



TRUSS

HOMES

Release 1



Truss Homes Townhomes at Verve, Clyde North



Artists Impression

INTRODUCING A BOUTIQUE COLLECTION OF TRUSS TOWNHOMES AT VERVE

Discover a curated selection of 12 beautifully crafted Truss Townhomes, designed for those who value convenience, comfort, and a life made effortless. These move-in-ready, turnkey residences are thoughtfully appointed and perfect for stepping straight into a lifestyle of ease from the moment you arrive.

LIVE DIFFERENTLY AT VERVE

VERVE

LIVE WITH VERVE

At Verve, everything you need meets all the things you love. This modern, meticulously designed neighbourhood in the heart of Clyde North is alive with energy and connection. Along its tree-lined boulevards and landscaped streetscapes, life feels vibrant, welcoming, and full of possibility.

Verve is a place that strikes a rare balance – highly sought after yet seldom found. Here, you're close to every essential but can retreat to tranquillity whenever you choose. That's very Verve.

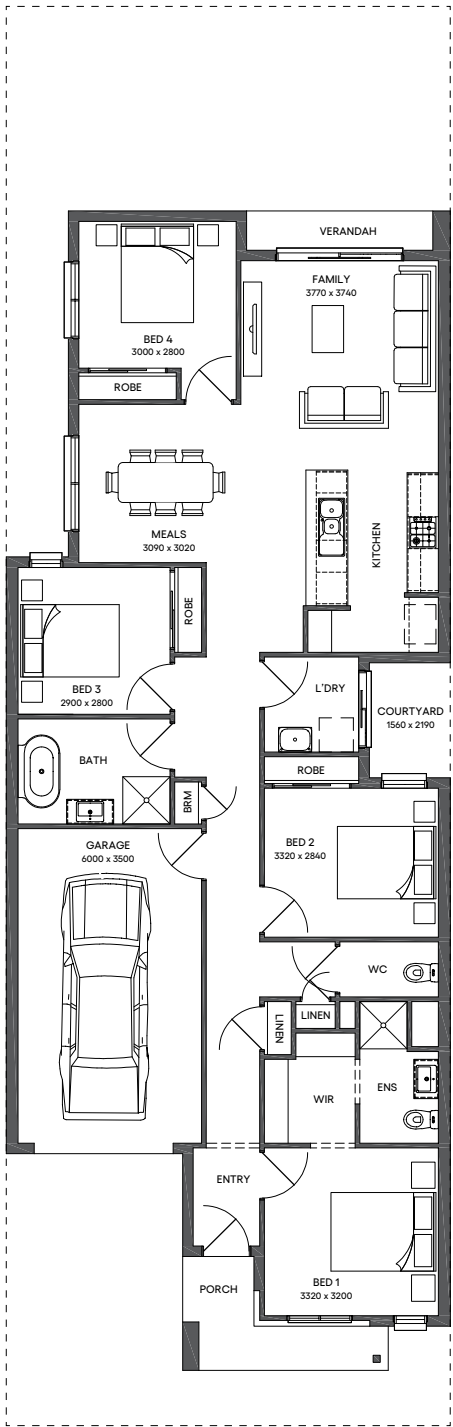
A COMMUNITY CONNECTED TO WHAT MATTERS

Live moments from established schools, sporting grounds, a community centre, and inviting parks and play areas, everything you need to support a well-rounded, active lifestyle is right at your doorstep.



NEWPORT 17

8.5M FRONTAGE



LOT 515, 516, 517, 518

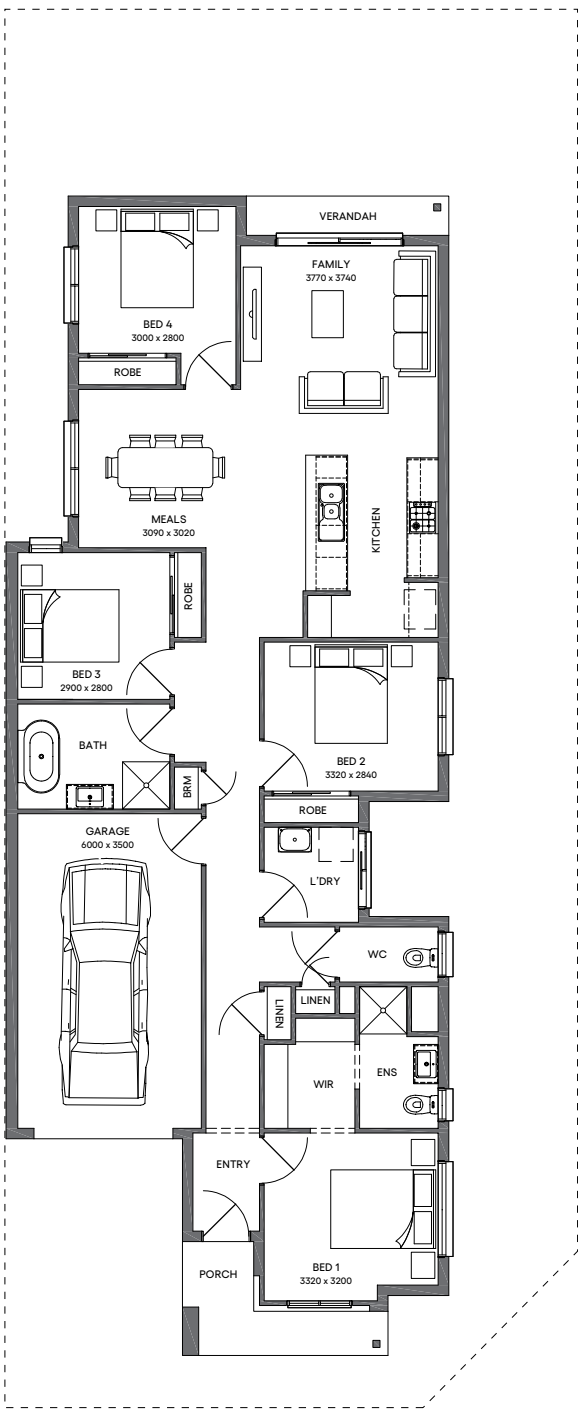


| | |
|---------------|----------------------|
| Lot Size: | 226m ² |
| Ground Floor: | 127.75m ² |
| Porch: | 5.02m ² |
| Garage: | 5.02m ² |
| Verandah: | 22.54m ² |

Total Build Area 158.07m²

NEWPORT 17C

11.0M FRONTAGE



LOTS 514 & 519



| | |
|---------------|----------------------|
| Lot Size: | 288m ² |
| Ground Floor: | 127.35m ² |
| Porch: | 5.04m ² |
| Garage: | 22.54m ² |
| Verandah: | 2.89m ² |

Total Build Area 157.83m²

STOREY

Single Storey

GARAGE ORIENTATION

Front Loaded

GARAGE STYLE

Attached Garage

NOMINATED POS

Landscaping included

CUSTOMISABLE

Floor plan is apabtale to individual Masterplan SLHC dimensions and design guidelines

STOREY

Single Storey

GARAGE ORIENTATION

Front Loaded

GARAGE STYLE

Attached Garage

NOMINATED POS

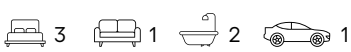
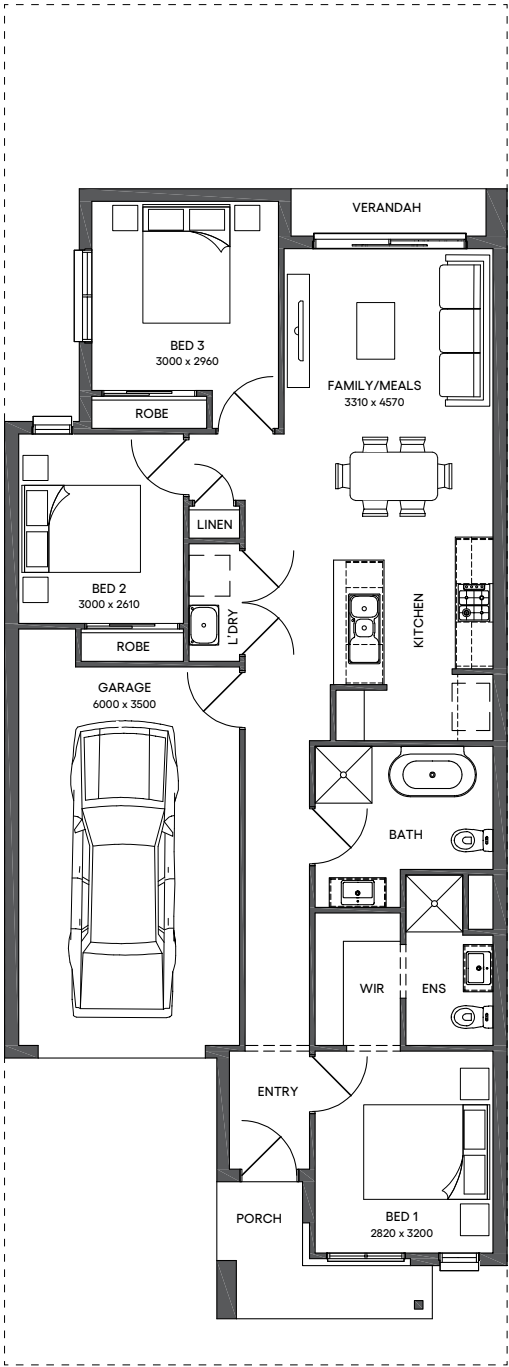
Landscaping included

CUSTOMISABLE

Floor plan is apabtale to individual Masterplan SLHC dimensions and design guidelines

HARRINGTON 13

8.0M FRONTAGE

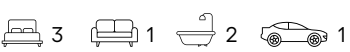
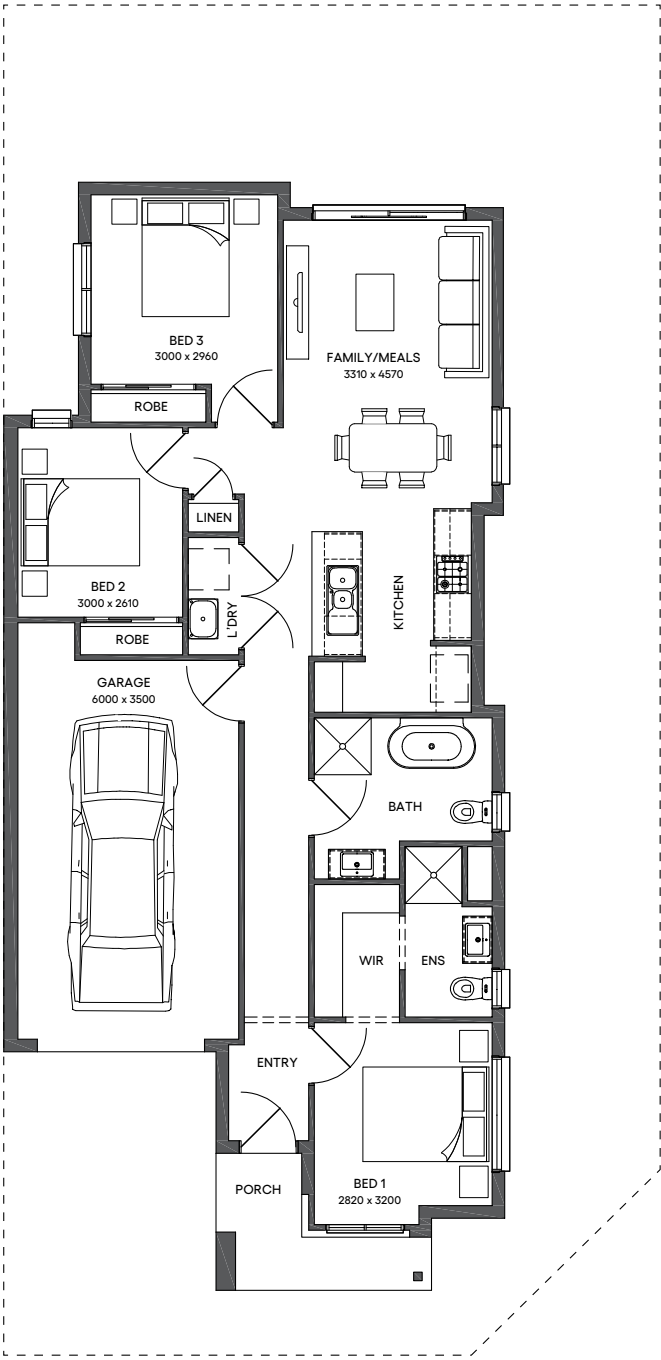


Lot Size: 173m²
Ground Floor: 91.47m²
Porch: 4.62m²
Garage: 22.54m²
Verandah: 2.55m²

Total Build Area 121.18m²

HARRINGTON 13C

10.5M FRONTAGE



Lot Size: 222m²
Ground Floor: 88.89m²
Porch: 4.62m²
Garage: 23.18m²
Verandah: 0.00m²

Total Build Area 116.69m²

STOREY
Single Storey

GARAGE ORIENTATION
Front Loaded

GARAGE STYLE
Attached Garage

NOMINATED POS
Landscaping included

CUSTOMISABLE
Floor plan is apabtale to individual Masterplan SLHC dimensions and design guidelines

NOMINATED POS
Landscaping included

STOREY
Single Storey

GARAGE ORIENTATION
Front Loaded

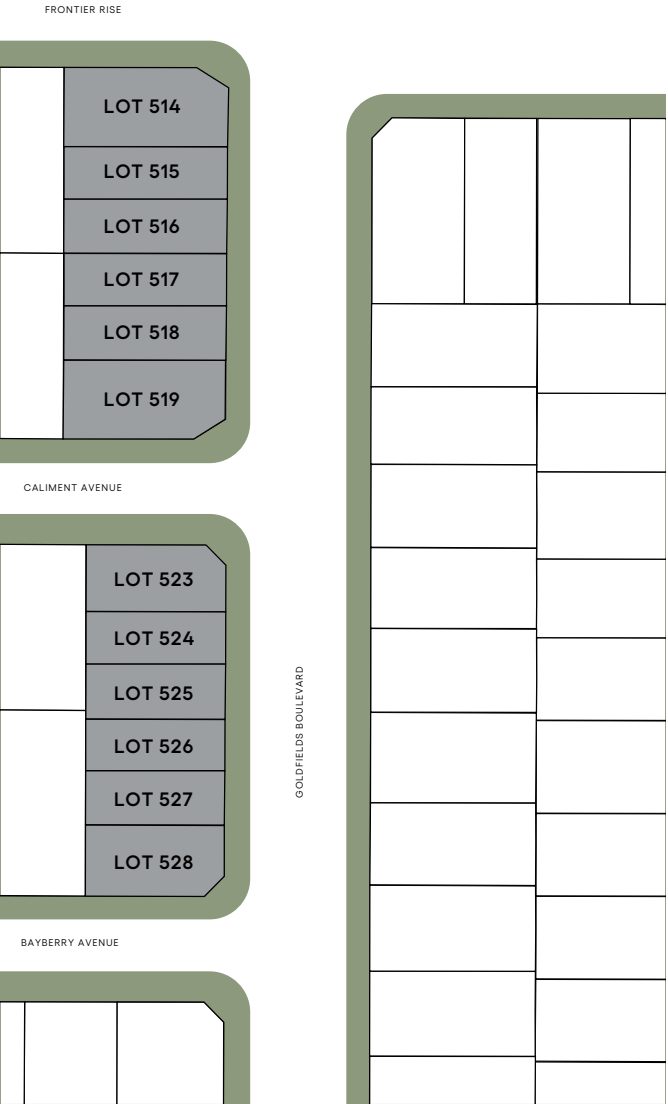
GARAGE STYLE
Attached Garage

NOMINATED POS
Landscaping included

CUSTOMISABLE
Floor plan is apabtale to individual Masterplan SLHC dimensions and design guidelines

NOMINATED POS
Landscaping included

SITE PLAN




VERVE CLYDE NORTH






SHOPPING & DINING

 Future Local Town Centre


- 1 Shopping on Clyde
- 2 Selandra Rise Shopping Centre
- 3 Clyde North Lifestyle Centre
- 4 Cranbourne Park
- 5 Ramleigh Springs Village

EDUCATION

 Future Schools

- 6 Clyde Primary School
- 7 Ramleigh Park Primary School
- 8 Clyde North Kindergarten
- 9 Wilandra Rise Primary School
- 10 St. Peter's College Clyde North
- 11 St Thomas the Apostle Catholic Primary School
- 12 Clyde Secondary College
- 13 Clyde Creek Primary School
- 14 Casey Grammar School
- 15 Chisholm Institute

SPORTS & RECREATION


 Future Sports & Recreation

- 16 Casey Fields Athletic Centre
- 17 Future Clyde Recreation Centre
- 18 Selandra Reserve
- 19 Kingswin Clyde North
- 20 Cranbourne Indoor Swimming Pool

ARTS & CULTURE

- 21 Royal Botanic Gardens Cranbourne

PARKS & PLAYGROUND

 Future Parks & Playground

HEALTH

 Future Medical Precinct

- 22 Casey Medical Centre Clyde
- 23 Clyde North Medical Centre
- 24 Everwell Medical Centre
- 25 Monash Health Cranbourne

ENJOY THE EASE OF TURNKEY DELIVERY

WITH ALL THE INCLUSIONS YOU NEED

All Truss Homes Townhouses are delivered fully turnkey, so you can move in as soon as 'as soon as certificate of occupancy is issued. Your new home comes finished inside and out, including fencing, front and rear landscaping, and a letterbox already in place. Even better, there are no body corporate fees.

The landscaping has been designed for both convenience and enjoyment, giving you more usable outdoor space while keeping maintenance to a minimum. Durable outdoor materials and low-maintenance, attractive plants—enhanced by seasonal bursts of colour—ensure your outdoor areas look great all year round.



TRUSS HOMES INCLUSIONS

1. SITE WORKS

- Engineer-designed concrete waffle pod slab classified in accordance with A2870-2011 up to Class H1. Maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ
- Part A Termite treatment (slab penetration)
- Part B Termite Treatment (Perimeter termite barrier)
- Temporary fencing for the project including tree protection
- Domestic Building Insurance, Contract Works Insurance and Public Liability Insurance
- Building Permit application and fees
- Surface drainage as per Engineer design
- Site specific compaction report required
- Removal of rock included that does not require explosives or core drilling

2. CONNECTIONS

- NBN-ready home (infrastructure installed, service activation by owner)
- Underground electrical, sewer, water and storm water
- Recycled water connection for all toilets and garden taps

3. STRUCTURAL

- 10 year structural guarantee
- Stabilised pine wall frames with lintels and beams
- Engineered designed roof trusses

4. INSULATION

- Energy smart insulation meeting 7-Star energy requirements

5. HEATING & COOLING

- Climate control with split systems in the master bedroom and main living as per manufacturers recommendations for home size
- Wall-mounted panel heaters in remaining bedrooms

6. ELECTRICAL

- Warm white LED downlights throughout
- Exhaust fans to all bathrooms, WC's and laundry
- Compliant hardwired smoke detectors
- Power points as per standard electrical layout
- Two data and two TV points
- Facade feature lighting (design specific)

7. HOT WATER SERVICE

- Energy efficient electric heat pump hot water service

8. CEILINGS

- 2590mm ceiling height throughout single story dwelling

9. STAIRS

- N/A

10. KITCHEN

- 20mm engineered stone benchtop
- Laminate natural finish cabinetry
- Overhead cabinetry either side of canopy rangehood
- Soft close cabinetry
- Feature splashback tiles to Kitchen
- 600mm induction cooktop, built in under-bench oven and canopy rangehood
- 600mm Stainless steel freestanding dishwasher
- Chrome finish tapware
- 1.75 bowl overmounted stainless steel sink with drain tray
- 4 tiers of white melamine shelving to pantry

11. BATHROOM/ ENSUITE & POWDER ROOM

- 20mm engineered stone benchtop
- Laminate natural finish cabinetry
- Soft close cabinetry
- Ceramic semi-inset basins with pop-up waste plugs
- Chrome finish tapware and fixtures
- 600mm single towel rails to bathroom and ensuite
- Hand towel hook to powder room (design specific)
- Semi-frameless overlap shower screens with step-free tiled shower bases
- Acrylic white freestanding back to wall bath
- Vitreous China close coupled toilet suite
- Polished edge mirrors

12. LAUNDRY

- 35L compact sink and powder coated cabinet unit
- Chrome finish tapware and washing machine taps

13. WINDOWS & GLAZED DOORS

- Aluminium powder coated double glazed windows and doors
- Awning windows to façade, sides and rear of dwelling
- Mesh flyscreens to openable windows
- Roller blinds to windows and glazed doors

14. FIXING

- Entrance lever set with double cylinder deadbolt to front entry door
- Chrome lever passage sets and hinges to all internal doors
- 67mm x 18mm beveled edge skirting boards and architraves
- 75mm cove cornice
- 870 mm x 2040mm high flush panel internal doors

15. FLOOR COVERINGS

- Laminate timber flooring with woodgrain aesthetic to entry, kitchen, dining and family
- Loop pile polypropylene carpet on a 7mm foam underlay to bedrooms and robes
- 450mm x 450mm ceramic floor and wall tiles to ensuite, bathroom, powder room and laundry

16. ROOFING

- 22.5 degree Colorbond Steel metal roofing, gutters, fascias and downpipes

17. PAINTING

- Two coats of low-sheen acrylic paint to internal walls
- Two coats of flat acrylic paint to ceilings
- Two coats of satin enamel finish paint to skirting boards, architraves and internal doors

18. STORAGE

- 4 tiers of white melamine shelving to linen
- Single shelf to broom closet (design specific)
- Vinyl sliding doors to site-built wardrobes
- White melamine shelf and single hanging rail to all wardrobes

19. GARAGE

- Colorbond Motorised panel lift safe garage door with two remote controls

20. EXTERNAL FEATURES

- Rendered Hebel and light weight cladding around dwelling (design specific)
- Architecturally design facades
- Colour-through concrete driveway, front path and rear outdoor living
- Boundary fencing as per estate design guidelines
- Low maintenance landscaping to front and rear of dwelling as per estate design guidelines
- Contemporary letterbox with house number as per estate design guidelines
- Garden tap to rear and front of dwelling
- Wall mounted fold-out clothesline

21. NCC REQUIREMENTS & LIVABLE HOUSING DESIGN

- Step-free shower bases
- Future Grab Rail provisions in wet areas
- 7 Star energy compliance
- 3Kw Photovoltaic Panels
- Compliant dwelling access

EXTERIOR COLOUR SCHEME

FACADE – MALDON

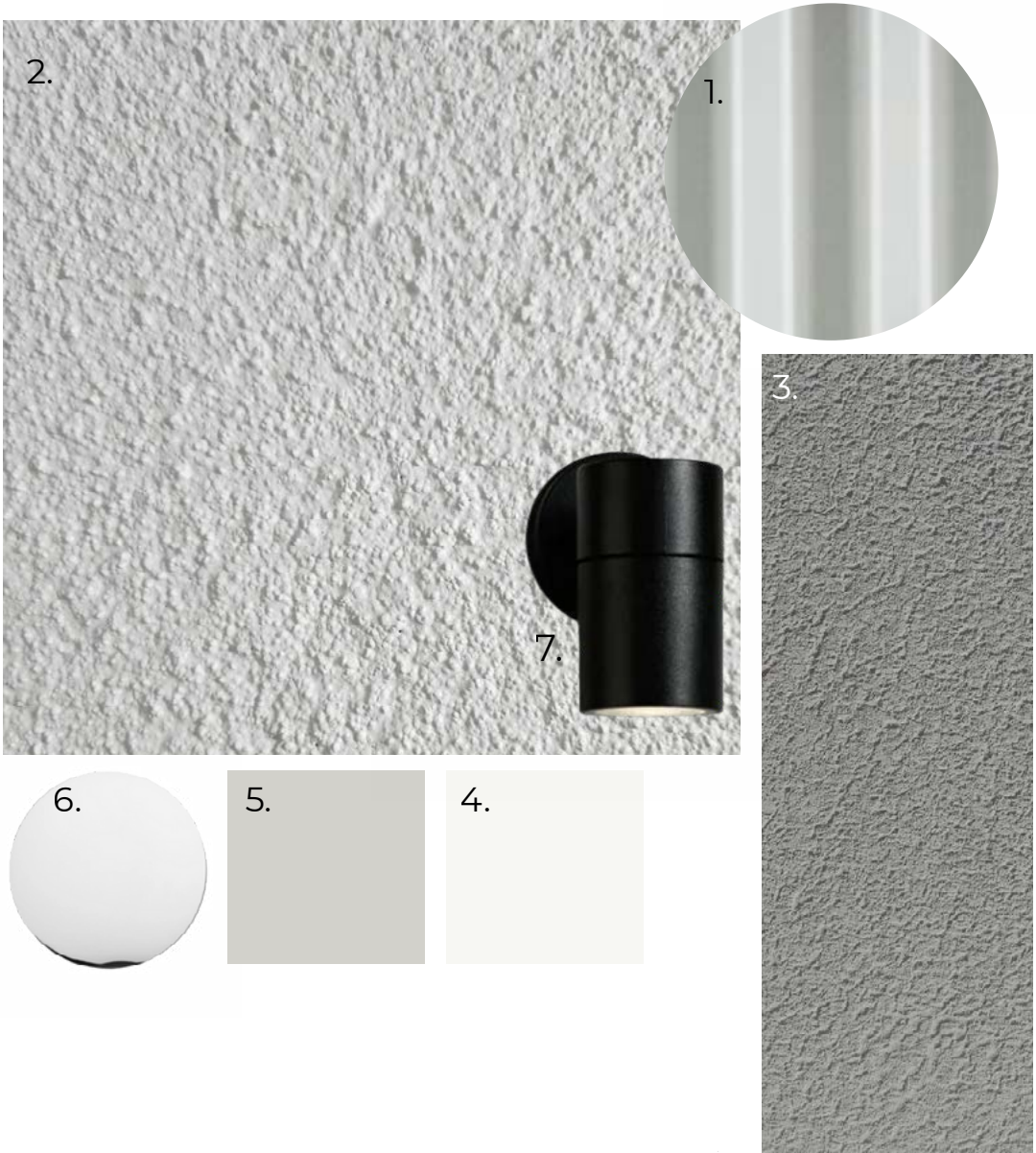


- 1. Colorbond Roof – “Dune”
- 2. Render Colour 1 – Dulux “Grey Port”
- 3. Render Colour 2 – Dulux “Narrow Neck Half”
- 4. Cladding, Front Door, Rendered Pillar, Timber Post & Garage Door – Colorbond “Surfmist”

- 5. Window Frames – Colorbond “Woodland Grey”
- 6. Door Handle – Chrome Finish
- 7. Feature Lighting – Stainless Steel Finish

EXTERIOR COLOUR SCHEME

FACADE – CASTELLA

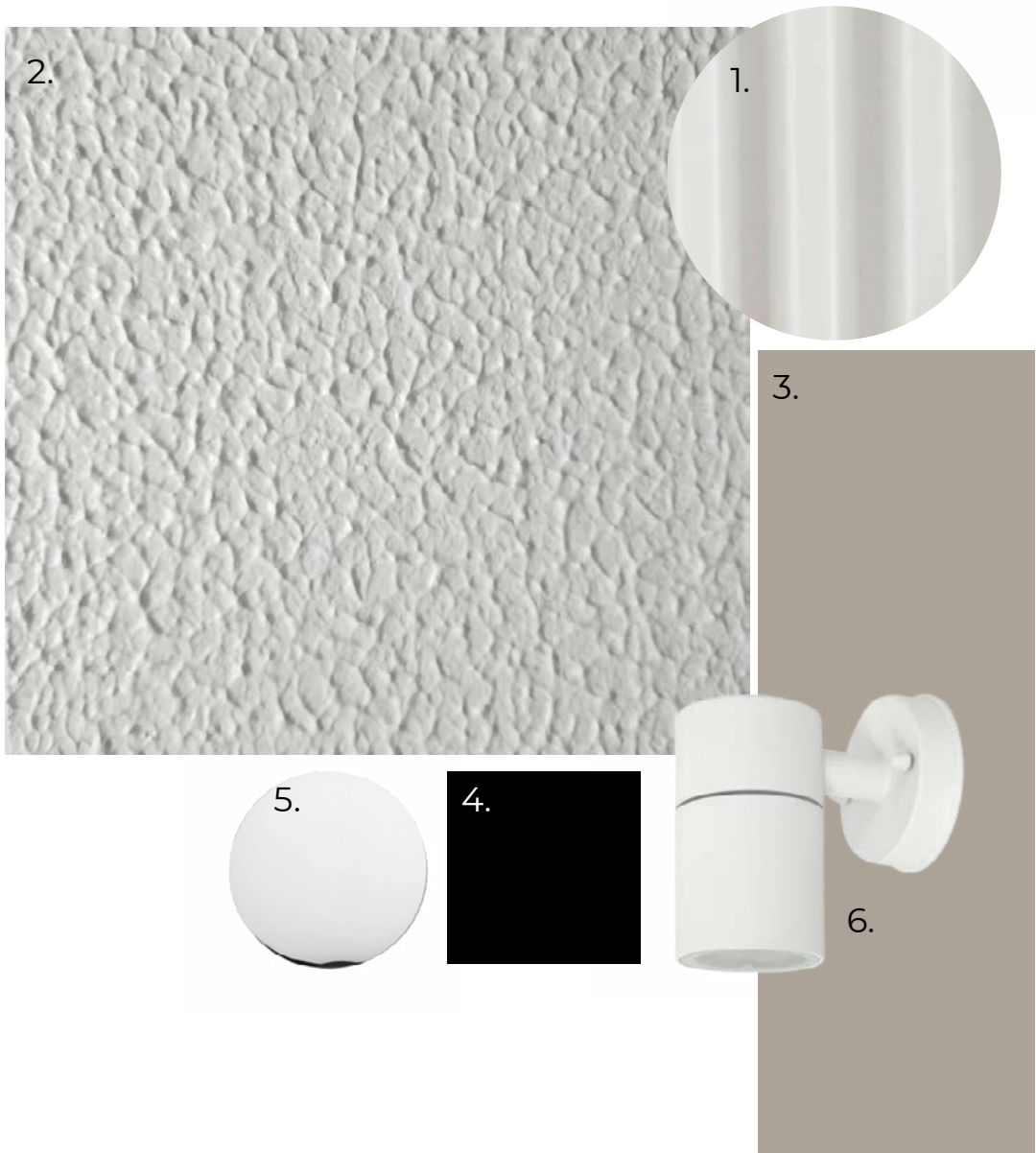


- 1. Colorbond Roof – “Southerly”
- 2. Render Pillar, Post, Front Door, Cladding – Dulux “Dieskau”
- 3. Main Render – Dulux “Timeless Grey”
- 4. Window Frames & Garage door – Colorbond “Surfmist”

- 5. Gutters & Fascia – Colorbond “Southerly”
- 6. Door Handle – Chrome Finish
- 7. Feature Lighting-- Matt Black Finish

EXTERIOR COLOUR SCHEME

FACADE – VIOLET



| | |
|--|---|
| 1. Colorbond Roof – “Surfmist” | 3. Cladding & Post – Colorbond “Dune” |
| 2. Gable, Gutters, Fascia & Garage Door – Colorbond “Surfmist” | 4. Window frames – Black |
| 2. Render & Front Door – Dulux “Colorbond Surfmist” | 5. Door Handle – Chrome Finish |
| | 6. Feature Lighting – Matt White Finish |

EXTERIOR COLOUR SCHEME

FACADE – VALLA



| | |
|--|---|
| 1. Colorbond Roof – “Surfmist” | 4. Feature Render, Front Door, Gutters, Fascia & Garage Door – Colorbond “Surfmist” |
| 2. Main Render – Dulux “Tranquil Retreat” | 5. Door Handle – Chrome Finish |
| 3. Cladding & Window Frames – Colorbond “Monument” | 6. Feature Lighting – Stainless Steel Finish |

EXTERIOR COLOUR SCHEME

CASTELLA

MALDON

VIOLET

CASTELLA

VALLA

MALDON



INTERIOR COLOUR SCHEME

COASTAL



| | |
|--------------------------------|-----------------------|
| 1. Wet Area Floor & Wall Tiles | 6. Base Cabinetry |
| 2. Carpet | 7. Overhead Cabinetry |
| 3. Laminate Flooring | 8. Tapware |
| 4. Benchtops | 9. Wall Paint |
| 5. Splashback Tile | |



TRUSS
HOMES

CLYDE
VERVE
NORTH

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