



THE MODULAR CONCRETE  
CONSTRUCTION COMPANY



# MAPLESTONE'S MODULAR HOME SOLUTION

## BUILDING GREENER BUILDING FASTER BUILDING SMARTER

New to Maplestone, introducing TMC<sup>3</sup>, a new turnkey, ready-built housing solution, proudly developed by RCL Group.

Architecturally designed with sustainability at the forefront, TMC<sup>3</sup> offers a range of advantages that will alleviate upfront and ongoing costs on your new home.

**10% Deposit, no more to pay until completion.**



### SAVE ON



#### Time

Modular building reduces the time needed on site, allowing you to reach lock-up quickly without traditional delays like weather.



#### Money

Stay warm in winter with supreme insulation while you recharge over summer with solar panels.



#### Sustainability

All homes meet an average minimum energy rating of 7.5 stars, exceeding the minimum threshold of 6 stars and saving on your energy bills.



#### Flexibility

Enjoy open-plan living with three or four bedroom designs, complete with a study nook or home office. Elevate your upstairs space with an entertainment hub or cosy retreat.

Looking to move in to your new home soon?  
A limited range of new ready-built homes are available at Maplestone, Sunbury.

**Call Pooja Tondon today on 0455 378 482**

[www.maplestonesunbury.com.au](http://www.maplestonesunbury.com.au)

LEARN MORE



	STANDARD HOUSE & LAND OFFERING	THE TMC3 DIFFERENCE
<b>ENERGY RATING</b>	Aiming for 7-star energy rating.	Average 7.5-star energy rating including solar panels.
<b>TURNKEY INCLUSIONS</b>	Rarely includes landscaping, driveways, letterboxes, and front fencing.	Full turnkey homes featuring landscaping to front & back of home, fencing, driveways, paving, letterbox, and clothesline.
<b>CEILING HEIGHTS</b>	Standard ceiling heights of 2440mm.	High ceilings of 2700mm as standard for both ground and first floor.
<b>FLOOR COVERINGS</b>	Standard flooring included, tiles to wet areas, carpets to the remainder.	Tiles to wet areas, carpets to bedrooms and timber flooring to living areas including timber stairs.
<b>HEATING &amp; COOLING</b>	Standard gas ducted heating with no cooling.	Reverse cycle air conditioning / heating.
<b>APPLIANCES</b>	Standard 600mm cooktop and oven.	Provide 900mm oven, 900mm induction cooktop also includes dishwasher.
<b>CONSTRUCTION PAYMENTS</b>	Progress construction payments. Interest charges during construction.	10/90 contract means you only need to pay 10% up front, then no more to pay until settlement, saving you money along the way.
<b>LAND CONSTRUCTION TIMING</b>	Land titles for house & land purchases off the plan will usually carry a 12 - 18 month wait period while the land is constructed.	Land titles are available & ready to commence construction of your build. In most cases, the build has already commenced.
<b>BUILD CONSTRUCTION TIMING</b>	Home frames are built on site, involving multiple trades that are exposed to external weather factors that could result in slower construction.	Frames are manufactured in a factory & transported to site, reducing build times and the chance of any weather delays.
<b>VALUE</b>	Only feature a standard inclusions specification that rarely includes any luxury inclusions. Further payments through upgrade selections are required to have these luxury inclusions added to your build.	Offering outstanding value that includes standard luxury inclusions at no further cost to you. These inclusions feature reverse cycle air conditioning, 900mm appliances, stone benchtops to kitchen & bathroom, 5Kw solar system, 2700mm ceiling heights, square set cornices throughout, plus much more.