

37 Storey Road



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Your storey begins here...



ARTIST IMPRESSION

Your storey begins here...

On a quiet street in Melbourne's north, discover this prime Reservoir development. Built on a 1200 sqm (approx) block, these 37 Storey Rd, Reservoir townhouses embody contemporary design aesthetics as well as the sensibilities and practicalities of modern lifestyle needs.



ARTIST IMPRESSION

A storey for all seasons.

Introduction

Whilst each dwelling hosts its own unique configuration, common characteristics amongst these five dual-level properties include light filled layouts, open plan living, stylish fittings & tasteful finishings. With these factors combined, experience a timeless design that exceeds the needs of today's lifestyle values and living standards.

37 Storey Road, Reservoir



Melding modernity and sunlit spaces.

Airy, open, and sunsoaked - recurring elements across the interiors of each of these properties. Circulation throughout the residences has been fine-tuned for effortless movement and utility, using verticality by cleanly divided living and private quarters across ground and upper floors. Expansive windows invite sunlight throughout each house and private outdoor spaces are full of entertainment potential. A modern functionality is present throughout as a bespoke selection of appliances, finishes and fittings facilitate stylish, low maintenance living.



Considered convenience and purposeful practicality.

Open plan living rooms are the focal point of each home, radiating out to modern, spacious kitchens, modest utility spaces, study nooks, and intimate outdoor spaces with room for entertaining and play. Find luxuriously appointed bedrooms finished in Godfrey Hirst Shadow Grey carpet, main bedrooms enhanced by attached private ensuites. Numbering amongst the many meticulous inclusions is plentiful storage, dedicated laundries and, secure garages providing internal access for comfortable commutes.

Designed and delivered with distinction

Thoughtful in design and built with precision, each double storey townhome features dual living spaces, four, three and two bedrooms, and two bathrooms. Expect quality inclusions and luxe finishes including 2.7m ceilings with square set cornices, bespoke joinery, stone benchtops, and engineered timber flooring.

Enjoy the open plan kitchen, dining and living, and a seamless flow out to the private courtyard. Delight in the chef inspired kitchen boasting tile splashback and stone benchtops, soft close drawers, and stainless steel appliances. An integrated study nook, plus an elegant powder room and laundry, takes function to a new stylish level.



Accessed by a meticulously landscaped common driveway, this row of modern townhomes is screened from the street by a garden of all-weather and native flora. Beyond this curtain of foliage, each of the five townhomes embody modern design sensibilities, dressed in a timeless facade of mocha brick, Stria cladding and grey render. Shaded outdoor spaces and large windows demonstrate the practical considerations and promise enduring durability for years to come.

The Build



Proven and established family builders

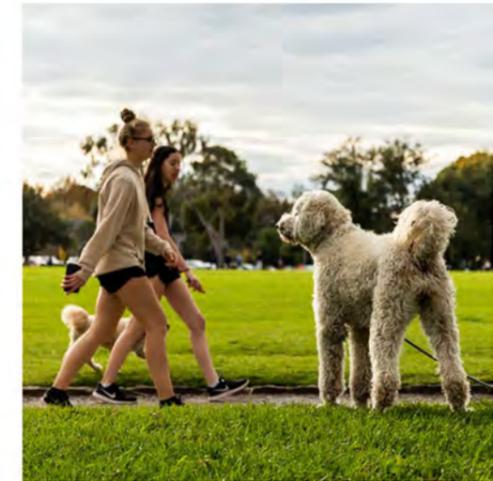
With an extensive portfolio of high end architectural dwellings and multi-residential developments, PA Mina Constructions is a proven, professional, and proficient legacy family builder with over thirty years of industry experience.

From conception to completion, the team will ensure that all endeavours are completed to the highest level of client satisfaction. PA Mina Constructions will diligently shepherd stakeholders through the entire design and construct process to deliver maximum value for all parties. Success is a certainty courtesy of this dedicated & experienced team - a team fully capable of realising any residential development vision.

37 Storey Road, Reservoir

Explore the best of Melbourne's north

The tranquil positioning belies a locale brimming with possibilities only 13 km from the CBD. Flourish in an environment close to retail, dining, education, transport, and leisure choices. Explore the local Reservoir Shops and the expansive Summerhill Shopping Centre for a diverse shopping experience, or roam to Preston Market and Northland Shopping Centre. For families - Reservoir Primary School, Holy Name Primary School and Reservoir High School are just some of the schooling options available. Enjoy blissful commutes with nearby buses, Reservoir and Regent Station along with close proximity to Plenty Valley Highway. Experience the quintessential Northside lifestyle that every Melbournian envies.

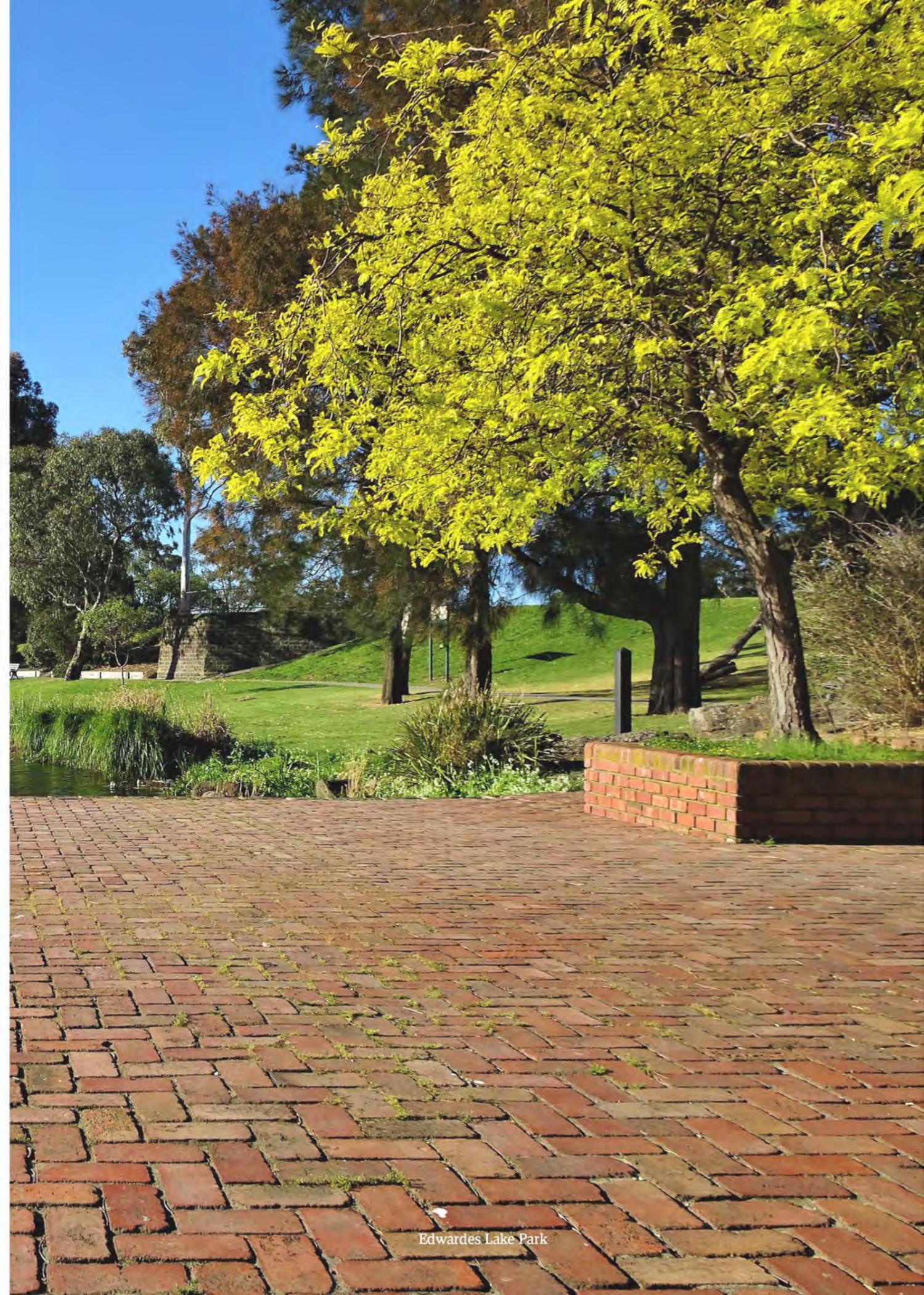




Look to the north

With a straight run of just 11 km north of Melbourne's Central Business District, discover a vibrant and diverse locale. With a breadth of retail, education, and green spaces to sample, Reservoir offers a wealth of potential for those looking for a no compromise place to call home in relative proximity to Melbourne's heart and beyond.

This radiant location provides habitants with a characterful bevy of shopping, dining and leisure options, accompanied by quality schools and excellent public transport.



NORTHLAND SHOPPING CENTRE 3.2KM*

PORT PHILIP BAY

PRESTON PRIMARY SCHOOL 0.7KM*

MELBOUREN CBD 10KM*

PRESTON STATION 2KM*



PRESTON MARKET 2KM*

PRESTON STATION 2KM*

STOREY ROAD PLAYGROUND 80M*

REGENT STATION 1KM*

Take root in radiant Reservoir

Public Transport

- Reservoir Railway Station 01
- Regent Railway Station 02
- Boldrewood Parade Tram Stop (86) 03
- Preston Station 04
- Albert St Bus Stop (566/522) 05

Education

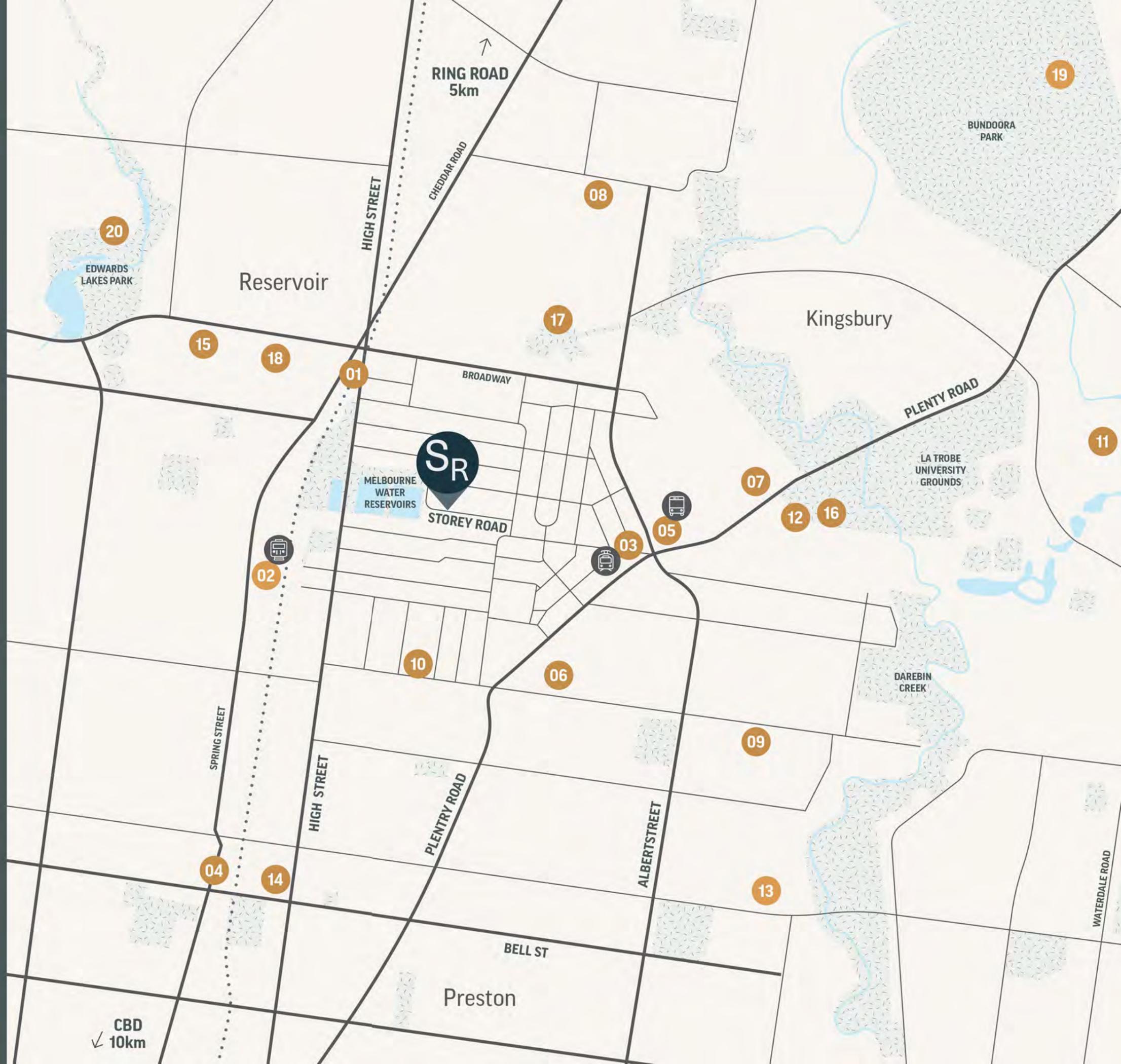
- Holy Name Primary School 06
- Reservoir High School 07
- St. Stephen's Catholic Primary School 08
- Preston North East Primary School 09
- Preston Primary School 10
- LaTrobe University 11

Shopping

- Summerhill Shopping Centre 12
- Northland Shopping Centre 13
- Preston Market 14
- Reservoir Village 15

Parks & Community Facilities

- CT Barling Reserve 16
- Reservoir Leisure Centre 17
- Reservoir Library 18
- Bundora Park Public Golf Course 19
- Edwardes Lake 20





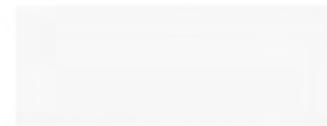
Materials



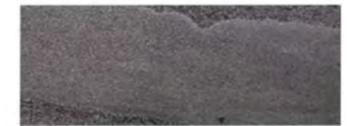
Kitchen Benchtops
Ambassador Crystal Stone



Bathroom & Laundry Benchtop
Ambassador Crystal Stone



Kitchen & Laundry Cabinetry
Laminate



Bathroom & Laundry Floor Tile
Designer Grey Lappatto



Flooring
Engineered Timber Floor



Carpet
Godfrey Hirst Shadow Grey



**Bathroom Wall Tile, Kitchen
Laundry Splashback**
White Gloss Rectified



Walls Throughout
Paint Finish



Tapware
Chrome Finish



Overhead & Bathroom
Premier Oak Laminex

Find aluminium framed windows and sliding doors throughout, tiled kitchens and bathrooms, Armani Cream engineered floorboards in living areas, and luxurious shadow grey carpet in the bedrooms. Modern tapware, Laminate Vanities, and premium Technika kitchen appliances marry longevity with style; every component to deliver the best possible living environment to call home.

Finishes Schedule

Carpentry & Caulking		
Skirting Throughout	67x19mm MDF	
Architraves Throughout	67x19mm MDF	
Doors Throughout	Flash Panel 2040mm	
Caulking Throughout	Colour matched to surface	
Electrical		
Switches & Sockets Throughout	Slim Line Throuhgout	
Lights Throughout Internal	White LED Downlights	
Lights External	Builders Range	
Floors		
Timber Ground Floors	Engineered Timber Floors Armani Cream	
Carpet Bedroom/Hallway/Staircase	Godfrey Hirst Shadow Grey	
Glazing		
Shower Screens	Semi Frameless 2100mm	
Robe Doors	Sliding Mirror	
Hardware		
Entry Door	Builders Range	
Internal Door	Builders Range	
Door Stop Throughout	Builders Range	
Joinery		
Kitchen Bottom Cabinetry	Designer White Laminate	
Kitchen Overheads	Premier Oak Laminate	
Laundry Cupboards/Doors	Designer White Laminate	
Vanity Bottom	Premier Oak Laminate	
Kitchen Equipment		
Stovetop	600mm Cooktop Technika	
Oven	600mm Electric Oven Technika	
Dishwasher	600mm Semi-Integrated Dishwasher Technika	
Rangehood	600mm Undermount Rangehood Technika	
Painting		
Walls/Ceilings	Dulux Lexicon Quarter	
Doors	Dulux Lexicon Quarter Semi-Gloss	
Skirting & Architraves	Dulux Lexicon Quarter Semi-Gloss	
Staircase & Handrail	Painted Clear Finish to Match Floor	
Plaster		
Walls Throughout		10mm Plaster
Ceilings Throughout		Square Set Finish 10mm Plaster
Sanitary		
Toilets		Builders Range Elite
Shower Head & Arm		Builders Range Elite
Round Shower Mixer		Builders Range Elite
Vanity Basins		Builders Range Elite
Basin Mixers		Builders Range Elite
Kitchen Sink Mixer		Builders Range Elite
Kitchen Sink Top Mount		Builders Range Elite
Laundry Sink		Builders Range Elite
Laundry Mixer Laundry		Builders Range Elite
Toilet Roll Holders Bathrooms		Builders Range Elite
Towel Rail Bathroom		Builders Range Elite
Staircase		
Handrail		65x35mm Pine
Balustrade		Plaster
Tread & Riser		Carpet
Stonework		
Kitchen Benchtop		20mm Stone Ambassador Crystal
Vanity Benchtop		20mm Stone Ambassador Crystal
Laundry Benchtop		20mm Stone Ambassador Crystal
Tiling		
Floors Bathrooms		600x600mm - Designer Grey Lappatto
Floors Laundry		600x600mm - Designer Grey Lappatto
Skirting Laundry & Powder		600x100mm - Designer Grey Lappatto
Walls		
Bathrooms		600x300mm - Gloss White Rectified
Laundry Splashback		300x100mm - Gloss White Rectified
Kitchen Splashback		300x100mm - Gloss White Rectified
Mechanical		
Heating and Cooling		Split system to living & bedrooms

Townhouse One

Ground Floor



Townhouse One

First Floor

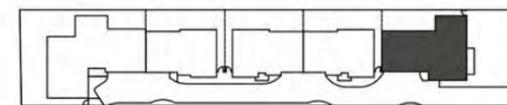


37Storey
Road

	Bedrooms	3
	Bathrooms	2.5
	Carspaces	2

Ground Floor	67m ²
First Floor	79m ²
Total Floor	146m²

Garage	40m ²
Porch/Pergola	14m ²
Garden Area	139m ²



SCALE IN METRES



Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary, furniture not included in package, landscaping shown is indicative only. Areas are approximate only. Measurements may vary depending on methodology. Areas have been calculated in accordance with the Property Council of Australia Method of measure for residential buildings.



Townhouse Two

Ground Floor



Townhouse Two

First Floor

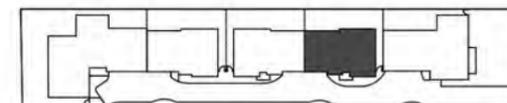


37Storey
Road

	Bedrooms	2
	Bathrooms	2.5
	Carspaces	1
	Study	1

Ground Floor	55m ²
First Floor	62m ²
Total Floor	117m²

Garage	24m ²
Porch/Pergola	10m ²
Garden Area	49m ²



SCALE IN METRES 0 1 2 3 4 5

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Townhouse Three

Ground Floor



Townhouse Three

First Floor

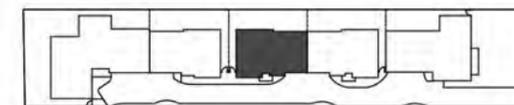


37Storey
Road

	Bedrooms	2
	Bathrooms	2.5
	Carspaces	1
	Study	1

Ground Floor	55m ²
First Floor	62m ²
Total Floor	117m²

Garage	24m ²
Porch/Pergola	10m ²
Garden Area	49m ²



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Townhouse Four

Ground Floor



Townhouse Four

First Floor

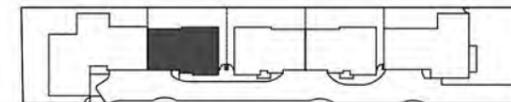


37Storey
Road

	Bedrooms	2
	Bathrooms	2.5
	Carspaces	1
	Study	1

Ground Floor	55m ²
First Floor	57m ²
Total Floor	112m²

Garage	24m ²
Porch/Pergola	9m ²
Garden Area	50m ²



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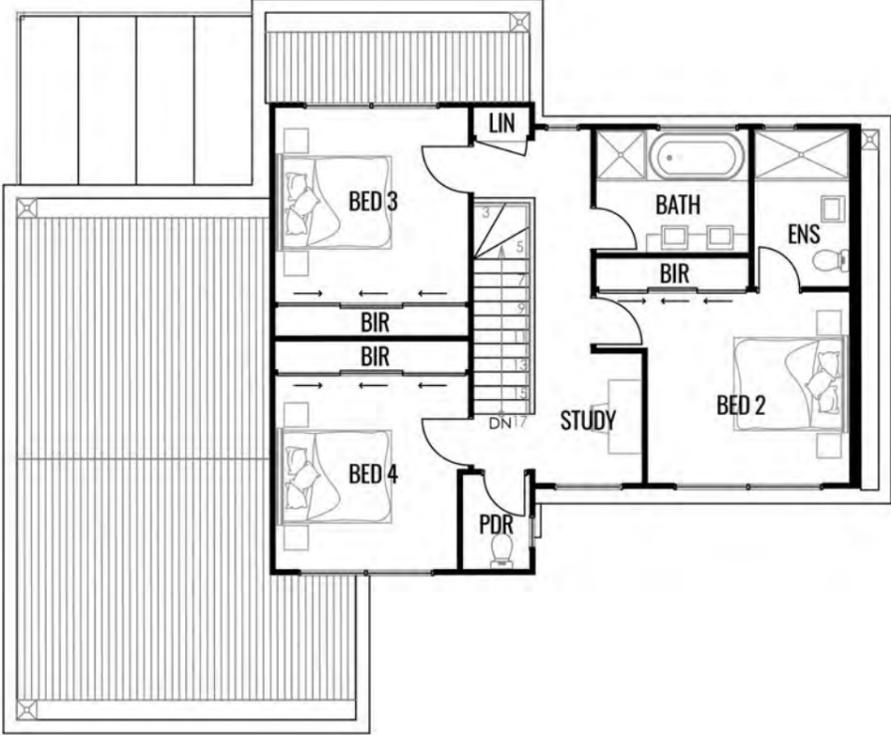
Townhouse Five

Ground Floor



Townhouse Five

First Floor

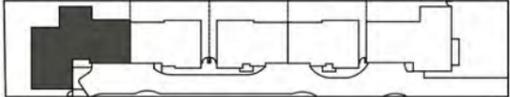


37Storey
Road

	Bedrooms	4
	Bathrooms	4
	Carspaces	2
	Study	1

Ground Floor	95m ²
First Floor	77m ²
Total Floor	172m²

Garage	43m ²
Porch/Pergola	16m ²
Garden Area	115m ²



SCALE IN METRES



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Edwardes Lake Park

Uniting functionality and contemporary design, each of the five townhouses at 37 Storey Rd offer a wealth of potential for new beginnings, for prosperity and for growth. These flexible, light filled dwellings are fit for all lifestyles, cemented further by a tranquil position in a vibrant locale.

Contact one of our sales representatives and explore both the opportunity and the potential within these delightful homes.



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Disclaimer

This outline specification is subject to change without notice. The developer reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specifically specified, or to modify the design due to unforeseen structural or design controls. The information given is for general information purposes only. It should not be relied on as a substitute for legal, financial, real estate or other expert advice and must not be relied on as a basis for any decision you make concerning any featured property. You must make your own inquiries to verify the information before acting on it; including material on property particulars sizes, layouts and dimensions. The information is subject to change at any time without notice and to the

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