



Spindrift Townhouses

TYABB

THE WETLAND RELEASE



A Modern Way of Life

Welcome to Spindrift Townhouses. A wonderful opportunity to secure a quality townhouse in a small yet thriving local community that enjoys an easy connection to all the very best that Mornington Peninsula offers.

Live at the gateway to beautiful beaches, world-class wineries, championship golf courses, quality fishing and surfing spots,

fresh local produce, quality public and private schools and all the outdoor and lifestyle activities for which the region is best known.

Relax and unwind in your brand new townhouse located at Spindrift, a well-planned residential neighbourhood set quietly away from all the hustle and bustle of everyday life.



The Wetland Release

Located directly opposite more than 3000m² of wetland/nature reserve, the Spindrift townhouse collection provides the perfect balance of style, comfort and convenience. These stunning architect-designed homes feature:

- Modern two-storey living
- Quality European inspired stainless steel kitchen appliances
- The warmth and beauty of timber flooring
- Private outdoor spaces
- Sustainable elements, with a minimum six-star energy rating and recycled water connections (washing and flushing)
- Ducted gas heating to living and bedrooms
- Low maintenance landscape design
- The convenience of off-street undercover car parking; and
- A thoughtful list of inclusions, which means little more to do than move right in.

Siteplan



- Townhouse type:**
- Nina 4 Corner
 - Nina 4
 - Coda 2

Nina 4



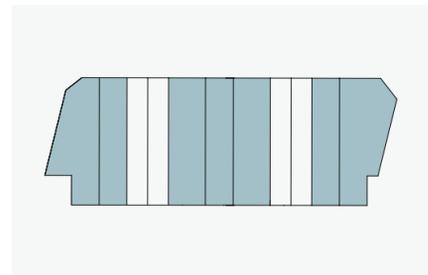
From 183m²



Nina 4 offers generous four-bedroom townhouse living.

A stylish and well-appointed kitchen and spacious open planning living room connect to a private courtyard oasis at the rear of the property.

Upstairs is the master bedroom with a private ensuite, the second and third bedrooms and the main bathroom, which has the luxury of a full-sized bath.



SITE PLAN

Coda 2



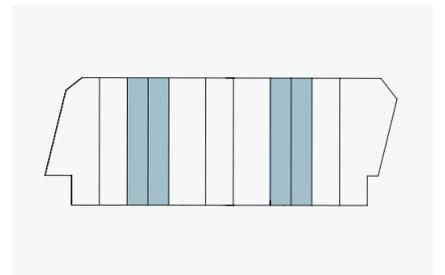
From 128m²



Coda 2 offers contemporary, low-maintenance two-bedroom townhouse living at a great price.

Downstairs features a stylish living room designed to maximise space and natural light, a powder room and a separate kitchen and open dining room that looks out onto a private light-filled courtyard space.

While upstairs is home to two generous sized bedrooms and the main bathroom, which provides the indulgence and spa-like qualities of having a full-sized bath.



SITE PLAN



Interiors

Discover comfortable living spaces of spacious proportion, designer kitchens with integrated stainless steel appliances, clever storage solutions and a seamless connection to private outdoor spaces – some of the hallmarks of the Spindrift townhouse collection.

Flooded in natural light, these thoughtfully crafted, architect-designed townhouses are enhanced by an interior designer's choice of high-quality fixtures and fittings, quality appliances, natural tones and luxury finishes.

Urban in appearance, yet providing relaxed stylish and comfortable living, Spindrift Townhouses offer are timeless and low maintenance spaces you'll love to live within.

Large mirrors and set piece tiles are enhanced with the upgraded bathroom package offering elevated luxe through a feature wall of mosaic tiles and beautiful gunmetal tap ware.

Artist's impression:
4 bed Nina bathroom (upgrade)



Inclusions List

SITE EXTERNAL

- Home owners warranty insurance and public liability insurance
- Minimum 6 star energy rating assessment and report
- Minimum of 2 external taps, one in the front and one to the rear

EXTERNAL FINISHES & ROOFING

- A combination of hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balcony's
- Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings

WINDOWS & EXTERNAL DOORS

- Timber entry door and frame, with Trilock lock
- Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows
- Slimline aluminium panel lift remote controlled garage door (2 x remotes)

KITCHEN

- Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside
- Artusi 600mm stainless steel free standing dishwasher
- Stainless steel single bowl sink and drip tray
- Gooseneck sidelever sink mixer
- 20mm quartz stone benchtop
- 75mm x 300mm vertically laid wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)
- Water point to fridge

INTERNAL FINISHES GENERAL

- Haymes 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)
- Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- Hume flush panel internal doors with stops and chrome hinges
- Gainsborough Liana or similar lever passage sets to all pull handles
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail
- Carpet to bedrooms and upstairs passages
- Engineered oak floating timber floors to living areas

BATHROOM & ENSUITE

- Pin lever basin mixer to surface mounted vanity basin
- Dual flush soft close Vitreous toilet
- Pin lever shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)
- Chrome double towel rail and toilet roll holders
- Laminate finish to cabinetry (colours and finish as per individual selection)
- 20mm quartz stone benchtop
- Polished edge mirrors above vanities
- Decina acrylic bath set into tiled podium
- Fully tiled shower base
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers

LAUNDRY

- 45 Litre stainless steel laundry tub in metal cabinet
- Chrome sink mixer
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)

LANDSCAPING & FENCING

- Exposed aggregate concrete driveways and entry paths
- Grass to rear courtyard (where applicable)
- Daytek aluminium fold down clothesline
- Northcote Pottery or similar freestanding letterbox
- Garden beds with soil, mulch and planting as per contract drawings
- Combination of timber picket fencing and timber paling fencing

ELECTRICAL & HEATING

- Clipsal double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)
- RCD safety switches (earth leakage detector)
- Smoke detectors interlinked to comply with AS3786
- 2 x Free to Air TV points and 2/3 data/phone points
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC
- Double fluorescent light to garage
- External up/down light fittings to external
- Gas ducted heating to living areas and bedrooms
- Rinnai 26L gas instantaneous hot water system
- Electric Heat Pump Hot Water

Townhouse Upgrades

COOLING UPGRADES

- Ceiling fans to bedrooms
- Ducted cooling

KITCHEN UPGRADES

- ILVE Kitchen appliances upgrade
 - 720mm in-built cooktop
 - 600mm electric oven
 - 600mm concealed externally ducted rangehood
 - 600mm freestanding dishwasher
- Mirrored glass splashback with 200mm stone splashback skirt
- Stainless steel undermount kitchen sink with gunmetal or black tap

BATHROOM UPGRADES

- Feature mosaic wall tile to ensuite
- 1500mm Freestanding bath
- Black tapware to bathroom
- Gunmetal tapware to bathroom
- Shaving cabinet with mirror to bathroom

BEDROOM ROBE UPGRADE

- Wardrobe door mirror finish in lieu of vinyl (per door)

MOVE-IN OPTIONS

- Roller blinds to all windows and doors + TV antenna
- Double roller blinds to all windows and doors + TV antenna
- Flywire screen doors to sliding door to courtyard
- Digital front door lock upgrade (unlock with phone or pinpad)
- Security alarm





Hastings Foreshore Walk

The Tyabb Township

A close-knit community enjoying a semi-rural location, Tyabb is a small township that's perfectly placed to celebrate the very best of the Mornington Peninsula.

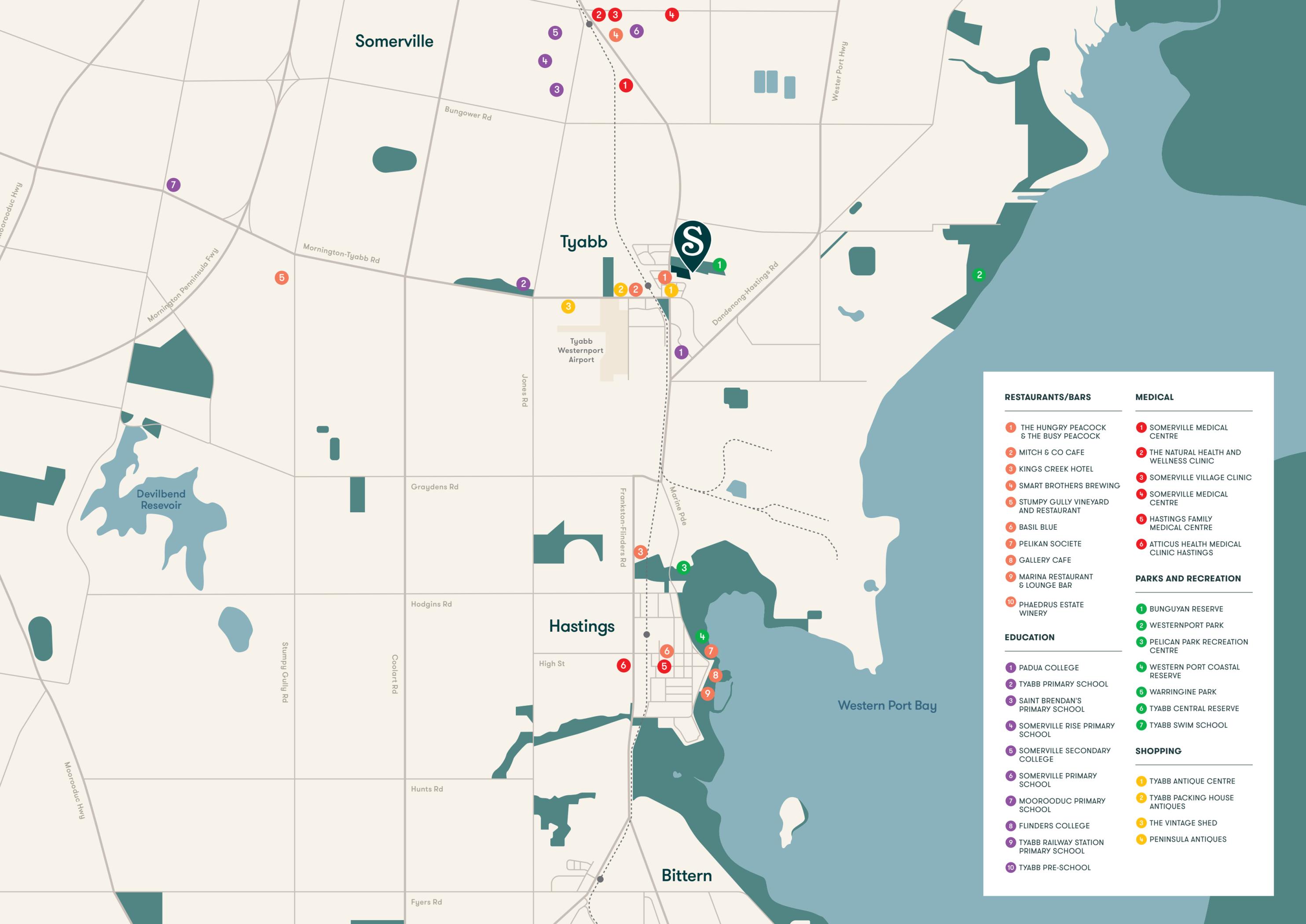
Like many small towns, sport is one activity that brings the people of Tyabb closer together. Tyabb has its own football, netball and cricket clubs, who collectively and proudly play under the moniker of the 'Yabbies'.

If you're an aviation enthusiast or have a desire to learn to fly, then you will be pleased to know that Tyabb has its own private airport. Owned by the Peninsula Aero Club, this small regional airport located west of the Tyabb town centre has been operating for more than 50 years.

The Tyabb airfield houses a successful flying school, a collection of important and unique antique and warbird aircraft and hosts the internationally recognised Tyabb Air Show, held every two years.

With four primary schools and two secondary schools and proximity to the larger township of Hastings, Tyabb is a superb place to raise a family.

So, if you want to escape the hustle and bustle and enjoy a relaxed, laidback lifestyle where you know the local community looks out for one another, Spindrift is the ideal place to be.



RESTAURANTS/BARS

- 1 THE HUNGRY PEACOCK & THE BUSY PEACOCK
- 2 MITCH & CO CAFE
- 3 KINGS CREEK HOTEL
- 4 SMART BROTHERS BREWING
- 5 STUMPY GULLY VINEYARD AND RESTAURANT
- 6 BASIL BLUE
- 7 PELIKAN SOCIETE
- 8 GALLERY CAFE
- 9 MARINA RESTAURANT & LOUNGE BAR
- 10 PHAEDRUS ESTATE WINERY

EDUCATION

- 1 PADUA COLLEGE
- 2 TYABB PRIMARY SCHOOL
- 3 SAINT BRENDAN'S PRIMARY SCHOOL
- 4 SOMERVILLE RISE PRIMARY SCHOOL
- 5 SOMERVILLE SECONDARY COLLEGE
- 6 SOMERVILLE PRIMARY SCHOOL
- 7 MOOROODUC PRIMARY SCHOOL
- 8 FLINDERS COLLEGE
- 9 TYABB RAILWAY STATION PRIMARY SCHOOL
- 10 TYABB PRE-SCHOOL

MEDICAL

- 1 SOMERVILLE MEDICAL CENTRE
- 2 THE NATURAL HEALTH AND WELLNESS CLINIC
- 3 SOMERVILLE VILLAGE CLINIC
- 4 SOMERVILLE MEDICAL CENTRE
- 5 HASTINGS FAMILY MEDICAL CENTRE
- 6 ATTICUS HEALTH MEDICAL CLINIC HASTINGS

PARKS AND RECREATION

- 1 BUNGUYAN RESERVE
- 2 WESTERNPORT PARK
- 3 PELICAN PARK RECREATION CENTRE
- 4 WESTERN PORT COASTAL RESERVE
- 5 WARRINGINE PARK
- 6 TYABB CENTRAL RESERVE
- 7 TYABB SWIM SCHOOL

SHOPPING

- 1 TYABB ANTIQUE CENTRE
- 2 TYABB PACKING HOUSE ANTIQUES
- 3 THE VINTAGE SHED
- 4 PENINSULA ANTIQUES



PORT PHILLIP BAY

MORNINGTON

BEAUMARIS

FRANKSTON

DANDENONG

SOMMERVILLE SHOPPING

TYABB RAILWAY STATION
PRIMARY SCHOOL

DINOSAUR WORLD

TYABB AIRPORT

BUNGUYAN RESERVE
BUS STOP, TYABB PRESCHOOL,
SPORTS OVALS, TENNIS COURTS,
CRICKET CLUB AND NETS

PADUA
COLLEGE

TYABB CENTRAL
RESERVE

TYABB

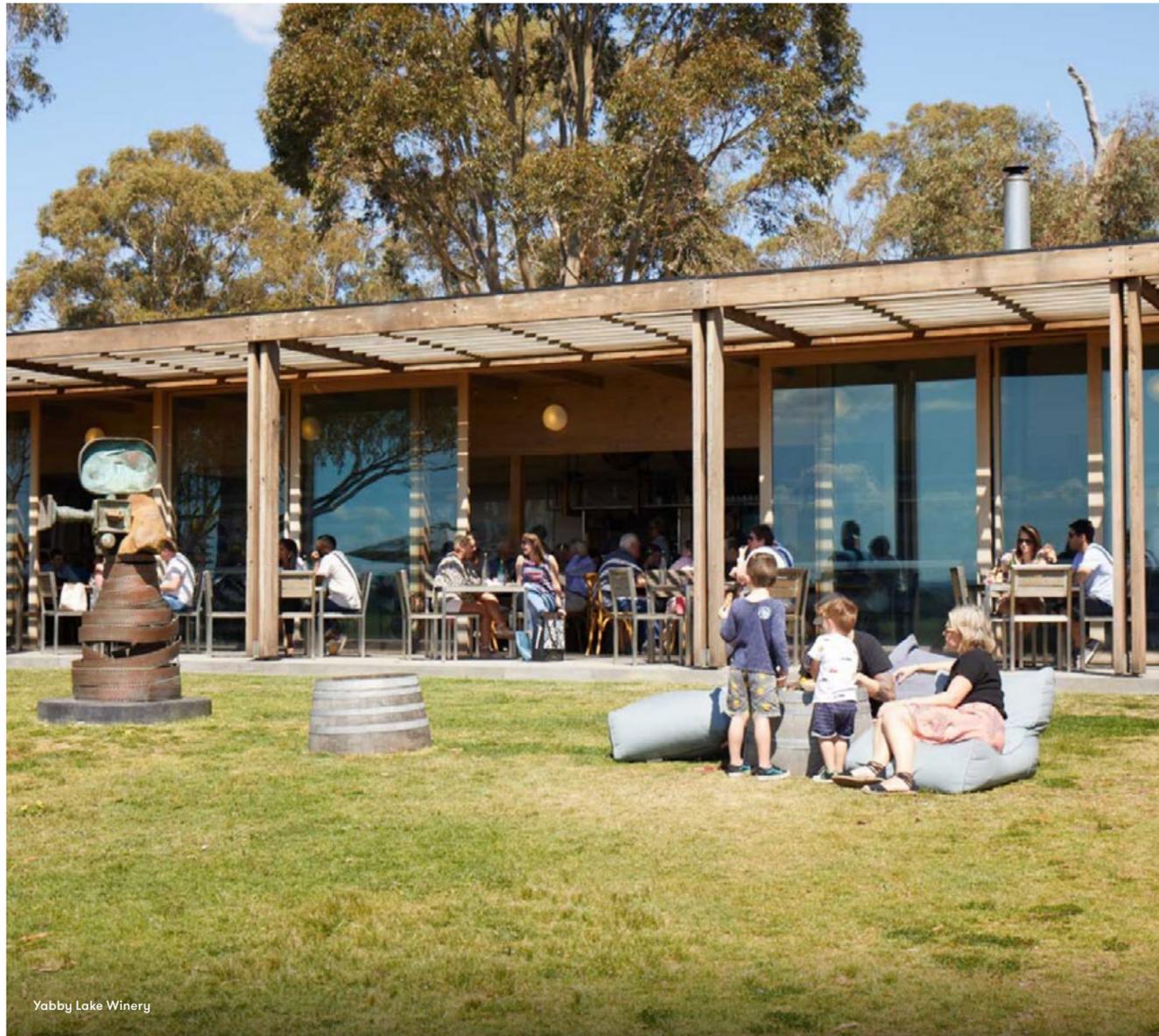
SPINDRIFT

TYABB TRAIN
STATION

TYABB LOCAL
SHOPPING

FRANKSTON
FLINDERS ROAD

WESTERN PORT HIGHWAY



Yabby Lake Winery

Cafe Life

Living in an idyllic, semi-rural coast location doesn't mean that you have to miss out on all the delight of café life.

In Tyabb, there are many fun cafés where you can catch up with friends and family, grab a bite to eat or relax and savour a quality cup of coffee.

The Hungry Peacock is a fun, family friendly café that serves up flavoursome homemade food for breakfast and lunch, as well as great coffee. The Busy Peacock, right next door offers play spaces and activities for those that need to keep young and enquiring minds entertained.

The Rattling Red Cafe is another eclectic dining experience found in the grounds of Tyabb Packing House Antiques and Crafts Village nearby. Set in an over 100 year old "red rattler" train carriage, here you'll find a mix of modern and classic café food with a view over the grassy area Village green.

If you have a fur-baby, then Miss Drew's Dog Café, also within the Packing House Antiques complex, is well worth a look. Catering solely for dogs, this retro-inspired kiosk style café has a menu that includes puppuccino's for pugs and hamburgers for hounds. Bow Wow!

A.B.C 1.2.3



When it comes to education, Spindrift has all your bases covered.

Flinders Christian Community College (kinder - year 12) has a community campus in Tyabb and offers a teaching program designed around both the Australian Curriculum and the specific goals of their school.

A Catholic school community, Padua College (year 7-12) provides excellent staff, facilities, grounds and resources at each of their three campuses (Mornington, Rosebud and Tyabb).

Tyabb Railway Station Primary School is home to junior classes of less than 21 students. Small class sizes ensure students receive all the one-on-one attention they might need.

Tyabb Primary School provides an engaging and supportive learning environment in which children are challenged to achieve their personal best. The school's motto is 'From little things, big things grow', demonstrating a commitment to advancing the academic and personal development of the students.



PELICAN RECREATION AND AQUATIC CENTRE

HASTINGS MARINA

HASTINGS

SOMERS

RED HILL

ARTHURS SEAT

DROMANA

SORRENTO

DANDENONG-HASTINGS ROAD

TYABB LOCAL SHOPPING

BUNGUYAN RESERVE
BUS STOP, TYABB PRESCHOOL,
SPORTS OVALS, TENNIS COURTS,
CRICKET CLUB AND NETS

SPINDRIFT

TO FRANKSTON

MCKIRDYS ROAD

ONEILLS ROAD



Sail Away



An Adventure Playground

The Mornington Peninsula is home to one of Victoria's most vibrant tourism industries, offering a wide range of attractions and uniquely local events.

Living at Spindrift gives you the opportunity to venture out and try something you might never have experienced before, like learning to scuba dive or swimming with dolphins.

You can also go surfing, sailing or stand up paddle boarding, or cast a lazy line from a pier or from your own boat on the bay.

If something on the food and wine side of life is more to your taste, you're in luck because the Mornington Peninsula is renowned for its quality produce, vineyards and wineries, with the beautiful natural environment attracting the most passionate winemakers and top city chefs seeking new inspiration and a change of scenery.

The Mornington Peninsula is an absolute must for the golf lover, with the region home to some of Australia's best natural golfing terrain. There are upwards of 20 golf courses to choose from, all of which are complemented by magnificent views of the coast or the countryside.

After a hard week at work, there are plenty of ways to relax and unwind. You can calm your mind and body in the natural hot mineral waters that flow from deep underground and into the pools of Peninsula Hot Springs, or you can be pampered at one of the many day spas throughout the region.

Weekend and mid-week markets are a great way to immerse yourself in all that the Mornington Peninsula has to offer, allowing you to connect with local farmers, food producers, artists and craftspeople.

Farm shops and artisan retailers give you a real sense of the range of local food and wine, while the antique shops are overflowing with unique items from years gone by that will add that special touch to your home.



Local bird life

Float Your Boat

Mornington Peninsula is a boating and anglers paradise.

Gaining boating access to Western Port Bay is not far away, with a boat ramp and trailer parking conveniently located only a ten-minute drive, beside the Hastings Pier.

For the more established boat owner, Western Port Marina provides permanent boat storage with a section of wet or dry berths on offer. Here you will also find two boat repair businesses, a chandlery, an excellent café for breakfasts and lunch and a more refined restaurant for lunches and dinner. The Dolphin Research Centre and the Australian Volunteer Coast Guard also have made their home right here.

Looking over Hastings Pier and Western Port is Peliken Societe Bar & Restaurant, one of the best dining venues on the Peninsula and Regional Café of the Year (2018). Come here to enjoy all-day dining and watch yachts bob and sway on the gentle swell, seabirds reel around the sky, ships journeying into port and a parade of pelicans which are a regular fixture around the pier.

Next door to the restaurant is Pelican Park Recreational Centre. Here you can find a fitness or aquatic program to help you reach your health and lifestyle goals. With programs designed for different ages and abilities, the centre offers swimming lessons, pool facilities, aquatic fitness, a health club (weights and cardio), personal training and childcare services in a state-of-the-art facility.

Perhaps the most satisfying way to while away the day is to drop a line from the historic Hastings Pier, where you can expect to catch a variety of fish including King George Whiting, Australian Salmon, Silver Trevally and Flathead.



Western Port Marina, Hastings



Somers Beach access

Life is Better at the Beach

With over 190 kilometres of coastline, you have a huge number of beaches to choose from.

Nothing says Australian summer more than a day at the beach, and being at the gateway to the peninsula means residents of Spindrift have easy access to all of the best beaches of the region.

Cute, captivating and sheltered swimming beaches are only a short trip away with safe, family-friendly beaches fronting both Western Port and the Port Philip Bay, while along the southern shoreline are wild and rugged coastal areas with stunning rock formations and the opportunity for the adventurous to surf or swim at more exhilarating ocean beaches.

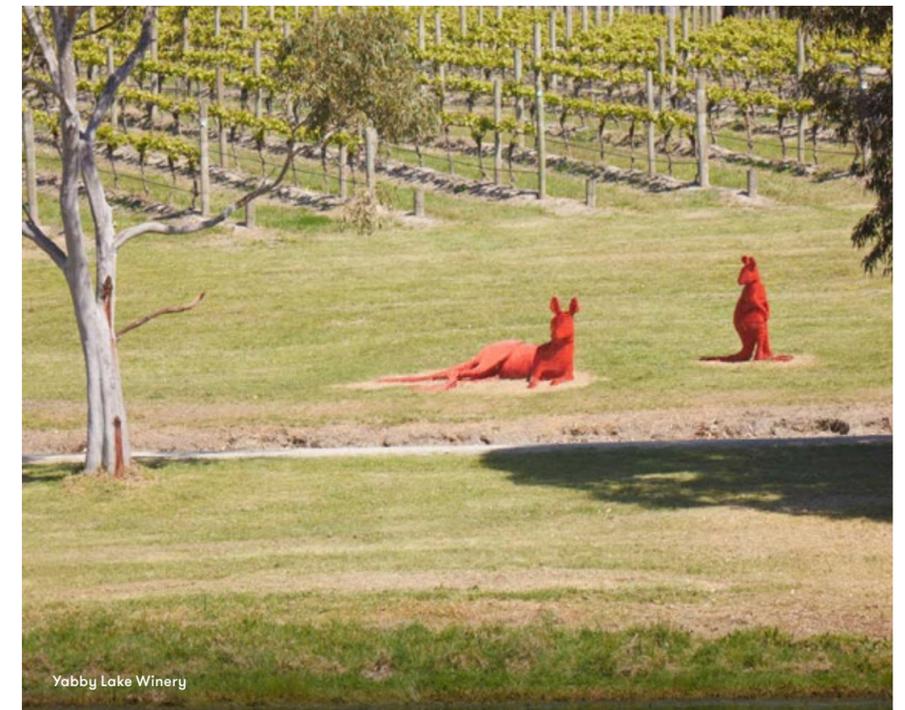
Wine and Dine

Since the late 1970's the Mornington Peninsula has emerged to become recognised as one of Australia's premier cool-climate wine regions.

With its rolling green hills, sheltered valleys and a cool maritime climate, the region is now home to over 200 wineries producing award-winning Pinot Gris, Chardonnay and Pinot Noir.

And with more than 50 wineries featuring cellar doors and casual and fine dining experiences, you'll have the opportunity to taste, learn about and discover a few special gems of your own.

The wineries are not the only local producers vying for your attention, with a growing crop of brewers producing craft beer, locally grown apples being fermented into whole-juice cider, and artisan distillers getting into the spirit of things, handcrafting distinctive gins, vodka and limoncello.



Yabby Lake Winery



Wolfdene

Creating a new home is an exciting experience.

We share that excitement and we aim to create places where people live the lifestyle they aspire to. We see ourselves as a new generation of property developer learning from what has been created in the past to deliver neighbourhoods that suit the way people want to live today.

Our communities are carefully considered in their design, architecture and site-specific urban planning to engage residents and foster interaction. Our constant challenge is to ensure a Wolfdene neighbourhood is a neighbourhood you look forward to coming home to.





liveatpindrift.com.au

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