



Alpine Villas Moncrieff

**refreshingly
different**



Alpine Villa

Scandinavian inspired arch

Refreshingly c

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itecture.

different.



↑ Alpine Exterior / Artist Impression







↑ Alpine Exterior / Artist Impression





Surrounded by nature but still just minutes away from everything you need



←
GUNGALIN TO
CANBERRA CITY LIGHT RAIL
ARTIST IMPRESSION

→
ATLAS
GUNGALIN TOWN CENTRE



Moncrieff is one of Canberra’s newest suburbs, and is located just a short six minute drive from the thriving commercial and cultural hub that is the Gungahlin Town Centre. Gungahlin is one of the fastest growing regions in Australia and boasts a wide variety of facilities and infrastructure. Enjoy good schools, award winning restaurants, café’s and bars, fantastic shopping and sports facilities plus the soon to be completed Gungahlin to Canberra city light rail project and the Gungahlin Cinema Complex.

The master planned suburb of Moncrieff has been cleverly designed to feature ponds, walkways and a leafy streetscape that will make living here a joy. To the north you will find inspiring views of the hills with their beautiful wooded areas and grasslands. Moncrieff will have its own shops, school and community facilities that will all be just a short walk from your home at Alpine.



MULLIGANS FLAT NATURE RESERVE





GUNGAGHLIN CINEMA
ARTIST IMPRESSION



↑ Alpine Living / Artist Impression







↑ Alpine Courtyard / Artist Impression

Seamless integration between indoor and outdoor living spaces









Refreshingly different

The Scandinavian inspired villas at Alpine are part of a small, bespoke development of only 40 villas. Enjoy an enhanced sense of privacy balanced with a wonderful sense of community. Feel the freedom of smart design combined with crisp lines and visually attractive materials that all combine to make a home that you will love to live in.

The villas at Alpine have a refined simplicity about them, and have been designed with careful consideration to materials, space and storage. Every effort has been made to ensure that these light filled homes suit the contemporary feel of one of Canberra's newest suburbs.

← Alpine Bathroom / Artist Impression



↑ Alpine Kitchen / Artist Impression







AEG Gas Cooktop



AEG Electric Oven



Nirvana Square Neck Kitchen Mixer



Nirvana Shower Set



Abey Double Bowl Sink



Home Design Teramo Concrete Pendants

Naturally Exceptional

The brief to the architect was simple: create quality, open plan, light filled homes that people will want to live in now. Each villa at Alpine will have a crafted kitchen, luxurious bathrooms, open plan living zones and high quality finishes and appliances.

The design encourages the flow of space and light and offers flexible zones for dining, entertaining and relaxing that seamlessly extend to a private, outdoor courtyard.

In the kitchen you will find intelligent design combined with the ever popular AEG appliances (including a gas cooktop) to give you the utmost in style and functionality. Stone benchtops and custom-designed joinery, including plenty of cupboard space, all combine elegantly.

The ultra modern bathroom will feature the latest trends and will be the ideal place to pamper yourself. Chic black tapware from Innova, beautifully designed "back to wall" toilets and eye-catching wall hung vanities are all included.

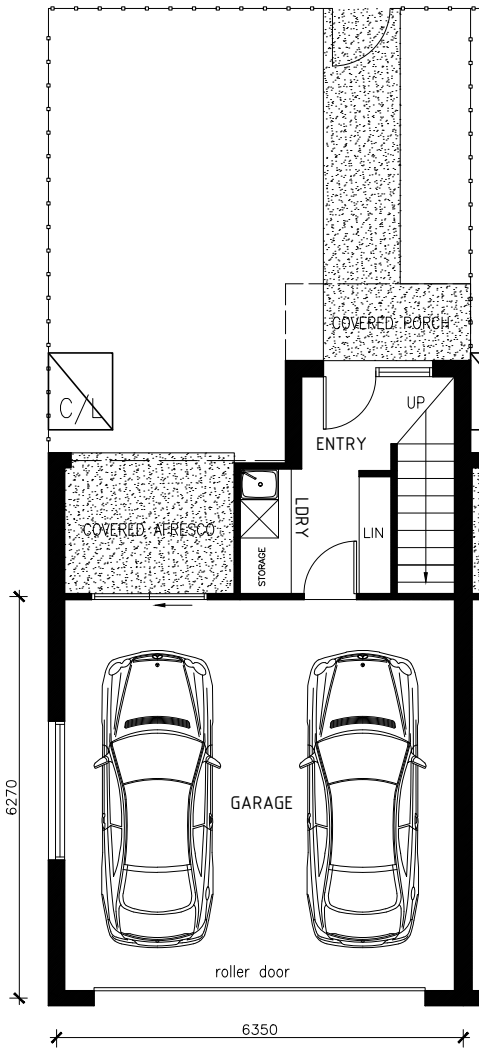
	Floating laminated timber flooring
Ducted heating and cooling	A landscaped, sunny courtyard
Instantaneous gas hot water	A large double garage with an automatic roller door and internal access
A tiled entertaining balcony	Choice of two stunning colour schemes
Square set cornice to the living areas	Quality carpet included
	Built in robes with sliding mirrored doors

3 bed

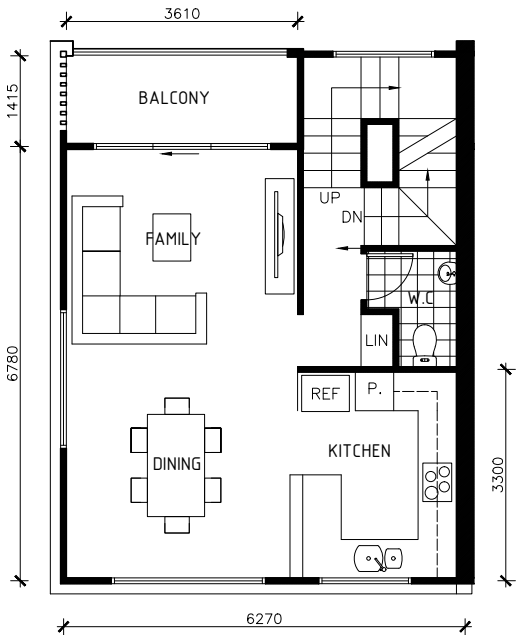
2.5 bath

2 car

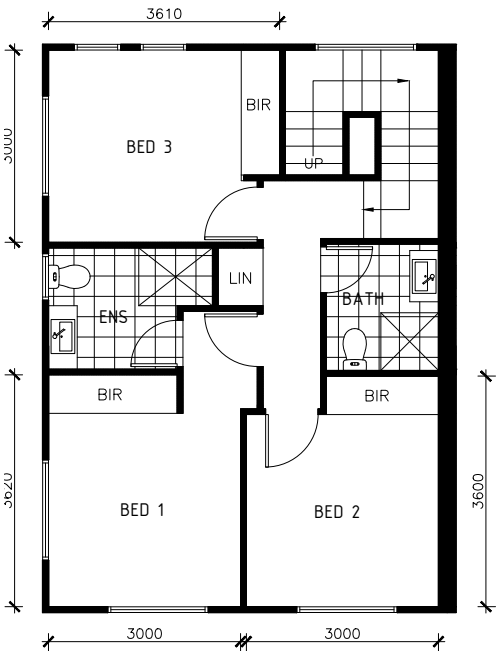
LIVING M ²	102.4
COURTYARD M ²	45.9
ALFRESCO M ²	5.5
BALCONY M ²	5.3



Ground



Level 1

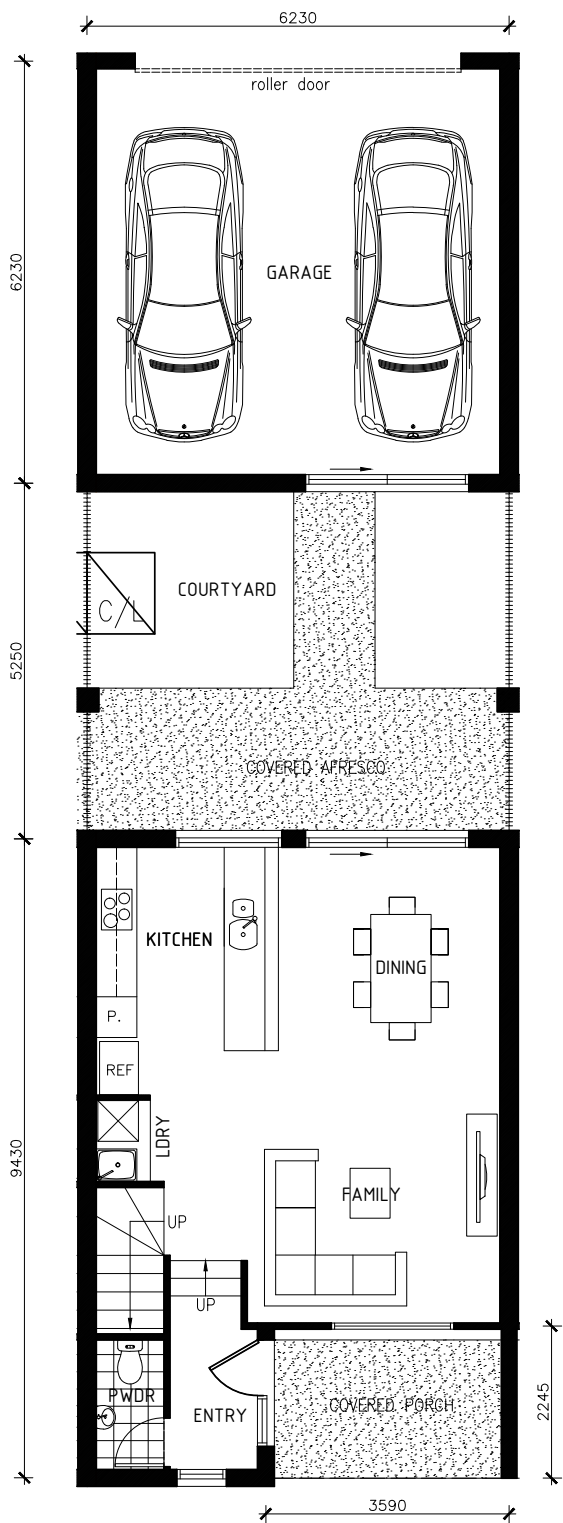


Level 2

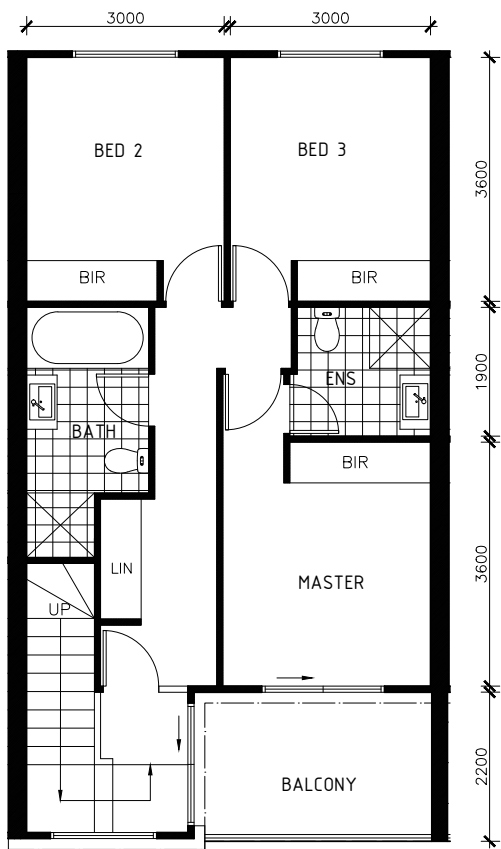


3 bed
2.5 bath
2 car

LIVING M ²	111.2
COURTYARD M ²	30
ALFRESCO M ²	13
BALCONY M ²	7.6



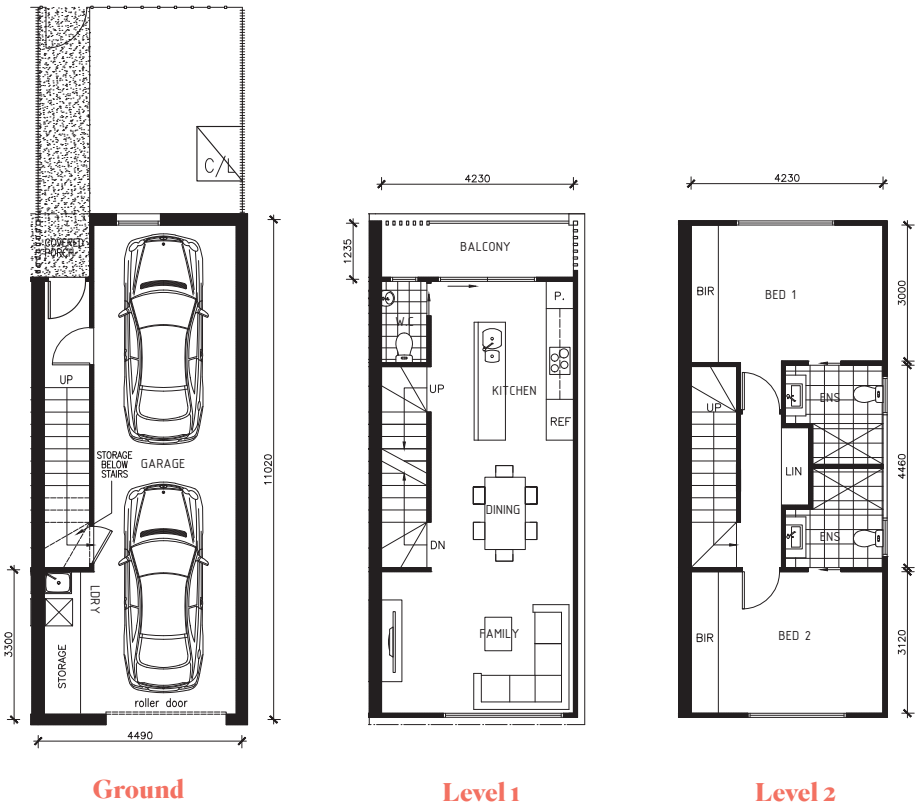
Ground



Level 1

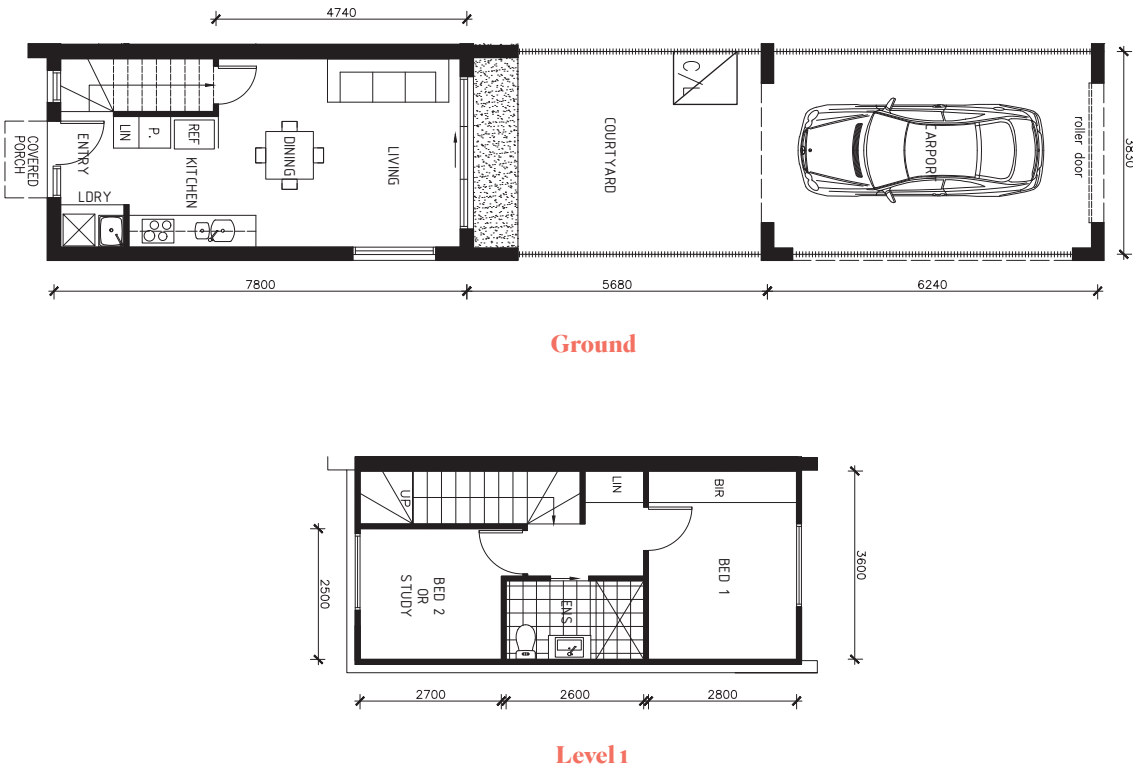
2 bed / 2.5 bath / 2 car

LIVING M ²	89.8
COURTYARD M ²	22
ALFRESCO M ²	—
BALCONY M ²	5.9



2 bed / 1 bath / 1 car

LIVING M ²	58.8
COURTYARD M ²	20.6
ALFRESCO M ²	—
BALCONY M ²	—





Antalija
Developer/Builder

Antalija Constructions is family owned and operated and has been delivering quality projects in Canberra for more than 14 years. Owner Dennis Katavic prides himself on being able to deliver quality affordable residential projects that he personally oversees.

Antalija Constructions have earned a first class reputation for exceptional workmanship, value for money and follow-up service. Recently completed projects include Mae in Harrison and Glasshouse in Franklin, with Zephyr in Lawson and The Reserve in Moncrieff currently under construction.



R Inventive Building Design
Architect

R Inventive Building Design has been servicing the Canberra region for four years.

Robert Jukic, Company Director, was born into a family of building professionals, and quickly developed a passion for the industry. With 17 years' experience, Robert specialises in residential plans to meet a vast range of clientele requests, from anything between spec homes and large single residential developments. His experience lies extensively in multi-unit plans, including dual occupancies and large townhouse style developments and apartments.



The Mill Interiors
Interior Design

The Mill Architecture + Design is a boutique architectural firm in Canberra.

A specialised team of architects, interior designers and drafts people, the company provide a personalised approach to design, aspiring to create designs that not only meet their client's day to day needs, aspirations and budget, but also provide spaces which are interesting and timeless.

Sarah, company director and interior designer has been working in the industry for 10 years.

Her projects include commercial fitouts and refurbishments, university and school design and domestic interior design.



Pod Projects Group
Agent

POD Projects Group have specialised in "off the plan" sales for more than 20 years. Their experienced team will be on hand to answer your questions and guide you through the purchasing process.

With their extensive knowledge and expertise throughout the Canberra region, you can rely on the POD team to assist you with your enquiries.

Alpine Villas Moncrieff will be the seventh project that POD Projects Group and Antalija have worked on together

alpinevillasmoncrieff.com.au



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Disclaimer: Images in this brochure are artists' impressions and are intended to be indicative only. The façade, building design, Villa interiors and landscaping on completion may vary from the images in this brochure. In particular, final colours, finishes, floor plans and layouts will be dependent on the buyer's selections. Whilst all details have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the Vendors or their Agents. Intending purchasers must rely on their own enquiries. Photographs and illustrations are for presentation purposes only and are indicative only. They should not be relied upon as an accurate representation of the final product. Correct at time of print. Specifications may change at any time. Average EER 7.0

