



ASPEN VILLAGE

# BLACK DIAMOND

FINAL RELEASE

empire | GEOCON



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# A D V E N T U R E

WELCOME TO AN ALPINE-INSPIRED PRECINCT  
WHERE THE ATMOSPHERE OF THE MOUNTAINS  
MEETS THE BUZZ OF THE CITY.

# L I V E S

BLENDING LUXURY AND NATURE IN EQUAL MEASURE,  
BLACK DIAMOND REPRESENTS A BREATHTAKING NEW  
SUMMIT FOR CONTEMPORARY LIVING.

# H E R E



**BLACK DIAMOND AT ASPEN VILLAGE DELIVERS  
A UNIQUE INTERSECTION OF MODERN LUXURY LIVING  
ON CANBERRA'S UNSPOILT NATURAL FRINGE.  
VENTURE OUT TO EXPERIENCE A WORLD OF OUTDOOR  
ADVENTURE ON YOUR DOORSTEP OR RELAX IN THE  
SOPHISTICATED ALPINE TRANQUILLITY OF HOME.**

---

Selection of 1, 2, & 3 bedroom apartments

---

Black Diamond captures amazing views in all directions, with Lake Tuggeranong and the Brindabellas on your doorstep

---

The Summit – a luxurious outdoor rooftop entertaining area including private BBQ & dining facilities as well as rooftop fire pits and infinity edge pool

---

Light-filled apartments boasting high-end finishes and spacious storage solutions

---

Extensive private and public underground parking

---

1 minute walk to Lake Tuggeranong & 10 minute walk to South Point Shopping Centre

---

15 minute drive to Canberra Airport and 20 minute drive to Canberra CBD

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# CITY LIVING ALPINE LIFESTYLE

SOUTHQUAY  
LAKEFRONT PARK  
& BOARDWALK

THE BICENTENNIAL  
NATIONAL TRAIL

HEMOWORLD  
SHOPPING  
CENTRE

BRINDABELLA  
MOUNTAINS

LIMELIGHT  
CINEMAS

SOUTH.POINT  
SHOPPING CENTRE

20 MINS DRIVE TO  
CANBERRA CBD

210 MINS DRIVE  
TO SYDNEY CBD

TUGGERANONG  
ARTS CENTRE

DEPARTMENT  
OF HUMAN  
SERVICES

ANKETELL  
DINING PRECINCT

TUGGERANONG  
COLLEGE

TUGGERANONG  
BUS INTERCHANGE

DEPARTMENT  
OF HUMAN  
SERVICES

GREENWAY  
OVAL

DEPARTMENT  
OF SOCIAL  
SERVICES



# CLOSE TO NATURE. CLOSE TO EVERYTHING.

WHATEVER YOU NEED. WHENEVER YOU NEED IT.  
NESTLED ON CANBERRA'S EMERGING SOUTHERN FRINGE,  
ASPEN VILLAGE CONNECTS YOU TO EVERY MODERN  
AMENITY, INCLUDING THE RETAIL AND TRANSPORT HUBS OF  
NEARBY TUGGERANONG TOWN CENTRE AND BEYOND.

- 

CAFÉS



BARS
- 

RESTAURANTS



RETAIL
- 

CULTURE &  
ENTERTAINMENT












HEALTH &  
RECREATION
- 

SCHOOLS &  
UNIVERSITIES



GOVERNMENT  
DEPARTMENTS

LAKE TUGGERANONG		1min
SOUTH.POINT SHOPPING CENTRE		10min
NATURE RESERVES		10min
CANBERRA INTERNATIONAL & DOMESTIC AIRPORT		15mins
CANBERRA CITY		20mins
SNOWFIELDS		105mins
SOUTH COAST		120mins
SYDNEY CITY		210mins
MELBOURNE CITY		450mins



## THE DEVELOPER

# GEOCON

**ESTABLISHED IN 2007, GEOCON WAS  
FOUNDED BY SOLE MANAGING DIRECTOR,  
NICK GEORGALIS.**

**WITH AN ANNUAL TURNOVER OF \$500 MILLION, GEOCON  
IS CANBERRA'S PRE-EMINENT APARTMENT DEVELOPER.  
DELIVERING OVER 2,000 APARTMENTS A YEAR TO THE  
MARKETPLACE, GEOCON'S DEVELOPMENT TEAM SPECIALISE  
IN HIGH-RISE, HIGH-DENSITY MIXED-USE PRECINCTS,  
THAT OFFER A POINT OF DIFFERENCE TO THE BUYER.**

With more than 15 years' development experience in the nations capital, Geocon is currently Canberra's largest residential builder/developer and Australia's 5th largest developer according to the 2021 HIA-COLOURBOND® Steel Housing 100 Report

Responsible for delivering more than one third of new apartments in the national capital, Geocon is shaping Canberra's skyline, and is an industry leader in large scale, high-rise residential and commercial developments.

With an end-to-end approach to home ownership in Australia, Geocon is transforming the way people purchase property and create wealth.

The developments by Geocon have attracted record national and international investment that has significantly shaped Canberra and enabled us to build on.

Leading the growth of a world-class capital, Geocon are pioneers in a new wave of property evolution.





# AN INSPIRED RELATIONSHIP

empire | **GEOCON**

Geocon is Canberra's largest integrated powerhouse property enterprise with extensive capabilities across development, construction, hospitality management and investment. Geocon's hallmark is architecturally stunning buildings that truly deliver a new standard of contemporary living, powered by world-class innovation and refreshingly accessible pricing that redefines urban living for the Canberrans of today and tomorrow.

Empire Global brings over 20 years of experience in building and construction combined with a strong focus on sustainability. With a passion for delivering exceptional design they enjoy strong partnerships with many leading Australian contemporary architects, engineers and interior designers. They always seek to develop and operate properties in ways that reduce adverse impacts on the environment by minimising resource use, pollution and waste.

# UNIT SCHEDULES

# UNIT SCHEDULES

Unit No	Door	Level	Type	Bed	Bath	Car	Aspect	Int sqm	Ext sqm	Total sqm
545	C.G01	G	2A.5	2	2	2	S	77	8	85
546	C.G02	G	2A	2	2	2	S	74	8	82
547	C.G03	G	2W	2	2	1	S	63	8	71
548	C.G04	G	2W.M	2	2	1	S	63	8	71
549	C.G05	G	1F	1	1	1	SW	63	8	71
550	C.G06	G	1A	1	1	1	W	47	8	55
551	C.G07	G	2F	2	2	1	W	66	8	74
552	C.G08	G	2A	2	2	2	W	74	8	82
553	C.G09	G	1J	1	1	1	W	55	8	63
554	C.G10	G	1G	1	1	1	W	53	8	61
555	C.G11	G	2R	2	2	2	N	86	8	94
556	C.G12	G	1A	1	1	1	N	47	8	55
557	C.G13	G	2F	2	2	1	N	66	8	74
558	C.G14	G	2A	2	2	2	N	74	8	82
559	C.G15	G	1C	1	1	1	N	45	8	53
560	C.G16	G	2M	2	1	1	N	56	8	64
561	C.G17	G	3A	3	2	2	N	94	8	102
562	C.101	1	2O	2	1	1	S	61	8	69
563	C.102	1	2A	2	2	2	S	74	8	82
564	C.103	1	2A	2	2	2	S	74	8	82
565	C.104	1	2W	2	2	1	S	63	8	71
566	C.105	1	2L	2	1	1	S	57	8	65
567	C.106	1	2C	2	2	2	SW	76	14	90
568	C.107	1	2J	2	1	1	W	62	8	70
569	C.108	1	2F	2	2	1	W	66	8	74
570	C.109	1	2A	2	2	2	W	74	8	82
571	C.110	1	1J	1	1	1	W	55	8	63
572	C.111	1	1G	1	1	1	W	53	8	61
573	C.112	1	2R	2	2	2	N	86	8	94
574	C.113	1	2J	2	1	1	N	62	8	70
575	C.114	1	2F	2	2	1	N	66	8	74
576	C.115	1	2A	2	2	2	N	74	8	82
577	C.116	1	1C	1	1	1	N	45	8	53
578	C.117	1	2M	2	1	1	N	56	8	64
579	C.118	1	3B	3	2	2	N	103	8	111
580	C.201	2	2O	2	1	1	S	61	8	69
581	C.202	2	2A	2	2	2	S	74	8	82
582	C.203	2	2A	2	2	2	S	74	8	82
583	C.204	2	2W	2	2	1	S	63	8	71
584	C.205	2	2L	2	1	1	S	57	8	65
585	C.206	2	2C	2	2	2	SW	76	14	90
586	C.207	2	2J	2	1	1	W	62	8	70
587	C.208	2	2F	2	2	1	W	66	8	74
588	C.209	2	2A	2	2	2	W	74	8	82

Unit No	Door	Level	Type	Bed	Bath	Car	Aspect	Int sqm	Ext sqm	Total sqm
589	C.210	2	1J	1	1	1	W	55	8	63
590	C.211	2	1G	1	1	1	W	53	8	61
591	C.212	2	2R	2	2	2	N	86	8	94
592	C.213	2	2J	2	1	1	N	62	8	70
593	C.214	2	2F	2	2	1	N	66	8	74
594	C.215	2	2A	2	2	2	N	74	8	82
595	C.216	2	1C	1	1	1	N	45	8	53
596	C.217	2	2M	2	1	1	N	56	8	64
597	C.218	2	3B	3	2	2	N	103	8	111
598	C.301	3	2O	2	1	1	S	61	8	69
599	C.302	3	2A	2	2	2	S	74	8	82
600	C.303	3	2A	2	2	2	S	74	8	82
601	C.304	3	2W	2	2	1	S	63	8	71
602	C.305	3	2L	2	1	1	S	57	8	65
603	C.306	3	2C	2	2	2	SW	76	14	90
604	C.307	3	2J	2	1	1	W	62	8	70
605	C.308	3	2F	2	2	1	W	66	8	74
606	C.309	3	2A	2	2	2	W	74	8	82
607	C.310	3	1J	1	1	1	W	55	8	63
608	C.311	3	1G	1	1	1	W	53	8	61
609	C.312	3	2R	2	2	2	N	86	8	94
610	C.313	3	2J	2	1	1	N	62	8	70
611	C.314	3	2F	2	2	1	N	66	8	74
612	C.315	3	2A	2	2	2	N	74	8	82
613	C.316	3	1C	1	1	1	N	45	8	53
614	C.317	3	2M	2	1	1	N	56	8	64
615	C.318	3	3B	3	2	2	N	103	8	111
616	C.401	4	2O	2	1	1	S	61	8	69
617	C.402	4	2A	2	2	2	S	74	8	82
618	C.403	4	2A	2	2	2	S	74	8	82
619	C.404	4	2W	2	2	1	S	63	8	71
620	C.405	4	2L	2	1	1	S	57	8	65
621	C.406	4	2C	2	2	2	SW	76	14	90
622	C.407	4	2J	2	1	1	W	62	8	70
623	C.408	4	2F	2	2	1	W	66	8	74
624	C.409	4	2A	2	2	2	W	74	8	82
625	C.410	4	1J	1	1	1	W	55	8	63
626	C.411	4	1G	1	1	1	W	53	8	61
627	C.412	4	2R	2	2	2	N	86	8	94
628	C.413	4	2J	2	1	1	N	62	8	70
629	C.414	4	2F	2	2	1	N	66	8	74
630	C.415	4	2A	2	2	2	N	74	8	82
631	C.416	4	1C	1	1	1	N	45	8	53
632	C.417	4	2M	2	1	1	N	56	8	64
633	C.418	4	3B	3	2	2	N	103	8	111

# ELEVATIONS

# EAST & NORTH ELEVATIONS



1 EAST ELEVATION  
SCALE: 1 : 500



2 NORTH ELEVATION  
SCALE: 1 : 500

# WEST & SOUTH ELEVATIONS



1 WEST ELEVATION  
SCALE: 1 : 500



2 SOUTH ELEVATION  
SCALE: 1 : 500

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B2001	EAST & NORTH ELEVATION	7	08.09.2021	0 1 2

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The plans and elevations in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of fitting, power layout, balustrades, landscaping, fencing, louvers, screens, service equipment, and shade devices that are indicative only; and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the context of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of end walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the indicated price or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Bulkheads for services may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B2002	WEST & SOUTH ELEVATIONS	7	08.09.2021	0 1 2

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The plans and elevations in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of fitting, power layout, balustrades, landscaping, fencing, louvers, screens, service equipment, and shade devices that are indicative only; and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the context of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of end walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the indicated price or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Bulkheads for services may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

# THE BLACK DIAMOND RESIDENCES

## STANDARD FEATURES & INCLUSIONS

### FLOORPLAN ATTRIBUTES

- Durable and stylish finishes
- Energy efficient LED lighting throughout
- Reverse cycle air conditioning
- Spacious balconies to each apartment
- Floorplans that maximise sunlight
- Individual and secure storage cages

### KITCHEN

- Stone benchtops
- Blanco appliances including electric oven, ceramic cooktop and slideout ducted rangehood

### BATHROOMS & ENSUITE

- Full height tiling
- Semi frameless shower screen
- Practical storage solutions

### LAUNDRY

- Large laundry tub
- Dryer to every laundry



**89 APARTMENTS | 5 STORIES**  
**ACCESS TO EXCLUSIVE RESIDENT AMENITIES**



# 11 REASONS TO PURCHASE IN CANBERRA



## AUSTRALIA'S #1 UNIVERSITY CITY

Canberra is home to 6 universities that educate over 64,000 students from around the world. Both the ANU and University of Canberra are ranked in the top 10 across Australia. ANU is #1 in Australia and 29th in the world.



## INTERATIONAL CITY

In 2019 the Canberra International Airport serviced around 84,400 international passengers.



## EDUCATED WORKFORCE

Woden is home to Australia's major health and education facilities including the Office of Healing Services, the National Indigenous Agency, the Australian Government Department of Health, ACT Health, the Department of Social Services, Medicare Services, Access Canberra and IP Australia. Nearly 40% of Commonwealth public servants live and work in Canberra.

Source: Dennis Richardson, ex ASIO director-general and former secretary of the Foreign Affairs and Defence Department. June 11, 2019.



## POPULATION GROWTH

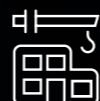
The ACT is projected to grow by an average annual 1.5% between now and 2041. Well above the national average.



## 0.9% VACANCY RATE\*

Canberra has a low rental vacancy rate of 0.9%.

Source: SQM Research.



## STAMP DUTY ADVANTAGE

Stamp duty in the ACT is barrier free and tax deductible within the first year of purchase. There is no foreign surcharge.



## 3.2% UNEMPLOYMENT RATE\*

Unemployment rate in Canberra is the lowest in Australia.

Source: ACT Government Treasury



## \$3 BILLION

Commencing in 2021, the ACT Government is investing \$3 Billion in physical and digital infrastructure in the ACT.



## LONELY PLANET

Canberra was named Lonely Planet's third best city in the world to visit in 2018.



## AUSTRALIA'S HEALTH HUB

Woden is Canberra and the nation's 'home of health'. Canberra Hospital, Department of Health, ACT Health and the Centenary Hospital for Women & Children are all situated here.



## PERMANENT RESIDENCY

Canberra is the only regional area that allocates points towards permanent residency. A property over \$250k is worth 5 points in Canberra Matrix & additionally the minimum taxable income for 491 visa holders is currently \$53,900 pa, which means purchasing a property to meet the requirements is a good option for the applicants.

\* Correct at time of publication

# WHY INVEST IN CANBERRA

## DEMOGRAPHICS



**1 MILLION+**  
People in the capital region



**2%↑**  
Population growth - the fastest in Australia



**35.3%**  
Of Canberran residents are born overseas

## ENTERTAINMENT



**UNSW MANUKA OVAL**

Home of International Cricket and AFL



**58**  
Museums and Galleries in the region



**NATIONAL SPORTING TEAMS**

Canberra Raiders, Brumbies, GWS Giants, Canberra Cavalry, Canberra Capitals, Canberra United, CBR Brave

## EMPLOYMENT



**50+**  
Federal Government agencies



**\$85,545**  
Average salary per annum



**3%**  
Unemployment with the number of jobs forecast to increase by 1/3



**\$1,645**  
Average household weekly income

## FOOD AND DRINK



**140**  
Vineyards within 35mins drive to the CBD



**NO.1 BARISTAS**  
Award-winning Baristas including Australia's #1 Barista



**CHEF HAT RESTAURANTS**  
13 Canberra restaurants are Chef Hat Award Winners

## EDUCATION



**63,000**  
Tertiary students in Canberra



**5**  
Universities with world ranking in the top 150



**12,300**  
International students in Canberra



**1 IN 6**  
Canberrans study or work in Education

## ECONOMY



**5.6%**  
An average apartment gross rental yield of 5.5% for 2-bed unit as of Feb 2021  
Source: SQM Research



**0.9%**  
Low vacancy rate as of Jan 2021  
Source: SQM Research



**S&P GLOBAL RATING**  
Canberra is 1 of 3 Australian jurisdictions with AAA credit rating

## INDUSTRY



**25,000**  
Private companies operate in Canberra



**144,000**  
Jobs in the private health and social assistance sector



**PATENTS AND TRADEMARKS**  
Canberra boasts an entrepreneurship culture with the largest number of patents and trademarks per capita in Australia

## TOURISM



**194,000**  
An average of 194,000 international visitors per year



**4.4 MILLION**  
An average of 4.4 million visitors per year



**3RD BEST CITY IN THE WORLD**  
3rd Best City in the World to visit - Lonely Planet's Best in Travel 2018.

## CONNECTIVITY



**FUTURE LIGHT RAIL**  
Canberra light rail Stage 1 completed in 2019. Stage 2A is approved and Stage 2B to Woden is undergoing heritage and environmental assessment and is in planning phase



**800**  
Flights per week to Australian cities, Singapore and Doha prior to Covid



**30 MINS**  
travel time, or less, anywhere in Canberra to the International Airport

## ENVIRONMENT



**70%**  
Of pure open space and parkland in the ACT



**246**  
Days of sunshine every year



**MT. STROMLO BIKE TRACK**  
Home to Mt. Stromlo mountain bike track

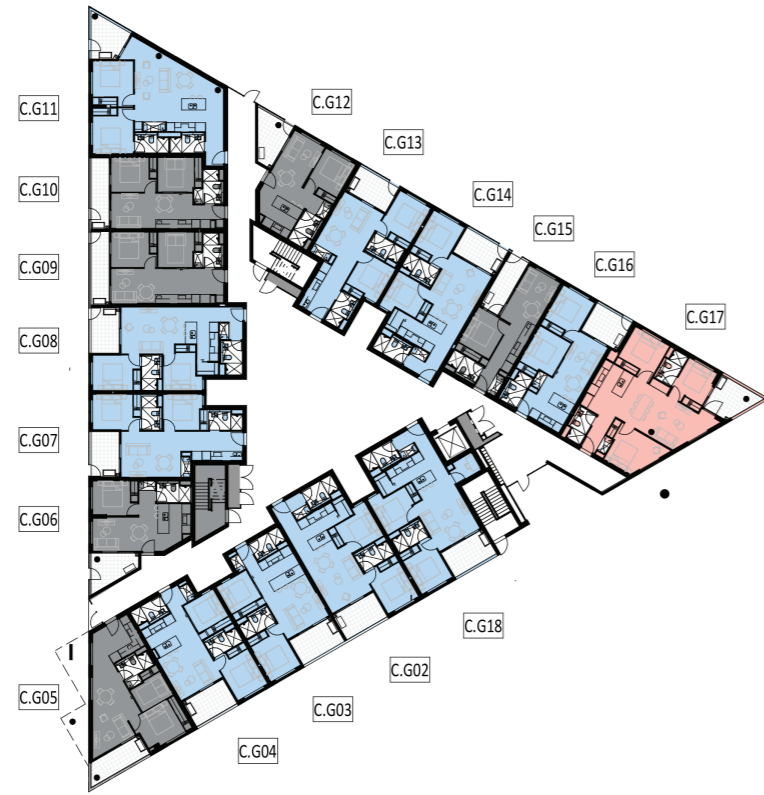
Information last updated March 2021.  
Purchasers should verify all information for latest updates.

# LEVEL PLANS

# GROUND FLOOR

# LEVEL ONE

SHARED LANEWAY



CYNTHIA TEAGUE CRESCENT

SHARED LANEWAY



CYNTHIA TEAGUE CRESCENT

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

BLOCK 1, SECTION 78, GREENWAY, ACT  
 DRAWING No M-B0100 DRAWING TITLE PLAN - GROUND

REV 9 DATE: 08.09.2021 SCALE BAR: 0 1 5 10

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While we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only and are not shown to scale nor included in the stated price (unless expressly included). The columns shown may vary in diameter throughout the building. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were completed prior to the completion of final design, engineering and construction of the building. Therefore design, engineering, dimensions, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale.

BLOCK 1, SECTION 78, GREENWAY, ACT  
 DRAWING No M-B0101 DRAWING TITLE PLAN - LEVEL 01

REV 10 DATE: 08.09.2021 SCALE BAR: 0 1 5 10

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# LEVEL TWO

# LEVEL THREE

SHARED LANEWAY



CYNTHIA TEAGUE CRESCENT

SHARED LANEWAY



CYNTHIA TEAGUE CRESCENT

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

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BLOCK 1, SECTION 78, GREENWAY, ACT  
DRAWING No M-B0102 DRAWING TITLE PLAN - LEVEL 02

REV 11 DATE: 08.09.2021 SCALE BAR: 0 1 5 10

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BLOCK 1, SECTION 78, GREENWAY, ACT  
DRAWING No M-B0103 DRAWING TITLE PLAN - LEVEL 03

REV 9 DATE: 08.09.2021 SCALE BAR: 0 1 5 10

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# LEVEL FOUR

SHARED LANEWAY

CYNTHIA TEAGUE CRESCENT



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

BLOCK 1, SECTION 78, GREENWAY, ACT  
 DRAWING No M-B0104 DRAWING TITLE PLAN - LEVEL 04

REV 9 DATE: 08.09.2021

SCALE BAR: 0 1 2 3 4 5

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While we endeavour to ensure the contents of these plans are correct at the time of printing, the information they contain is to be used as a guide only. Furnishings and floor coverings are for illustrative purposes only and are not shown to scale nor included in the stated price (unless expressly included). The volumes shown may vary in diameter throughout the building. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. The plans were completed prior to the completion of final design, engineering and construction of the building. Therefore design, engineering, dimensions, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale.

# FLOORPLANS

# UNIT TYPE - 1A

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

# UNIT TYPE - 1C

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

INTERNAL	47 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	55 m <sup>2</sup>

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1001	UNIT TYPE - 1A	7	08.09.2021	0 1 2

APPLICABLE TO UNITS:

- C.606
- C.612



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The plans and depictions in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of tiling, power layout, built-in furniture, landscaping, fencing, screens, service equipment, and shade devices that are indicative only; and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the contract of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the indicated price or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Balconies for service areas may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

INTERNAL	45 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	53 m <sup>2</sup>

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1003	UNIT TYPE - 1C	7	08.09.2021	0 1 2

APPLICABLE TO UNITS:

- C.615
- C.116
- C.216
- C.316
- C.416



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# UNIT TYPE - 1F

MARKETING LEGEND

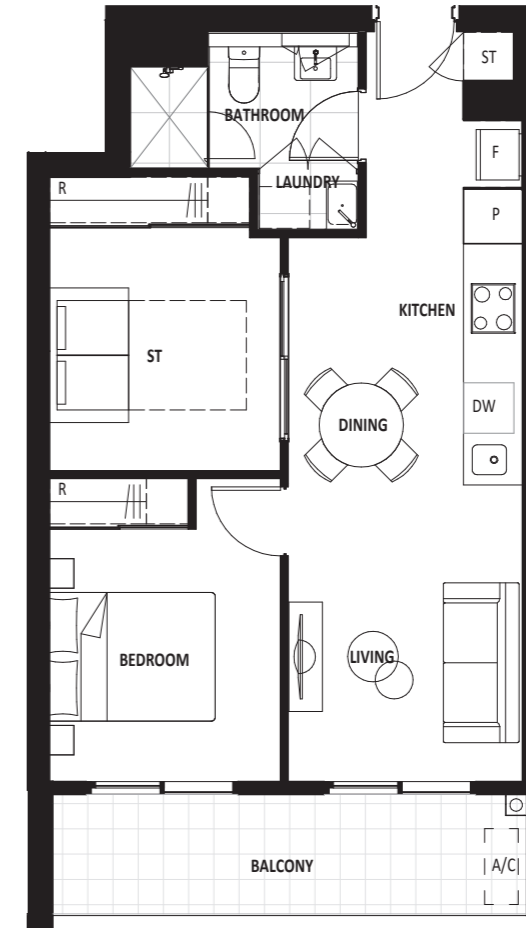
- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



# UNIT TYPE - 1G

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

INTERNAL	63 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	71 m <sup>2</sup>

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No DRAWING TITLE

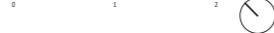
M-B1006 UNIT TYPE - 1F

APPLICABLE TO UNITS:

C.605

REV	DATE
7	08.09.2021

SCALE BAR:



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INTERNAL	53 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	61 m <sup>2</sup>

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No DRAWING TITLE

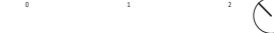
M-B1007 UNIT TYPE - 1G

APPLICABLE TO UNITS:

C.610  
C.111  
C.211  
C.311  
C.411

REV	DATE
7	08.09.2021

SCALE BAR:



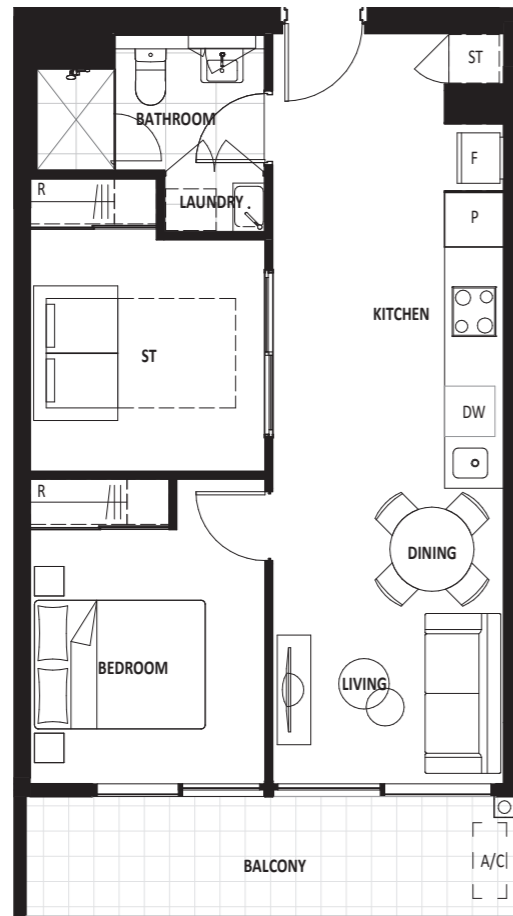
The plans and depictions in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of tiling, power layout, built-in furniture, landscaping, fencing, screens, service equipment, and shade devices that are indicative only, and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the contract of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the individual units or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Balconies for service areas may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

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# UNIT TYPE - 1J

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

# UNIT TYPE - 2A

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR UNIT C.G14 AND C.G08

INTERNAL 55 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 63 m<sup>2</sup>

**APPLICABLE TO UNITS:**

- C.609
- C.110
- C.210
- C.310
- C.410

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1010	UNIT TYPE - 1J	7	08.09.2021	0 1 2



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INTERNAL 74 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 82 m<sup>2</sup>

**APPLICABLE TO UNITS:**

- C.602
- C.608
- C.614
- C.103
- C.109
- C.115
- C.203
- C.209
- C.215
- C.303
- C.309
- C.315
- C.403
- C.409
- C.415

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1201	UNIT TYPE - 2A	7	08.09.2021	0 1 2

**MIRRORED TO UNITS:**

- C.102
- C.202
- C.302
- C.402



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# UNIT TYPE - 2W

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



INTERNAL 63 m<sup>2</sup>  
 EXTERNAL 8 m<sup>2</sup>  
 TOTAL AREA 71 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.603
- C.104
- C.204
- C.304
- C.404

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1202	UNIT TYPE - 2W	7	08.09.2021	1:50

The plans and depictions in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of tiling, power layout, built-in furniture, landscaping, fencing, screens, service equipment, and shade devices that are indicative only, and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the contract of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the indicated price or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Built-in furniture for services may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

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# UNIT TYPE - 2C

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



INTERNAL 76 m<sup>2</sup>  
 EXTERNAL 14 m<sup>2</sup>  
 TOTAL AREA 90 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.106
- C.206
- C.306
- C.406

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1204	UNIT TYPE - 2C	7	08.09.2021	1:50

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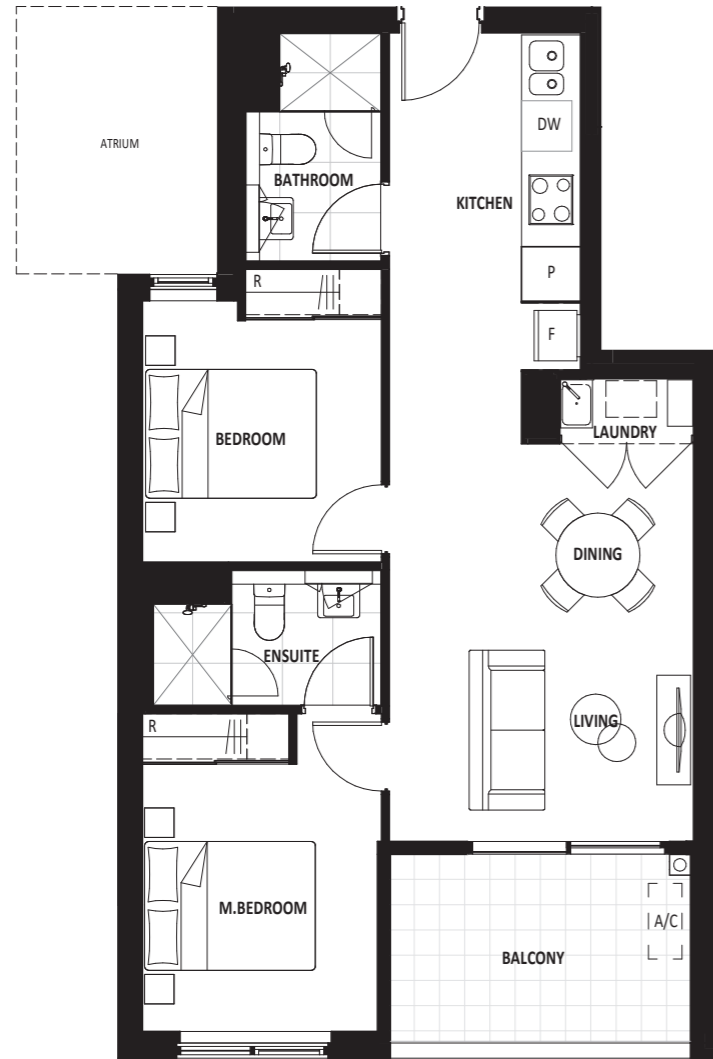
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# UNIT TYPE - 2F

# UNIT TYPE - 2M

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

INTERNAL 66 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 74 m<sup>2</sup>

**APPLICABLE TO UNITS:**

- C.607 C.308
- C.613 C.314
- C.108 C.408
- C.114 C.414
- C.208
- C.214

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No DRAWING TITLE REV DATE SCALE BAR:

M-B1207 UNIT TYPE - 2F 7 08.09.2021



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INTERNAL 56 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 64 m<sup>2</sup>

**APPLICABLE TO UNITS:**

- C.616
- C.117
- C.217
- C.317
- C.417

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No DRAWING TITLE REV DATE:

M-B1213 UNIT TYPE - 2M 7 08.09.2021



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## UNIT TYPE - 2J

### MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



## UNIT TYPE - 2L

### MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



INTERNAL	62 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	70 m <sup>2</sup>

#### APPLICABLE TO UNITS:

C.113	C.107
C.213	C.207
C.313	C.307
C.413	C.407

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1210	UNIT TYPE - 2J	7	08.09.2021	0 1 2



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INTERNAL	57 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	65 m <sup>2</sup>

#### APPLICABLE TO UNITS:

C.105
C.205
C.305
C.405

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1212	UNIT TYPE - 2L	7	08.09.2021	0 1 2



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# UNIT TYPE - 2M

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

INTERNAL 56 m<sup>2</sup>  
 EXTERNAL 8 m<sup>2</sup>  
 TOTAL AREA 64 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.G16
- C.117
- C.217
- C.317
- C.417

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE
M-B1213	UNIT TYPE - 2M	7	08.09.2021



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# UNIT TYPE - 2O

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



INTERNAL 61 m<sup>2</sup>  
 EXTERNAL 8 m<sup>2</sup>  
 TOTAL AREA 69 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.101
- C.201
- C.301
- C.401

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1230	UNIT TYPE - 2O	6	08.09.2021	0 1 2



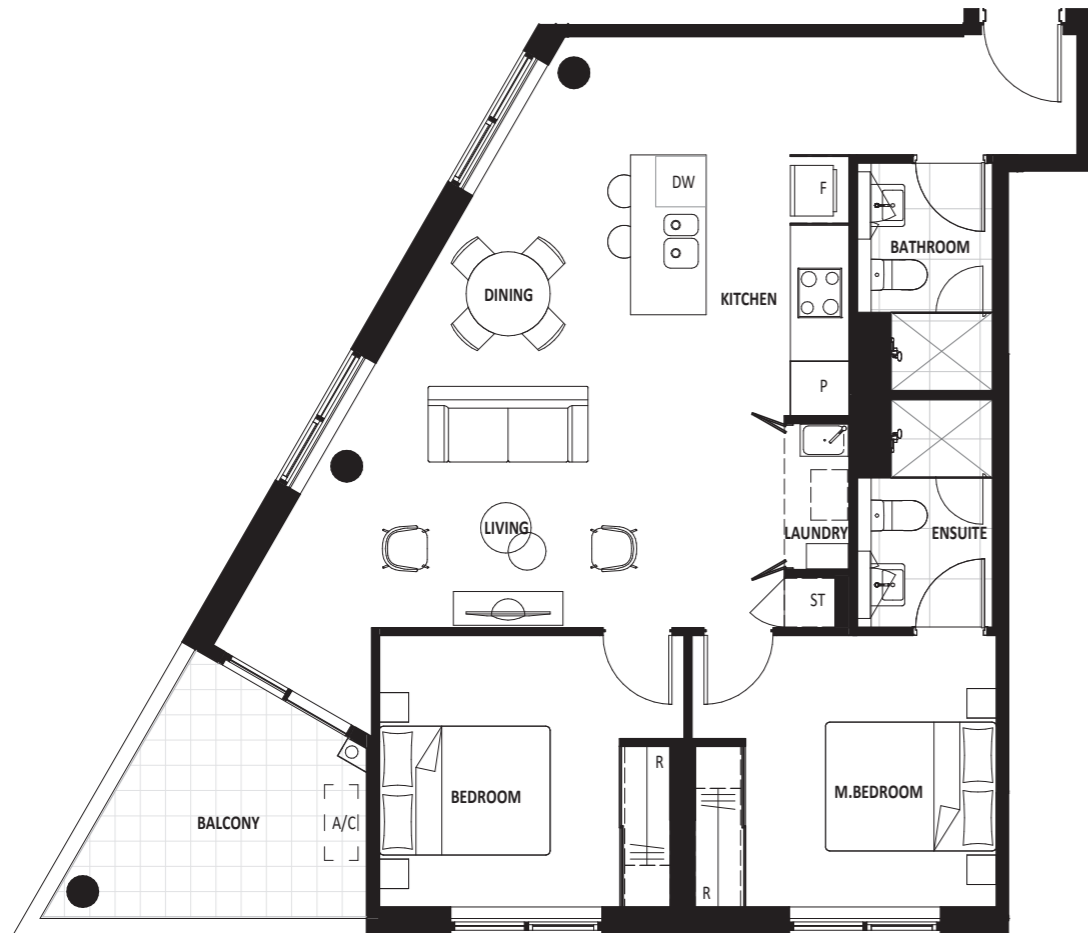
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The plans and depictions in this document: (a) should be used as a guide only; (b) are believed to be correct at the time of printing; (c) were prepared prior to finalisation of design and engineering drawings which are subject to ongoing change; (d) show dimensions of area and scale of floor plans that are approximate; (e) may include graphics of tiling, power layout, built-in furniture, landscaping, fencing, screens, service equipment, and shade devices that are indicative only, and (f) are not guaranteed to be prepared to scale or to accurately reflect the plans in the contract of sale or the building as constructed. Gross floor area calculations are taken from the exterior face of walls, the centreline of party walls and the exterior face of common area walls. Depictions of furnishings and floor coverings, and fittings are not shown to scale, nor included in the sale transaction for the indicated price or at all unless expressly included in the contract. Inclusion options may be but are not necessarily shown. Location of power points, television or internet connection points and the like are indicative only. Built-in furniture for services may not be depicted. Depictions of columns, bulkheads and other structural elements may vary in dimension and location throughout the building when constructed. Level changes in common areas may not have been shown. You should read the terms in the contract and the plans contained therein and seek appropriately qualified professional advice to understand your rights and obligations. Design changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act.

# UNIT TYPE - 2R

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



NOTE: GATES TO COURTYARD ON GROUND FLOOR

# UNIT TYPE - 2W.M

MARKETING LEGEND

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



INTERNAL 86 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 94 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.611
- C.112
- C.212
- C.312
- C.412

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1217	UNIT TYPE - 2R	7	08.09.2021	0 1 2



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INTERNAL 63 m<sup>2</sup>  
EXTERNAL 8 m<sup>2</sup>  
TOTAL AREA 71 m<sup>2</sup>

APPLICABLE TO UNITS:

- C.604

BLOCK 1, SECTION 78, GREENWAY, ACT

DRAWING No	DRAWING TITLE	REV	DATE	SCALE BAR:
M-B1235	UNIT TYPE - 2W.M	5	08.09.2021	0 1 2



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# UNIT TYPE - 3B

**MARKETING LEGEND**

- DW -DISHWASHER
- F -FRIDGE SPACE
- P -PANTRY
- ST -STORAGE
- R -ROBE



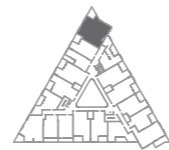
INTERNAL	103 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	111 m <sup>2</sup>

BLOCK 1, SECTION 78, GREENWAY, ACT  
 DRAWING No: M-B1302    DRAWING TITLE: UNIT TYPE - 3B

**APPLICABLE TO UNITS:**

- C-118
- C-218
- C-318
- C-418

REV	DATE	SCALE BAR:
6	08.09.2021	



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ASPEN VILLAGE

# BLACK DIAMOND



FINAL RELEASE

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