



# *William Residence*

*Next to 4 William St Greensborough*



## **William RESIDENCE**

# **EXPLORE THE WILLIAM RESIDENCE**

This in-demand residence is one of the best properties in the region. Located just a short 25-minute drive from Melbourne CBD, it's a quick commute.

The location of the William Residence makes all the difference, as the suburb of Greensborough is an incredible place to live, work, and play.

Imagine raising a family in this lush, suburban landscape that envelopes the William Residence.

Discover more about the amazing residence, and the unparalleled surrounding area.



Artist's Impression



Artist's Impression



Artist's Impression

# AN INCREDIBLE LOCATION

Choosing to live in the William Residence will give you direct access to the best of everything from education to shopping. Spend less time searching for things you want to do, and more time enjoying your life. The William Residence allows you to experience every type of amenity you could possibly need. Read on to find some of this area's biggest highlights.

## CHILDCARE CENTERS AND EDUCATIONAL FACILITIES

Give your child the best education possible by enrolling them in one of the area's nearby schools. Below are just a few of the high quality schools close to the William Residence:

- 1 Abacus Childcare Centre (Just across the street!)
- 2 St Mary's Primary School (A two-minute walk away)
- 3 Greensborough Primary School (A five-minute walk away)
- 4 Greensborough College (A ten-minute walk away)
- 5 La Trobe University (An eight-minute drive away)
- 6 RMIT Bundoora (A seven-minute drive away)

## TRANSPORTATION

Access to public transport and major roadways is important to getting where you need to go. It's hassle-free to travel around when you live at the William Residence. Here are some of the other important transport hubs you should know about:

- 7 Watsonia Train Station (A three-minute drive away)
  - 8 M80 (A three-minute drive away)
  - 9 Bus Stop (A quick 30-second walk away)
- \* Access the CBD in just 30 minutes by train

## SHOPPING

Enjoy some serious retail therapy just a short distance from the William Residence. Below you will find a sampling of some the retail highlights in the region:

- 10 Greensborough Plaza (A seven-minute walk away)
  - 11 Uni Hill Factory Outlet (A seven-minute drive away)
- Northland Shopping Centre (A fourteen-minute drive away)  
Westfield Shopping Town

## PARKS AND RESERVES

Getting out in nature is important. Relax, exercise, and just take in the scenery while visiting one of the close by parks and reserves. The following are a few of the lush greenspaces you will find by the William Residence:

- 12 Fell Reserve (a two-minute walk away)
- 13 Kalparrin Gardens
- 14 Partingtons Flat
- 15 Yellow Gum Park

## LOCAL DINING

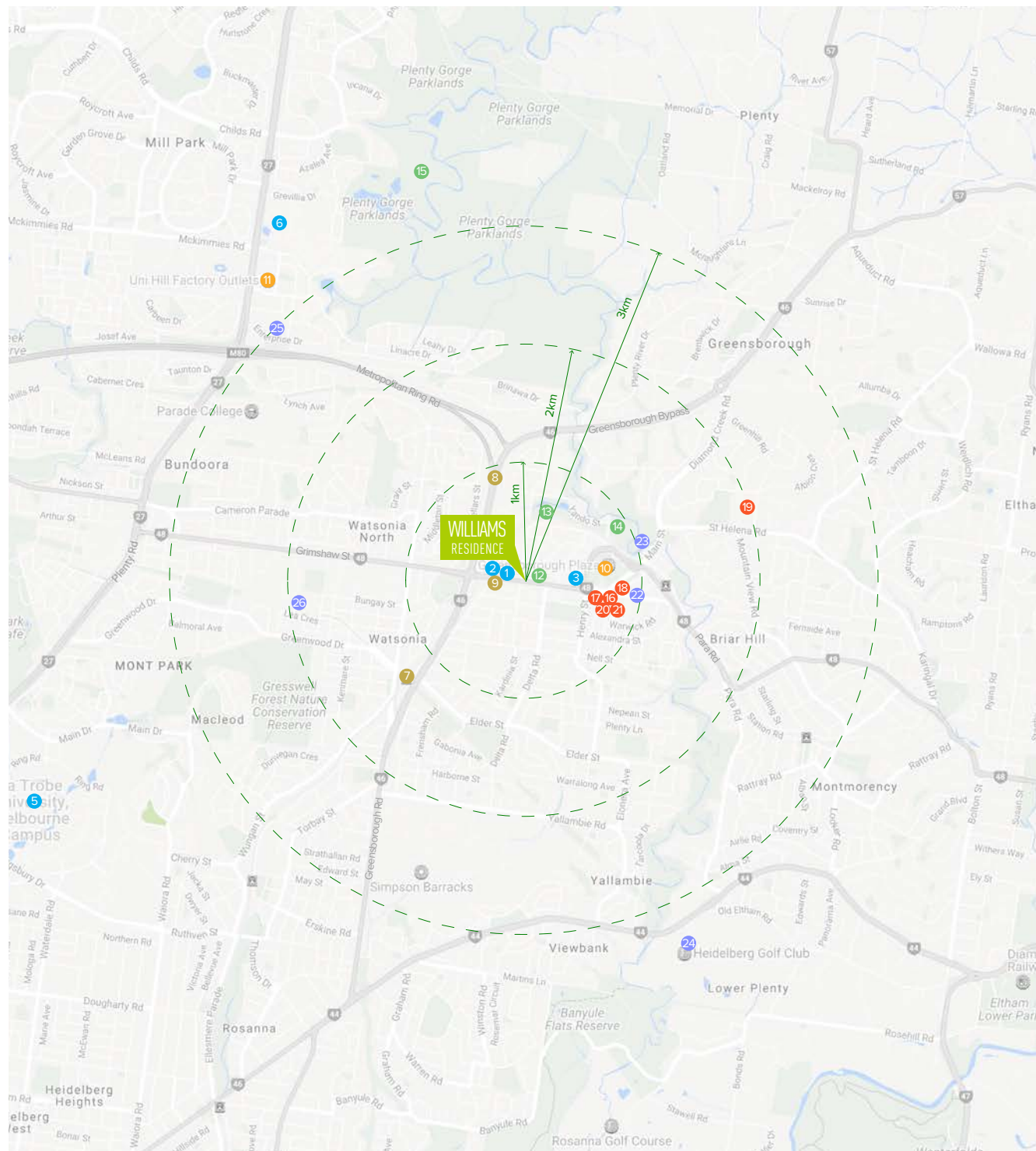
Sitting down to a delectable meal is amazingly simple when you live at the William Residence. You will find a whole host of top-quality restaurants and cafes near to your new home. A few of the notable dining establishments in the area are:

- 16 Mabel Jones Café
- 17 Peppercorn Thai Restaurant
- 18 Allan House Vietnamese Restaurant
- 19 Clay Oven Wood Fired Pizza Restaurant
- 20 Eos Greek Mediterranean Infusion
- 21 Shiki Japanese Restaurant

## LEISURE AND SPORTS

Everyone likes getting a bit of sports and recreation every now and then. Getting in a round of golf or a tennis match is simple at the William Residence. Here are some of the great sports facilities in the region:

- 22 Watermarc Aquatic Centre
- 23 Greensborough Tennis Club
- 24 Heidelberg Golf Course
- 25 Lollipops (Kids Indoor Playground)
- 26 Inflatable World (Kids Indoor Playground)





GREENSBOROUGH  
PLAZA & STATION  
7 mins walk

**WILLIAM  
RESIDENCE**



## **William RESIDENCE**

# **EXCELLENT EDUCATION**

From childcare facilities to outstanding universities, the area surrounding the William Residence gives you and your children access to the best education.

Additionally, Latrobe University and the RMIT Bundoora campus are located just about 3km away. These universities attract a thriving international population, which encourages global idea exchanges. Schools like this attract advanced and bright students to the neighbourhood, and will give your family the opportunity to be a part of something innovative.

No matter what age, the William Residence allows you access to an outstanding education at all levels.





La Trobe University



RMIT Bundoora



## **William RESIDENCE**

# **OUTSTANDING ACTIVITY FACILITIES**

The suburb of Greensborough is filled with fun and exciting sporting venues. Younger family members will absolutely love visiting Inflatables World.

The tennis fans in your life will happily be able to partake in matches galore at the nearby Greensborough Tennis Club.

No matter what types of sports and activities you enjoy, you will find everything you need to stay active close to the William Residence.





## William RESIDENCE

# INCREDIBLE DELICACIES

One of the most wonderful features of the area is how accessible a plethora of global cuisines will be for you to sample. Having a global culinary adventure is as simple as choosing a restaurant in your new neighbourhood.

You can select a different region to explore every night, and visit a restaurant that will introduce you to the tastes of far off places. Also, if you are interested in expertly crafted wines the you are in luck! The Kings of Kangaroo Ground (Winery) is not far away.

Delight in the best of every delicacy by living in the William Residence.

## William RESIDENCE

# WONDERFUL SHOPPING

Picture yourself shopping at the Greensborough Plaza and taking in an evening movie at Hoyts.

Or even taking a stroll around one of the local shopping centres window shopping and finding your new favourite stores.

In fact, Northland and Westfield Doncaster are two iconic shopping centres just a 20-minute drive away.





1	3	5	1-2: Greensborough Plaza 3-5: Uni Hill Factory Outlet
2	4		



Northland Shopping Centre





**William  
RESIDENCE**

**BOUNTIFUL  
NATURE**

Immerse yourself in nature by roaming the local parks.

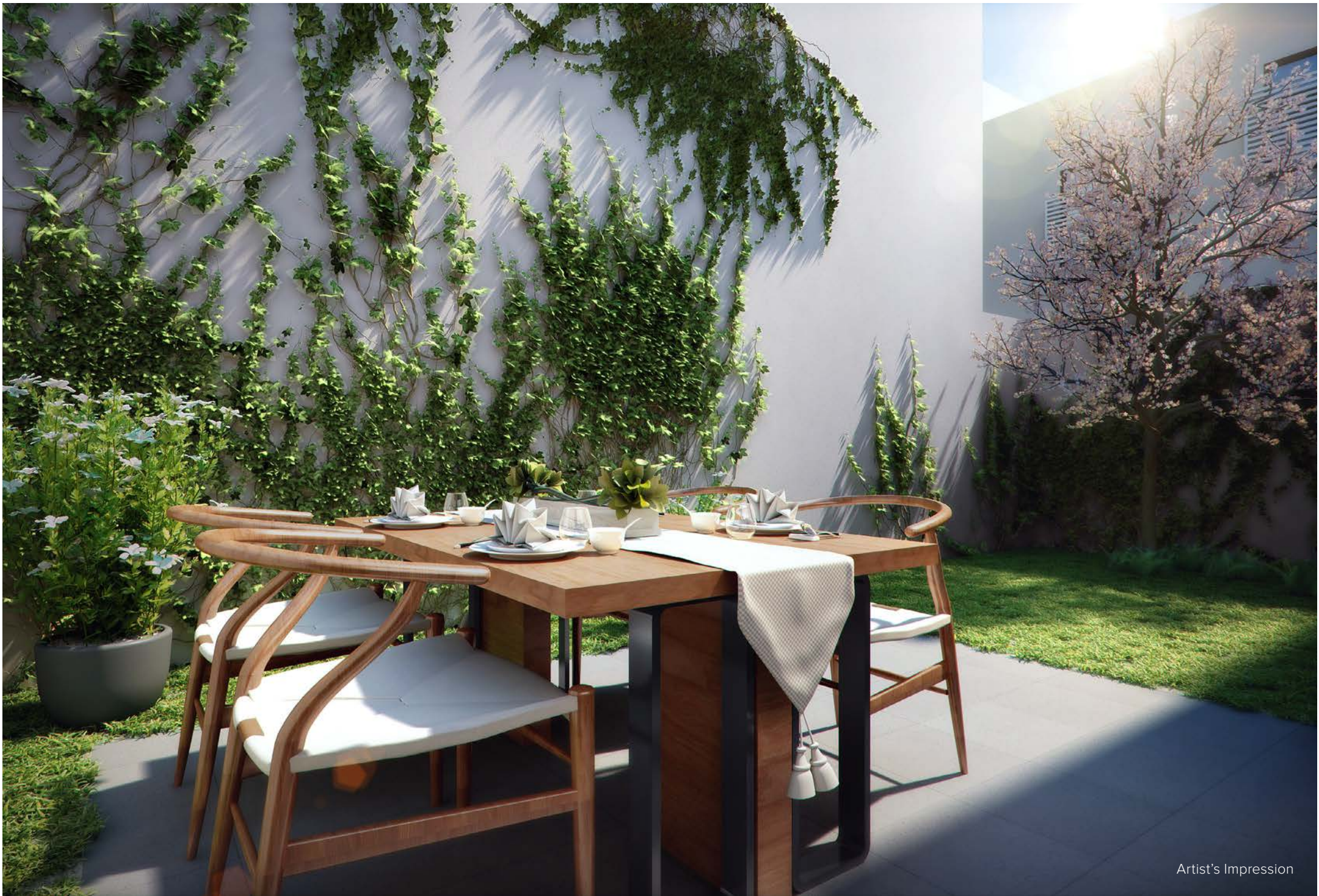
The Plenty River Trail stretches across Greensborough and winds through the surrounding suburb.

If you are just interested in a quick walk in the park, or looking to bring a picnic and spend the day among the greenery, you will find it here.





- 1      2
  - 3
  - 4      5
- 1-2: Yellow Gum Park  
 3: Partingtons Flat  
 4-5: Kalparrin Gardens



Artist's Impression



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# YOUR FITTING & FINISHES

## ◆ EXTERNAL FEATURES

- Face brickwork / Rendered walls
- Corrugated metal roof
- Single / double glazed powder coated aluminum awning/Sliding windows
- Stabilized plantation pine frame and engineered roof trusses/beams
- Solid MDF external timber front door with Chrome Entrance set
- Color-bond Panel lift garage door with remotecontroller&2handsets

## ◆ INTERNAL FEATURES

- Contemporary flush panel internal doors with chrome Lever door furniture
- Hardwood Tasmanian Oak Staircase
- 65mm x 15mm MDF Single Bevel Skirting and Architraves throughout
- 1 white melamine shelf with hanging rail to all bedrooms robes. 4 melamine shelves to line closets
- 10mm Plaster board throughout including WR board to wet areas
- Water Tank or Solar Panel (Builder's Choice)
- Split Systems –1 in living room & 1 in every bedroom
- Low Voltage Down lights (LED Down Lights)
- Clipsal 2000 Power Points

## ◆ KITCHEN FEATURES

- Gloss Vinyl Cabinetry& Overheads with 40mm Edge Stone bench tops
- Underbench 1¾ double bowl Kitchen Sink with Chrome Flick mixer
- Technika 900mm Cook top
- Technika 900mm Electric oven
- Technika 900mm Range hood / Canopy
- Technika Dishwasher
- Splash back

## ◆ BATHROOM FEATURES

- European designed Chrome Square tap ware throughout
- Chrome semi-framed clear laminated glass shower screens with pivot doors
- Polished edge mirrors above vanities
- Close coupled full china dual flush toilet suites with soft closing seat
- Gloss Vinyl cabinetry with 40mm Edge Stone benchtops
- Square counter top or semi recessed vanity basins (builder choice)
- 1675mm Acrylic Bath

## ◆ TILES / CARPET / PAINTING

- Porcelain/Ceramic wall tiles to selected wet areas, refer plans for tiled areas (En-suite & Bathroom wall to wall ceiling height)
- KDH Hardwood Tasmanian Oak polished floor boards to Entry, Kitchen, Living and Dining
- Wall to Wall carpets to un-tiled areas
- Bristol or Dulux Washable paints (3coatsacrylic)

## ◆ ALARM AND INTERCOM

- Security Alarm System
- Video Intercom System

## ◆ LANDSCAPING

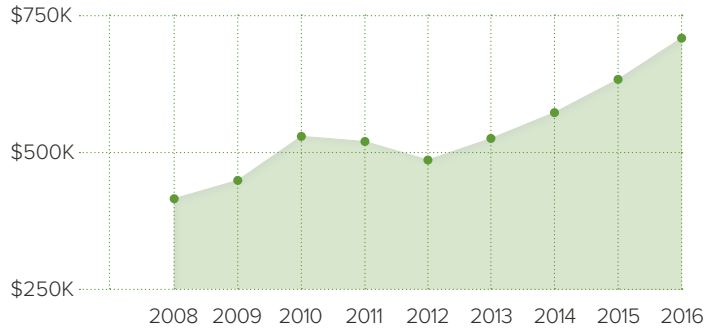
- Fully landscaped areas in the front & rear of each unit, including common property areas.

## ◆ DRIVEWAY

- Colored concrete driveway

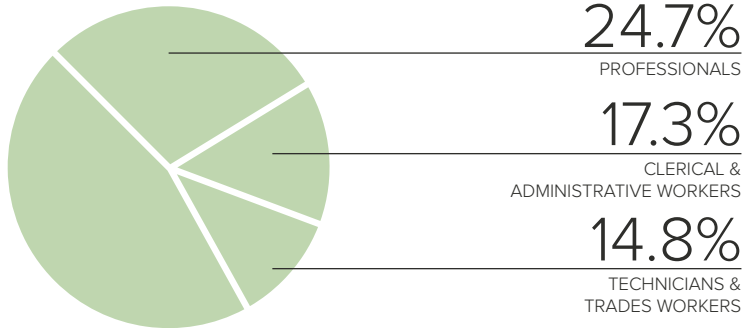
# INVEST IN GREENSBOROUGH

The median sales price for houses in Greensborough, VIC in the last year was \$750,000 based on 251 home sales. Compared to the same period five years ago, the median house sales price for houses increased 53.1% which equates to a compound annual growth rate of 8.9%.



Source: Realestate.com.au

## OCCUPATION



The main occupations of people living in Greensborough are 24.7% Professionals, 17.3% Clerical & administrative workers, 14.8% Technicians & trades workers, 12.0% Managers, 10.7% Sales workers, 9.5% Community & personal service workers, 5.6% Labourers, 3.4% Machinery operators & drivers, 2.1% Occupation inadequately described/ Not stated.

Source: Greensborough Demographics (VIC) Local Stats

## ANCESTRY

35%

AUSTRALIAN

33%

ENGLISH

12%

IRISH

## PROFILE

20,821

POPULATION

11.3 KM<sup>2</sup>

LAND AREA

19 KM

FROM MELBOURNE CBD

48.6%

OF THE POPULATION ARE MALE

51.4%

OF THE POPULATION ARE FEMALE

39

MEDIAN AGE

5,872

NUMBERS OF FAMILIES

8,152

NUMBERS OF ALL PRIVATE DWELLINGS

2.7

AVERAGE PEOPLE PER HOUSEHOLD

\$1,724

MEDIAN WEEKLY HOUSEHOLD INCOME

\$1,950

MEDIAN MONTHLY MORTGAGE REPAYMENTS

\$350

MEDIAN WEEKLY RENT

1.9

AVERAGE MOTOR VEHICLES PER DWELLING

# DEVELOPER

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With more than 10 years of experience in the Australian property development industry, our team build greater, greener homes for you. At Zeto Group, building high quality townhouses is our specialty. We understand what our clients want and we aim to provide the very best solution at affordable price points.

With HIA award-winning builders on board, you will be in good hands. Efficient and experienced, our team at Zeto Group can complete a housing project in just 9 months (from land settlement to townhouse settlement, for two dwelling projects). Our in-house architects, builders, engineers and consultants work to make sure our customers are the number one priority.





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