



# CHARLTON VILLAS

AT CHARLTON HOUSE

by mirvac

# INTRODUCING CHARLTON VILLAS



## THE ART AND ETIQUETTE OF LIVING

Epitomised by the embrace of their green surrounds, Charlton Villas redefine terrace home living in South East Queensland. Navigating between indoors and outdoors, these two level, ground-floor homes enjoy seamless connectivity to the pool, dedicated car parks at the same level and walks amongst the gardens.

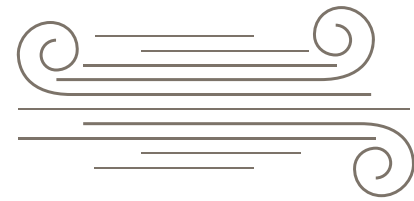
Each Charlton Villa is entirely unique, distinguished by an architectural language which sets them apart within the precinct. Against a verdant backdrop, Charlton Villas are sophisticated, design-focused havens that intuitively balance togetherness alongside ample spaces for finding solace.





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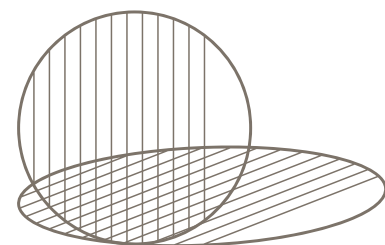
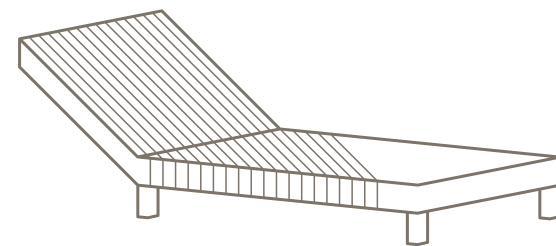


### Cross Ventilation Air Flow

Fresh air flows into residences through intelligent ventilation, drawing the sub-tropical breeze through living spaces.

### Indoor and Outdoor Living

Large outdoor spaces are integral to Brisbane living, extending interior spaces and encouraging time spent outdoors day and night.



### Light and Shade

Vertical screens, large expanses of recessed glazing and considered orientation all support a perfect balance of natural light and cooling shade.

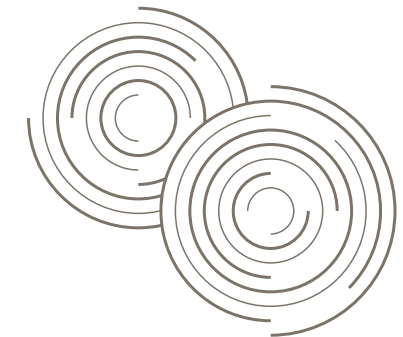


### Screening and Greenery

Inspired by the enclosed verandah, a domestic feature so iconic to Queensland, screening and greenery keep spaces flexible, breathable and perfectly private.

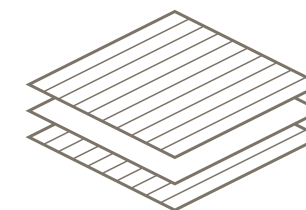
### Spacious Floorplans

Large residences are elevated by fluid navigation, expansive rooms and high ceilings to support the proven wellness benefits of large, light-filled homes.



### Authentic Materials

Aesthetics and sustainability are addressed through the use of materials which lend authenticity to homes and harness a timeless, enduring beauty.









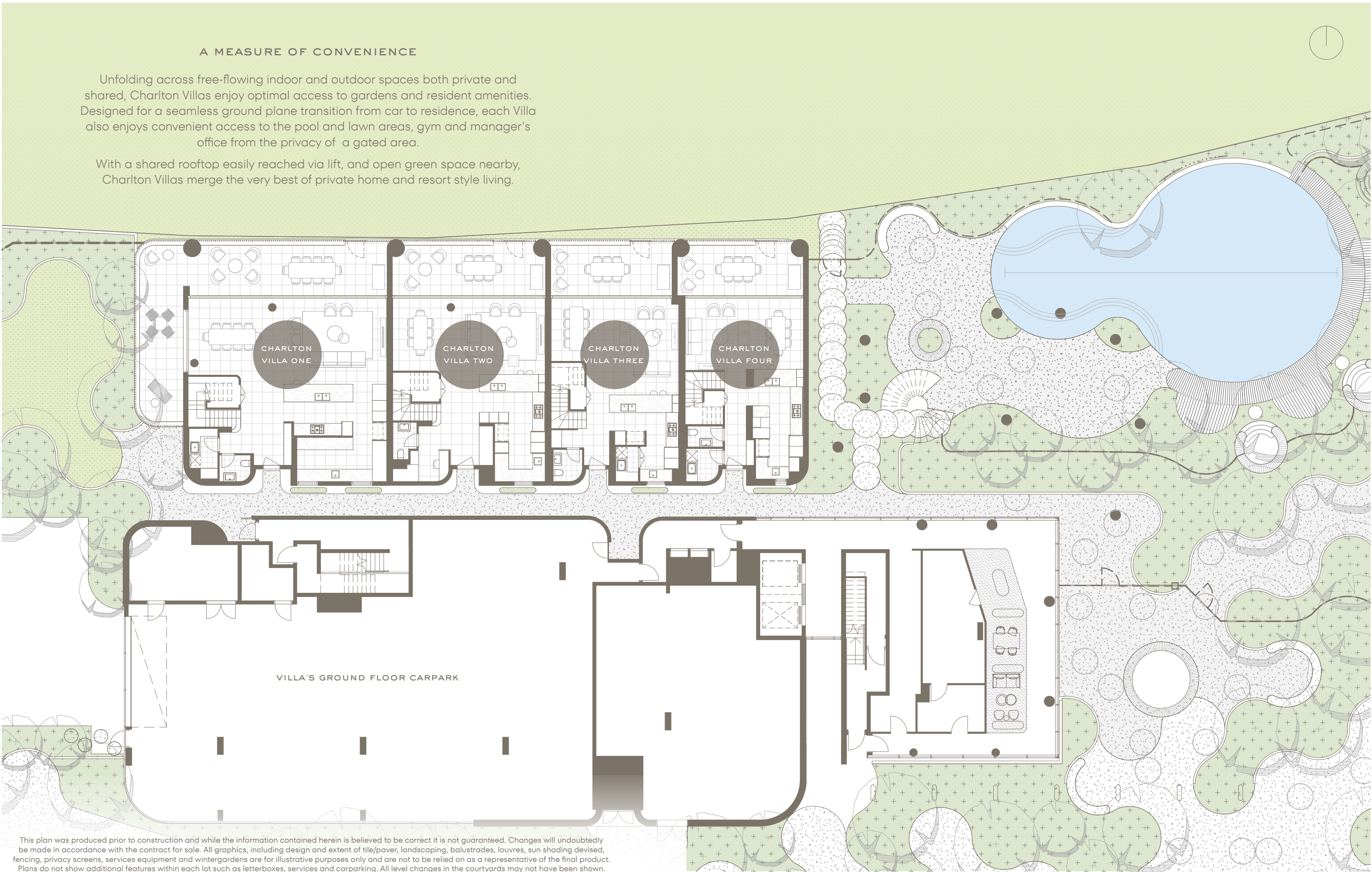
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A MEASURE OF CONVENIENCE

Unfolding across free-flowing indoor and outdoor spaces both private and shared, Charlton Villas enjoy optimal access to gardens and resident amenities. Designed for a seamless ground plane transition from car to residence, each Villa also enjoys convenient access to the pool and lawn areas, gym and manager's office from the privacy of a gated area.

With a shared rooftop easily reached via lift, and open green space nearby, Charlton Villas merge the very best of private home and resort style living.



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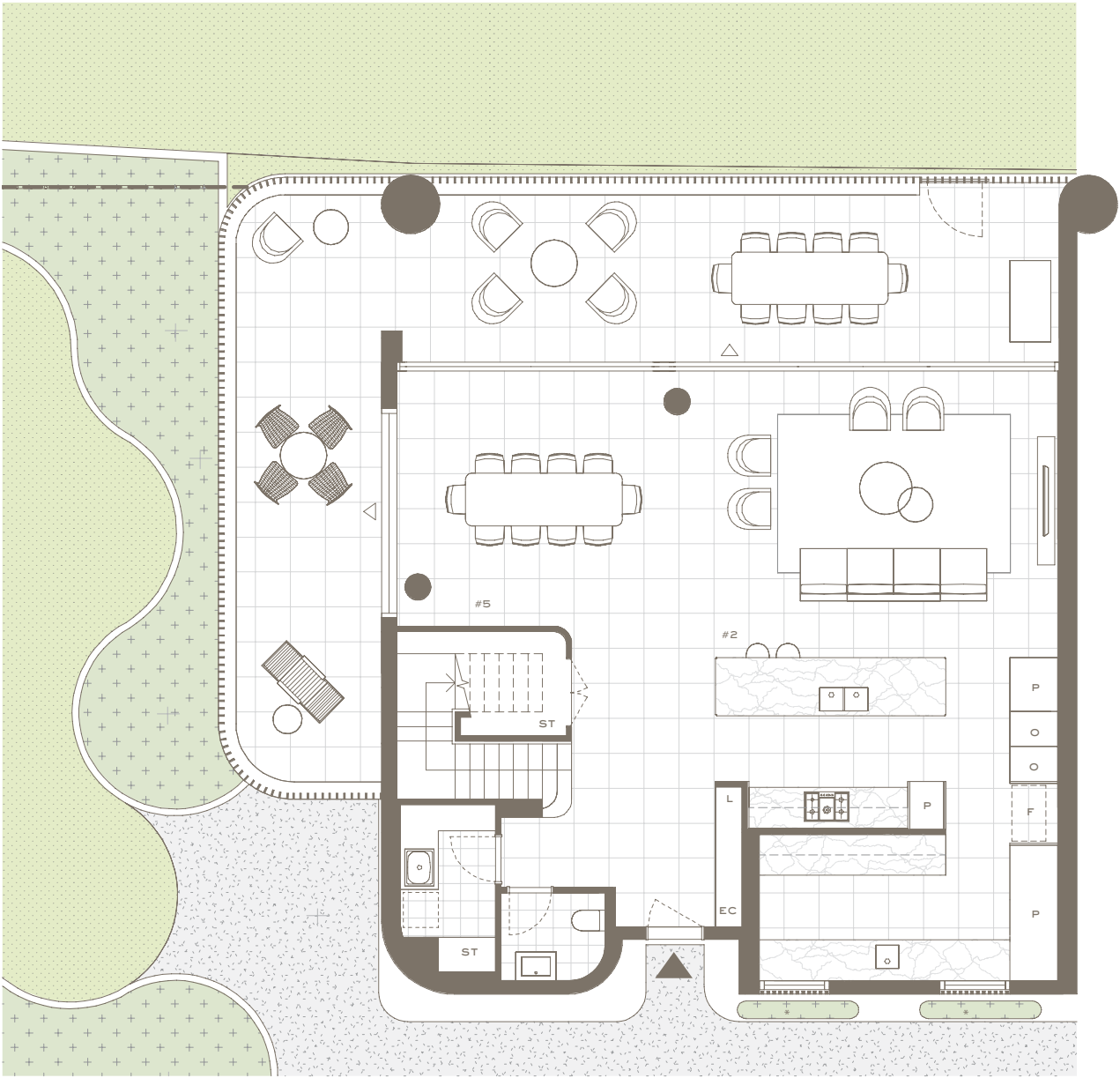






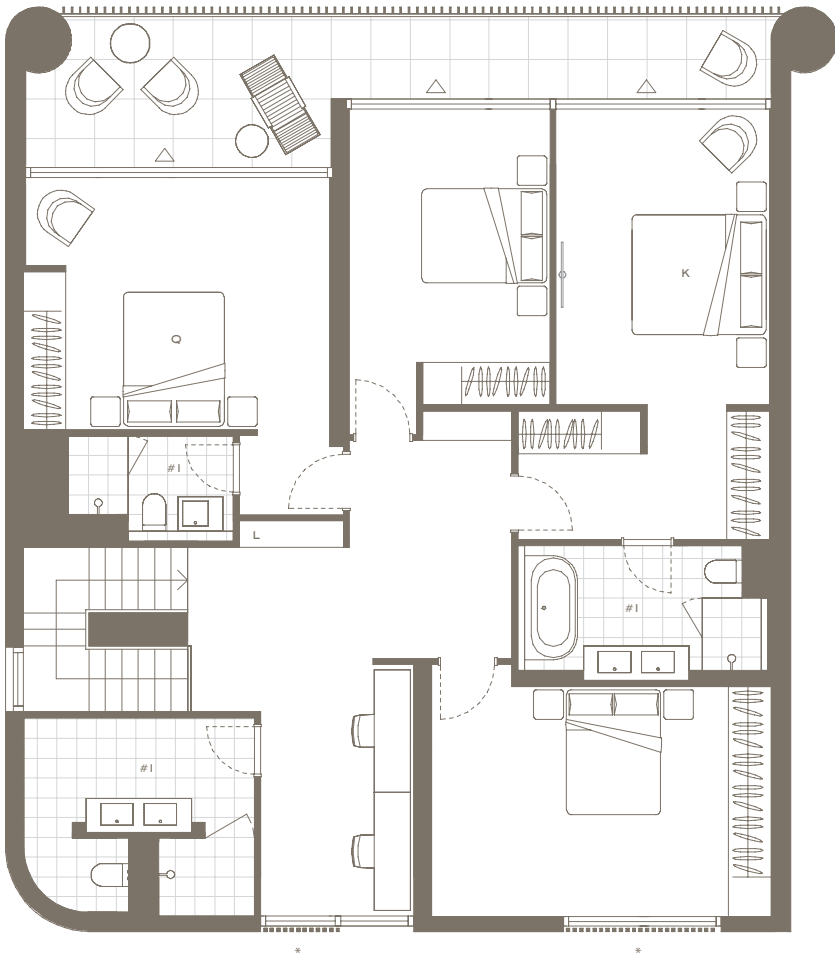
CHARLTON VILLA ONE - GROUND FLOOR

Charlton Villa One is defined by the most expansive volumes both inside and out. Located on the ground floor, this open-plan villa features an oversized kitchen with adjoining butlers pantry providing impeccable liveability and a generous wrap-around north facing terrace with views towards the finishing post.



CHARLTON VILLA ONE - LEVEL TWO

4-bedrooms, two ensuites, a large main bathroom and a dedicated study area are laid out in a fluid arrangement across the first floor of Charlton Villa One. Generous storage and a vast balcony with views across the racecourse from three of the bedrooms completes this immaculate family residence.



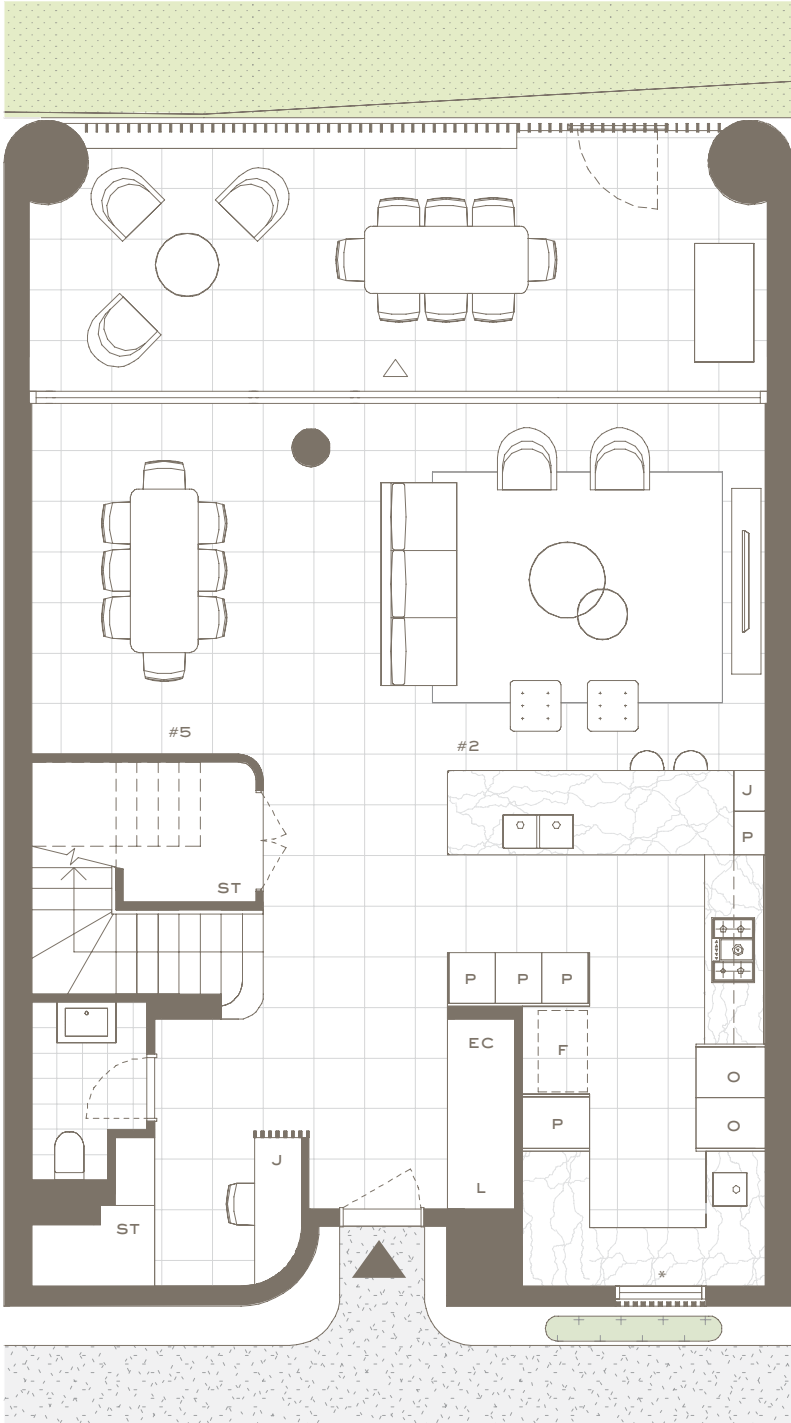
P - Pantry	L - Linen	EC - Electrical/Communications	* Fixed Screen	#1 Lighting upgrade available
F - Fridge	J - Joinery	K - King Bed	▲ Access	#2 Lighting upgrade available
O - Wall Oven	St - Storage	Q - Queen Bed	△ Balcony Access	#5 Lighting upgrade available

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CHARLTON VILLA TWO - GROUND FLOOR

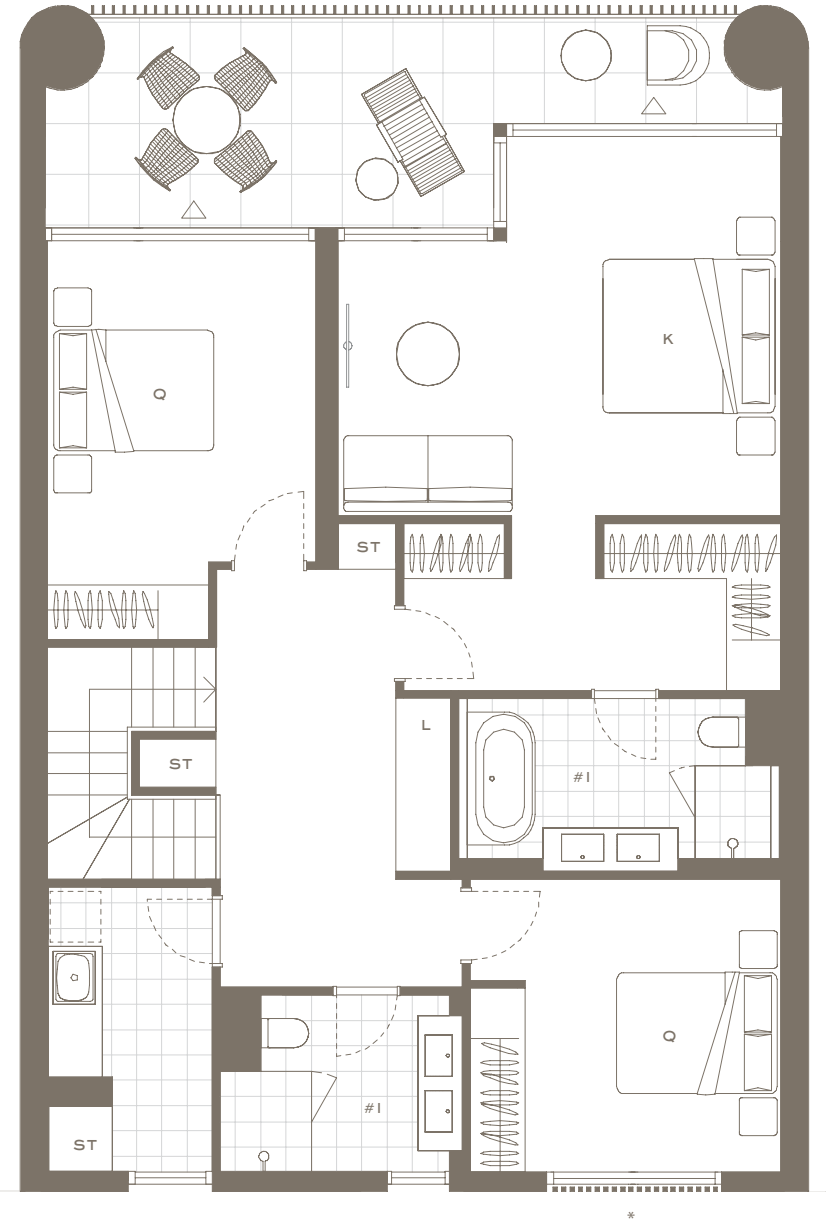
Designed with entertaining in mind, Charlton Villa Two has a free-flowing ground floor layout with the living room opening directly onto a large terrace. A separate powder room and wide open northern views across the racecourse invite easy-going afternoons and evenings amongst good company.



P - Pantry	L - Linen	EC - Electrical/Communications	* Fixed Screen	#1 Lighting upgrade available
F - Fridge	J - Joinery	K - King Bed	▲ Access	#2 Lighting upgrade available
O - Wall Oven	St - Storage	Q - Queen Bed	△ Balcony Access	#5 Lighting upgrade available

CHARLTON VILLA TWO - LEVEL TWO

Guests who choose to stay are comfortably hosted within a flexible first floor layout with customisation opportunities. The oversized master suite enjoys access to a vast balcony which overlooks the racecourse from two of the three bedrooms. A main bathroom with double vanity coupled with an upstairs laundry ensure everyone's needs are met.

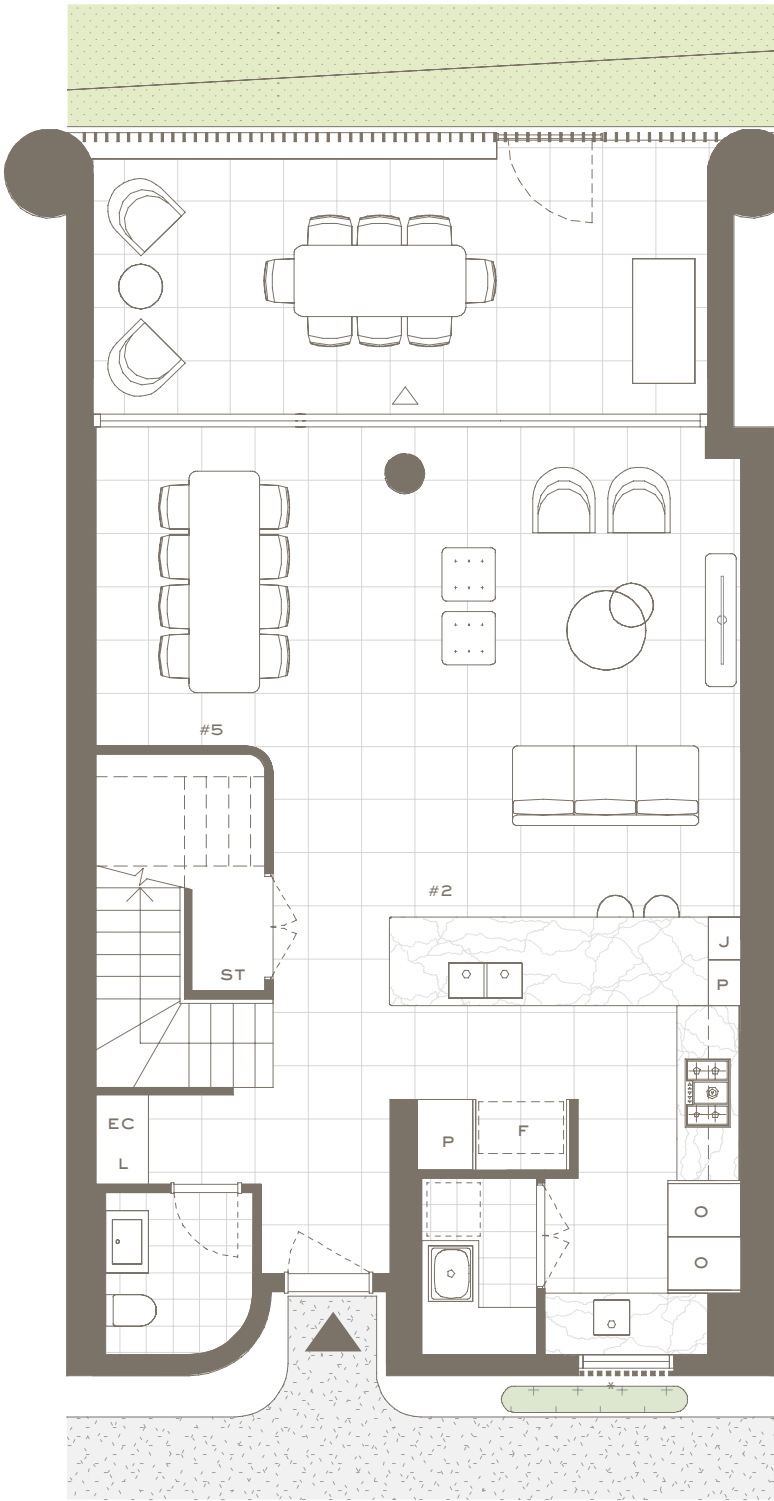


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CHARLTON VILLA THREE - GROUND FLOOR

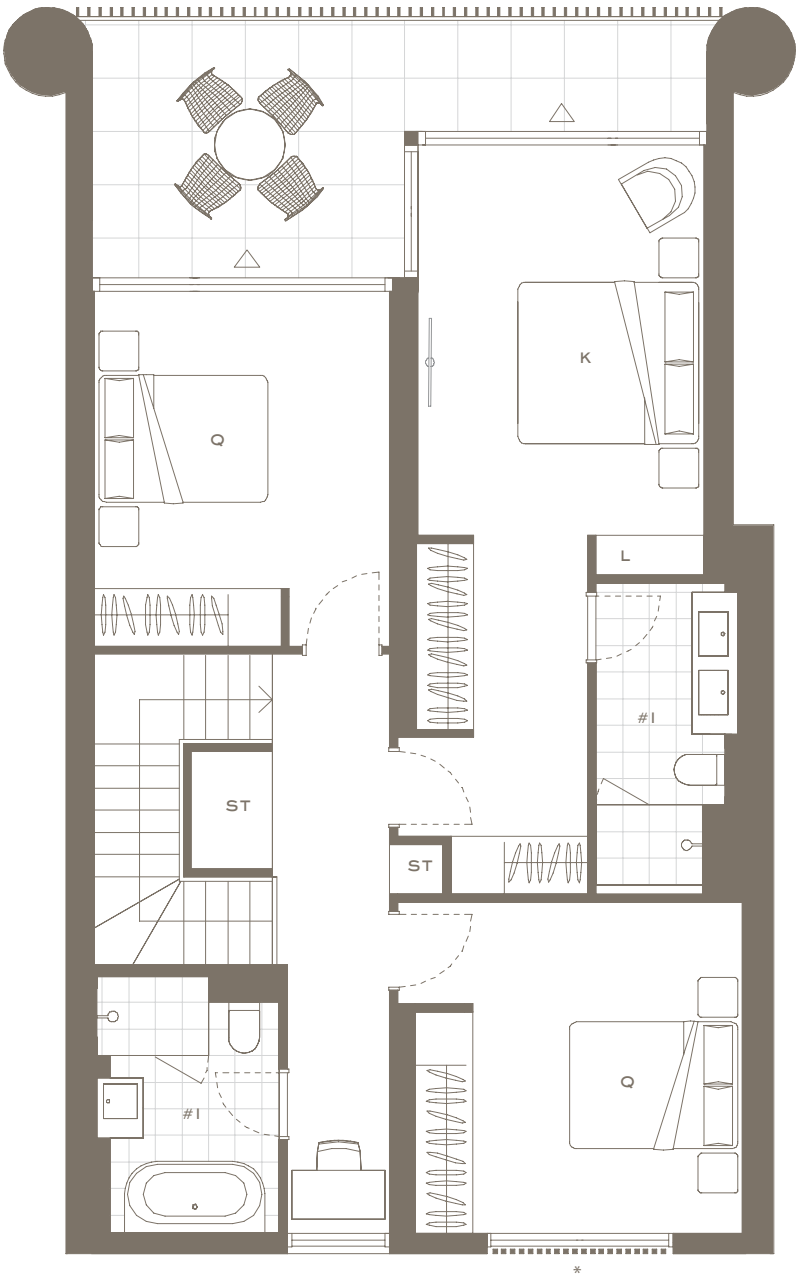
Charlton Villa Three takes entertaining to new heights with social zones for dining, lounging and cooking, openly flowing between each other and extending to a large terrace with northern racecourse views. A butlers pantry and separate laundry keep the clean-up hidden for optimum relaxing and hosting friends and family.



P - Pantry	L - Linen	EC - Electrical/Communications	* Fixed Screen	#1 Lighting upgrade available
F - Fridge	J - Joinery	K - King Bed	▲ Access	#2 Lighting upgrade available
O - Wall Oven	St - Storage	Q - Queen Bed	△ Balcony Access	#5 Lighting upgrade available

CHARLTON VILLA THREE - LEVEL TWO

Coaxing natural light through a north facing balcony spanning the breadth of two of the three bedrooms, the first floor of Charlton Villa Three intuitively supports flexible contemporary living. A dedicated master suite with walk-through robe and ensuite is complimented by a separate main bathroom and dedicated study area.

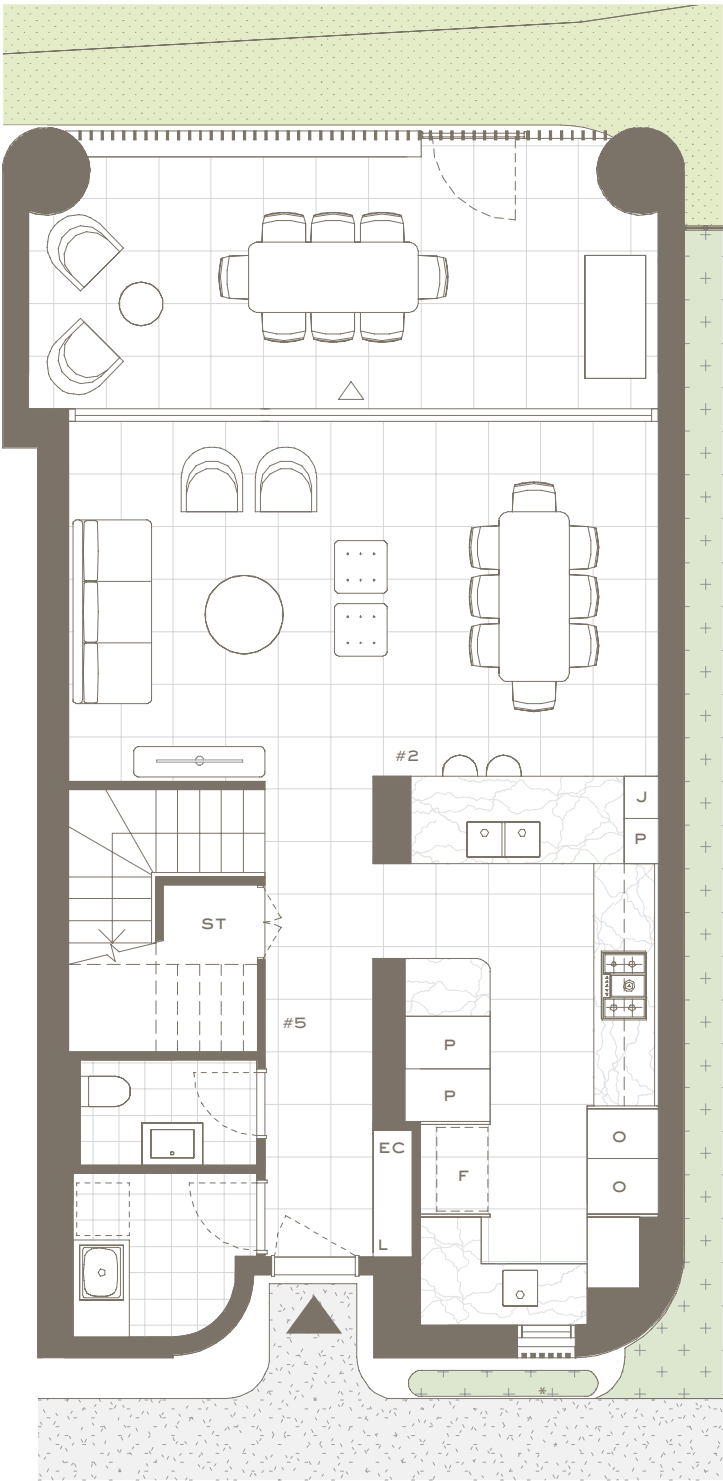


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CHARLTON VILLA FOUR - GROUND FLOOR

Gently drawing navigation from the entry through to the open-plan kitchen and living zone, Charlton Villa Three extends out to a vast terrace with north facing racecourse views. The kitchen is the natural heart to this home which also features a butlers pantry, powder room and separate laundry downstairs.



P - Pantry	L - Linen	EC - Electrical/Communications	* Fixed Screen	#1 Lighting upgrade available
F - Fridge	J - Joinery	K - King Bed	▲ Access	#2 Lighting upgrade available
O - Wall Oven	St - Storage	Q - Queen Bed	△ Balcony Access	#5 Lighting upgrade available

CHARLTON VILLA FOUR - LEVEL TWO

Upstairs, three bedrooms, two with direct access to a large balcony, are intuitively arranged for maximum privacy. A master suite with ensuite, robes and corner window detail is a haven of respite while the main bathroom and dedicated study area finish off a home of function and refinement.



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BALCONY DETAILS	<b>Walls &amp; Masonry</b> Concrete with selected paint finish.
	<b>Upstands</b> Concrete with selected paint finish.
	<b>Floors</b> Concrete slab with selected tiles or pavers.
	<b>Doors &amp; Window Framing</b> Powder coated aluminium.
	<b>Balcony Balustrade</b> Generally vertical powder coated aluminium palisade balustrade.
	<b>External Glass</b> Tinted or clear glass.
	<b>Balcony Lighting</b> Wall-mounted light.
	<b>Gas &amp; Water Point</b> Located in courtyards.
BATHROOM	<b>Soffit Awnings</b> Concrete with selected paint finish.

<b>Basin &amp; WC</b> Undermount basin.
<b>Basin mixer</b> Chrome basin mixer.
<b>Vanity cabinets</b> Timber 'look' laminate.
<b>Vanity benchtop</b> 20mm reconstituted stone.
<b>Shower mixer</b> Chrome shower mixer.
<b>Shower head</b> Chrome shower rail.
<b>Shower screen</b> Semi-frameless screen.
<b>Bath</b> Back-to-wall bath with chrome fixtures (to select apartments).
<b>Mirror</b> Overhead cabinet mirror with GPO.
<b>Floor and wall tile</b> Floor-to-ceiling tile.
<b>Lighting</b> LED downlights and under shaving cabinet LED strip lighting. Shower coffer and bath niche LED strip to ensuite only.

INTERNAL FEATURES	<b>Air conditioning</b> Ducted air conditioning, multi zoned.
	<b>Ceiling fans</b> To living areas and bedrooms.
	<b>Ceiling Height</b> 2,700mm high ceilings to living, dining & bedrooms. 2,400mm high ceilings to balance including bulkheads as required.
	<b>Wall and Ceiling Finishes</b> Painted plasterboard.
	<b>Skirting</b> Painted skirting.
	<b>Lighting</b> LED downlights.
	<b>Linen Cupboard/s</b> Melamine finish with shelves and 2 pac polyurethane or laminate doors.

KITCHEN & LIVING	<b>Sink</b> Undermount sink
	<b>Sink mixer</b> Chrome sink mixer.
	<b>Cooktop</b> Miele 5 burner stainless steel gas cooktop.
	<b>Ovens</b> Two 600mm Miele ovens (wall mounted).
	<b>Rangehood</b> Miele undermount rangehood.
	<b>Dishwasher</b> Miele fully-integrated dishwasher.
	<b>Microwave</b> Miele microwave with integration trim kit.
	<b>Splashback</b> Porcelain panel.
BEDROOMS	<b>Bench top</b> 20mm Reconstituted stone.
	<b>Joinery</b> Timber-look laminate.
	<b>Flooring</b> 600x600mm tile. Carpet to bedrooms and upstairs landing area.
	<b>Lighting</b> LED downlights and under rangehood shelf LED strip lighting.
LAUNDRY	<b>Flooring</b> Wool carpet.
	<b>Wardrobe door fronts</b> Mirrored sliding doors with timber-look laminate joinery.
	<b>Wardrobe internals</b> Hanging rail with joinery tower featuring shelving and drawers.

<b>Tub Unit</b> Stainless steel tub and laminated joinery cabinet.
<b>Clothes Dryer</b> Fisher & Paykel.



ELECTRICAL

Metering

A separately metered electrical supply will be provided to each lot and to common (Body Corporate) areas.

Electrical supplies to air conditioning units will be linked to from the apartment distribution board and metered accordingly.

Lighting

Apartment lighting comprises:

- Kitchen, living and dining areas: recessed downlights, LED lighting
- Bedrooms: recessed downlights
- Bathroom/ensuite: recessed downlights, LED lighting to select areas

Communications

Each apartment will have a communications panel located in the linen/ storage cupboard/bedroom robe. This panel will serve as a central distribution system delivering:

- Minimum 1x phone point
- Minimum 1x NBN data point
- Minimum 1x Free-to-air TV point

Access Control

Access Control will be provided to allow apartment owners to be contacted from ground floor lobby and permit visitor access to the lift lobby and to call a lift to the apartment floor.

Residents access control is provided to lobbies, lifts and car park.

Lift doors to basement car park are access controlled to prevent unauthorised access.

SERVICES

Gas Supply

Gas is supplied to selected apartments for connection to the cooktop and balcony gas taps.

Cold Water

A separately metered cold water supply will be provided to each lot and to common property.

Hot Water

Hot water will be provided from central gas-fired heating units to each apartment. Individual apartment hot water usage is separately metered and billed accordingly by the Body Corporate or appointed agent.

Garbage Collection/Disposal

Garbage chutes and recycling chutes are provided on each apartment level for the disposal of household rubbish.

Mail Delivery

Mail will be delivered to the letterboxes located near the building entry. Parcel lockers will be provided.

UPGRADES OPTIONS

Optional upgrades are available at an additional cost. Please refer to the Charlton House finishes selector for final pricing.

Flooring Upgrade

Engineered timber flooring to living areas.

Kitchen - Appliance Upgrade

Miele Pyrolytic Oven.  
Miele Steam Oven replacing second oven.  
Miele Speed Oven replacing built-in microwave.  
Miele Integrated Fridge.  
Zip tap.

Kitchen - Stone Upgrade

Benches double bullnose.  
Rangehood clad in porcelain.  
Island recess clad in porcelain (not returns).

Kitchen - Lighting Upgrade

Recessed lighting.  
Island recess LED strip.  
Shelf up lighting LED strips x4.

Kitchen - Fixtures Upgrade

Pull out kitchen tap.  
Brushed brass (light) and brushed nickel (dark).

Bathroom - Stone Upgrade

Vanity double bullnose.

Ensuite - Lighting Upgrade

Wall lights on shaving cabinet.  
Under vanity night light.

Bathroom - Lighting Upgrade

Under vanity night light.

Bathroom - Fixtures Upgrade

Chrome fixtures upgrade to brushed brass (light) and brushed nickel (dark)  
Rain shower and rail combination in brushed brass (light) and brushed nickel (dark).

Built-in Bar

Opportunity in select villa designs to incorporate a built-in bar adjacent to the dining area.



KITCHEN LIGHT SCHEME



Artist's impression, indicative only and subject to change. Kitchen light scheme. Appliance locations may vary per type. Images shown are of Charlton Pavilions and are only a guide to show examples of schemes in the Charlton Villas.

KITCHEN LIGHT SCHEME UPGRADE



Artist's impression, indicative only and subject to change. Kitchen light scheme with upgrades shown. Upgrades may vary by type. Appliance locations may vary per type. Images shown are of Charlton Pavilions and are only a guide to show examples of schemes in the Charlton Villas.

KITCHEN DARK SCHEME



Artist's impression, indicative only and subject to change. Kitchen dark scheme. Appliance locations may vary per type. Images shown are of Charlton Pavilions and are only a guide to show examples of schemes in the Charlton Villas.

KITCHEN DARK SCHEME UPGRADE



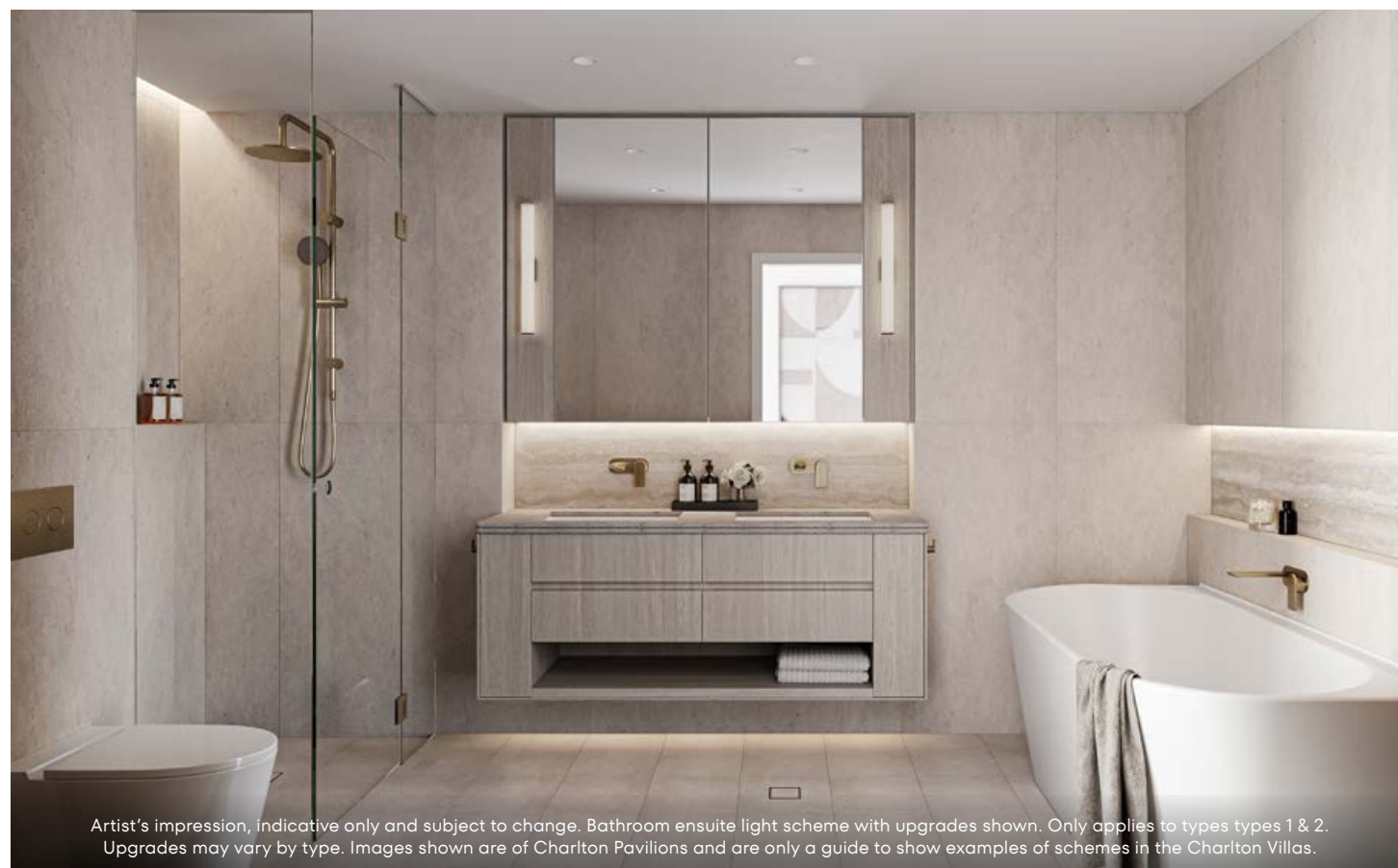
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BATHROOM ENSUITE LIGHT SCHEME



BATHROOM ENSUITE LIGHT SCHEME UPGRADE



BATHROOM ENSUITE DARK SCHEME



BATHROOM ENSUITE DARK SCHEME UPGRADE





LOBBY, GYM & POOL

Heralding a breathtaking sense of arrival from the lobby, the Charlton House pool area is viewed through double height glazing which takes in the lush landscaping and oasis-like atmosphere setting the standard for highly refined living.

The pool has been designed to balance both visual allure and usability which will quickly cement it as a favourite place for meditative calm or a relaxing social catchup in one of the private seating areas.

Located on level 2 which is accessed via a feature spiral staircase, the gym is defined by minimalistic calm where space and innovation converge to support focus and wellbeing.



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GROUND LEVEL

- 1 Entry From St Leger Way
- 2 Sun Lounges
- 3 Pool

- 4 Lounge Pods
- 5 Garden Walk
- 6 Seating Pods

- 7 Foyer Lounge / Meeting Area
- 8 Reception

LEVEL TWO

- 9 Stairs to Gymnasium
- 10 Gymnasium
- 11 Gymnasium Amenity

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- |                              |                          |                      |               |
|------------------------------|--------------------------|----------------------|---------------|
| 1 Casual Outdoor Dining      | 4 BBQ Areas              | 7 Skylight           | 10 Amenities  |
| 2 Lounge Area With Fireplace | 5 Rooftop Garden Terrace | 8 Gourmet Kitchen    | 11 Lift Lobby |
| 3 Lounge Pods                | 6 Colonnade Walk         | 9 Formal Dining Room |               |

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*It's in the detail.*



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BRISBANE  
RACING CLUB

The Brisbane Racing Club and Mirvac have joined forces to bring Ascot Green to life. Ascot Green represents an opportunity to bring excellence in design, reliable delivery and passion to one of Brisbane's most prestigious suburbs.

