NORTHEDGE

VILLAS

Taylor, ACT

DISCOVER YOUR TRUE NORTH

Bordering urban open space and parkland. Northedge provides an opportunity for a relaxed and refreshing lifestyle mixed with the modern amenities and design from one of Canberra's leading architects and builders.

Northedge Villas has been masterfully crafted to provide a collection of 1, 2 and 3 Bedroom Villas with a range of floor plans available.

Northedge provides immediate amenity with access to parks and urban open space in addition to the new Taylor Primary School and Moncrieff SuperPark situated moments away. Local shops and retail facilities are located within close proximity providing much needed amenity.

Norhedge Villas being situated in Taylor provides for a new way of living in the growing region of Gungahlin. New schools, shopping facilities and road networks creates a desirable environment for those looking to take advantage of the newly established facilities along with peace and tranquility of parks and open space.

TAYLOR YOUR LIFE– STYLE.

TAYLORED LIVING FOR A TAILORED LIFE

The team behind Northedge includes award winning consultants to provide a high level of living comfort for the owners of these homes. The focus is on sustainability and oreintation combined with modern interior and exterior finishes.

Northedge provides a range of living options to suit all lifestyles and budgets. Living options include 1 bedroom + study, 2 bedroom, 2 bedroom + 2 living rooms along with 3 bedroom villas.

UNIT TYPE A

UNIT TYPE B

UNIT TYPE C

UNIT TYPE D

UNIT TYPE E

TYPE A

VILLAS

2, 3, 6, 7, 10, 11, 14, 15

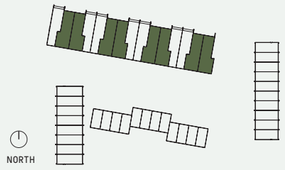
BEDROOMS	BATHROOMS	GARAGE
3	2	2

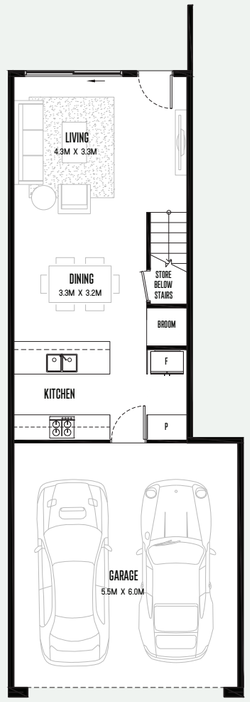
LIVING

114M²

COURTYARD

25M²





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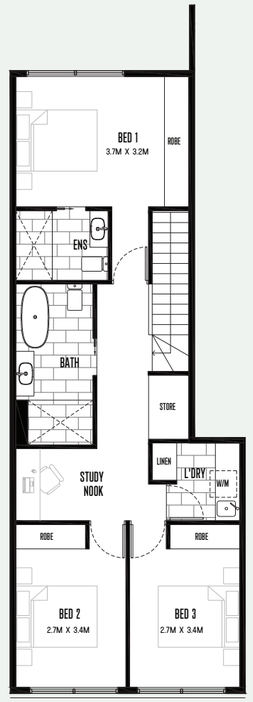


FIRST FLOOR

TYPE C

UNITS

16—25

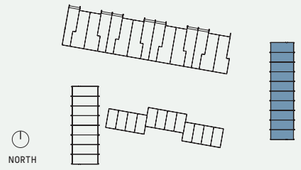
BEDROOMS	BATHROOMS	CARPORT
2	1	1

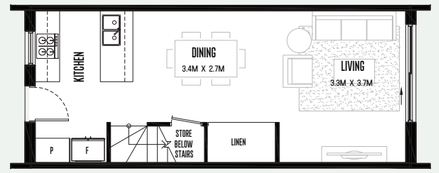
LIVING

72M²

COURTYARD

22—42M²





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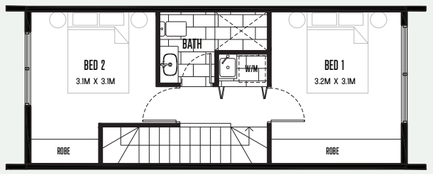


FIRST FLOOR

TYPE B

UNITS

1, 4, 5, 8, 9, 12, 13

BEDROOMS	BATHROOMS	PARKING
2	2	2*

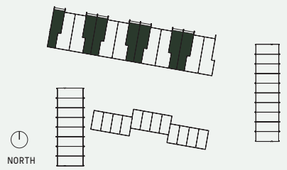
LIVING

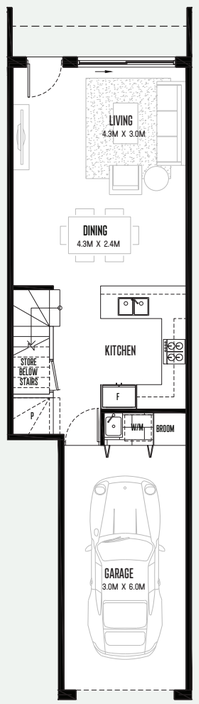
105M²

COURTYARD

22—37M²

*VILLA 1 - 1 GARAGE + 1 COVERED CARSPACE
VILLAS 4,5,8,9,12,13 - 1 GARAGE +
1 UNCOVERED CARSPACE





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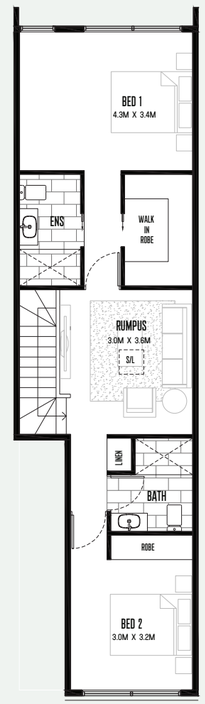


FIRST FLOOR

TYPE D

UNITS

26—37

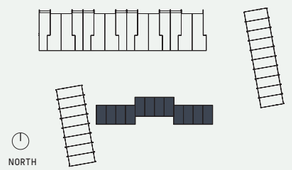
BEDROOMS	BATHROOMS	CARPORT
1+SDY	1	1

LIVING

59M²

COURTYARD

31—33M²



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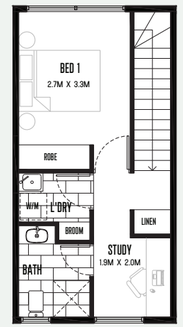


FIRST FLOOR

TYPE E

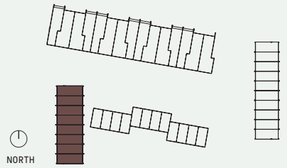
UNITS
38—45

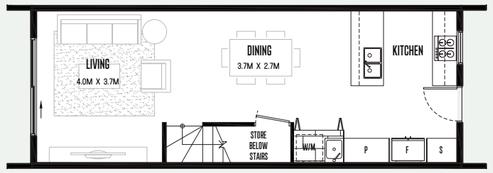
BEDROOMS	BATHROOMS	CARPORT
2	2	2*

LIVING
80—83M²

COURTYARD
23—46M²

*VILLA - 41 AND 42 1 CARPORT ONLY.





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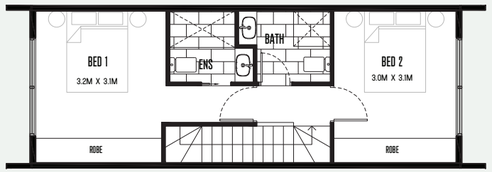

FIRST FLOOR

Taylor, ACT

Franke
Built-in Oven

Franke
Dishwasher

Franke
Ducted Rangehood

Franke
Induction Cooktop

Clark
Double Bowl Flushline Sink

Dorf
Sink Mixer

Caroma
Tasman II Rail Shower

Clark
Shower Mixer

Construction	90 day maintenance period
	All risk, public liability, construction insurance
	Service connection of electricity, water and NBN (excludes any connection fees)
	Builders clean on completion
	Slab and footings to engineers specifications
	Termite treatment as required to the NCC.
	Common walls with STC acoustic rating separation between townhouses as per BCA/NCC
External	Mix of facebrick, colourbond, FC sheeting and other cladding where applicable
	Colourbond metal roof
	Colourbond fascia and gutter
	Front door painted (colour as per selection)
	"Double Glazed Aluminium windows & sliding doors with fly screens as per EER to Type A and B townhouses. Aluminium windows & sliding doors with fly screens as per EER to all other types."
	Gainsborough governor door locks (keyed alike where possible)
	Concreting as per plan
	All common areas Landscaped as per design, all private courtyards to be left generally level.
	External courtyard tap (where applicable)
	Body corporate sub-metering for all townhouses
Heating / Hot Water	"Type A,B: Ducted reverse cycle air-conditioning. Condensor located in courtyard to mechanical specifications. Type C,D,E: Wall mounted reverse cycle air-conditioning to living & master bedroom. Condensor located in courtyard to mechanical specification."
	Gas hot water unit
Energy Efficiency	Energy rating as per EER Certificates. Please refer to sales contract
	Wall insulation as per energy rating report
	Ceiling insulation as per energy rating report
Internal	Ceiling Heights - Ground level generally 2550 with upper level where applicable 2400 *Ceiling heights subject to architect detail design for all plan types. Kitchen bulkheads, wet areas and bathrooms heights subject to architect detailed design for all plan types.
	Internal doors flush panel 2040mm high hinged doors throughout with plastic door stops
	Mirror door to all bedroom robes (WIR subject to architect detail design)
	Door furniture as per architects detail
	Skirting and architraves, 67mm Pine
	Square set to ceiling
	Plasterboard to walls (moisture resistant to wet areas)
	Internal paint work as per colour selection board
Kitchen	Franke 600mm built-in oven
	Franke 4 Zone 600mm Gas Cooktop
	Franke 52cm Undermount Ducted Rangehood 1000m3/hr
	Franke 14 place setting stainless steel dishwasher
	Clark double bowl stainless steel flushline sink
	Dorf Sink Mixer
	Cabinets fully lined melamine door
	Kicks to match joinery
	20mm reconstituted stone as per selection board
	Cabinet handles from builders selection
	Dishwasher space where applicable with tap connections
	Microwave provision where applicable to joinery cupboard
	Bank of 4 drawers with cutlery insert to top draw
	Soft close draws
	White melamine shelves

Bathroom & Ensuite	Wall hung vanity unit
	Caroma shower rail
	Clark chrome basin mixer
	Caroma towel rail
	Clark toilet suite
	Caroma toilet roll holder
	Mirror as per architects detail
	Semi-frameless or framed glass shower screen to meet detail design
Laundry	Stainless steel tub and cabinet or laundry tub subject to architect detail design and spatial requirements.
	Washing machine hot and cold water connections
Garaging	Colorbond roller door' 1 x remote for single garage and 2 x remotes for double garage
	LED Downlight
	One double power point
Storage	All robes laminated custom built to suit
	Laminated doors where applicable or Sliding doors where applicable
Wall & Floor Tiling and Carpet	One row skirting tiles to bathroom with minimum 1.8 tiling to shower, refer selection boards for tile.
	WC/Powder Room one row skirting tiles only
	"Type A,B: Tiles: Kitchen, living, dining, bathroom, laundry, powder room (where applicable) Carpet: Bedrooms, rumpus/study nook (where applicable), stair treads, upstairs hallway Type C,D,E: Tiles: Kitchen, bathroom, laundry, powder room (where applicable) Carpet: Bedrooms, rumpus/study nook (where applicable), living, dining, stair treads, upstairs hallway"
	Floor wastes installed as per BCA
	Kitchen floor & splash refer selection boards
	Laundry splash backs 300x300 white
Electrical & Data	Two LED down lights per bedroom
	Two double power point to each bedroom
	Three double power point, one Data, and one TV to each master bedroom one light point to WIR (if applicable)
	Bathroom and ensuite (ensuite if applicable) two light heater with exhaust fan and one double power point
	Laundry area one light (if required to comply with the NCC) and one double power point
	Kitchen two LED down lights, two double power point and all appliances as required
	Living/meals area four down lights two double power points and one TV point and one Data point
	WC/Powder Room one light point (fan if required)
	LED light point to hall way
	Smoke detectors as per AS hardwired with battery back up
	External light points to all entry doors
	RCD safety switches and circuit breakers
	Pre-wired the house for NBN Fit off and connections
Notes	The seller reserves the right to substitute any specified inclusions with that of similar quality
	The Buyer will have a choice of two selections

COLES | AMAROO

ABERCONWAY RISE | DENMAN PROSPECT

OAKWOOD | WATSON

NIKIAS DIAMOND. A BUILDER OF HERITAGE AND QUALITY

Nikias Diamond.
60 Years of quality craftsmanship

Nikias Diamond is a family owned residential and commercial construction and management company that is committed to the Canberra region. We build and manage large and small scale commercial, retail, residential and complex specialist projects.

The Nikias Diamond reputation for quality has been built over many years. Working at the forefront of innovative design and construction we approach each build with an eye for detail, the highest standards of workmanship and a drive to deliver.

The same Nikias Diamond attention to detail, quality and craftsmanship that has created an Iconic name in the Canberra commercial sector is being delivered to create new benchmarks in the local residential sector. Home hunters that value efficient plans, quality craftsmanship and an enduring name behind their investment can trust in Nikias Diamond's relentless commitment to a superior owner experience.

NORTHEDGE

VILLAS

NORTHEDGEVILLAS.COM.AU

PROJECT BY	BUILT BY	DESIGNED BY	SOLD BY
Bronte Group	NIKIAS DIAMOND	dna ARCHITECTS	THE PROPERTY COLLECTIVE

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