

# medinapark.

STAGE 2

58 DOVETON AVE, EUMEMMERRING,  
VICTORIA, AUSTRALIA

# Medina Park is a celebration of all the good things in life.

Medina Park is a unique development offering the rare opportunity to enjoy a sophisticated lifestyle in a park side location. This sought after home estate features a variety of architecturally designed 3 and 4 bedroom residences with stunning contemporary aesthetics surrounded by beautiful parks, landscaping and gardens.



This is an address  
for those who  
cherish the finer  
things in life,  
who know and  
appreciate quality.

Nestled in a picturesque premium pocket of Eumemmerring, this one of a kind private estate offers residents a tranquil setting bordered by tree-lined streets, parkland and sporting ovals. Here you can relax and unwind in the comfort of your new home or socialise with your friends and neighbours. This is an address for those who cherish the finer things in life, who know and appreciate quality.



This limited release features 13 architecturally designed facades.

This second staged release offers a collection of architecturally designed residences utilising tactile, timeless and contemporary textures. A modern palette of neutral tones has been applied to the geometric framework and is highlighted by the use of dark and sophisticated monument cladding pronouncing the home fascia's and entrances. With 13 new design variations to choose from, this private estate oozes curb appeal and offers residents an undulating green backdrop where they can enjoy a truly relaxed lifestyle.



Artists Impression

# Stylish interiors designed for luxury.

Each Medina Park home provides a private sanctuary that is both elegant and contemporary. Generous floorplans feature sizeable interior spaces that draw on a modern material palette. Living areas feature smoked oak floorboards which balance the concrete-look, reconstituted stone benchtops in the kitchen, a combination that offers a stylish contrast to the black designer tapware and tiled splashbacks. Feature pendant lighting and warm laminate veneer upper cabinetry bring a level of sophistication to these hand crafted interiors where fixtures and fittings have been hand selected to create boutique living spaces.



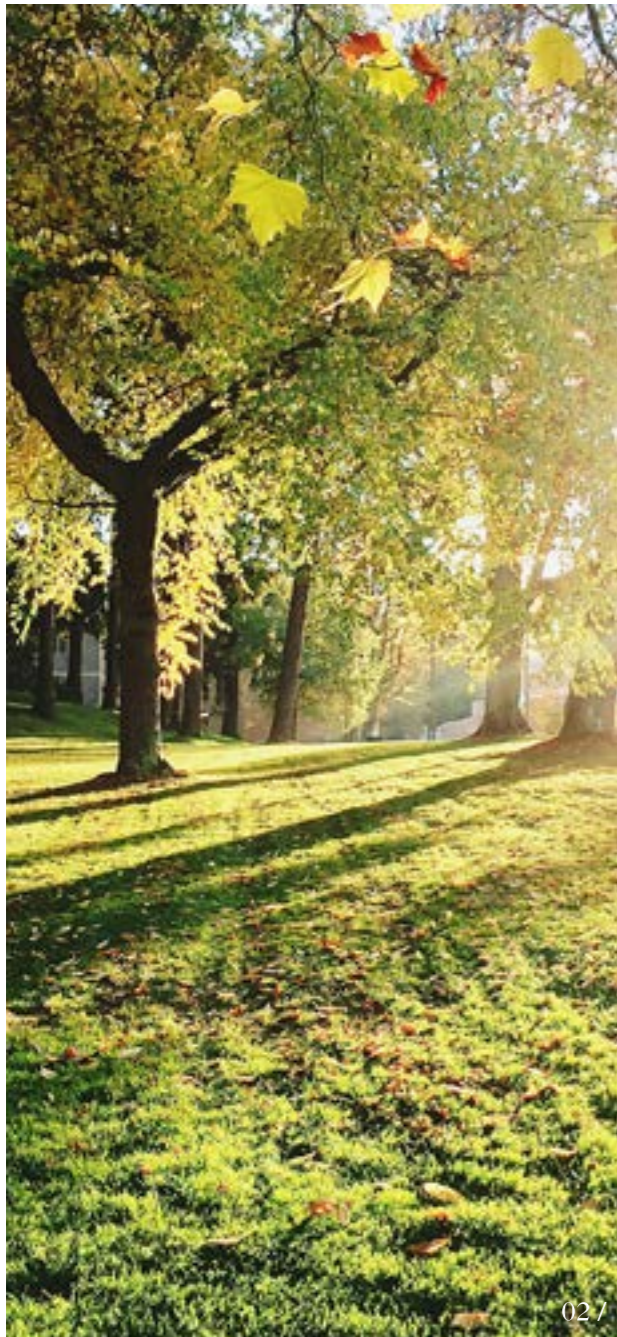
Artists Impression

Contemporary and thoughtful. Featuring a selection of carefully curated fixtures and materials



Artists Impression



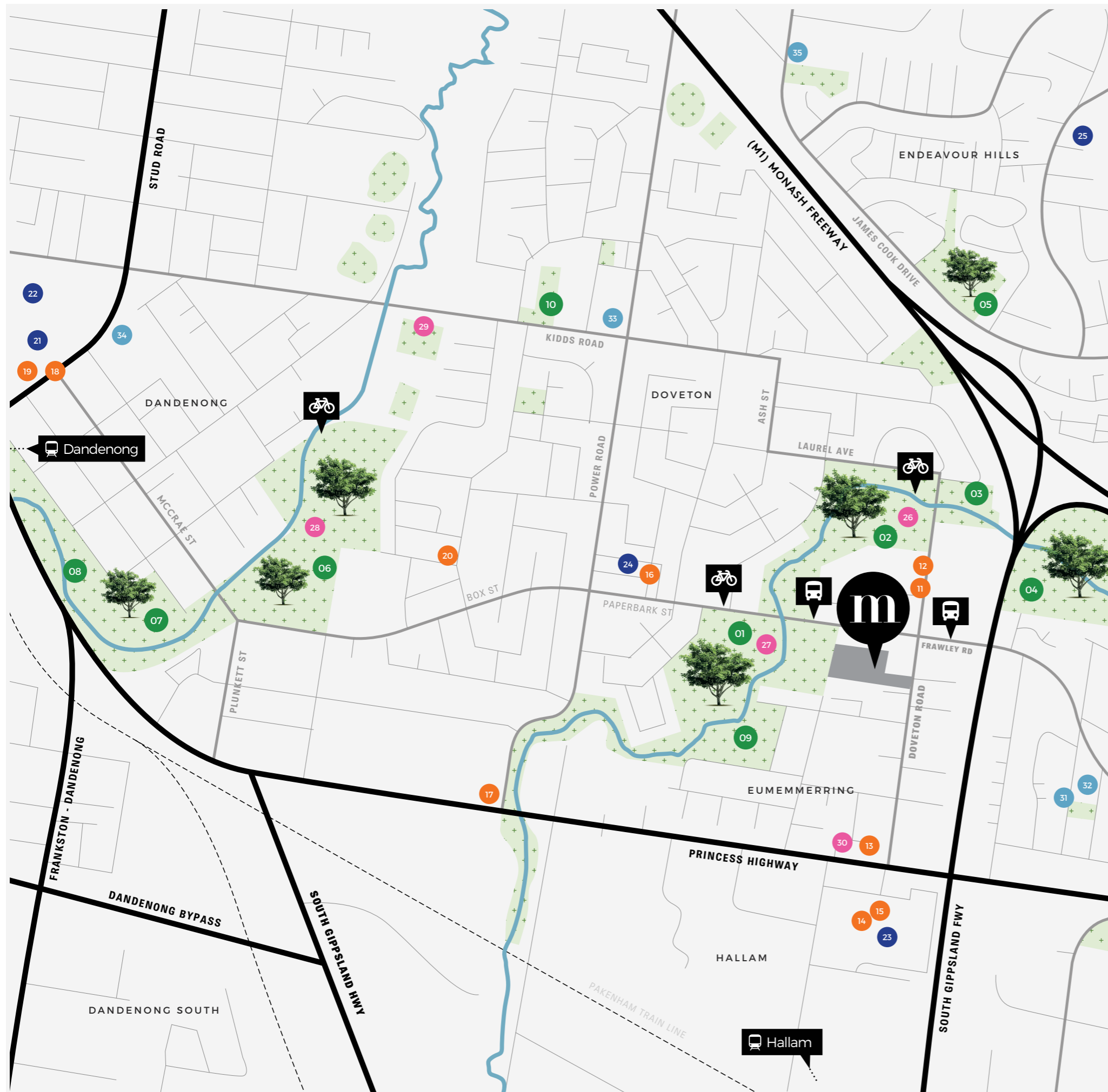


## A vibrant community that feels like home.

At Medina Park you are surrounded by a myriad of interconnecting parks and gardens with bike paths and walking trails leading to a wide range of amenities including schools, sports facilities and transport. Live in a private estate surrounded by a vibrant community catering for your every need. Experience sumptuous cuisine, friendly cafes and great coffee all within the bounds of your local district.

- 01. Beletti Restaurant & Cafe
- 02. Eumemmerring Creek Trail
- 03. Freeway Gym
- 04. Dandenong Market
- 05. Suburban Cafe
- 06. Prince Mark Hotel
- 07. Brownstone Microbrewery





## Area Map

### Parks & Reserves

01. Robinson Reserve
02. Waratah South Reserve
03. Kevin Adlard Reserve
04. Gunns Road Reserve
05. James Cook Oval
06. Thomas P Carroll Reserve
07. Shepley Oval
08. Dandenong Park
09. Redfern Reserve
10. Rowan Reserve

### Food & Dining

11. Pizza Nova
12. Golden Swan Restaurant
13. Brownstone Micro Brewery
14. Suburban Cafe
15. Jacky Jones Fish and Chipery
16. Oz'lankan cafe
17. Prince Mark Hotel
18. Beletti Restaurant Cafe Bar
19. Pamir Restaurant
20. Q Restaurant

### Shopping & Retail

21. Dandenong Plaza
22. Dandenong Market
23. Estate One Centre
24. Autumn Place
25. Endeavour Hills Shopping Centre

### Sports & Fitness

26. Doveton Soccer Club
27. Doveton Tennis Club
28. Social Club And Golf Course
29. Doveton Rugby League Club
30. Just Ladies Exclusive Health Club

### Education

31. Hallam Primary School
32. Hallam Senior College
33. Maranatha Christian School
34. Dandenong Primary School
35. James Cook Primary School



**01. General**

Prepare specifications and documentation, architectural and engineering  
 Prepare and obtain planning and building permits  
 Home Owner Warranty Insurance -  
 7 year structural guarantee  
 3 calendar month maintenance period, 7 year structural guarantee  
 Termite protection - as required to comply with BCA requirements  
 Ventilation - as required to comply with BCA requirements  
 Choice of two colour palettes:  
 - Industrie colour palette  
 - Contemporary colour palette

**02. External Features**

Rendered foam cladding  
 Vertical groove cement street cladding  
 Roofing : Colorbond metal sheet roofing  
 Fascia and gutters: Colorbond  
 Downpipes: Colorbond  
 1.8m side and rear timber paling fencing  
 Clear glazed sliding doors (up to 2400mm)  
 Glazed windows to comply with energy rating  
 Obscure glass as required by town planning  
 Water taps to front or rear yard (design specific)  
 Letterbox in accordance with the Owner Corporation specifications and town planning  
 Feature concrete driveway as per plans (design specific)  
 Landscaping as per town planning permit  
 Concrete patio  
 Clothes line

**03. Internal Features**

Lots 29 and 31 to 42:  
 - 2700mm nominal ground floor ceiling height  
 - 2550 nominal first floor ceiling height  
 Lots 30 and 43 to 60:  
 - 2700mm nominal first floor ceiling height  
 - 2550 nominal ground and second floor ceiling height (design specific)

Bulkhead to accommodate services where required  
 Skirting boards: MDF 100x12mm - semi gloss paint finish  
 Architraves: MDF 67x18mm - semi gloss paint finish  
 Internal flush panel doors throughout  
 50mm coved cornice to ceilings  
 Paint in 2 coat system (builders white selection)  
 Laminated floorboards to living area, kitchen, study, entry and hallway  
 - Industrie: light grey timber look  
 - Contemporary: light brown timber look  
 Carpet floor coverings to bedrooms (and first floor hallways - design specific)  
 - Industrie: dark grey  
 - Contemporary: light brown  
 Staircase with gloss black handrail - carpet to match  
 Linen cupboard: white melamine shelves (design specific)

**04. Electrical**

Underground electrical mains to dwelling  
 Safety switch to meter box  
 NBN ready: provision including fibre optic lead-in conduit  
 LED downlights throughout  
 Fluorescent light fitting to garage  
 External lighting to front and rear  
 Smoke detectors hardwired in accordance with Australian standards with battery backup  
 Data point to study (design specific)  
 Power points (double)  
 Single power points to appliances  
 TV points to living areas and master bedroom - incl. Foxel provision  
 Phone point to study

**05. Heating/cooling**

1 x 5.0 kW wall mounted reverse cycle air-conditioning with WIFI capability, split system to living area only  
 Ducted heating (Lot 29 – 42)  
 Electric heater to bedrooms (Lot 43-60)

**06. Energy efficiency features**

6-Star energy rating  
 Insulated walls and ceilings  
 Water tanks where required to achieve 6-Star energy rating  
 Instantaneous gas hot water system  
 Draft stoppers to exhaust fans  
 Weather seals to all doors and windows as required to achieve 6-Star energy rating  
 Thermal glazing as required to achieve 6-Star energy rating  
 Solar boosted hot water (Lot 43-60) to achieve 6-Star energy rating

**07. Doors & Door fittings**

Timber entry door 2340x820mm (builders selection with a paint finish)  
 Internal door 2340mm to ceiling height of 2700mm  
 Internal door 2040mm to ceiling height of 2550mm.  
 Keyed entrance set to external doors with deadbolt  
 Flush panel internal doors - semi gloss paint finish  
 Matte black door levers  
 Matte black flush pull to cavity sliding doors (where applicable)  
 Privacy latch to bathrooms, ensuites and powder rooms (where applicable)

**08. Bedrooms**

Built in robes – sliding doors, hanging rail and melamine top shelf

**09. Kitchen**

Reconstituted 20mm stone benchtops  
 - Industrie: dark grey concrete look  
 - Contemporary: light grey concrete look  
 Splashback: white subway tiles  
 Kitchen cabinetry  
 - Industrie: white laminate with feature grey woodgrain to overhead cupboards  
 - Contemporary: white laminate with white laminate to overhead cupboards

Pantry with melamine shelving in white finish (design specific)  
 Kitchen sink mixer: matte black  
 Stainless steel 1.5 bowl inset sink  
 Beko stainless steel dishwasher  
 Beko stainless steel externally flued rangehood  
 Beko stainless steel gas hot plate (600mm)  
 Beko stainless steel electric oven (600mm)

**10. Ensuite, bathrooms & WC**

Floor and wall tiles (to wet areas)  
 - Industrie: concrete dark grey  
 - Contemporary: concrete light grey  
 Bathroom tapware: matte black  
 Shower rail and rose: matte black  
 Bathroom accessories: matte black  
 Bathroom/ensuite vanity: Gloss laminate cabinet with integrated ceramic basin and benchtop  
 Wall mounted mirror over vanity  
 300mm tiled splashback  
 Shower base:white (design specific)  
 Clear glass shower screens with matte black frame  
 Ceramic dual flush back to wall toilet suite  
 Acrylic bathtub in tiled hob (design specific)

**11. Laundry**

35L S/S trough and cabinet  
 Washing machine cavity  
 Mixer tap: chrome  
 Tiles to floor and splashback  
 - Industrie: concrete dark grey  
 - Contemporary: concrete light grey  
 Splashback: white subway tiles

**12. Garage**

Sectional colorbond garage door  
 Remote control with 2 handsets  
 Concrete garage flooring  
 Garage storage - spatial area

# Medina Park is a place where you can create your ideal lifestyle.

At Medina Park you will love where you live. Opportunities like this rarely come around with this exclusive private estate sure to become a south eastern suburbs landmark for generations to come. This highly anticipated second stage release will attract a huge amount of interest so act now and secure your preferred location and residence. If you would like to enquire, reserve or purchase one of these residences please contact a sales representative.

#### Contact our Sales Team

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