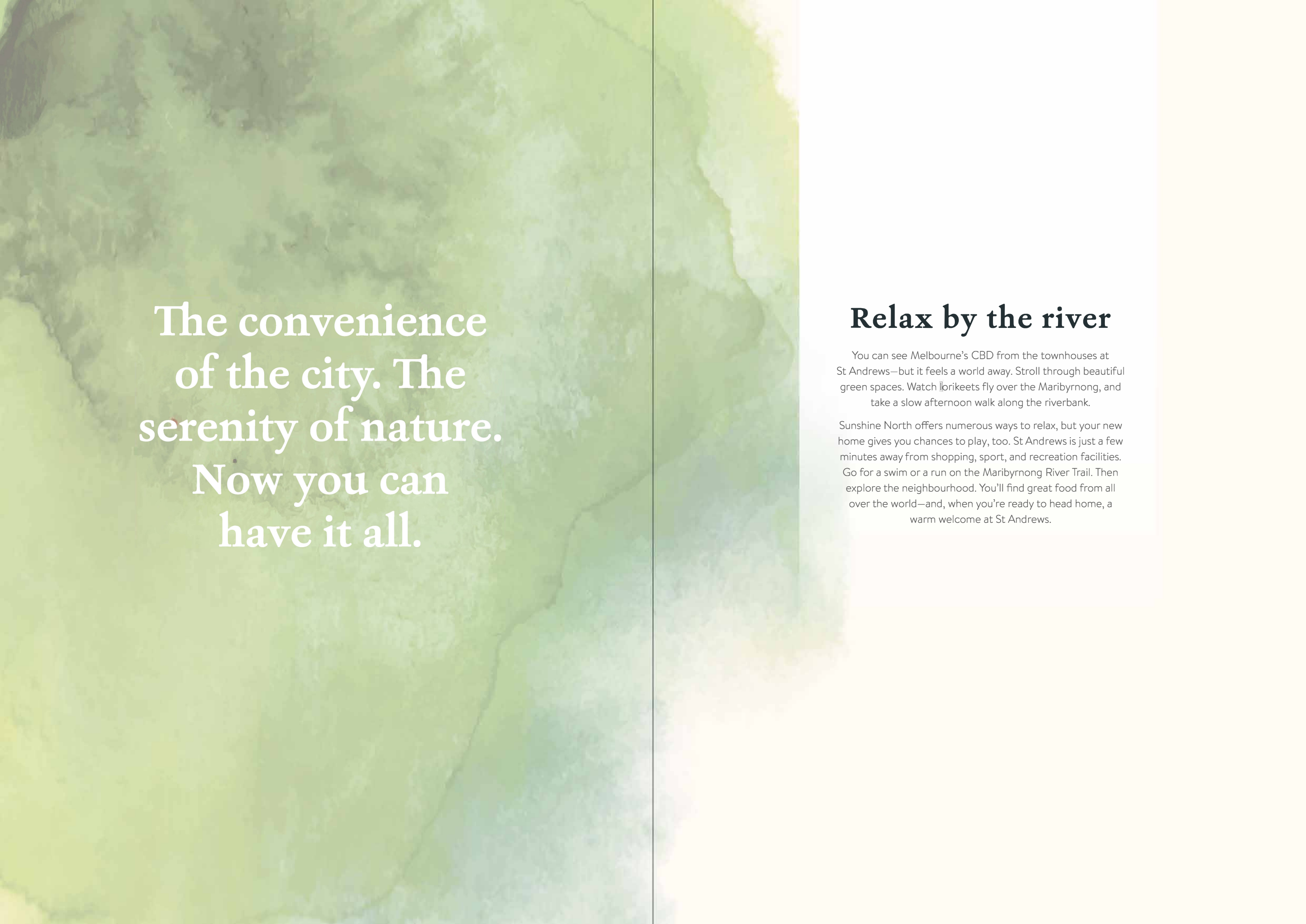


St Andrews

SUNSHINE NORTH



60 ST ANDREWS DRIVE, SUNSHINE NORTH



The convenience
of the city. The
serenity of nature.
Now you can
have it all.

Relax by the river

You can see Melbourne's CBD from the townhouses at St Andrews—but it feels a world away. Stroll through beautiful green spaces. Watch lorikeets fly over the Maribyrnong, and take a slow afternoon walk along the riverbank.

Sunshine North offers numerous ways to relax, but your new home gives you chances to play, too. St Andrews is just a few minutes away from shopping, sport, and recreation facilities. Go for a swim or a run on the Maribyrnong River Trail. Then explore the neighbourhood. You'll find great food from all over the world—and, when you're ready to head home, a warm welcome at St Andrews.

ST ANDREWS DRIVE ASPECT

ARTIST IMPRESSION



*Carefully designed townhouses
on a tranquil street, surrounded
by nature.*



A new community

St Andrews is more than a row of houses: it's a community. These two- and three-bedroom units face out to Melbourne and its suburbs, and in towards a private street. St Andrews has been built with attention to the smallest details. The clean, calm exterior is the perfect entryway to your new home.

3 BED TOWNHOUSE EXTERNAL VIEW

ARTIST IMPRESSION





DUKE STREET FRONTAGE

ARTIST IMPRESSION



2 BED TOWNHOUSE

ARTIST IMPRESSION

*All the space you need. Home,
balcony, and yard in a
comfortable, modern layout.*



DINING & LIVING AREA

ARTIST IMPRESSION

*Contemporary fixtures and
appliances in a space you can
make your own.*

MELBOURNE CBD (12KM)





MELBOURNE CBD (12KM)

PORT PHILLIP BAY

FLEMINGTON RACECOURSE

HIGHPOINT
SHOPPING CENTRE

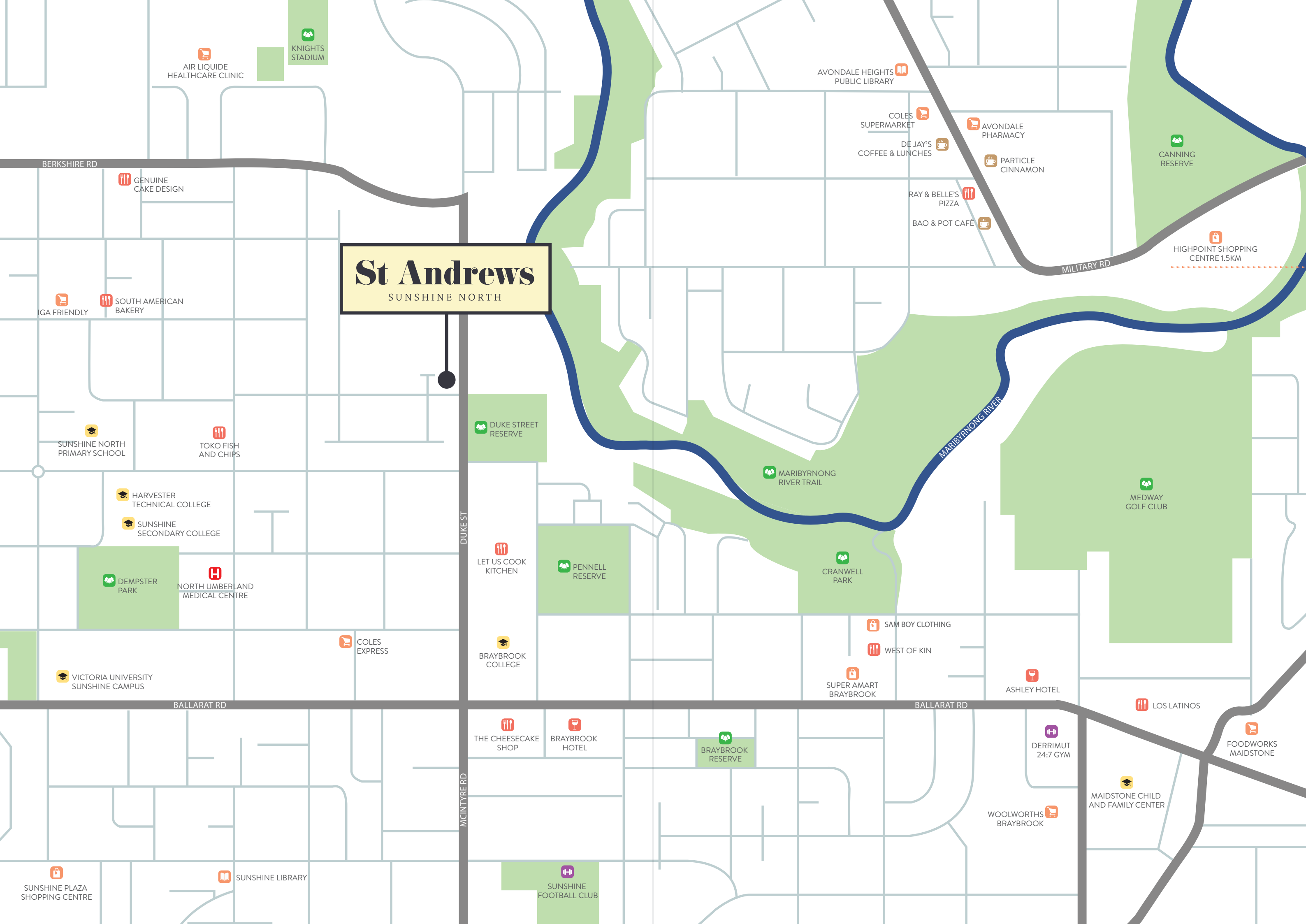
MEDWAY GOLF CLUB

MARIBYRNONG RIVER

PENNELL RESERVE

BRAYBROOK COLLEGE

St Andrews
SUNSHINE NORTH



St Andrews

SUNSHINE NORTH

AIR LIQUIDE
HEALTHCARE CLINIC

KNIGHTS
STADIUM

AVONDALE HEIGHTS
PUBLIC LIBRARY

COLES
SUPERMARKET

AVONDALE
PHARMACY

DE JAY'S
COFFEE & LUNCHES

PARTICLE
CINNAMON

CANNING
RESERVE

HIGHPOINT SHOPPING
CENTRE 1.5KM

MILITARY RD

BERKSHIRE RD

GENUINE
CAKE DESIGN

IGA FRIENDLY

SOUTH AMERICAN
BAKERY

SUNSHINE NORTH
PRIMARY SCHOOL

TOKO FISH
AND CHIPS

HARVESTER
TECHNICAL COLLEGE

SUNSHINE
SECONDARY COLLEGE

DEMPSTER
PARK

NORTH UMBERLAND
MEDICAL CENTRE

DUKE STREET
RESERVE

MARIBYRNONG
RIVER TRAIL

PENNELLS
RESERVE

CRANWELL
PARK

MEDWAY
GOLF CLUB

LET US COOK
KITCHEN

BRAYBROOK
COLLEGE

SAM BOY CLOTHING

WEST OF KIN

SUPER AMART
BRAYBROOK

ASHLEY HOTEL

LOS LATINOS

FOODWORKS
MAIDSTONE

BALLARAT RD

BALLARAT RD

DUKE ST

MCINTYRE RD

THE CHEESECAKE
SHOP

BRAYBROOK
HOTEL

BRAYBROOK
RESERVE

DERRIMUT
24:7 GYM

WOOLWORTHS
BRAYBROOK

MAIDSTONE CHILD
AND FAMILY CENTER

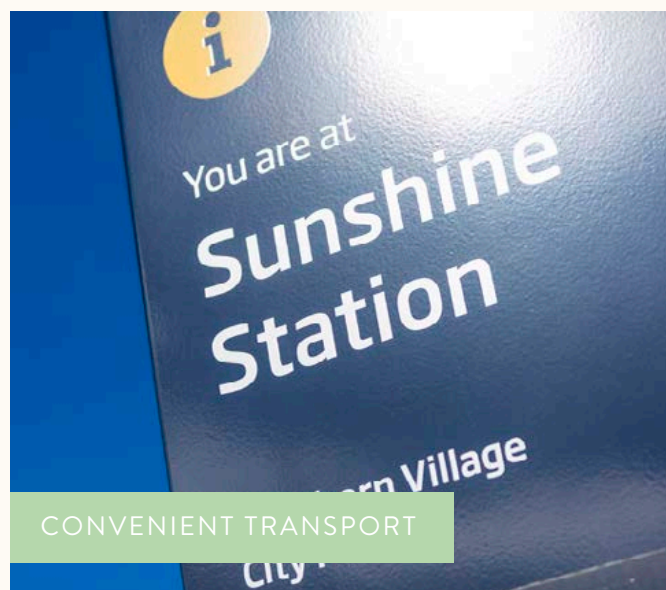
SUNSHINE PLAZA
SHOPPING CENTRE

SUNSHINE LIBRARY

SUNSHINE
FOOTBALL CLUB



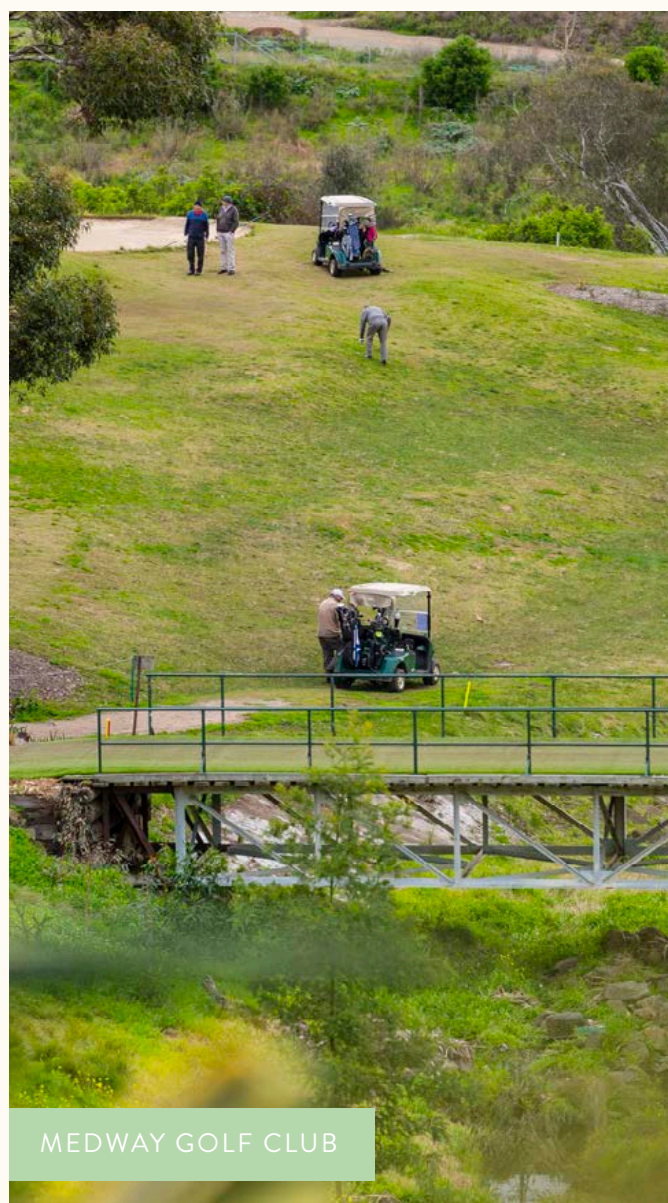
CBD CLOSE BY



CONVENIENT TRANSPORT



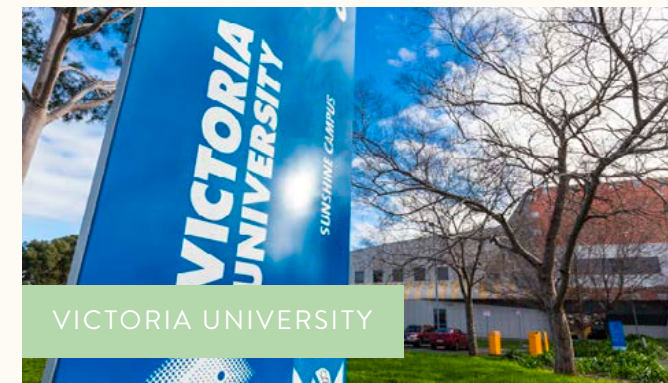
CAFES AND RESTAURANTS



MEDWAY GOLF CLUB



PARKS AND PLAYGROUNDS



VICTORIA UNIVERSITY



HIGHPOINT SHOPPING CENTRE

The simple life

Beautiful views from your balcony. Cafes and restaurants, parks and reserves all within walking distance. A short drive to golf courses, tennis courts, the Maribyrnong Aquatic Centre and Highpoint Shopping Centre. And the CBD is there when you need it, just 25 minutes away.

Whatever you need—the comfort of the familiar or the thrill of the new—you'll find it in the neighbourhoods around St Andrews.

Site plan

Each of St Andrews' light-filled townhouses opens onto a cosy private yard, ready for your green thumb or a barbecue. On the other side, the lock up car garage opens onto the new community's courtyard.

Each residence is designed with a distinctive two-level layout, featuring two or three bedrooms with warm, quality carpeting. Kitchens and bathrooms offer clean, contemporary materials and finishes. Enjoy the balconies and city views available in select townhouses.



DUKE STREET

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Materials and finishes

Item	Location	Description
Benchtop	Kitchen	20mm Caesarstone (builder’s 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 flick mixer (builder’s range)
Sink	Kitchen	Stainless steel (builder’s range)
Splashback	Kitchen	Featured tiles (builder’s range)
Drawer	Kitchen	Easy-clean cutlery tray fitted to drawer
Floor tiles	Bath, ensuite, laundry	Builder’s range complying with Australian standards
Wall tiles	Bath, ensuite, laundry	Builder’s range complying with Australian standards
Toilet suite	Bath, ensuite	White toilet suite
Tapware	Bath, ensuite	Chrome tapware (builder’s range)
Basin	Bath, ensuite	White poly-marble (builder’s range)
Shower bases	Bath, ensuite	White poly-marble (builder’s range)
Shower rail	Bath, ensuite	Chrome finish (builder’s range)
Shower screen	Bath, ensuite	Semi-frameless with pivot door and clear laminate glass
Carpet	Bedrooms, staircase, robe	Quality carpets with underlay (builder’s range)
Timber flooring	Entry, kitchen, meals, living, and hallways	Floor tiles or timber floorboards (builder’s range)
Mixer tap	Laundry	Chrome tapware (builder’s range)
Heating	Bedrooms	Wall-mounted heaters
Cooling	Living	Reverse-cycle split system

While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability is accepted for any direct or indirect consequential loss or damage arising out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part or all of an offer or a contract of sale.

Project sales

Investors Prime Real Estate is a boutique, specialist real estate company which sources premium properties located in Melbourne’s Inner ring blue-chip suburbs. As Investors Prime Real Estate was founded by property investors for property investors, we appreciate the importance of providing the very best performing residential property solutions to our clients, who are seeking properties that will deliver above market, high capital growth potential, over the medium to long term.



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www.investorsprime.com.au



Don't let it float by

St Andrews is your chance to own a home in one of Melbourne's most rapidly developing areas. These townhouses offer everything you could need for an ideal, sustainable lifestyle in one of the world's most liveable cities.

To find out more and claim a part of this unique townhouse community, contact one of our sales agents today.