





NEST — FINAL EDITION

An undeniably refined collection of 2, 3 and 4 bedroom homes.

Welcome to the final edition of NEST. An undeniably refined collection of 2, 3 and 4 bedroom homes, enviably positioned in the heart of Canberra's newest and most widely anticipated community of Lawson. Set so close to all the modern lifestyle spoils of the Belconnen Town Centre, Nest Villas is destined to redefine what it means to come home.







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Lawson's most coveted residences, set in Canberra's most coveted location.

With some of Canberra's finest entertainment, shopping and dining precincts, national attractions and recreational areas only minutes away, you can enjoy immediate access to all the excitement and cosmopolitan sophistication of a large city Centre. At your doorstep are some of Canberra's most prominent facilities and enviable amenities. Including the University of Canberra, Australian Institute of Sport, Canberra Stadium, Canberra Institute of Technology, Calvary Hospital, Westfield Shopping Centre, Radford College and the major entertainment, shopping and Government employment hub of the Belconnen Town Centre.



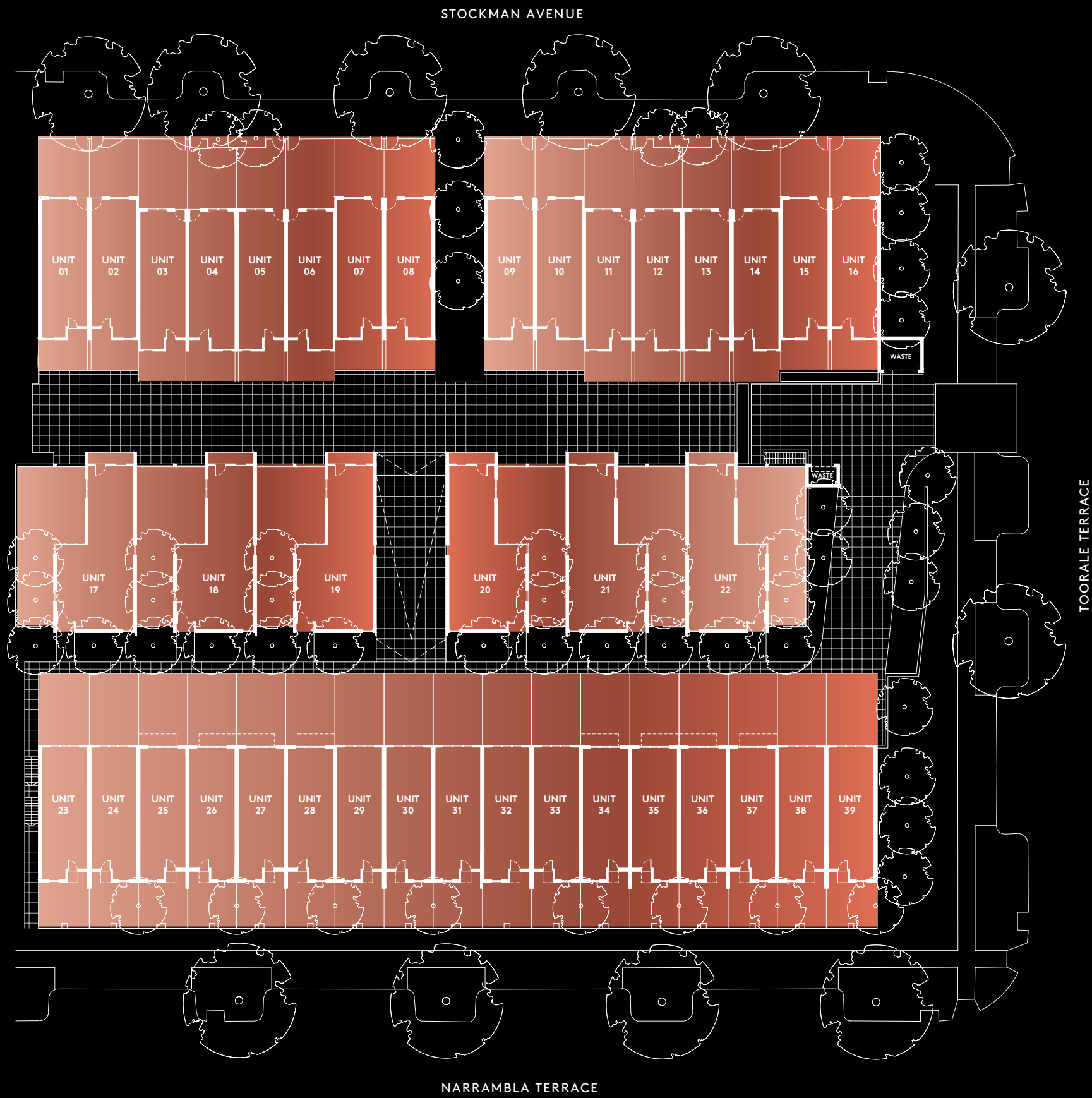




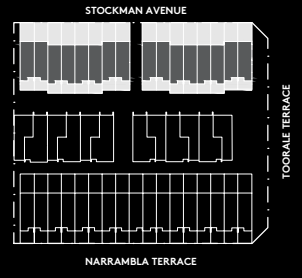


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MASTERPLAN



LIVING	106.3M²
GARAGE	27.5M²
COURTYARD	41.5M²
TOTAL	175.3M²
VILLAS	1, 3, 5, 9, 11, 13, 15
MIRRORED	2, 4, 6, 8, 10, 12, 14, 16
+ CAR SPACES	3, 5, 10, 12

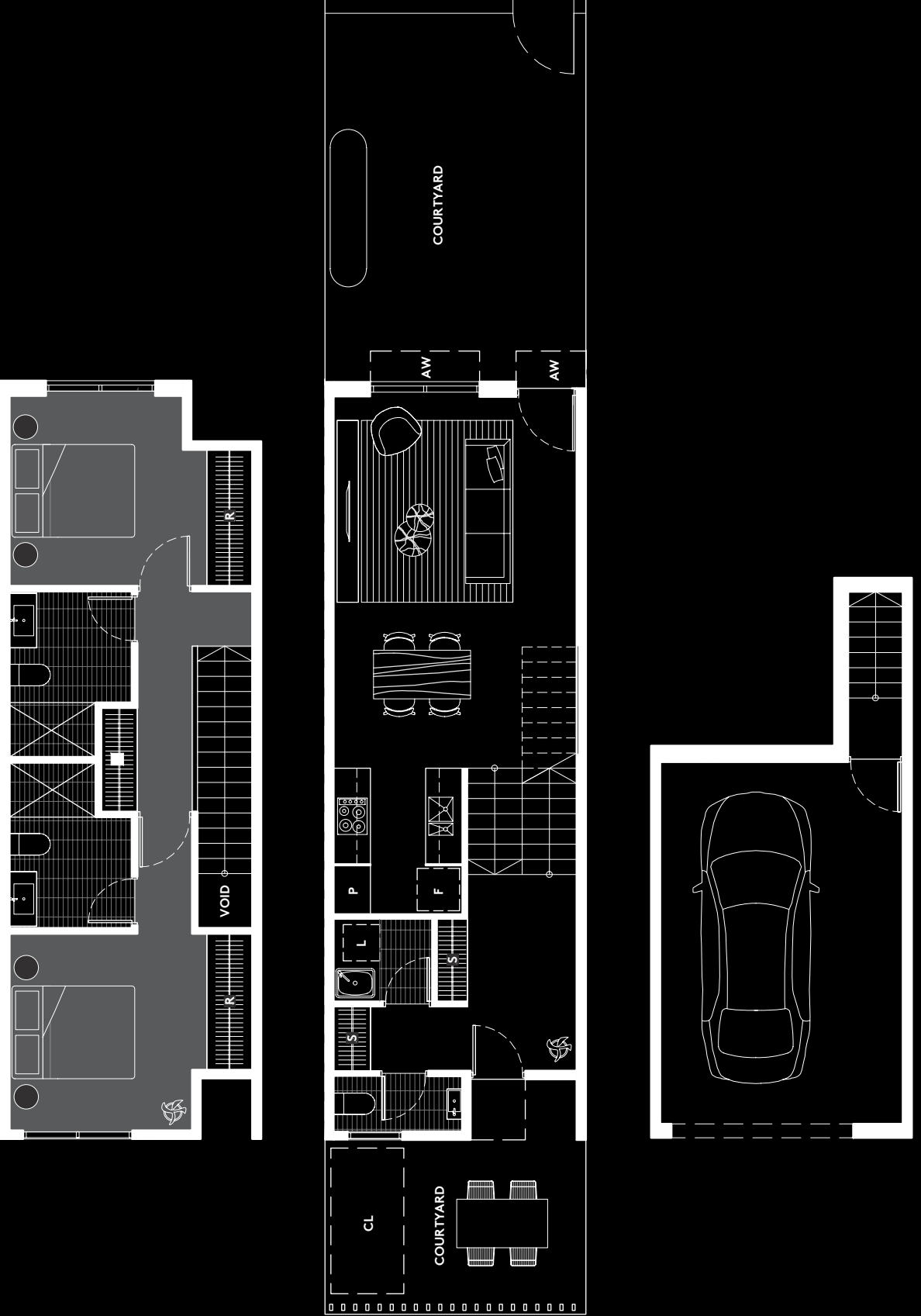


TYPE 2A

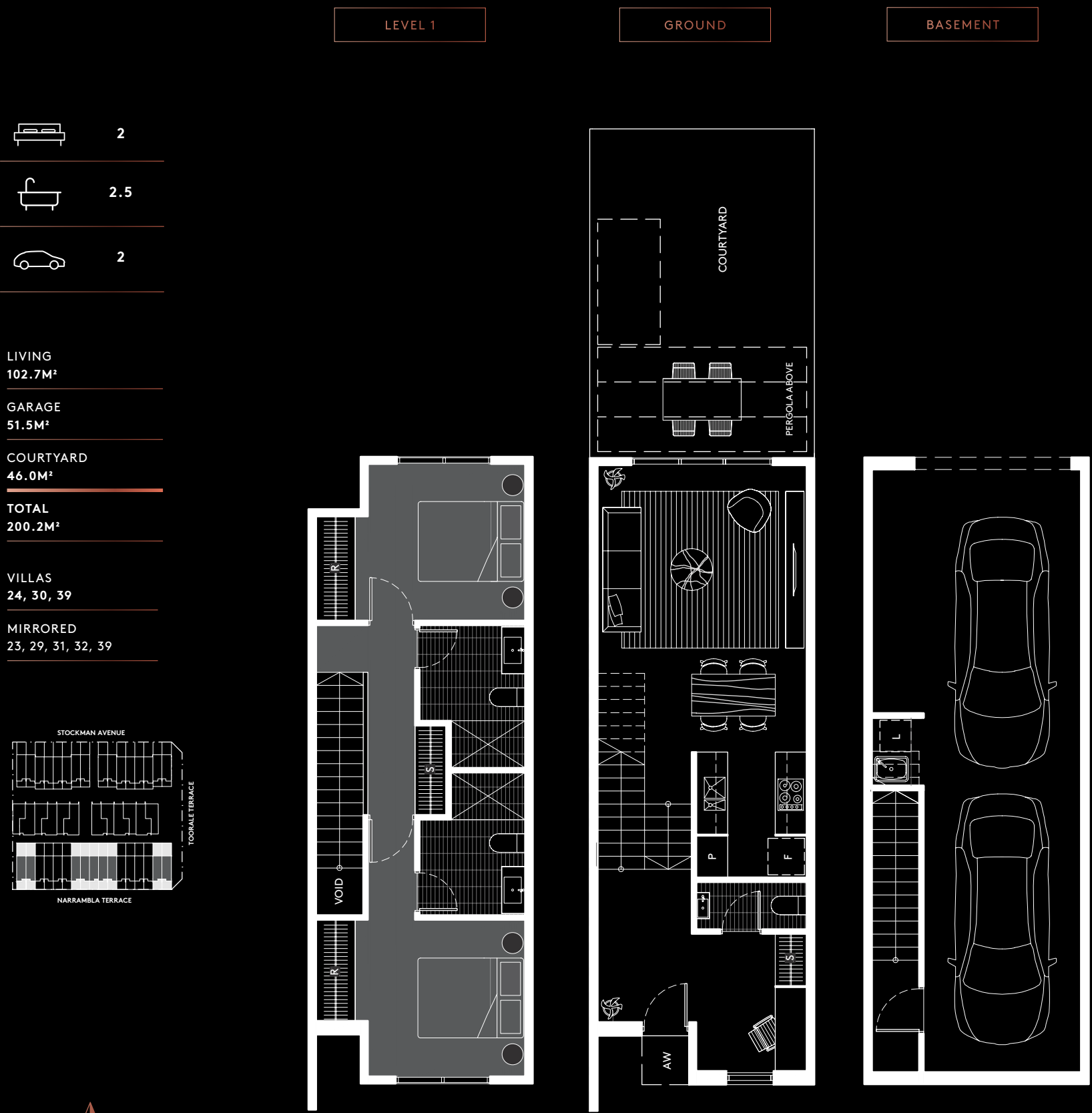
LEVEL 1

LEVEL 1

GROUND

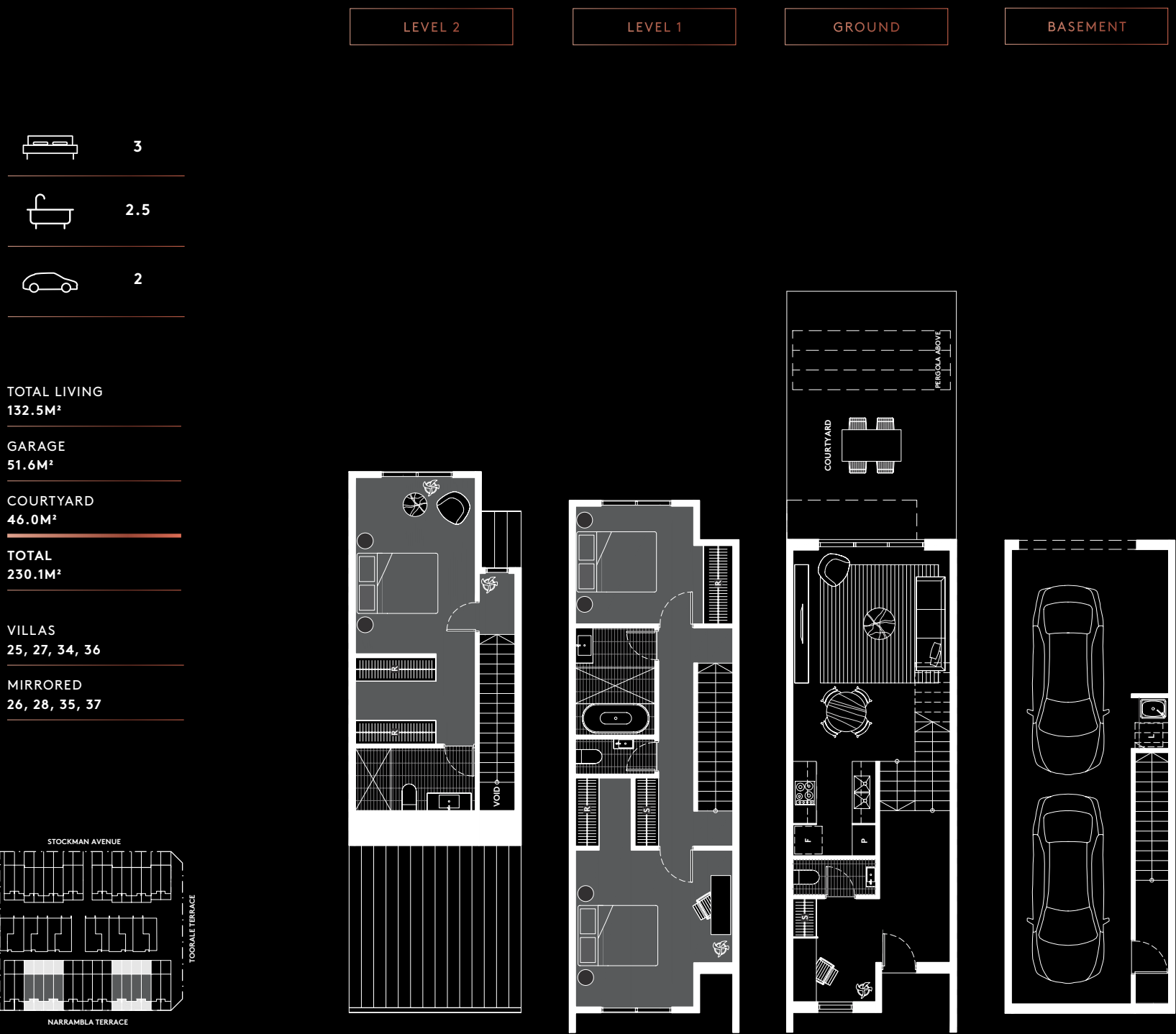


TYPE 2B



0 1 5

TYPE 3



0 1 5

TYPE 4



The design and inclusions work together in creating a harmonious interior, a homely ‘Nest’.

Miele



The finishes pallets draw inspiration from our natural surrounds with crisp whites, soft blue accents, the warmth of timber and patterning of natural stones. The sensibly chosen palettes will inspire and ultimately create a sense of unity within the home.

The custom kitchens are equipped with a suite of Miele Appliances designed with functionality and performance in mind. Cleverly planned kitchens maximises storage, finished with satin polyurethane cabinetry, reconstituted stone benchtops and natural stone look splashbacks. Shadow line finger pulls leave the kitchen feeling seamless and simplistic.



Distinguished.
When something special,
becomes even more special.

Purchasers will be given the choice of 2 interior design schemes. The developer reserves the right to substitute any colour or items of a similar quality as to those specified in this Inclusions List. This right of substitution applies to all inclusions listed below. Slight variations to inclusions list may occur depending on availability.

Schedule of inclusions

GENERAL	90 day maintenance period.
	Energy Efficiency Rating of 6 stars.
	Service connections to water, sewage, electricity and (gas where applicable).
	Hard wired smoke detectors as required as required by BCA requirements.
	Environmentally friendly heat pump hot water systems.
	Ducted heating and cooling.
	Lighting and Power – as per electrical plan.
	Ventilation – Mechanical ventilation to toilets, bathrooms, laundries as required by BCA requirements.
	Telephone and data cabling.
	Provision for Free TV.
	Provision for NBN connection .
	Flooring – Engineered laminate timber flooring to kitchen and downstairs living areas. Carpet to bedrooms – Godfrey Hirst 100% wool, stairs and hallways. Tiling to wet areas – as indicated on plan and as per interior selection boards.
	Solid core entry door with Samsung digital access lock to front entry door – as per developers specification.
	Internal walls and ceilings – Painted plasterboard lining with square set to living (cornices to all other areas).
	Windows and sliding doors – Aluminum framed glass windows and sliding doors with fly screens.
	Double glazing throughout
	Ceiling and wall insulation (as per EER requirements).
	Recessed LED lighting throughout - to developers specification.
	Car parking: Single/Double garage on grade with remote controlled access.
EXTERIOR	Courtyard gates and fencing to developers specification.
	Courtyard floor – concrete finish to developers specification.
	Clothes line to courtyards.
	Landscaping to common areas as per landscape plan.
	Aluminum balustrade to balconies – where applicable.
	1 x lockable letterbox.
	1 x water tap fitted to front or rear courtyard – where applicable.
	1 x exterior light to front and rear entry doors.
	1 x exterior light above garage door – where applicable.
	Rain Water Tanks to rear courtyards - where applicable.

KITCHEN	Undermount Caroma sink – as per developers specification.
	Dorf Sink mixer.
	Miele gas or Electric Cooktop - as per developers specification.
	Miele Pyrolytic Oven - as per developers specification.
	Miele Dishwasher
	Under mount range hood – flued to atmosphere.
	Tiled splash back – as per interior selection boards.
	40mm stone bench tops - as per interior selection boards.
	Cabinetry as per plan and interior selection boards.
BATHROOM/ ENSUITE	Floor – 300mm x 600mm tiles – as per selection boards.
	Walls – 300mm x 600mm, full height tiling– as per selection boards.
	Tastic 3 in 1 – heat, light and fan.
	Vanity – to developers specification.
	Mirror – to developers specification.
	Framed shower screen - to developers specification.
	Accessories - Dorf tap ware, shower rail, towel rail, toilet roll holder and hand towel holder.
	Caroma dual flush toilet suite with in wall cistern.
	Underfloor heating.
	Freestanding Bath tub with Dorf tap – where indicated.
LAUNDRY	Skirting tiles – one row on walls and tub splash back – as per selection boards.
	Clark free standing tub.
	Sink mixer and washing machine tap ware – to developers specification.
WC/ POWDER ROOM – where applicable	Accessories - Dorf tap ware, toilet roll holder and hand towel holder.
	Caroma dual flush closed couple toilet suite.
	Skirting tiles – one row on walls – as per selection boards.
BEDROOMS	Built in robes (hanging and shelving) with sliding doors - as per plan.
	Walk in robes (hanging and shelving) - as per plan.



TP Dynamics provides smart, efficient and sustainable buildings, villages and urban living environments. Operating with integrity towards the future and the environment. Their mission is to deliver advances in building engineering and architecture, blending best practice in innovation and craftsmanship with a strong commitment to safety and the environment. "We were naturally attracted to the Lawson community given its premium location and the LDA's commitment to sustainable urban design. We look forward to welcoming you to Lawson's finest, hand crafted living environment - NEST." *Tony Pan*

www.tpdynamics.com.au

STEWART ARCHITECTURE

For NEST Final Edition we have partnered with the creators of Canberra's most iconic residential environments; Stewart Architecture. The visionary architects and designers of Bridge Point, Azure and Dockside Kingston Foreshore, The Realm Precinct and The Governor in Barton and the award winning Linq Apartments in Belconnen. Stewart Architecture specialise in the creation of beautiful living environments which integrate with their community. Our award winning residential work is recognised for commitment to design excellence. The Nest Residences in Lawson continue this tradition. The Nest Residences have been carefully crafted and refined to provide contemporary living spaces perfectly suited to their location within the Lawson community.

www.stewartarchitecture.com.au

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McGrath

Proudly managed by
Adam Jones 0407 777 601

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