

EASTWOOD ESTATE

coast

COLLECTION

brought to you by

TOMORROW
HOMES



TOMORROW
HOMES

Imagine waking up and feeling like you're on holiday. Every day. Starting each day in a home with the heart of a beachside getaway and style of sophistication that keeps life new and exciting, always. That's the Tomorrow Homes Coast Collection.

Inspired by the French heritage Hamptons style, our Coast Collection is your modern coastal escape, at home.

Where crisp white walls conjure the calm of an ocean breeze. Where beachy chic meets classic sleek through light linen furnishings and nautical nuances. And the indoors and outdoors blend seamlessly, like the tide and the shore.

So, every day you'll wake to the feeling of sun on your face, and come home as refreshed as a day at the beach.

**WELCOME TO OUR
COAST COLLECTION —
YOUR HOLIDAY, AT HOME.**

tomorrowhomes.com.au



coast

COLLECTION

Since its classical origins in New England, the Hamptons style has long been admired for the elegant, coastal calm it brings to homes.

And what better space than the kitchen or bathroom to translate this sophisticated tranquility: whether you're sipping a cuppa in the kitchen or winding down in the bath, you'll love the way this home design reinvigorates your spirit and wellbeing.

THE *design*

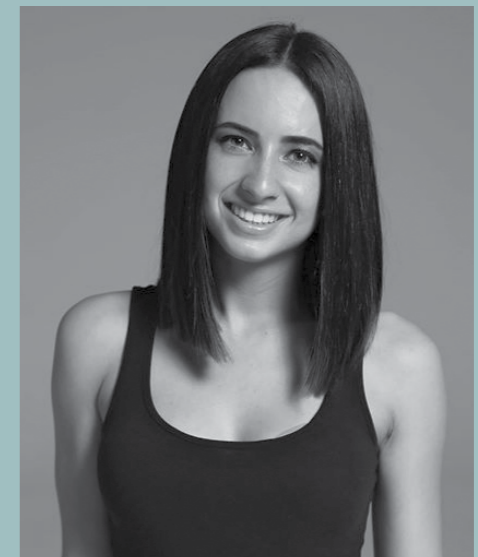


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“

This collection allows you to achieve style in the most innovative and trendsetting way. Each scheme is carefully curated to ensure it stands the test of time.

”



YOUR HAMPTONS HOME

From the New England seaboard to the shores of Australia, the Hamptons style brings a relaxed, coastal appeal to classic, modern homes. Our Coast Collection is designed after this voyage – using neutral tones accented by vivid colours and patterns. All of it, inspired by life along the coast.

And with an added splash of East Coast elegance to the interior and architecture, your love for your home is sure to be reawakened, day after day.

So you'll truly enjoy your holiday, at home.

Vanessa

HEAD OF INTERIOR DESIGN
Tomorrow Homes

bon APPÉTIT



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SPLISH

splash



YOUR

hamptons home

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BUILD YOUR DREAM HOME AT THE HEART OF IT ALL.

Just 52 kilometres from Melbourne's CBD, these homes are located in the highly sought-after area of Cranbourne East.

With a wide array of education, recreation, shopping and transport options within just three kilometres, everything you need is right on your doorstep.

Imagine a life at the heart of it all.

With James Hardie® Scyon™ Linea™ fibre cement boards your home can have all the distinctive features and charm of weatherboard, without the maintenance needed for traditional timber.

Not only will the boards resist flaking from shrinking or swelling, they're also resistant to termites, fire and moisture damage.

Because the home is also still made of brick you'll retain amazing insulation properties year-round.

enjoy

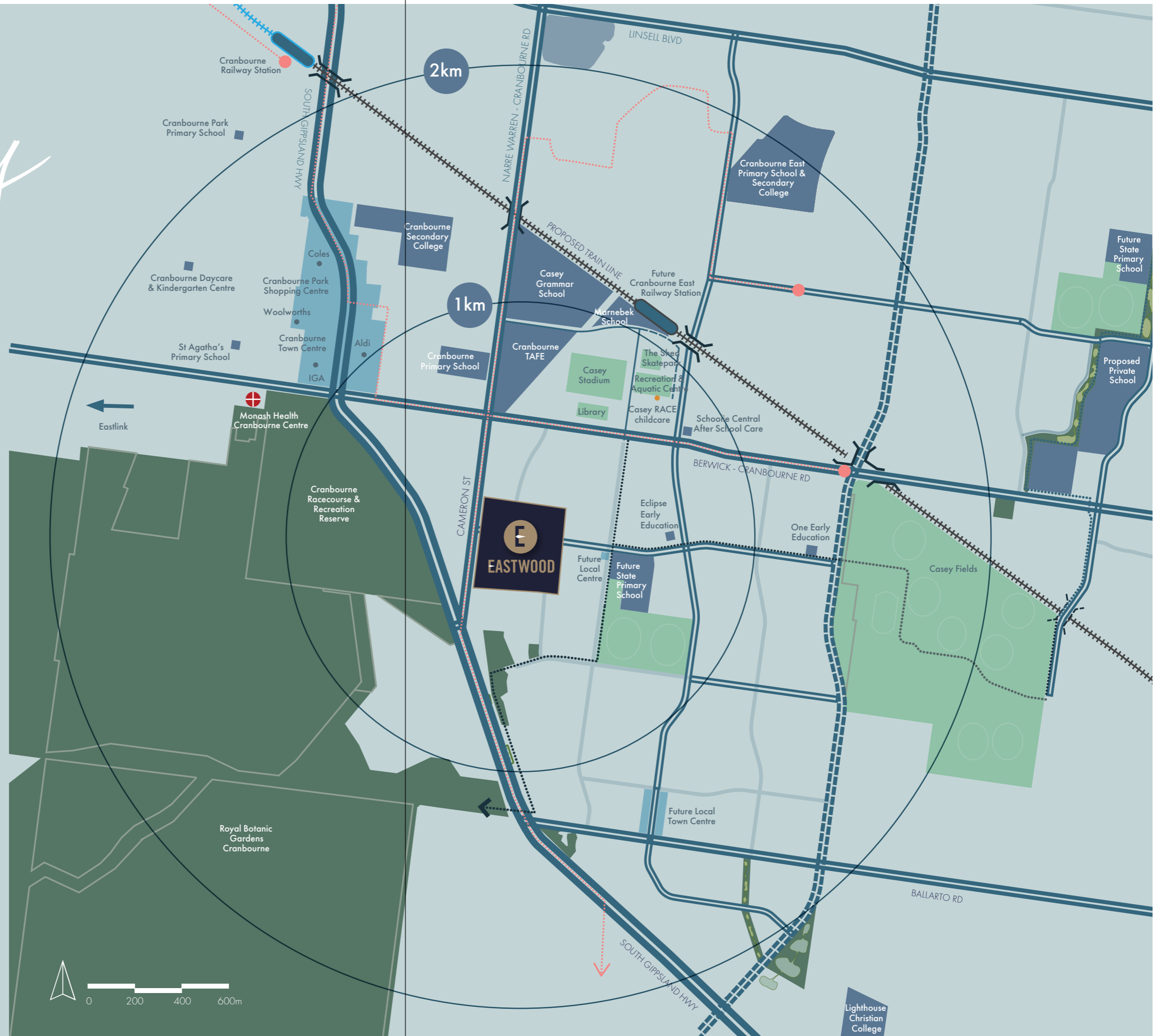
A WORLD OF AMENITIES

Eastwood residents can easily enjoy all the local amenities the area has to offer with schools, transport, shopping, parks and leisure facilities all within three kilometres of home.

- Leisure & Community Facilities
- Parks & Open Spaces
- Schools, Education & Childcare
- Shopping
- Train Line & Station
- Proposed Train Line & Station
- Level Crossings
- Proposed Level Crossings
- Shared Path
- Roads & Highways
- Future Connector Road
- Bus Routes

Source: City of Casey Cranbourne East Precinct Structure Plan 2010

Artist's impression.





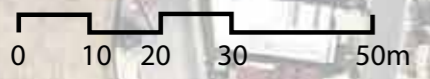
START

living NOW

BUILD YOUR HOME IN ONE OF MELBOURNE'S MOST SOUGHT-AFTER LOCATIONS.

Eastwood is situated in Cranbourne East, and boasts a vibrant community that offers residents a lifestyle of quality characterised by healthy living. The local area is built on a strong foundation of ultimate connectivity, with walkable streets and trail networks, as well as convenient access to public transport services, local schools, shopping precincts, lifestyle and sporting venues – plus an abundance of expansive, open spaces.

While new housing developments typically take time to 'become established' to their local area and require their residents to wait for local schools, shopping and recreational facilities to materialise, Eastwood offers a well-established community. This is an opportunity not to be missed.



Artist's impression.



A WELL

connected life

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TURNKEY

inclusions

Internal

KITCHEN APPLIANCES

Dishwasher European dishwasher.

Oven European fan forced electric oven.

Hot Plate European 600mm 4-burner gas cooktop including wok hob (where gas available).
European 600mm electric cooktop (where no gas available).

Range Hood European stainless steel 600mm wide canopy range hood.

Sink Double bowl stainless steel sink.

Tap Gooseneck sink mixer.

BATHROOM & ENSUITE

Basins Vitreous china vanity basin (white).

Basin Waste Chrome pop-up basin waste.

Basin Taps Chrome mixer tapware.

Mirrors Polished edge mirrors full width of vanity.

Shower Bases Tiled shower bases throughout.

Shower Screens Semi-framed shower screens with powder-coated aluminium frame (polished silver finish) and clear glazed pivot door.

Shower Outlet Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

Shower Tap Chrome wall mixer.

Bath 1520mm acrylic bath (white) with tiled podium.

Bath Mixer & Spout Chrome wall mixer and spout.

Toilet Suite Vitreous china, close coupled toilet suite in white with soft-close top.

Accessories Towel rails in chrome finish.
Toilet roll holders in chrome finish.

Exhaust Fans 250mm exhaust fans including self-sealing airflow draft stoppers to bathroom.

LAUNDRY

Trough Stainless steel tub preformed cabinet with bypass.

Tap Chrome mixer tap.

Washing Machine Chrome washing machine stops/grubs.

CABINETRY

Cupboards Fully lined melamine modular cabinets.

Doors/Drawers Laminate doors.

Kitchen and Vanity Bench Tops
Light Scheme. Stone square-edge benchtop.
Dark Scheme. Stone square-edge benchtop.

Handles Selected from builder's sample boards.

Pantry Full laminate or as per plan.

STORAGE

Walk-in Robe White melamine shelf with hanging rail as per plan.

Robes One white melamine shelf with hanging rail.
Sliding doors - builder's selection.

Pantry/Linen Four white melamine shelves. Doors - 2040mm high Redicote flush panel, hinged door(s).

Dummy Lever door furniture in stainless steel.
Passageway door only.



TURNKEY

inclusions

TILING & FLOORING

Wall and Floor Tiles

Wall tiles to bathroom, ensuite, laundry and WC as shown on plans. See builder's colour boards.

Splashback Tiles Splashback tiles to kitchen. See builder's colour boards.

Floor Tiles Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's colour boards.

Floor Boards

As shown on plan. Selection as per builder's colour boards.

Carpet As shown on plan. Selection as per builder's colour boards. Option Light Scheme. As shown on plan. Selection as per builder's colour boards. Option Dark Scheme.

INTERNAL FEATURES

Doors Hinged flush panel. 2040mm high.

Door Furniture

Hinged. Lever door furniture in polished chrome finish to all rooms.

Sliding. Cavity Slider privacy set door furniture in polished chrome finish to all rooms.

Mouldings 92 x 18mm square edge MDF skirting.

Doorstops White doorstops to hinged doors.

Door Seals Door seal to nominated internal doors, in accordance with energy rating assessor's report.

PLUMBING

Taps Two external taps, one to front water meter and one to rear of home.

ELECTRICAL

Internal Light Points LED fittings (white) throughout as per standard electrical layout.

External Lights LED downlight to front entry. Weatherproof Para flood light to rear as per drawings.

Power Points Double power points throughout.

TV Points Two points including five metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.

Telephone Point Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.

Switch Plates White wall-mounted switches.

Smoke Detector(s) Hardwired with battery backup.

Safety Switches RCD safely switch and circuit breakers to meter box.

Electric Car Outlet Conduit allowance made for future electric car charging point in garage.

GARAGE

General Double garage with tiled hip roof including double Colorbond roller door to front, painted infill over garage door. Plaster ceiling and concrete floor. Remote control with two handsets included.

External Walls Brick veneer (on boundary wall or product specific if required).

Pedestrian Door Weatherproof flush panel, low-sheen acrylic paint finish. Doorframe aluminium powder-coat finish. Door furniture entrance lock set.

AIR CONDITIONING

Heating / Cooling Split heating and cooling air conditioning system with two outlets, one in master bedroom and the other in living room.

HOT WATER SYSTEM

Hot Water System Instantaneous gas hot water system where applicable. Otherwise electric heating with external tank. Note: unit positioned at the builder's discretion.

Structure

FRAMING

Framing Stabilised pine wall frame and roof trusses.

CEILINGS

Height 2550mm height throughout.

PLASTER

Plasterwork 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.

INSULATION

Ceiling Glasswool batts to ceiling of roof space (excludes garage ceiling).

External Brickwork Glasswool wall batts including Sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: wall wrap will be sealed around openings in accordance with energy rating assessor's report.

PAINT – 2-COAT APPLICATION

Timberwork Gloss enamel to internal doors, jambs and mouldings.

Ceilings Flat acrylic to ceilings.

Internal Walls Washable low-sheen acrylic to internal walls.

Entry Door Gloss enamel to front entry door.

External

EXTERNAL FEATURES

Brickwork Clay bricks from builder's colour boards.

Mortar Joints Natural colour rolled joints.

Front Elevations As per working drawings. Acrylic render/feature to selected areas as per plan (Product Specific).

Windows Double-glazed feature aluminium windows to front elevation (product specific). Sliding aluminium windows to sides and rear. Aluminium-improved windows throughout.

Front Entry Door Solid core feature front door.

Front Door Furniture Entrance lock set in polished stainless steel with Lockwood deadbolt.

Garage Hinged Door Entrance lock set in polished stainless steel.

Infill Over Windows Painted cement brick to front facade windows. Painted cement sheet infill above side and rear elevation windows and doors.

Door Seal Door seal and weather seal to all external hinged doors.

ROOFING

Roof Pitch Roof Pitch to be 22.5 degrees.

Material Colorbond sheet metal or roof tiles as per builders final working drawings.

Fascia and Guttering Colorbond fascia, guttering and downpipes.

LANDSCAPING

Lawn and perimeter gardens as per landscape plan.

FENCING

Rear and side boundary fences as per landscape plan.

DRIVEWAY

Coloured concrete driveway as per landscape plan.

Site

RECYCLED WATER CONNECTION

Recycled Water Provide recycled water connection if required (additional charges will apply).

SITE CONDITIONS/FOUNDATIONS

Foundation Class Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m² with a maximum setback of 5m to the house.

Temporary Fencing Supply and hire of temporary fencing to site to council requirements.

Silt Fence Supply and hire of environmental silt fence to front of property as required by council.

Rock Allowance Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).

Termite Treatment Termite spray system to building perimeter and all slab penetrations.

Angle of Repose Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.

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INCLUDED

upgrades

LANDSCAPING

The front and rear of your home will be fully landscaped and ready to enjoy with trees, garden beds, grass, pebbles, rocks, mulch and topping where required.

Front landscaping includes a dripper system with timer and a modern letterbox to suit the style of your home. Rear landscaping includes a dripper system connected to a tap and a discreet clothesline.

DRIVEWAY & PATH

Your home includes a coloured front concrete path, driveway and porch.

FENCING

Your home is fenced on the sides and rear boundary at 2100mm high, and 1800mm wing fencing with a 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines.

WINDOW FURNISHINGS

Modern and stylish Holland blinds cover all bedroom and living windows. Flyscreens are fitted to every opening window for complete privacy and comfort.

AIR CONDITIONING

Wall-mounted, split system air conditioner features isolation switch and condenser.

FIBRE OPTIC READY

Your Tomorrow home comes fibre optic ready for NBN connection or compatible fibre optic services.

CARERRA MARBLE

Carrera marble finish reconstituted bench tops.

TOMORROW'S HOME TECHNOLOGY

today

At Tomorrow Homes, we have earned the title of being the builder for the future, leading the way in innovative home systems and services our competitors have yet to offer. By building tomorrow's technology into every home, we ensure optimal value for resale, renting out or simply, living.

THIS PACKAGE IS
AVAILABLE AS AN
UPGRADE VALUED
AT \$8,500

BUILT-IN HOME SECURITY

All homes are installed with a state-of-the-art Google Nest outdoor security camera near the front door. These allow communication with guests such as couriers, and record outside activity. The camera also allows you to monitor your home from anywhere via your mobile phone.

CARBON MONOXIDE & FIRE SENSORS

Home safety is vital to Tomorrow Homes. So we don't allow any home to go without premium-quality Google Nest Protect sensors for carbon monoxide and fire. Unlike the inexpensive detectors other builders install, these smart devices offer peace of mind without the false alarms or needless beeps. Thinking of renting out? Such sensors are considered a top feature by Airbnb.

ELECTRIC CAR POWER READY

We provide pre-installed wiring in every garage that allows you to easily fit an electric car charging station for any electric car, at a lower cost. We call it 'Tomorrow Power' – today.



THE NEW DIRECTION IN

Living

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