

TOWNHOMES

# Aurelia Place

THE POINT



TOWNHOMES

# Introducing Aurelia Place at The Point.

Located on the waterfront, these luxuriously appointed townhomes by Hamlan Homes are perfectly located within The Point, with walking trails and natural parklands at your doorstep. Each home embodies a timeless coastal signature style, allowing you to spend more time relaxing, unwinding and enjoying the coastal serenity.

THE POINT



Make the ultimate sea change to a place brimming with local delights.

Picturesque and steeped in history, the seaside village of Point Lonsdale is bursting with local secrets and hidden gems. Enjoy the very best the Bellarine Peninsula has on offer, with renowned surf breaks, pristine golf courses and a gastronomical delight of food and wine trails, including award-winning wineries and restaurants, organic farmgate and local produce all at your doorstep.



Escape the hustle and bustle of city life for the ultimate coastal escape.





## Live the life you've always wanted.

Come home to a community surrounded by glistening waterways, natural parklands and walking trails. With an award-winning sustainability commitment, The Point has been carefully designed to protect the local environment and reduce its ecological footprint.

With wide open spaces, including over six kilometres of walking and cycling tracks and a 53-hectare conservation area, you'll always feel at peace at The Point.



Experience low  
maintenance living  
at its finest.



Live the life  
you've always  
wanted.



ARTIST IMPRESSION



Each townhome has been designed to flow seamlessly together for a better way of living.



### Luxurious coastal living at its finest.

Inspired by the refined coastal heritage of the Bellarine Peninsula, each townhome floorplan has been designed to flow seamlessly together for a better way of living.

Focused on cutting edge designs infused with architectural flair, with above standard inclusions, this exclusive collection of townhomes are built to the high quality standard Hamlan Homes are renowned for.





Luxurious  
coastal living  
at its finest.



ARTIST IMPRESSION



# Floorplans

## 4 Bedrooms

  
4

  
3.5

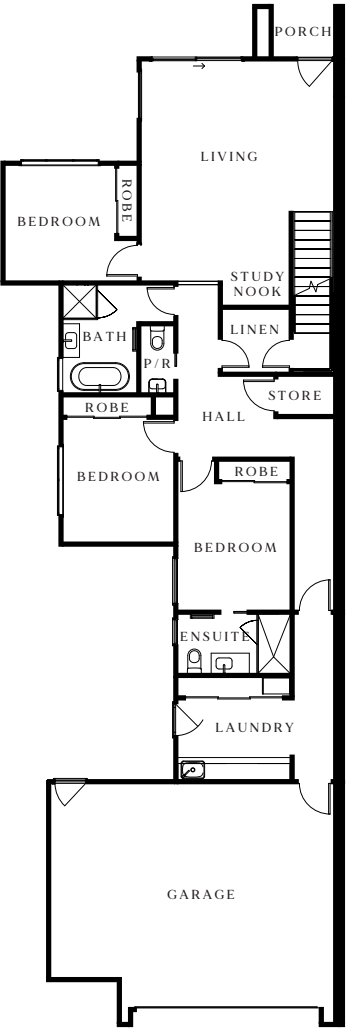
  
2

Ground Floor Area	128.13m <sup>2</sup>
First Floor Area	108.48m <sup>2</sup>
Site Area	285m <sup>2</sup>
Garage Area	47.67m <sup>2</sup>
Balcony Area	37.71m <sup>2</sup>
Total Floor Area	330.43m <sup>2</sup>

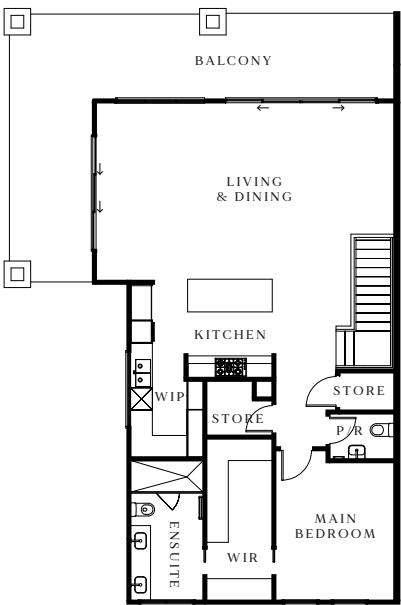
Location



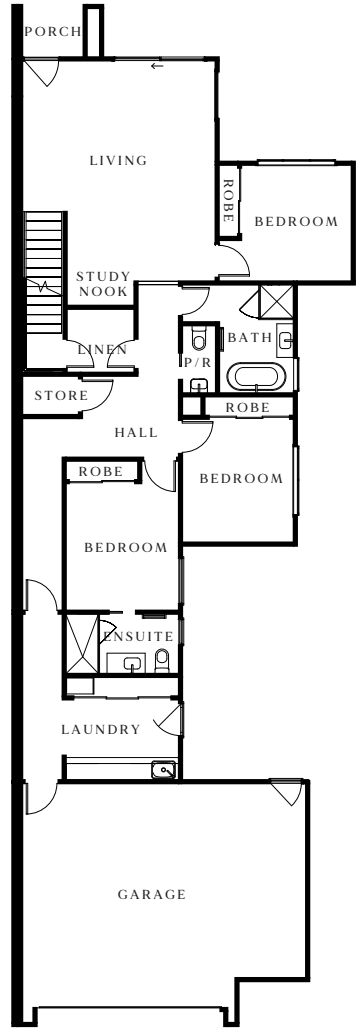
Ground Floor



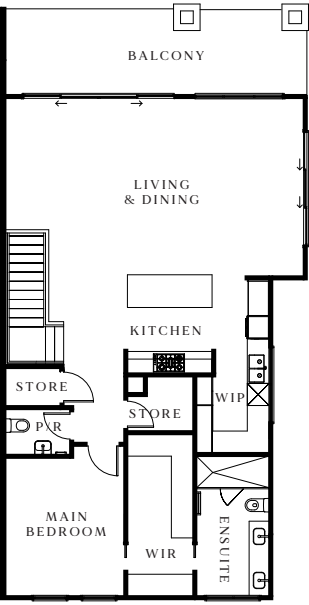
First Floor



Ground Floor



First Floor



  
4

  
3.5

  
2

Ground Floor Area	127.38m <sup>2</sup>
First Floor Area	107.36m <sup>2</sup>
Site Area	225m <sup>2</sup>
Garage Area	47.55m <sup>2</sup>
Balcony Area	19.68m <sup>2</sup>
Total Floor Area	305.19m <sup>2</sup>

Location





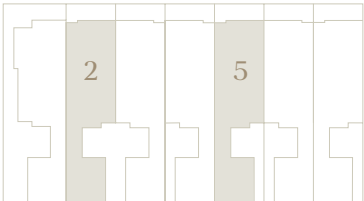
# Floorplans

## 3 Bedrooms

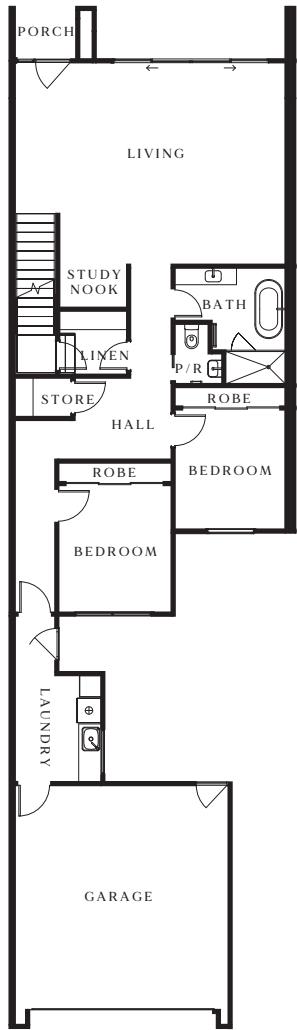


	2	5
Ground Floor Area	114.03m <sup>2</sup>	113.97m <sup>2</sup>
First Floor Area	103.77m <sup>2</sup>	103.77m <sup>2</sup>
Site Area	225m <sup>2</sup>	225m <sup>2</sup>
Garage Area	37.32m <sup>2</sup>	37.50m <sup>2</sup>
Balcony Area	13.72m <sup>2</sup>	13.72m <sup>2</sup>
Total Floor Area	272.03m <sup>2</sup>	272.17m <sup>2</sup>

Location



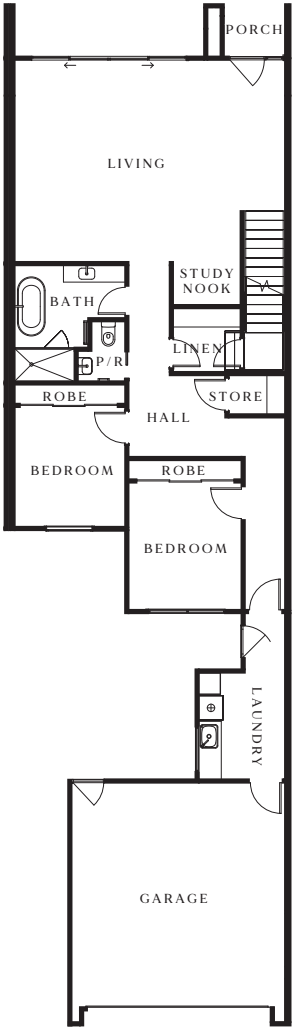
Ground Floor



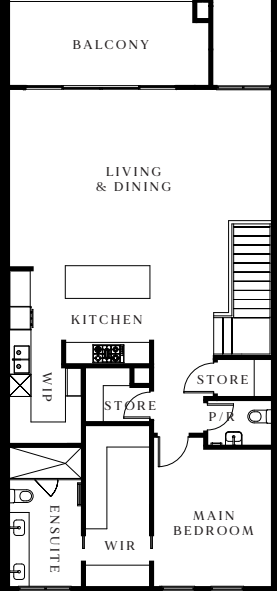
First Floor



Ground Floor

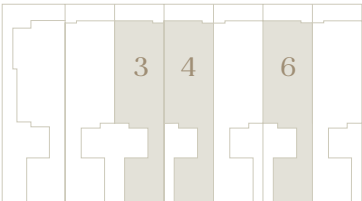


First Floor



	3	4	6
Ground Floor Area	112.81m <sup>2</sup>	113.97m <sup>2</sup>	114.20
First Floor Area	103.77m <sup>2</sup>	103.77m <sup>2</sup>	103.77m <sup>2</sup>
Site Area	225m <sup>2</sup>	225m <sup>2</sup>	225m <sup>2</sup>
Garage Area	36.84m <sup>2</sup>	37.50m <sup>2</sup>	37.58m <sup>2</sup>
Balcony Area	13.72m <sup>2</sup>	13.72m <sup>2</sup>	13.72m <sup>2</sup>
Total Floor Area	270.22m <sup>2</sup>	272.17m <sup>2</sup>	272.50m <sup>2</sup>

Location





# Inclusions

**Kitchen**

40mm Essastone island benchtop with waterfall panels

20mm Essastone benchtop to WIP/kitchen

Laminex cabinetry with L channel detail (no handles). Soft close drawers and overhead cabinets included

SMEG appliances throughout including 900mm cooktop and concealed rangehood, 600mm oven, integrated dishwasher and microwave

Clark Prism Double Bowl Undermount sink with pull out sink mixer

**Wet Areas**

20mm Essastone benchtop

Tiled wall and shower floor

300x600mm floor tile

Laminex cabinetry with L channel detail (no handles)

Caroma Luna tapware & basin

Caroma Urbane 1600 Freestanding Bath

Caroma Luna towel rails and toilet roll holders throughout

Semi Frameless shower screen

300x2000mm ensuite shower niche

300x600mm bathroom shower niche

Frameless Polished Edge mirror

**Internal**

2700mm high ceilings

Square set throughout including raked ceilings

Haymes Ultra Premium paint (3 coats)

Reverse Cycle Ducted to all Bedrooms, Living and Meals

Engineered timber flooring to entry hallway, kitchen, meals, living areas, WIP and linen

Quality carpet and upgraded underlay to staircase and in all bedrooms: Redbook Carpets Spanish Quarter

5.18kw Solar PV System with Tesla Powerwall 2 battery back up

**Laundry**

20mm Essastone benchtop

Caroma Luna Tower basin mixer

Laminex cabinetry with L channel detail (no handles)

Tiled wall

Clark Prism undermount sink

**External**

Colorbond roof

1800mm timber fencing, capped with exposed posts

1800mm aluminium high lockable gate

900mm aluminium front fence

Front and rear landscaping, including native shrubs, trees, crushed rock, mulch, exposed aggregate and concrete pavers



ARTIST IMPRESSION



# Finishes

**Timber Floor** Noble Collection  
Engineered Timber Flooring  
- Grand Oak

**Carpet** Redbook Carpets Spanish Quarter  
- 100% Soft Solution Dyed Nylon

**Floor Tiles** 300x600mm Rectified Edge Tiles  
with Mapei grout

**Wall Tiles** Kitchen: 75x300mm Entiva tiled  
splashback  
  
Appliance Bench: Entiva Kit Kat tile  
splashback  
  
Wet Areas: 300x600mm Rectified  
Edge Tiles

**Paint** Haymes Ultra Premium Interior  
Expressions (3 coats)  
  
Interior Ceilings: Hamlan White

**Cabinetry** Kitchen: Laminex  
  
Wet Areas: Laminex

**Fixtures** Black or Brushed Nickle

**Benchtops** Kitchen: 40mm Essastone  
Island Bench  
  
Kitchen: 20mm Essastone  
to WIP and Benchtops  
  
Wet Areas: 20mm Essastone



Dark Colour Scheme



Light Colour Scheme





Hamlan has developed a reputation as the region's prominent builder.



# HAMLAN

Hamlan's origins lie in Anglesea, where they began rebuilding cedar-clad homes after the devastating 1983 Ash Wednesday bushfires.

Today, Hamlan continues to be a family-operated builder and has developed a reputation as the region's preeminent builder with a particular niche for designing architectural coastal homes, split-level homes and custom builds, while also building everything in between.



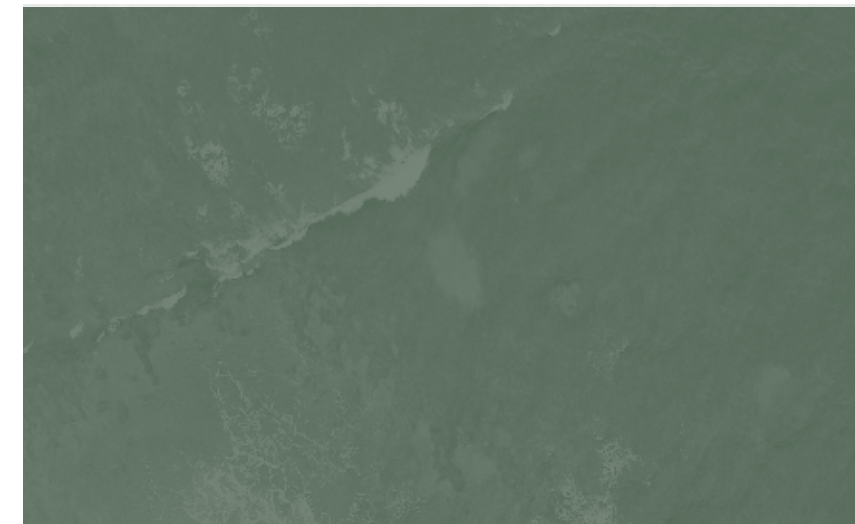


## Moremac.

With over 50 years experience, the strength of Moremac is anchored to the property industry experience of its founders, Bryce Moore and Duncan McLellan, and bolstered by the expertise of its highly skilled and experienced Project Team.

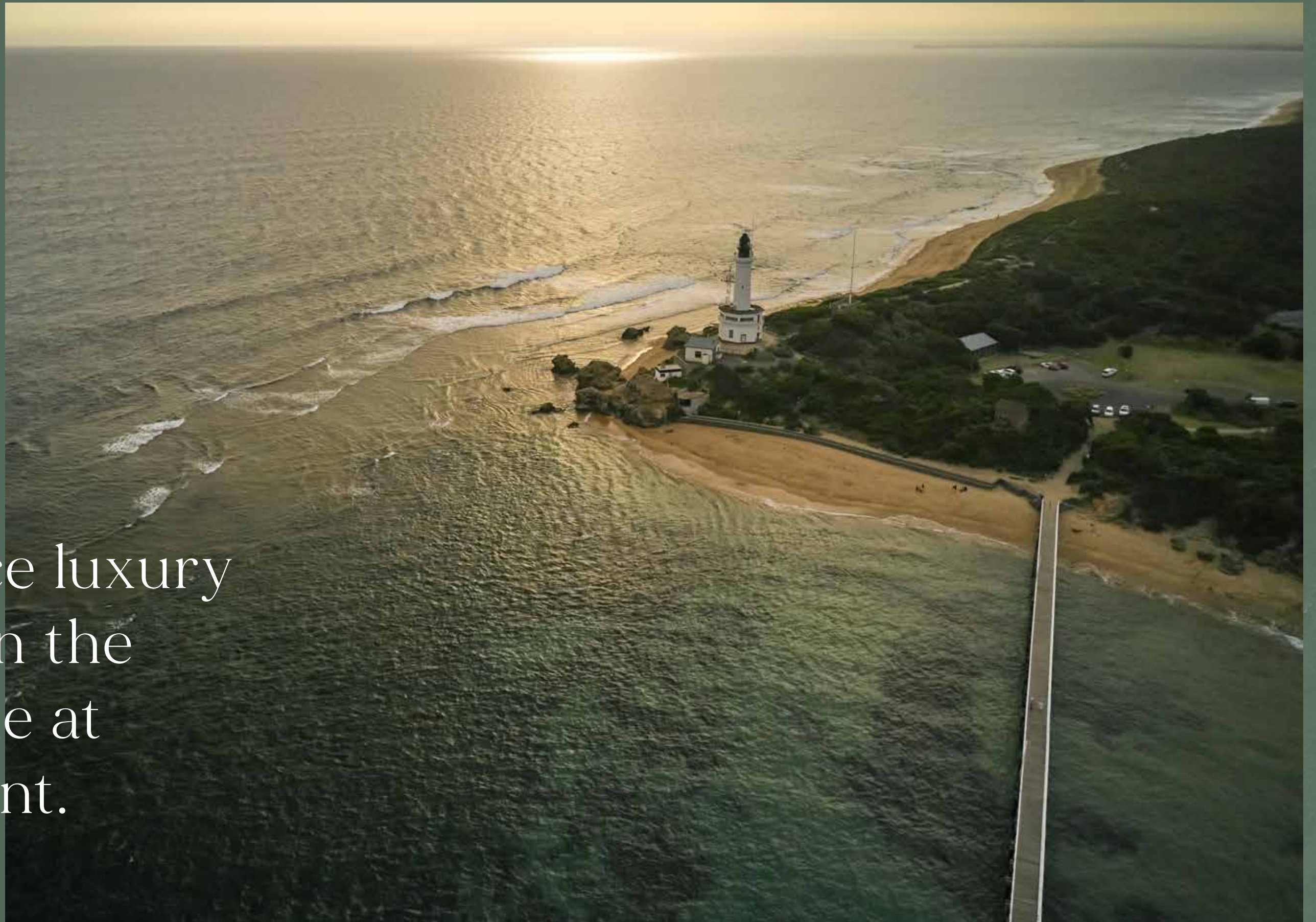
Delivering a lifestyle of ease and convenience for our residents is our priority. Moremac is active in the communities we create, supporting neighbourhoods with family events and sponsorship of local associations.

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Embrace luxury  
living on the  
Bellarine at  
The Point.







[thepointpointlonsdale.com.au](http://thepointpointlonsdale.com.au)

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