
The Brunswick *at Aureus*



Artist Impression, Façade 1

AVANT
TOWNHOMES

Introducing The Brunswick

Offering modern reverse living, The Brunswick design ensures free flowing open space over two floors.

The Brunswick provides the perfect solution for shared living or visitor accommodation, maximising the Northern Rivers climate and relaxed lifestyle.

With three generous bedrooms, the master suite is co-located with the second bedroom on the ground floor, both enjoying access to their own private terraces overlooking intimate green courtyards.

Upstairs, the light-filled open plan kitchen, living and dining area connects to free flowing alfresco space overlooking the landscaped front garden with access to a private roof deck*.

A third bedroom, study nook and powder room complete the first floor.

Avant townhomes at Aureus are crafted to gracefully and effortlessly deliver a lifestyle only possible in the Northern Rivers, at the edge of the sea.

*where applicable



The Brunswick *floorplan*

Size variations for Façades 1 & 2:

Façade 1:		Façade 2:	
Terrace 1	5m ²	Terrace 1	5m ²
Balcony	16m ²	Balcony	18m ²
Porch	5m ²	Porch	3m ²

Façades 1 & 2 areas 231m² or 24.86sq

Façade 3

Area	Sqm	Squares
Ground Floor	65m ²	7sq
First Floor	70m ²	7.53sq
Terrace 1	8m ²	0.86sq
Terrace 2	10m ²	1.08sq
Balcony	17m ²	1.83sq
Roof Deck*	20m ²	2.15sq
Garage	40m ²	4.3sq
Porch	2m ²	0.22sq
Total	232m²	24.97sq

*where applicable



Ground Floor



First Floor



Roof Deck*

Quality *inclusions*

Everything in The Brunswick has been planned and positioned for ease and convenience with separate zones for cooking, entertaining and relaxing.

The superbly appointed spacious kitchen features a reconstituted stone island bench with luxury finishes and quality Ilve appliances and is a centrepiece of the home, accommodating novice cooks and dedicated foodies alike.

Bathrooms and ensuites are designed with simple, clean lines and refined finishes and fixtures.

To avoid clutter, each home features generous storage opportunities in the form of wardrobes, cupboards, pantries and a separate double garage.

The Brunswick is an energy efficient home with reverse cycle heating and cooling, and advanced solar power ensuring comfort without compromise.



Architect *designed*

A home in such an extraordinary place must respect the unique environment, embrace and celebrate a sensational climate, and create a relaxed, convenient, healthy lifestyle for its owners.

This challenge can only be met with considered, flexible design by the architect - to allow warm sunlight and provide cool shade, to catch gentle breezes and shelter from robust winds, embrace sweeping views and nurture intimate privacy.

Creating the perfect environment for indoor-outdoor living, timber-look batten screens and pergolas shelter the dwelling from rare inclement weather, and perfectly shade decks and windows.

These essential building features establish a restrained, elegant architectural style and maintain a rich Australian design lineage in which the practical, is also beautiful.



The Brunswick *goes green*

Avant Townhomes have designed their homes with a sophisticated package of sustainability initiatives including solar panels, recycled water (3rd pipe), energy saving downlights and Low E glazed windows, all intended to achieve better quality living standards and considerable ongoing savings for the homeowner.

- Solar panel system utilising the full potential of the roof space to achieve between 3.5 - 5KW supply of power to the dwelling, reducing electricity bills and greenhouse emissions as part of the power package
- Bright 10W highly efficient downlights throughout the home offer:
 - Energy savings
 - Expected lifespan of 50,000 hours or more, lasting 25 times longer than a standard bulb
- Acoustic & thermal barriers between dividing walls
- Economical, highly efficient air-conditioning units built for premium internal comfort, all year round
- Low E glazed aluminium windows, contributing to substantially improved energy efficiency
- Clever architectural design allows natural light into all bedrooms and living areas as well as main corridors and stairwells.
 - Higher windows allow maximum daylight, reducing the need for artificial lighting providing light and bright living areas
- Shading and screening for thermal efficiency and more comfortable indoor and outdoor spaces
- Reduced artificial light and heating/cooling requirements lowers greenhouse gas emissions, energy use and bills
- Natural cross ventilation within all dwellings creates a flow of fresh air throughout
- Water efficient toilet cisterns and shower heads reducing water consumption
- Recycled water (3rd pipe) connected to toilets and external courtyards, where applicable
- Decking boards manufactured through the use of recycled plastic bottles and wood fibre materials which reduce the demand to use virgin materials

Standard features:

- Low E glazing throughout
- Photo-voltaic solar panels
- Reverse cycle heating and cooling to living areas and bedrooms
- Reconstituted stone kitchen benchtops
- Wall mounted 55" flatscreen Smart TV
- Single deposit and contract with no progress payments

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INTRAPAC
PROPERTY

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