



GIRALANG + RESIDENTIAL  
RETAIL

**Find your way home & experience the  
bright light of Giralang's newest star.**

TONY PAN, CEO TP DYNAMICS



**G+ will revitalise the heart of Giralang, offering residents a unique outlook and an unprecedented level of amenity.**

G+ offers 50 apartments and lofts of 1, 2 and 3 bedrooms in the heart of the established suburb of Giralang. Supported by a significant retail offering on the ground floor, G+ heralds a new era for this community-minded neighbourhood.

The building includes underground and street-level parking for both residents and precinct visitors. Every residence provides balcony living and the 4-storey complex averages an energy efficiency rating of 7+.

G+ rises from its central Canopus Crescent site and promotes connectivity to its surroundings, bringing people together as they go about their daily lives. An enhanced living experience awaits.







**Expand your horizons in light-filled and open living areas designed to nurture, soothe and refresh.**

G+ residences occupy the top 3 floors of the 4-storey development, capturing the light and elevating you above the everyday. Take in the views of the bush capital from your balcony, the evening breeze a balm to the soul. With a host of green spaces nearby and the convenience of ground-floor retail, G+ epitomises apartment living. Retreat to your personal haven knowing you are a stone's throw from all that you need.

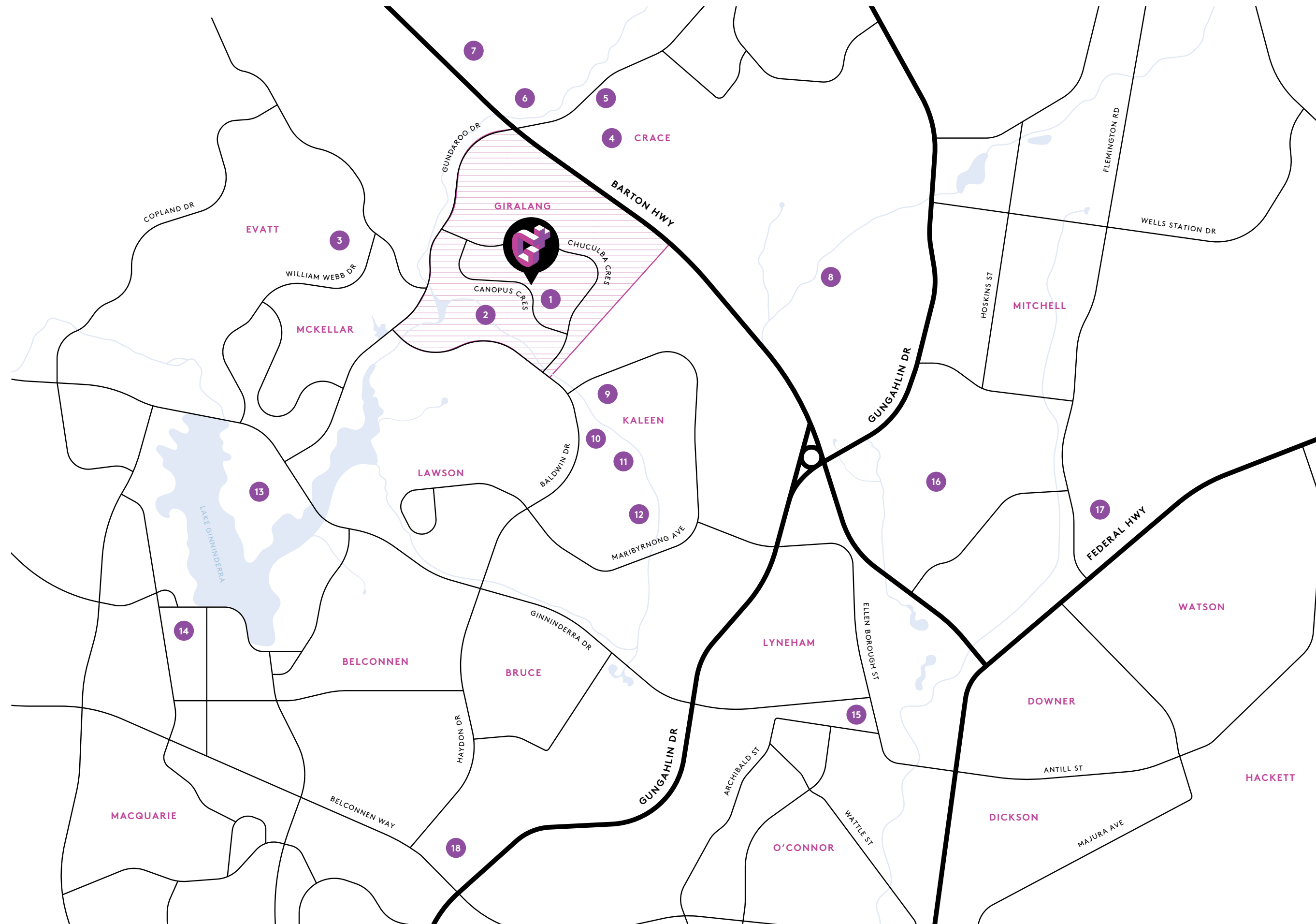


**Contemporary living demands modern design. G+ delivers this in abundance, combining highly functional spaces with clean lines and crisp tones that exude elegance and style. Enjoy uninterrupted views and natural light throughout indoor and outdoor spaces.**

G+ kitchens are designed with you in mind, whether you enjoy cooking or simply want a beautiful space to prepare meals in. Quality Miele appliances integrate with natural finishes and textures, creating a calming environment to gather, indulge and relax in. Choose from a light or dark palette to customise the kitchen and bathroom colour schemes to suit your taste. Walls are painted Dulux Natural White, setting the scene for a soothing atmosphere.



**Nestled at the centre of Giralang, G+ creates a new landmark and promises to rejuvenate this vital community hub.**



- 1 7-Eleven Giralang
- 2 Giralang Primary School
- 3 Evatt Shops
- 4 Supabarn Crace
- 5 Capital Pathology Crace
- 6 Percy Hill Nature Reserve
- 7 Goldcreek Village
- 8 Gungaherra Grasslands
- 9 Coles Kaleen
- 10 Canberra and District Bocce Club
- 11 Kaleen District Tennis Club
- 12 Kaleen Playing Fields
- 13 Lake Gininderra Dog Park
- 14 Westfield Belconnen
- 15 Old Canberra Inn
- 16 Crace Grasslands
- 17 Capital Region Farmers Markets
- 18 Calvary Public Hospital





**“Canberra exemplifies neighbourhood living and G+ is the next iteration.**

**Giralang residents will have a place to connect and thrive.”**

TONY PAN, CEO TP DYNAMICS

Situated on Giralang’s main thoroughfare, G+ will settle into the Canopus Crescent site between Atalumba and Menkar Closes. The mixed-use building signals a new chapter in the suburb’s history, combining retail and residential spaces. Thoughtful architecture reflects on the importance of community and presents opportunities for existing residents and newcomers to make the move to G+. Connectivity extends beyond the local neighbourhood, with the centre of Canberra just 11 kilometres away and Westfield Belconnen within a 10-minute drive.

# Inclusion highlights

MIELE INDUCTION COOKTOP



MIELE DISHWASHER



MIELE RANGEHOOD



CLARK TOILET SUITE



MIELE OVEN



CLARK DOUBLE SINK



CAROMA BASIN



CLARK FREESTANDING BATH



CLARK SHOWER RAIL



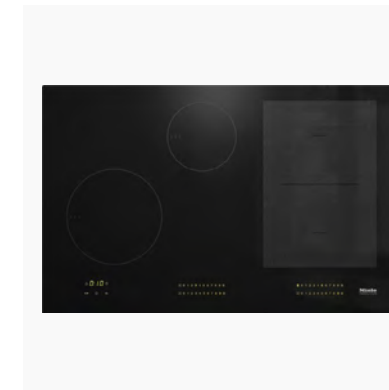
CAROMA TAPWARE



CAROMA RAILS & HOOKS



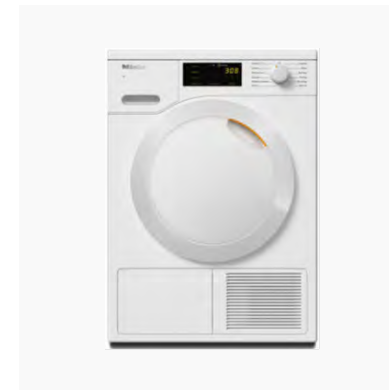
UPGRADE: MIELE COOKTOP



UPGRADE: MIELE MICROWAVE



UPGRADE: MIELE DRYER



UPGRADE: MIELE BUILT-IN OVEN



UPGRADE: MIELE RANGEHOOD



UPGRADE: MIELE WASHER



# Light and dark palettes let you decide the mood of your stylish new space. Make yourself at home.

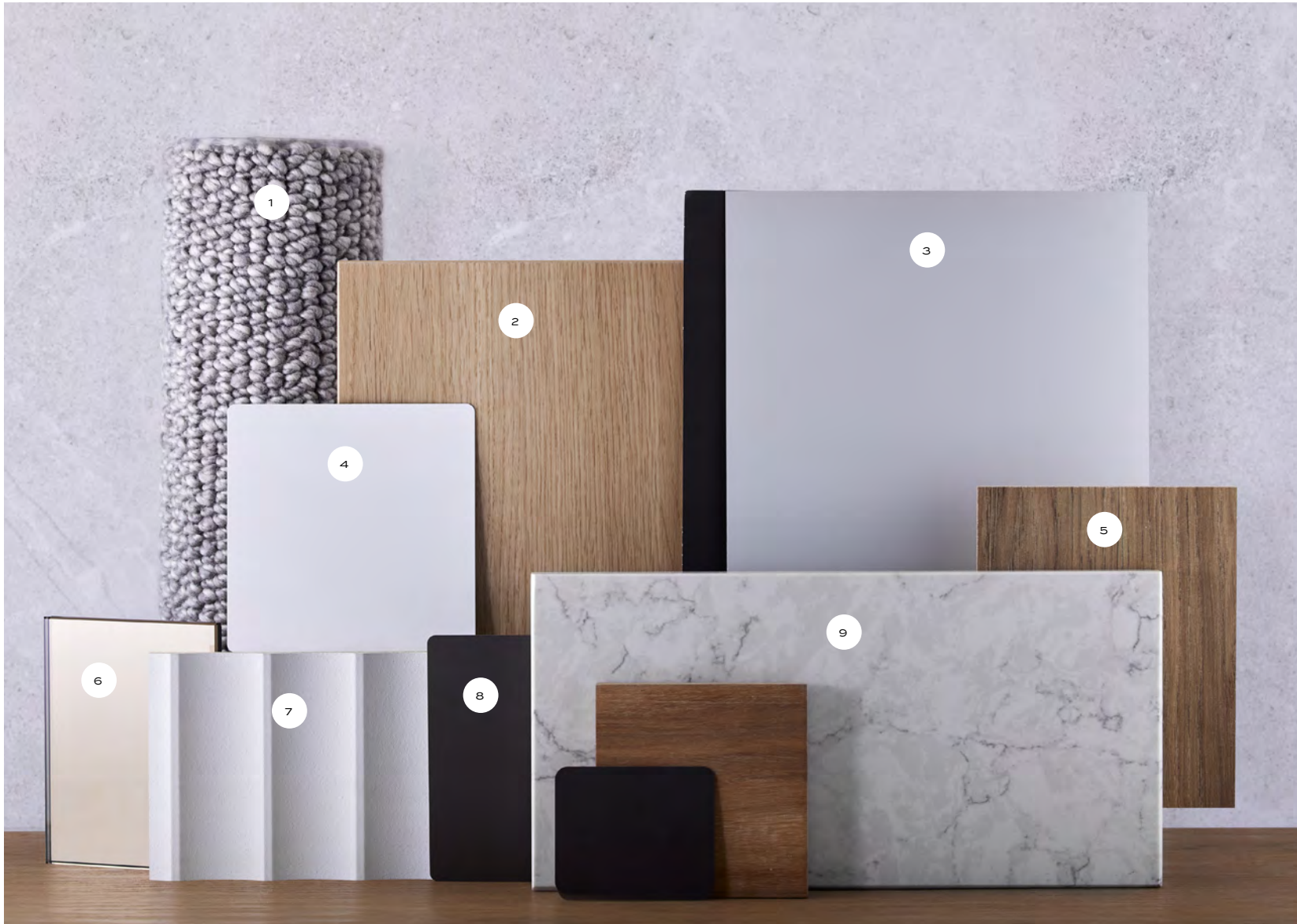
## G+ Dark

- 1 Hybrid timber flooring
- 2 Stone benchtop
- 3 General carpet
- 4 Mirrored splashback
- 5 Colour for kitchen panelling
- 6 Feature kitchen panelling
- 7 Colour for kitchen panelling



## G+ Light

- 1 General carpet
- 2 Hybrid timber flooring
- 3 General laminate
- 4 Wall paint
- 5 Feature joinery
- 6 Mirrored splashback
- 7 Feature kitchen panelling
- 8 Colour for kitchen panelling
- 9 Stone benchtop



# Inclusions

<b>GENERAL</b>	Maintenance	90 Days maintenance period
	EER certificate	Energy Efficiency Rating of 6 Starts and above
	Services	Service connection to water, sewage, electricity and NBN
	Metering water and Electricity	Individual Metering to each unit
	Heating and cooling	"1 bedrooms: Reverse cycle air-conditioning to living area with condenser located on balcony. 2 & 3 bedrooms: Reverse cycle air-conditioning to living area and main bedroom with condenser located on balcony.
	Ventilation	Mechanical ventilation to ranghood, toilets and bathrooms as per BCA requirements
	Insulation and acoustics	"Ceiling and wall insulation - as per EER requirements Acoustic separation between apartments will be provided in accordance with the National Construction Code.
	Video intercom	Lobby to apartment video intercom system
	Lifts	Two (2) lifts servicing individual floors and the basement.
	Ceiling	The living area and bedroom ceiling height will generally be 2400 mm, bathroom, ensuite, laundry will be generally 2200 mm subject to approved design.
Walls	Plasterboard with paint finish.	
Windows and balcony doors	Double glazed aluminium framed windows and sliding doors with flyscreens	
<b>ELECTRICAL AND DATA POINT</b>	General	Double power points throughout (single to dishwasher, microwave space and fridge space Hardwired smoke detectors as required by BCA Recessed LED lighting throughout - to developer specification Provision for NBN connection Individual 3 phase electric meter"
	Entry	1 light point
	Main bedroom	2 light point, 2 double GPO, 1 TV point
	Bedrooms	1 light point, 2 double GPO
	Bathrooms / Ensuite	Tastic 2 in 1 (light and fan), 1 double GPO
	Main living area	4 light points, 2 double GPO, 1 TV point, 1 data point
	Dining area	2 light point, 2 double GPO
	Kitchen / Bench	2 light point, 2 double GPO
	Stair void	1 light point , 2 way switched (only applicable to loft apartments)
	Laundry	1 light point, 1 double GPO
	Balcony	1 outdoor light point, 1 external water proof GPO
	Hotwater system	Electric instataneous
	<b>EXTERNALS</b>	Front door
Windows and sliding doors		Double glazed aluminium framed windows and sliding doors with flyscreens
Letterbox		1 lockable letterbox per unit
Balcony Handrail		As per approved DA
Balcony Floor finish		Raised pavers on pederstal
Roof		COLORBOND® roof, fascia and gutter
Landscaping		Provided according to approved landscaping plan
Storage cage		Each apartment will be provided with a storage cage in the basement
Waste disposal		Waste room at basement level 1. Will comprise of recycling and general waste disposal with bin chutes on each floor.
<b>INTERNALS</b>	Internal walls	Plasterboard lining throughout (moisture resistant, wet areas) Low sheen paint finish, colours to match interior board(s) Painting to all plasterboard linings"
	Ceilings	Square set throughout
	Apartment Floor finish	Floorboards as per selection board
	Flooring to bedrooms	Carpet to bedroms
	Internal doors	Flush panel 2040 mm high hinged doors and cavity sliding doors painted semi-gloss finish (door stops provided to all swing doors).
	Door hardware	Passage sets to be provided to all internal doors with privacy sets to bathrooms, ensuites, powder rooms
	Skirting and architraves	67mm (standard profile) painted semi-gloss finish
	Bedroom wardrobes	Melamine finish with sliding doors

<b>ACCESS</b>	Access Control	Visitor access granted via intercom. Residents will get access to lobby entry and lifts using the provided key fob/proximity reader.
<b>KITCHEN</b>	Sink Mixer Flooring	Stainless steel bowl - Where applicable Chrome sink mixer Floor boards as per selection board(s)
<b>KITCHEN &amp; CABINETRY</b>	Main cabinetry Feature joinery Benchtop Door and drawers Splashback Kickboard	Custom laminate colour as per selection board(s) Custom laminate timber look as per selection board(s) 20 mm benchtop Soft close doors, handles as per selection board(s) As per selection board(s) As per builder's selection to match joinery
<b>KITCHEN &amp; APPLIANCES</b>	Cooktop+A98:C101 Oven Dishwasher Rangehood	Meile 574 mm ceramic induction cooktop Meile 569 mm range: Meile 600 mm built in dishwasher Meile 532 mm built-in rangehood ducted to atmosphere
<b>BATHROOM/ EN SUITE/ POWDER ROOM</b>	Fixtures and fittings Basin Vanity Cabinetry Shower Screen Bathtub Water closet Wall finish Floor finish	CAROMA tapware CAROMA wall-mounted shower rail with hand held shower CAROMA wall-mounted mixer CAROMA towel rails and toilet roll holder Above counter basin Custom built vanity 20 mm top as per selection board(s) Shaving cabinet with built-in mirror Semi framed shower screen CAROMA built-in or freestanding bath (As per selected floor plan)
<b>BATHROOM ACCESSORIES</b>	Towel rail Toilet roll holder	CAROMA 600 mm double towel rail CAROMA toilet roll holder
<b>LAUNDRY</b>	Sink Laundry mixer Plumbing Floor finish Splashback Dryer Ventilation Doors	Free standing laundry tub and cabinet DORF sink mixer Hot and cold water points for tub and washing machine connections Tile finish as per selection board(s) Tiled as per builders selection. Builder's selection of front load vented dryer. Auto-exhaust fan. Bi-fold laundry cupboard doors.
<b>CAR PARKING</b>	Car Parking	As per basement parking plan within the sales contract.
<b>CLARIFICATIONS</b>	<b>Colour Schemes</b> There are three (2) colour schemes that will be made available to the purchaser. Purchasers are to make their colour selections upon exchange of contracts. Natural materials display characteristics which may vary from samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials. Variations should be expected and appreciated.	<b>Light, GPOS, Bathroom Accessories</b> Light fittings, GPO's, access control system, TV/cable outlets telecommunication outlets and bathroom accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following architectural detailed design.
		<b>Cut off date for variations</b> Variations is always a part of most builds and we will try our best to accommodate the variations as best as we can. As our build is based on a strict ordering schedule, therefore cut off dates are duely advised by the selling agent. The buyer accepts that if the changes or colour selection comes after the cut off dates, the build will proceed without them and the buyer will have to accept either the default colour scheme decided by the builder or default build without the variations. (Cut off date 15/5/2023)

**Every community deserves a great meeting place. G+ provides a rare opportunity for dynamic local businesses to become part of the re-imagined Giralang precinct from day one.**

Transformation is on the way, with a proposed supermarket and café spearheading the much-anticipated revival of this central local shops.

Giralang is ushering in a new era. Community spirit remains as strong as ever and the desire to connect abounds. The promise of a revitalised precinct brings hope. Locals and residents from surrounding areas will relish the chance to establish their own daily rituals centred around a new and dynamic community hub.

Access will be effortless, with more than 60 car spaces both at street-level and underground ensuring that patrons will always reach their destination with ease.



ARTIST IMPRESSION



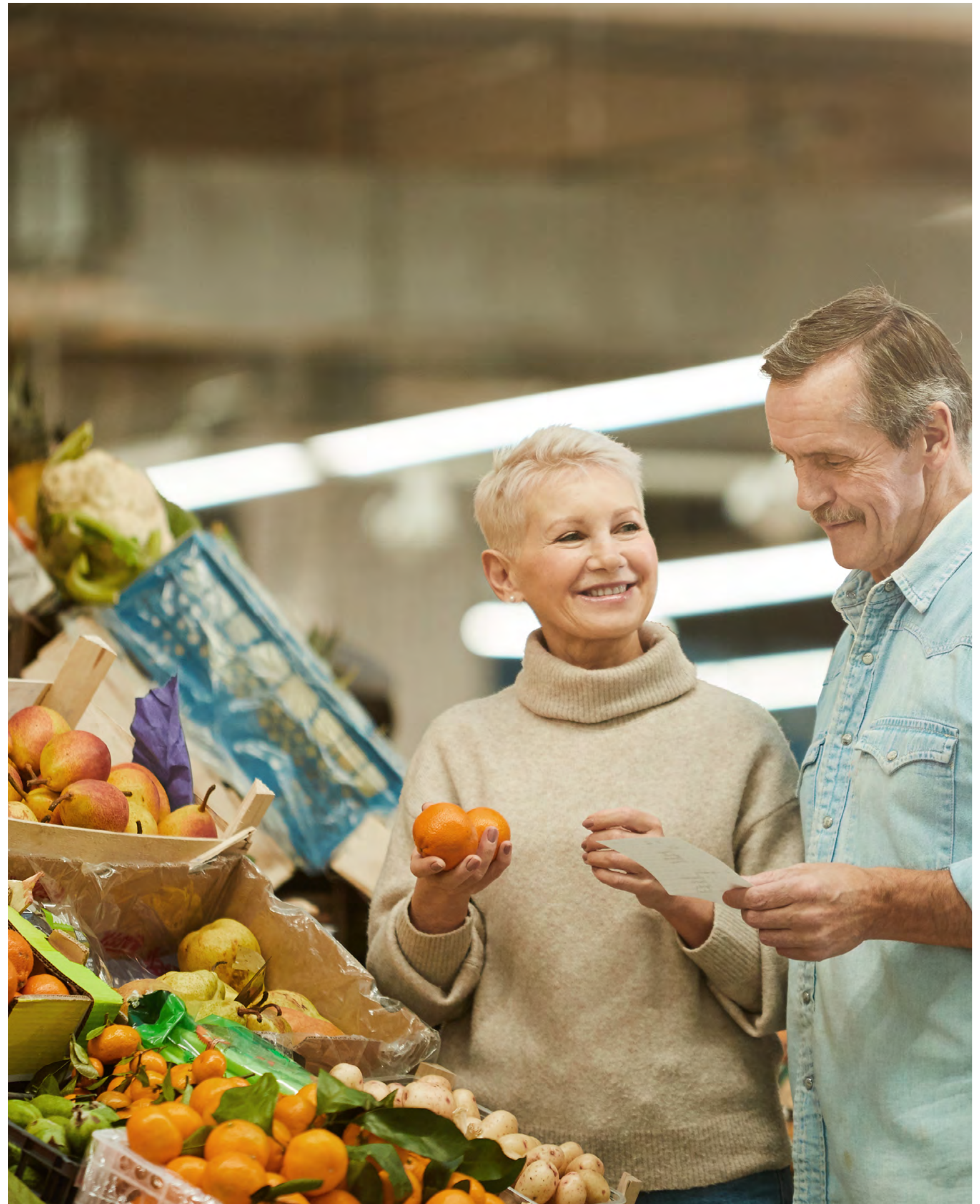
**G+ delivers a community at your doorstep.  
Multiple commercial opportunities await, ready to  
reinvigorate the local area and delight the neighbourhood.**

G+ presents 6 commercial spaces on the ground floor of this architecturally designed mixed-use development. Reached via a central plaza and entry lobby, the 1,000m<sup>2</sup> keystone tenancy occupies the rear section of the building. Supporting this are five additional tenancies of varied size, all with street frontage.

From young families to intergenerational living and downsizers, your audience is vast and beckons you.

**Make your mark. As a new build, G+ tenancies can be customised to suit the requirements of your business. Picture your dream and let's make it a reality. From morning to night, an audience seeks to be entertained, nourished and engaged.**

G+ makes good business sense. Giralang and the surrounding region is home to more than 30,000 people. With Crace, the Inner North and Gungahlin a short distance away, the development is well positioned to draw both locals and those from further afield. Nearby playing fields, playgrounds and nature reserves combine to make Giralang a popular weekend destination. The addition of 50 new apartments ensures regular and increased visitation to the suburb.





TP DYNAMICS OFFICES

TP Dynamics aims to be known as the best in the business for developing smart, efficient and sustainable buildings and villages for urban living. We consistently operate with integrity towards the future and the environment. Our in-house staff and team of committed and loyal contractors make up the fuel that drives TP Dynamics. We believe in our staff, their professional development and harnessing the creative energy and inspiration of our team to provide top-quality design with expert project management.

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DEVELOPER  
TP DYNAMICS

ARCHITECT  
AMC ARCHITECTURE

INTERIORS  
AMC ARCHITECTURE



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