



MARVELLA HEIGHTS

TOWNHOUSES



The absolute best located townhouse project in Ballarat, situated in the heart of town.

LUXURY FROM EVERY ANGLE

This fresh and vibrant development contains boutique townhouses designed to provide exceptional living.

Constructed by an experienced quality local builder who consistently delivers high quality homes.

Marvella Heights blends a touch of luxury and generous spaces with nine substantial 2 bedroom residences and four 3 bedroom with car accommodation.

A contemporary open plan living space is designed to compliment the modern style of the development, while kitchens validate the clever architecture and use of space.





Quality and Function
that seamlessly
blend together.

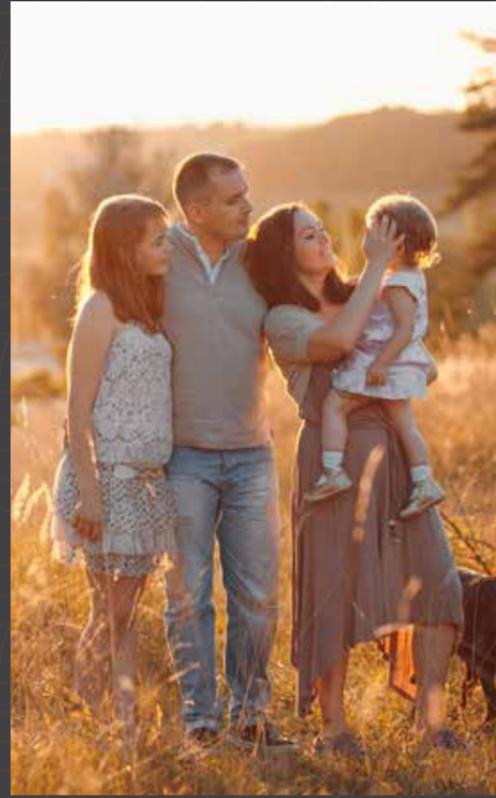
DESIGNED FOR LIVING

The open plan living, dining and kitchen serve as the hub of the homes. Expansive kitchens with stone bench tops, dishwasher, an abundance of cupboard space, quality appliances and on-trend flooring. Featuring main bathrooms and ensuite, heating and refrigerated cooling, LED lighting throughout and designer landscaping to each home. Opening onto sunny balconies, the light airy interiors and living areas create the timeless feeling of quality.



**MARVELLA
HEIGHTS**
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All that is needed is
within arm's reach.

A CONVENIENT PLACE

Location is paramount and at
Bakery Hill, Ballarat Central
you're in the thick of the action!

Take a leisurely stroll to the restaurants,
cafes & shops. Take in a movie, catch the
train or go sight-seeing nearby - because
everything is right on your doorstep!



Perfectly balanced for
lifestyle and work
in pure luxury.

THE CENTRE OF ATTENTION

Marvella Heights embodies the lifestyle of those who want it all, luxury low maintenance living without the inner eastern suburb price tag. Central to all the action but with the tranquillity of suburban living.

Call Now!





TH 3 FIRST FLOOR



TH 2 FIRST FLOOR



TH 1 FIRST FLOOR

Marvella Heights
 29 St Pauls Way, cnr Faith Lane
 Bakery Hill, Ballarat Central

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The floor plan is an artist's impression only which include elements that are for display purposes only and may not be to scale. Landscaping shown is indicative only. See builder's specifications for detailed information.

Project by: Horizon Synergy Pty Ltd

EXTERNAL DETAILING

Fascia, Gutters and Downpipes	Colour bond quad gutter, fascia and down pipes
Front Door	Timber
Main Garage Door	Colour Bond Panel Lift Remote controlled
Driveways	Concrete As per plan
Landscaping	As per landscape plan

INTERNAL DETAILING

Heating/cooling	Reverse Split System heating and cooling (and/or gas ducted heating) to living and Main Bedroom
TV & Telephone points	Refer electrical plan
Electrical	Refer electrical plan
Smoke detectors	Included
Staircase	Timber Balustrade with painted finish
Kitchen/Cooking	Omega 60 CM under bench Oven Omega 60 CM slide out range hood Omega 60CM 4 burner Cook top Omega 60CM Dishwasher
Sink	Monaco 1 ½ bowl with drainer
Tapware	Caroma Quatro tapware
Basins	Above counter Caroma basins
Cabinetry	Laminate or laminate Veneer soft closing cabinets with 40mm stone bench top to kitchen and Vanities
Shower screens	Semi frameless
Hot Water service	Solar boosted
Cornices	75mm Trio and Aria cornices
Skirting/Architrave	MDF 67 single bevel
Internal Doors	2040 mm height pattern internal doors
Flooring finish	Tiled wet areas, carpet to beds and on trend timber look vinyl planks to living areas

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