

ASHBOURNE

Moss Vale



Artist Impression

THE RESIDENCES

CRAFTED FOR LIFE'S PERFECT MOMENTS IN THE SOUTHERN HIGHLANDS



READY TO MOVE IN

Step into a world of splendor and tranquility with The Residences at Ashbourne. Our character homes, meticulously crafted and move-in ready upon completion, promise an unparalleled home-buying experience.



Artist Impression

The Residences at Ashbourne offer an idyllic blend of nature and community. Imagine mornings spent in lush parks, strolling along scenic walking trails, and enjoying panoramic vistas. This development embodies the charm of small-town living with a close-knit community feel, ensuring residents are always reminded of the natural beauty around them.

The Residences at Ashbourne make it easy to embrace a lifestyle where nature and neighborhood coexist harmoniously, providing a perfect retreat from the hustle and bustle of city life.

With reputable teams behind every detail, you can rest assured that your home will be nothing short of exceptional.

THE COLLECTION



Artist Impression

The Hasting

 4  2.5  2

EMBRACE ELEGANCE AND SERENITY AT THE HASTING

A magnificent residence capturing the essence of the Southern Highlands. Seamlessly blending style, sophistication, and serenity, this home offers luxurious comfort with stunning architecture, airy living spaces, and beautiful outdoor areas.

The Iden

 4  2  2

LUXURIOUS COMFORT AND STYLE IN A RURAL FAMILY RETREAT

A luxurious rural retreat featuring four spacious bedrooms, open-plan living areas, and abundant storage. Outdoor alfresco area and large backyard perfect for family living and entertaining.

The Underdale

 4  2.5  2

CONTEMPORARY DESIGN, ABUNDANT SPACE, AND UNMATCHED COMFORT

The epitome of contemporary living. This sophisticated residence seamlessly blends open-plan design with ample outdoor space, catering perfectly to families seeking both style and functionality.



The Hasting



4



2.5



2

AREAS

Internal Area	187 m ²
Outdoor Area*	368 m ²
Garage Area	37 m ²

*Outdoor Area is based on a 600sqm land lot.

KEY FEATURES

- Two sizable internal courtyards, ideal for adding the pool that you've always wanted or creating a hidden oasis.
- Bedrooms are separated from the kitchen and living spaces, enhancing convenience for entertaining.
- A second family room and an additional study provides ample space for everyone in the family.

PRICE CERTAINTY

Reduces unexpected payments and improves budgeting opportunities.

MOVE-IN READY

Fully completed and ready for immediate occupancy.

TIME SAVING

We manage the process from start to finish, handing over a completed home.

REPUTABLE TEAM

Peace of mind with a reputable team that has successfully delivered projects across NSW.

QUALITY CONTROL

Integrated quality control ensures consistent standards across all our homes.

COMPLETE OUTDOORS

Landscaping and fencing are included, saving you time and money.



This document is supplied solely for the purpose of providing an indicative floorplan of the nominated lot within Ashbourne Moss Vale and is not intended to be used for any other purpose. All dimensions are approximate. Prime Moss Vale Pty Ltd, Aoyuan Property Group (Australia) Pty Ltd, Novm Pty Limited or their related entities (collectively 'Novm') reserves the right to make changes to the information contained in this document at any time prior to you entering into a contract for sale with Novm. Customers should refer to the dimensions, areas, sale inclusions and specifications in the contract for sale. The contents of this document are based on the intention of, and information available to Novm as at the time of publication February 2025 and may change due to future circumstances. Subject to authority approvals, including Complying Development Certificate.

The Iden



4



2



2

AREAS

Internal Area	174 m ²
Outdoor Area*	384 m ²
Garage Area	37 m ²

*Outdoor Area is based on a 600sqm land lot.

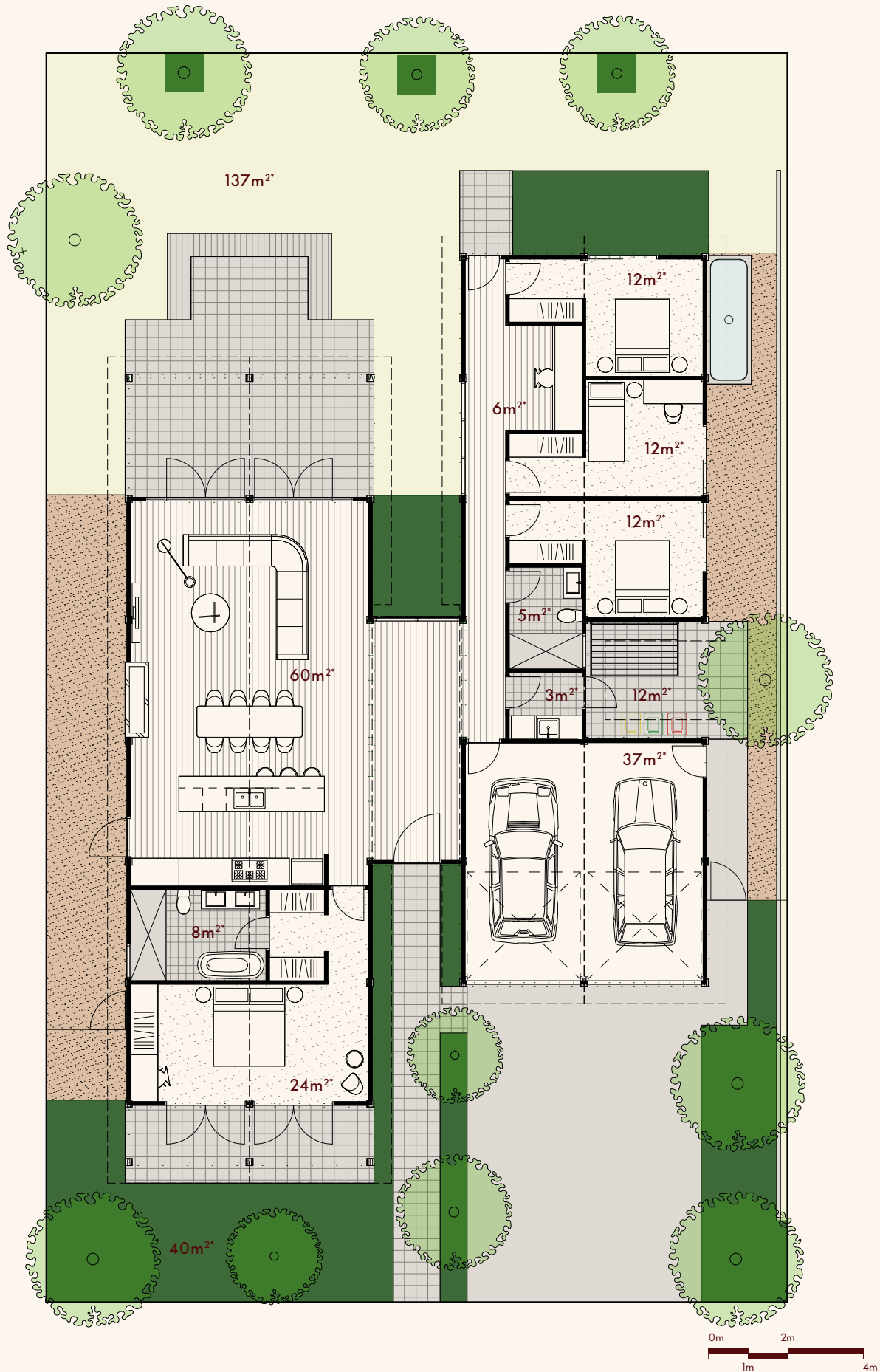
KEY FEATURES

- A splendid grand entrance, styled to befit its grandeur and remarkability. Add your personal touch to make it the Southern Highland mudroom entryway.
- Enjoy private courtyard access from The Iden's master bedroom.
- Split master bedroom and guest quarters ensure privacy for families with grown children.

YOUR ESSENTIALS, ALL NEARBY

Indulge in the convenience of Ashbourne's own village center, just a short stroll away. Whether you're doing your daily shopping or catching up with family and friends, everything you need is right at your doorstep.





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The Underdale



4



2.5



2

AREAS

Internal Area	203 m ²
Outdoor Area*	352 m ²
Garage Area	37 m ²

*Outdoor Area is based on a 600sqm land lot.

KEY FEATURES

- Numerous indoor and outdoor recreational spaces suitable for families at various stages of life.
- In addition to the living room, there are two extra family spaces that can be used as media or rumpus rooms for older children.
- Large windows and high ceilings flood the home with natural light, creating a bright and airy ambiance.

MAKE IT UNIQUELY YOURS

Picture yourself here—these homes can be personalized with a selection of hand-picked options tailored to your needs. From choosing your facade colour to upgrading your courtyard to create an entertainer's dream haven.





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SUNRISE

Soft pastel shades complement the palette, adding depth and personality to your space. This harmonious combination evokes modernity and warmth, perfect for creating an inviting home where relaxation meets style.



KITCHEN

- 1 Silica free stone lookalike splashback
- 2 Polished chrome tapware
- 3 Silica free stone lookalike benchtop
- 4 Timber-look joinery laminate
- 5 European appliances
- 6 Engineered timber flooring
- 7 Abundant kitchen storage

BATHROOM

- 1 Polished chrome tapware
- 2 Wall tiles
- 3 Ceramic floor mounted toilet
- 4 Ceramic above counter basin
- 5 Mirrored shaving cabinets
- 6 Wall hung vanity unit
- 7 Chrome twin shower head
- 8 Free standing bath



TWILIGHT

Chosen for its rich and timeless character, this palette enhances the dramatic ambiance with deep hues, creating an atmosphere of sophistication and allure that captivates the senses.



KITCHEN

- 1 Silica free stone lookalike splashback
- 2 Polished matte black tapware
- 3 Silica free stone lookalike benchtop
- 4 Timber-look joinery laminate
- 5 European appliances
- 6 Engineered timber flooring
- 7 Abundant kitchen storage

BATHROOM

- 1 Polished matte black tapware
- 2 Wall tiles
- 3 Ceramic floor mounted toilet
- 4 Ceramic above counter basin
- 5 Mirrored shaving cabinets
- 6 Wall hung vanity unit
- 7 Matte black twin shower head
- 8 Free standing bath

FINISHES & INCLUSIONS

From sleek fixtures to Southern Highlands-inspired details, each aspect radiates rustic charm and the unique essence of Ashbourne living - where every detail tells a story uniquely yours, reflecting the warmth and character of the Southern Highlands countryside.

LIVING AND DINING AREAS

Lighting	Downlight fittings
Flooring	Engineered timber flooring
Fireplace	Fireplace to living

KITCHEN

Benchtop	Silica free stone lookalike
Benchbase	Timber-look joinery laminate
Splashback	Silica free stone lookalike
Joinery	Timber-look joinery laminate with handle
Sink	Undermount double bowl
Tapware	Sink set
Flooring	Engineered timber flooring
Cooktop	European induction 90cm cooktop
Oven	European 60cm oven
Rangehood	European 90cm stainless steel under cupboard
Dishwasher	European 60cm fully integrated to match joinery

BATHROOMS

Walls & Floor	Tiles
Powder Room Walls	Painted walls
Vanity Benchtop	Silica free stone lookalike
Vanity Joinery	Wall hung with mirror above
Tapware	Wall set
Basin	Ceramic above counter
Bath	Free standing to ensuite
Shower Screen	Semi frameless
Shower Head	Twin shower
Shower Mixer	Shower wall mixer
Toilet	Ceramic floor mounted

BEDROOMS

Flooring	Nylon carpet
Joinery	Flat panel hinged doors
Lighting	Downlight fittings

LAUNDRY

Walls	Painted walls
Splashback	Silica free stone lookalike
Floor	Tiles
Benchtop	Silica free stone lookalike
Tapware	Vessel mixer
Sink	Undermount brushed stainless steel

GENERAL

Walls	Painted walls
Skirting	Pine 90mm
Window	Sliding windows or window
Internal Doors	Timber
Entry Door	Timber
Courtyard Door	Sliding or hinged
Laundry Door	Timber
Ceiling	Vaulted ceiling in living; 2700mm throughout
Smoke Alarm	Provided to meet Australian standards
Rainwater Tank	5000L
Garage	Panel lift or equivalent
Fencing	Timber lapped and capped
Letterbox	Freestanding
Internet	Broadband Fibre-To-the-Premises FTTP (Opticom)
Data/TV Connection	Data & TV point is provided to all bedrooms and living room
Heating / Cooling	Ducted air-conditioning
Services	Sewer, water connection



NOVM

The Residences at Ashbourne are proudly developed by Novm, exemplifying the property group's high standards in product execution through superior craftsmanship and unique design befitting a Highlands home.

Our commitment to quality assurance ensures that every home we build meets the highest standards. These homes are designed to achieve a 7-star BASIX certificate by implementing various measures in our design and construction. This includes installing appropriate insulation and glazing, optimizing natural lighting and ventilation, and ensuring energy efficiency.

Our dedication to these principles results in high-quality, sustainable homes that our buyers can be proud of.