



# MARVELLA HEIGHTS

BALLARAT CENTRAL





## 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.



BOUTIQUE TOWNHOUSES



ARTISTS IMPRESSION

MARVELLA HEIGHTS, BALLARAT CENTRAL







## 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.



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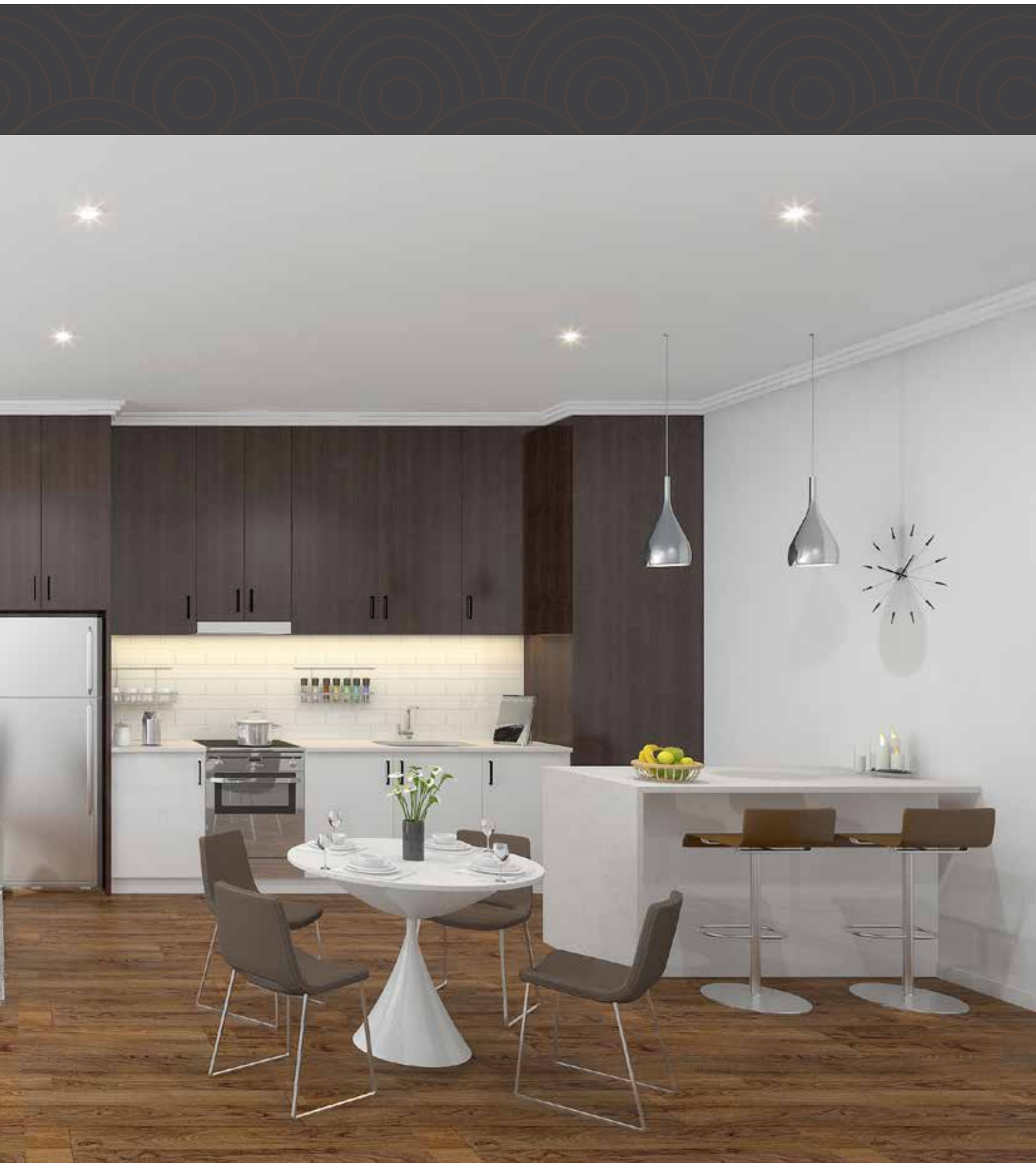


BOUTIQUE TOWNHOUSES



ARTISTS IMPRESSION





BOUTIQUE TOWNHOUSES







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!**









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





FAITH LANE



TH 3  
FIRST FLOOR



TH 2  
FIRST FLOOR



TH 1  
FIRST FLOOR

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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**

Powder coated or Timber – refer Plans

**Main Garage Door**

Colour Bond Panel Lift Remote controlled

**Driveways**

Concrete As per plan

**Landscaping**

As per landscape plan

#### INTERNAL DETAILING

**Heating/cooling**

Gas Ducted heating throughout and Reverse Split heating & cooling System to Living areas – refer plans

**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**

Stainless Steel double bowl with drainer

**Tapware**

Designer Mixer including chrome plug & washer

**Basins**

Square semi recessed basin or above counter

**Cabinetry**

Laminate or laminate Veneer soft closing cabinets with 40mm stone bench top to kitchen and Vanities

**Shower screens**

Semi frameless

**Hot Water service**

Rheem Solar Hot Water system

**Cornices**

Trio cornice

**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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NOTE: The information contained in this brochure has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and agents will not be responsible for any error or mis-description which may happen herein.