



THE
PENINSULA
ESTATE

LOT 1 - 32 HIGHVIEW ROAD
FRANKSTON VIC 3199



Enjoy the relaxed beach lifestyle that
The Peninsula Estate has to offer. With Seaford
beach at your doorstep and the Mornington Peninsula
just around the corner where there is surfing,
wineries, eateries and national parks.
This is the ultimate beach living lifestyle.

LOCATION & AMENITIES

Only 40 minutes to Melbourne CBD, The Peninsula Estate features excellent access to local social, educational and leisure facilities, shopping centres and schools with a proposed childcare centre right just around the corner from home plus fantastic transport links. The Peninsula Estate is in short proximity to:

- Bayside Shopping Centre, Caltex, Foodworks, IGA, Pines Forest Mixed Retail, Frankston CBD
- 10 Primary Schools
- 5 Secondary Schools
- 2 Tertiary Institutions including Monash University
- Close proximity to Frankston Fwy (Eastlink), Peninsula Link/Mornington Fwy
- Close proximity to Kananook Railway station
- 2 Bus routes (833 & 832)
- Mornington Peninsula



TRANSPORT

The Peninsula Estate is ideally located with transport being easily accessible by car, train or bus.

By Car

Kananook Train Station, Frankston Fwy (Eastlink), Peninsula Link/Mornington Fwy

By Train

Kananook Station is a 5 minute drive from home, with plenty of parking

By Bus

2 bus routes service the area (833 and 832)



MEDICAL

Belvedere Park Medical Centre

266 Seaford Road, Seaford
(03) 9786 4866

Botany Park Medical

28 Lyrebird Dr.,
Carrum Downs
(03) 9786 8844

Frankston Hospital

2 Hastings Rd, Frankston
(03) 9784 7777
peninsulahealth.org.au

YOUR LOCAL SHOPPING

Bayside Shopping Centre

28 Beach St, Frankston
(03) 9771 1700
www.baysideshopping.com.au

Karingal Hub

330 Cranbourne Road, Frankston
(03) 9789 1192
karingalhub.com.au

Foodworks

10/51 Excelsior Drive, Frankston Nth
(03) 9786 4444
foodworks.com.au

IGA

10/57A Excelsior Drive, Frankston Nth
(03) 9786 4640
iga.com.au

Coles

Ashleigh Ave, Karingal
(03) 8790 8444
coles.com.au

Pines Forest Mixed Retail

Mahogany Avenue, Frankston Nth



PARKS & OUTDOORS

Armata Park

85 Armata Crescent,
Frankston North

Belvedere Park

Ti-Tree Crescent,
Seaford

Manna Reserve

13 Manna Court,
Frankston North

Pat Rollo Reserve

Silver Avenue,
Frankston North

Peninsula Reserve

Frank Street, Frankston

Seaford Beach

Station Street, Seaford

Frankston Beach

Pier Promenade,
Frankston





RECREATION

Frankston has a number of skateboarding, rollerblading, BMX and scooter facilities across the municipality. Frankston Skate Park was opened in 2006 and is regarded as one of the best skate parks in Australia.

The site, at the back of Samuel Sherlock Reserve in Cranbourne Road, was the largest skate park ever built in Australia, measuring 97 metres long and 35 metres wide. It features a street plaza-style course along with a combo bowl and kidney bowl, making it the envy of every skater in Australia.

The YMCA manages Frankston Skate Park, for more information visit SkatePark's website or contact them on 9769 6579 or email frankstonskatepark@ymca.org.au.

RECREATION

The St Kilda Football Club has established its new elite training and administration facility in Frankston City.

State of the art facilities for the club include training and medical amenities, locker/change rooms, dedicated football administration offices and treatment rooms, gymnasium and lecture theatre.

Linen House Centre
Belvedere Park Reserve, East Road,
Seaford

The municipality of Frankston has some great recreational activities for the whole family. Some of these are listed below but certainly not limited to:

Roller Derby, Lawn Bowls, Golf, Indoor Rock Climbing, Baseball, Canoeing, Athletics, Life Saving, Hockey, Soccer, Netball and Tennis

Head to frankston.vic.gov.au to find out more



SCHOOLS

EARLY LEARNING

Proposed Early Learning Centre

Green Cottage Child Care & Kindergarten

302 Frankston-Dandenong Road
(03) 9776 4999

Candlebark Child Care Centre

2A Candlebark Crescent, Frankston North
(03) 9786 1894

PRIMARY SCHOOL

Aldercourt Primary School

Silver Avenue, Frankston North
(03) 9786 4488
aldercourtps.vic.edu.au

Mahogay Rise Primary School

14 Forster Avenue, Frankston North
(03) 9786 3211
mahogayrisepps.vic.edu.au

Belvedere Park Primary School

30 Belvedere Road, Seaford
(03) 9786 3205
belvedereparkps.vic.edu.au

Kananook Primary School

Wells Road, Seaford
(03) 9786 6066
kps.vic.edu.au



SECONDARY SCHOOL

Monterey Secondary College

Silvertop Street, Frankston North
(03) 9781 7700
monterey.vic.edu.au

McClelland College

31 Belar Avenue, Frankston
(03) 9789 4544
mcclellandcollege.vic.edu.au

Frankston High School

97 Foot Street, Frankston
(03) 9783 7955
fhs.vic.edu.au

Toorak College (ELC - Year 12)

Old Mornington Road, Mount Eliza
(03) 9788 7200
toorakcollege.vic.edu.au

HIGHER EDUCATION

Chisholm Institute

Fletcher Road, Frankston
chisholm.edu.au
1300 244 746

Monash University

McMahons Road, Frankston VIC 3199
(03) 9902 6011
monash.edu.au

MARKETS

Frankston Sunday Market

A great variety of stallholders in a safe family environment including: fresh produce, crafts, bric-a-brac, flowers, plants and trees. Savour fresh healthy foods and tasty fish 'n' chips, burgers, Dutch pancakes and hot jam donuts. Enjoy great coffee at our outdoor café and sit down meal areas, relax, pick up a bargain and enjoy a great outdoor market atmosphere.

Operates each Sunday morning from 8:00am to 1:00pm

Young Street Carpark, Frankston
frankstonsundaymarket.com.au

Seaford Farmers Market

Held in the Reserve adjacent to the Seaford Community Centre in Station Street. Organised by the Rotary Club of Frankston the market offers a diverse and seasonal range of fresh Victorian produce, including value added products from the original producers.

Operates on the third Sunday of each month from 8:00am to 1:00pm.
0419 870 698



Seaford Handmade Homemade Market

The Market has art, craft, vintage clothing, collectables, children's clothing, jewellery, homewares, local clothing designers, face painting, flea stalls, antiques, soaps and books.

Third Sunday of the month from 9:00am to 2:00pm
Seaford Scout Hall

Wells Street Farmers Market

The Wells Street Farmers Market in the city centre offers an array of fresh food showcasing great varieties of fruit, vegetables, meats, cakes, pastries and breads.

Thursday from 8:00am to 2:00pm
Wells Street, between Park Lane and Thompson Street
1300 322 322

EATERIES

The Boathouse Restaurant

The iconic Boathouse Restaurant is acclaimed as Frankston's premiere dining destination. With an unpretentious menu based on fresh local produce, this eclectic restaurant boasts a lush, creek-side location which is popular among locals and holiday makers alike. Whether it's a romantic dinner, family get together or special event The Boathouse is perfect for any occasion.

366 Nepean Highway, Frankston
(03) 9770 5330
theboathouserestaurant.com.au

Waves on the Beach

Waves is a casual dining restaurant nestled in an idyllic position boasting spectacular panoramic views over Port Phillip Bay and delivering contemporary international cuisine, with an eclectic array of mouth-watering meals. A modern and relaxed coastal feel with comfortable furniture and expansive windows that showcase the breathtaking bay views. The alfresco balcony is open when the weather permits to allow the sea breeze to flow through.

Open every day for lunch and dinner.
2/1N Long Island Drive, Frankston
(03) 9770 0000
wavesonthebeach.com.au



Seagulls Greek Taverna

Seagulls Greek Taverna located in Frankston offers fresh, traditional Greek food including Seafood, Charcoaled Meats including Steak, Tapas and a wide variety of Gluten Free options plus amazing Cocktails.

491 Nepean Highway, Frankston
(03) 9783 7555
seagullsgreektaverna.com.au

Kasturi

With Indian cuisine so diverse from region to region; we offer a large menu selection which explores an array of Indian aromas and flavours from the various regions of India. We also boast a well stocked bar and a selection of wines to match every delicious dish.

Shop 5, 20A Beach Street, Frankston
(03) 9770 5505
kasturi.com.au

Ginseng

When you're looking for great tasting Asian food in Frankston, Ginseng Modern Asian Cuisine is an exceptional choice. Whether you are hungry for seafood, soup or one of the delicious rice dishes, Ginseng Modern Asian Cuisine has something to please your appetite.

430 Nepean Highway, Frankston
(03) 9783 1313
ginsengmodernasiancuisine.com.au

MAJOR PROJECTS IN FRANKSTON

Baxter Park

Council has recently started the \$1.4 million upgrades for the cricket and football pavilions at Frankston South's Baxter Park. Works are expected to be complete by mid 2015.

Frankston Yacht Club Redevelopment

Council works started in November to redevelop this iconic Frankston Waterfront site which housed the Frankston Yacht Club.

The new facility will be a great asset to residents and visitors as it features: café, public toilets, community space, restaurant, function room, safety look out and Yacht Club facilities.

Landscaping, roadway and car parking will also be enhanced with the number of on-site car parks growing by 60 per cent.

The Australian Government has contributed \$1.25 million towards this project from the Community Development Grants Program. Council has allocated \$6 million during the 2014-2015 financial year.

The Frankston Yacht Club has moved to a temporary location near the Frankston Life Saving Club.



New Frankston Park Function Centre

Construction of the Frankston Park Function Centre, a two-storey facility with picturesque views of Port Phillip Bay has started.

Funded by the State Government (\$1.5 million), Frankston City Council (\$1.14 million), AFL Victoria (\$250,000), AFL (\$250,000) and Federal Government (\$200,000), along with significant in-kind support from the Dolphins, the centre will seat up to 370 people downstairs and 220 people upstairs.

The function centre will be Council-owned and managed by the Frankston Dolphins as part of their Frankston Park lease agreement

Transit Interchange

In January 2015 Premier Daniel Andrews announced a taskforce to lead the Victorian Government's \$50 million investment in the Frankston Station precinct.

The Premier also announced the Victorian Government would be honouring the \$13 million in funding previously allocated to Young Street improvements.

The Mayor Cr Sandra Mayer, is Council's representative on the Taskforce and will be reinforcing the community message that residents want 'action on the ground' on this long-awaited project.

The Government has committed to develop a fast-tracked master plan and the Taskforce has a deadline of the end of August 2015 to recommend priorities. The master plan will include planning for:

- Transport hub
- Multi-level parking
- Retail and café strip
- Commercial hub
- Proposed TAFE redevelopment
- Permanent Victoria Police presence

A community Working Group, including representatives from Council, businesses, service providers, community members and commuters, will have input into the Taskforce.



East West Wells, Thompson and Keys Streets Improvement Project

The East West Wells, Thompson & Keys Streets Improvement Project will incorporate works in:

- Wells Steet
- Keys Street
- Thompson Street

Construction is due to commence late April and continue until September 2015.

The Upgrade will include improvements to:

- Footpaths
- Street furniture
- Public lighting
- On-street car parking
- 11 new avenue street trees
- Gardens and planters
- Overall pedestrian safety
- Repair works to sections of central Wells Street

Project partners:

- Frankston City Council contribution \$1.7 million
- Department of Transport, Planning and Local Infrastructure contribution \$1.7 million



MORNINGTON PENINSULA

Take some time out to discover the rest of the Mornington Peninsula. The region is famous for its wineries, food, galleries, attractions, golf courses, hot springs and national parks.

Peninsula Hot Springs

Enjoy over 20 bathing experiences in our family-friendly and social Bath House. Experiences include a Turkish steam bath (Hamam), reflexology walk, cave pool and hilltop pool with 360 degree views. Indulge in a treatment at our Spa Dreaming Centre. Two Cafés (breakfast, lunch, dinner).

Springs Lane, Fingal (Rye)

03 5950 8777

peninsulahotsprings.com

Open daily from 7.30am-10pm

Cape Schanck Lighthouse & Museum Tour

Guided Tour up into the lighthouse and out onto the balcony plus museum entry.

Note: in bad weather or midweek the lighthouse area will be closed 24 hour notice needed for lighthouse entry bookings phone 1300885259

Have your lunch on one of the picnic tables or in the old stables where there is a BBQ.

Ashcombe Maze & Lavender Gardens

Ashcombe Maze & Lavender Gardens is home to Australia's oldest & most famous traditional hedge maze set among 25 acres of world acclaimed gardens. The 3 metre high Cypress hedges have been sculpted into a shapely challenge that will delight and inspire.

15 Shoreham Rd Shoreham

Bushrangers Bay Nature Walk

The walk begins near the Cape Schanck car park and follows Bushrangers Bay to Main Creek. At a leisurely pace the 3 km walk takes about an hour each way. The walk can be extended by following the Main Creek track to the Rosebud Flinders Road.

Cape Schanck Golf Resort

RACV Cape Schanck Resort's magnificent 18-hole, par 70 championship golf course is consistently rated among Australia's best 100 courses. Designed by renowned course architect, Robert Trent-Jones Jnr, the course has huge greens with large open bunkers, tree-lined fairways and spectacular ocean views on eleven holes. You do not have to be a member to book a round of golf. This eighteen hole Golf course is a real challenge with spectacular views over looking Bass Strait.



WINERIES

Foxy's Hangout Wine Company

795 White Hill Road,
Red Hill
(03) 5989 2022
foxeys-hangout.com.au

Port Phillip Estate

263 Red Hill Road,
Red Hill South
(03) 5989 2708
portphillipestate.com.au

Red Hill Caterers Cafe & Store

5 Mornington-Flinders Rd,
Red Hill
(03) 5931 0122

Morning Sun Vineyard

337 Main Creek Rd,
Main Ridge
(03) 5989 6571
morningsunvineyard.com.au

Mantons Creek Vineyard & Frederick Restaurant

240 Tucks Road,
Main Ridge
(03) 5989 6264
mantonscreekvineyard.com.au

Horseback Winery Tour

356 Shands Road, Main Ridge
(03) 5989 6119
horsebackwinerytours.com.au

FOOD

Flinders Sourdough

58 Cook Street, Flinders
0459 160 023
facebook.com/FlindersSourdough

Terminus at The Flinders Hotel

Corner Cook and Wood Streets, Flinders
(03) 5989 0201
flindershotel.com.au

Polperro

150 Red Hill Road, Red Hill
(03) 5989 2471
polperrowines.com.au

The Alley Espresso

167 Point Nepean Road, Dromana
(03) 5981 4624
thealleyespresso.com

Dee's Kitchen

19 Pier Street, Dromana
(03) 9581 4666
deeskitchen.com.au



A SNAPSHOT OF MELBOURNE

MELBOURNE HAS BEEN VOTED THE WORLD'S
MOST LIVEABLE CITY FOR THE FOURTH YEAR IN A ROW.

Melbourne Received an overall score of 97.5 out of 100,
scoring a perfect rating for healthcare, education & infrastructure.

PROPERTY FEATURES AS RANKED BY BUYERS

- 01 Price
- 02 Location
- 03 Rise In Value Potential
- 04 Property Type
- 05 Good Floor Plan
- 06 Garage/Car Spaces
- 07 Proximity To Amenities
- 08 Second Toilet

MELBOURNE SUBURB FEATURES AS RANKED BY BUYERS

Melburnians have a preference for
commuting via public transport.

- 01 Neighbourhood Safety
- 02 Public Transport Access
- 03 Shops
- 04 Traffic
- 05 Parks & Communal Spaces
- 06 Distance From Work
- 07 Cafes & Restaurants
- 08 Number Of Neighbours
- 09 Close To Friends/Family

MELBOURNE'S POPULATION GROWTH IS
ON TRACK TO SURPASS SYDNEY AND WILL
BECOME AUSTRALIA'S LARGEST CITY

4.35 MILLION

MELBOURNE'S POPULATION 2014

7.8 MILLION

MELBOURNE'S POPULATION 2051

PROPERTY TYPE

BUYING A HOUSE/TOWNHOUSE/UNIT IS
THE NUMBER ONE PREFERENCE FOR ALL
BUYER TYPES (82.3%).

APARTMENT RURAL/FARM/ACREAGE

8.9% 8.8%

HOUSE/TOWNHOUSE/UNIT

82.3%

FRANKSTON HIGHLIGHTS

AGE GROUP



OCCUPATION

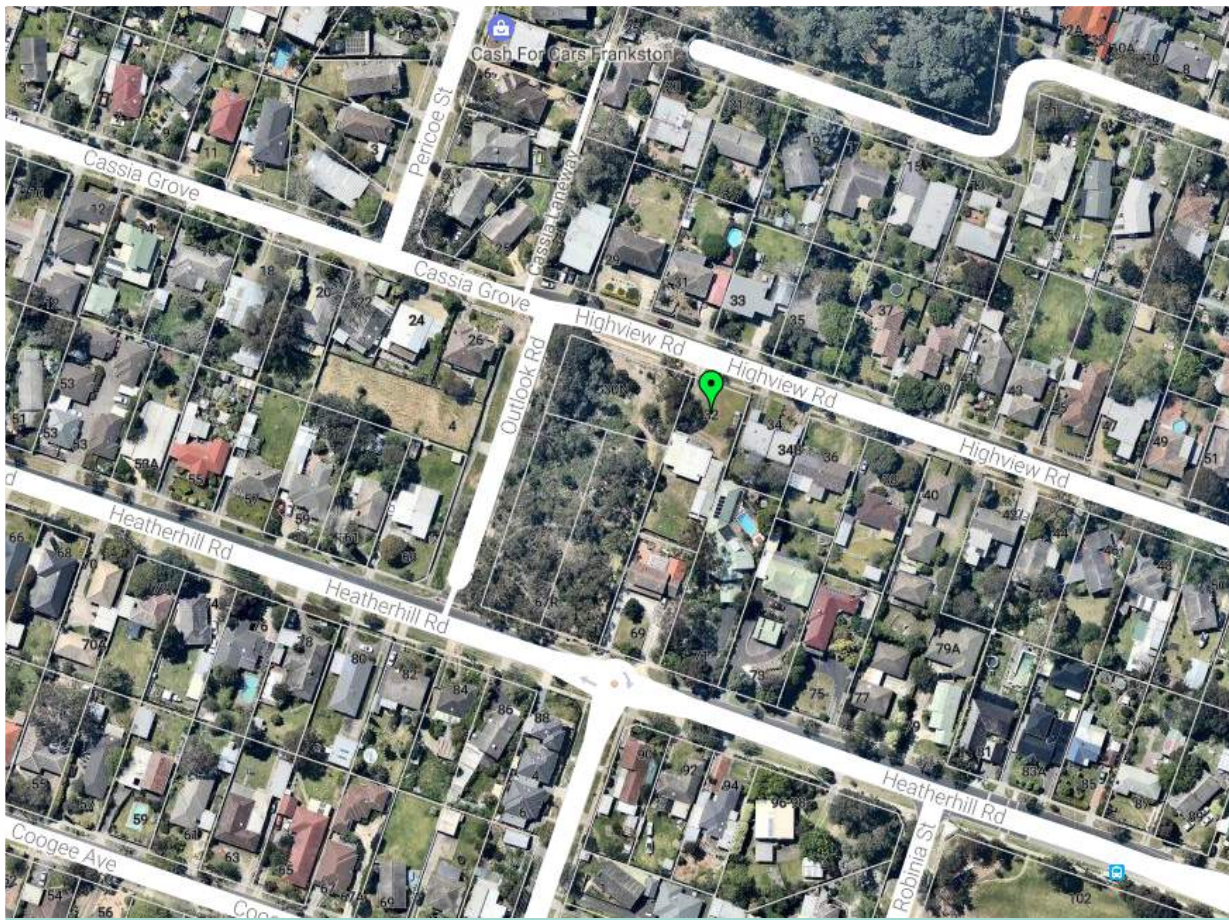


TENURE TYPE



APPROXIMATELY
136,028 PEOPLE
RESIDING WITHIN THE
FRANKSTON MUNICIPALITY
PROJECTED POPULATION OF
145,417 AT 2025





THE PENINSULA ESTATE

Shopping

Bayside Shopping Centre, Caltex, Foodworks, IGA, Pines Forest Mixed Retail, Frankston CBD

Parks & Outdoors

Armata Park, Belvedere Park, Manna Reserve, Pat Rollo Reserve, Peninsula Reserve, Seaford Beach, Frankston Beach

Medical

Botany Park Medical, Frankston Hospital

Schools

Early Learning Centre, Belvedere Park Primary School, Kananook Primary School, Monterey Secondary College, Chisholm Institute, Monash University

Transport

Kananook Train Station, Frankston Fwy, (Eastlink), Peninsula Link/ Mornington Fwy



Artist Impression



GROUND FLOOR

LOT 1

HIGHVIEW ROAD



FIRST FLOOR



GROUND FLOOR

LOT 2



FIRST FLOOR



GROUND FLOOR

LOT 3



FIRST FLOOR



GROUND FLOOR

LOT 4



FIRST FLOOR

SPECIFICATIONS & INCLUSIONS

PRELIMINARY WORKS

- Site Survey, soil test and site inspections as and when required
- Building permit application and fees applicable
- Drafting of plans
- Temporary fencing and scaffolding during construction as required
- Home Owners Warranty Insurance
- Three month Maintenance Guarantee

GENERAL SITE WORKS

- Earthworks including leveling of construction platform over build area and excavation of rocks where required
- Stormwater and sewer drainage requirements covered to legal point of discharge and the sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground telephone conduit, gas and water supply including metering [does not include electricity and telephone consumer account opening fees]

FOUNDATIONS

- Concrete slab built to engineers design on building allotment with a maximum setback of 6m to the house
- Termguard termite spray system where required by relevant authority

EXTERNAL FEATURES

- Natural Clay bricks from builder's range
- Natural colour mortar joints
- Front Elevations are as per Working Drawings. Rendering applied to selected areas as per plan
- As per 6 star requirements, aluminium windows throughout with standard glazing
- All opening windows fitted with aluminium flyscreens and window locks(keyed alike)
- Cement sheet infill's above side and rear elevation windows and doors
- Feature front door entry with glass panel/s
- Front Door entrance lockset and deadbolt
- External Hinged Door(s) entrance lockset
- Door seal and weather seals to all external hinged doors

INSULATION

- Insulation to ceiling as per 6 star energy rating report
- Insulation including sisalation to external brick walls to meet 6 star energy requirements

ELECTRICAL

- Internal Light Points to consist of 15x Downlight fittings or similar throughout, Oyster Lights in bedrooms
- Supply and install light globes to all light fittings in the home
- Double Power Points throughout dwelling excluding dishwasher and fridge space areas
- White wall mounted switch plates
- Two TV points
- TV Antennae: Each residence shall include the installation and pre-wired to 2 points
- Two Telephone Points: One pre-wired telephone point to the kitchen and one point to the master bedroom including draw wire and connection to underground pit.
- Hardwired Smoke Detector(S) with battery back up
- RCD Safety Switches [earth leakage detectors] and circuit breakers to meter box

ROOFING

- Concrete roof tiles with colour selection from builders range
- Colorbond® fascia and guttering
- Colorbond® downpipes

SECURITY

- Aluminium fly screen door to external front door
- Door Bell

FRAMING

- Pine wall pine roof frame throughout and engineered trusses

HOT WATER SYSTEM

- 175L Solar hot water with gas booster with all necessary electrical and plumbing connections [positioned at builders discretion] unless Recycled [grey] water connection is available or rain water tank is required in which case a 135L Gas Hot water System installed [positioned at builders discretion]

HEATING AND COOLING

- Gas ducted heating installed with ceiling outlets
- Split System cooling to all bedrooms and living area
- All heating and cooling will be installed in accordance with a construction roofing restrictions assessment. Heating and Cooling systems are assessed and installed at builders discretion based on applicable spacing requirement.

GARAGE - CAR ACCOMODATION

- Double or Single Lock up garage [as per plan]
- Plaster ceiling
- Structural Concrete Floor
- Remote control Colorbond® Roller Door with two [2] handsets including single power point to garage ceiling
- External Walls: Brick as per plan
- Pedestrian Door [Product Specific]:
- Timber, gloss enamel paint finish to Door Frame
- Weatherproof flush panel Door, low sheen acrylic paint finish and entrance lockset

LANDSCAPING AND FENCING

- 1800mm high timber fencing [1/2 share] to boundaries including wing fence
- Front Landscaping inclusions:
- Small shrub style plants
- Chip bark or mulch on garden beds
- Concrete driveway, porch and path to front door
- Letterbox installed
- 1 external tap to front water meter
- Rear Landscaping inclusions:
- Concrete paving accessible from living area 9m2
- Crushed rock/Pebble toppings to blind side of house
- Clothes line
- 1 external tap

INTERNAL FEATURES

- Room Doors: Flush Panel, 2040mm high hinged doors with chrome hinges
- Internal level door furniture in satin chrome finish
- Mouldings:
- 67 x 18mm MDF skirting
- 67 x 18mm architraves
- Vertical blinds to wet area windows
- Holland Blinds to remaining windows
- Verticals to sliding doors
- Air cushioned door stops to hinged doors [where applicable]

PLASTER

- 10mm plasterboard to ceiling and wall
- Villaboard to bathroom and ensuite
- 75mm cove cornice to all areas [except garage]
- 90mm cove cornice to garage

PAINT - 2 COAT APPLICATION

- Gloss enamel to internal doors, jambs and mouldings
- Flat acrylic paint applied to ceilings
- Washable low sheen acrylic to internal walls
- Gloss to front entry door
- Colours as per Exterior and Interior Colour Schedules

STORAGE

- Shelving:
- Walk-in Robe: One easy clean shelf with hanging rail
- Robes: One easy clean shelf with hanging rail
- Pantry/Linen cupboards: Four easy clean shelves
- Handles: Internal knob in satin chrome finish

KITCHEN

- Bosch Stainless steel 600mm fan forced electric oven
- Bosch Stainless steel 600mm gas cook top
- Bosch Rangehood Stainless steel 600mm wide
- Bosch Stainless steel dishwasher including single power point and capped cold water point
- Stainless steel 1 3/4 bowl sink
- Chrome finish Flickmaster Tapware
- Laminate door and drawers from builders range
- Stone kitchen bench top from builders range
- Melamine interior shelving
- Chrome handles from builders range

FLOORING

- Engineering Wood Flooring to selected areas as per plan
- Carpet with underlay to areas not tiled or floored. Selections from Builders Range

CERAMIC TILING

- Splash back Wall tile to kitchen, bathroom, ensuite, and laundry from Builders Range
- Floor tiles to ensuite, bathroom, laundry, WC, where shown on plans.
- Selections from Builders range 100mm high skirting tiles to bathroom, ensuite, WC and laundry

LAUNDRY

- 45 litre white laundry trough with cabinet and bypass
- Gallery project chrome tap ware
- Chrome washing machine stops

BATHROOM AND ENSUITE

- Vitreous white china vanity basins
- Polished edge mirrors
- White acrylic Bath in tiled podium
- 900mm x 900mm white acrylic Shower Bases
- 400mm x 600mm Shower Niches in Showers
- Semi-framed Shower Screens with aluminium frame and clear glazed pivot door
- Vitreous white china Toilet Suite
- Chrome Tap ware
- Towel rails and toilet roll holders in chrome finish securely fitted to wall
- Exhaust fans to bathroom and ensuite
- Laminate doors and drawers from builders range
- Stone bench top from builders range
- Melamine interior shelving
- Chrome handles from builders range
- Counter Top Basins with Mixers



Artist Impression



Artist Impression



KONRAD BOBILAK

M: 0499 555 899 E: Konrad@investorsprime.com.au

www.investorsprime.com.au