

FIND YOUR FOREVER HOME WITH US



GILDED LEAF ESTATE

Wantirna



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Your New **HOME**

Imagine coming home to your new custom designed home in a tranquil, leafy estate. Generous sized lots, modern designs. All close to the convenience of suburban Wantirna.

Blending exceptional style with a brilliant sense of space, these brand-new off-the-plan homes are peacefully positioned in the sought-after Regency Park Estate, offering a lifestyle of modern sophistication with a strong emphasis on family comfort and effortless entertaining.

These homes epitomize modern elegance, flawlessly combining style, functionality, and comfort. Captivating with premium finishes and a generous layout, the open-plan living, dining, and kitchen zone features luxurious stone benchtops, top-tier Omega appliances, and a spacious walk-in pantry.

Superbly positioned within walking distance to Regency Park Primary, St Luke's Primary, Wantirna College, Wantirna Mall, Knox Private Hospital, buses, and parks, while being close to Westfield Knox, sports grounds, and EastLink for effortless connectivity.

Home is where the heart is

UNIT 1



4 Bedrooms



3 Bathrooms



2 Car Garage

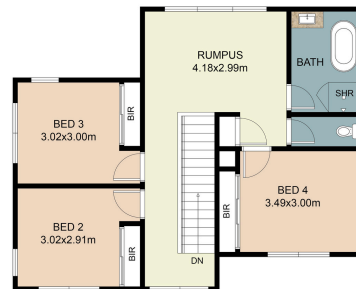
Unit 1 is spread across two generous levels. Designed with everyday practicality in mind, it features four spacious bedrooms, including a luxurious ground-floor master suite with built-in robes and a private ensuite. There's also a study for modern working requirements.

The open-plan living, dining, and kitchen area showcases sleek stone benchtops, high-end Omega appliances, and a walk-in pantry. This stylish domain extends onto a private alfresco entertaining area and yard space, perfect for hosting gatherings and enjoying time with family and friends.

A central family bathroom and additional powder room add convenience, while an upstairs retreat provides an ideal sanctuary for teenagers to relax and connect.



Ground Floor



First Floor

GROUND FLOOR: 175SQM
FIRST FLOOR: 72SQM
TOTAL AREA: 247SQM

UNIT 2



4 Bedrooms



4 Bathrooms



2 Car Garage

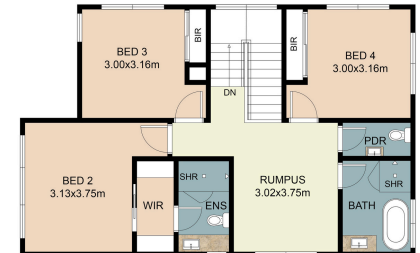
Unit 2 delivers expansive, two-level living tailored for modern lifestyles and everyday ease. Featuring four well-proportioned bedrooms, the highlight is a sophisticated ground-floor master suite complete with a walk-in robe and a private ensuite—offering the perfect blend of comfort and seclusion.

At the heart of the home lies a light-filled open-plan kitchen, living, and dining zone, showcasing sleek stone benchtops, quality appliances, and a walk-in pantry—ideal for family living and effortless entertaining. This stylish space opens out to a private alfresco area and easy-care backyard, perfect for relaxed outdoor meals and social gatherings.

Upstairs, there's a second self-contained bedroom suite, as well as a central family bathroom and a convenient powder room to enhance everyday practicality. A versatile retreat provides a welcoming haven for teens to unwind and enjoy their own space.



Ground Floor



First Floor

GROUND FLOOR: 163SQM
FIRST FLOOR: 76SQM
TOTAL AREA: 239SQM

UNIT 3



3 Bedrooms
3 Bathrooms
2 Car Garage

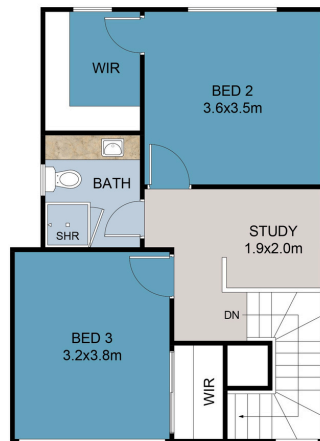
Unit 3 offers generous, dual-level living designed to meet the demands of modern life with comfort and style. Comprising three spacious bedrooms, it features a refined ground-floor master suite complete with a built-in robe and private ensuite—creating a tranquil retreat with everyday convenience.

The central hub of the home is an open-plan kitchen, living, and dining area filled with natural light. Appointed with sleek stone benchtops, quality appliances, and a walk-in pantry, it's perfectly equipped for both day-to-day living and entertaining. This inviting space extends seamlessly to a generous alfresco area and low-maintenance backyard — ideal for relaxed outdoor dining and get-togethers.

Upstairs, a central family bathroom and a flexible study zone provide additional functionality, with the study offering a great space for teens to work, relax, or retreat in peace.



Ground Floor



First Floor

FLOOR AREAS

GROUND FLOOR:	92.35 m ²
FIRST FLOOR:	54.00 m ²
GARAGE:	38.00 m ²
PORCH:	4.20 m ²
ALFRESCO:	15.50 m ²

UNIT 4



4 Bedrooms
3 Bathrooms
2 Car Garage

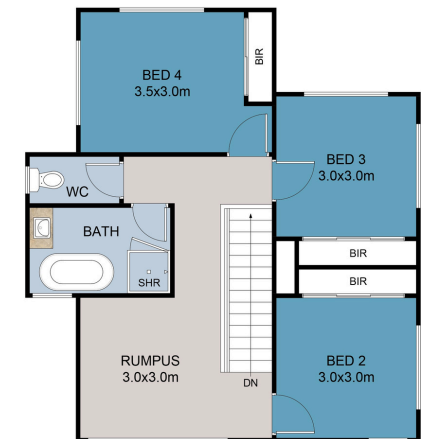
Unit 4 presents spacious, two-level living designed for modern families seeking comfort, style, and flexibility. Offering four generously sized bedrooms, it features a refined ground-floor master suite with a walk-in robe and private ensuite - creating the ideal sanctuary for rest and relaxation.

The heart of the home is a bright, open-plan kitchen, living, and dining area, thoughtfully appointed with stone benchtops, quality appliances, and a walk-in pantry - perfect for everyday living and effortless entertaining. This inviting zone flows seamlessly to a private alfresco area and low-maintenance yard, ideal for casual outdoor dining and weekend gatherings.

Upstairs, a central family bathroom enhances day-to-day convenience, while a spacious rumpus room provides a dedicated retreat where children can play, relax, and make it their own.



Ground Floor



First Floor

FLOOR AREAS

GROUND FLOOR:	99.15 m ²
FIRST FLOOR:	66.00 m ²
GARAGE:	36.20 m ²
PORCH:	4.60 m ²
ALFRESCO:	9.80 m ²

UNIT 5



4 Bedrooms
3 Bathrooms
2 Car Garage

Unit 5 offers spacious, single-level living designed to accommodate a variety of family needs with comfort and ease. Featuring four well-sized bedrooms, the home includes a tranquil master suite complete with a built-in robe and private ensuite.

The centrepiece of the home is a light-filled open-plan kitchen, living, and dining area, appointed with sleek stone benchtops and premium appliances. This inviting space flows seamlessly to a private alfresco area, ideal for family meals, morning coffee, or relaxed gatherings with friends.

Set on a generous site, there's plenty of space for children to play, pets to roam, or to create your own garden oasis — bringing lifestyle flexibility to the forefront.

UNIT 6



4 Bedrooms
3 Bathrooms
2 Car Garage



Ground Floor

TOTAL AREA 255SQM



UNIT 7



4 Bedrooms
3 Bathrooms
2 Car Garage

Unit 7 offers generous, dual-level living thoughtfully designed to suit modern family lifestyles. With four well-proportioned bedrooms, it features a stylish ground-floor master suite complete with a walk-in robe and private ensuite — providing the perfect blend of comfort and privacy.

At the centre of the home, a light-filled open-plan kitchen, living, and dining area showcases elegant stone benchtops, quality appliances, and a walk-in pantry — catering effortlessly to both everyday living and entertaining. This vibrant space extends to an expansive alfresco and deck area, ideal for relaxed outdoor meals and hosting family and friends.

Upstairs, a central family bathroom adds everyday convenience, while a generous rumpus room creates a flexible retreat for children to play, unwind, or study in their own space.



Ground Floor



First Floor

GROUND FLOOR: 166SQM
FIRST FLOOR: 70SQM
TOTAL AREA: 236SQM

UNIT 8



4 Bedrooms
3 Bathrooms
2 Car Garage

Unit 8 delivers spacious, two-level living crafted for comfort, functionality, and modern family living. Featuring four well-sized bedrooms, it includes a stylish ground-floor master suite with a built-in robe and ensuite - offering a peaceful retreat with everyday convenience.

At the heart of the home, an open-plan kitchen, living, and dining area is bathed in natural light and appointed with sleek stone benchtops, quality appliances, and a walk-in pantry - perfectly suited for both relaxed daily routines and effortless entertaining. This welcoming space flows out to a generous deck area, ideal for alfresco dining and social gatherings.

Upstairs, a central family bathroom and additional powder room enhance practicality, while a spacious rumpus room provides a versatile zone for kids to relax, play, or focus on homework in their own space.



Ground Floor



First Floor

GROUND FLOOR: 141SQM
FIRST FLOOR: 70SQM
TOTAL AREA: 211SQM

UNIT 9



4 Bedrooms
3 Bathrooms
2 Car Garage



Ground Floor



First Floor

GROUND FLOOR: 167SQM
FIRST FLOOR: 70SQM
TOTAL AREA: 237SQM

Unit 9 offers spacious, dual-level living designed for modern comfort and functionality. Boasting four generously sized bedrooms, it includes a luxurious ground-floor master suite complete with a walk-in robe and a private ensuite for added privacy and ease. A dedicated study nook caters perfectly to today's work-from-home lifestyle.

The heart of the home is the open-plan kitchen, living, and dining area, featuring sleek stone benchtops, premium appliances, and a walk-in pantry — ideal for both everyday living and entertaining. This inviting space flows effortlessly to a private alfresco area and a low-maintenance yard, perfect for outdoor dining and family gatherings.

Upstairs, a central family bathroom and a convenient powder room enhance everyday practicality, while a versatile retreat provides a welcoming haven for teens to unwind and enjoy their own space.

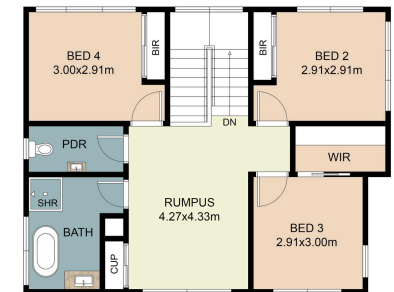
UNIT 10



4 Bedrooms
3 Bathrooms
2 Car Garage



Ground Floor



First Floor

GROUND FLOOR: 160SQM
FIRST FLOOR: 70SQM
TOTAL AREA: 230SQM

Unit 10 offers expansive, dual-level living tailored for growing families seeking comfort, versatility, and style. Boasting four generously sized bedrooms, it features a contemporary ground-floor master suite with a built-in robe and private ensuite—delivering the perfect balance of relaxation and practicality.

The home's vibrant centre is a sunlit open-plan kitchen, living, and dining area, appointed with sleek stone benchtops, premium appliances, and a walk-in pantry—ideal for effortless day-to-day living and entertaining alike. This beautifully designed space extends to a secluded alfresco area, providing the perfect backdrop for outdoor meals and family gatherings.

Upstairs, a central family bathroom and an additional powder room add everyday convenience, while a spacious rumpus room offers a flexible retreat for children to unwind, study, or play in their own dedicated zone.

UNIT 11



4 Bedrooms
3 Bathrooms
2 Car Garage

Unit 11 delivers generous, two-level living designed with growing families in mind — blending comfort, functionality, and contemporary style. Featuring four spacious bedrooms, including a ground-floor master suite with a built-in robe and private ensuite, it offers a serene and practical retreat for everyday living.

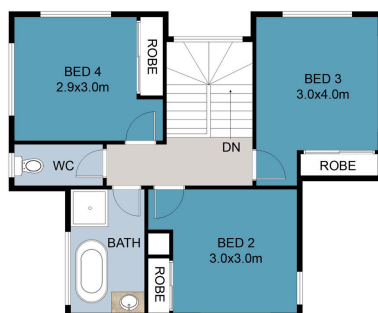
At the heart of the home lies a bright and airy open-plan kitchen, living, and dining area, finished with elegant stone benchtops and premium appliances — perfect for both relaxed family meals and stylish entertaining. This central space opens out to two private outdoor areas, ideal for alfresco dining, quiet morning coffee, or hosting gatherings with loved ones.

Upstairs, a central family bathroom and separate powder room enhance daily convenience, while each bedroom is equipped with built-in robes to ensure ample storage throughout.



Ground Floor

GROUND FLOOR	93.95m ²
FIRST FLOOR	54.00m ²
GARAGE	37.00m ²
PORCH	4.50m ²
DECK	13.10m ²
TERRACE	7.20m ²



First Floor



Our HIGHLIGHTS

1 Building Commencement
Construction is scheduled to commence mid 2025.

2 Colour Selection
Early purchasers can make their own individual colour and interior material selections.

3 Completion
Ready to move in by mid 2026.



TURNKEY INCLUSIONS LIST Project: 4 Nizam Court Wantirna.



DATE: 11-04-2025

EXTERNAL CONSTRUCTION	PRELIMINARIES & CONNECTION OF SERVICES	Working drawings, engineering, soil tests, site assessment and building permit fees. Connections to gas, electricity, water, sewer, stormwater, and provision for telephone connection. Optic fibre underground pipe provision only (NBN access to estate is subject to national NBN roll-out)
	FOUNDATIONS	Slab to engineer's design* Termite treatment including slab penetration barriers and perimeter spray.
	FRAMING	Timber framing & roof trusses to Australian Standards. Engineers trussed roof structure as per plans.
	EXTERNAL	Brick veneer and/or lightweight Linea board external cladding according to planning permit. Colourbond gutter, fascia, and down pipes (Colourbond / PVC) – Monument. Colourbond metal sheet roofing – Monument. 2040mm x 820mm feature PMAD 101 entry door with entry handle and deadlock. External door seals to all external access doors. Stainless steel external hinges. All external swing doors to be 'keyed alike' locks. Powder coated aluminium windows and sliding doors as per 6-star energy report. Fly screens to all openable windows.
INTERNAL CONSTRUCTION	FLOORING	Quality tiled floors to the bathrooms, ensuites, powder rooms, and laundry wet areas. Engineered flooring to the entry, living, meals and kitchen areas. Quality carpet to all other areas.
	GENERAL	Square set plaster including laser level battens throughout each unit and garage. 67 x18mm single bevel edge painted architraves. 92 x18mm single bevel edge painted skirtings. Three-coat interior paint to internal walls, ceiling, and architraves. Roller Blinds throughout (excluding entry sidelight, Highlight windows & stairwell windows). 2700mm Ground Floor Ceiling Heights 2400mm First Floor Ceiling Heights.
	INTERNAL DOORS	2040mm flush panel redicote doors with chrome door stops. Lever chrome door furniture.
	STAIRS	MDF painted internal stairs with carpets, painted wall mounted handrail.

TURNKEY INCLUSIONS LIST

Project: 4 Nizam Court Wantirna.



ELECTRICAL (AS PER ELECTRICAL PLAN)

Smoke Detector
GPOs and hardwired smoke detectors with battery backup installed as per electrical plan.
Exhaust fans
As indicated on working drawings.
TV Point
TV point to lounge and master bedroom including antenna.
Telephone Point
Pre-wired to two points.
RCD safety switch and circuit breakers to power circuits.
Internal switchboard where available.
Double / Single power outlets through-out (as per electrical plan).
Single power points as required for Kitchen appliances.
Internal Light Points
LED downlights fitted to light points as shown on electrical plan.
External Light Points
External downlight to entry.
Bunker light to external doors.
Level 1 Car Charging 10-amp GPO to all Garages.

ENERGY EFFICIENCY

'6 Star' Energy Assessment.
Ceiling insulation according to Energy Assessment.
Wall insulation batts with sisalation wrap according to Energy Assessment.
Water tank and gas boosted instantaneous hot water system.

HEATING & COOLING

Gas Ducted Heating throughout (Subject to design).
5kw Inverter split system to meals area.

KITCHEN

20mm mineral bench tops.
Ceramic tiled splashback.
Double bowl stainless steel sink with 'AAA Rated' chrome mixer taps.
Pantry with minimum four white melamine shelves.
Laminate cupboard doors with selected chrome handles.
Soft close hinges throughout.
Microwave provision.

APPLIANCES

900mm electric under bench oven.
900mm gas cooktop.
900mm ducted range hood with 2 speed fans.
Stainless steel dishwasher.



TURNKEY INCLUSIONS LIST

Project: 4 Nizam Court Wantirna.



BATHROOMS

BATHROOM/ ENSUITE

Quality floor and wall ceramic tiles.
Full height tiles to all ensuites, including tiled window reveals (where applicable).
Clear pivot type safety glass shower screen with slimline aluminium frame.
Chrome mixer shower tapware with shower rose on rail.
Waterproofed tiled shower bases.
Free standing white acrylic baths.
20mm mineral bench tops.
Laminated vanity unit doors.
Vitreous China vanity basin.
Chrome mixer tapware 'AAA Rated'.
Chrome towel rail and toilet roll holders.
Vitreous China dual flush cistern 'AAA Rated Wall Faced'
Exhaust fan installed as indicated on plans.

LAUNDRY

45 litre Insert laundry trough including cabinetry, overflow, and by-pass with mixer tapware 'AAA Rated'.
Tiled splashback to trough.
Quality floor tiles with tiled skirting.
Laminated Broom / Storage Cupboard (design specific).

BEDROOMS

Single white melamine shelf and hanging rail in robes/walk-in robes.
1 bank of 4 drawers to each robe with open shelves above.
2040mm Vinyl sliding to all robe doors.
Carpeted throughout including robe floors.

GARAGE & CARPORTS*

Colourbond sectional garage door with two remote controls.
Multiple light and power point to garage internal.
Internal access doors.
External weatherproof hinged door to rear yard.

OUTDOORS

Concrete driveways charcoal colour and paths to the front doors.
Permeable coloured concrete paving to the main driveway where required including coloured concrete edging as per the planning plans.
Concrete front porches charcoal colour.
Numbered letterboxes located in accordance with the planning permit.
Powder coated steel clothesline.
Landscaping (*as per Town Planning requirements).
Instant Lawn to front & rear yards.
Two external garden taps front and rear of property.
Timber merbau decks to the rear sliding doors as per the planning permit.
Public lighting where applicable.

FENCING

Fully supplied common areas and rear yard fencing as per town planning.
1950mm treated pine paling fences to all dividing unit fences including gates.
All external fencing to be replaced with 1950mm treated pine paling fences.

GILDED LEAF ESTATE

Martina

