



FLORA

RESIDENCES

DEVELOPED BY

TOMORROW
HOMES

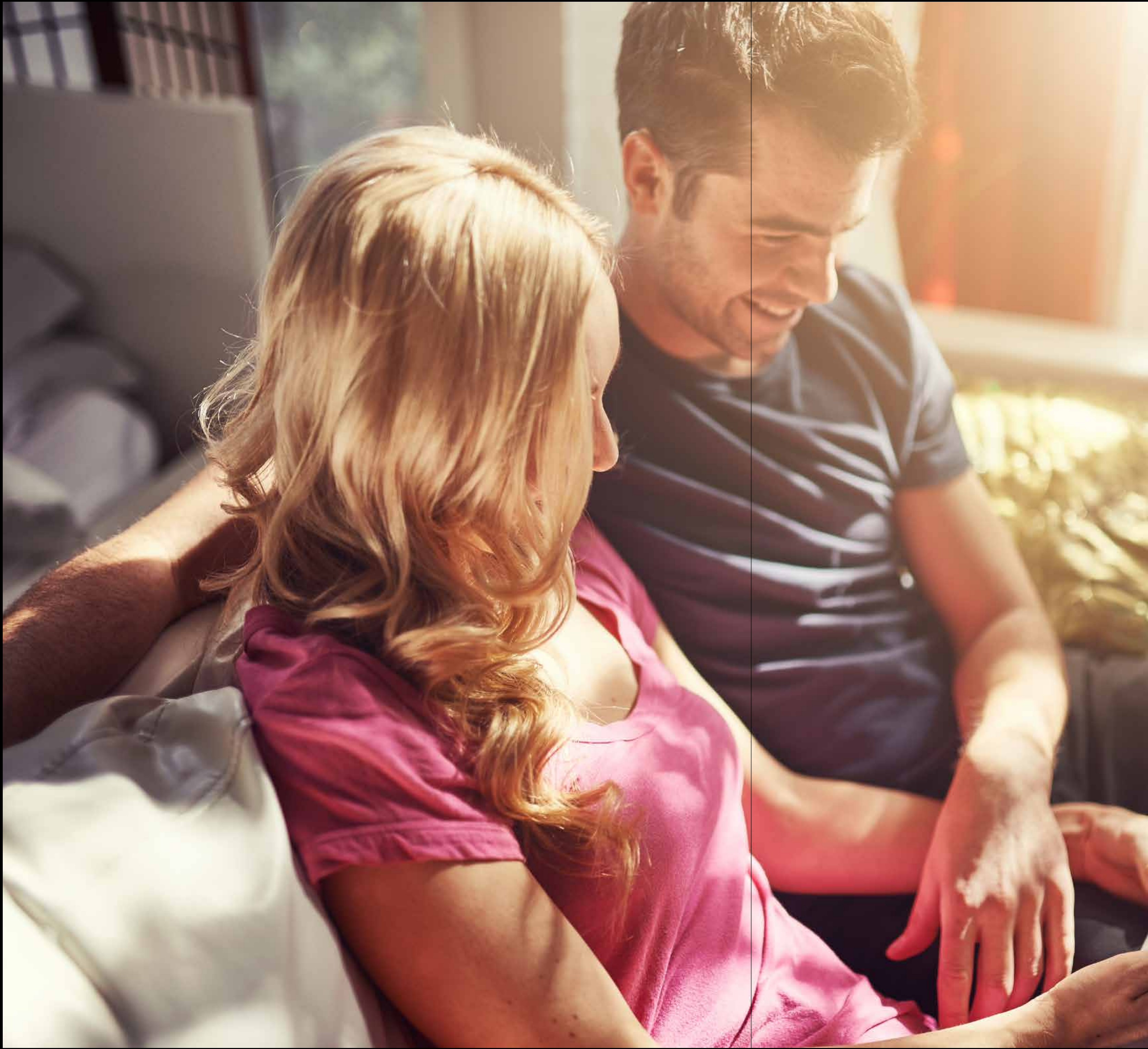


F L O R A

R E S I D E N C E S

Welcome to Flora. A bespoke community comprising of 15 terrace homes, inspired by the inner suburbs of Melbourne.

With high ceilings, premium fixtures and internal sun soaked courtyards you will never feel more at home.



TOMORROW HOMES

Whether you're looking to build your first home or a smart investment, Tomorrow Homes can help you realise the future you've always wanted.

We design award-winning homes with the perfect balance of innovation, sustainability, functionality and luxury.

You'll have a dedicated relationship manager in regular contact throughout the build, ready to discuss any matters or questions you have on your new home. We also provide an online portal that allows you to track the weekly progress of your home, complete with updates and photos, so whether you live nearby, interstate or overseas, you'll always be up to speed on the building process.

Designed for beauty and built for your best life, your Tomorrow Home will stand the test of today and well past tomorrow.

BUILT FOR TOMORROW

TOMORROWHOMES.COM.AU

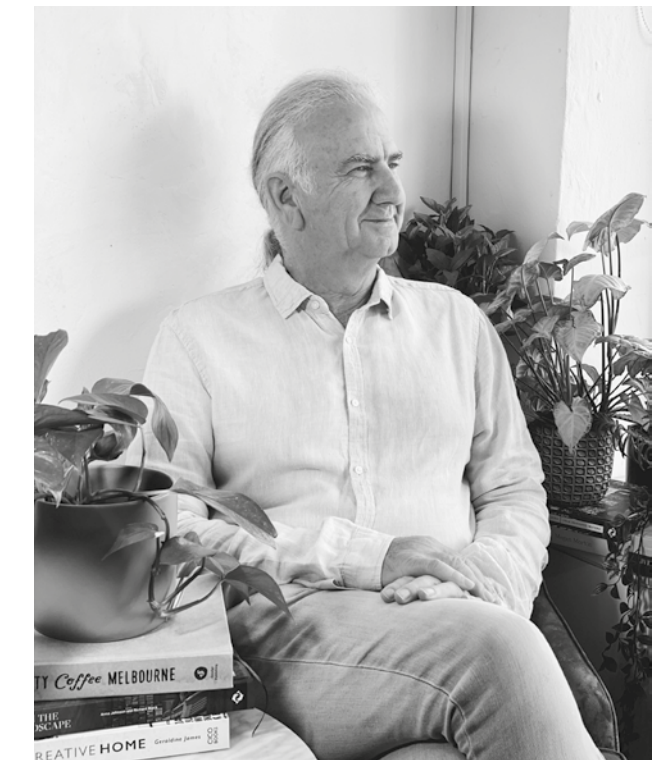
THE DESIGN



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These designs are not only timeless and practical but, truly resonate with any surrounding they are built within.

”



YOUR FLORA HOME

For me, the most exciting thing about design is that I never know what is going to evolve when I start, and in the case of Flora, it has evolved into something truly beautiful.

We have taken the luxury homes market that I came from, and brought that style into an affordable but very well-designed range of properties.

Form, function and style forever.

Michael

HEAD OF DESIGN
Tomorrow Homes

*Bachelor of Architecture
University of South Australia
1984*

THE CHOICE IS ALWAYS YOURS

An external feature panel gives you the freedom to favour light over privacy, or the other way around, at any time. Fill your home with natural light during the day, then close off from the world when the sun goes down. It's your place.

Flora residences are all 3 or 4 bedroom single-story terrace homes, inspired by the inner suburbs of Melbourne. On the outside we see recycled brick and stone feature walls, while the inside features 4.4m cathedral ceilings, a walk-in kitchen pantry and walk-in master bedroom closet, as well as a double garage with laneway access.



All images and drawings are for illustrative purposes.

A NEW
LIGHT

PRIMROSE

FLOORPLAN



LIGHT DESIGN
1143, 1145, 1147 & 1149

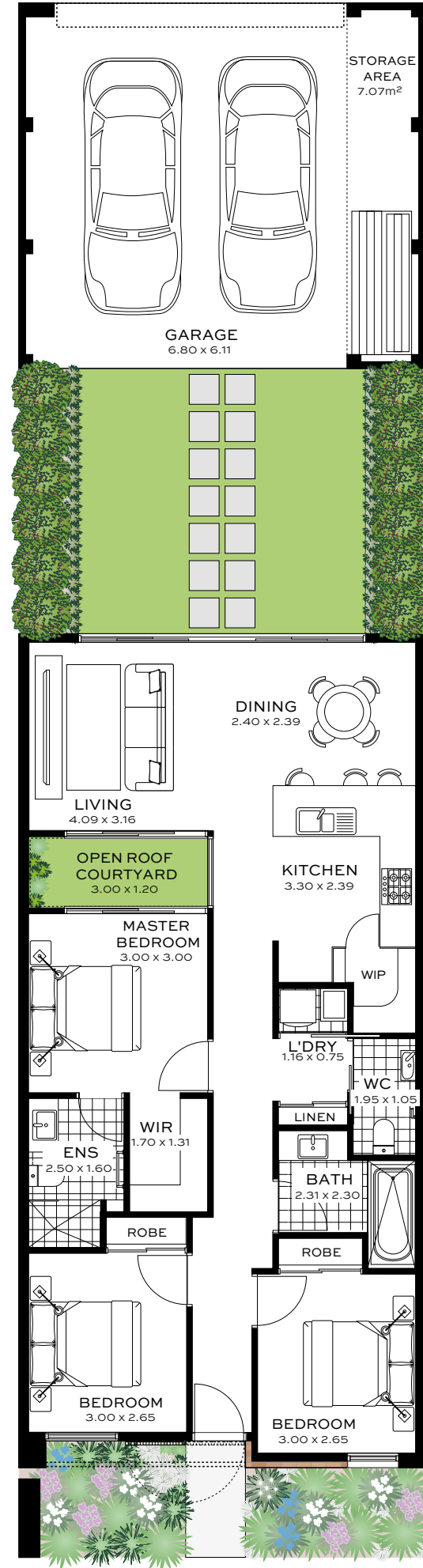
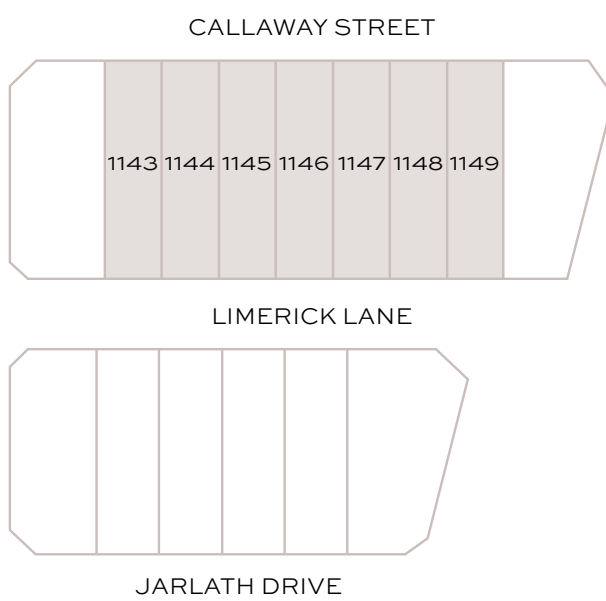
DARK DESIGN
1144, 1146 & 1148

DIMENSIONS

House 13.95m x 6.80m
Garage 6.11m x 6.80m

SPECIFICATIONS

Living 93.4m²
Garage 41.5m²
Porch 1.5m²
TOTAL 136.4m²



All images and drawings are for illustrative purposes.

BED
03
BATH
2.5
CAR
02

WILLOW

FLOORPLAN



LIGHT DESIGN
1152 & 1154

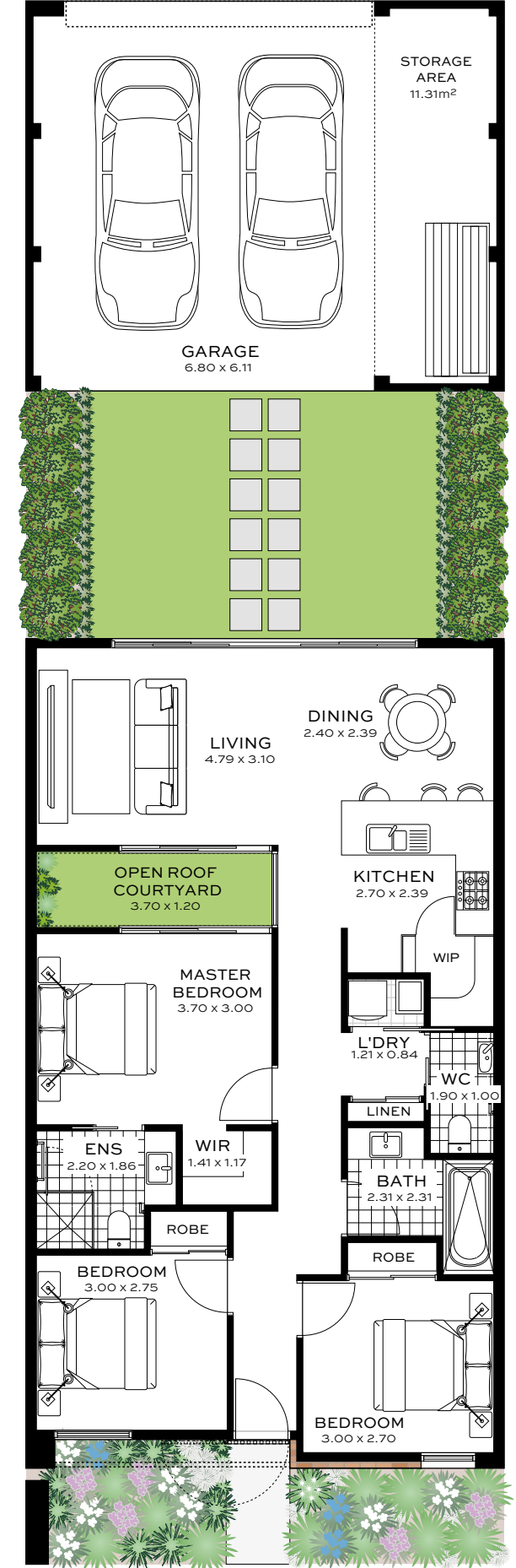
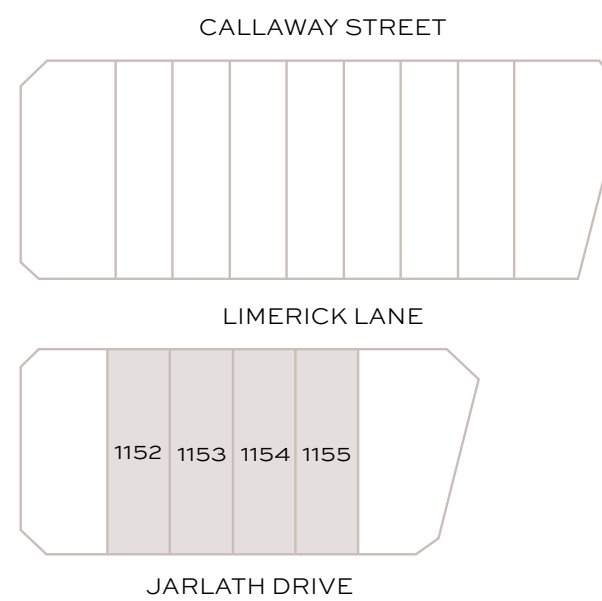
DARK DESIGN
1153 & 1155

DIMENSIONS

House 13.00m x 7.50m
Garage 6.11m x 7.50m

SPECIFICATIONS

Living 95.8m²
Garage 45.8m²
Porch 1.7m²
TOTAL 143.3m²



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BED
03
BATH
2.5
CAR
02

JASMINE

FLOORPLAN

BED
04
BATH
2.5
CAR
02

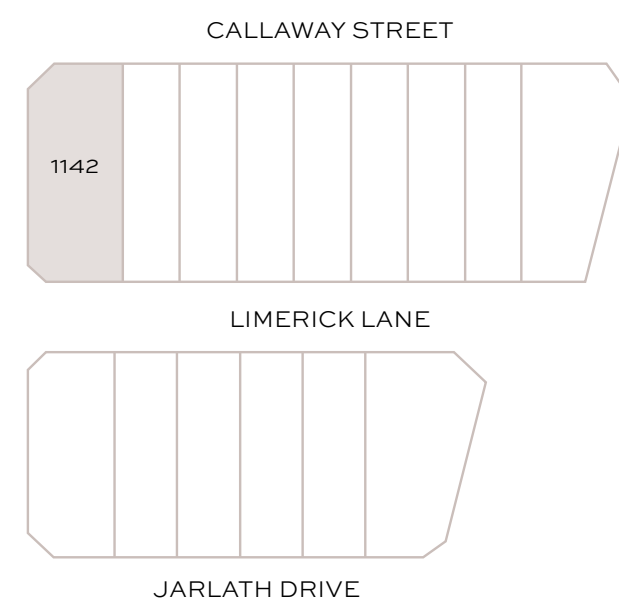
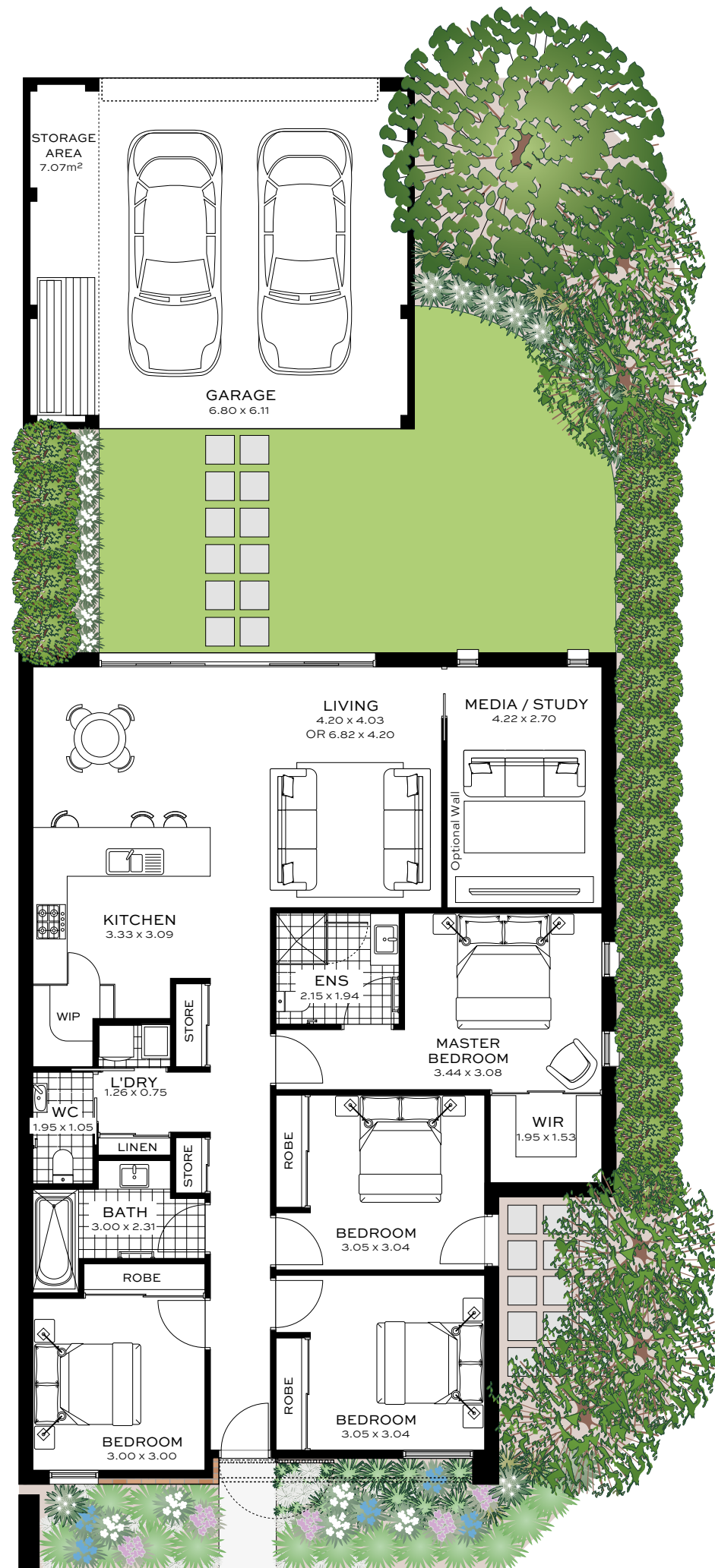
DARK
DESIGN
1142

DIMENSIONS

House 14.48m x 10.31m
Garage 6.11m x 6.80m

SPECIFICATIONS

Living 137.1m²
Garage 41.5m²
Porch 2.0m²
TOTAL 180.6m²



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FLEUR

FLOORPLAN

BED
04
BATH
2.5
CAR
02

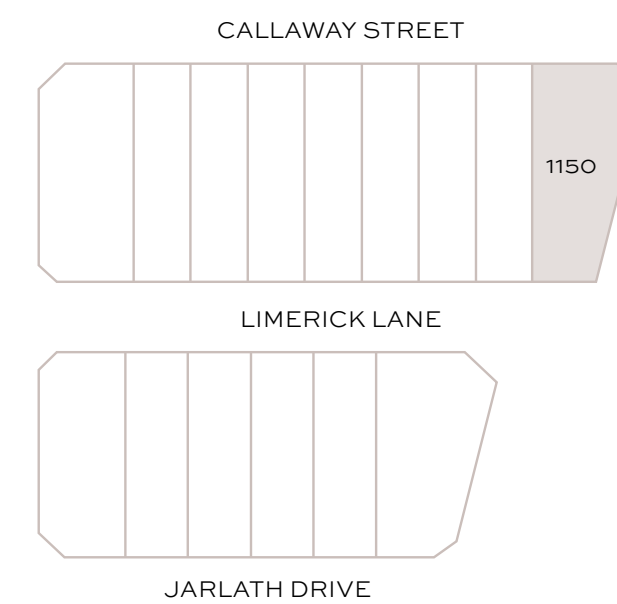
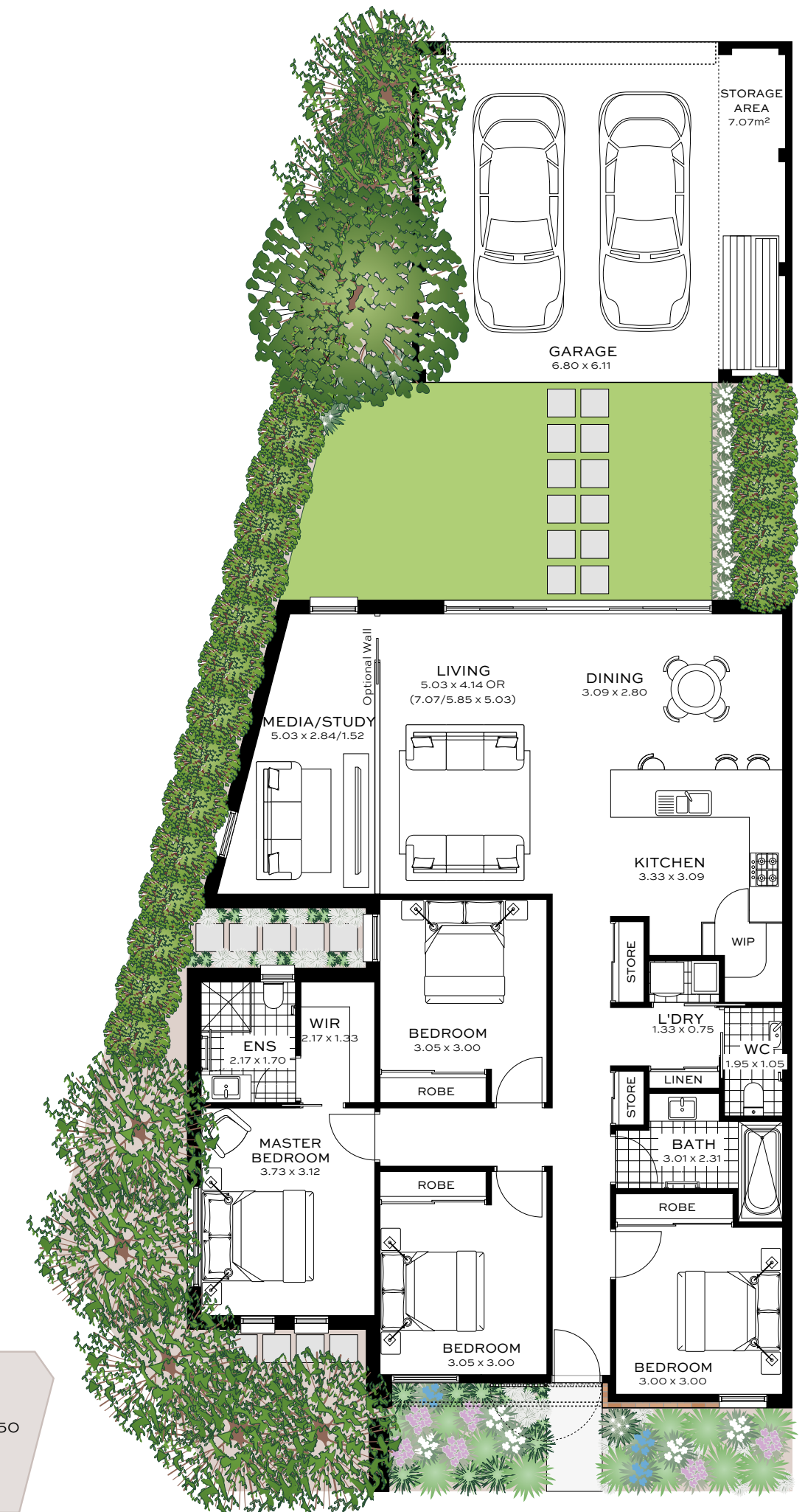
DARK
DESIGN
1150

DIMENSIONS

House 13.95m x 10.84m
Garage 6.11m x 6.80m

SPECIFICATIONS

Living 141.9m²
Garage 41.5m²
Porch 1.7m²
TOTAL 185.1m²



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ALYSSA

FLOORPLAN

DARK DESIGN 1151

DIMENSIONS

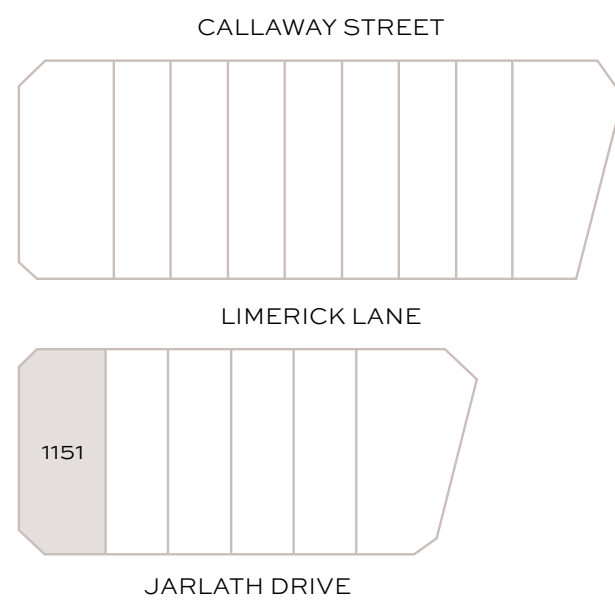
House 13.88m x 9.23m
Garage 6.11m x 7.50m

SPECIFICATIONS

Living 119.0m²
Garage 45.8m²
Porch 1.6m²
TOTAL 166.4m²



All images and drawings are for illustrative purposes.



BED
04
BATH
2.5
CAR
02

DAHLIA

FLOORPLAN

LIGHT DESIGN 1156

DIMENSIONS

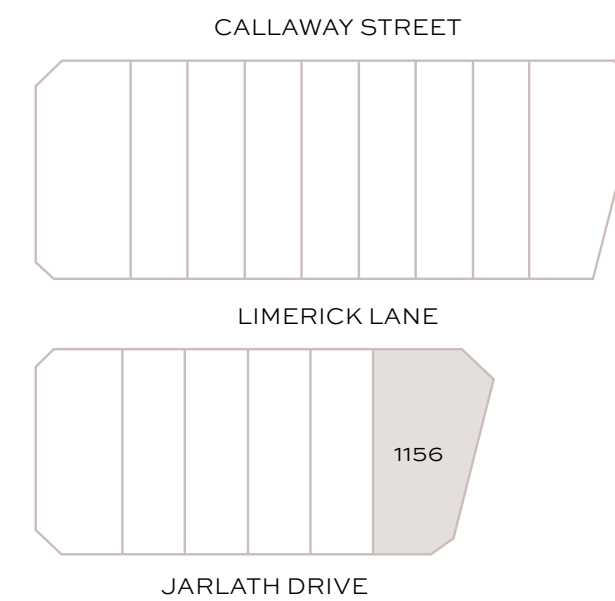
House 13.52m x 9.83m
Garage 6.11m x 7.50m

SPECIFICATIONS

Living 119.6m²
Garage 45.8m²
Porch 1.7m²
TOTAL 167.1m²



All images and drawings are for illustrative purposes.



BED
04
BATH
2.5
CAR
02

THE SITEPLAN



A BESPOKE TOMORROW HOMES COMMUNITY

The concept of building clever communities within communities is a signature of Tomorrow Homes and exclusive to Windermere Estate. This unique offering of smart and innovative living in this exclusive neighbourhood pocket truly gives you an identity and sense of place.

Innovative designs capture The stunning views overlooking the future 50 hectare meticulously designed parklands. Ready before you move into your new flora home.

Jonathan Webber
DEVELOPER / DIRECTOR

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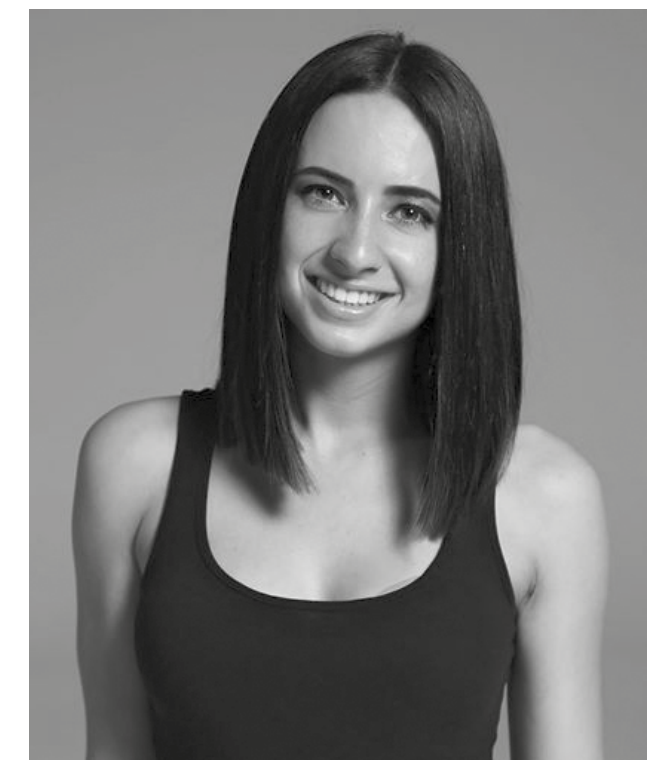
THE INTERIOR



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Flora residences allow 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 FLORA HOME INTERIOR

I'm so excited to introduce you to our new Flora interior. Designed meticulously with months of researching and sourcing materials, we bring you the best quality without the price tag.

Here, you'll feel truly at home.

Vanessa

HEAD OF INTERIOR DESIGN
Tomorrow Homes

*Bachelor of Design
Queensland University of Technology
2014*

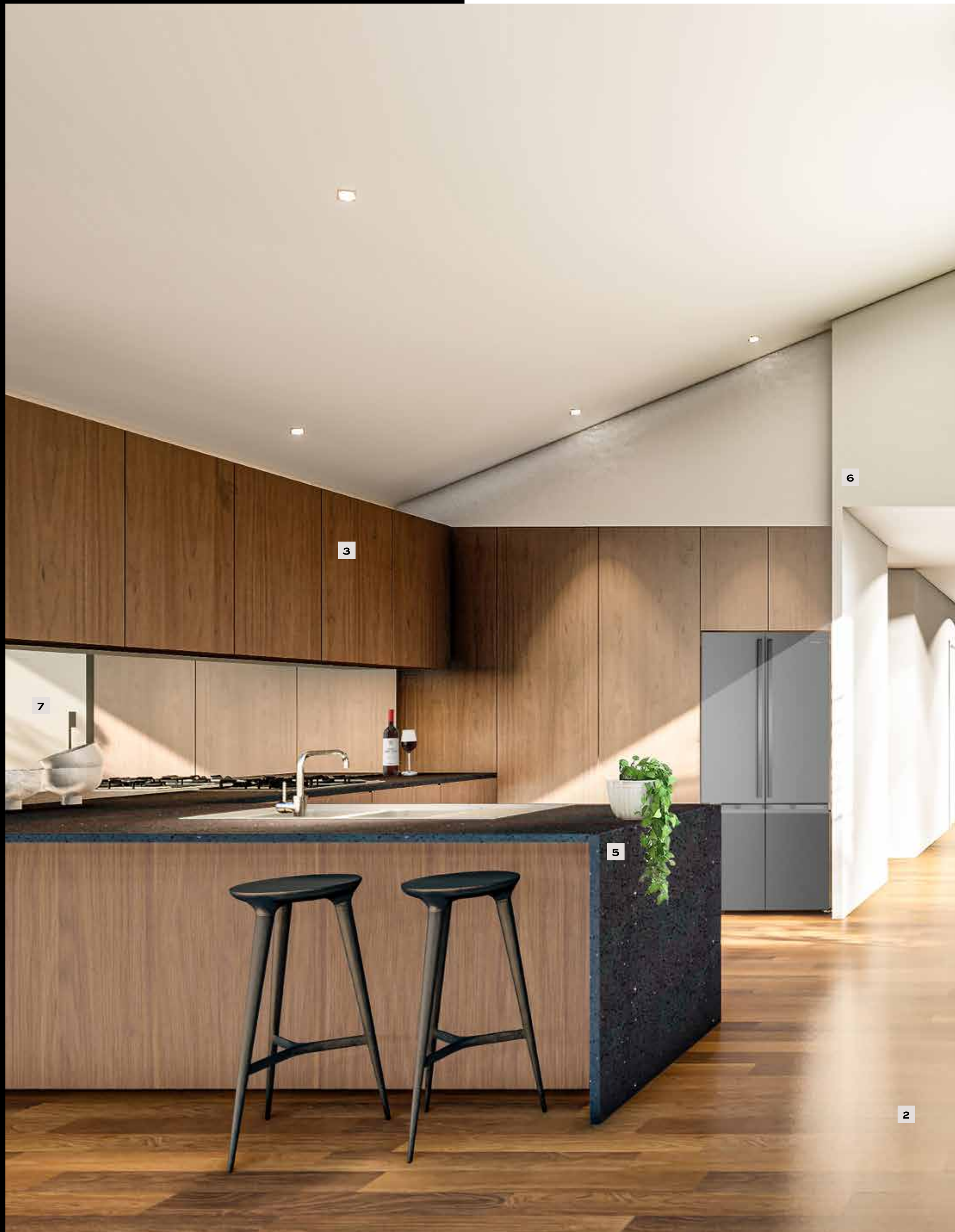


DAWN SCHEME



- 1 Light Shadow (light grey)
Carpet to all bedrooms and robes
- 2 Oak Chocolate – Timberlook laminate floor
to kitchen, living, dining and hallways
- 3 Waxed Maple – Laminate joinery doors and panels
- 4 White – Floor and wall tiles to wet areas
- 5 Arcadia – Stone benchtop
- 6 Natural White – Wall paint
- 7 Smoked Mirror – Splashback

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DUSK
SCHEME



- 1 Jaguar (dark grey)
Carpet to all bedrooms and robes
- 2 Oak Chocolate – Timberlook laminate floor
to kitchen, living, dining and hallways
- 3 Natural Walnut – Laminate joinery doors and panels
- 4 Ash – Floor and wall tiles to wet areas
- 5 Nero Astral – Stone benchtop
- 6 Natural White – Wall paint
- 7 Smoked Mirror – Splashback

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WELCOME TO WINDERMERE

Windermere is a premium new residential community, ideally positioned for the new age of education and prosperity in Melbourne's West. Set amongst hectares of beautifully landscaped parklands, wetlands and creek reserve, with four proposed schools and a community focus on wellbeing, Windermere is the foundation for a life that enriches the mind, body and soul.

ENRICH THE MIND

The community will be blessed with three proposed government schools and one proposed private school to ensure your children will be given the best possible start in life.

ENRICH THE BODY

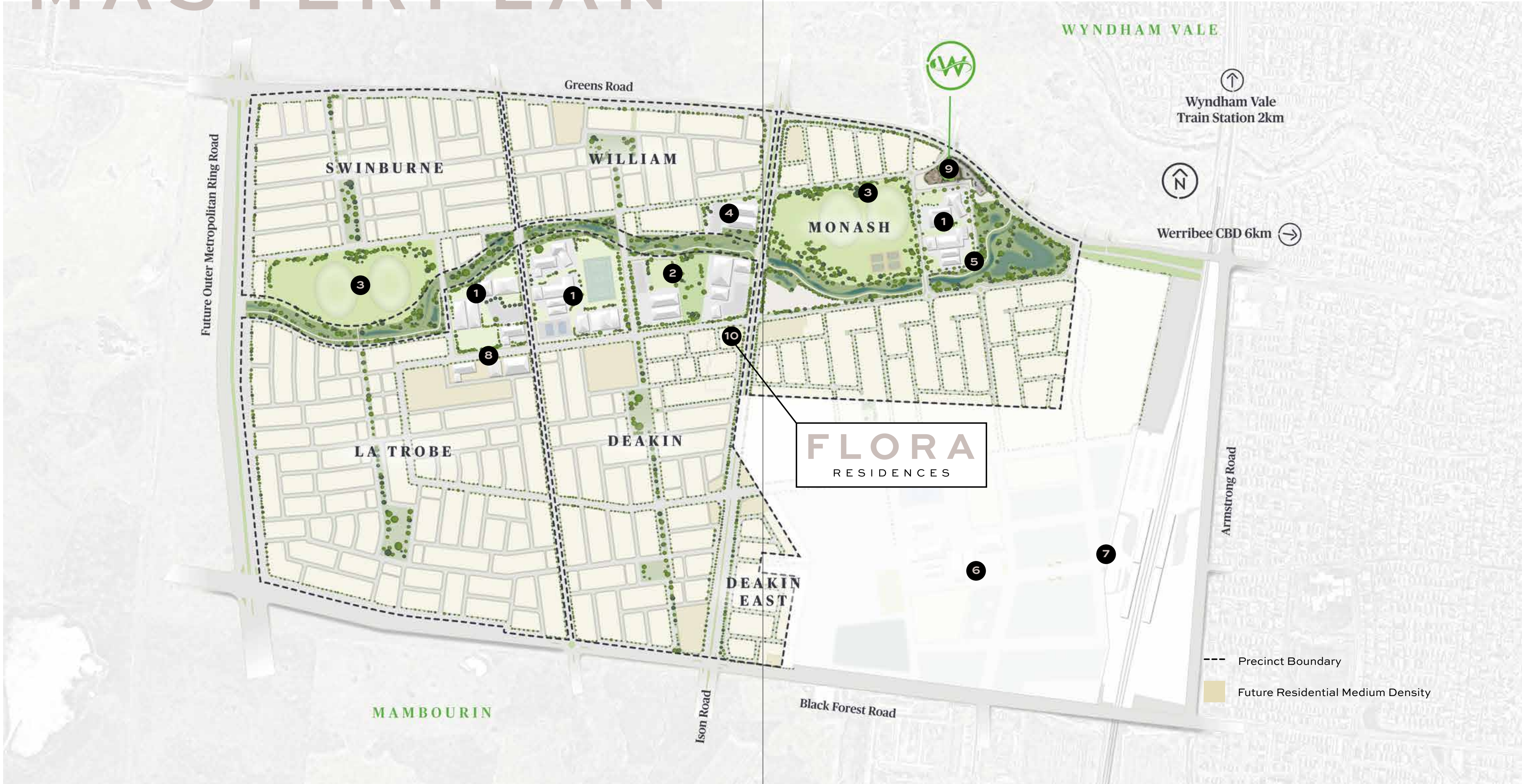
Featuring over three kilometres of walking and cycling trails along a picturesque creek corridor flowing through the estate, life at Windermere will be an active pursuit of the outdoors. In addition, seven hectares of parklands, with playgrounds and BBQ facilities, ensure Windermere is a place where the body is enriched every day.

ENRICH THE SOUL

Be inspired to build your ideal home within a nurturing environment focused on community wellbeing. A place to feel rejuvenated every day by stunning wetlands and hectares of creek reserve, featuring viewing platforms and an abundance of native plantings attracting local birdlife.

This plan is indicative only and is subject to change and approval. All dimensions, areas and lot sizes are approximate. The proposed amenities and infrastructure shown may not form part of the vendor's development site. The proposed amenities and infrastructure may be subject to change, and may not be developed or available at the time of completion or at all.

THE MASTERPLAN



PLANNED AMENITIES

- | | | | | | | | | | |
|---|--|--|--|--|--|--|---|---|---|
| <p>1 Three proposed government schools</p>  | <p>2 One planned private school</p>  | <p>3 50 hectares of green space</p>  | <p>4 Planned indoor recreation centre</p>  | <p>5 Wetlands and creek reserve</p>  | <p>6 Future town centre</p>  | <p>7 Future train station</p>  | <p>8 Proposed convenience centre</p>  | <p>9 Sales Gallery</p>  | <p>10 Flora Residences</p>  |
|---|--|--|--|--|--|--|---|---|---|

SURROUNDED BY ALL OF LIFE'S ESSENTIALS



- EDUCATION**
1. Community Children
 2. Wallaby Child Care
 3. Manor Lakes Community Learning Centre
 4. Vista Way Kindergarten
 5. Wyndham Vale Primary School
 6. Manor Lakes College
 7. Our Lady of Southern Cross
 8. Westbourne Grammar
 9. Wyndham Vale Library
 10. MacKillop Catholic Regional College
 11. Bethany Catholic Primary School
 12. St Andrew's Primary School
 13. Suzanne Cory High School
 14. Deakin University, Werribee Learning Centre
 15. Victoria University, Werribee Campus

- HEALTH**
16. Imaroo Maternal and Child Health
 17. Manor Lakes Maternal and Child Health
 18. Manor Lakes Medical Centre
 19. Wyndham Vale Health Care
 20. Werribee Mercy Hospital
 21. St Vincent's Private Hospital
 22. Wyndham Private Medical Centre
 23. Uniting AgeWell

- RECREATION**
24. Werribee Open Range Zoo
 25. Werribee Park Mansion
 26. Shadowfax Winery
 27. Werribee Park Golf Club
 28. AquaPulse
 29. Werribee Racecourse
 30. Point Cook Coastal Park
 31. Wyndham Vale Cricket Club
 32. Werribee Central Sports Club
 33. Wyndham Vale Football Club
 34. Chirside Park
 35. Werribee Outdoor Olympic Pool
 36. Eagle Stadium
 37. Wyndham Cultural Centre

- SHOPPING**
38. Manor Lakes Shopping Centre
 39. Wyndham Vale Square Shopping Centre
 40. Werribee Town Centre
 41. Pacific Werribee Shopping Centre

- FUTURE AMENITIES**
42. Three on-site government schools
 43. One on-site private school
 44. 23 hectares active open space
 45. Indoor recreation centre
 46. Wetlands and creek reserve
 47. Train station
 48. Town centre

- AIRPORTS**
- TRAIN STATIONS**

ROOM WITH
A VIEW

Flora's internal gardens not only bring the outdoors indoors, but also let the light pour into the kitchen, lounge and master bedroom. Plus, all internal gardens come with a water and drainage system, purpose-built for your optional herb garden wall.



YOUR FULL TURNKEY INCLUSIONS



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INTERNAL

KITCHEN APPLIANCES

- Dishwasher** European dishwasher.
- Oven** European fan forced electric oven.
- Hot Plate** European 600mm 4 burner gas cook top.
- Range Hood** European stainless steel under mount range hood.
- Sink** Double bowl stainless steel sink.
- Tap** Gooseneck sink mixer.

BATHROOM & ENSUITE

- Basins** Vitreous china vanity basin (white).
- Basin Waste** Chrome popup basin waste.
- Basin Taps** Chrome mixer tapware.
- Mirrors** Polished edge mirrors full width of vanity.
- Shower Bases** Tiled shower bases throughout.
- Shower Screens** Framed shower screens aluminium frame (polished silver finish) and clear glazed pivot door.
- Shower Outlet** Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
- Shower Tap** Chrome wall mixer.
- Bath** Acrylic bath (white) with tiled podium.
- Bath Mixer & Spout** Chrome wall mixer & spout.
- Toilet Suite** Vitreous china, close coupled toilet suite in white.
- Accessories** Double towel rails in chrome finish. Toilet roll holders in chrome finish.
- Exhaust Fans** 250mm exhaust fans including self-sealing air flow 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 Bench Top** Stone square edge kitchen bench top.
- Vanity Bench Top** Stone square edge bathroom & ensuite.
- 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** Walk in pantry. Four white melamine shelves behind cabinetry. Dummy Lever door furniture in stainless steel. Passageway door only.

TILING & FLOORING

- Wall & Floor Tiles** Wall & floor tiles to bathroom, ensuite, laundry and WC as shown on plans.
- Splashback** Mirrored splashback as per 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.

INTERNAL FEATURES

- Doors** Flush panel. 2040mm high.
- Door Furniture** Hinged. Lever door handles 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 & 92 x 18mm MDF architraves.
- Door Stops** Plastic white door stops 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 5 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 (basic pack only).
- Switch Plates** White wall-mounted switches.
- Smoke Detector(s)** Hardwired with battery backup.
- Safety Switches** RCD safety switch and circuit breakers to meter box.
- Electric Car Outlet** Conduit allowance made for future electric car charging point in garage.

GARAGE

- General** Single/double garage with tiled hip roof including single/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** Door Weatherproof flush panel, low sheen acrylic paint finish. Door frame Aluminium powder coat finish. Door furniture entrance lockset.

AIR CONDITIONING

- Heating/Cooling** Split heating and cooling air conditioning system with two outlets: one in master bedroom and one 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

- Lots 1142, 1150, 1151 and 1156** have 2590mm high ceiling throughout.
- Lots 1143-1149** have 4200mm high cathedral ceilings in living, meals, kitchen and master bedroom. 2590mm ceilings in all other areas.
- Lots 1152-1155** have 4400mm high cathedral ceilings in living, meals, kitchen and master bedroom. 2590 ceilings in all other areas.

PLASTER

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

INSULATION

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

PAINT - 2 COAT APPLICATION

- Timberwork** Gloss enamel to internal doors, jambs & 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 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 lockset in polished stainless steel with Lockwood deadbolt.

Garage Hinged Door Entrance lockset in polished stainless steel.

Infill over windows 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

Material Colorbond.

Fascia & 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 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



When you build with Tomorrow Homes, you're getting a beautiful place to live with a wide range of quality inclusions—the same luxury furnishings other builders call 'extras'. Every upgrade is simply standard and ready to welcome you (or your renter) home.

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.

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 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 Flora home comes with fibre optic cables, ready for National Broadband Network connection or compatible fibre optic services.

TOMORROW'S SMART TECHNOLOGY TODAY



At Tomorrow Homes, we have earned the title of '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.

BUILT-IN HOME SECURITY AT EACH RESIDENCE

Remote and voice-activated with Google assistant

Our 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, tablet or computer.

CARBON MONOXIDE & FIRE SENSORS

Remote and voice-activated with Google assistant

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. And if you're thinking of renting out, these 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 a charging station for any electric car, at a lower cost. We call it 'Tomorrow Power, Today.'

Tomorrow Homes is a Tesla endorsed builder.



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ROOM TO
BLOOM

SELLING AGENT



DEVELOPED BY

TOMORROW
HOMES

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