

Brookfield
LAKES

Feel inspired

An exclusive new address in *Bairnsdale*





04

05

A new way of living

Brookfield Lakes is an exciting new residential land estate set to redefine community living within the region, with a focus on forging neighbourhood ties and integrating within the inherited bushland backdrop.

A stone's throw from the Bairnsdale township and at the gateway to the greater Gippsland region, Brookfield Lakes is a perfectly interconnected precinct, offering unrivaled lifestyle opportunities.

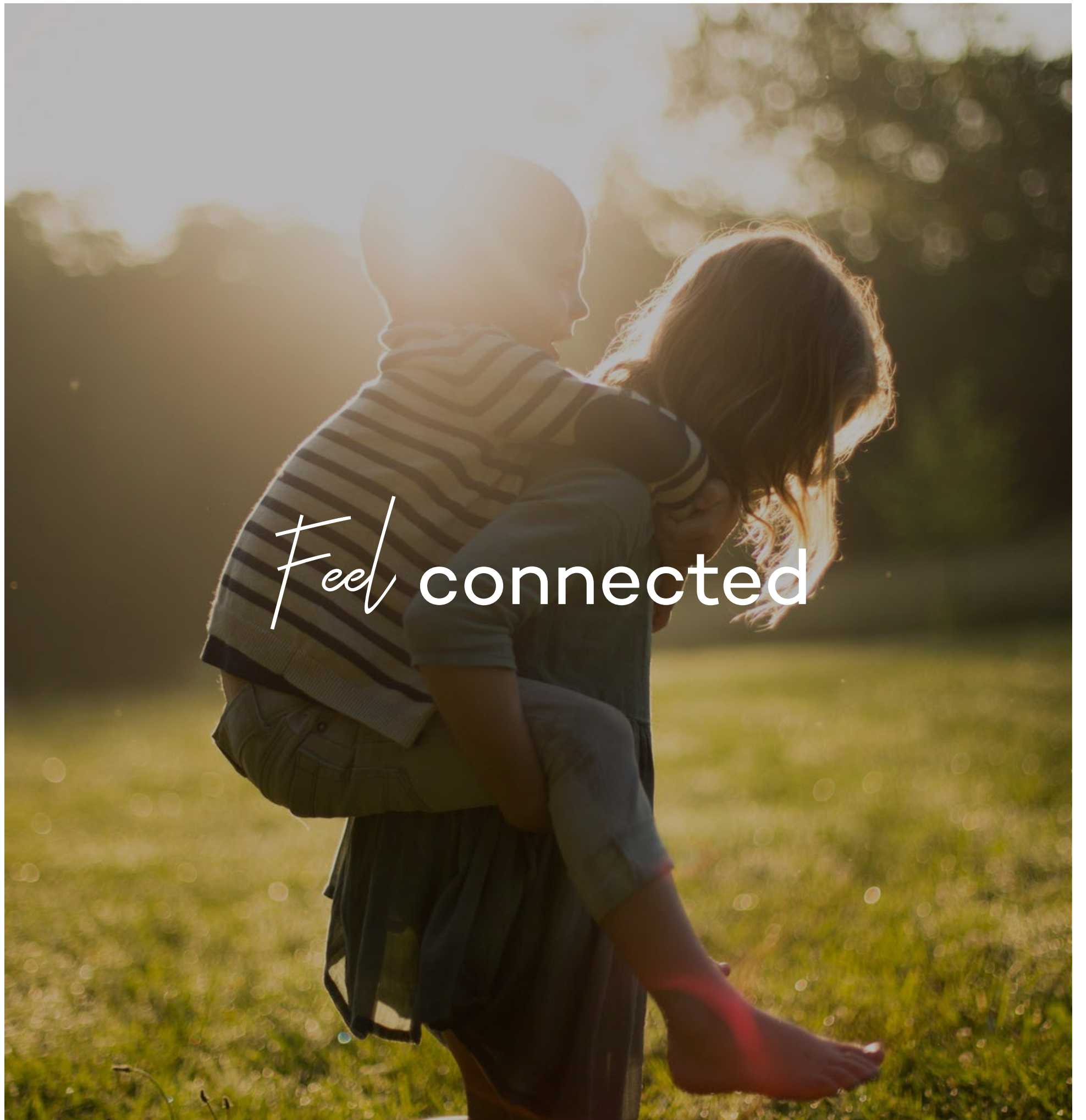


Build your future

Brookfield Lakes is designed to become a contemporary, thriving community, providing the perfect address for your new home. At the core of this premium estate is a focus on supporting better living, connecting residents through quality wide open spaces and shared amenities.

Various walkable routes throughout the development are designed to enhance convenience, with every home enjoying walking distance to the communal playground, parkland, the Brook and the activity centre.

Feel connected





Masterplan

Brookfield Lakes is intelligently designed around the Brook, which weaves through the spine of the estate creating a stunning vantage point for residents to enjoy. Brookfield Lakes is an estate curated for easy living and connecting residents to all the amenities within and around the precinct.

The estate will ultimately be home to 412 residences over 13 stages and thirty hectares of beautiful open space, alongside an activity centre, retirement village, parks, walkways and the golf course. Brookfield Lakes will provide highly sought-after living with the retainment of native trees and plants in harmony with significant proposed landscaping, pedestrian linkages and the gently winding brook.

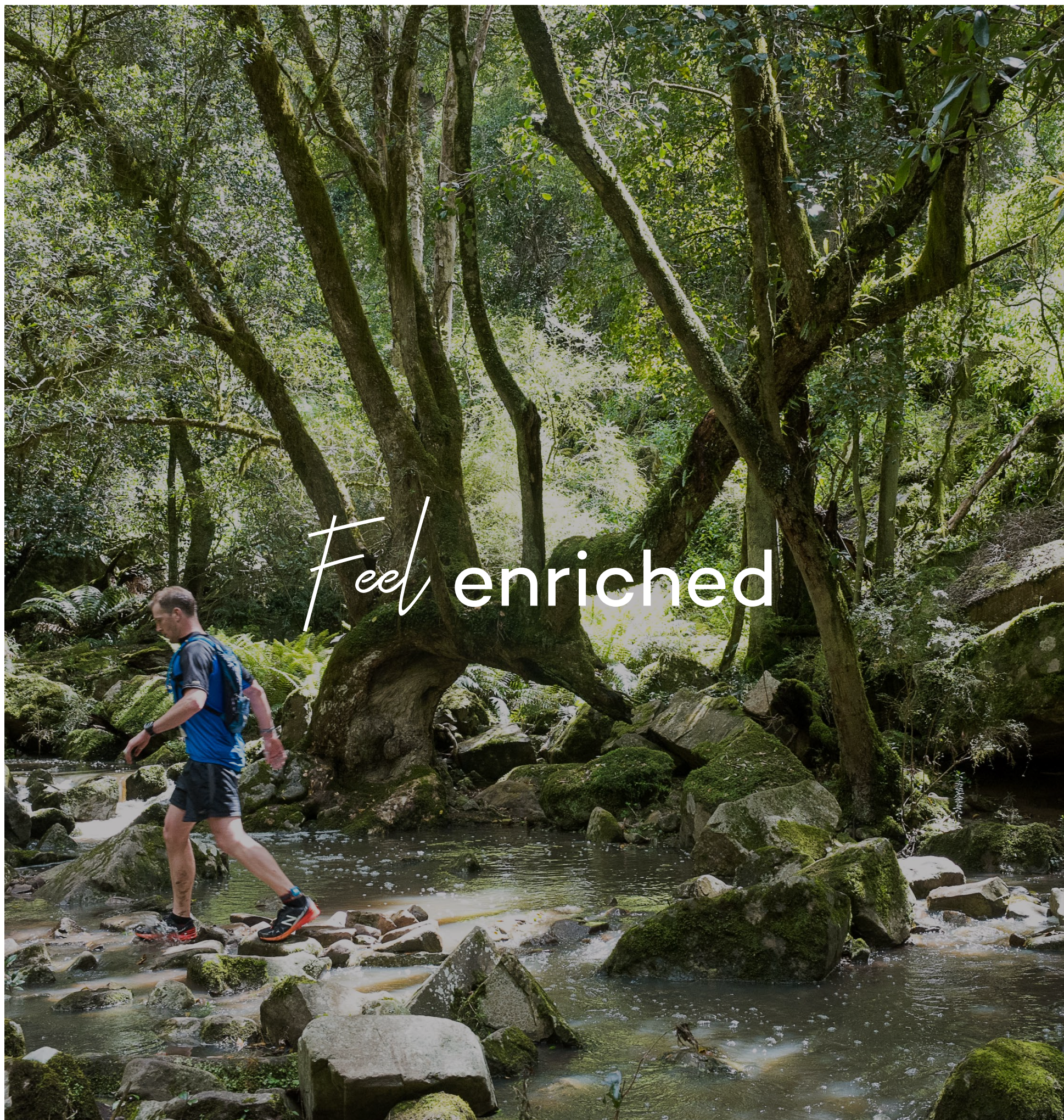


Lush surrounds

Taking inspiration from its bushland backdrop, Brookfield Lakes will enjoy 30 acres of superbly landscaped open spaces shaping a natural environment.

The tranquil Brook runs through the estate, creating a beautiful outlook. Manicured tree lined streets, including retainment of majestic native red gums, a quality children's playground, integrated footpaths, walkways and roads and the premium landscaped entry is set to elevate Brookfield Lakes to new and exceptional standards of masterplan living, situated in a quintessential Victorian setting.

Feel enriched





Feel at home

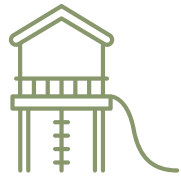


Discover your dream homesite

Nestled into the natural surrounds, Brookfield Lakes is comprised of 412 quality allotments ranging from 358m² to 1881m². Every aspect of Brookfield Lakes has been carefully considered and meticulously planned, creating a premium, connected lifestyle for residents to enjoy.

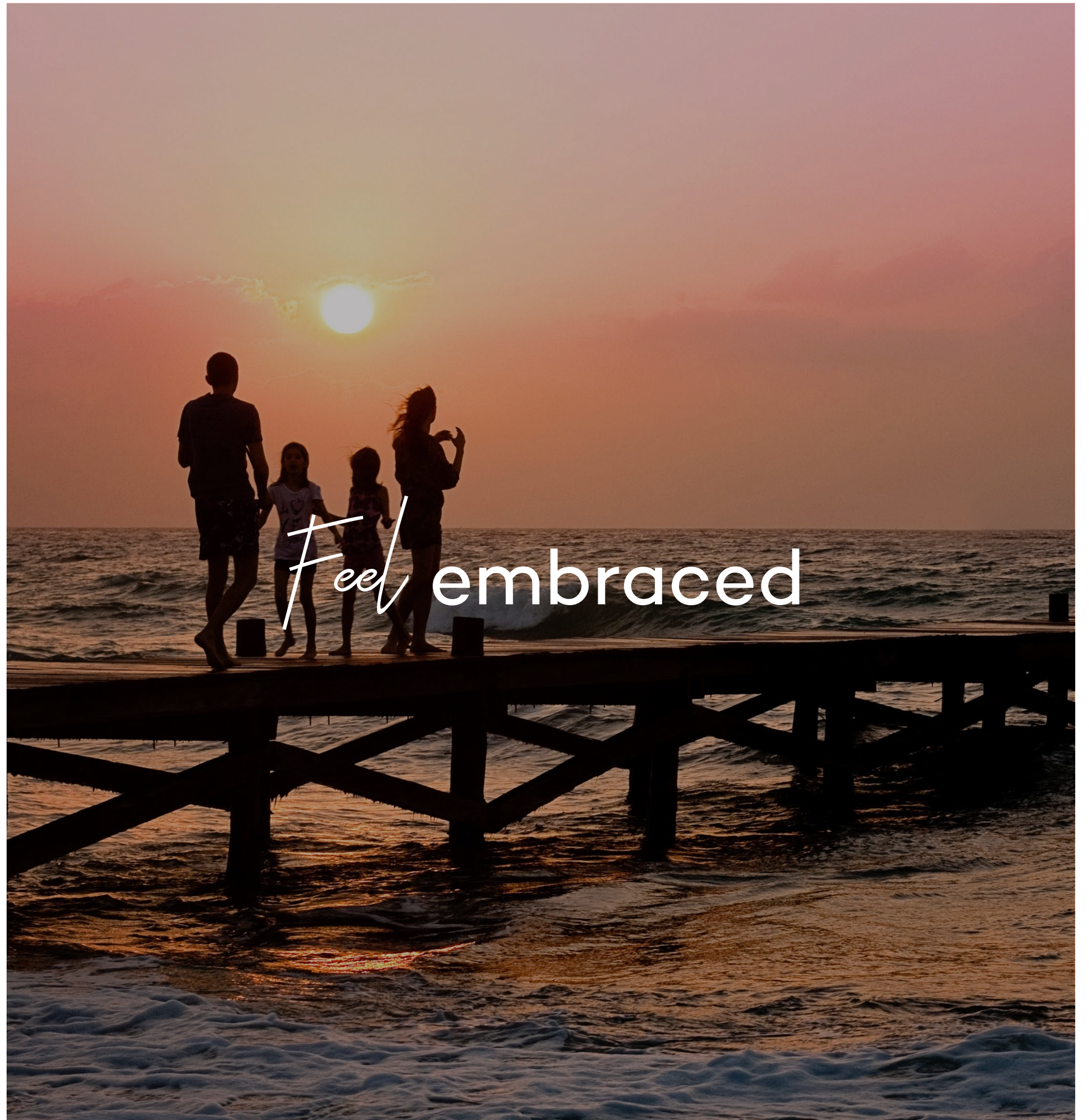
Positioned along the Brook, the allotments are a diverse range of sizes to cater for all families and lifestyles, ensuring the dream home is attainable for everyone. From downsizers looking for an easier carefree lifestyle to families wanting to build their forever home with room to grow.





Family Friendly

Brookfield Lakes is the perfect neighbourhood to build your dream family home. Open expanses, playgrounds, abundant landscaping and walking paths provide a beautiful backdrop for family life.





Brookfield Playground & BBQ Facilities

The Brookfield Lakes neighbourhood playground will be unveiled with the Stage 2 release. The playground will include state of the art playing equipment and structure, an abundance of grassy embankments perfect for relaxing and communal gathering areas including a picnic shelter and BBQ's.

Feel tranquil



Unrivaled Location

Located on the scenic Great Alpine Road, Brookfield Lakes's highly sought-after location provides a link to all the areas best features, including Bairnsdale, the commercial centre of the area and the renowned greater Gippsland region.

Only a few hours drive to Melbourne's CBD and Victoria's famous mountain ranges and snow fields, Brookfield Lakes offers you the perfect blend of rural and urban living.



Bairnsdale Main Street



Bairnsdale Main Street



The Stables



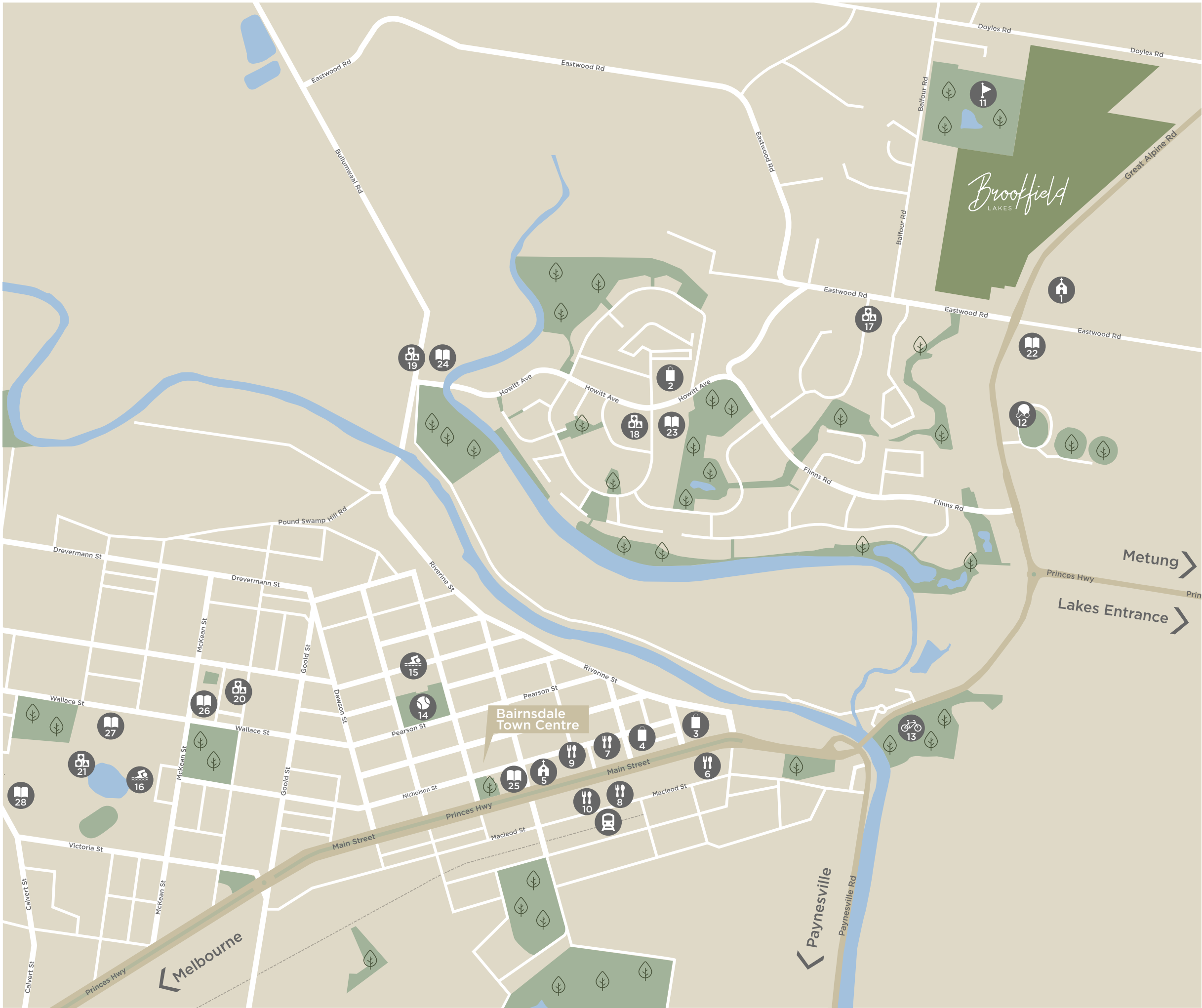
East Gippsland Rail Trail

Bairnsdale

Brookfield Lakes is located a mere 2km from Bairnsdale's thriving main street, which presents an array of dining and shopping opportunities. Meander along the local strip's selection of boutique cafes, restaurants, shopping villages and supermarkets before strolling through the Howitt Park Market.

Sporting and community facilities are abundant within the charming country town, including popular attractions of the Goose Gully Golf Course and the Bairnsdale Aquatic and Recreation Centre. The town hosts plentiful highly respected primary and secondary schools as well as numerous kindergartens and a Tafe.

Bordered by the Mitchell River and the East Gippsland Rail Trail, Bairnsdale provides a wealth of soothing landscape to ride and explore.



LOCAL AMENITIES

- 1 Bairnsdale Uniting Church
- 2 Eastwood Village Shopping Centre
- 3 Coles
- 4 Woolworths
- 5 St Marys Catholic Church

FOOD & DINING

- 6 Hendo's Cafe
- 7 Mr D Food & Coffee
- 8 The Grand Terminus Hotel
- 9 Jarrods Bakery
- 10 The Stables Gallery

RECREATION

- 11 Goose Gully Golf Course
- 12 Bairnsdale Squash & Table Tennis
- 13 East Gippsland Rail Trail
- 14 Bairnsdale Tennis Club
- 15 Bairnsdale Outdoor Pool
- 16 Bairnsdale Aquatic & Recreation Centre

CHILD CARE

- 17 Eastwood Early Learning Centre
- 18 Bairnsdale Childcare and Kinder
- 19 Gippsland Grammer Early Learning Centre
- 20 BJ's Early Learning Centre
- 21 Westdale Kindergarten

SCHOOLS

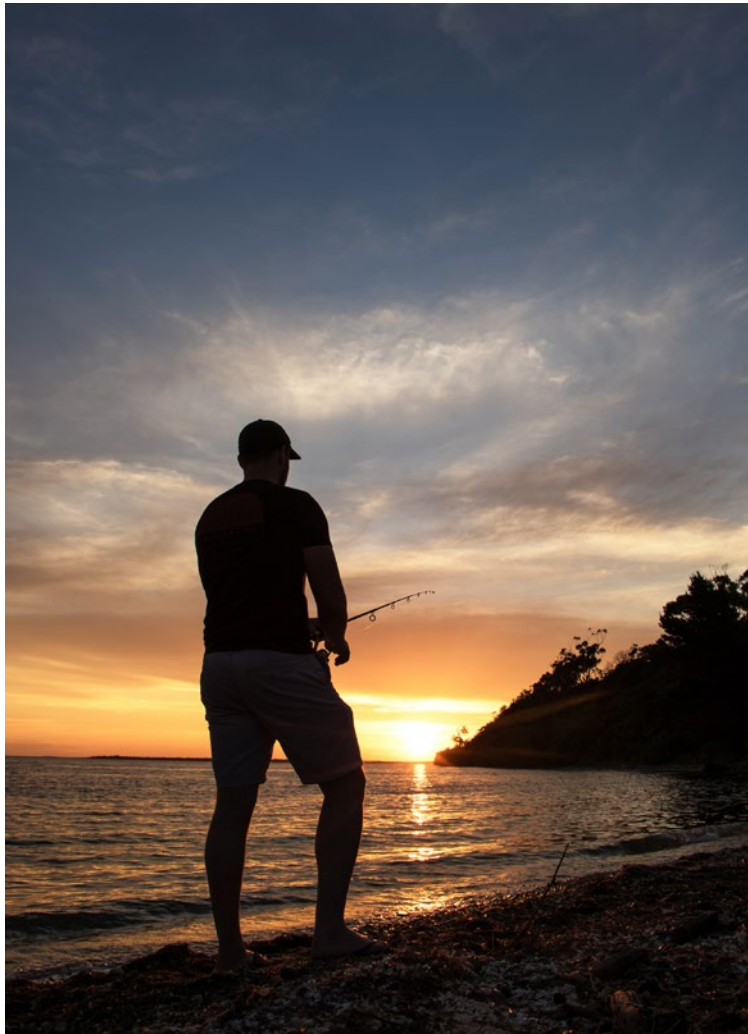
- 22 Glenvale School
- 23 Lucknow Primary School
- 24 Gippsland Grammar
- 25 Bairnsdale Primary School
- 26 Bairnsdale West Primary School
- 27 Bairnsdale Secondary College
- 28 East Gippsland Specialist School



Den of Nargun



Lakes Entrance



Lakes Entrance



East Gippsland Rail Trail

Greater Gippsland Region

Brookfield Lakes is at the gateway to the greater Gippsland Lakes region, offering a unique opportunity of adventure at your doorstep.

Explore the pristine waterways by boat or watersports for the more intrepid. Take a relaxing coastal drive along 90 Mile Beach, a golden stretch of sand, which spans from Port Albert and Lakes Entrance.

Enjoy spectatcualr views and pure bliss within the many national parks, that inhabit the area. Cycle or hike through farmland, towering forests and coastal landscapes.

REVEL
DEVELOPMENT GROUP

Revel Development Group is one of Melbourne’s most progressive property developers. Over the last decade they have been involved in an extensive and diversified range of projects, boasting an on-completion value in excess of \$700 million.

Along with building superb investment opportunities, Revel is committed to delivering innovative, sustainable and high-quality landmark projects, that set a benchmark in the lifestyle property development sector.

Linc Rooftop



Linc Facade



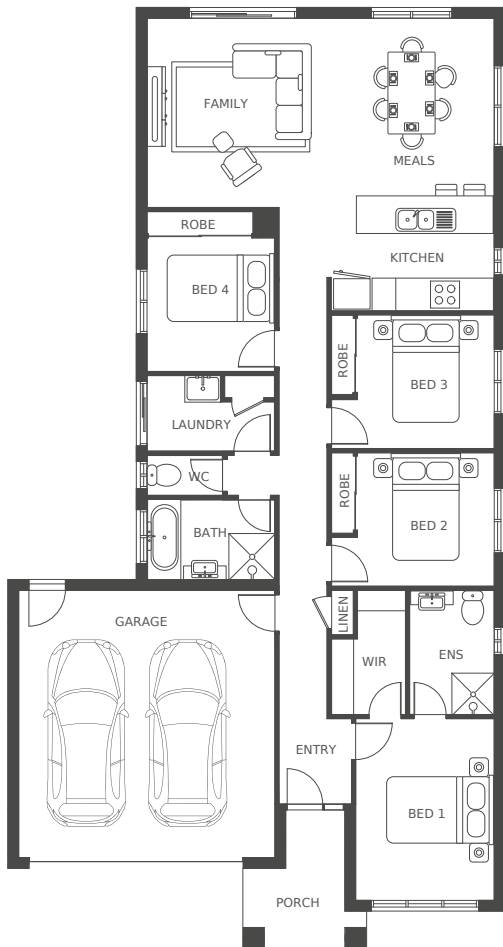
Reflections facade



Reflections Living



Name	Status	Exclusive Land	Home Design	Facade	Build Price	Land Price	Total Price	Title Status	Home Area	Lot Size	Contract Type	Storeys	Beds	Baths	Cars
Lot 57	Reserved	No	Lagos 23	Banksia	\$391,100	\$122,500	\$513,600	Titled	209.38m² (22.54sq)	451m²	Two Part	Single	4	2.5	2
Lot 58	For Sale	No	Coventry 186	Orchard	\$375,400	\$130,000	\$505,400	Titled	186.4m² (20.06sq)	517m²	Two Part	Single	4	2.5	2
Lot 75	For Sale	No	Gladstone 200	Orchard	\$389,900	\$155,000	\$544,900	Titled	202.8m² (21.83sq)	592m²	Two Part	Single	4	2	2
Lot 75	For Sale	No	Gladstone 200	Orchard	\$379,900	\$155,000	\$534,900	Titled	202.8m² (21.83sq)	592m²	Two Part	Single	4	2	2
Lot 78	For Sale	No	Gladstone 200	Orchard	\$389,900	\$175,000	\$564,900	Titled	202.8m² (21.83sq)	592m²	Two Part	Single	4	2	2
Lot 113	For Sale	No	Coventry 186	Aster	\$372,900	\$135,000	\$507,900	Titled	186.4m² (20.06sq)	350m²	Two Part	Single	4	2.5	2
Lot 119	For Sale	No	Coventry 186	Banksia	\$375,400	\$145,000	\$520,400	Titled	186.4m² (20.06sq)	518m²	Two Part	Single	4	2.5	2
lot 137	For Sale	No	Coventry 186	Aster	\$372,900	\$165,000	\$537,900	Titled	186.4m² (20.06sq)	434m²	Two Part	Single	4	2.5	2
lot 143	For Sale	No	Axton 167	Aster	\$364,025	\$180,000	\$544,025	Titled	167.32m² (18.01sq)	384m²	Two Part	Single	4	2.5	2
Lot 144	For Sale	No	Axton 167	Banksia	\$364,025	\$177,500	\$541,525	Titled	167.32m² (18.01sq)	418m²	Two Part	Single	4	2.5	2



FIXED PRICE TURNKEY PACKAGE

BROOKFIELD LAKES
LOT 58
205 GREAT ALPINE RD,, BAIRNSDALE 3875

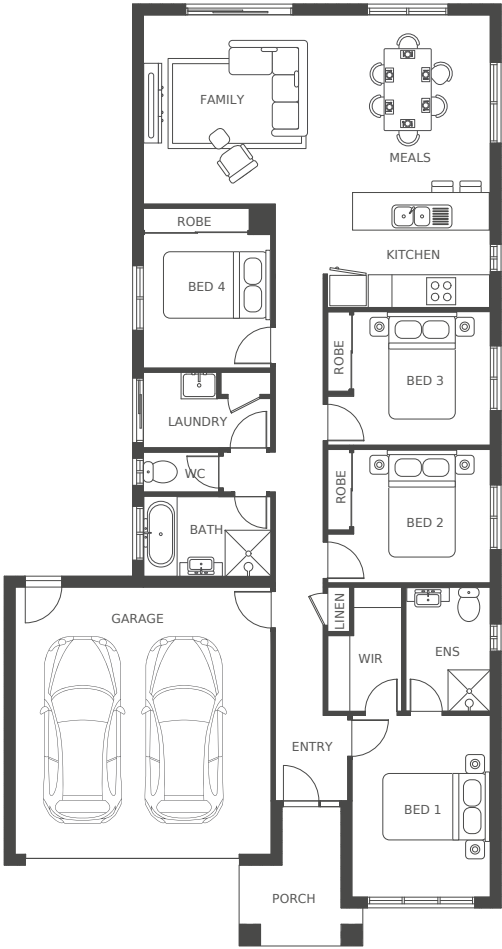


Coventry 186
20sq

LOT 58 517M²
Title date N/A

Land \$130,000
Build \$375,400

4 2.5 2



PACKAGE PRICE

\$505,400*

KEY FEATURES

- ✓ Fixed site costs and turnkey
- ✓ Colourbond roof and garage door
- ✓ Blackout blinds throughout
- ✓ Timber laminate flooring
- ✓ Reconstituted stone bench to kitchen & bathroom
- ✓ Flyscreens to windows
- ✓ LED downlights throughout
- ✓ Landscaping front and rear
- ✓ Driveway, fencing and paving
- ✓ Estate guidelines included

What is Fixed Price Full Turnkey?



Fixed Site Works
(pay no more)



7 year Structural
Guarantee



Stainless
steel appliances



6 Star Energy rating
(Soon to be 7)



LED downlights



Split system to
main living area



Front and Rear
Landscaping



Carpet to
all bedrooms



Timber Laminate flooring to
main living area, meals, kitchen
and entry



Fencing



Letter Box



Driveway

House & Land Inclusions

Preliminary and Site Works	Survey, soil test and site inspections	
	Building permit application fees (Excludes Community Infrastructure Levy)	
	Earthworks including levelling of building platform, bored piers and rock excavation, where required*	
	Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively	
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction	
	Connection of underground gas and water supply including metering	
	6-star energy rating	
	Concrete waffle slab as per engineer's design	
	Bushfire compliance upgrade (up to BAL 12.5 and where applicable)	
External Features	Garage door	Colorbond® sectional garage door with auto opener & two handsets and one transmitter
	Hot water	Hot water unit in accordance with estate design guidelines
	External light	2 x up/down external lights to facade
	Antenna	TV antenna with quad shield coaxial cable
Exterior Detailing	Roofing	Zincalume® and/or Colorbond® roof
	Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
	Flyscreen	Flyscreens to all opening windows and sliding doors
	Front door	Featured front door and timber entry doorframe
Landscaping and Fencing	Landscape	Garden and plants to the front and rear. Instant turf to rear yard or as per landscape design on drawings
	Driveway	Concrete driveway, front entry porch & path to suit covenants and/or guidelines
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants
	Letterbox	Pre cast concrete letterbox with colour to match house
	Clothesline	Fold out clothesline in rear yard
	Water taps	2 x garden taps one located to the front water meter and one adjacent the external Laundry door
Heating and Cooling	Heating	Gas ducted heating to all bedrooms and living areas (Wet areas excluded and design specific). Programmable thermostat to ducted heating system
	Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only
Peace of Mind	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
Interior Detailing	Carpet	First quality carpet with underlay to non tiled and non timber laminate areas including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2440mm (nominal) ceiling heights to ground and first floors
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 coats in Living, Hallway and Entry. 2 coats in the remaining of the house as per industry standard). Haymes paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas
Electrical and Safety	Smoke alarm	Hard wired smoke detectors with battery back-up
	Cable points	2 x free to air TV points
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable
	Downlights	Recessed LED downlight in white non-metallic polyamide housing with diffuser
	Garage light	Single batten fluorescent tube
	Exhaust fans	Where applicable

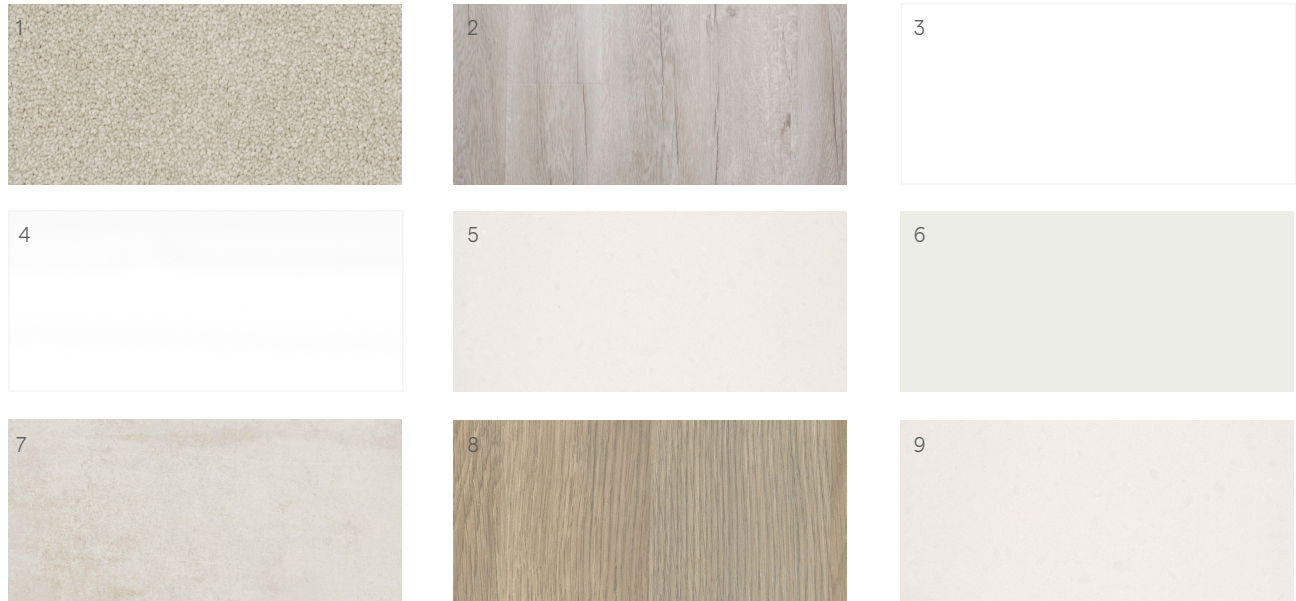
Kitchen	Appliances	Stainless steel appliances <ul style="list-style-type: none">600mm gas cooktop600mm fan forced electric oven600mm undermount rangehood600mm dishwasher
	Benchtops	20mm engineered stone benchtop
	Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers, and push to open to pantry cupboard
	Splashback	Brick pattern subway tile splashback 75mm x 300mm
	Sink	Stainless steel undermount double bowl sink
	Tapware	Pin lever gooseneck sink mixer in chrome
Ensuite and Bathroom	Shower screen	Semi frameless, clear safety glass ‘pivot’ shower screens
	Joinery	20mm engineered stone benchtop to bathroom and ensuite
	Basin	Above counter basin (or semi recessed basin where required)
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Shower	Hand shower on rail with tiled base and stainless steel grate
	Bath	Inset acrylic bath in white with tiled bath hob
Powder Room (House specific)	Glazing	Obscure glazing windows (where applicable)
	Accessories	Single towel rail, hand towel ring and toilet roll holder in chrome
	Joinery	Wall hung basin with mirror
	Toilet	Rimless toilet suite in white with soft close seat
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Mirror	Polished edge & frameless mirror over vanity units
	Tapware	Pin lever basin mixer in chrome
	Glazing	Obscure glazing windows (where applicable)
	Accessories	Hand towel ring and toilet roll holder in chrome
Laundry	Laundry Tub	Stainless steel trough in metal cabinet with tiled splashback
	Floor	400mm x 400mm ceramic tiles to floor and 150mm skirting
	Tapware	Tap on wall if trough & cabinet
	Splashback	Brick pattern subway tile splashback 75mm x 300mm



Artist's impression

Internal Light

1. Carpet
2. Laminated Floorboard
3. Kitchen Doors & Drawers
4. Kitchen Tiled Splashback
5. Kitchen Stone Benchtop
6. Wall, Ceiling & Cornice Paint
7. Floor & Wall Tiles
8. Bathroom Doors & Drawers
9. Bathroom Benchtop



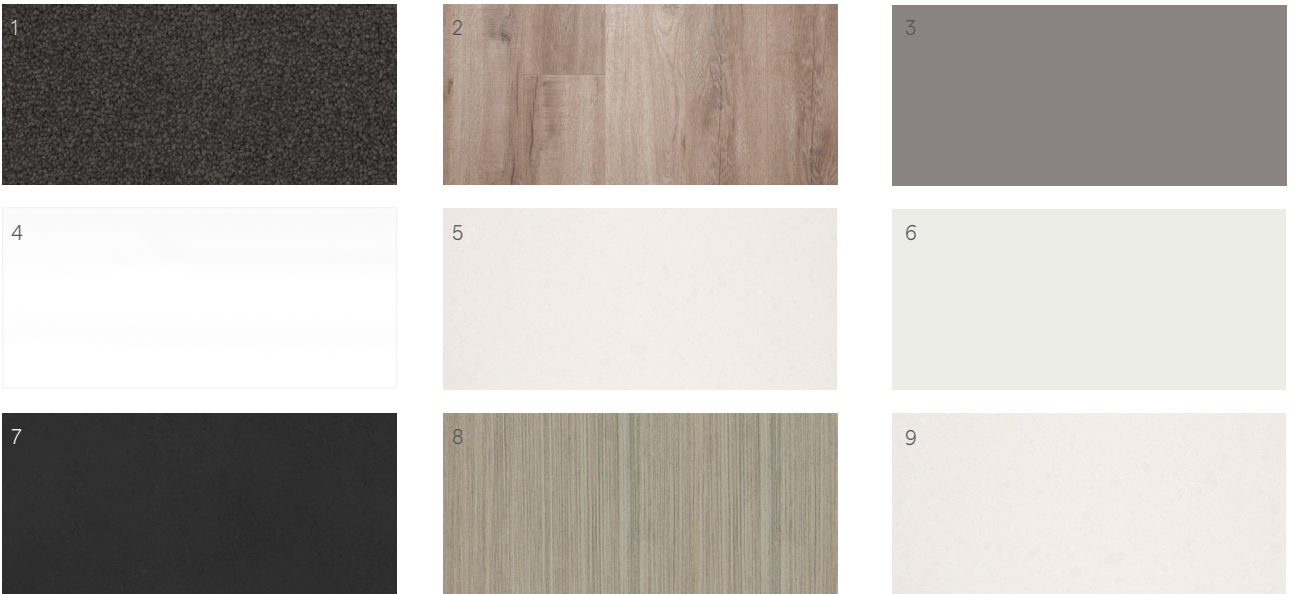
*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.



Artist's impression

Internal Dark

1. Carpet
2. Laminated Floorboard
3. Kitchen Doors & Drawers
4. Kitchen Tiled Splashback
5. Kitchen Stone Benchtop
6. Wall, Ceiling & Cornice Paint
7. Floor & Wall Tiles
8. Bathroom Doors & Drawers
9. Bathroom Benchtop



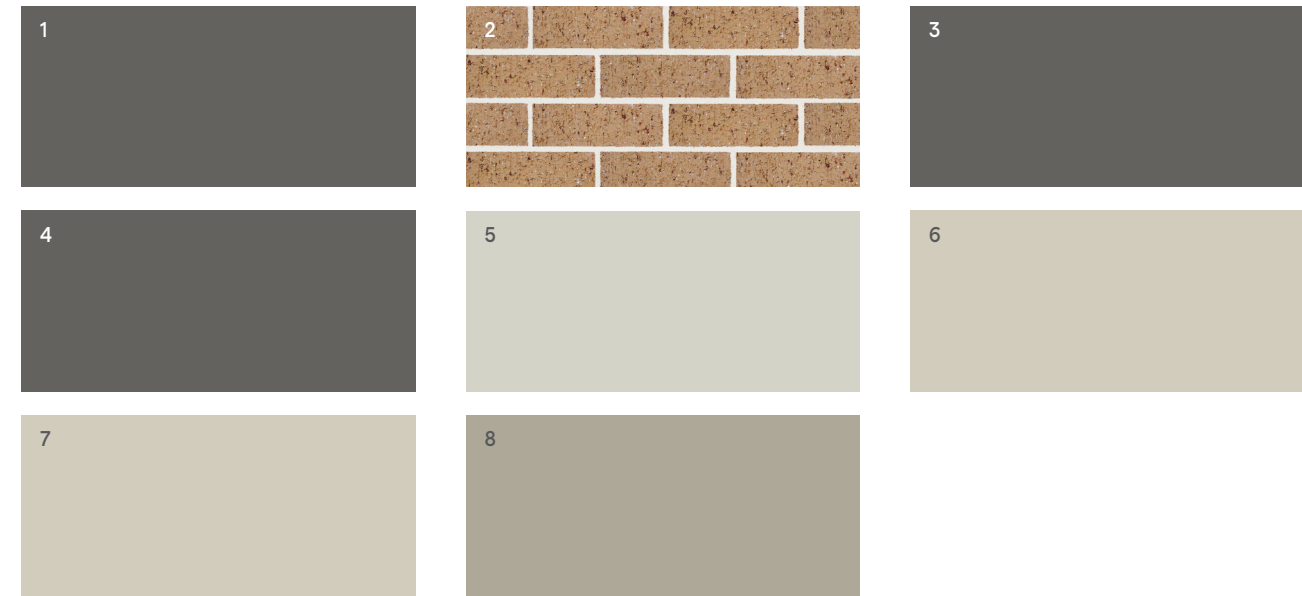
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EXTERNAL COLOUR SCHEMES



Fawn

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



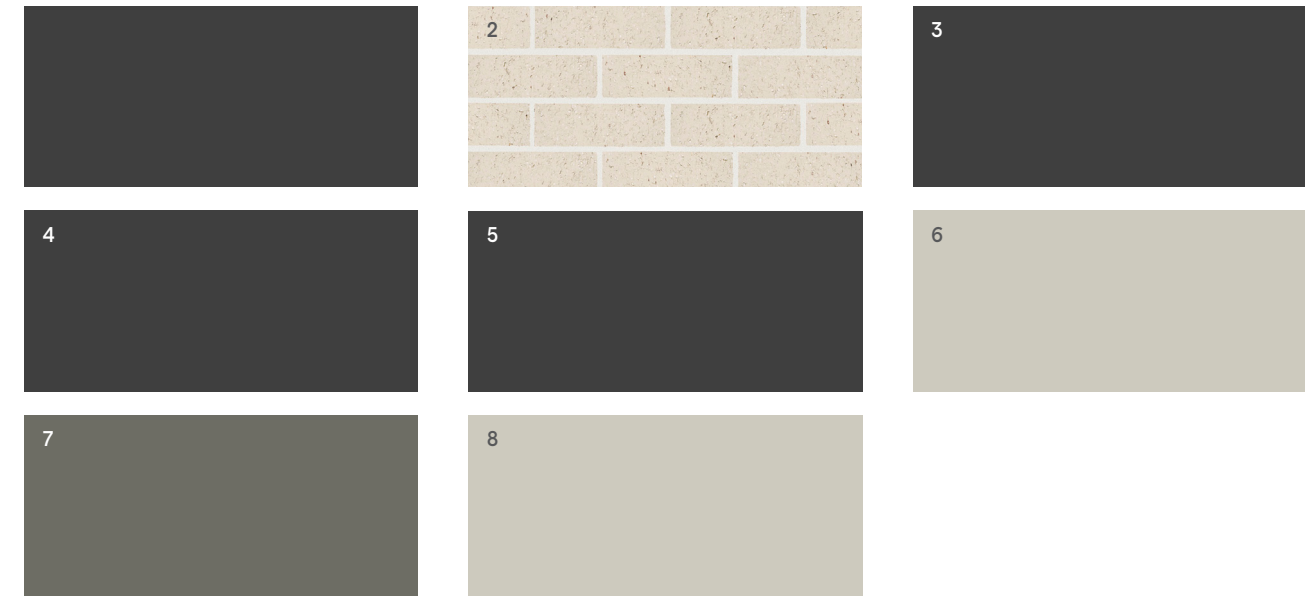
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EXTERNAL COLOUR SCHEMES



Ash

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



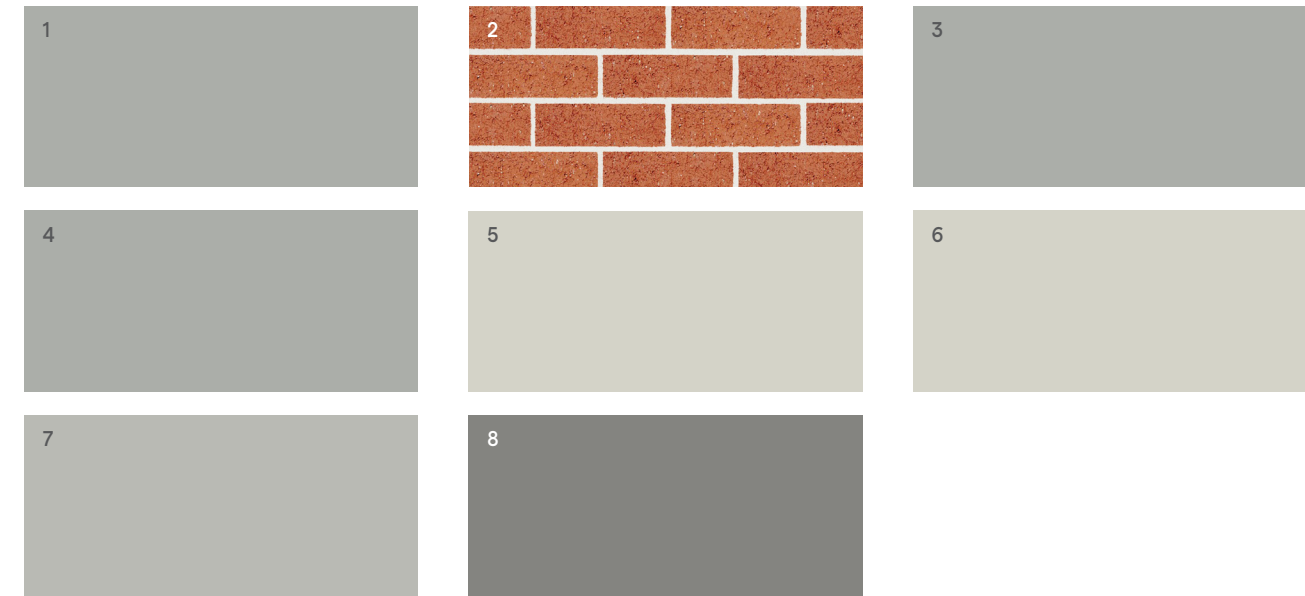
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EXTERNAL COLOUR SCHEMES



Ruby

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



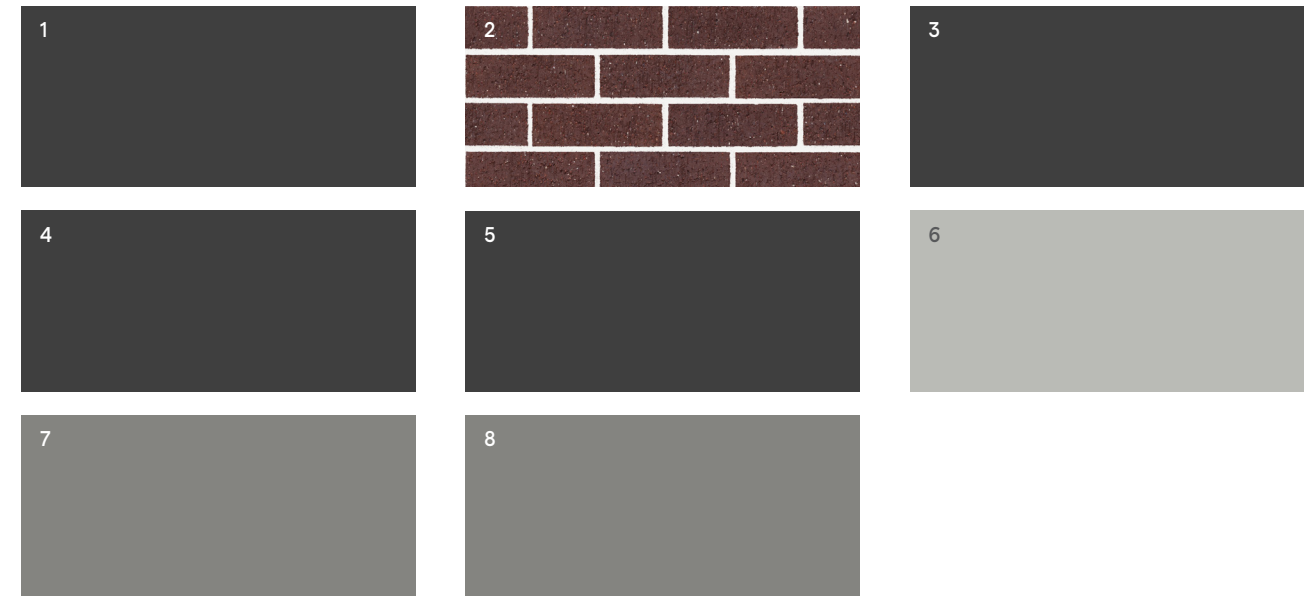
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EXTERNAL COLOUR SCHEMES



Tan

- 1. Colourbond Roof
- 2. Brick
- 3. Fascia
- 4. Garage Door
- 5. Window & Sliding Door Frames
- 6. Front Entry Door & Frame
- 7. Render / Cladding Colour One
- 8. Render / Cladding Colour Two



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