

ORCHIRD

ORCHIRD

863-865 Doncaster Road, Doncaster East
www.orchird.com.au

SLEEK & SOPHISTICATED

Secure your own piece of Doncaster in Orchard's boutique apartment complex. Kahlon Group has worked closely with Sgourakis Architects to create 21 uniquely designed one and two bedroom apartments with basement car park and storage.

Each apartment offers a unique and cleverly designed layout with stylish and modern living and all the comforts and extras you would expect to find in a quality apartment.





PARKLANDS

- 1 Eastern Golf Club
- 2 Ruffey Lake Park
- 3 Rieschiecks Reserve

LIFESTYLE CONVENIENCES

- 4 Westfield Doncaster
- 4 Gourmet Fresh Food
- 4 Designer Shopping
- 4 Banking
- 4 Medical
- 4 Entertainment
- 4 Dining, Bars & Cafes
- 5 Eastern Freeway

EDUCATION

- 6 SS Peter & Paul's Primary School
- 7 Childcare & Kindergarten
- 8 East Doncaster Secondary School
- 9 Doncaster Gardens Primary School
- 10 St Gregory The Great Primary School

With public transport at your doorstep and the convenience of the Eastern Freeway just around the corner, within minutes you'll find yourself in Melbourne's CBD which is only 15km away. The local neighbourhood also offers quality schools, medical facilities, Ruffey Lake Park and all you could ever need at Westfield Shopping Centre, Doncaster.



APARTMENT LIFE

MODERN BOUTIQUE APARTMENTS

Take the lift to the secure basement where each apartment has an allocated car park and lockable storage unit. Visitor car parks welcome your guests and green initiatives such as hot water solar panels, rainwater tanks, energy efficient LED lighting, natural ventilation and bike rack facilities are also included.





SPACIOUS DESIGNER LIVING

Entertaining is easy with stylish Smeg appliances in luxurious kitchens including Silestone bench tops, double undermount sinks and glass splashbacks.

Your open plan living area is drenched in natural light from large windows and opens to a generous balcony or courtyard. Keep this space cool with split system air conditioning or natural ventilation through glass sliding doors.

QUALITY & LUXURY

Comfort makes a home and Orchird has all the comfort you'll need with carpet to the bedrooms and quality bathrooms and ensuites, each with their own stone bench tops, semi recessed basins, quality mixers, towel rails, roll holders and hooks. Not to mention frameless glass showers screens and soft close toilets.





FINISHES

FINISHES

KITCHEN






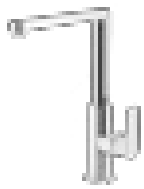


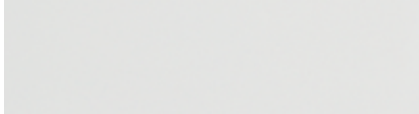
BATHROOM/WC/LAUNDRY

ITEM	DETAILS	IMAGE
Flooring	Material : Timber laminate with underlay Colour : Charred Ash 580	
Ceiling	Material : Plaster Colour : Dulux ceiling paint – Whisper White	
Doors	Material : Primed MDF with Dulux super enamel high gloss oil based interior painted finish Colour : Dulux Whisper White	
Skirting/Coving/Cornice/Strip colours	Material : Skirting – 90mm high square dressed 16mm MDF moulded skirting. Finish with Dulux super enamel high gloss oil based interior painted finish Colour : Dulux Whisper White	
Cornice	Square set	
Walls	Colour : Dulux White Duck	
Light fittings	LED lights	
Joinery doors/Panels/Handles/Shelving	Colour : Classic White Gloss	

FINISHES

KITCHEN


BATHROOM/WC/LAUNDRY

ITEM	DETAILS	IMAGE
Oven	Product : Classic 8F, 60L f/forced semi automatic oven Size : 600mm	
Rangehood	Product : Concealed undermount rangehood Space size : 600mm	
Dishwasher	Product : Underbench dishwasher, 14 place setting Size : 600mm	
Cooktop	Product : 4 Ceran cooktop, touch cont, flat edge Size : 600mm	
Sink	Product : Sink mixer double bowl undermount Size : 750mm wide × 470mm	
Kitchen mixer	Product : Lucia Side Lever Kitchen Mixer Details : Classic Design Stylish Side Lever Quality Chrome Finish. WELS Rating: 4 Star 6.5L/min	
Benchtops	Product : Silestone 20mm thick square edge Colour : 2030 Haze	
Kickboard	Colour : Classic White Gloss	
Glass splashback	Colour : Dulux Whisper White	

FINISHES

KITCHEN






BATHROOM/WC/LAUNDRY

ITEM	DETAILS		IMAGE
Flooring	Material	: Yurra glazed porcelain honed 300x600 R10	
	Colour	: Lead grey	
Toilet	Details	: Ideal Standard BTW close coupled tonic Plumber to determine s or p trap type Soft close seat 4 star energy	
Benchtops	Material	: Silestone 20mm thick square edge	
	Colour	: 1141 Pure White	
Laundry splashback	Material	: White 300mm x 600mm glazed porcelain rectified tile with white grout (3mm gap) lay vertically	
	Colour	: White	
Laundry fittings	Details	: Sink - Clark Edgeline laundry trough Posh Solus MKII sinkmixer clearance 125mm	
Bathroom basin	Details	: Slimline Countertop Basin	
	Size	: 440mm x 440mm x 100mm	
Shower	<div><div><div>• Shower on rail</div><div>• Five function head</div><div>• Easy to adjust sliding rail</div><div>• Integrated soap dish</div></div><div><div>• Wide head for generous water coverage</div><div>• Quality finish</div><div>• WELS Rating: 3 Star 8.0L/min</div></div></div>		

FINISHES

KITCHEN

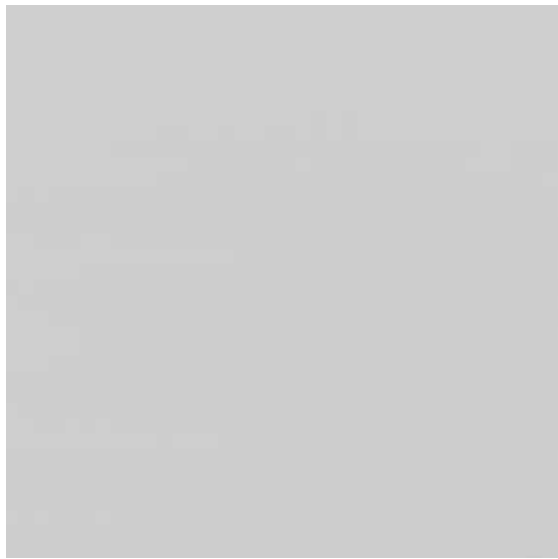
BATHROOM/WC/LAUNDRY

ITEM	DETAILS		IMAGE
Shower mixer	Details	: Gareth Ashton Park Ave Shower Mixer Internal & External	
Basin mixer	Details	: Gareth Ashton Park Ave Basin Mixer	
Toilet roll holder	Details	: Bathroom Butler 8500 Series Toilet Roll Holder Stainless Steel	
Towel rails	Details	: Bathroom Butler 8500 Series Single Towel Rail - 800mm Stainless Steel	
	Details	: Bathroom Butler 8500 Series Double Towel Rail - 430mm Stainless Steel	

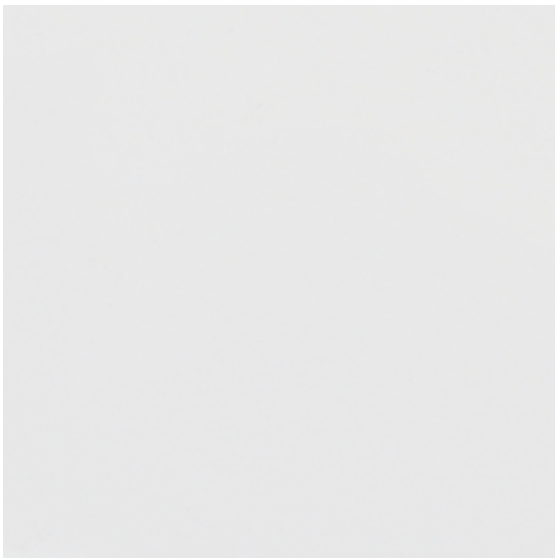
STREAM COLOUR SCHEME



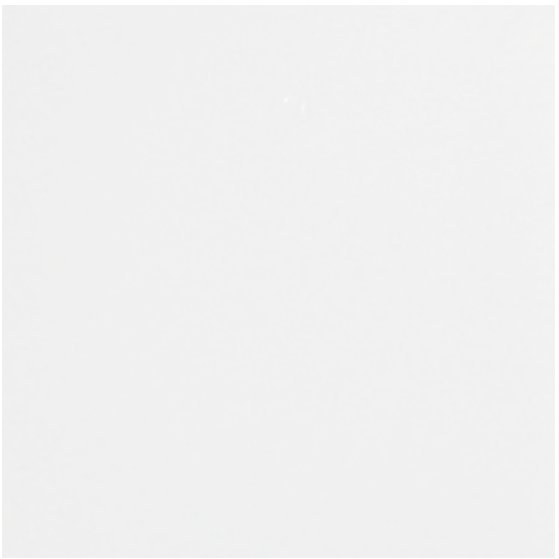
Item : Flooring
Location : Main entry
Colour : Charred Ash



Item : Wall tiles
Location : Wet areas
Material : Rectified porcelain



Item : Joinery
Location : Kitchen & bathroom
Colour : Classic White



Item : Splashback
Location : Kitchen
Material : Whisper White backed glass



Item : Benchtops
Location : Kitchen & bathroom
Material : Silestone
Colour : Haze



Item : Carpet
Location : Bedrooms
Colour : Silken Twist Kink



Item : Wall paint
Location : All
Colour : White Duck



Item : Joinery
Location : Kitchen & bathroom
Colour : Onyx Finline Gloss



Item : Feature wall tile
Location : Floor & wet areas
Material : Glazed porcelain
Colour : Lead Grey

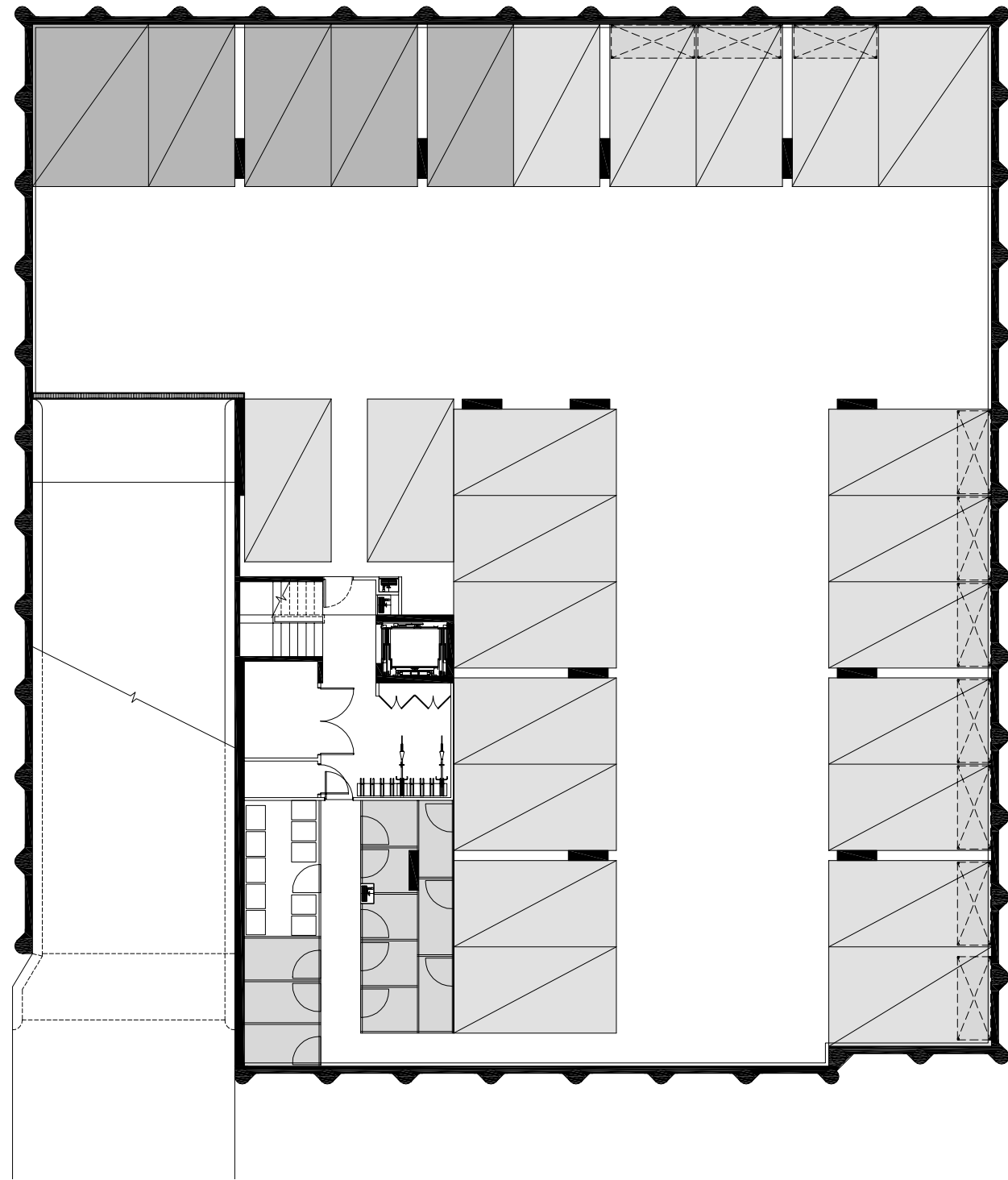


Item : Trim & doors
Location : All
Colour : Whisper White

FLOORPLANS

ORCHIRD

BASEMENT

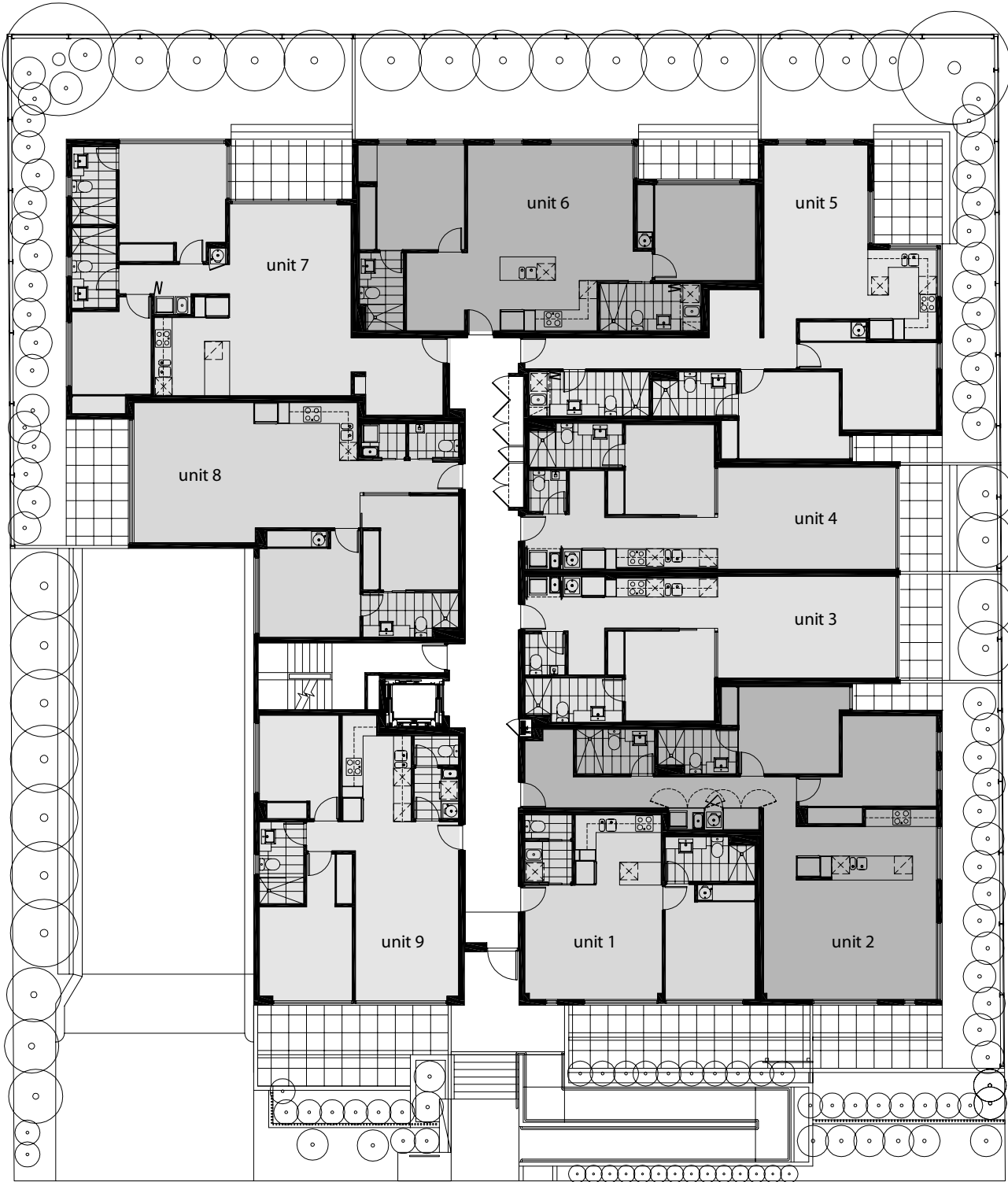


ORCHIRD

The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any apartment sold will be determined by the contract of sale and may differ slightly as a result of documentation and construction. Areas calculated in accordance with plan method of measurement for residential property and the indicative floor plan is not to scale. Furniture is indicative for display purposes only. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense by you as a result of any error, omission or misrepresentation of information. All information is subject to change without notice.

ORCHIRD

GROUND FLOOR



ORCHIRD

The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any apartment sold will be determined by the contract of sale and may differ slightly as a result of documentation and construction. Areas calculated in accordance with plan method of measurement for residential property and the indicative floor plan is not to scale. Furniture is indicative for display purposes only. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense by you as a result of any error, omission or misrepresentation of information. All information is subject to change without notice.

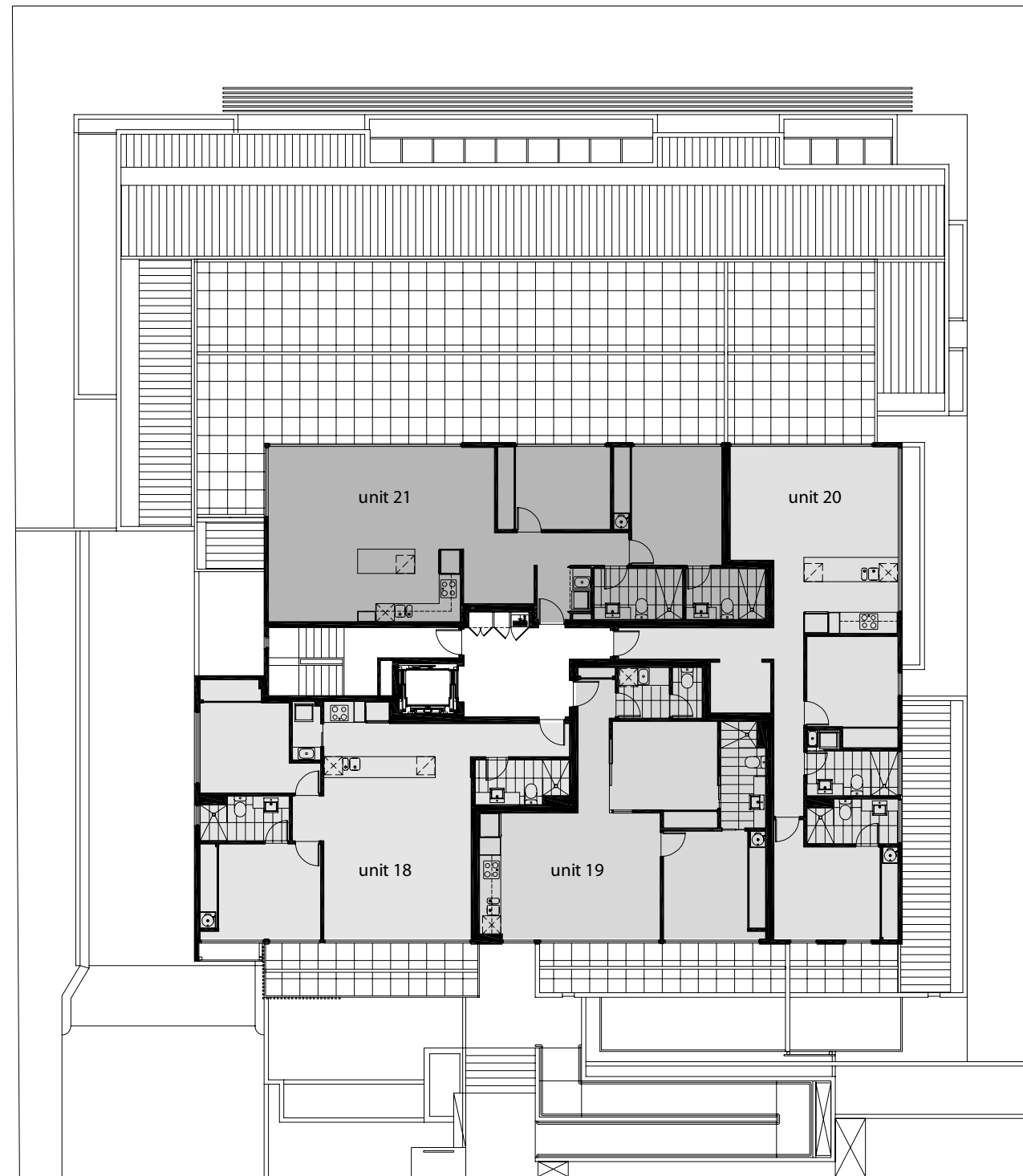
ORCHIRD

FIRST FLOOR



ORCHIRD

SECOND FLOOR



ORCHIRD

The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any apartment sold will be determined by the contract of sale and may differ slightly as a result of documentation and construction. Areas calculated in accordance with plan method of measurement for residential property and the indicative floor plan is not to scale. Furniture is indicative for display purposes only. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense by you as a result of any error, omission or misrepresentation of information. All information is subject to change without notice.

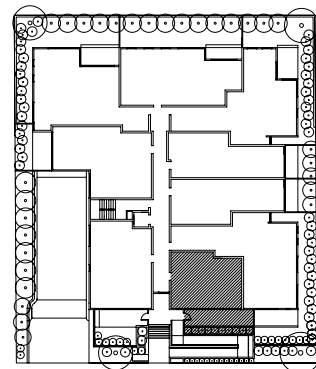
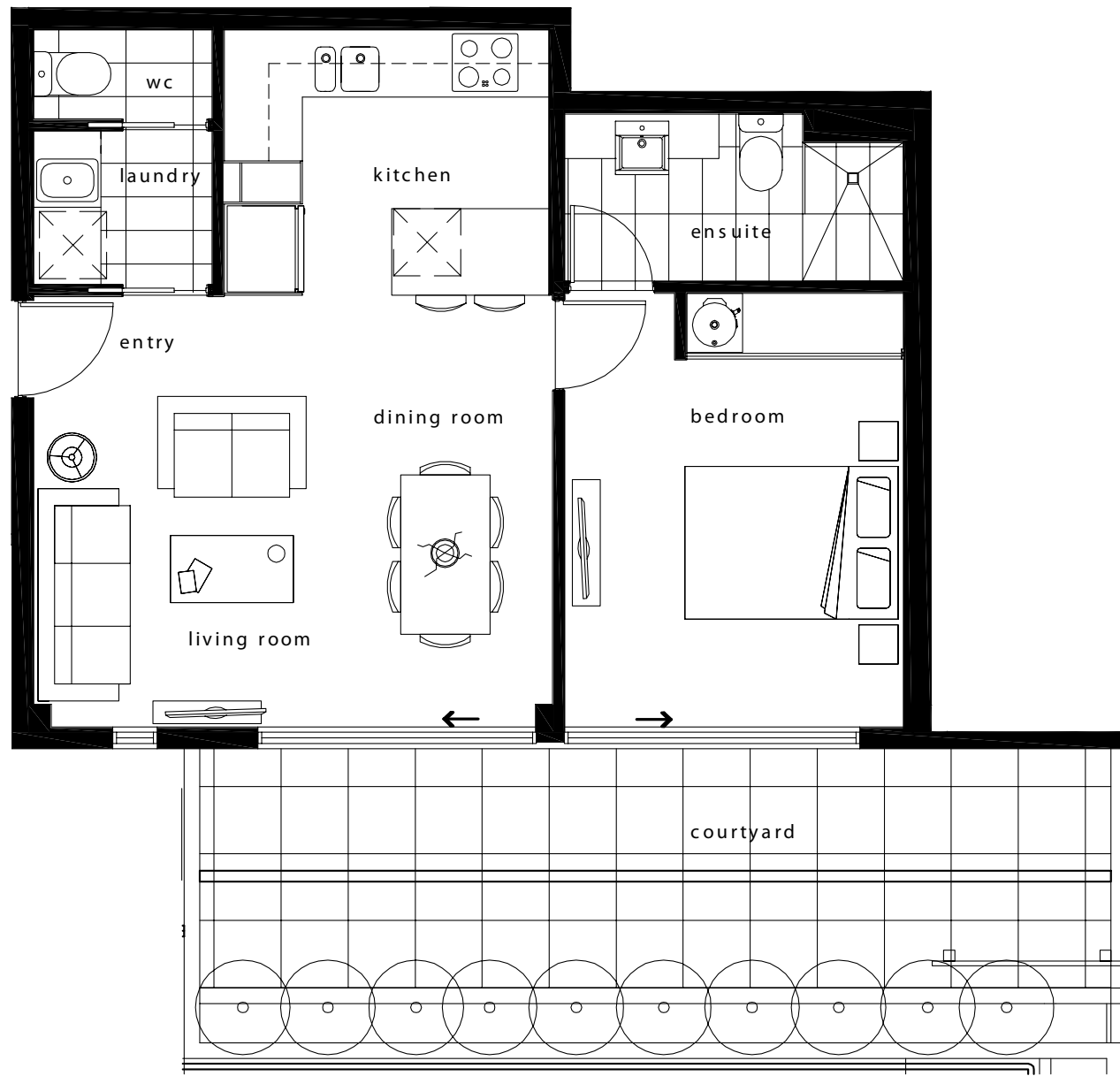
ORCHIRD

The information provided is illustrative only and may not be relied upon. In particular, the final dimensions of any apartment sold will be determined by the contract of sale and may differ slightly as a result of documentation and construction. Areas calculated in accordance with plan method of measurement for residential property and the indicative floor plan is not to scale. Furniture is indicative for display purposes only. Subject to any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense by you as a result of any error, omission or misrepresentation of information. All information is subject to change without notice.

APARTMENT 1

1 Bedrooms, 1.5 Bathrooms

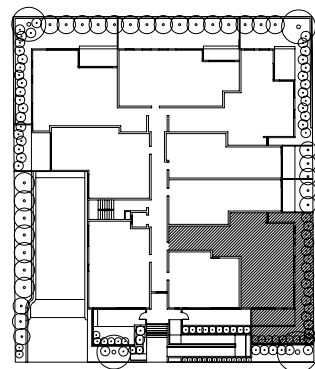
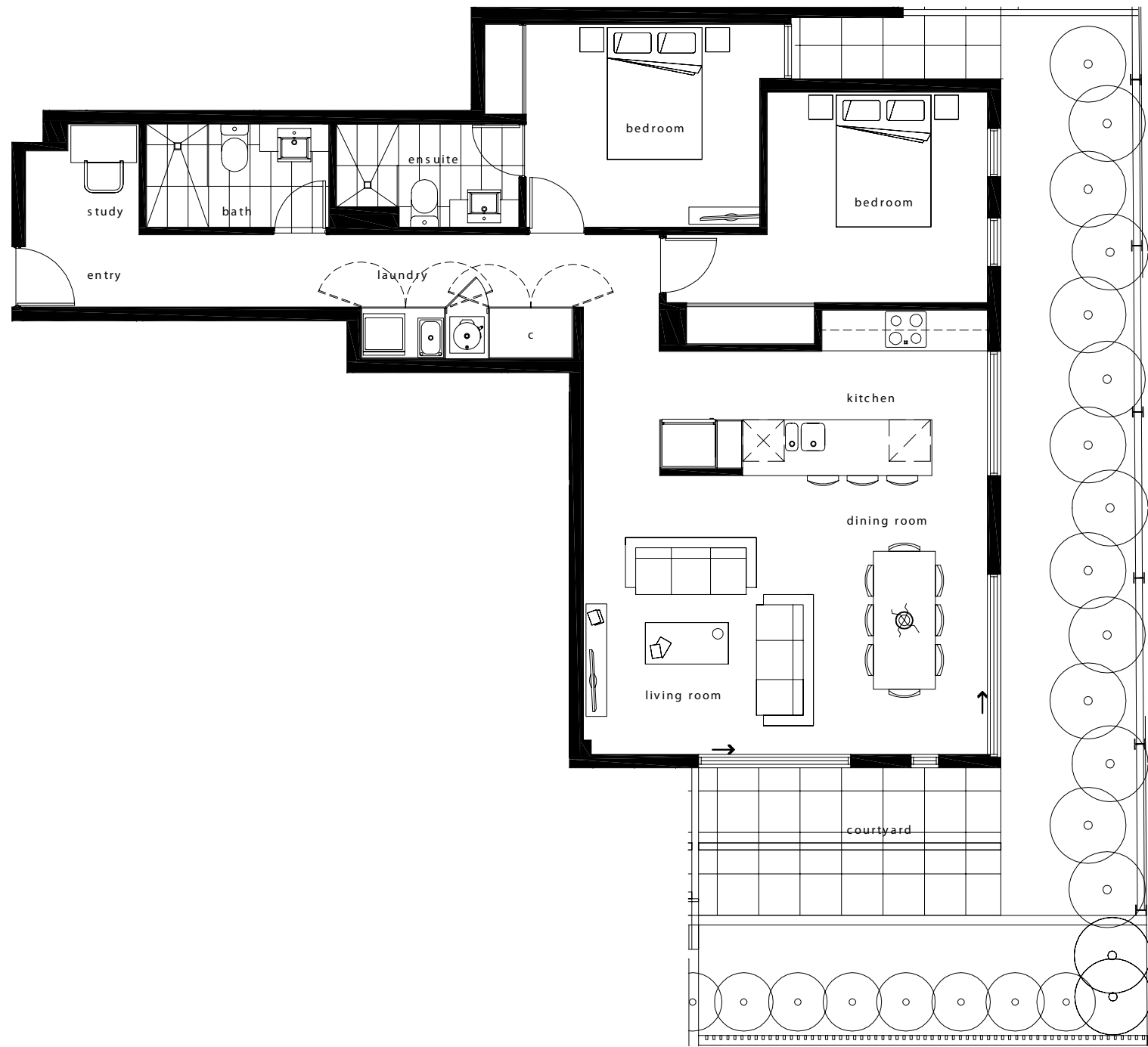
TOTAL AREA	71.8 m ²
INTERNAL AREA	50.7 m ²
EXTERNAL AREA	21.1 m ²



APARTMENT 2

2 Bedrooms, 2 Bathrooms

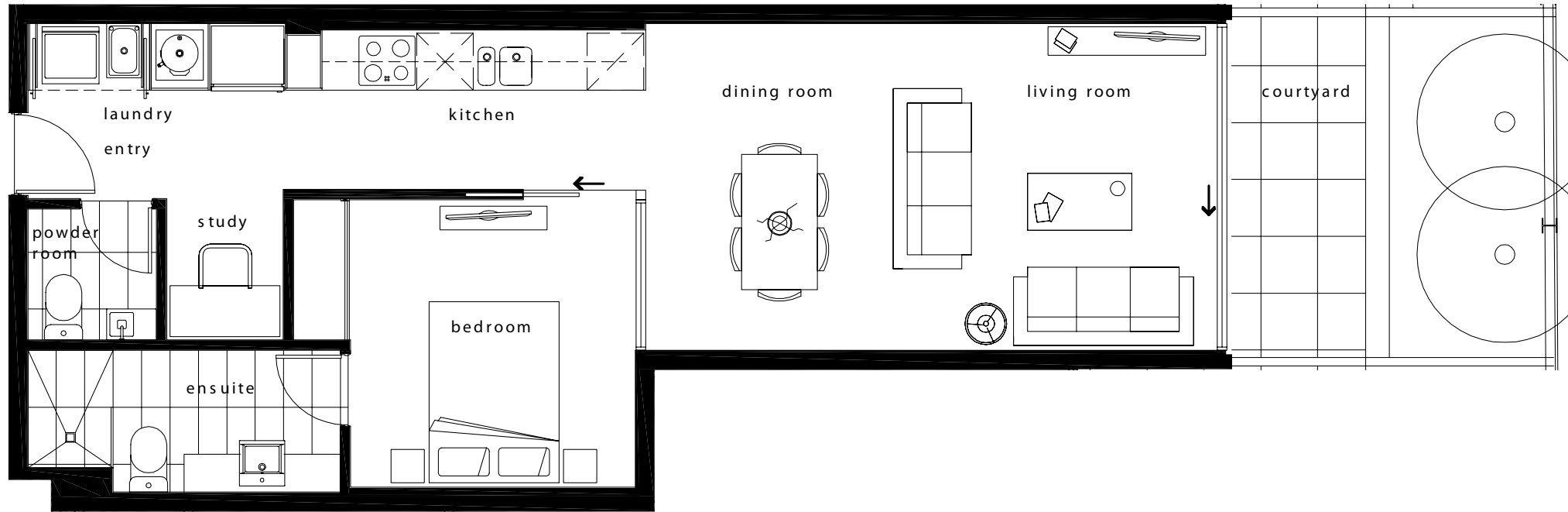
TOTAL AREA	143.5 m ²
INTERNAL AREA	91.5 m ²
EXTERNAL AREA	52 m ²



APARTMENT 3

1 Bedroom, 1.5 Bathrooms + Study

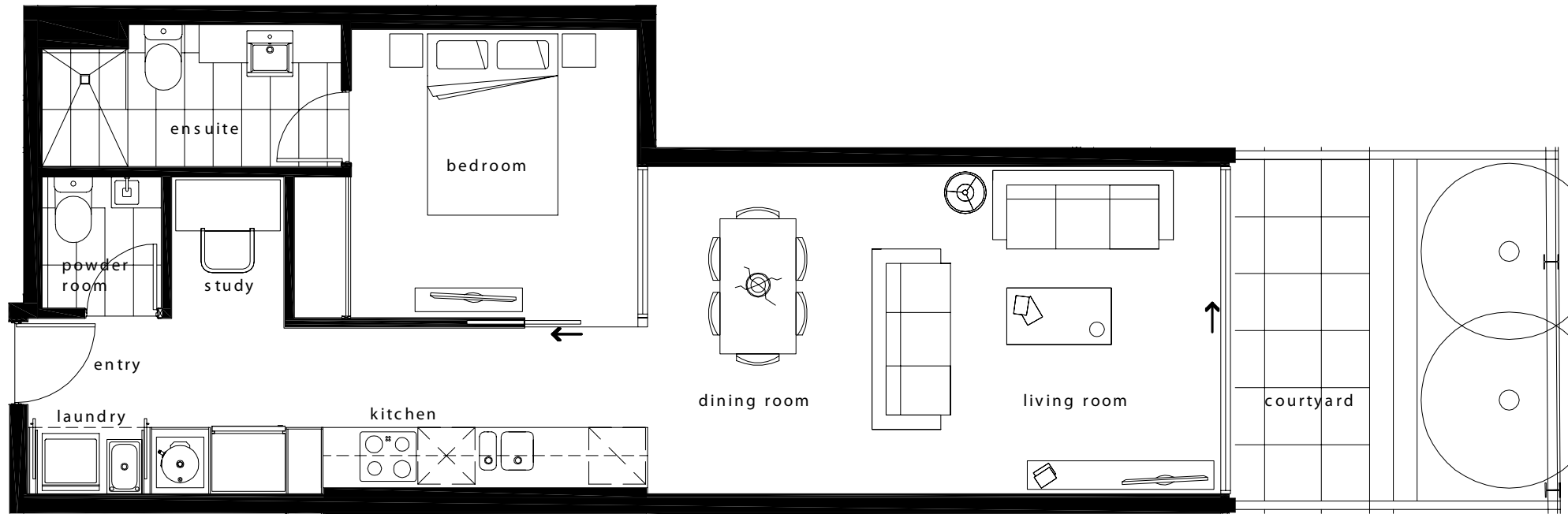
TOTAL AREA	70.4 m ²
INTERNAL AREA	57.6 m ²
EXTERNAL AREA	12.8 m ²



APARTMENT 4

1 Bedroom, 1.5 Bathrooms + Study

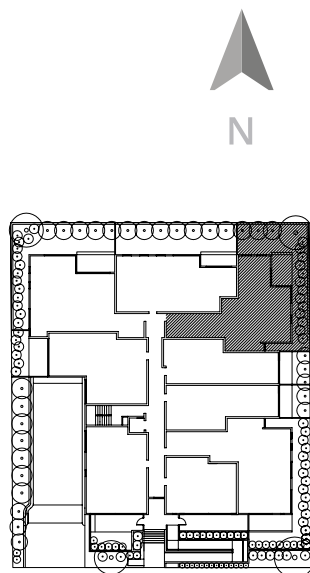
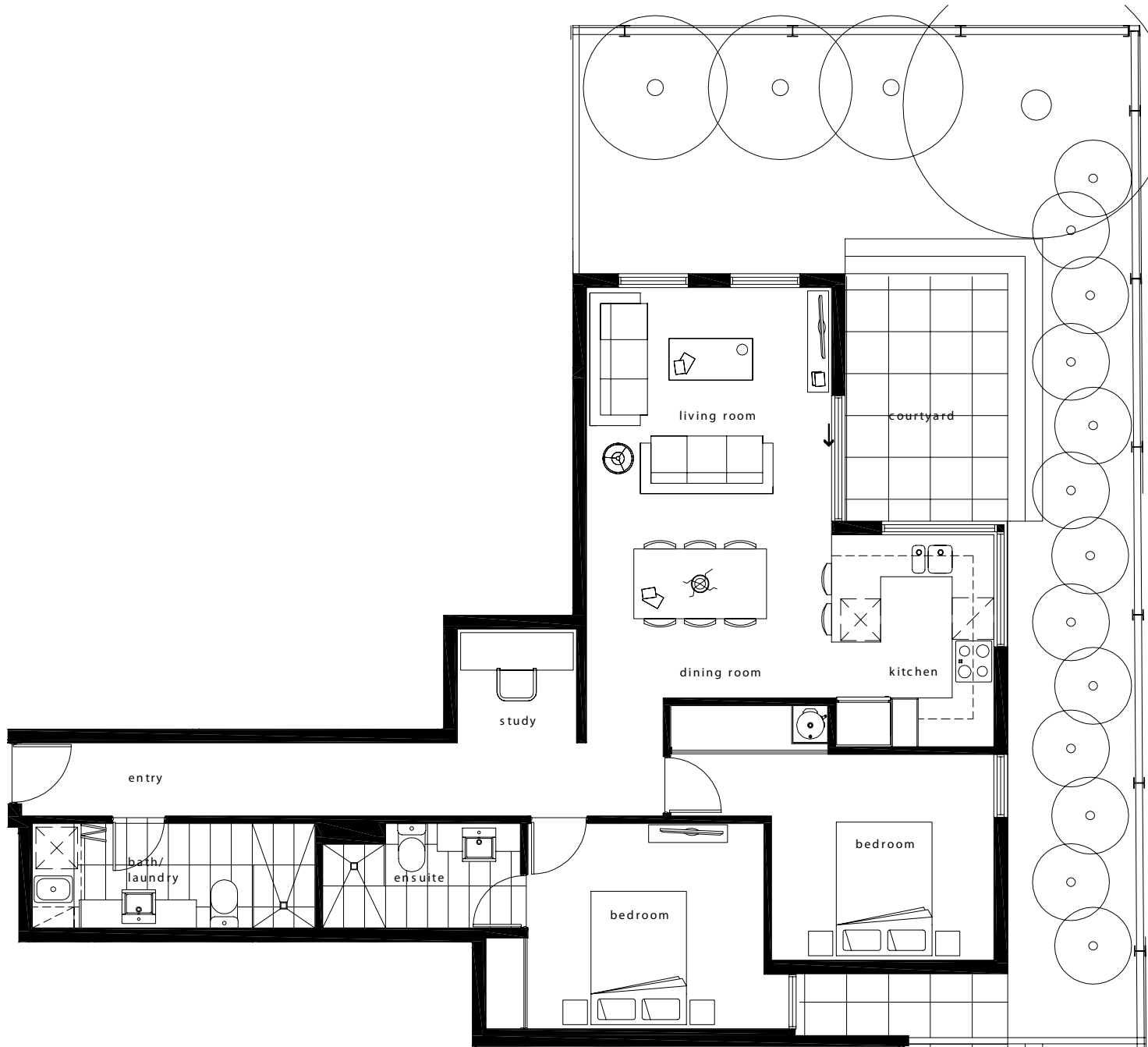
TOTAL AREA	71.1 m ²
INTERNAL AREA	58.3 m ²
EXTERNAL AREA	12.8 m ²



APARTMENT 5

2 Bedrooms, 2 Bathrooms + Study

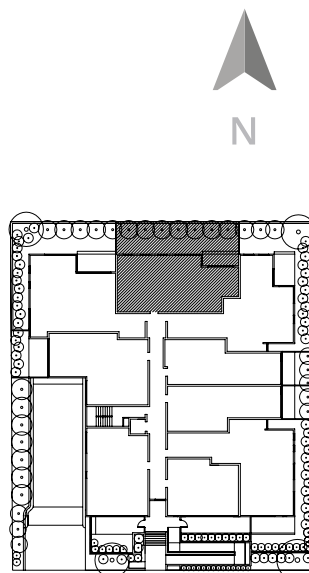
TOTAL AREA	146.6 m ²
INTERNAL AREA	85.9 m ²
EXTERNAL AREA	60.7 m ²



APARTMENT 6

2 Bedrooms, 2 Bathrooms + Study

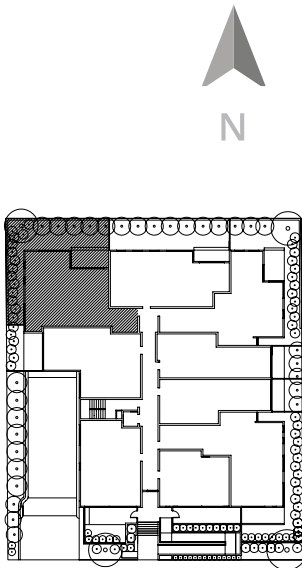
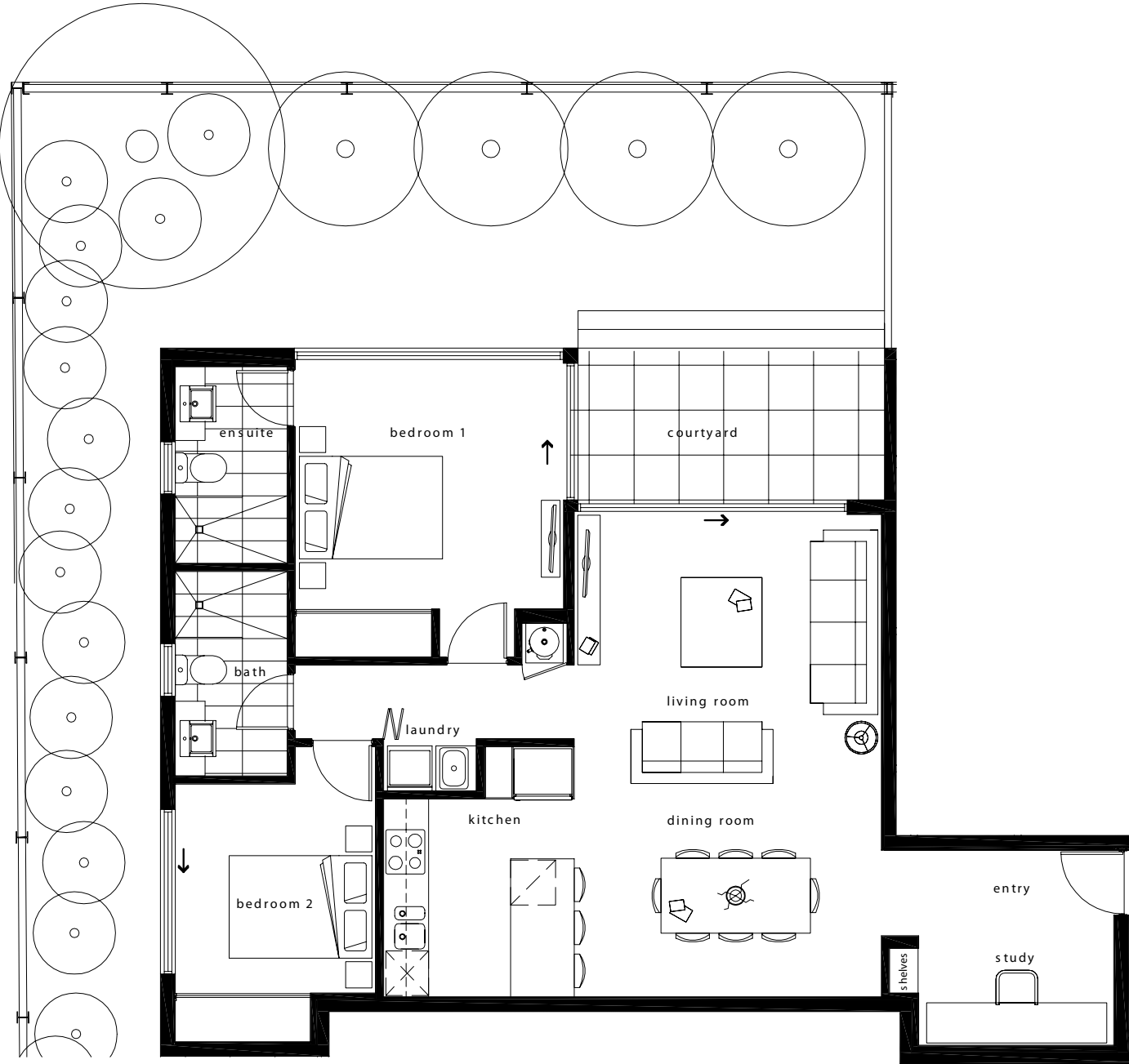
TOTAL AREA	135.4 m ²
INTERNAL AREA	80.9 m ²
EXTERNAL AREA	54.5 m ²



APARTMENT 7

2 Bedrooms, 2 Bathrooms + Study

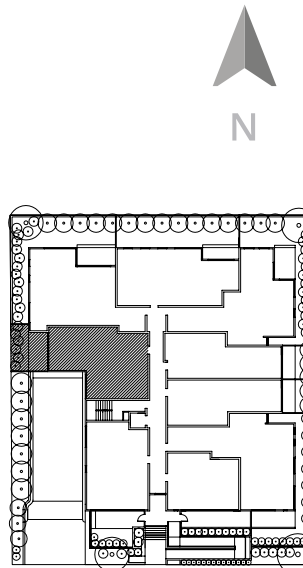
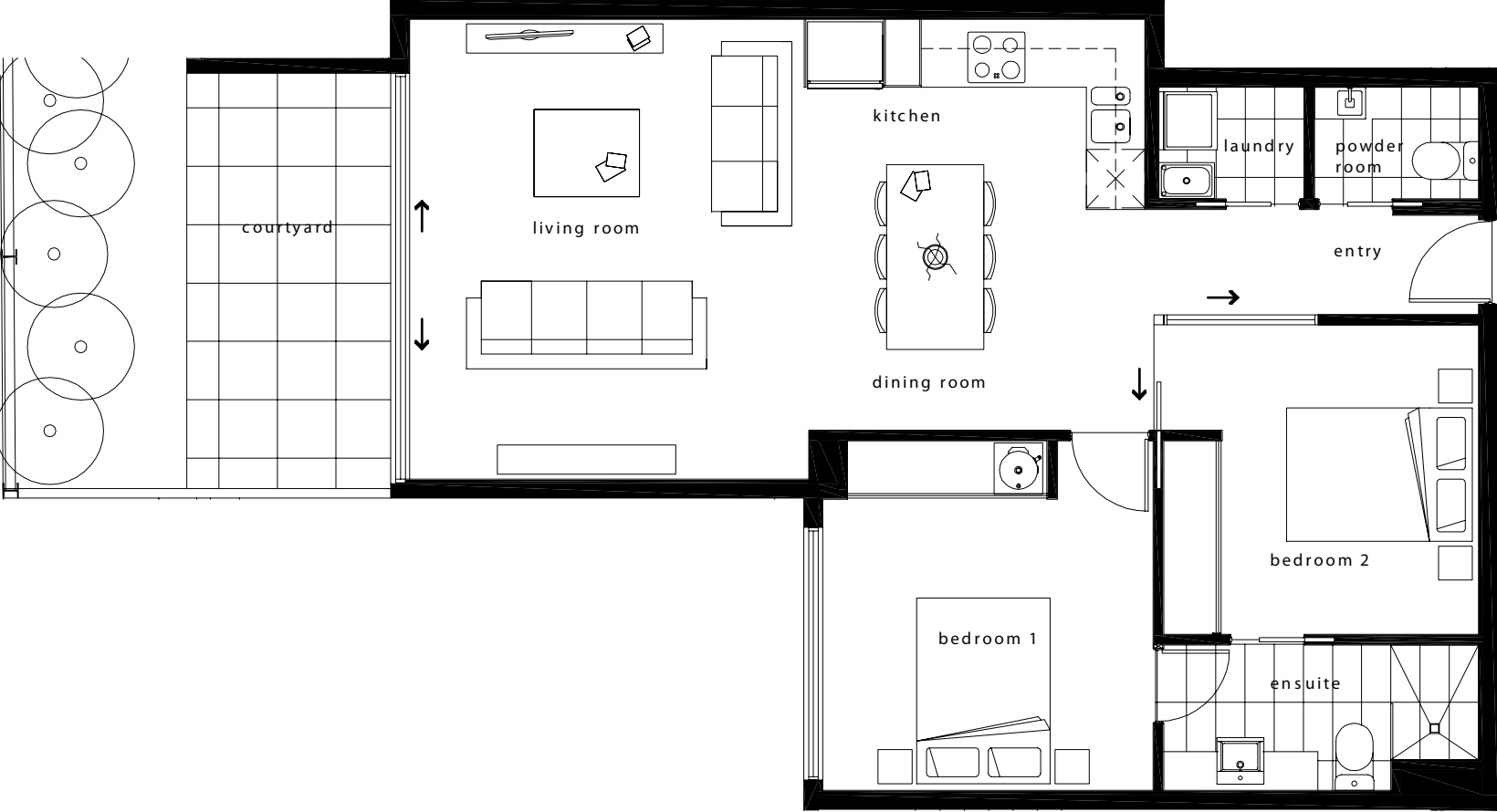
TOTAL AREA	154.4 m ²
INTERNAL AREA	87.1 m ²
EXTERNAL AREA	67.3 m ²



APARTMENT 8

2 Bedrooms, 1.5 Bathroom

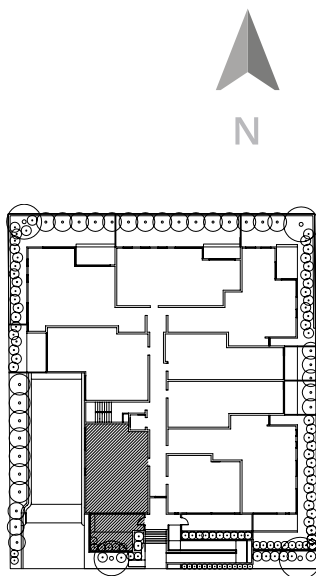
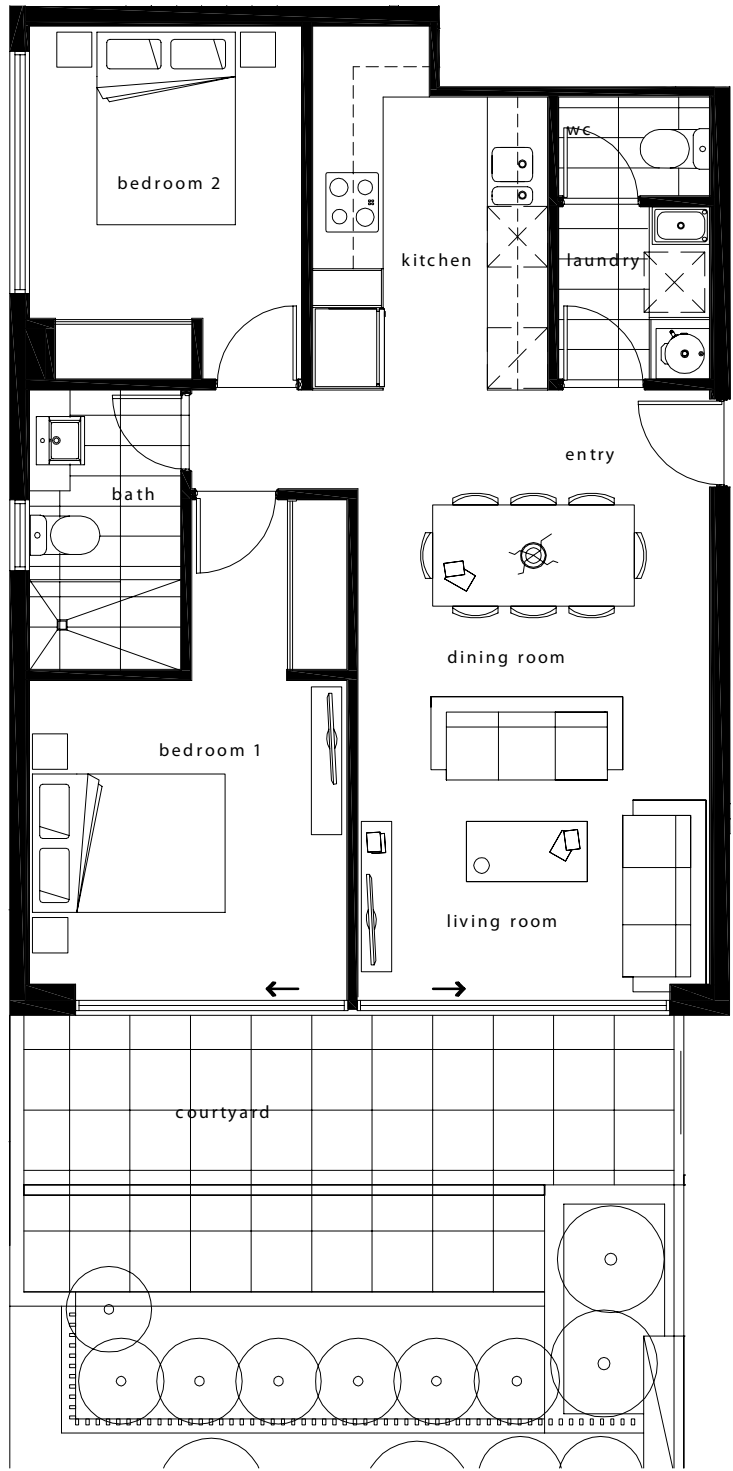
TOTAL AREA	95.6 m ²
INTERNAL AREA	76.2 m ²
EXTERNAL AREA	19.4 m ²



APARTMENT 9

2 Bedrooms, 1.5 Bathrooms

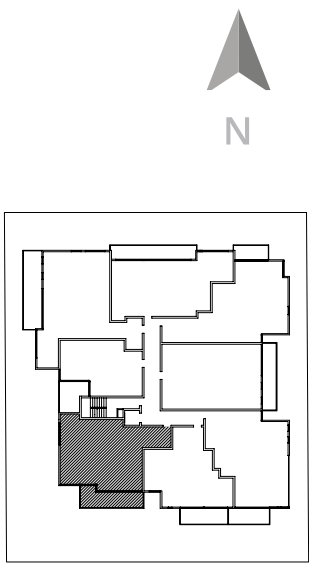
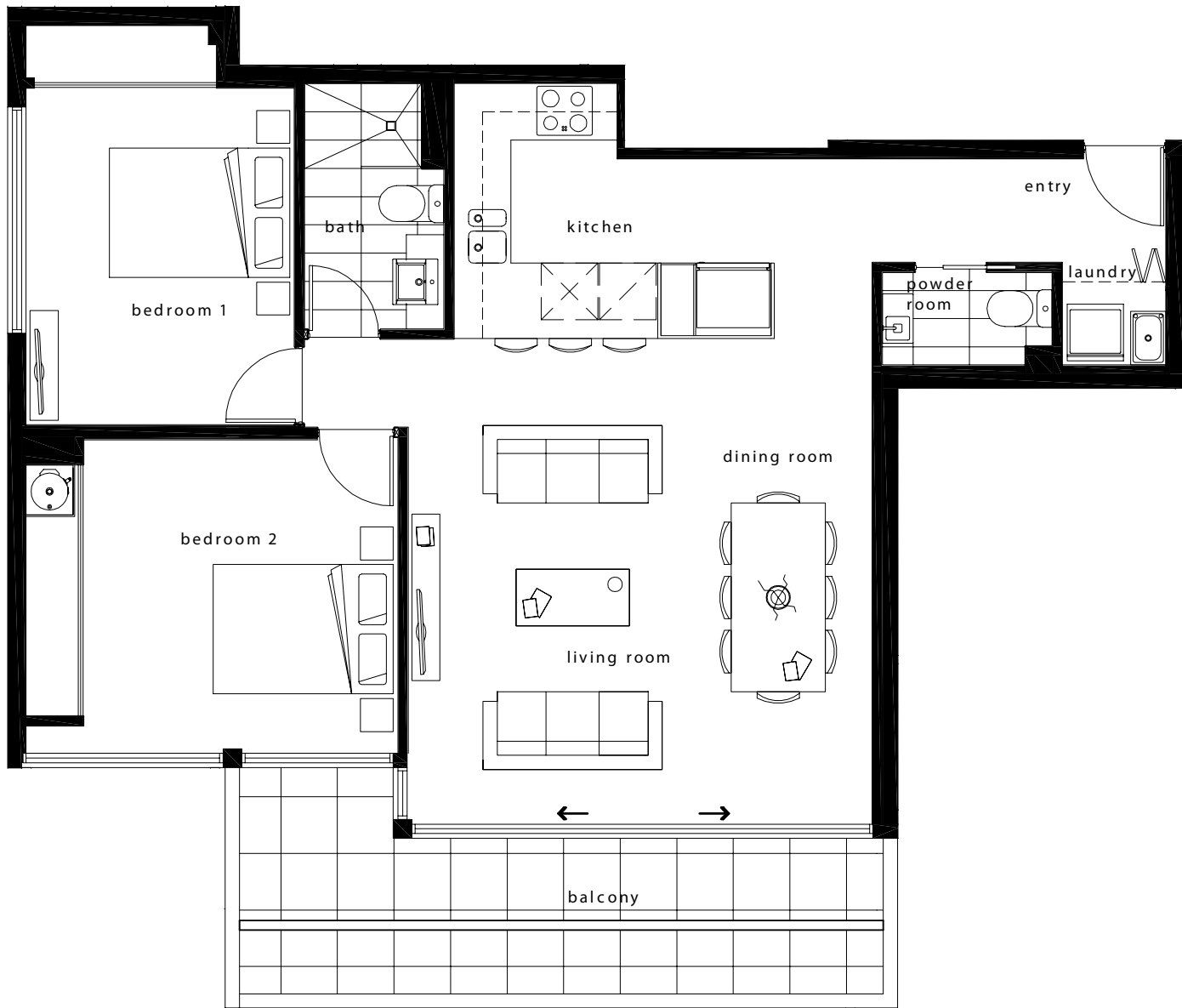
TOTAL AREA	92.7 m ²
INTERNAL AREA	68.6 m ²
EXTERNAL AREA	24.1 m ²



APARTMENT 10

2 Bedrooms, 1.5 Bathrooms

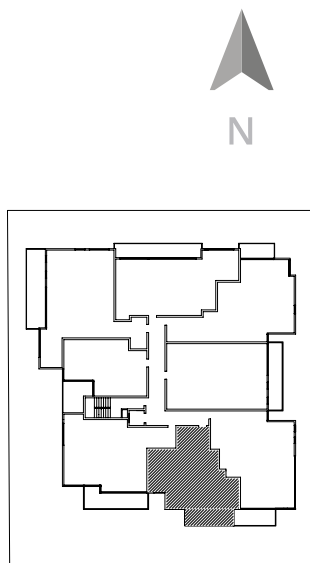
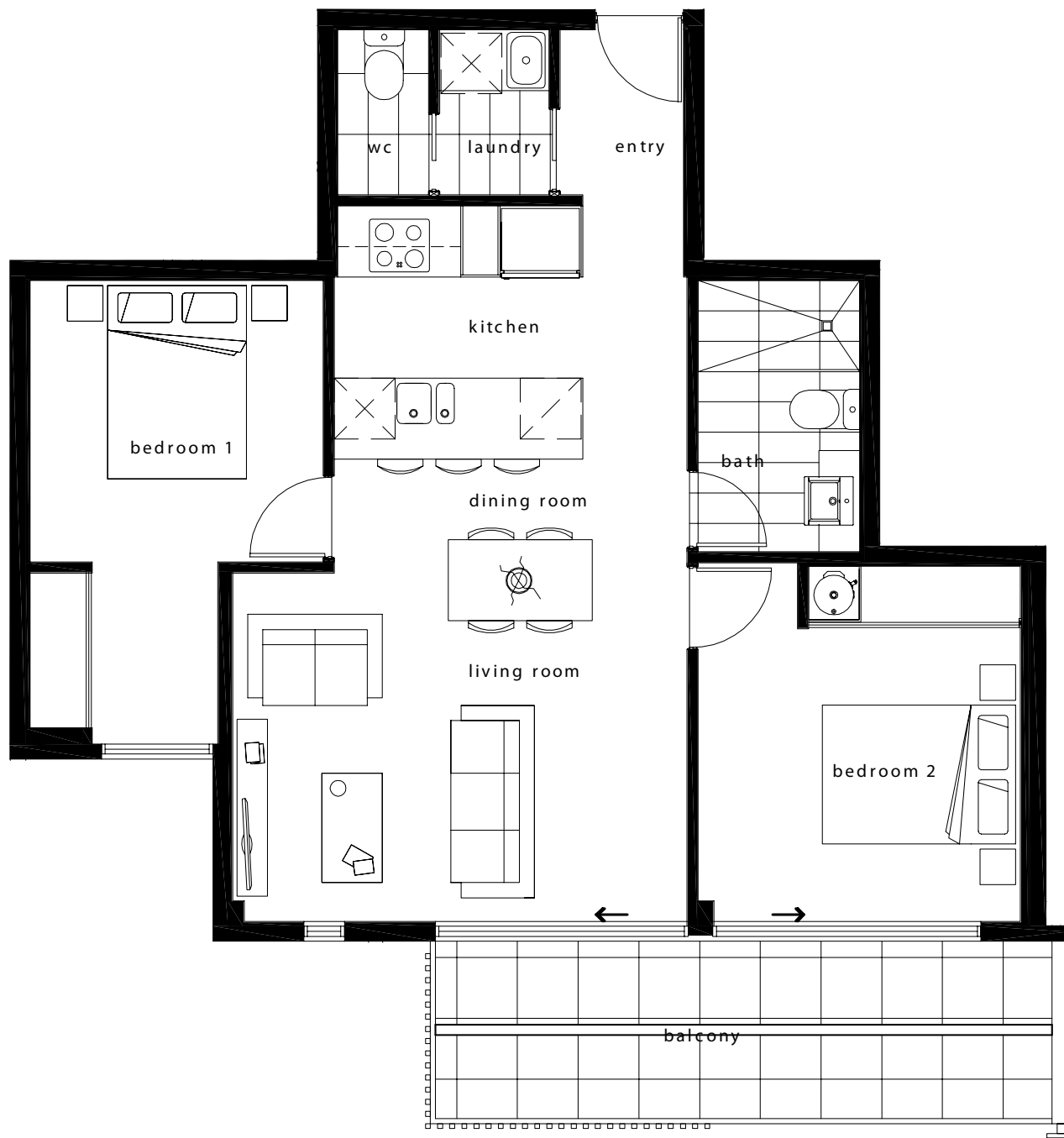
TOTAL AREA	94.8 m ²
INTERNAL AREA	80.6 m ²
EXTERNAL AREA	14.2 m ²



APARTMENT 11

2 Bedrooms, 1.5 Bathrooms

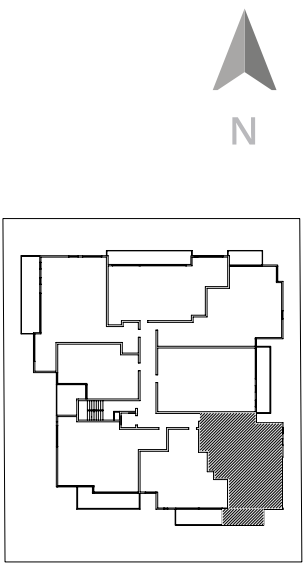
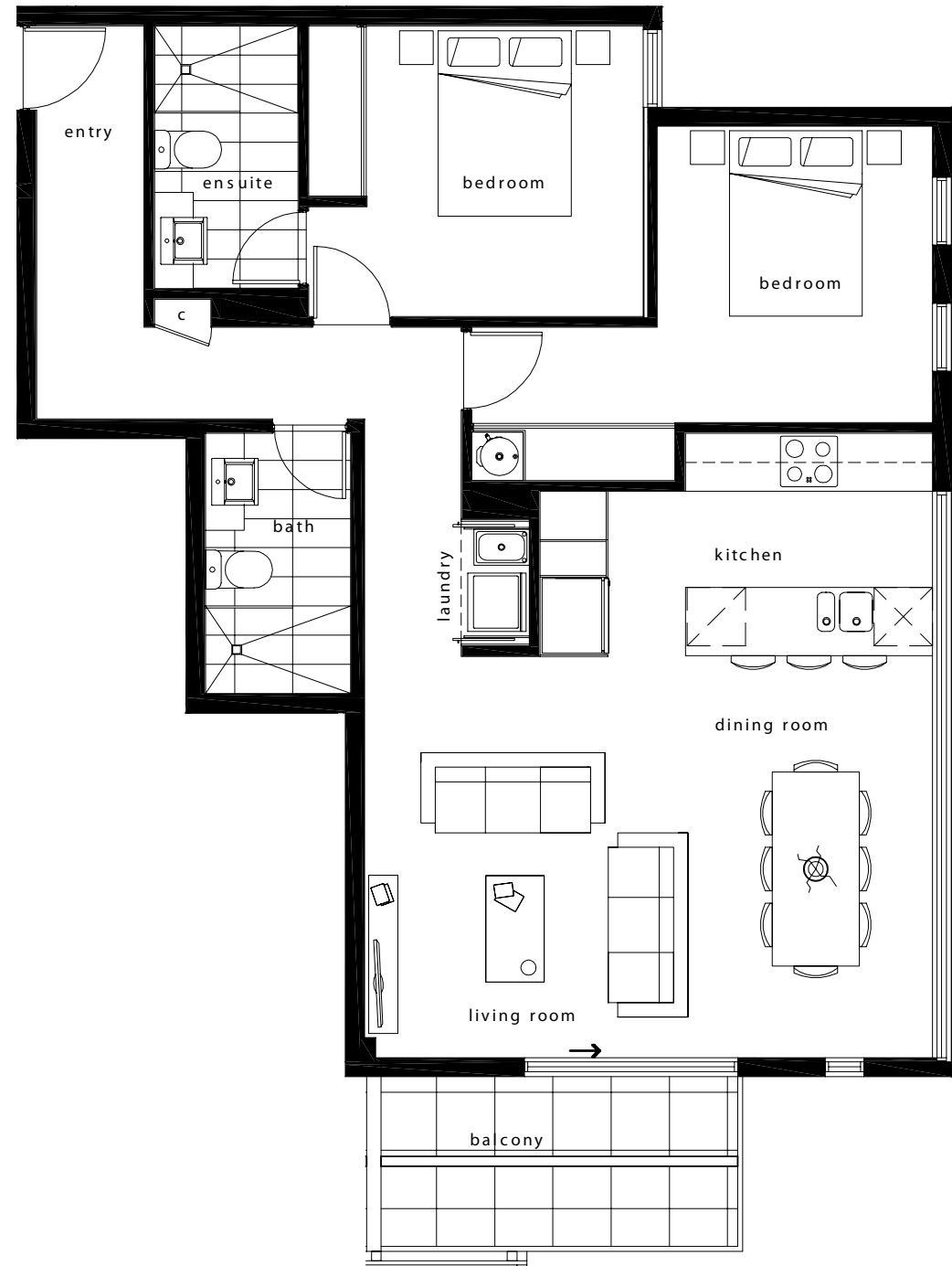
TOTAL AREA	77.7 m ²
INTERNAL AREA	68.1 m ²
EXTERNAL AREA	9.6 m ²



APARTMENT 12

2 Bedrooms, 2 Bathrooms

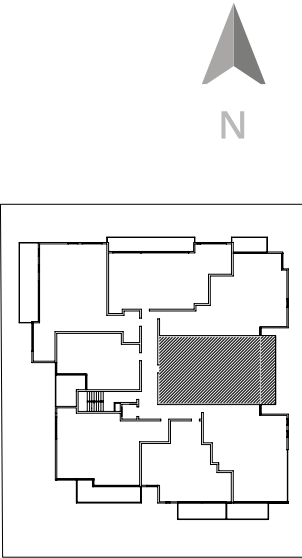
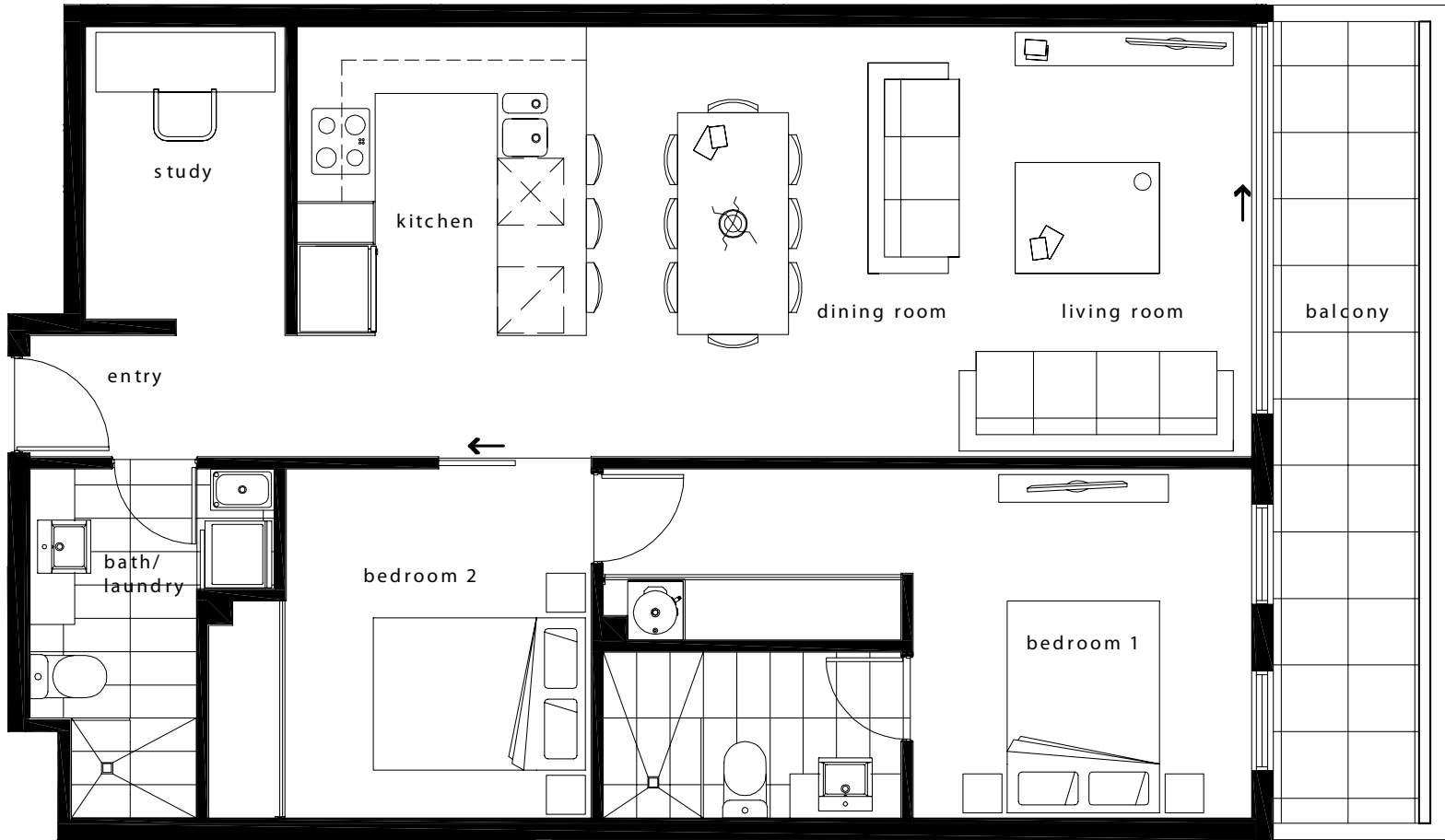
TOTAL AREA	91.2 m ²
INTERNAL AREA	83.1 m ²
EXTERNAL AREA	8.1 m ²



APARTMENT 13

2 Bedrooms, 2 Bathrooms + Study

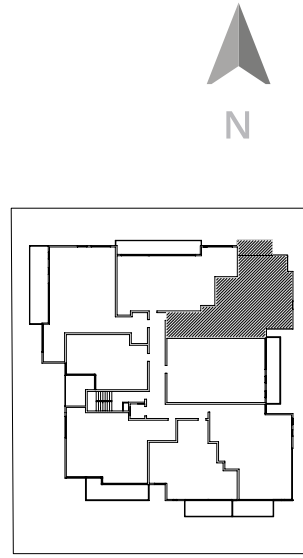
TOTAL AREA	93.3 m²
INTERNAL AREA	81.6 m²
EXTERNAL AREA	11.7 m²



APARTMENT 14

2 Bedrooms, 2 Bathrooms

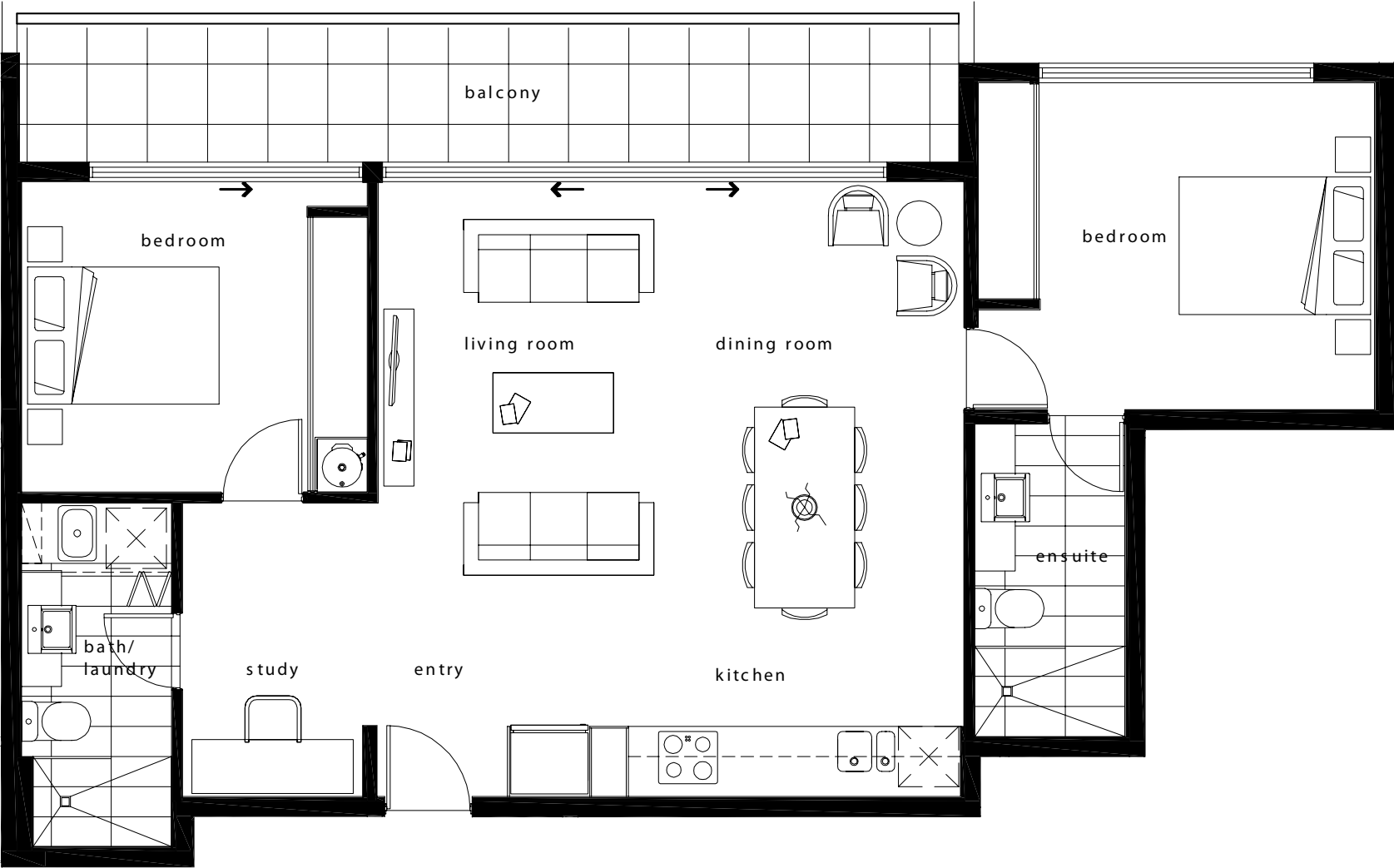
TOTAL AREA	96.5 m²
INTERNAL AREA	87.5 m²
EXTERNAL AREA	9 m²



APARTMENT 15

2 Bedrooms, 2 Bathrooms + Study

TOTAL AREA	97.3 m ²
INTERNAL AREA	82.5 m ²
EXTERNAL AREA	14.8 m ²



APARTMENT 16

2 Bedrooms, 2 Bathrooms + Study

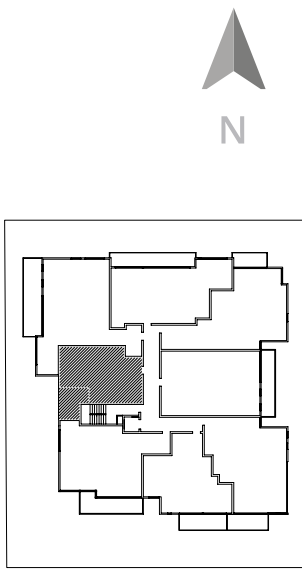
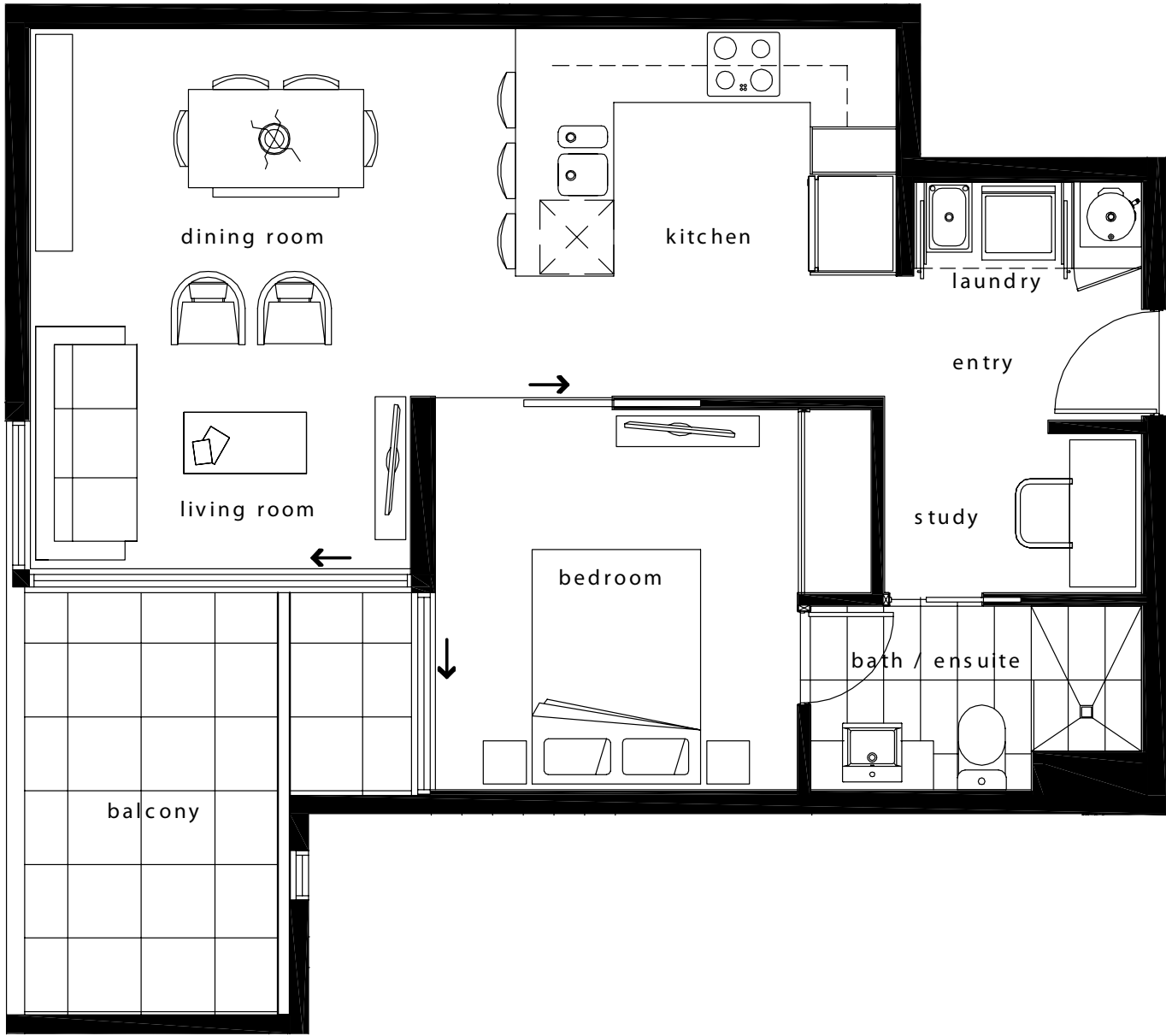
TOTAL AREA	112.6 m ²
INTERNAL AREA	94.6 m ²
EXTERNAL AREA	18 m ²



APARTMENT 17

1 Bedroom, 1 Bathroom + Study

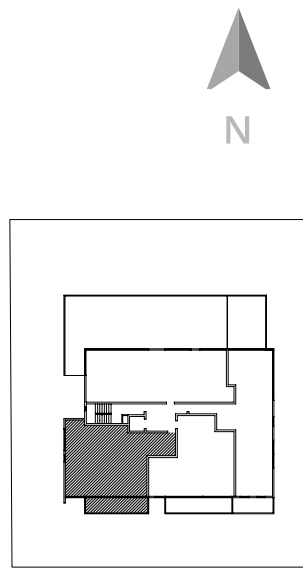
TOTAL AREA	60.9 m ²
INTERNAL AREA	51.3 m ²
EXTERNAL AREA	9.6 m ²



APARTMENT 18

2 Bedrooms, 2 Bathrooms

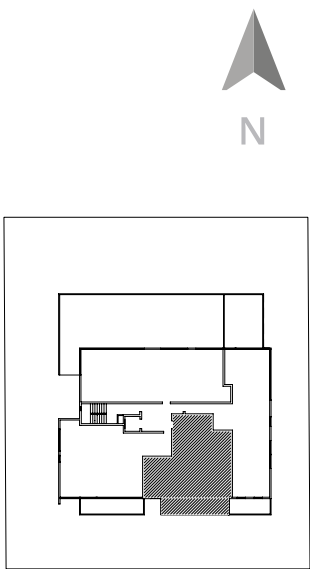
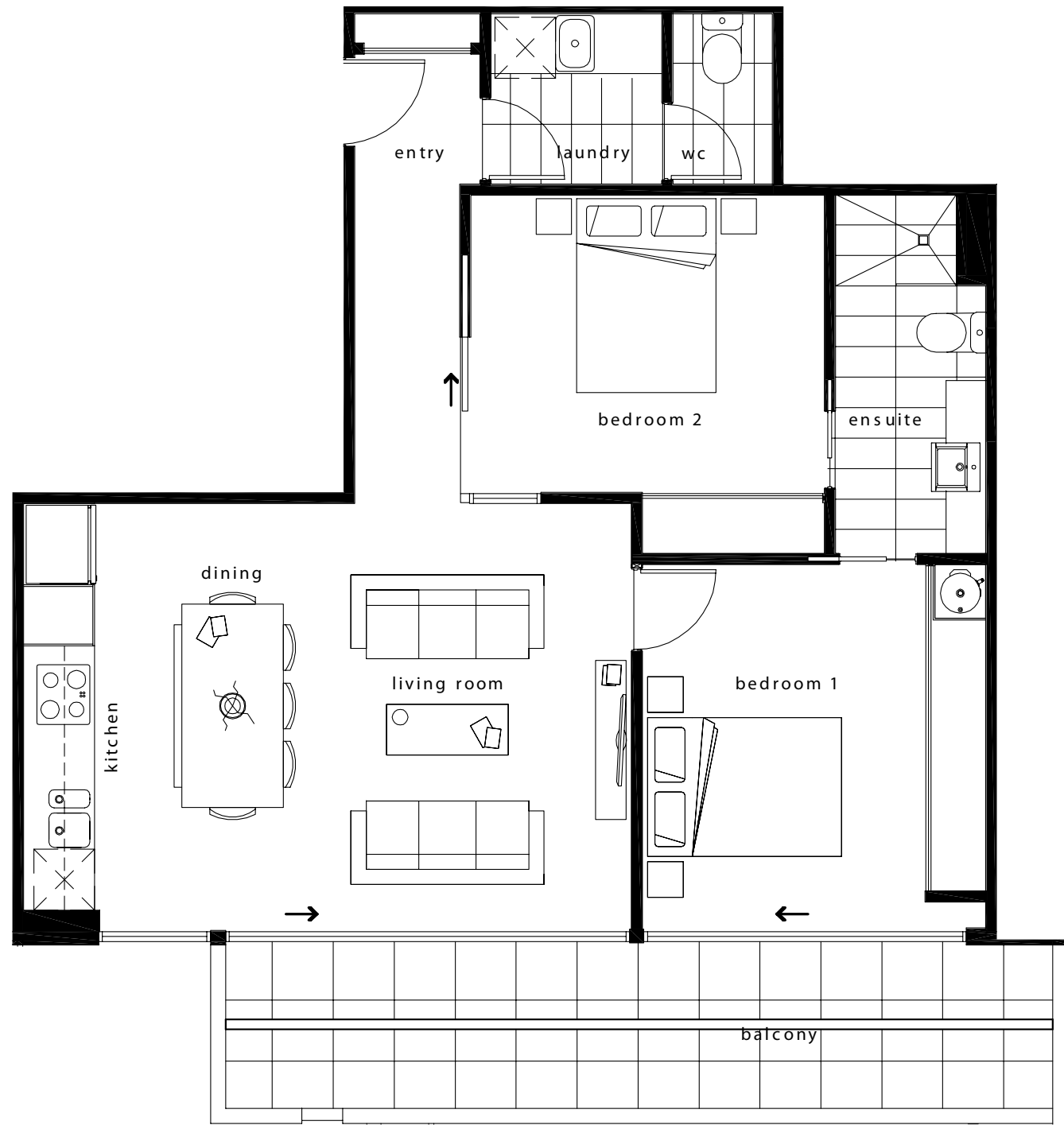
TOTAL AREA	97.8 m ²
INTERNAL AREA	84.8 m ²
EXTERNAL AREA	13 m ²



APARTMENT 19

2 Bedrooms, 1.5 Bathrooms

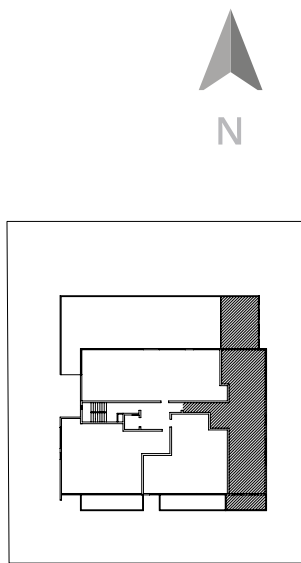
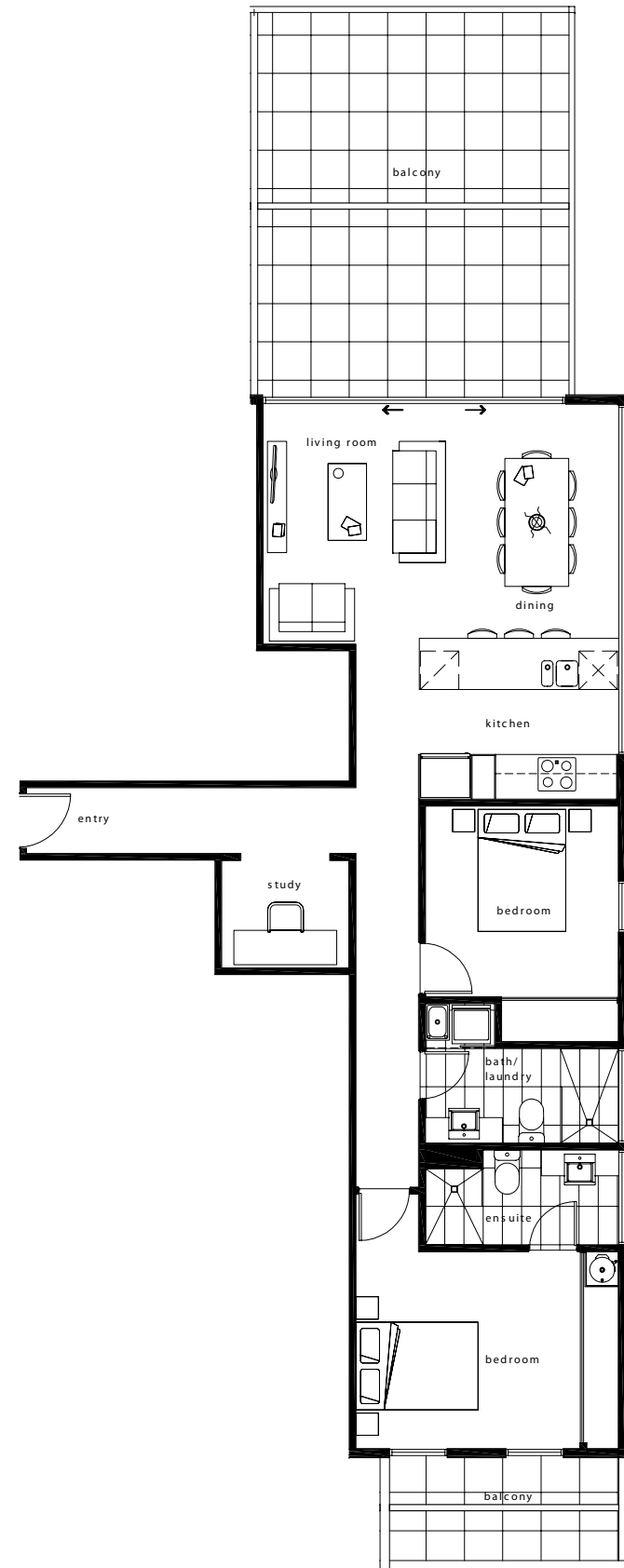
TOTAL AREA	84.8 m²
INTERNAL AREA	71.3 m²
EXTERNAL AREA	13.5 m²



APARTMENT 20

2 Bedrooms, 2 Bathrooms + Study

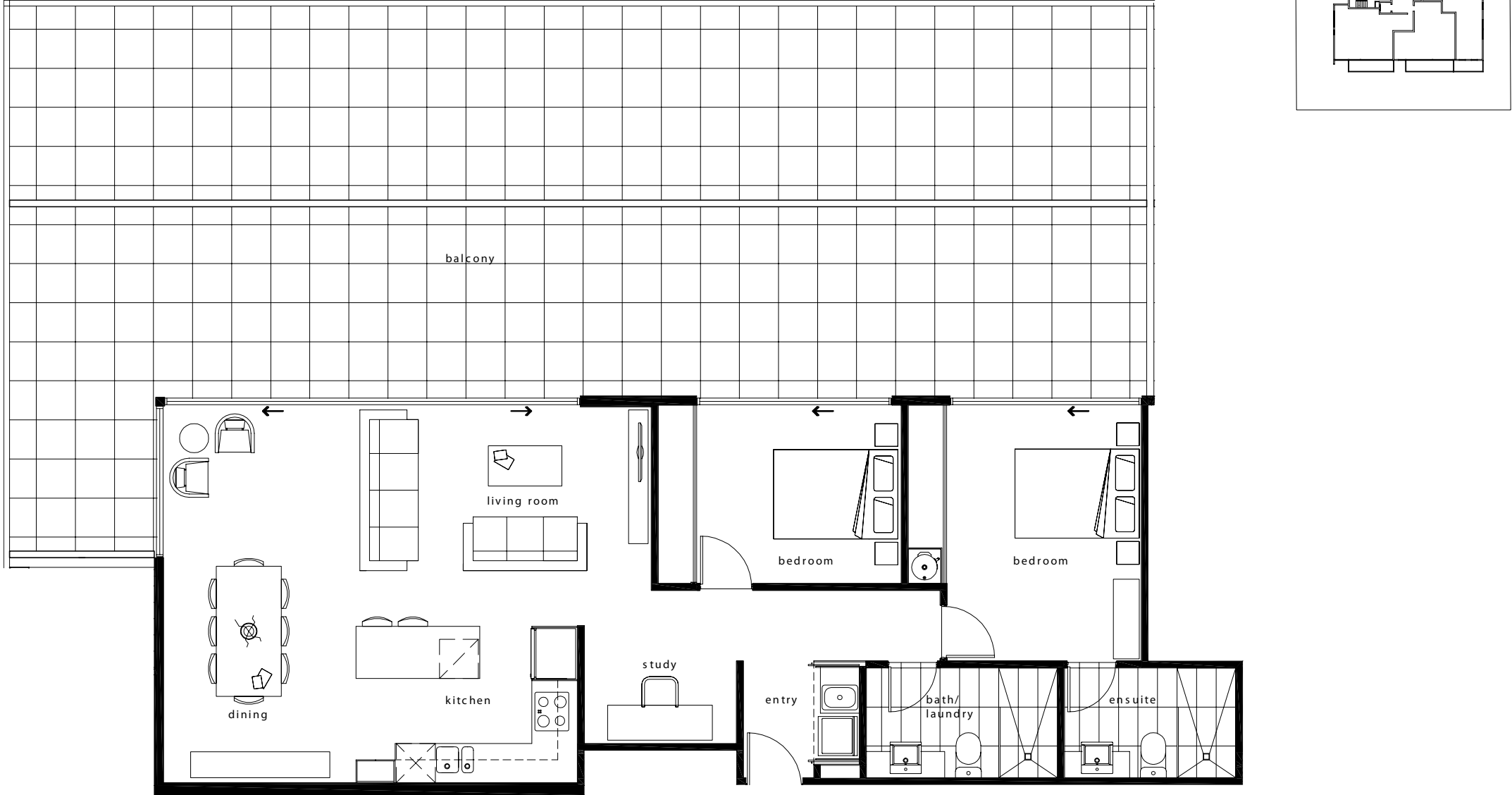
TOTAL AREA	117.6 m²
INTERNAL AREA	89 m²
EXTERNAL AREA	28.6 m²



APARTMENT 21

2 Bedrooms, 2 Bathrooms + Study

TOTAL AREA	207.13 m ²
INTERNAL AREA	92.64 m ²
EXTERNAL AREA	114.49 m ²



Developed By



DISCLAIMER

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. All images are artist impressions and are intended as a guide only. Furniture is not included.

© Kahlon Group 2014