



Urban Oasis

Fairhaven



villawood



DELARAY
CLYDE NORTH

Your Urban Oasis awaits!

Discover "Urban Oasis" - 8 luxurious townhouses delivered by Fairhaven Homes within Delaray, an award-winning community by Villawood Properties. Enjoy exclusive access to Club Delaray, a state-of-the-art residents club featuring pools, a gym, tennis court, café and more, all just a short walk from your new address.





Fairhaven and Villawood Properties proudly present Urban Oasis, a collection of exquisite 3 & 4 bedroom double storey townhouses at the award-winning estate Delaray in Clyde North.



DELARAY
CLYDE NORTH

Club Delaray

Experience more than just a new home when you buy at Delaray. Join an established community with access to an exclusive residents' club.



At the heart of the Delaray community, the architecturally designed Club Delaray is a place to connect, meet new people and relax with friends, family and neighbours. Whether it's a work out in the gymnasium, lazing by one of the pools, playing a round of tennis or simply enjoying a coffee with friends, at Club Delaray the choice is yours. It's like living at a resort and it's all within easy walking distance of your new Urban Oasis home.

Features include:

- Fully-equipped gym
- Tennis court
- Four-lane heated lap pool
- Resort-style play pool
- Café, Deoro & Co.
- Function room seating up to 100 guests





Desirable South East location



Public transport is easily accessible for commuters with the Cranbourne Train Station and Merinda Park Station both being a short distance away, in fact it's roughly 15-minute drive from the estate and has the option of bus services in the area. Travelling by the car? The area is serviced by multiple interconnecting highways including the Monash Fwy.





BERWICK-CRANBOURNE ROAD

Sales Office
Club Delaroy

Urban Oasis Townhouses



Locati



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Shopping

1. Clyde Village
2. Cranbourne Centro Including:
 - IGA
 - Aldi
 - Coles
 - Kmart
 - Commonwealth Bank
 - ANZ bank
 - Cranbourne Physiotherapy
3. Eden Rise Shopping Centre
4. Future Local Town Centre
5. Future Major Town Centre
6. Marriott Waters Shopping Centre
7. Selandra Rise Woolworths
8. Shopping on Clyde
9. The Avenue Shopping Centre
10. Westfield Fountain Gate

Transport

11. Cranbourne Train Station

Education

12. Akira Secondary College
13. Casey Grammar School
14. Chisolm Institute, Cranbourne
15. Chisolm Institute, Berwick
16. Clyde Primary School
17. Cranbourne East Primary School & Cranbourne East Secondary School
18. Future Government School
19. Ramleigh Park Primary School
20. Clyde Creek Primary School
21. Monash University, Berwick
22. St Francis Xavier College, Berwick
23. St Peters Secondary College
24. St Thomas Primary School

Sports Centres & Parkland

25. Amstel Golf Club
26. Casey Fields Sports Facilities
27. Clyde Recreation Reserve/Tennis
28. Cranbourne Golf Club
29. Cranbourne Library, Community Centre & Leisure Centre Complex Including Casey RACE
30. Future Community Facility
31. Future Indoor Sports Facility
32. Future Local Park
33. Future Local Park
34. Future Local Park
35. Future Local Sports Fields
36. Future Local Sports Fields
37. Royal Botanic Gardens

Other

38. Casey Medical Centre
39. Cranbourne Police Station
40. Selandra Rise Display Village
41. Selandra Rise Retirement Village



Your abode at Urban Oasis has been curated, designed and tailored with comfort at the heart of the home. Architecturally designed facades with well crafted floor plans, will see you loving and wanting to show off your new home. Your townhouse will be complete with at least three Bedrooms, two Bathrooms as well as a single car Garage. Boasting with quality inclusions located in a highly desirable South East pocket of Melbourne.

You'll instantly feel at home and have peace of mind knowing your residence will be a turn-key home, meaning it will be liveable from day one so you can start unpacking straight after handover. The exterior low maintenance features that include driveway, front fence, landscaping, clothesline and letterbox as well as window furnishings.

Turnkey Townhouses



Architecturally Designed



Design and Function

Here at Fairhaven you're choosing the best value home builder who has been in the game for an impressive 15 years. Family-owned and HIA award-winning business, built on the foundations of quality, honesty, affordability and value. Design is at the heart of Fairhaven, we understand and respect our customers dreams. Ensuring we design homes that are functional, beautiful spaces that exist to capture each individuals design journey.

We take pride in our structural guarantee and in-house 6 month Service and Warranty service, caring for your home after handover and ensuring your homes quality stands the test of time. With premium finishes, Fairhaven stand out for value without compromising on quality.



Low maintenance features

Interior Design

Boho

Subtle warmth and textured elements find place in the relaxed Boho style. Sandy, Ivory flooring naturally sits against oak cabinetry and white walls. Feature subway tiles laid vertical in wet areas provide character, appearing organic against the oak. Softened loop pile carpet in taupe colour comfortably finishes rooms.

Hamptons

Warm timber laminate floors and strong textures fit comfortably amongst the traditional subway tile, often found in Hamptons inspired interiors. Grey patterned tiles put contrast and character into the wet areas whilst oak laminates and subtle grey walls feel fresh and contemporary.

Industrial

Cool grey and strong finishes capture the Industrial inspired interior. Concrete look tiles or deep oaky floors. Char grey timbergrain cabinetry provides strong character, paired with dark grey benchtops. White walls fresh in the space with a strong contrast against the dark grey loop pile carpet.

Seaside

Light grey tiles meet sandy oak floors. Naturally light, the white walls provide a calm contrast against the cool grey loop pile carpet. Mid grey tiles with subtle concrete look work wonders against the classic white cabinetry and natural oak benchtops.



Choice of four stunning interior styles



Premium Inclusions

Exterior

- Architectural façade design
- Roof made from COLORBOND® steel
- Fascia, gutters, and downpipes made from COLORBOND® steel
- Aluminium windows throughout
- Trilock to front entry door
- Feature front entry door with timber frame and painted finish
- Motorization to front sectional Garage door, including 3No. remotes

Landscaping

- Soft landscaping
- Coloured concrete driveway
- Timber paling fencing

Hot Water

- Hot water unit in accordance with estate design guidelines

Interior

- Choice of 4 internal colour schemes
- 2590mm ceilings to Ground Floor
- 2440mm ceilings to First Floor
- 2040 flush panel redicoat doors throughout
- Passage lever door furniture to all internal hinged doors
- Quickslide sliding doors to built-in robes and linen cupboards with shelf and hanging rail
- 67mm x 12mm square edge architrave and skirting boards
- Door stops where required
- 75mm cornice throughout

Heating

- Heating panel units installed to Living areas and Bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size

Kitchen

- Stainless steel 600mm single wall oven
- Stainless steel 600mm canopy rangehood
- Stainless steel 600mm gas cooktop
- Stainless steel sink
- Chrome gooseneck sink mixer
- Square edge melamine hinged doors to cabinetry
- 20mm reconstituted stone benchtops
- Soft closing mechanisms to all cabinetry doors and drawers

Wall Tiling

- Tiles to Kitchen, Bathroom, Ensuite and Laundry

Bathroom/Ensuite/Powder

- 20mm reconstituted stone benchtops
- Vitreous china basin to vanities (powder room to have wall hung basin – if applicable)
- Basin mixer to vanity basins
- Square edge melamine hinged doors
- Soft close mechanisms to all cabinetry doors and drawers
- Polished edge mirrors to width of vanities
- Tiled shower bases
- 1830mm high semi-framed shower screens
- Wall mixer to bath and showers
- Ceiling mounted rain shower outlet to Ensuite
- Rail shower to Bathroom
- Acrylic bathtub (if applicable)
- Vitreous china toilet pan and cistern with soft close seat mechanism
- Chrome double towel rails and toilet roll holders

Insulation/6 star energy rating

- 6-star energy rating
- Min R2.0 glasswool insulation batts to walls
- Min R3.5 glasswool insulation batts to ceilings
- Recycled water connected to toilets (if applicable)

Flooring

- 450 x 450 ceramic floor tiles or laminate flooring to Entry, Kitchen, Living, Dining
- 450 x 450 ceramic floor tiles to Ensuite, Bathroom, W.C. and Laundry
- Loop pile carpet to remainder of the home including staircase (if applicable)

Laundry

- Stainless steel 45lt inset trough in white powder coated metal cabinet
- Washing machine stop tap set located in cabinet
- Chrome sink mixer to Laundry trough

Staircase

- MDF staircase with carpeted treads and risers
- Painted closed stringers and HR07 handrail
- Plaster balustrade

Painting

- Taubmans Endure washable matt finish to interior walls (3 coat system)
- Gloss finish to skirting, architraves and hinged doors
- Exterior acrylic to all external painted surfaces

Electrical

- RCD safety switch
- Double power points throughout
- Down lights to hallways and Living areas
- Hard wired smoke detectors with battery back up
- Sealed exhaust fan to Bathroom, Ensuite, Powder (if applicable) and Laundry
- 2no. TV points
- 2no. data points







DELARAY

CLYDE NORTH

MODERN LIVING
BY FAIRHAVEN



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