

# OUTLOOK

AT CAROLINE SPRINGS

Absolute water frontage at affordable prices



Developed by

 **markit**newlook pty ltd

# OUTLOOK LOCALITY

Caroline Springs is a flourishing lakeside suburb that has set new standards in Australian urban development.

Located 22 kilometres west of Melbourne, an appealing lifestyle awaits within a planned environment featuring landscaped parklands, the rejuvenated Kororoit and Stony Hill creeks, bushland areas and scenic lakes including Springlake and Lake Caroline, which covers nearly eight hectares.

At Caroline Springs you can enjoy a relaxed lifestyle in a vibrant and growing community; the current population is 11,500 and this is expected to double to 23,000 over the next five years.

See below the many amenities that will be only a short stroll from your new home:

- Coles supermarket
- Numerous specialty stores and cafés
- Caroline Springs College
- Mowbray College
- Catholic Regional College
- Medical centres
- Police station
- Learn to swim pool
- Public library
- Sports and recreation centre
- Tennis and netball courts
- Hike and bike trails

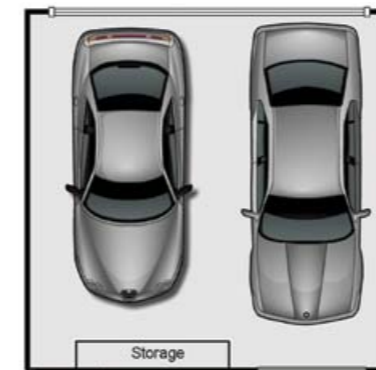


# OUTLOOK INCLUSIONS

Choose your own luxury waterfront townhouse, enjoy the (2min) stroll to the Caroline Springs town centre shops, Coles and dining precinct! Or just relax in your new home gazing across the newly developed wet lands. This is the last of the affordable water front land available at Caroline Springs.

## YOUR FEATURES:

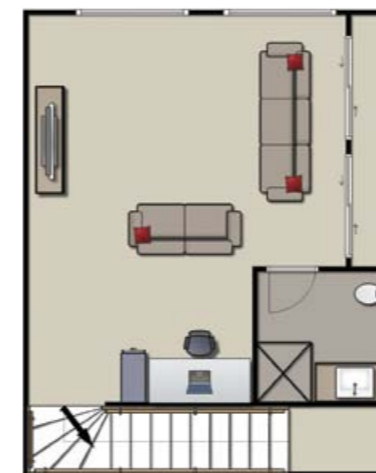
- 3 bedrooms, 2 bathrooms, 1 powder
- 4th bedroom/home office
- 2 bathrooms, 1 powder room
- Architecturally designed
- Rear entry double garages, electric remote doors
- Huge open plan living
- Great out door entertaining area
- Ducted heating
- Landscaping
- Glass balustrades to balconies
- High ceilings
- Instantaneous hot water
- Stainless steel appliances
- TV antenna
- Letter box
- Clothes line
- Evaporative cooling
- Blinds
- Flyscreens
- Dishwasher
- And much more no more to spend



GROUND FLOOR



FIRST FLOOR



OFFICE/STUDY



BEDROOM 4

Choose your own luxury waterfront townhouse, the last of the affordable water front land available in Caroline Springs.

**OUTLOOK**  
DESIGN



**CAROLINE SPRINGS - WINNER  
UDIA MASTER PLAN 2006**

The innovation and forward thinking inherent in the planning of Caroline Springs was acknowledged when it was named Australia's Best Masterplanned Community at the 2006 Urban Development Institute of Australia's Awards for Excellence.

# OUTLOOK OPTIONS

There are 3 different options to choose from:

## 1. Basic package providing completed home without Turn Key options

### 2. Investment Turn Key Package

- Evap cooling
- Rear landscaping
- Clothesline
- Letterbox
- TV Antenna
- Blinds
- Fyscreens
- Dishwasher

### 3. Upgrade package

- Evap cooling, Rear Landscaping, Clothesline, Letterbox, TV Antenna, Blinds, Fyscreens, Dishwasher
- Down lights throughout
- Floorboards to downstairs
- 20mm Caesarstone to kitchen
- Caesarstone to bathrooms
- Polyurethane to cabinets (High Gloss finish)
- Floor to ceiling tiles
- 900mm appliances
- Alarm
- Timber decking to rear yard 3m x 3m
- Square set throughout
- Frameless shower screens



Photographs and artist impressions in this brochure are intended to be a visual aid and do not necessarily depict the actual development of the project described. Readers are invited to make further enquiries of the developer in relation to the same.