

# Architect designed

Architect designed, The Aireys is quintessentially Surf Coast, enjoying light on three sides of this upper level two bedroom apartment.

Available only in the Avant 'Edwards' release, the Airey's apartments are perfectly positioned between two public reserves at QUAY2. This release also provides homeowners with the enjoyment of an internal shared central garden and convenient on-site visitor parking.



Photograph of Bellarine design.



# Standard features

- Energy efficient, 6-star rating
- Double glazing throughout
- Photo-voltaic solar panels
- Reverse cycle heating and cooling to living areas and bedrooms
- Natural sandstone feature paving to front entry porch
- Reconstituted stone kitchen benchtops
- BBQ connected to mains gas
- Wall mounted 55" flatscreen Smart TV
- 12 month defect rectification period supported by RACV home assist with 24 hour cover, 7 days a week, every day of the year
- Single deposit and contract with no progress payments.



Photograph of Lonsdale rooftop deck.

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# The Aireys



Artist impression





# Perfect entertainer

The elegant central kitchen connects living and dining areas at opposite ends of the main floor opening out to over 40sqm of outdoor open space with a northerly aspect. This large outdoor entertaining balcony is further enhanced with a private roof deck\*.

Tucked away from the open living area, the privacy of both bedrooms is ensured with the master bedroom opening on to a private and peaceful outdoor retreat.

With separate zones for living, relaxing and entertaining, filled with light from three sides, this is an extraordinary, low maintenance, yet luxurious coastal home.

\*Where applicable.



Photograph of Bellarine design.

# The Aireys floorplan

Area	Sqm	Squares
Ground Floor	8m <sup>2</sup>	0.86sq
First Floor	100m <sup>2</sup>	10.76sq
Garage	25m <sup>2</sup>	2.69sq
Porch	2m <sup>2</sup>	0.21sq
Balcony 1	12m <sup>2</sup>	1.29sq
Balcony 2	52m <sup>2</sup>	5.60sq
*Roof Deck	17.5m <sup>2</sup>	1.88sq
<b>Total</b>	<b>216.5m<sup>2</sup></b>	<b>23.29sq</b>

\*Where applicable.



# Incomparable inclusions

Free flowing open plan living is at the heart of this home, with a superbly appointed kitchen featuring Ilve appliances, generous cupboard storage and a stunning and generous reconstituted stone island bench.

The elegant materials and fittings and thoughtfully balanced colour scheme, have all been selected to optimise the unique Surf Coast location and climate.

Durable finishes, double-glazing and reverse cycle heating and cooling throughout, ensure comfort without compromise.



Photograph of Lonsdale design.