

grace.

MCGOWAN PLACE · DICKSON



Elegance, class, style & grace.

These are the attributes of a unique collection
of homes that seamlessly adopt the very essence
of the street they will now inhabit.

Grace, McGowan Place is the choice to be made for a premium home in
a secluded, inner-city location. Living is at its best with 16 beautifully designed
and well-appointed, 3 and 4 bedroom homes over multiple levels, nestled in a
peaceful residential area bordering Ainslie and Braddon. Grace is just moments
from Lonsdale St, the City Centre and is connected to the new light rail network
enabling residents to make the most of inner-city living. Balanced with
this amenity, the development is set in a quiet and secluded cul-de-sac,
ensuring Grace, McGowan Place ticks all the boxes.

Choose style, choose seclusion, choose Grace.



ARTIST IMPRESSION





Whoever said ‘gone are the days where you can play cricket in the street’ has never set eyes upon McGowan Place, Dickson



Quite possibly the quietest little enclave in the entire Inner North. So quiet it almost appears to have been lost in the locale's recent resurgence. Nestled in an established suburban cul-de-sac, bordering Ainslie and Braddon, you wouldn't know that Grace is just moments from Lonsdale St restaurants, Ainslie Shops, Mt Ainslie and the Canberra Centre. Also in direct proximity to the City corridor and new ACT light rail network, Grace gives residents that flexibility to pop into town for work or to do some shopping and then stop off at Braddon for a coffee on the way home. All this only minutes from your private, spacious architecturally designed home, safely tucked away in McGowan Place.



ARTIST IMPRESSION



Grace's private and functional front courtyards and backyards echo the tranquillity of the street frontage

The award-winning design and delivery team at Grace have thought through every level and detail. Grace, McGowan Place are modern and sophisticated homes that have all of the creature comforts you expect like: reverse cycle heating and cooling, stone bench tops and secure basement car parking. Together with some of the things you will absolutely love like: modern Bosch appliances, gas cooking, abundant natural light, floating timber floors and interior designed kitchens, bathroom and finishes. Above all, your home at Grace will move seamlessly between indoor and outdoor living, providing private backyards that act as a harmonious extension of the interiors.





Grace's perfect posture is a testament to the interiors that create a precise combination of function, style and form

< **Chalk** Finish Options / Artist Impression

< **Coal** Finish Options / Artist Impression



With attention to detail, and a focus on spacious living, the 3 and 4 bedroom residences have floating timber flooring in the living areas, or polished concrete (by request). Each residence also features excellent energy efficiency, state-of-the-art Gareth Ashton Park Avenue tap ware, wall-hung bathroom furniture and a choice between two contemporary colour schemes developed by an interior designer. All of the Grace, McGowan Place homes have generous living areas that open through expansive glass sliding doors to large private, outdoor entertaining spaces. Over size windows ensure the living areas are flooded with natural light all year round. Finally, the exterior facades include brick and timber look elements to add texture and sophistication to the streetscape of the development.





The calming ambiance
of Grace's location is
only superceded by the
elegance of her interior
selections

Grace is a collaboration of some of Canberra's finest architects, interior designers, developers and builders. Grace is a balanced union of contemporary cool and suburban comfort.

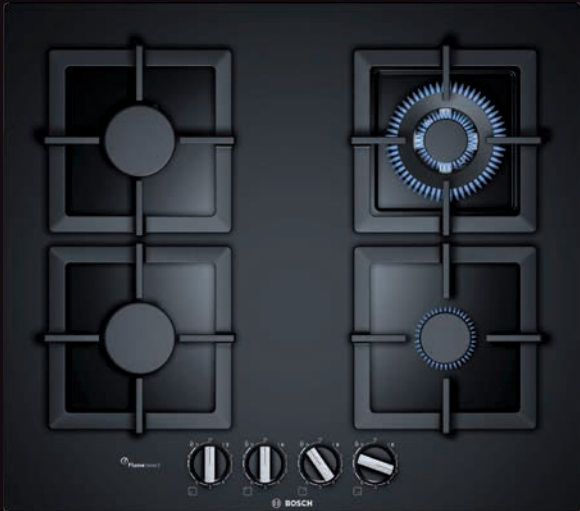


ARTIST IMPRESSION

Come home to Grace



Be connected to an established residential area
Be connected to the new light rail network just around the corner
Be connected to Braddon, Ainslie and the City
Be connected to a home you will love and enjoy



BOSCH 60CM 4 BURNER GAS COOKTOP



BOSCH 60CM BUILT IN OVEN



GARETH ASHTON PARK AVENUE HAND SHOWER RAIL
IN GUN METAL GREY



GARETH ASHTON PARK AVENUE BASIN MIXER
IN GUN METAL GREY



GARETH ASHTON PARK AVENUE TAPWARE
IN GUN METAL GREY



ABEY LUCIA POLISHED CHROME KITCHEN SINK MIXER

Grace is designed with an unrelenting pursuit for functional elegance

Features you will love

- Modern Bosch Appliances
 - Gas cooking
 - Timber floating floors, or;
 - Polished concrete floors (by request)
- Reverse cycle heating and cooling throughout
 - Pendant feature light
- Large living areas opening to outdoor spaces
 - Architectural designs and layouts
- Interior designed contemporary colour palette
 - 2 colour schemes to choose from
- Brick and timber look elements in exterior design
 - Plans over 2 levels, or 2 levels with loft
- Some plans feature dual master bedrooms on ground and level 1
 - Quiet cul-de-sac street
- Bordering Braddon and Ainslie with direct access to multiple arterial roads
 - Moments from the new light-rail network
- Large entertaining backyard
 - Beautiful landscaping
- Award-winning design and delivery team

Your Grace townhouse list of inclusions.

EXTERNAL	
Face brick	As per construction drawings
Exterior of building (where applicable)	Scratch render finish painted as per construction drawings
Roof	Colorbond metal
Fascia and gutter	Colorbond metal
Clothesline	Fold out to all residences
Front door	Painted as per construction drawings
Windows and sliding doors	Aluminium with fly screens as per EER (excluding front doors)
Door locks	Lockwood (keyed alike where possible)
Concreting	As per plan
Landscaping	As per plan
Tap	One external (where applicable)
INTERNAL	
Ceiling height	As per plan
Internal doors	Flush panel 2040mm high hinged doors throughout with plastic door stops
Robe doors	Mirrored sliding doors
Door handles	Lockwood builders range
Skirting and architraves	67mm bevelled MDF
Cornicing	Square set to living, 55mm to all other areas
Walls	Plasterboard (moisture resistant to wet areas)
Paint work	As per selected colour scheme
Kitchen and dining floors	Floating Timber flooring or polished concrete to all residences
Living and entry floors	Floating Timber flooring or polished concrete to all residences
Stairs, bedrooms and upstairs hallway floors	Carpet
HEATING, COOLING AND HOT WATER	
Ducted reverse cycle heating and cooling	All Terraces
Hot water system	Continuous gas hot water system to all residences
ELECTRICAL	
Master bedroom	Two LED down lights, three double power points, one phone point, one data point and one Coaxial TV point
Bedroom	Two LED down lights and one double power point
Walk-in robe (if applicable)	One light
Bathroom and ensuite (if applicable)	Two light heater with exhaust fan and one double power point
Laundry	One light with fan and one double power point
Kitchen	Two LED down lights, two pendant lights and two double power points
Living/meals area	Four down lights, two double power points, one TV point and one Foxtel outlet
WC	One light and one fan (ducted to outside)
Stairwell	LED down lights as required
Hallway	Two LED down lights
Smoke detectors	As per Australian Standards, hardwired with battery back up
External lights	To all entry doors
KITCHEN	
Design	Interior designed to suit all available floor plans
Stainless steel oven	Bosch 60cm Built in Oven (HBA13B150A)
Stainless steel gas cooktop	Bosch 60cm 4 burner gas cooktop (PPH616B21A)

Stainless steel slideout recirculating rangehood	Bosch 53cm Undermount Rangehood (DHL535CAU)
Cabinets	Fully lined melamine doors with 1mm edge and overhead cupboards
Kicks	To match joinery
Bench tops	20mm reconstituted Caesar Stone stone as per selection boards
Cabinet handles	As per on site display suite
Dishwasher	Semi-Integrated Bosch Dishwasher
Microwave opening	Provision to joinery cupboard with single power point
Sink	Abey CUA stainless steel double bowl
Tapware	Abey Lucia kitchen mixer in polished chrome or gun metal grey
Bank of 4 drawers	Cutlery insert to top draw
Splash back	100x300 rhombus white gloss ceramic or full size wall tile as per selection boards
STORAGE/LINEN	
All robes	Custom built to suit
Doors (where applicable)	Laminated sliding doors or hinged door (where applicable)
BATHROOM/ENSUITE	
Vanity	Forme – Mont Albert wall hung vanity
Bath (bathroom only)	Eurowa white pressed steel bath
Semi-frameless shower screen	1800mm from FFL high with clear safety glass and pivot doors (where applicable)
Mirror	Fixed polished edge to suit vanity
Toilet suite	Luna Back to Wall Toilet Suite (soft close seat)
Tapware	Gareth Ashton Park Avenue tapware and hand shower rail in gun metal grey or chrome
Accessories	Gareth Ashton Park Avenue toilet roll holder and towel rail in gun metal grey or chrome
Wall tiling	600x300 full height rectified edge ceramic wall tiles as per selection boards
Floor tiling	600x300 rectified edge ceramic floor tiles as per selection boards
POWDER ROOM	
Vanity	Cibo Pico2 white wall hung vanity
Tapware	Gareth Ashton Park Avenue basin mixer in gun metal grey or chrome (where applicable)
Accessories	Gareth Ashton Park Avenue toilet roll holder in gun metal grey or chrome
Mirror	Fixed polished edge to suit vanity
Toilet suite	Innova Hanna white BTW suite
Wall tiling	One row skirting tiles as per selection boards
Floor tiling	600x300 rectified edge ceramic floor tiles as per selection boards
LAUNDRY	
Tub and cabinet	La Vita 35 litre stainless steel
Washing machine	Hot and cold water connections
Tapware	Polished chrome sink mixer
Wall tiling	600x300 wall tile splash back
Floor tiling	600x300 rectified edge ceramic floor tiles as per selection boards
GARAGE/BASEMENT	
Door	Colorbond roller door with two remotes
Floor	Concrete slab floor

DISCLAIMER Bond Projects Pty Ltd reserves the right to amend any fixtures and fittings on this inclusion list without notice and reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this inclusion list are to be read in conjunction with the approved plans only. Due to construction factors such as plumbing and ducted service requirements, Bond Projects Pty Ltd reserves the right to make minor changes and adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. THE PLANS OR INCLUSIONS LIST CANNOT BE VARIED OR CHANGED WITHOUT PRIOR WRITTEN APPROVAL AND AGREEMENT BY AND WITH THE BUILDER. Any changes to the inclusions list or any other colour or material selections for any off the plan contracts must be made within 14 days of the contracts exchanging otherwise the standard inclusions listed in this document will apply. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Please note: Window treatments can be quoted and installed prior to settling on the property. This is at the purchasers own expense.

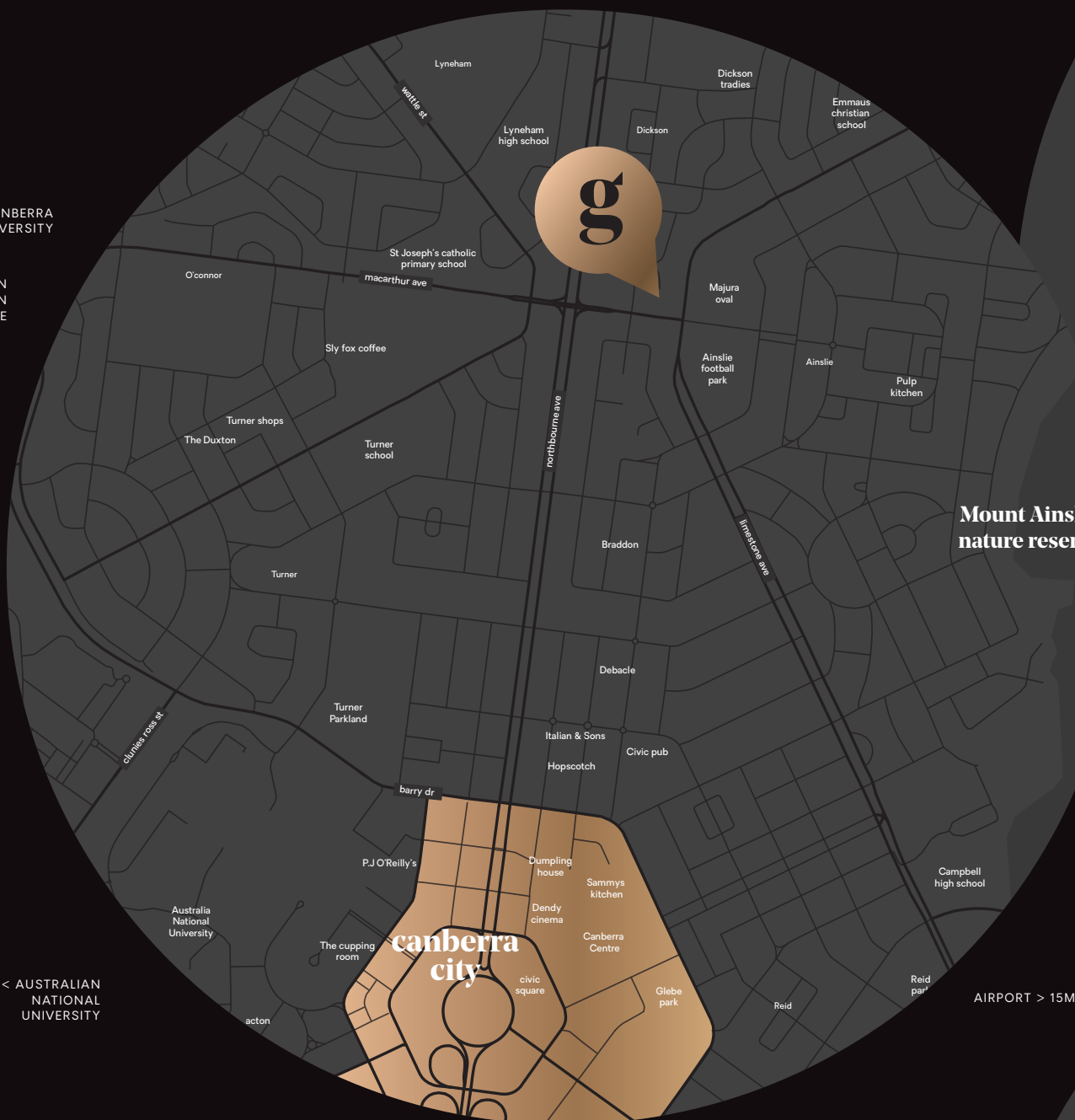
8 MIN < CANBERRA
UNIVERSITY

10MIN < BELCONNEN
TOWN
CENTRE

10MIN < AUSTRALIAN
NATIONAL
UNIVERSITY

Mount Ainslie
nature reserve

AIRPORT > 15MIN



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BOND

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