



THE  
**RESIDENCE**  
— AT SUMMERHILL —

A woman with long blonde hair, wearing a white sleeveless top, is lifting a baby in the air. They are in a field of golden wheat or grass, with a bright sunset sky in the background. The woman is smiling and looking up at the baby, who is also smiling. The scene is warm and joyful.

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**RESIDENCE**  
AT SUMMERHILL

## **Best of Suburban Life**

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*Based in the beautiful  
Summerhill Estate  
of Wollert, Residence  
at Summerhill offers  
contemporary  
living at its best.*

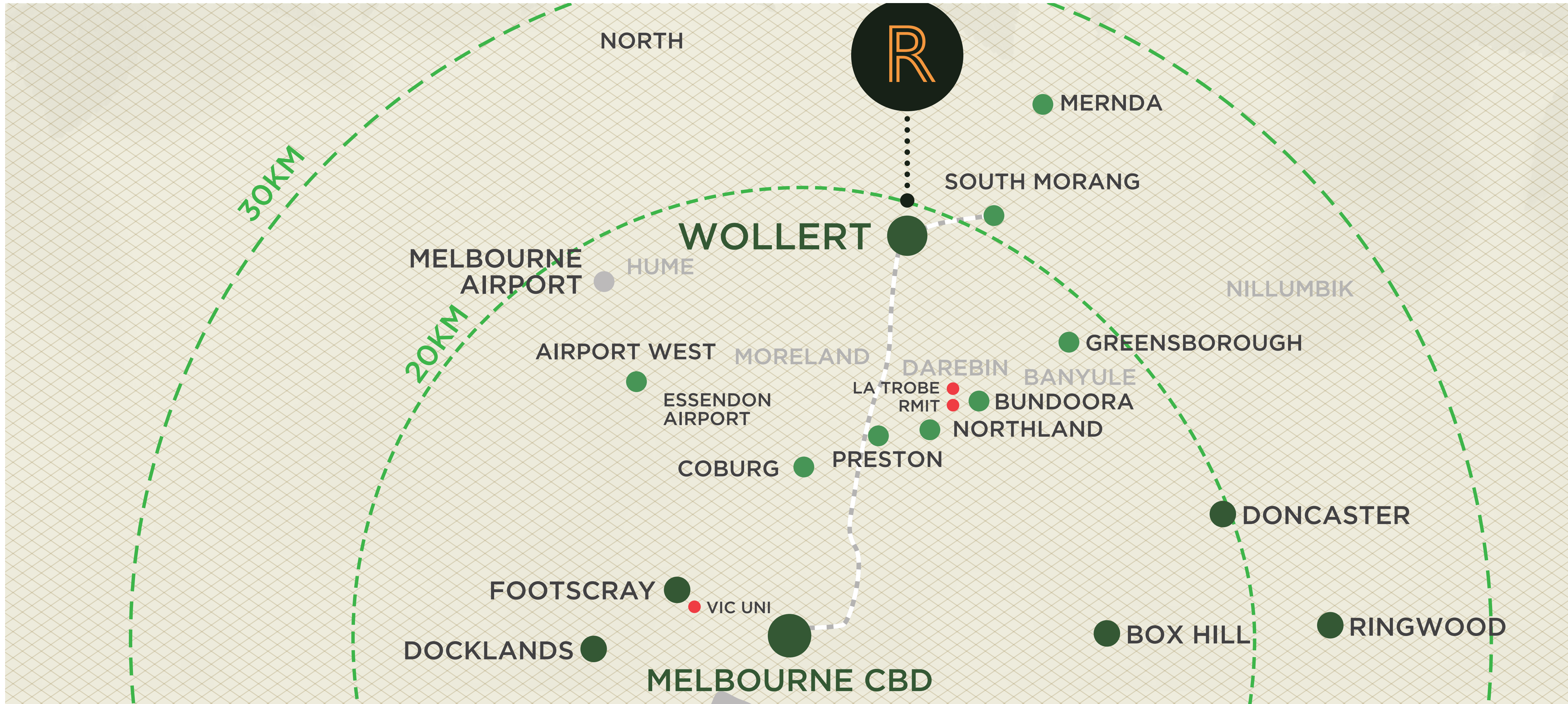
Residence at Summerhill is located in the prestigious residential community of Summerhill set around hectares of naturally landscaped parks and gardens.

With a focus on quality and family values, Summerhill offers a variety of premier home sites, many with inspiring views to the City of Melbourne and surrounds.

A panoramic view of the Melbourne skyline at dusk. The city's modern architecture is illuminated with warm yellow and white lights, which are reflected in the calm water of the harbor. On the right side of the image, the Melbourne Star Ferris wheel is brightly lit, standing out against the twilight sky. The overall atmosphere is serene and vibrant.

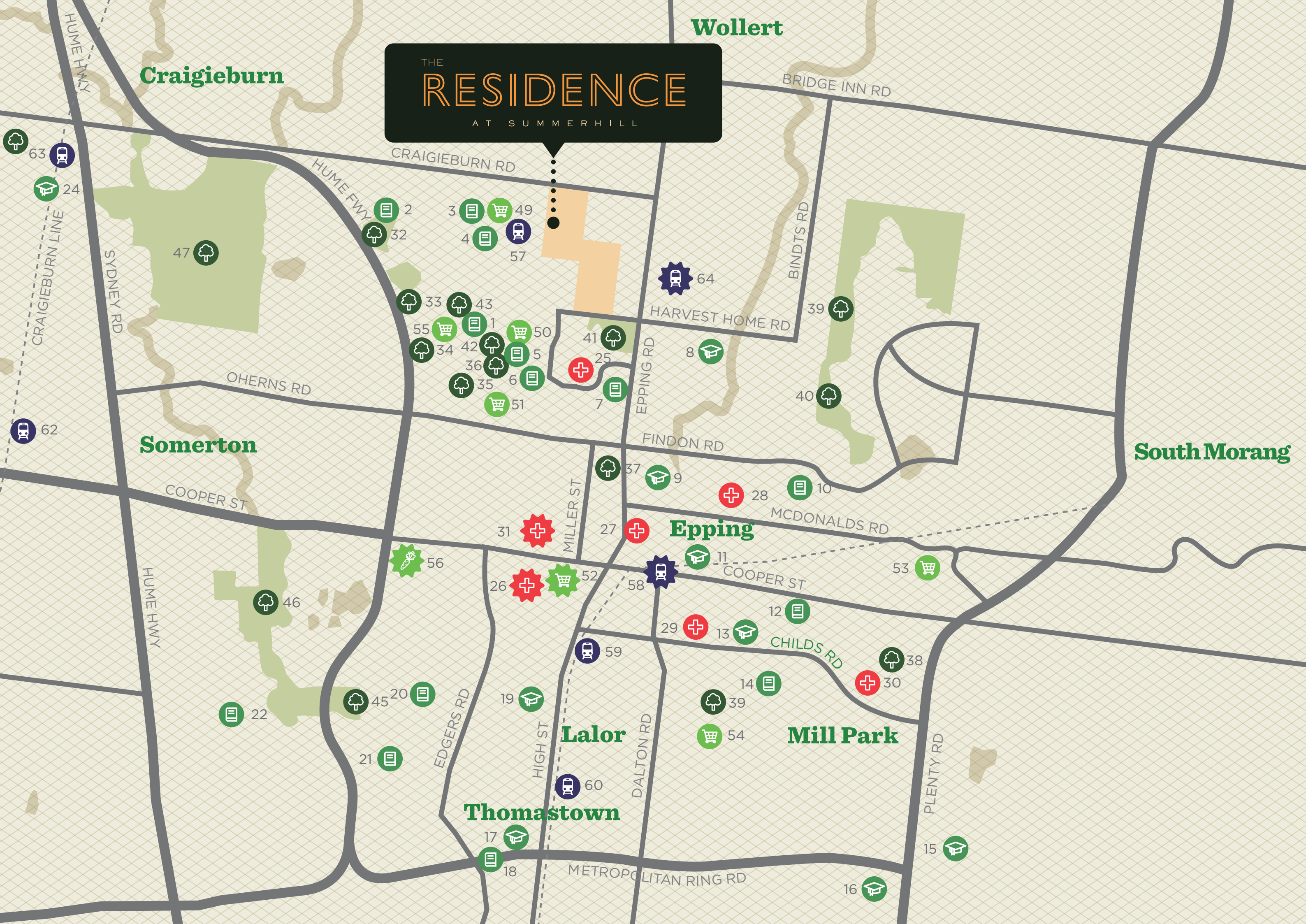
# Melbourne

*Most Liveable City  
in the World*



# Location

Approx 22 Kms North of Melbourne CBD, A tranquil retreat, offering a private family friendly lifestyle, yet only a short distance from all of lifestyle amenities of the established town centre of Epping, Summerhill is a place with easy connection to a vibrant local community.



# Amenties

## SCHOOLS

1. Proposed School (Primary)
2. Proposed School (Primary)
3. Proposed School (Private)
4. Proposed School
5. Wallaby Childcare
6. St Mary of the Cross MacKillop
7. Epping Views Primary School
8. Al Siraat College
9. Epping Secondary College
10. Meadow Glen Primary School
11. St Monica's College
12. Mill Park Heights Primary School
13. Lalor North Secondary College
14. Findon Primary School
15. RMIT Bundoora Campus East
16. RMIT Bundoora
17. Thomastown Secondary School
18. Thomastown West Primary School
19. Peter Lalor Secondary College
20. St Clares School
21. Thomastown Meadows School
22. Campbellfield Heights Primary School
23. Coolaroo South Primary School
24. Craigieburn Secondary College

## HEALTH SERVICES

25. Epping North Medical Centre
26. Northern Hospital
27. Epping Family Medical Centre
28. McDonalds Rd Medical Centre
29. Northend Medical Centre
30. Mill Park Family Practice
31. Epping Medical Centre

## RESERVES

32. Soccer Fields
33. Soccer Fields
34. Football and Cricket Ovals
35. Edgars Creek
36. Tennis Courts
37. Basketball Courts
38. Football Ovals
39. Quarry Hills Park
40. Quarry Hills Municipal Reserve
41. Harvest Home Recreation Reserve
42. Epping Recreation Reserve
43. Mill Park Reserve
44. Sycamore Reserve

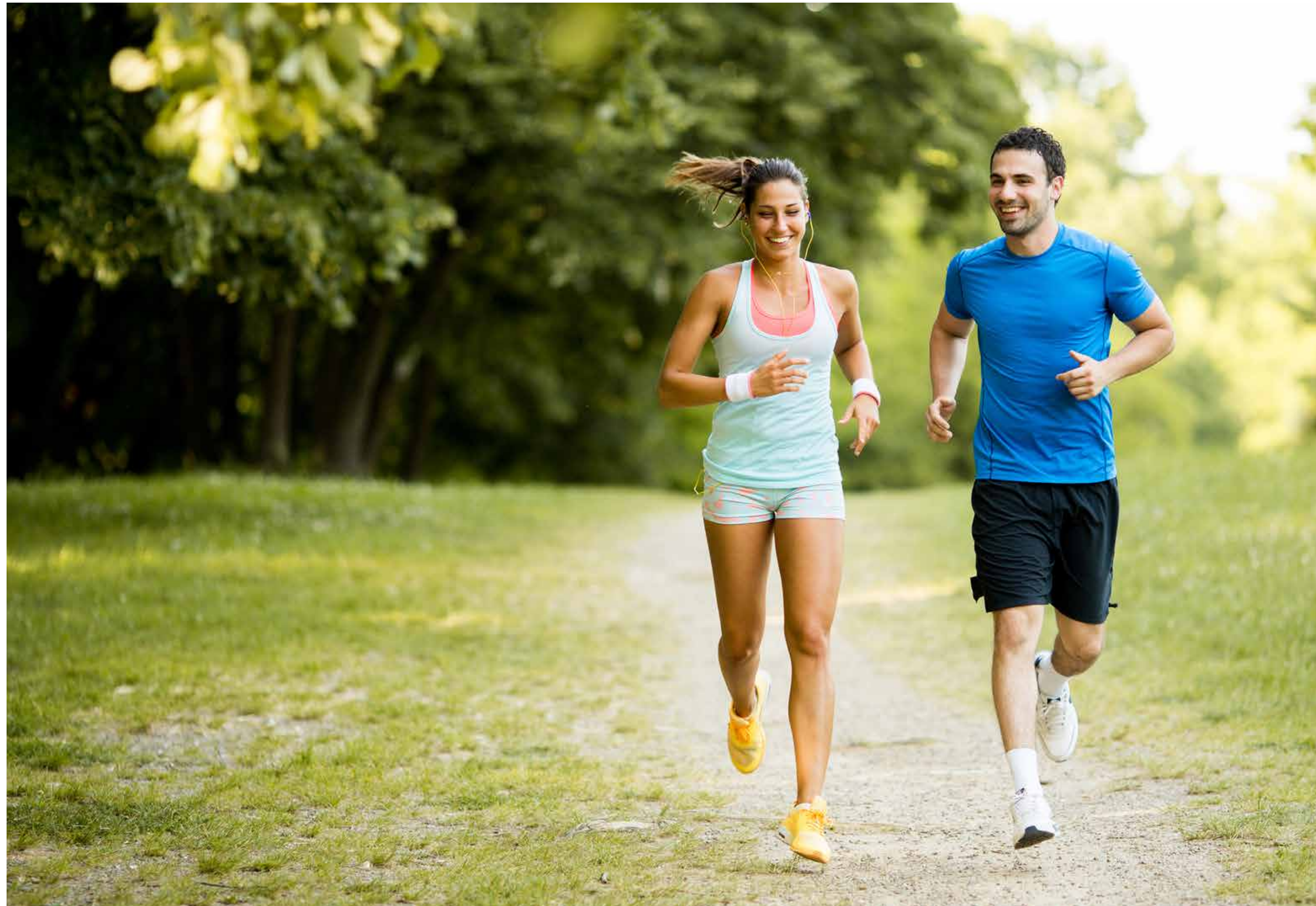
## SHOPPING & MARKETS

49. Proposed Retail Store
50. Cafe and General Store
51. Future Southern Retail Gateway
52. Pacific Epping
53. Westfield Plenty Valley
54. Coles Supermarket
55. Proposed Retail Store
56. Wholesale Veg Market

## TRANSPORT

57. Proposed Public Transport Corridor
58. Epping Train Station
59. Lalor Train Station
60. Thomastown Train Station
61. Coolaroo Train Station
62. Roxburgh Park Train Station
63. Craigieburn Train Station
64. Proposed Train Station

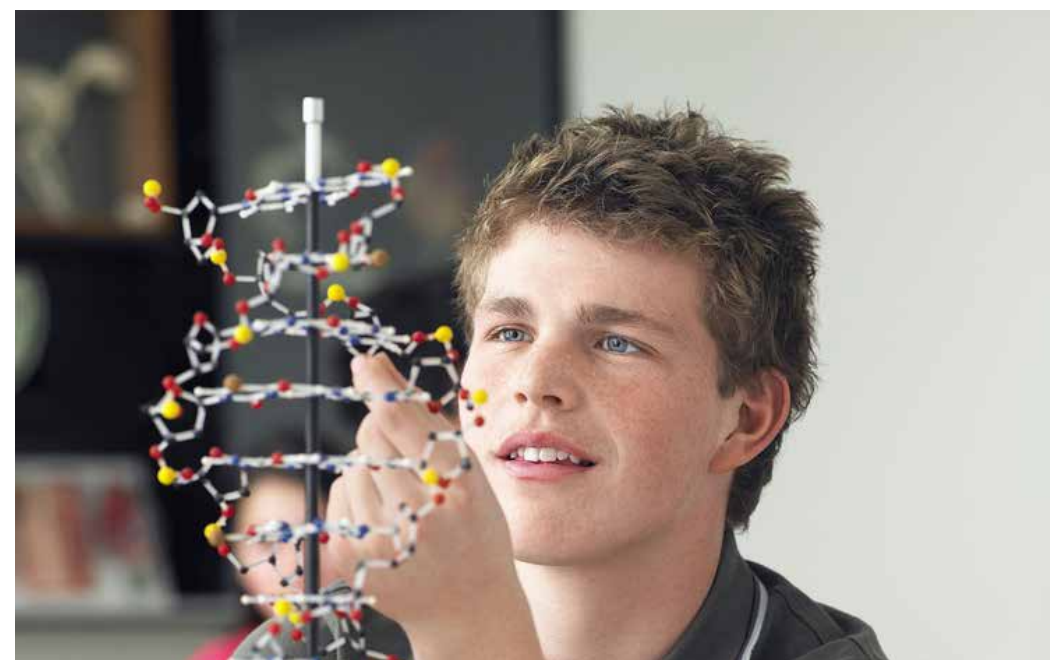




# Lifestyle

Residents can enjoy the convenience of Epping Plaza; with a choice of supermarkets, speciality stores, banks and medical centres.

Surrounded by childcare facilities, schools, sports and recreational facilities, major road networks and public transport services, Summerhill offers all of the amenity and convenience that you expect from this established urban centre.







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## Parks and Gardens

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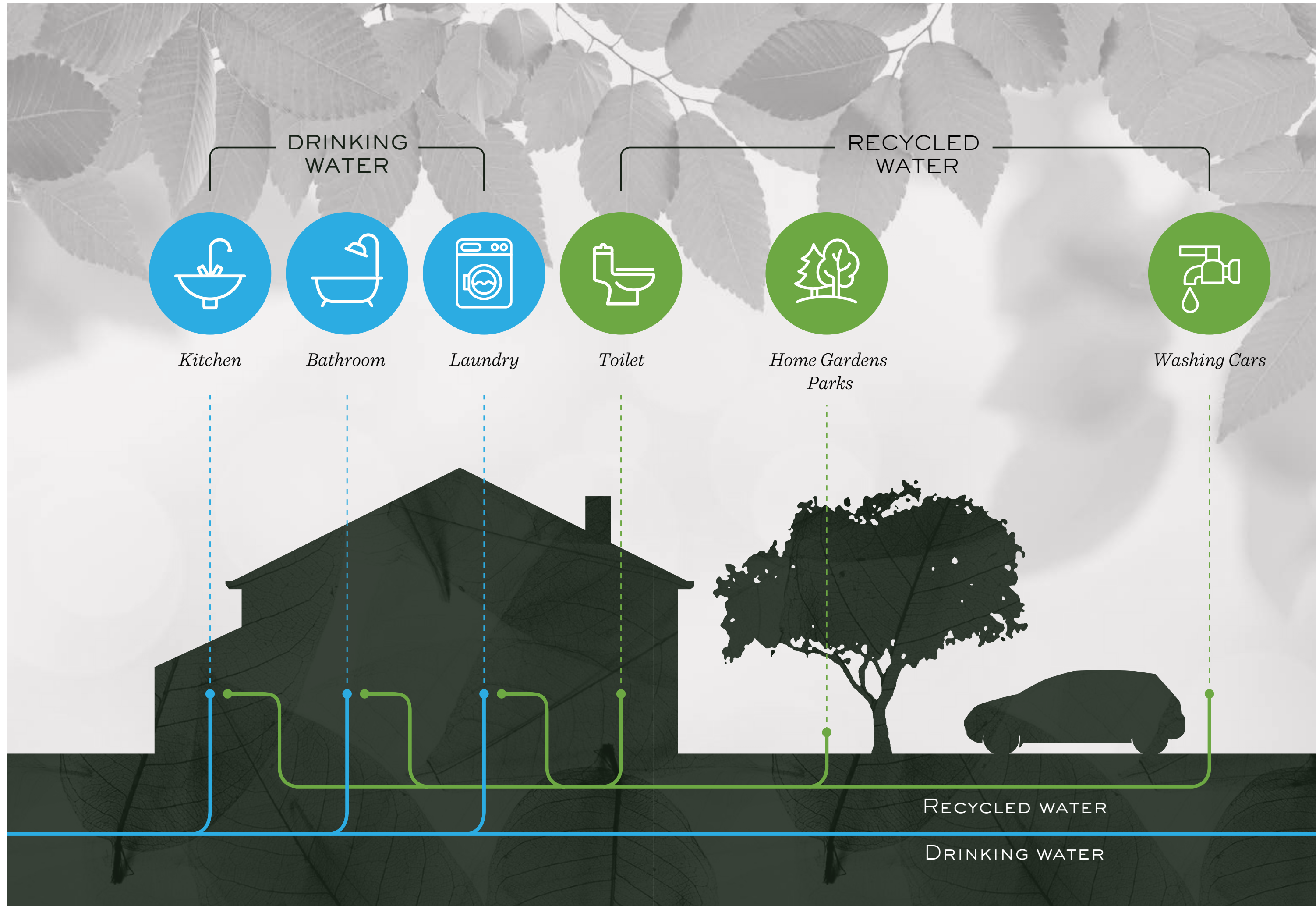
Summerhill is a place that recognises the importance of preserving the natural environment for the enjoyment of residents and future generations to come.

New parkland spaces have been created with an ecological sensitivity. The conservation of stands of ancient River Red Gums provide highlights of natural beauty, whilst extensive plantings of native and drought tolerant plants will bring new bird life and add further appeal to Summerhill's gently undulating landscape.

Summerhill's main feature park has recently been completed. This new park is a focal point for the community and has been designed to provide families with a safe environment for play with covered picnic areas, wide open spaces for a game of kick-to-kick and a beautiful new feature playground complete with swings slides and a tractor.







# Recycled Water

A community that is forever green, Summerhill encourages the sustainable use of water.

Class A recycled water connections are available to residents providing water that is suitable for washing clothes and flushing toilets and for outdoor uses such as washing cars and for watering gardens and vegetable patch.

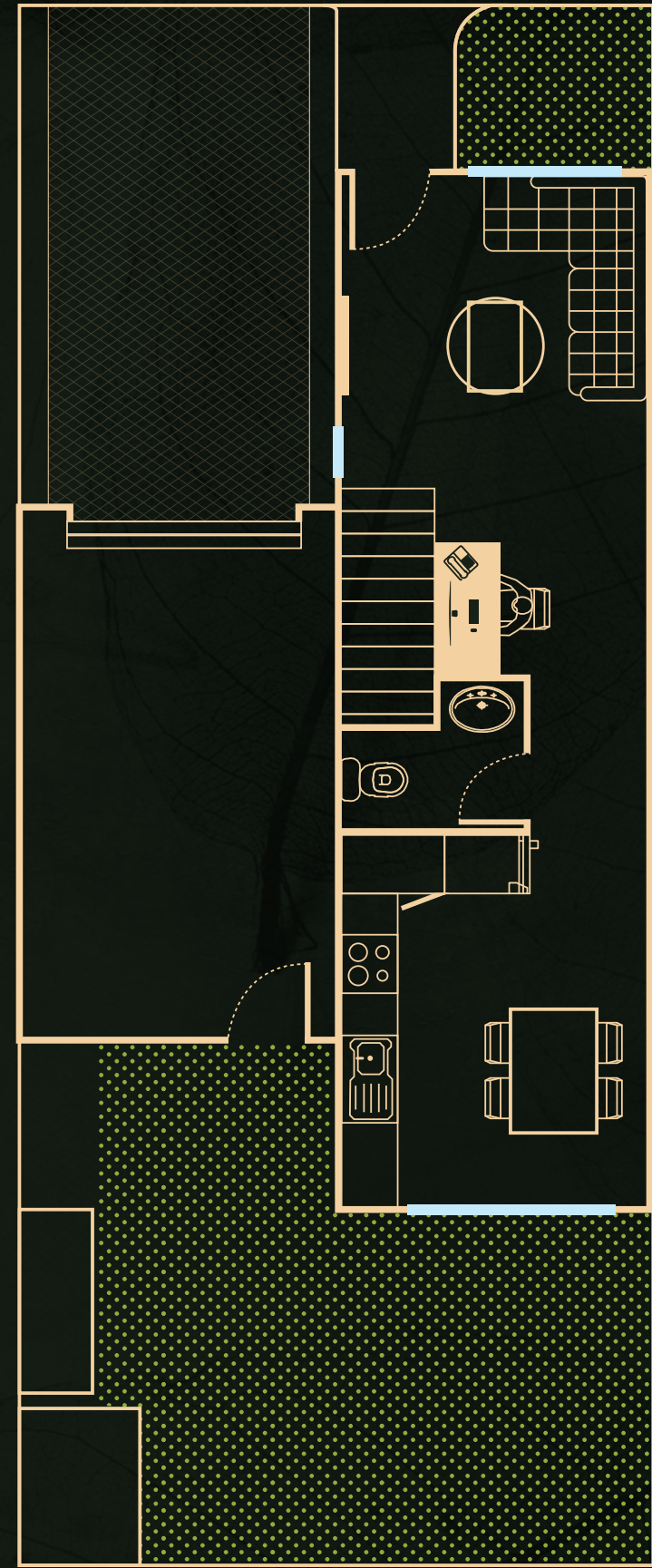
Not only is the use of Class A water good for the environment it is also reduces the running costs of your home as Class A water use is less expensive than drinking water.

- Patterned and coloured concrete driveway
- Lawn or landscaping
- Selected unit paving

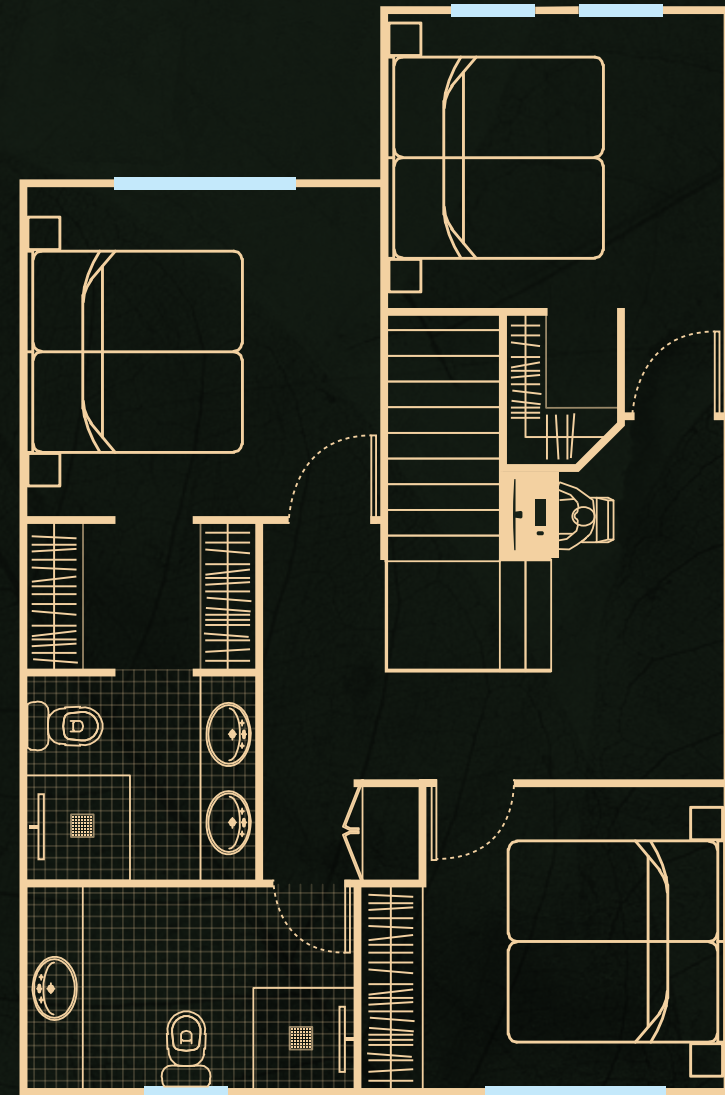


# Masterplan

Perfectly positioned, these 38 townhouses in the heart of Summerhill Estate. The exterior palette is minimal and sophisticated, combining a mix of dark and light textural materials. Interiors are contemporary, ensuring there is a design and style to accommodate varying needs and lifestyles.



Ground floor



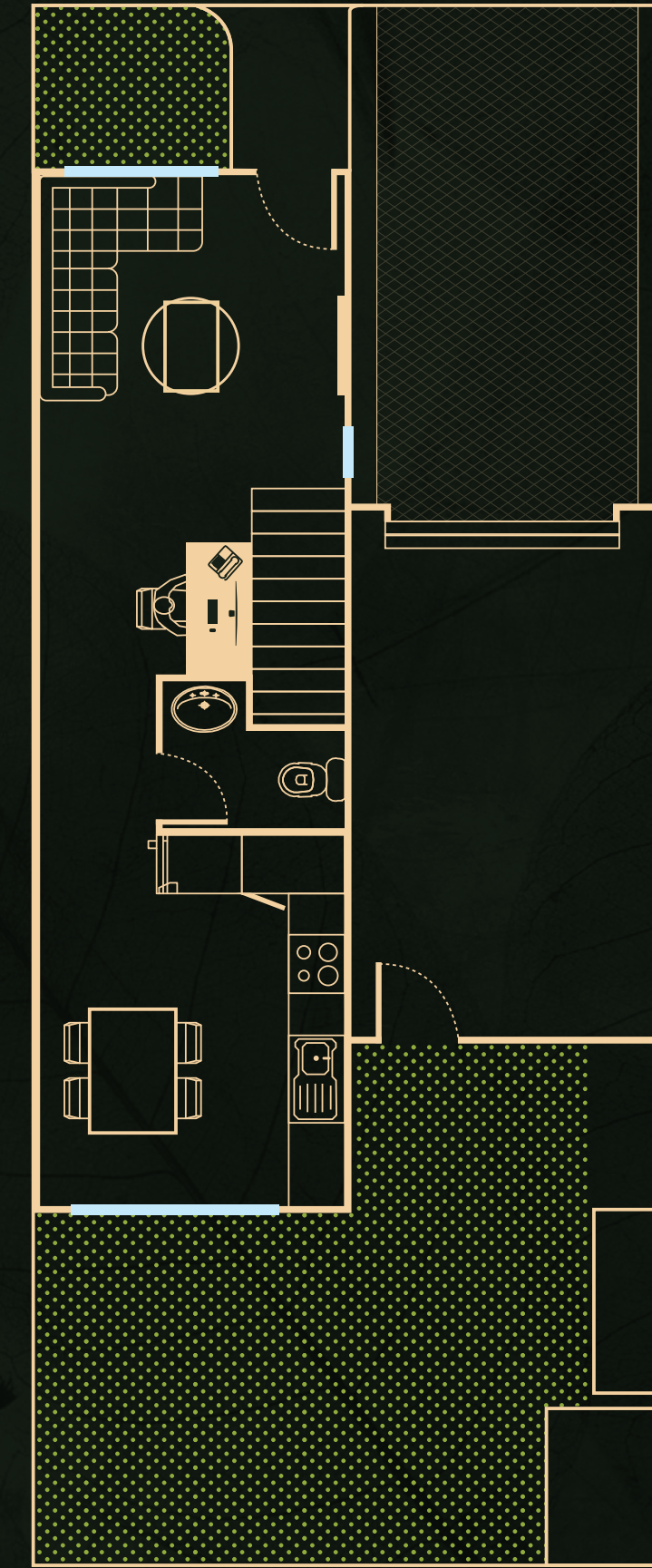
First floor

## Type A

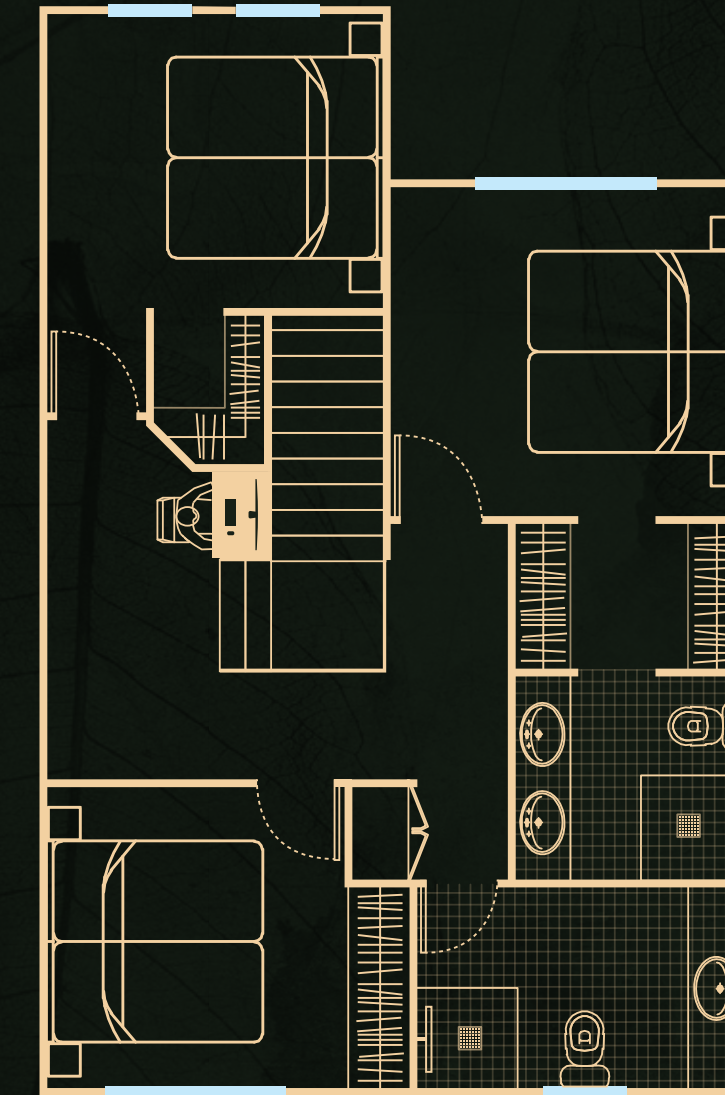
- ⊗ Selected unit paving
- ⊙ Lawn or landscaping

|                            |           |
|----------------------------|-----------|
| Living Room . . . . .      | 3490x3350 |
| Dining/Kitchen . . . . .   | 4095x3350 |
| Master Bedroom 1 . . . . . | 3300x3500 |
| Bedroom 2 . . . . .        | 2910x3350 |
| Bedroom 3 . . . . .        | 3000x3000 |

Plus Study Nook on Ground & First Floor



Ground floor



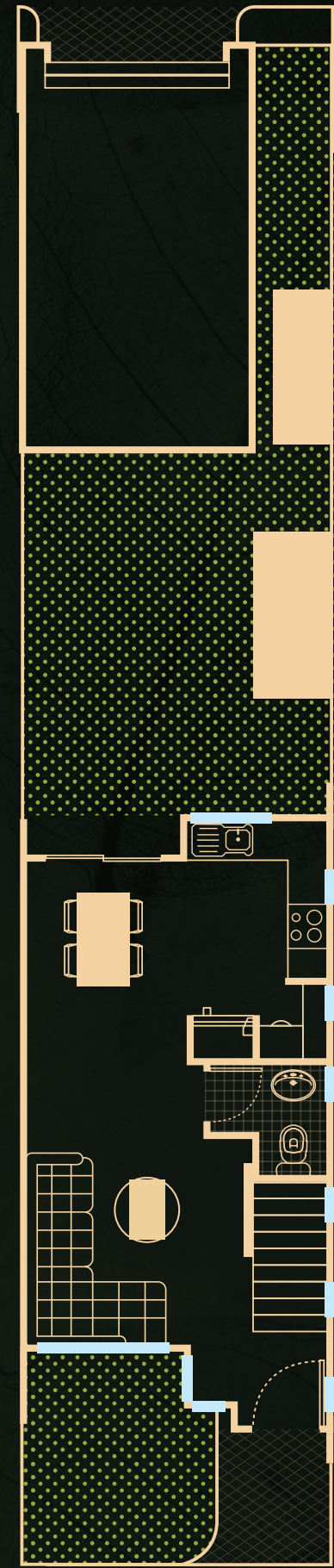
First floor

## Type B

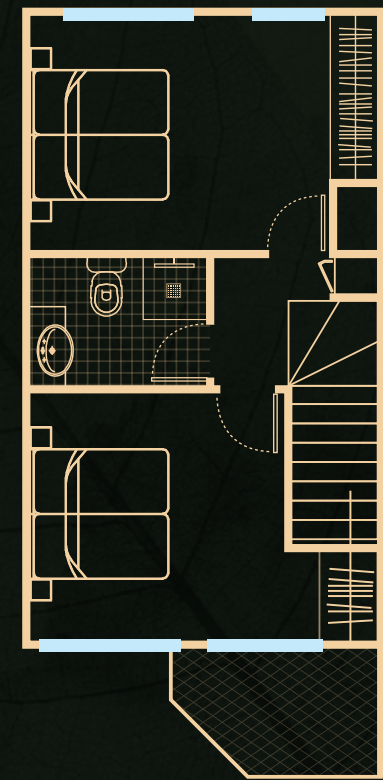
- ⊗ Selected unit paving
- ⊙ Lawn or landscaping

|                            |           |
|----------------------------|-----------|
| Living Room . . . . .      | 3490x3350 |
| Dining/Kitchen . . . . .   | 4095x3350 |
| Master Bedroom 1 . . . . . | 3300x3500 |
| Bedroom 2 . . . . .        | 2910x3350 |
| Bedroom 3 . . . . .        | 3000x3000 |

Plus Study Nook on Ground & First Floor





Ground floor

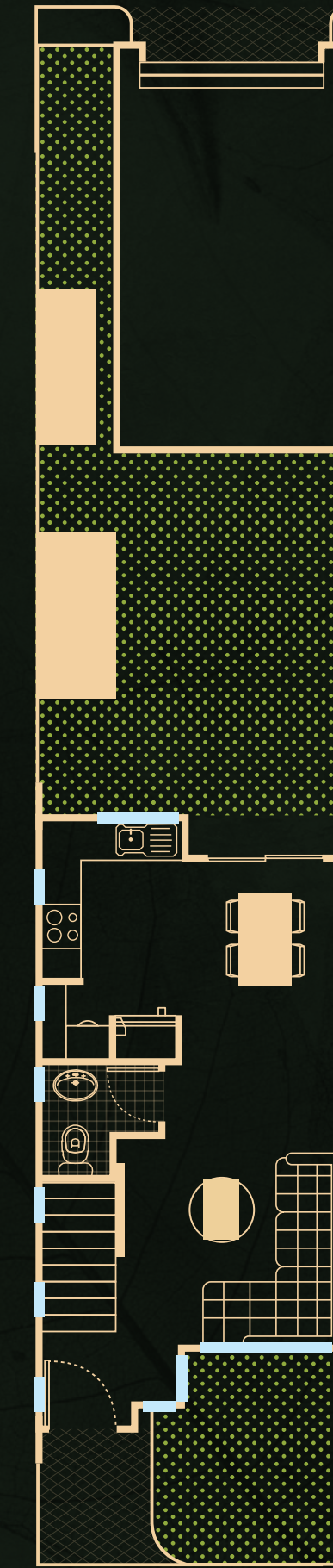


First floor

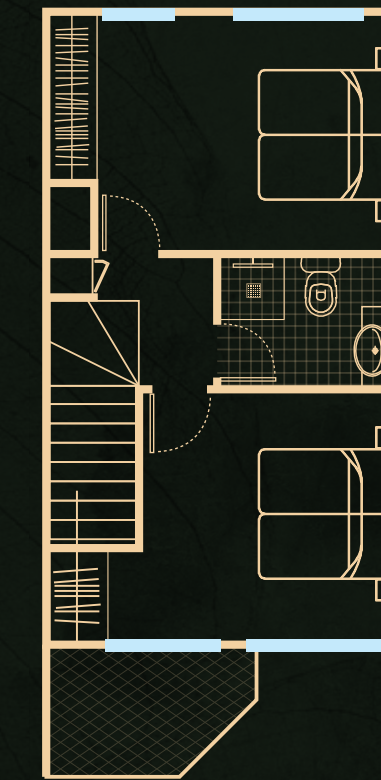
## Type C

-  Selected unit paving
-  Lawn or landscaping

Living & Dining Room . . . . . 7240x3400  
 Bedroom 1 . . . . . 3215x3310  
 Bedroom 2 . . . . . 3000x3815





Ground floor



First floor

## Type D

-  Selected unit paving
-  Lawn or landscaping

Living & Dining Room . . . . . 7240x3400  
 Bedroom 1 . . . . . 3215x3310  
 Bedroom 2 . . . . . 3000x3815



## Developer

Founded in 2008, M Property is a multi-faceted design, development and construction group based in Melbourne. We provide a holistic service from architecture through to construction, in a process that promotes efficiency, quality and sustainability.



M PROPERTY





# Standard Inclusions

|                          |   |  |
|--------------------------|---|--|
| <b>Preliminaries</b>     | Plans, Fees & Building permits, Engineering designs, Soil Test and Surveys, 6 star Energy rating as per M Property specifications, Indemnity and Building Insurance   | <ul style="list-style-type: none"> <li>• Facade choice entrance door with entry door lockset in polished stainless steel finish to front door</li> </ul>   |
| <b>Connection Cost</b>   | <ul style="list-style-type: none"> <li>• Connection of Services (water, gas, electricity, Sewer, Stormwater and telephone conduit)</li> <li>• Does not Inc Electricity and telephone Consumer account Opening fees</li> </ul>   | <b>Internal Features</b> <ul style="list-style-type: none"> <li>• 2440mm ceiling height</li> <li>• Flush panel 2040mm high internal doors with door stops.</li> <li>• Hinged Flush panel robe doors</li> </ul>   |
| <b>Site Conditions</b>   | <ul style="list-style-type: none"> <li>• Engineered to H2 class slab with a Maximum of 300mm fall over</li> <li>• Building envelope</li> <li>• Allotment up to 600m2 With a maximum setback of 5m to the house</li> <li>• Includes connection to standard sewer and storm water connection points within the building allotment</li> <li>• Includes Part A and Part B Termite treatment (council specific)</li> </ul> | <b>Garage</b> <ul style="list-style-type: none"> <li>• Colorbond Panel Door with choice of Color and 2 remote controll</li> <li>• Plaster ceiling and Concrete floor with External Brick veneer wall</li> </ul>  |
| <b>External Features</b> | <ul style="list-style-type: none"> <li>• Clay bricks select from M Property range</li> <li>• Concrete roof tiles select from M Property range</li> <li>• Colorbond fascia, gutters &amp; downpipes</li> <li>• Aluminium sliding windows, powder coated finish or as per plan. Locks to all opening windows</li> </ul>   | <b>Electrical</b> <ul style="list-style-type: none"> <li>• Low voltage Downlights to entry, kitchen, meals and family area.</li> <li>• Fixed batten holder to the rest</li> <li>• Weatherproof batten holder to each exterior door, excluding garage</li> <li>• Double power points throughout Excluding dishwasher and fridge space</li> <li>• TV Antenna with One TV points</li> <li>• One pre-wired telephone points</li> <li>• White wall mounted switch plates</li> <li>• Hardwired Smoke Detectors with battery backup</li> <li>• RCD Safety switches and circuit Breakers to meter box</li> </ul> |

|                               |   |  |
|-------------------------------|---|--|
| <b>Stairs</b>                 | <ul style="list-style-type: none"> <li>• Stairs with timber handrail and metal balusters (plan specific)</li> </ul>   | <ul style="list-style-type: none"> <li>• Stainless steel dishwasher</li> <li>• Stainless steel sink 1 ¾ with Chrome Designer Mixer Tap set</li> </ul>  |
| <b>Plaster</b>                | <ul style="list-style-type: none"> <li>• Plaster board to ceilings &amp; walls throughout</li> <li>• 67mm MDF Skirtings &amp; 67mm Architraves</li> </ul>   | <b>Floor &amp; wall Coverings</b> <ul style="list-style-type: none"> <li>• Ceramic wall tiles to bathroom, ensuite and laundry. Tile selection as per M Property range</li> <li>• Ceramic floor tiles to ensuite, bathroom, Laundry, WC. Laminate timber flooring to kitchen, meals and entry as per M Property range</li> <li>• Carpet to areas not tiled as per M Homes range</li> </ul> |
| <b>Pluming</b>                | <ul style="list-style-type: none"> <li>• 2 External taps (1 to front &amp; 1 to Rear)</li> </ul>  | <b>Heating + Cooling</b> <ul style="list-style-type: none"> <li>• Gas ducted heating unit installed in roof space with thermostat and ducted to living areas and bedrooms throughout (excludeswet areas).</li> <li>• Total number of points and unit size are product specific –</li> <li>• Split system to Living area</li> </ul>   |
| <b>Laundry</b>                | <ul style="list-style-type: none"> <li>• 45 Litre stainless steel tub and acrylic</li> <li>• Cabinet With bypass</li> <li>• Designer mixer lever tap set</li> </ul>   | <b>Insulation &amp; Sustainable energy</b> <ul style="list-style-type: none"> <li>• Sisalation to external walls of house</li> <li>• Ceiling &amp; Wall insulation to comply with 6 Star Energy requirement</li> <li>• Solar hot water unit or recycled grey water connections</li> </ul>  |
| <b>Bathroom &amp; Ensuite</b> | <ul style="list-style-type: none"> <li>• Laminate bench tops and doors with a wide selection of colours</li> <li>• Handles from M Property range</li> <li>• White melamine lined cupboards and drawers</li> <li>• Acrylic bath (white) in tiled podium</li> <li>• Full china close coupled toilet suite in white</li> <li>• Polymerbe shower Base 900x900mm. Semi frameless screen with pivot door</li> <li>• Vitreous China Basin with designer mixer level set</li> <li>• 600mm single towel rail and toilet Roll holders in chrome finish</li> </ul> | <b>Hot water</b> <ul style="list-style-type: none"> <li>• Hot Water System with the necessary electrical and Plumbing connections.</li> </ul>  |
| <b>Kitchen</b>                | <ul style="list-style-type: none"> <li>• Stone bench tops and laminated doors with a wide selection of colours</li> <li>• Tile splashback</li> <li>• Handles Select from M Property range</li> <li>• White melamine lined cupboards and drawers</li> <li>• Stainless Steel 600mm fan forced oven</li> <li>• Stainless steel 600mm gas Cook top</li> <li>• Stainless steel 600mm Range hood</li> </ul>   | <b>Turnkey</b> <ul style="list-style-type: none"> <li>• Color Concrete Driveway to Garage</li> <li>• Basic Front and rear landscaping as per M Property range</li> <li>• Clothesline and Mailbox as per M Property range</li> </ul>  |
|                               |   | <b>Maintenance &amp; Warranty</b> <ul style="list-style-type: none"> <li>• 6 ½ Year Structural Guarantee</li> <li>• 3 Months Maintenance Period</li> </ul>   |

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