

GLENVILL HOMES

LEGACY RELEASE



EST. 1958





Introducing our townhomes

Embarking on a new home journey is one of the most exciting milestones in life. At Glenvill Homes, we are dedicated to well-planned, well-crafted residences, redefining premium living with refined design and exceptional quality.

Our townhomes are an exclusive range of high-quality homes crafted to align with your budget and timeline. We pride ourselves on our creative culture, bringing inspiration from far and wide to fulfil our unique and contemporary vision. Simply pick the design that speaks to your taste, all without compromising on quality. Backed by Glenvill’s six decades of excellence, these homes are meticulously planned for modern living. Our promise is that your Glenvill home will always be bold and undeniably beautiful.

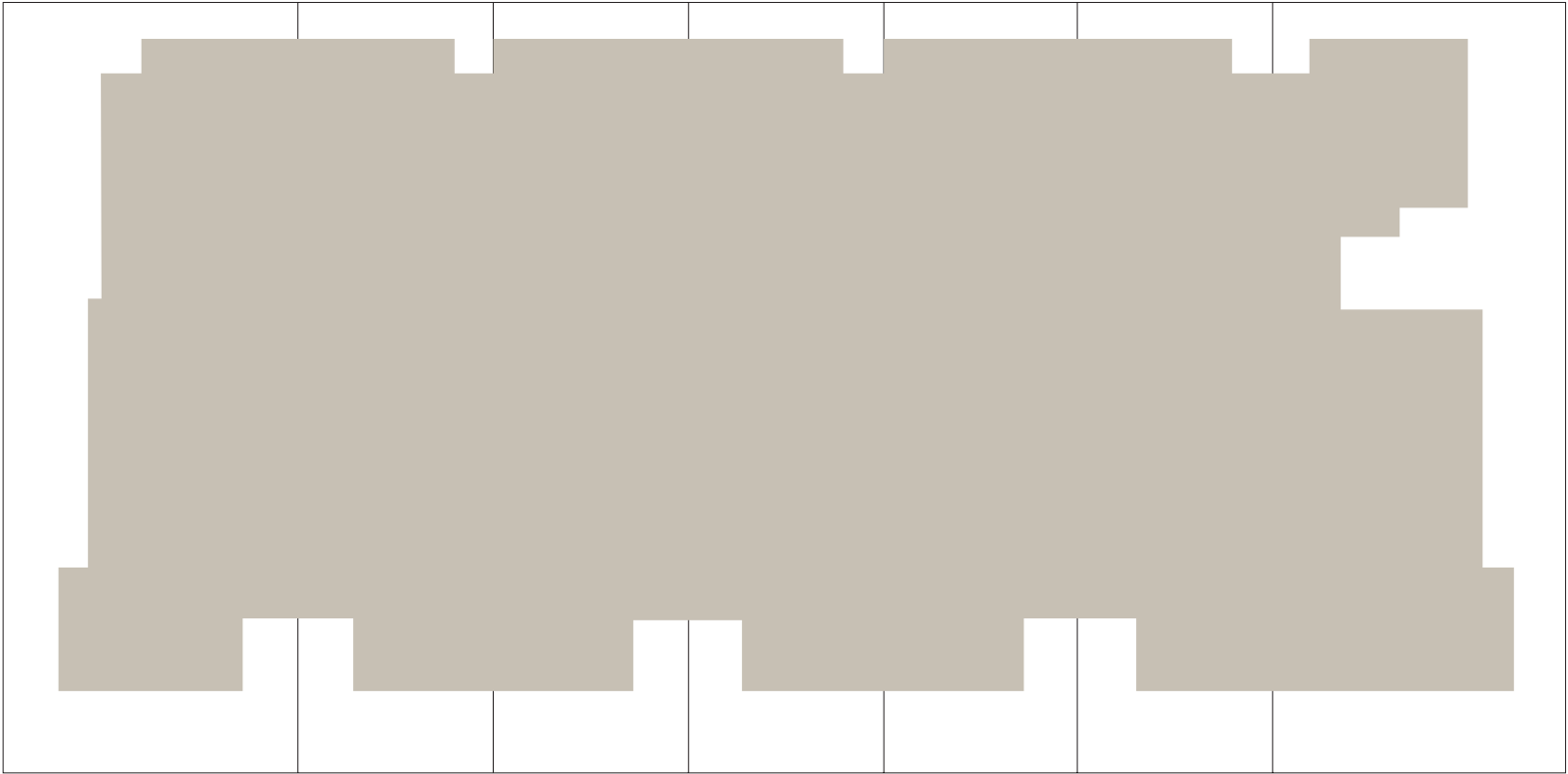
Select your home	08
Legacy release in The Point Estate	11
Floorplans	12
Location and lifestyle	21
A seamless building experience	23
Colour palettes	25
Inclusions	34



Artist Impression

Select your home

Our floorplans are meticulously designed to maximise space and deliver homes filled with warmth and light. Each townhome reflects a refined aesthetic, ensuring a stylish and comfortable home for years to come.



LOT 1 338m ²	LOT 2 225m ²	LOT 3 225m ²	LOT 4 225m ²	LOT 5 225m ²	LOT 6 225m ²	LOT 7 338m ²
----------------------------	----------------------------	----------------------------	----------------------------	----------------------------	----------------------------	----------------------------



Legacy release in The Point Estate

Discover an exclusive collection of seven beautifully planned double-storey townhomes, perfectly designed to cater to your lifestyle needs, all set against the backdrop of a scenic waterway. Luxurious 4-bedroom layouts, offer vast flexibility and comfort for families of all sizes.

Be welcomed by open floorplans that seamlessly connect the kitchen, living and dining areas, creating a harmonious flow perfect for both everyday living and entertaining. Each home is equipped with a spacious laundry, mudroom and ample garage, providing generous storage and parking space. Enjoy practical and sleek built-in robes in every bedroom, with the master bedrooms boasting their own ensuites, providing a private sanctuary perfect for relaxation. A second living room offers the flexibility for a serene retreat spilling out to the generous roofed balcony.

The expertly designed, modern facade with elegant shapes and textures finishes these homes beautifully, blending seamlessly with the surrounding natural beauty. Experience modern living in a vibrant community, where comfort and style come together effortlessly.



Celeste

Bright. Blissful. A sanctuary in every corner.

The Celeste floorplan is designed to fit families of any size comfortably. With emphasis on open-plan living, this floorplan is generous with both light and space. A vast kitchen with walk-in pantry, living and dining area welcome you as you enter the home. The master bedroom is located to the rear of the home, overlooking the private courtyard and features a walk-in robe and ensuite. A separate laundry and mudroom connected to the double garage creates a neat and practical feature to everyday living.

Three spacious bedrooms, along with a separate bathroom and MPR, create a peaceful retreat on the first floor. Enjoy tranquil moments all year round on the covered balcony, overlooking the waterway.

Additionally, the patio seamlessly connects to the kitchen, dining and living areas at the home's front, making it the perfect space for both indoor and outdoor entertaining.

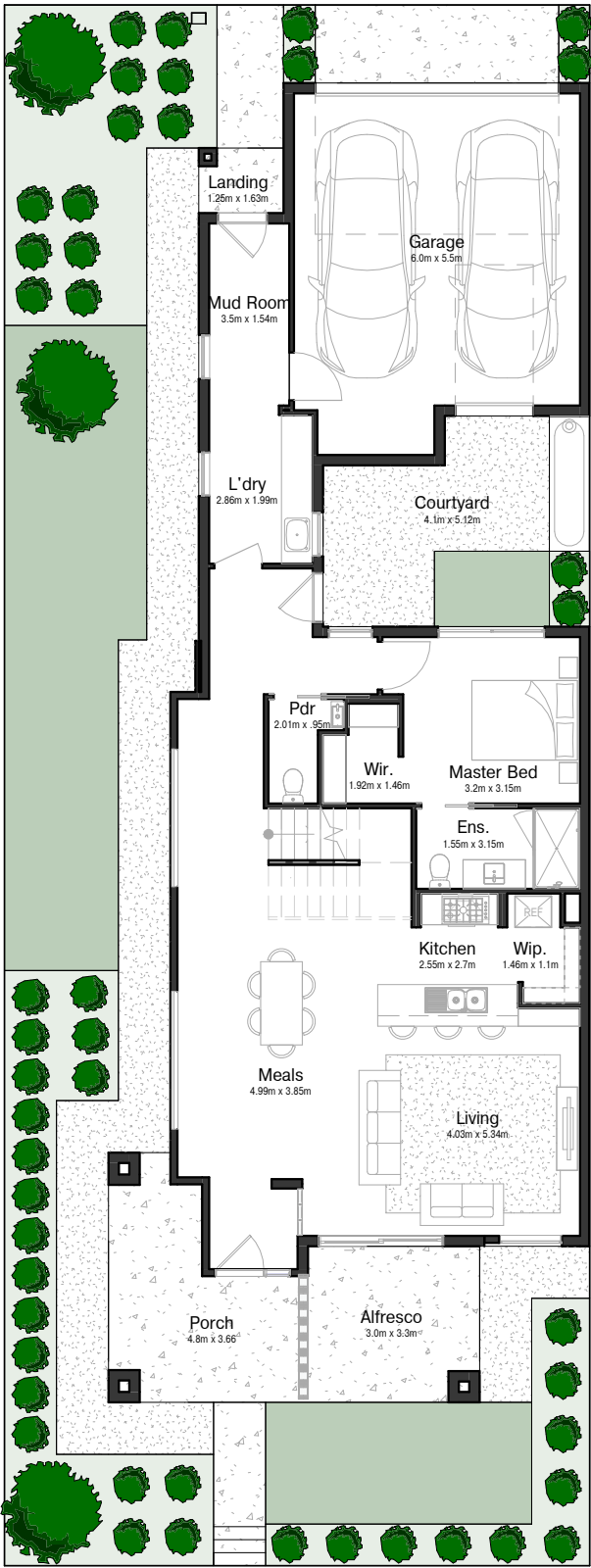


FLOORPLAN

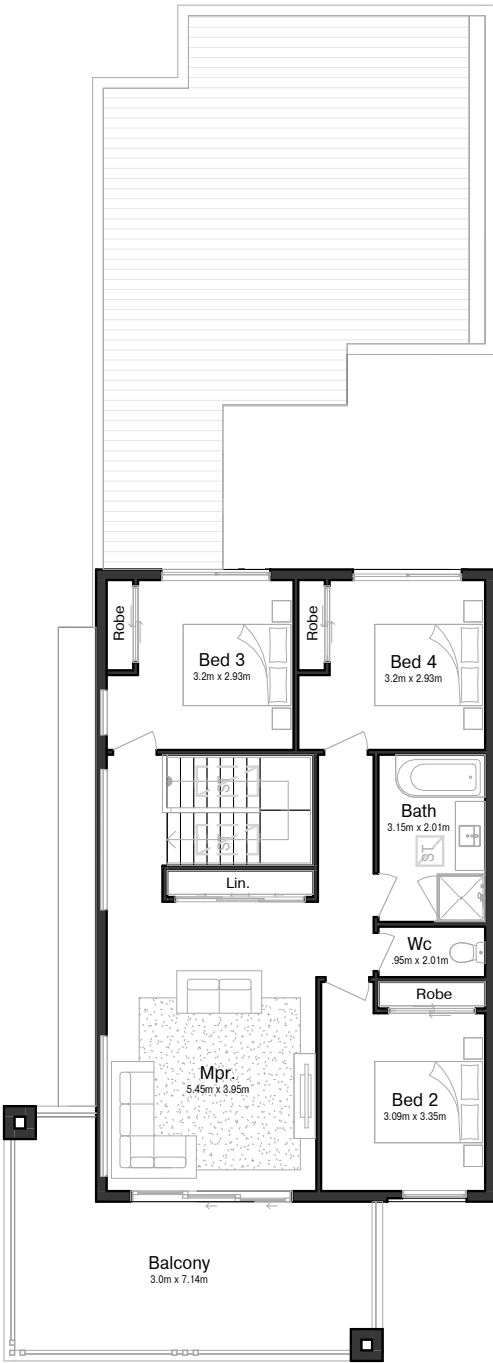
- 9.24m — House width
- 25.36m — House length
- 31 — Sq
- 291 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

Lot — 1



Ground floor



First floor

Sovereign

Bold. Practical. Ultimate comfort and style.

This floorplan is designed to fit any growing family comfortably and emphasises on open-plan living without compromising on space. A generous kitchen with walk-in pantry, living and dining area welcome you as you enter the home. The master bedroom is located to the rear, overlooking the homes private courtyard and features a practical walk-in robe and ensuite. A separate laundry and mudroom near the home's garage and back entrance, creates a neat and practical feature to everyday living.

Three bedrooms, along with a central bathroom and MPR with built-in storage, create a peaceful retreat on the first floor of this home. Enjoy the serene views from the covered balcony overlooking the Point Lonsdale waterway.

Additionally, the patio seamlessly connects to the kitchen, dining and living areas at the home's front, making it the perfect space for indoor-outdoor entertaining all year round.

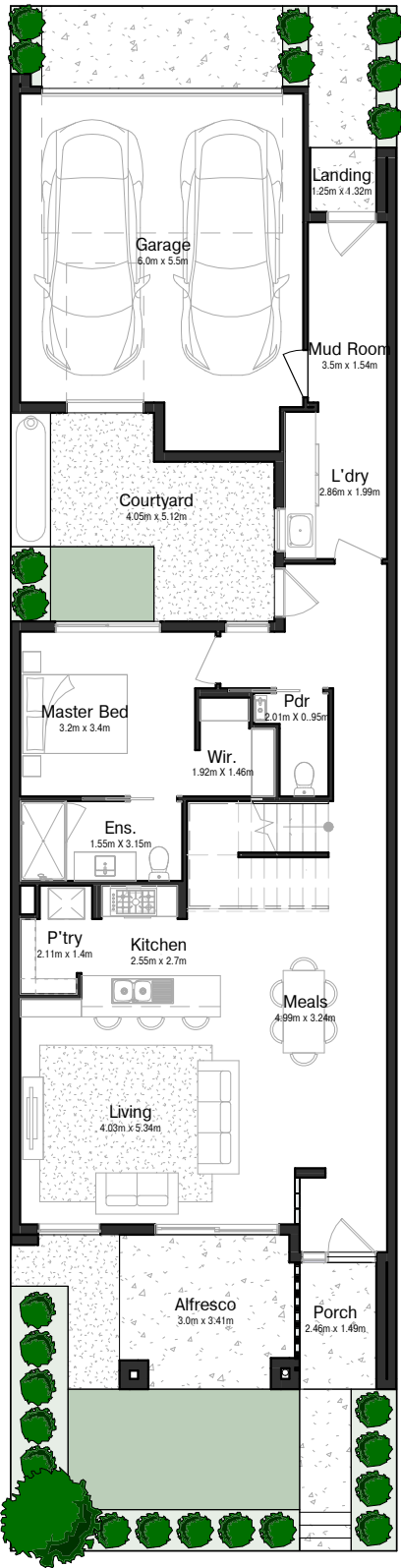


FLOORPLAN

- 7.48m — House width
- 25.54m — House length
- 28.8 — Sq
- 268 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

- Lot — 2
- Lot — 4
- Lot — 6



Ground floor



First floor

Aria

Vast. Connected. An oasis to call home.

The Aria is thoughtfully planned to suit families of all sizes comfortably and emphasises open-plan living without compromising on space. A practical kitchen with walk-in pantry, living and dining area welcome you as you enter the home. The master bedroom is located to the rear, overlooking the home’s private courtyard and features a walk-in robe and private ensuite. A separate laundry and mudroom near the home’s garage and back entrance, create a practical feature to everyday living.

Three bedrooms, along with a central bathroom and MPR with built-in storage, form a peaceful retreat on the first floor of this home. Enjoy year-round views from the covered balcony overlooking the Point Lonsdale waterway.

The patio seamlessly extends from the kitchen, dining, and living areas at the front of the home, creating an ideal space for effortless indoor-outdoor entertaining.

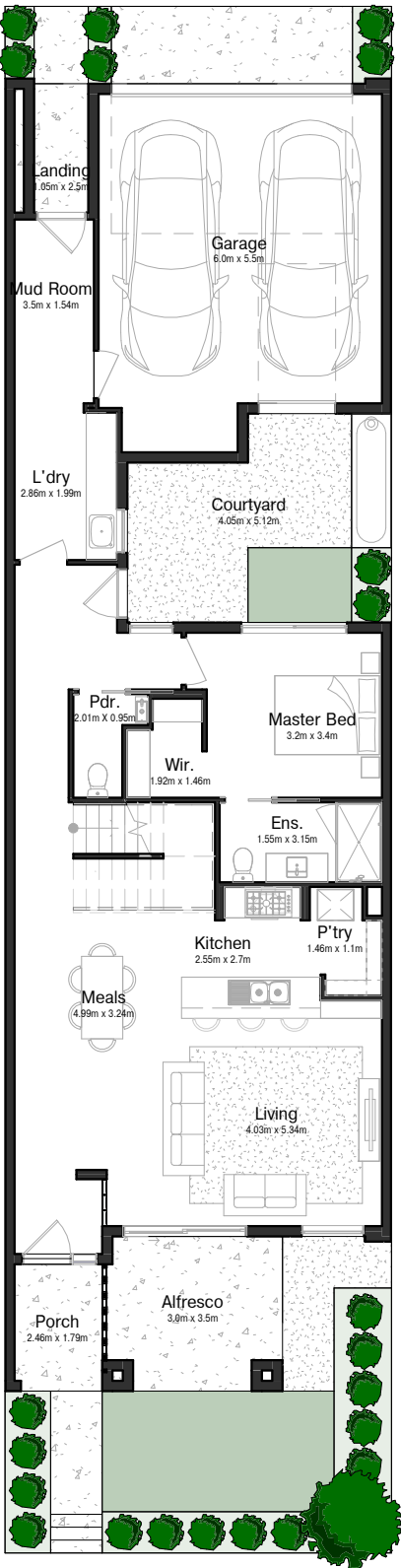


FLOORPLAN

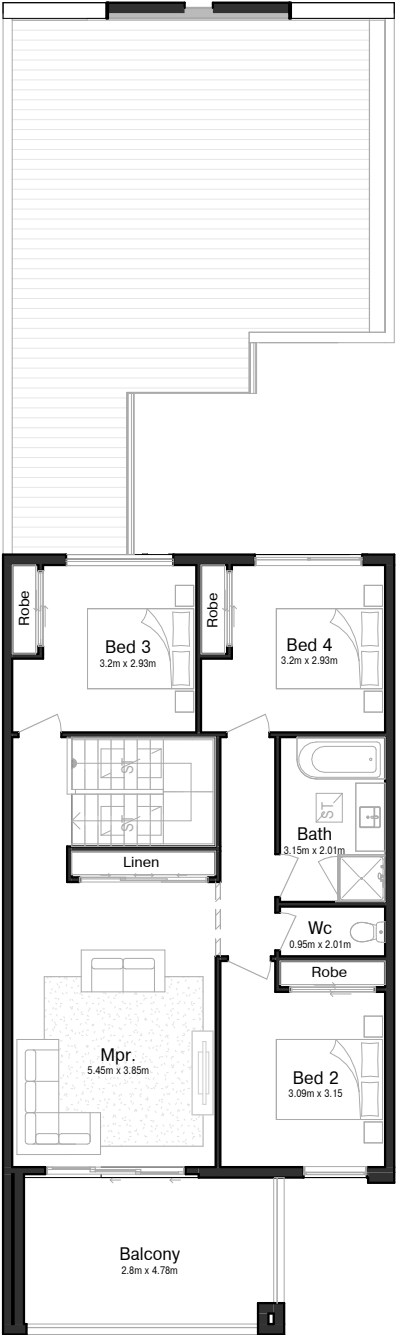
- 7.48m — House width
- 25.46m — House length
- 29 — Sq
- 270 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

- Lot — 3
- Lot — 5



Ground floor



First floor

Elysium

Beautiful. Intimate. Your comfortable space to unwind.

The Elysium is a spacious, 32sq double storey home that honors connectivity and natural light. This home unites its heart – the kitchen, dining and living areas – with a generous alfresco for an airy, expansive outdoor area ideal for entertaining. Three out of the four bedrooms are located on the first floor creating a relaxing retreat. A generous MPR with a connected covered balcony opens up for a relaxing movie night or socialising with stunning views over the serene waterway.

A generous kitchen, living and dining area welcome you as you enter the home. This vast open area is perfectly connected to a cosy patio, ideal for family dinners or social gatherings. The master bedroom is located to the rear of the home, overlooking a private courtyard and features a walk-in robe and ensuite. A separate laundry and mudroom near the home’s back entrance, creates a neat and practical feature to everyday living.

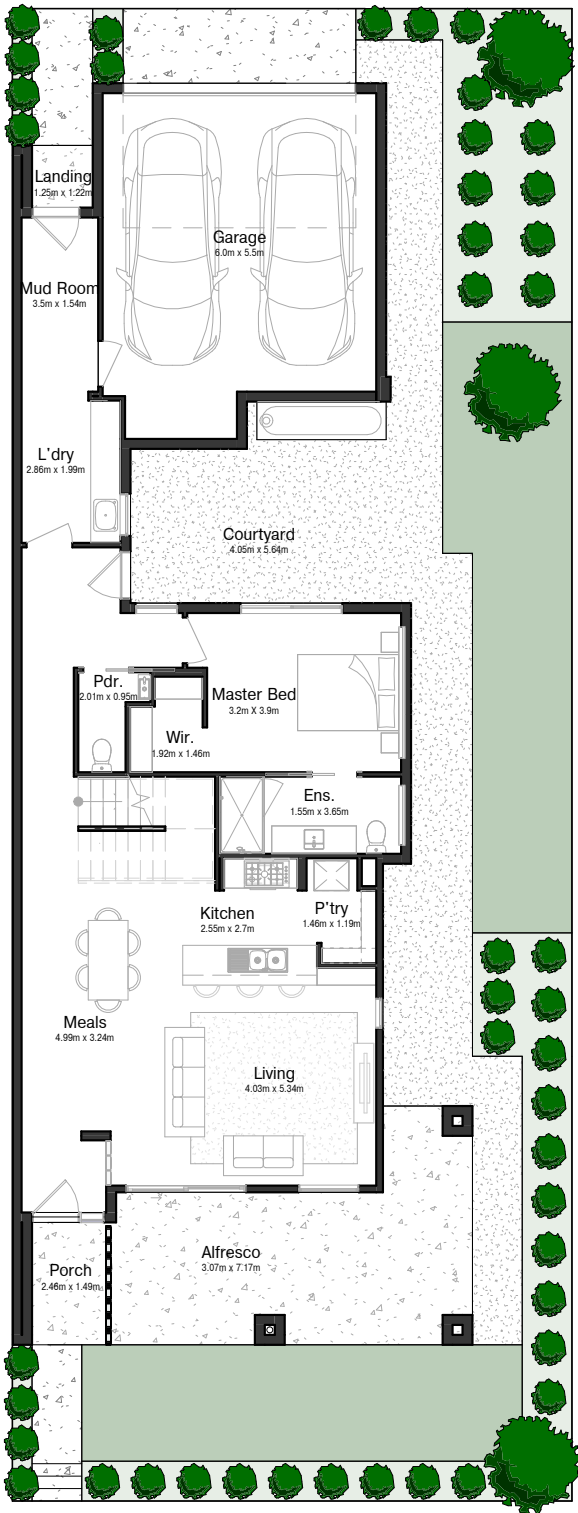


FLOORPLAN

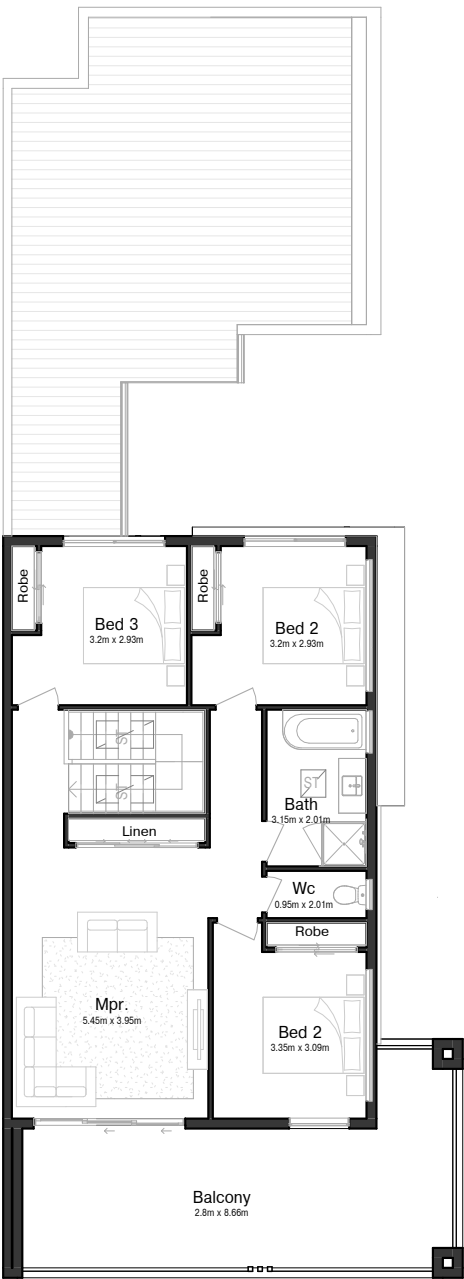
- 9.25m — House width
- 25.24m — House length
- 32 — Sq
- 300 — M²
- 4 — Bed
- 2.5 — Bath
- 2 — Garage
- 2 — Living

TOWNHOME

- Lot — 7



Ground floor



First floor



Location and lifestyle

Located on the Bellarine Peninsula, Point Lonsdale is only a stone's throw away from Geelong and a leisurely 1.5-hour drive from Melbourne. The village is positioned at the entrance of Port Phillip Bay looking out towards The Rip, where calm bay waters meet the unsettled waves of Bass Strait. Fill your weekends with prestigious wineries and restaurants, stunning beaches and marine life, bike tracks, farmgate-fresh local produce and artist studios.

Warm and welcoming, you will feel right at home from the start. The Point is home to a genuine and connected community with a shared vision of enjoying an idyllic life. A mix of families, sea-changers, retirees, downsizers, and young professionals, take comfort living in a friendly and embracing neighbourhood.

Walking, jogging and picnics with friends along the water's edge await. The Point is a gem with history and community like no other.

A long wooden pier with white railings extends into the ocean under a sunset sky. The pier is made of dark wooden planks and has white metal railings on both sides. The ocean is visible in the distance, and the sky is a mix of blue and orange. A small boat is visible at the end of the pier.

Point Lonsdale

local guide



Photo by Pat Whelen

Coastal living at its finest

Welcome to Point Lonsdale, a coastal haven where relaxation and adventure meet. Surrounded by pristine beaches, scenic coastal tracks, and charming local gems, this area offers a lifestyle like no other.

The beaches

Take a stroll along the famous Point Lonsdale Beach, known for its golden sands and iconic lighthouse. Whether you’re swimming, surfing, or simply relaxing under the sun, the coastline here is the perfect place to unwind. The nearby Queenscliff Beach is another popular spot, offering calm waters ideal for families and beachside picnics.

Walking and cycling tracks

For those who love the outdoors, the Bellarine Rail Trail provides a scenic route for cyclists and walkers alike. This 32-kilometer track offers beautiful views of the coast and countryside, perfect for a weekend adventure. If you’re after something shorter, the Point Lonsdale Lighthouse Walk offers stunning panoramic views of the Southern Ocean and Port Phillip Bay.

Parks & playgrounds

Families will enjoy the local parks and playgrounds, with the well-loved Rip View Lookout providing both a fun day out for kids and a serene spot to take in breathtaking views. The nearby Lonnie’s Playground is an ideal place for children to play while parents relax.





Photo by Yoav Aziz

Wineries & vineyards

Point Lonsdale is nestled within the Bellarine Peninsula, a region renowned for its award-winning wineries. A visit to Oakdene Vineyards offers a unique blend of fine wine and art, while Terindah Estate boasts stunning views of the bay, perfect for enjoying a glass of Pinot Noir as the sun sets. For something a bit different, Basils Farm offers both exceptional wines and farm-to-table dining in a relaxed, family-friendly setting.

Local dining

For food lovers, Point Lonsdale is home to a range of charming cafés and restaurants. The Noble Rot Wine Bar is a must-visit, offering boutique wines and a seasonal menu featuring local produce. Another favorite is Lonsdale Tomato Farm Café, where you can enjoy fresh, home-grown ingredients. If seafood is more your style, don't miss out on 360Q in Queenscliff, where ocean views and fresh, local seafood come together for a truly memorable dining experience.

Farmers markets

Experience the fresh produce that the Bellarine Peninsula is famous for at the Point Lonsdale Farmers Market. Held monthly, this market is the perfect opportunity to stock up on organic fruits, vegetables, artisanal breads, cheeses, and more—all while supporting local growers.



Photo by Pat Whelen

Parks & nature reserves

Explore the nearby Edwards Point Wildlife Reserve, where nature lovers can walk through coastal habitats and spot native bird species. The reserve is a peaceful spot for a picnic, offering views of Swan Bay and abundant wildlife. If you’re looking for more adventure, the Ocean Grove Nature Reserve offers walking tracks through diverse ecosystems, home to kangaroos, koalas, and more.

Boutique shopping

For those looking for a bit of retail therapy, Point Lonsdale and nearby Queenscliff offer a variety of boutique shops. From handmade crafts and artisanal homewares to stylish fashion, these quaint seaside towns offer something unique. Be sure to visit Saltbush Fine Foods for gourmet treats and souvenirs to take home or browse the galleries along Hesse Street in Queenscliff for unique artworks and treasures.

Golf & sports

Point Lonsdale and its surrounding areas are a golfer’s paradise. The Lonsdale Links Golf Club is a premier destination, offering a challenging course with stunning views of Lake Victoria. If tennis is more your speed, the Point Lonsdale Tennis Club has well-maintained courts and regular community tournaments. For a more relaxed pace, the Point Lonsdale Bowls Club provides a welcoming environment where both casual players and seasoned bowlers can enjoy a game while taking in the fresh coastal air.





GLENVILL HOMES

Front and back cover photo by Fara



A seamless building experience

Welcome to Glenvill Homes

At Glenvill Homes, our simple promise is to create bold and beautiful homes that stand the test of time. Entrenched in the core belief of intergenerational design and construction, our designs not only embody enduring charm but also add lasting value to your home.

Our architecturally distinctive approach transforms dreams into reality, infusing every project with a bold and beautiful design. We are committed to delivering a seamless experience for our customers, that’s why we have streamlined our processes to engage the best design and construction minds to deliver homes that are structurally striking and sound.

With over 65 years of experience, we stand ready to create your dream home, backed by a legacy of excellence spanning generations.

Designed for living, built for you

Every Glenvill home is planned in meticulous detail. The design has been diligently refined, the project plan carefully crafted and our signature Glenvill quality maintained throughout.

Above all else, we focus on how the home will function to enhance your daily life. That’s why we incorporate sustainable materials and energy-efficient technology, so our homes are not only comfortable and stylish, but also environmentally friendly and cost-effective in the long run.

A Glenvill townhome comes move-in-ready complete with full turnkey solutions to make your life as easy and comfortable as possible. Enjoy tasteful landscaping, heating & cooling and quality appliances, all considered for your lifestyle.

Uncompromising quality

Premium inclusions come as standard. Professional pride dictates that not a single aspect of a Glenvill home is left to chance. Every detail is considered, from the concept to the materials and trades, with quality as the measure that guides our decisions.

By applying rigorous standards to exacting processes, we leave no room for compromise. Our standard inclusions would be considered premium upgrades by other builders. Exceptional quality is the rule for every Glenvill home.

Guided by experts

When you choose from our designs, you get more than just an extraordinary home. Glenvill Homes built its reputation on successful relationships, and no relationship is as important as the one we have with our customers. We listen, taking care to understand how you live, what you want and why.

We communicate, keeping you fully informed throughout your home building journey to provide absolute peace of mind.

We will explain all the details of your home as well as your options. We will answer all your questions honestly and in full. We will be there when you need us, providing support and guidance to ensure the process is as smooth and enjoyable as possible.



Colour palettes

With our commitment to creating leading designs, a selection of colour palettes have been curated by expert interior designers to perfectly complement your Glenvill home.

Transform your home into the ultimate sanctuary with our carefully curated selection of four interior palettes. Meticulously blended with an array of textures and finishes, these palettes effortlessly elevate your home's appeal with elegance and style.



Coastal

Inspired by the essence of the Australian coastline, immerse yourself in relaxation with soft wood textures combined with the subtle hues of sand and white surf. Coastal provides a refreshing palette, perfectly capturing the essence of seaside living.





Eclectic

Embrace an eclectic style, with a vibrant and diverse medley of bold hues, unexpected combinations and playful contrasts. Exude an artistic and adventurous energy that celebrates individuality and creativity in your home.





Minimal

This minimal palette features pared-back colours, showcasing shades, tints, and tones of a single colour. With sleek textures and clean lines, it creates an effortless and chic look. Style this palette with similar natural colours, accentuated by hints of texture like wool, wood and stone.





Contemporary

Derived from the mid-century modern movement, a contemporary palette has evolved into a modern and timeless aesthetic. Neutral colours, complemented by touches of black and soft grey tones, along with sleek lines, create a striking statement.

Inclusions

GENERAL	Member of MBA & HIA
	Insurance with home owners warranty
	7 year structural guarantee
PRELIMINARIES	7 star energy rating report
	Plans & specifications
	Engineering drawings & building permit
SITE WORKS	Concrete waffle slab & pump allowance
	Allowance for balanced cut/fill up to 300mm
	Termite treatment (Part A & B)
	Temporary fencing
	Roof guard rail/fall protection
	Crushed rock access drive
CONNECTIONS	Stormwater, sewer, gas & underground power included
	Telephone & electricity standard connection fees by owner
FRAMING	Prefabricated pine wall frames
	Prefabricated pine roof trusses
CEILING HEIGHT	2700mm high to ground floor
	2590mm high to first floor
PLUMBING	Concealed plumbing
	Colorbond fascias, gutters & downpipes
BOUNDARY WALL CONSTRUCTION	AAC Panels
ROOFING	Colorbond roof from builders' standard range
WINDOWS	Double glazing to windows and sliding doors throughout
	Feature windows to front of home & aluminum windows to balance, openable skylight (where applicable)
	Locks to all openable windows
	Flyscreens to all openable windows
WINDOW COVERINGS	Roller blinds to all windows & sliding doors (excluding front door sidelights)
INSULATION	R2.5 batts & sisilation to external walls
	R3.5 to ceilings
HOT WATER SERVICE	20 litre continuous flow hot water unit
HEATING AND COOLING	Split system heating & cooling unit to main living & master bedroom
	Panel heaters to all bedrooms (except master bedroom)

PLASTERWORK	75mm cove cornice throughout
ARCHITRAVES AND SKIRTINGS	67mm MDF skirtings & architraves
CUPBOARDS	Robes with melamine shelf & hanging rail
	Linen cupboard with 4 melamine shelves
	Broom cupboard with melamine shelf
	Coat cupboard with melamine shelf & hanging rail (house specific)
DOORS	Feature glass insert solid door to front entry
	Glazed sliding external door
	Flush panel internal doors
	Flyscreen doors to laundry, family & rumpus (house specific)
DOOR FURNITURE	Chrome entrance set to front door & rear garage door
	Deadbolt to front door & garage internal access door
	Chrome levers to room doors
	Weatherstrip to front door & internal access door to garage door stops
TILES	Ceramic floor tiles from your chosen colour scheme range to bathroom, WC, ensuite & laundry.
	Ceramic wall tiles from your chosen colour scheme range to kitchen, laundry & bathroom vanity splash-backs, shower recesses & above bath.
FLOORING	Timber look laminate flooring to entry, family, kitchen, meals
	Carpet from your chosen colour scheme range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)
PAINTS	Solagard low sheen to exterior garage timber door (3 coats)
	Gloss enamel to front door (3 coats)
	Low sheen acrylic to interior walls & ceiling (3 coats)
	Gloss enamel to interior woodwork & doors (3 coats)
ELECTRICAL	Double power points throughout
	LED downlights throughout (batten point to garage)
	Single external flood light with sensor
	TV point to family room, master & living (if applicable)
	Digital ready TV antenna
	1 internet ready (NBN/Opticomm)
	Telephone point to kitchen & bedroom 1
	Smoke detectors (direct wired with battery back up)



Inclusions

KITCHEN	Mineral surface benchtops with 20mm square edge (from standard range)
	Pantry with 4 melamine shelves
	600mm fully integrated Fisher & Paykel dishwasher
	900mm Fisher & Paykel multifunction electric oven (stainless steel)
	900mm Fisher & Paykel induction cooktop
	900mm Fisher & Paykel integrated rangehood (stainless steel)
	Undermount double bowl sink
LAUNDRY	Chrome mixer tap
	Stainless steel trough & white acrylic cabinet
	Hot & cold washing machine connections
BATHROOM AND ENSUITE	Chrome mixer tap
	Mineral surface benchtops with 20mm square edge (from standard range)
	Polished edge mirror to full width of vanities
	Square feature basins (white with chrome waste & overflow)
	Toilet suites (white with chrome flush button)
	Bath (white) to bathroom
	Tiled shower base & semi framed glass pivot door with polished silver frame
GARAGE	Chrome mixer taps
	Double towel rail, toilet roll holder & soap dish
	Colorbond panel lift door
LANDSCAPING	Remote control to garage door (includes 2 no. handsets)
	As per developer requirements (front & rear)
FENCING	Garden tap to front & rear
	Timber paling/Colorbond fence including wing fence & gate to suit estate design guidelines
PAVING	Exposed aggregate driveway, front path & rear outdoor living area
LETTERBOX AND CLOTHES LINE	Powder coated letterbox
	Colorbond fold out clothesline to rear yard



Artist Impression
Colour palette — Contemporary

Disclaimer: The information contained in this promotional material is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Images may include sketches, artist impressions and computer-generated images. Specifications, details, fittings, fixtures, facades, elevations and floorplans (including internal and external dimensions and orientation) may be changed without notice. Photographs, illustrations and artists impressions depicting landscaping, interiors and exteriors are intended as a guide only and are subject to change without notice. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any Glenvill project, design or product and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this document is believed to be correct but is not guaranteed. This document is not an offer or a contract. Glenvill expressly disclaims any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this document by any person. Printed November 2024.

