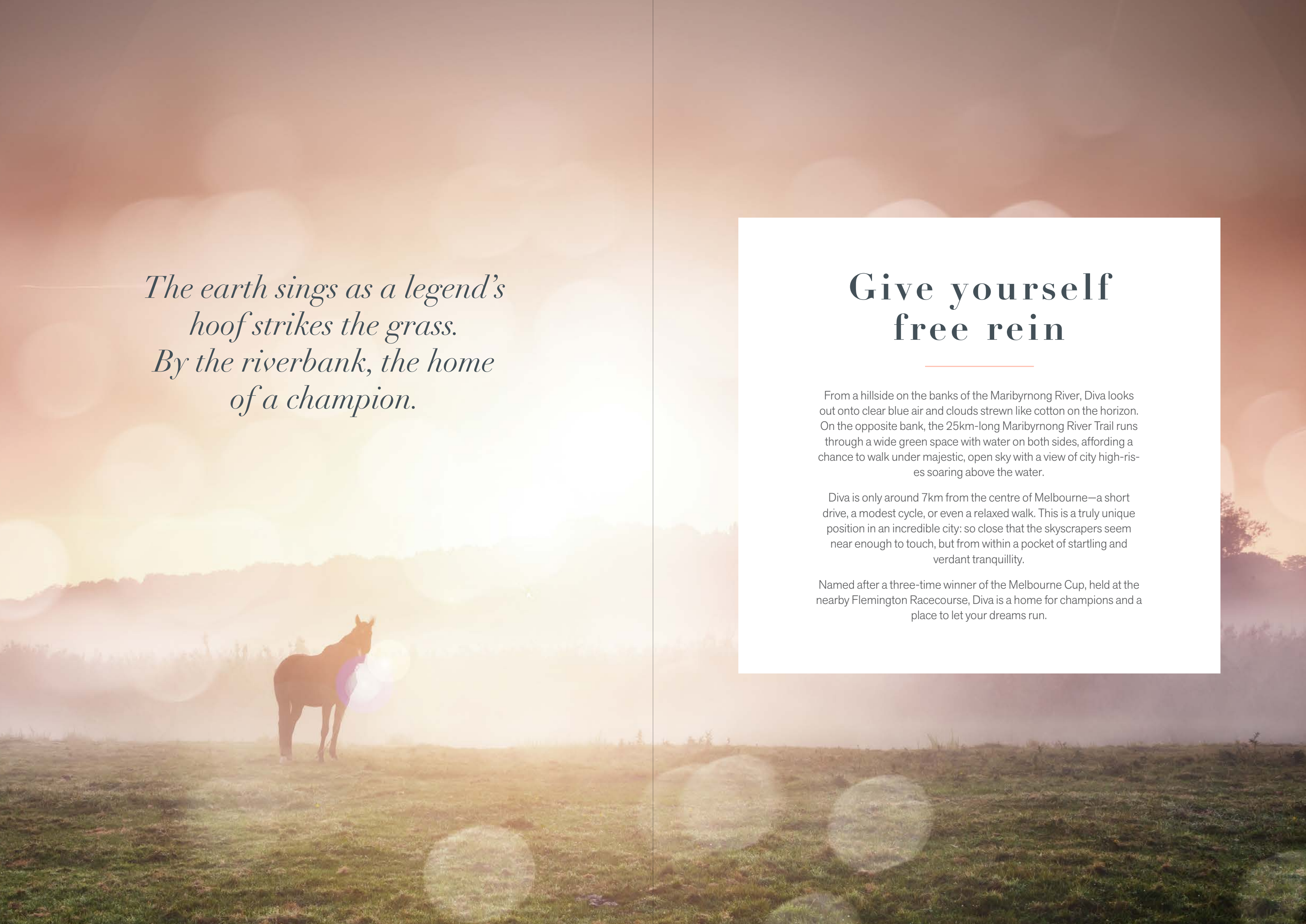


# DIVA

ASCOT VALE



14-16 FISHER PARADE, ASCOT VALE



*The earth sings as a legend's  
hoof strikes the grass.  
By the riverbank, the home  
of a champion.*

## Give yourself free rein

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From a hillside on the banks of the Maribyrnong River, Diva looks out onto clear blue air and clouds strewn like cotton on the horizon. On the opposite bank, the 25km-long Maribyrnong River Trail runs through a wide green space with water on both sides, affording a chance to walk under majestic, open sky with a view of city high-rises soaring above the water.

Diva is only around 7km from the centre of Melbourne—a short drive, a modest cycle, or even a relaxed walk. This is a truly unique position in an incredible city: so close that the skyscrapers seem near enough to touch, but from within a pocket of startling and verdant tranquillity.

Named after a three-time winner of the Melbourne Cup, held at the nearby Flemington Racecourse, Diva is a home for champions and a place to let your dreams run.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

*A stable of classic and  
inviting contemporary homes*



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



*Relaxed,  
spacious design  
lets you spread  
out and enjoy life*

ARTIST'S IMPRESSION





ARTIST'S IMPRESSION

*Not only your prize, but the  
retreat where you'll plan your  
next victory*



MELBOURNE  
AIRPORT

ESSENDON  
AIRPORT

HIGHPOINT  
SHOPPING CENTRE

RIVERSIDE GOLF &  
TENNIS CENTRE

MARIBYRNONG  
PARK

MOONEE PONDS  
CENTRE

FLEMINGTON  
CRICKET CLUB

ASCOT VALE  
LEISURE CENTRE

VICTORY  
PARK

ASCOT VALE WEST  
PRIMARY SCHOOL

MELBOURNE  
SHOWGROUND

THORNBURY  
PARK

FLEMINGTON  
RACECOURSE STATION

FLEMINGTON  
RACECOURSE TRAIN

MARIBYRNONG  
RIVER

DIVA

MELBOURNE CBD  
7.6KM

PORT PHILLIP  
BAY

FLEMINGTON  
RACECOURSE

MARIBYRNONG  
RIVER

● — DIVA





HIGHPOINT SHOPPING CENTRE



RIVERSIDE GOLF COURSE



NEWMARKET STATION



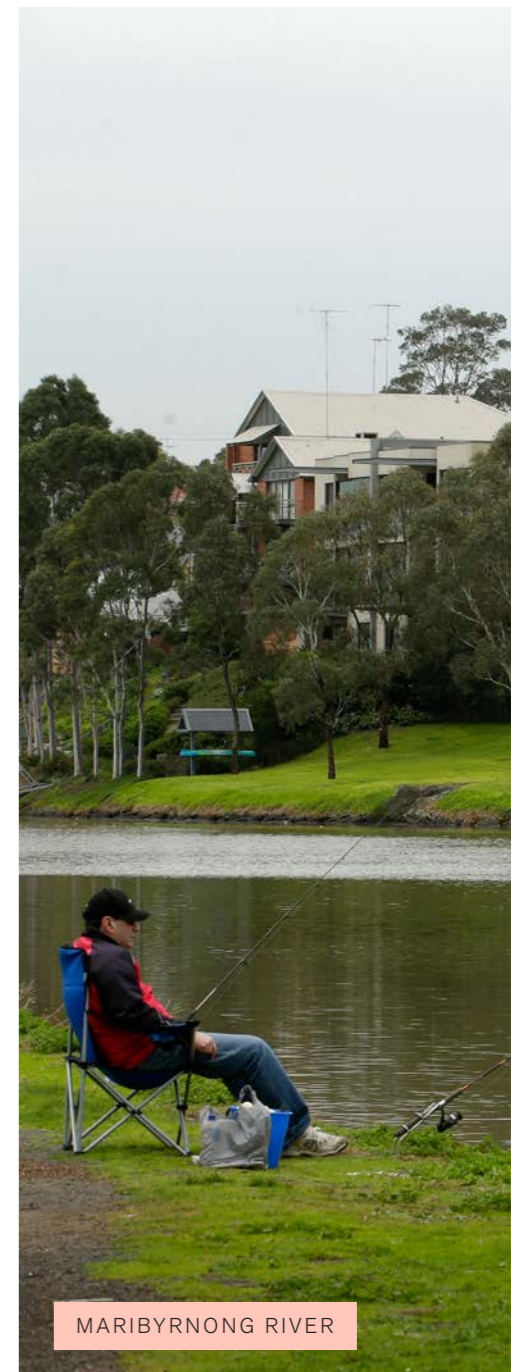
PEPPER CAFE



RIVER TRAIL



VICTORIA UNIVERSITY



MARIBYRNONG RIVER

# A bend in the river

Diva sits at a remarkable midpoint between diverse areas that capture the full Melbourne experience. Travel in one direction from this urban oasis and you'll reach vibrant, multicultural Footscray, almost a city unto itself and home to a thriving fresh food market and cuisines from around the world. In the other direction, you'll find the historic streets and hip cafes of Flemington and Kensington, which connect you to the CBD by train and tram.

Head upstream for golf and tennis, or downstream for enlightenment: a campus of Victoria University lies across the river. In October and November, racegoers will be in prime position for the Spring Racing Carnival, one of the most glamorous public events in the Melbourne calendar. And every day, you'll be in the best place to savour life and all it has to offer.

# Designed for greatness

Each of the two-bedroom townhouse units at Diva lets you taste the open space at your doorstep from within the comfort of your home, providing external spaces that are remarkably generous for dwellings of this type and so close to the city.

One single-storey configuration lets you rise to a view of your own private garden from ground-floor bedrooms, while the two-storey plans create additional privacy by separating living and sleeping areas. All four units feature premium, contemporary fittings and finishes, and a garage securing your mobility to explore the amazing metropolis around you.

## Materials & finishes

Item	Location	Description
Benchtop	Kitchen	20mm Caesarstone (builders' range)
Cooktop	Kitchen	Technika 600mm (gas) or similar
Oven	Kitchen	Technika 600mm under-bench or similar
Dishwasher	Kitchen	Technika 600mm or similar
Rangehood	Kitchen	Technika 600mm slide-out or similar
Tap/mixer	Kitchen	Chrome flip mixer (builders' range)
Sink	Kitchen	Stainless steel (builders' range)
Splashback	Kitchen	Featured tiles (builders' range)
Drawer	Kitchen	Easy-clean cutlery tray fitted to drawer
		Builders' range complying with Australian standard
		Builders' range complying with Australian standard
Wall tiles	Bath, ensuite, laundry	
Toilet suite	Bath, ensuite	White toilet suite
Tapware	Bath, ensuite	Chrome tapware (builders' range)
Basin	Bath, ensuite	White poly-marble (builders' range)
Shower bases	Bath, ensuite	White poly-marble (builders' range)
Shower rail	Bath, ensuite	Chrome finish (builders' range)
		Semi-frameless with pivot door and clear laminate glass
Shower screen	Bath, ensuite	
		Quality carpets with underlay (builders' range)
Carpet	Bedrooms, staircase, robe	
		Floor tiles or timber floorboards (builders' range)
Timber flooring	Entry, kitchen, meals, living and hallways	
Mixer tap	Laundry	Chrome tapware (builders' range)
Heating	Bedrooms	Wall-mounted heaters
Cooling	Living	Reverse-cycle split system

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# Pick a winner

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14–16 Fisher Parade hosts a select handful of homes in a truly exceptional location. With extensive access to parkland and the riverside and close proximity not just to the city, but to a range of inner suburbs with vibrant and distinctive street life, few places can offer as rich an experience.

The natural advantages that Diva enjoys, and the lifestyle it affords, will only grow more valuable over time. To secure your place in this future, please contact one of our sales agents today.



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