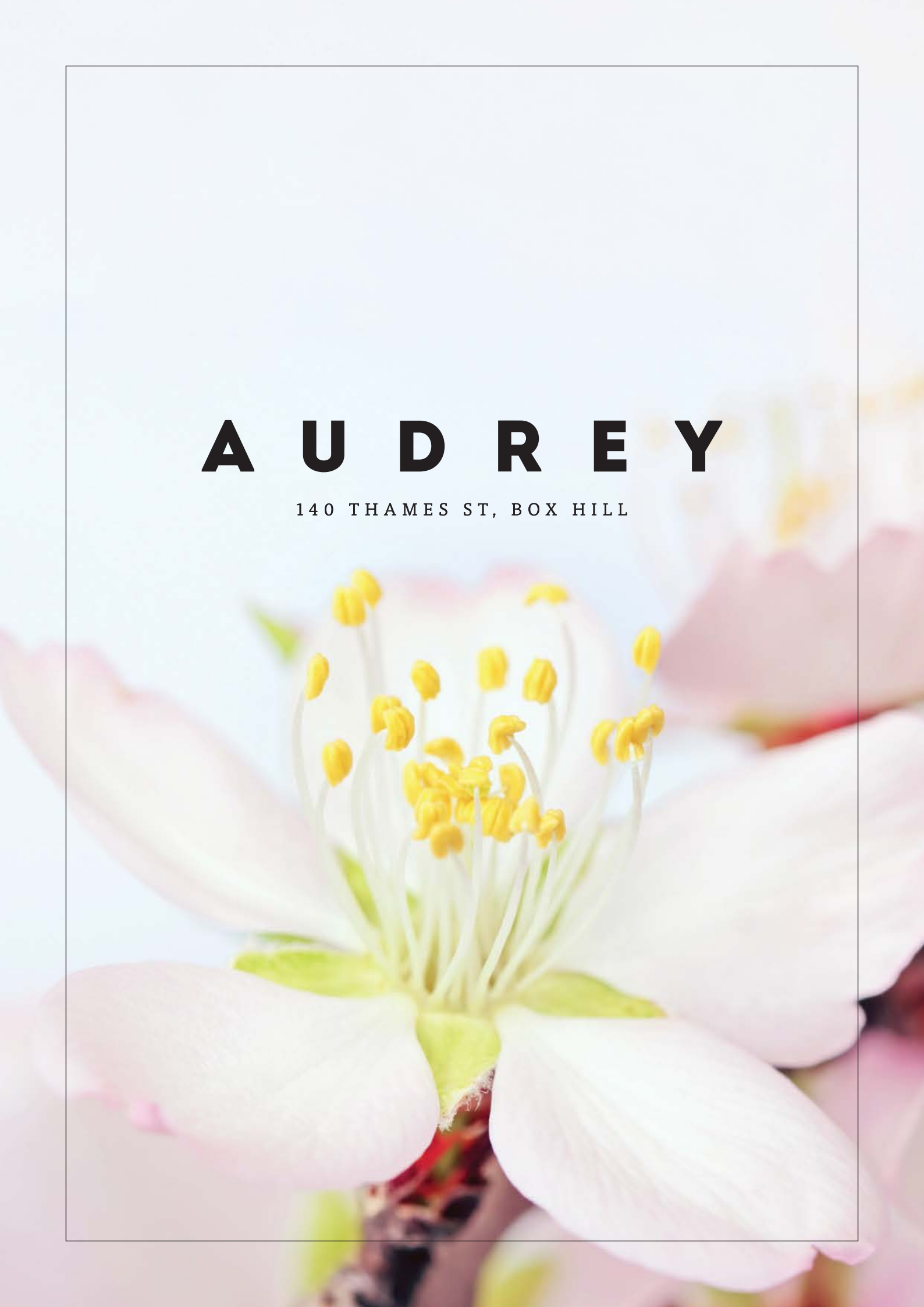
AUDREY

140 THAMES ST, BOX HILL



Artists impression

COSMOPOLITAN. GROWING. PRESTIGIOUS.

14km east of Melbourne, Box Hill is a cosmopolitan suburban hub that represents the best of city living in a more relaxed and accessible context.

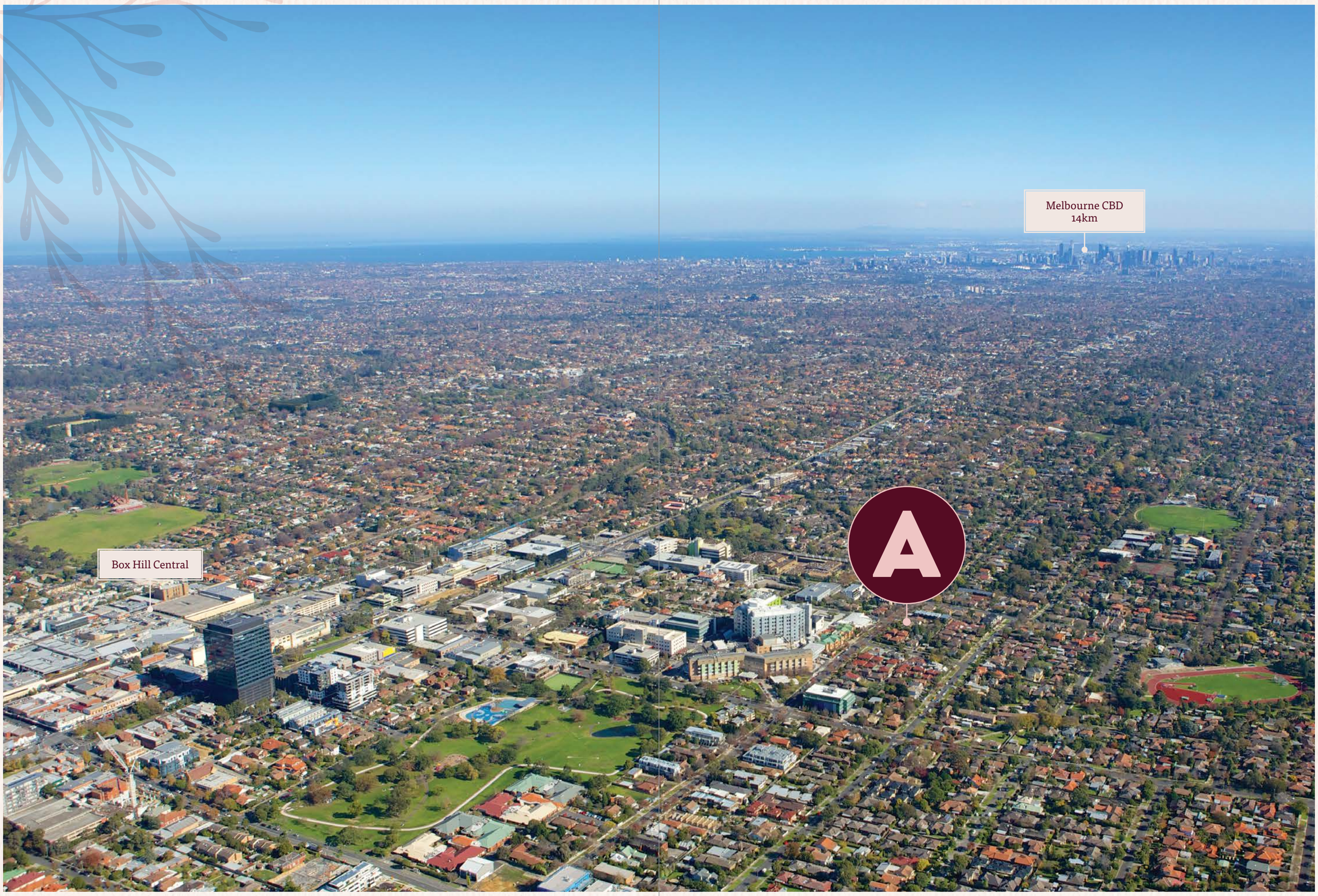
The most prestigious of Melbourne's five key satellite cities, Box Hill is growing rapidly and attracts high levels of investment. It has some of Melbourne's best public schools, thousands of jobs, numerous transport options, and a dynamic shopping precinct with a multicultural, inner-city feel.

Audrey is an exclusive community of eight premium townhouses off a tree-lined street just minutes from the heart of Box Hill. Nearby parks, shopping centres, and restaurants offer a rich lifestyle close to home. At the same time, the Eastern Freeway, 109 tram line, and Box Hill railway station give easy access to the Melbourne city centre.

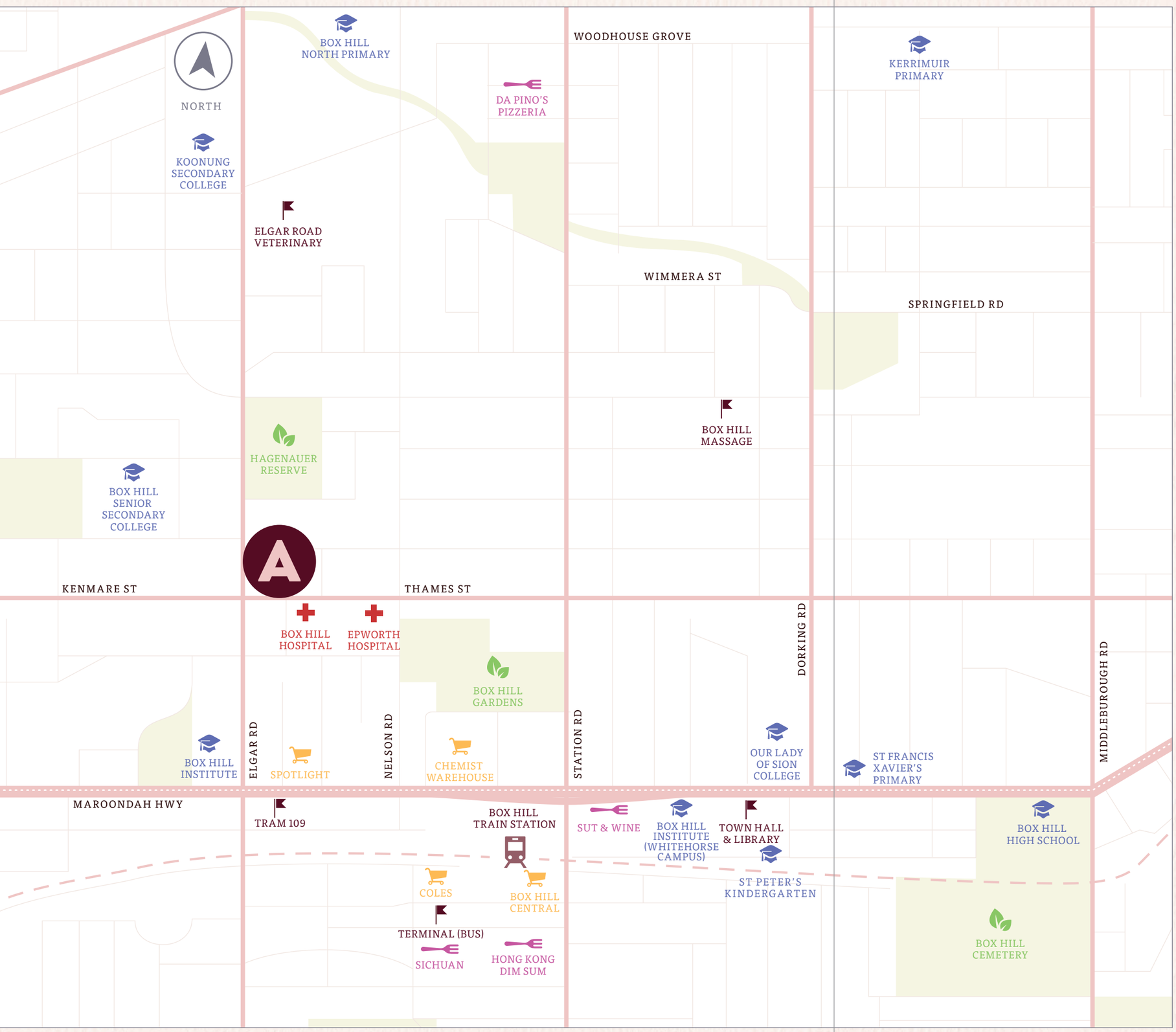
Occupying a central location in one of Melbourne's most sought-after suburbs, Audrey is not just an outstanding investment opportunity with significant long-term potential—it is also a great place to live.

Artists impression

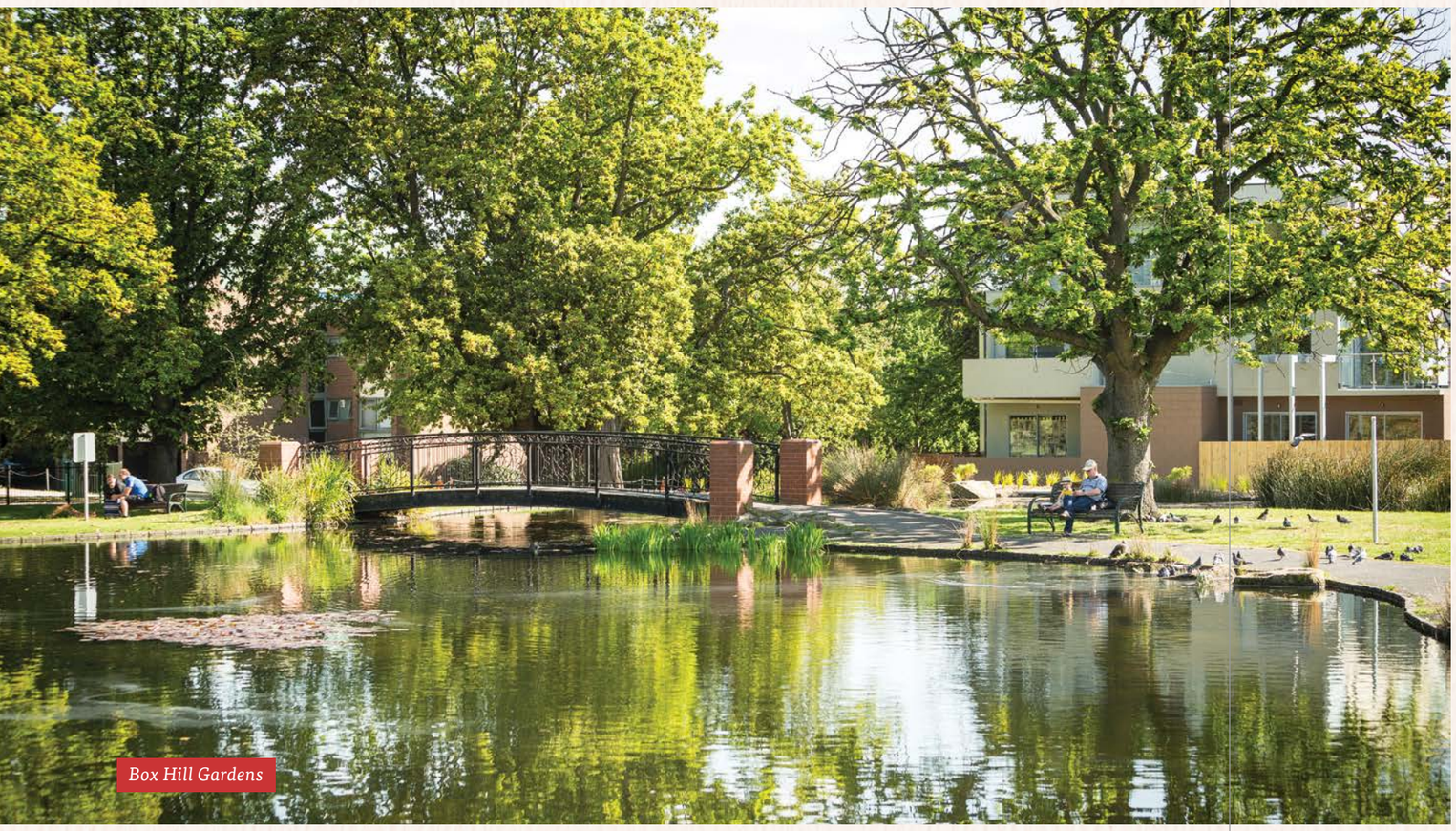
"Audrey is an exclusive community of eight premium townhouses off a tree-lined street just minutes from the heart of Box Hill."


Melbourne CBD
14km
Box Hill Central
A

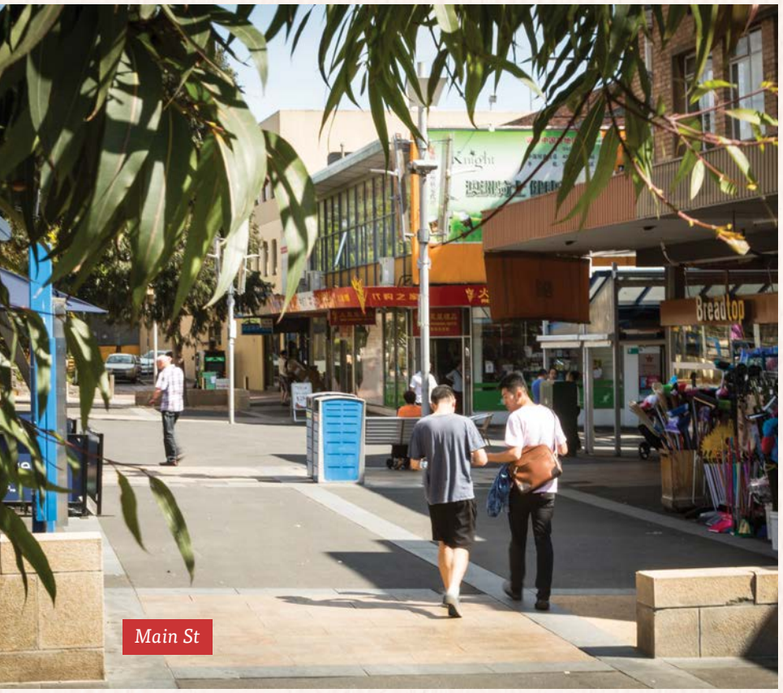
Mont Albert Reserve
Box Hill TAFE Early Learning Centre
Box Hill Senior Secondary College
Tram 109
Box Hill Institute
A
Box Hill Hospital
Elgar Rd
Carrington Rd Shops & Restaurants
Hagenauer Reserve
Box Hill Central
Thames St
Box Hill Gardens
Station St



"Everything you need is at your doorstep. Box Hill is one of Melbourne's major centres, and Audrey is just minutes from all the opportunities it presents."



Box Hill Gardens



Main St

Box Hill Tram Stop

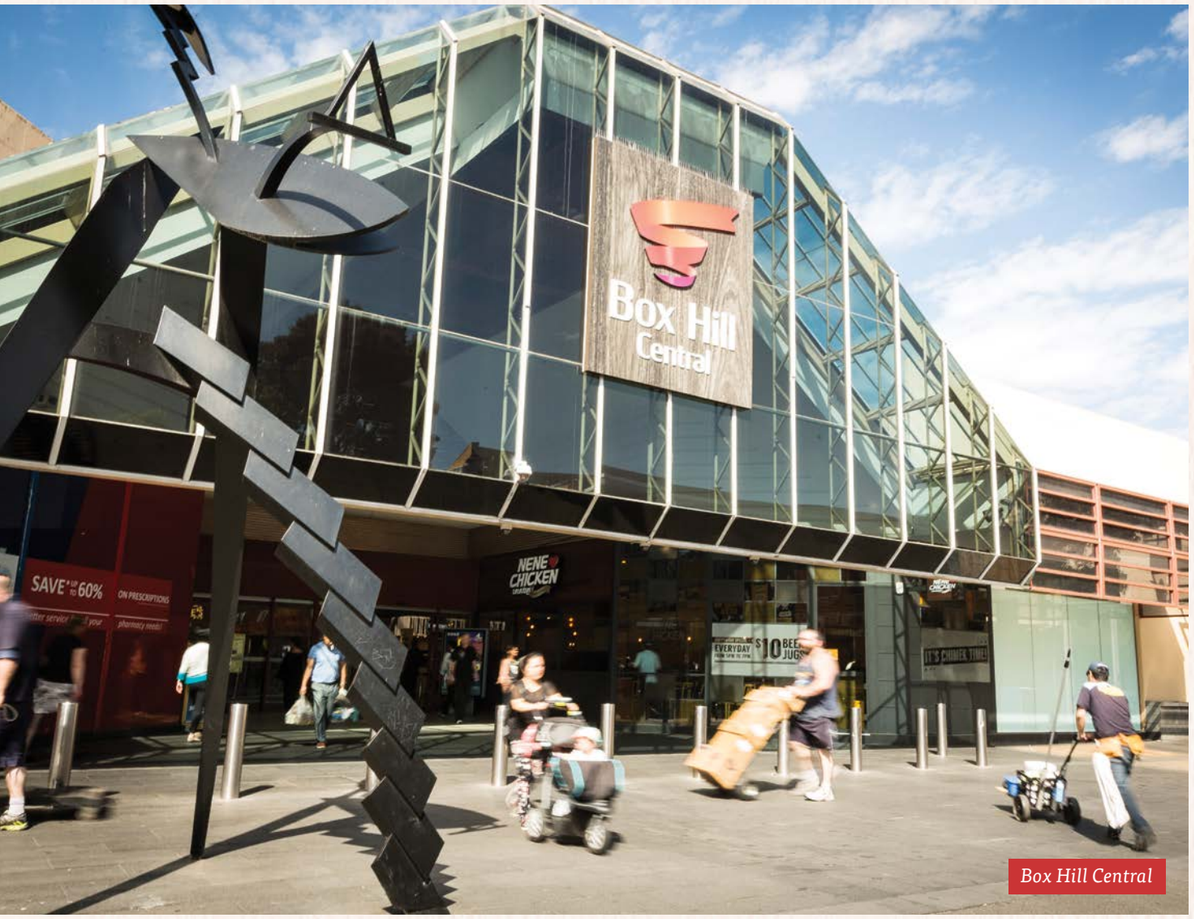
SPACE TO RELAX

Audrey is just a block from the Box Hill Gardens, which combine sporting and play areas with beautiful English-style landscaping including an ornamental duck pond.

This wonderful public park is your destination for exercising and enjoying the outdoors. It's also a focus for community activities including Tai Chi classes and music festivals.

Box Hill is a fantastic example of why Melbourne is the world's most liveable city. The shopping precinct is pedestrian-friendly and active without being crowded. Spanning multiple blocks, its broad mix of retailers provides all the goods and services you need for your daily life and leisure. Myriad restaurants and coffee shops let you socialise while appreciating Melbourne's renowned food scene.

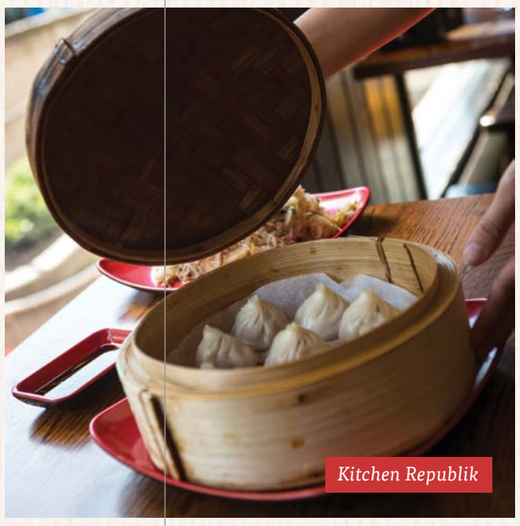
At the same time, Box Hill is the perfect base from which to venture out. Extensive combinations of tram, train, and buses offer easy access to the city centre and eastern suburbs. Just a few minutes' drive from Audrey, the spacious Eastern Freeway gives motorists a speedy route to the city or the outer east.



Box Hill Central

The Daily Dose Café

Box Hill has long been a centre for Asian culture and community, which has brought a distinctive mix of shops and eateries to the area. The result is a lively, multicultural neighbourhood with a vibrancy that rivals the Melbourne CBD.


Kitchen Republik

Station Street eateries

Artists impression

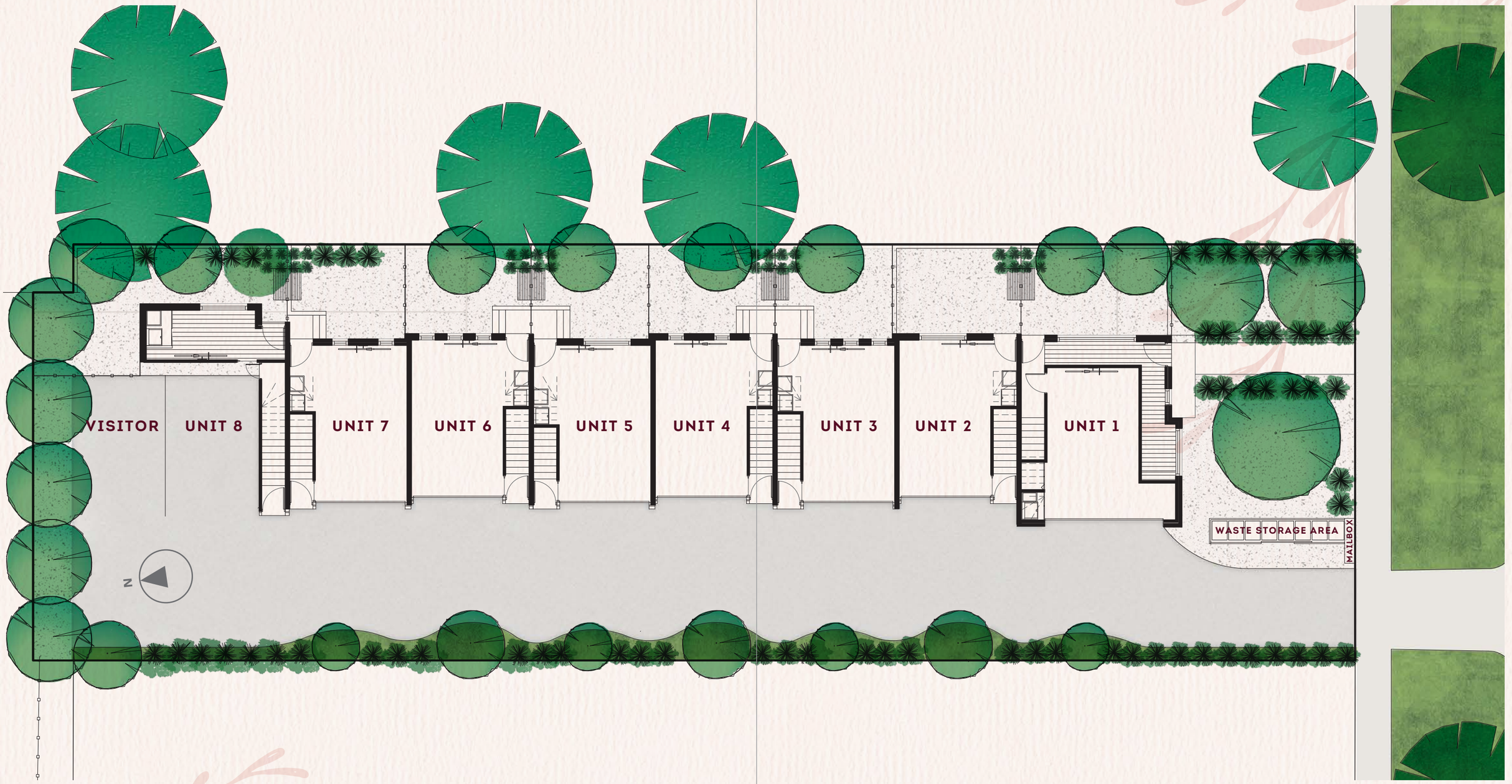
"A selection of three-level two bedroom townhomes make the best use of space to accommodate the lifestyle needs of professionals, couples, and families. Elegant, contemporary design creates a sense of sophistication and delight in daily living."

Artists impression

Artists impression

"Superior finishes and a modern open-plan layout create the perfect setting for living and entertaining."

SITE PLAN



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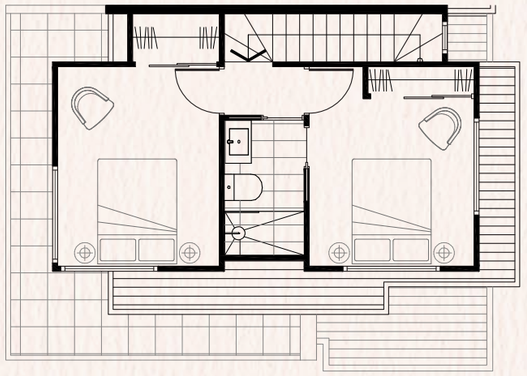
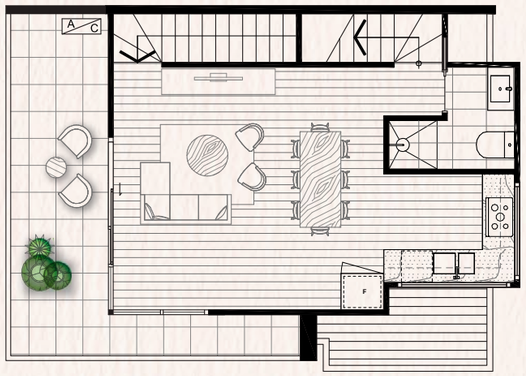
UNIT 1

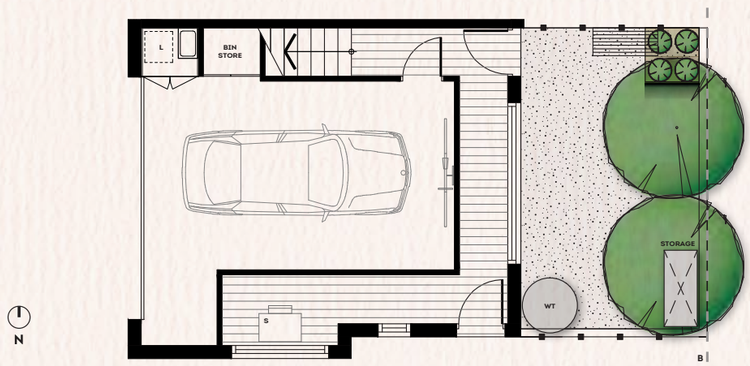
140 THAMES ST, BOX HILL



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

AUDREY

2 BEDROOMS
2 BATHROOMS
1 STUDY
1 CARPARK

TOTAL AREA: 156m²
INTERNAL: 120m²
EXTERNAL: 36m²

F: FRIDGE L: LAUNDRY WT: WATER TANK B: BOUNDARY

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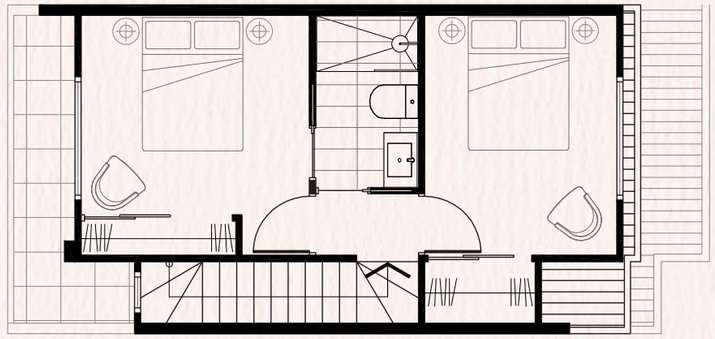
UNIT 2

140 THAMES ST, BOX HILL



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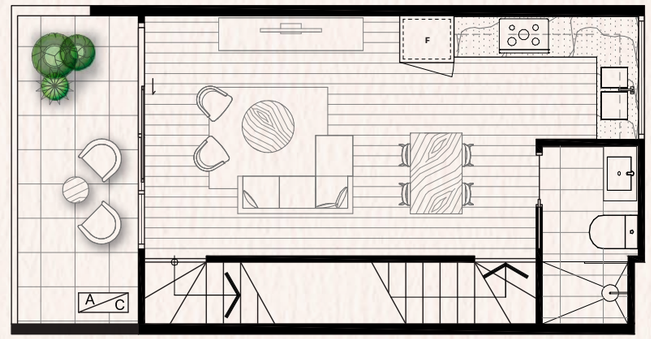

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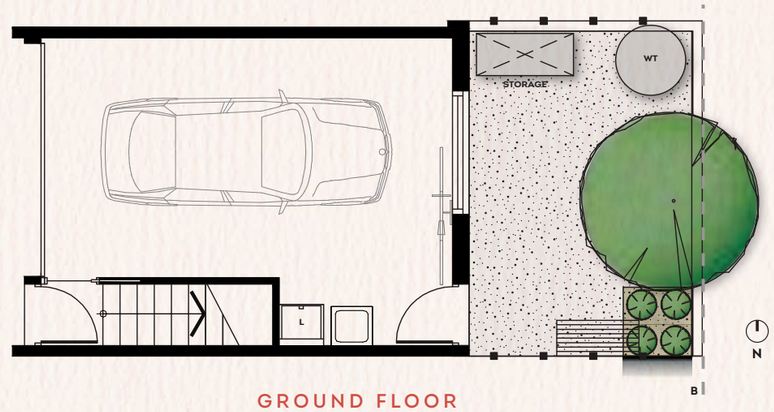

GROUND FLOOR

AUDREY

2 BEDROOMS
2 BATHROOMS
1 CARPARK

TOTAL AREA: 124m²
INTERNAL: 99m²
EXTERNAL: 25m²

F: FRIDGE L: LAUNDRY WT: WATER TANK B: BOUNDARY

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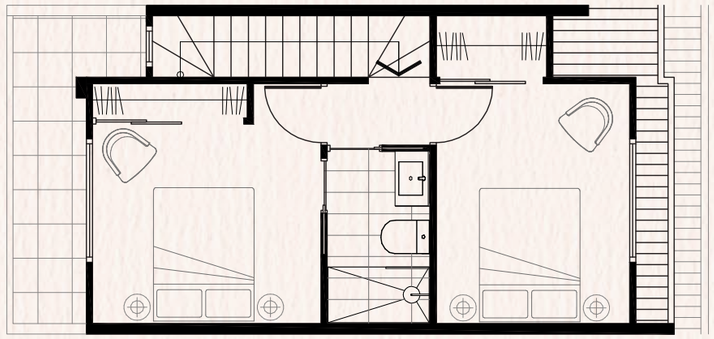
UNIT 3

140 THAMES ST, BOX HILL



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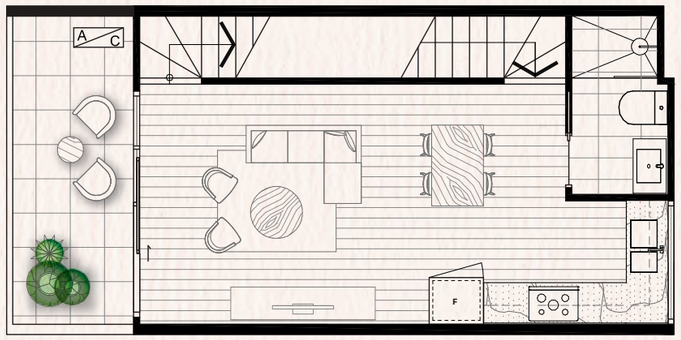

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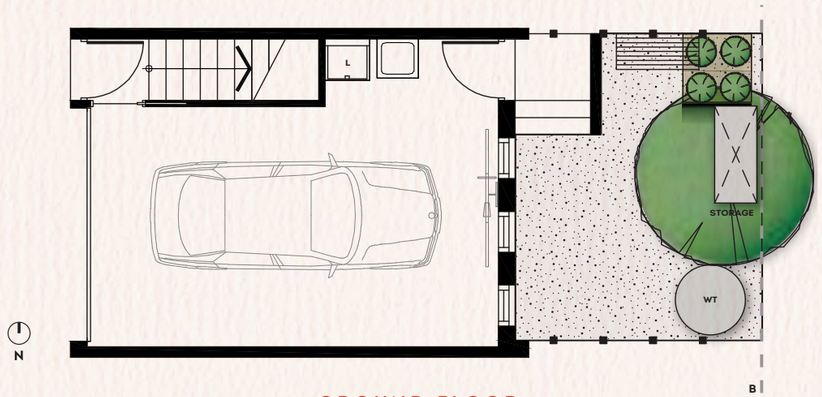

GROUND FLOOR

AUDREY

2 BEDROOMS
2 BATHROOMS
1 CARPARK

TOTAL AREA: 126m²
INTERNAL: 101m²
EXTERNAL: 25m²

F: FRIDGE L: LAUNDRY WT: WATER TANK B: BOUNDARY

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UNIT 4

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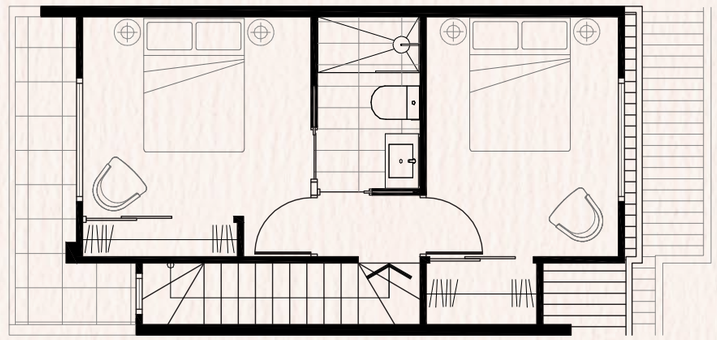

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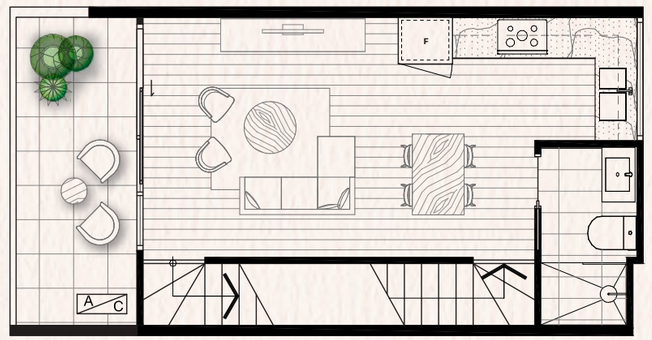

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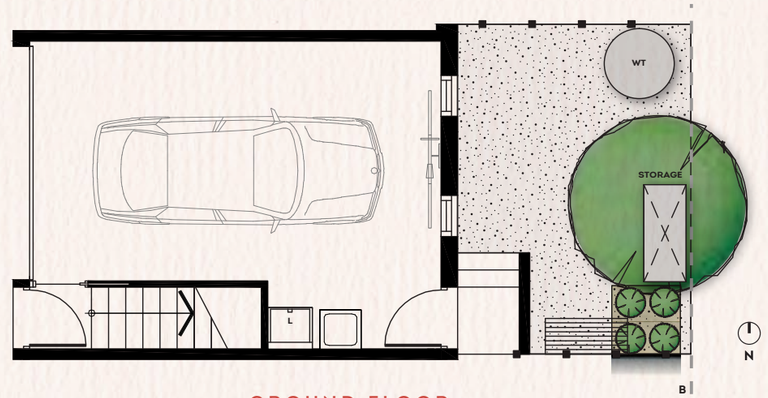

GROUND FLOOR

AUDREY

2 BEDROOMS
2 BATHROOMS
1 CARPARK

TOTAL AREA: 124m²
INTERNAL: 99m²
EXTERNAL: 25m²

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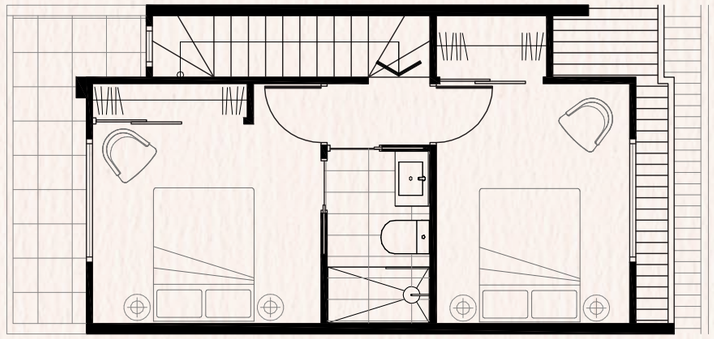
UNIT 5

140 THAMES ST, BOX HILL



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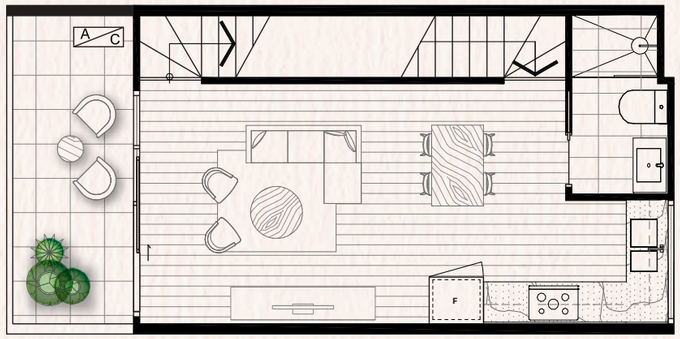

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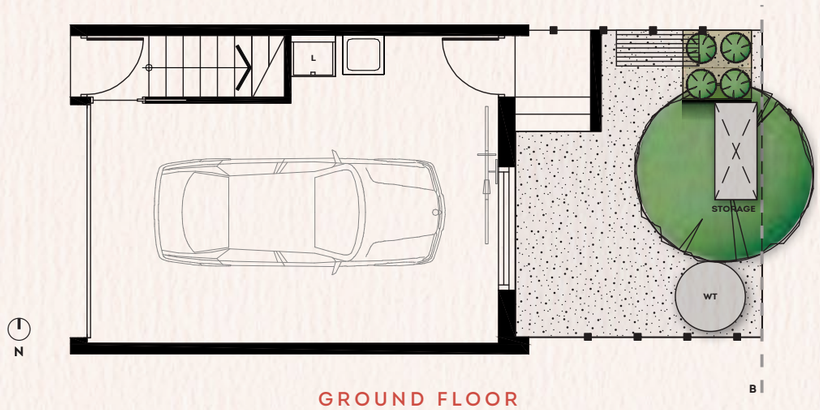

GROUND FLOOR

AUDREY

2 BEDROOMS
2 BATHROOMS
1 CARPARK

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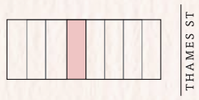
INTERNAL: 101m²
EXTERNAL: 25m²



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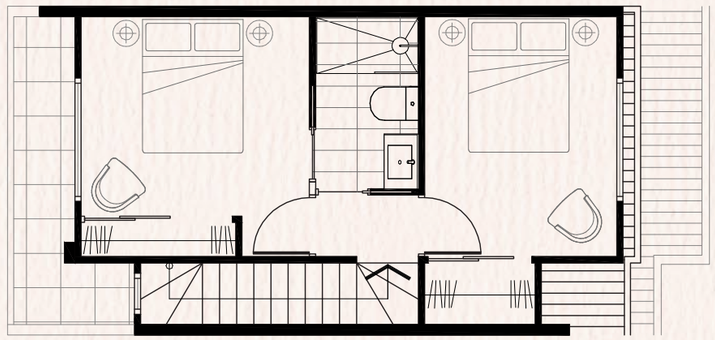
UNIT 6

140 THAMES ST, BOX HILL



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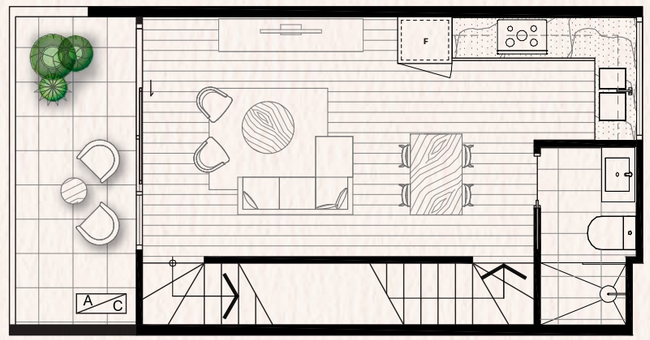

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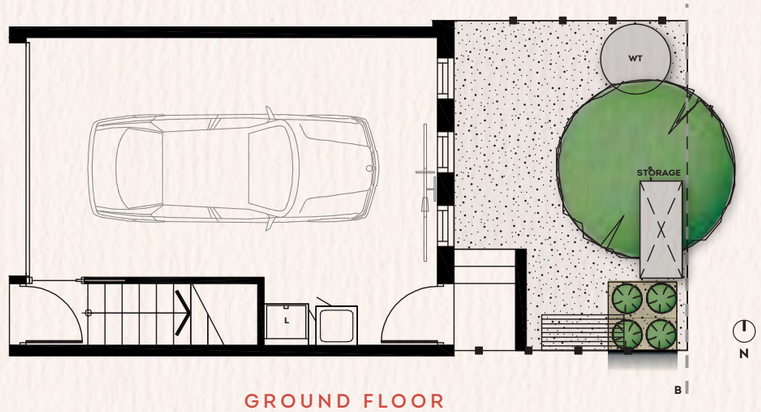

GROUND FLOOR

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1 CARPARK

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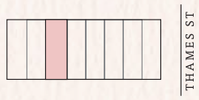

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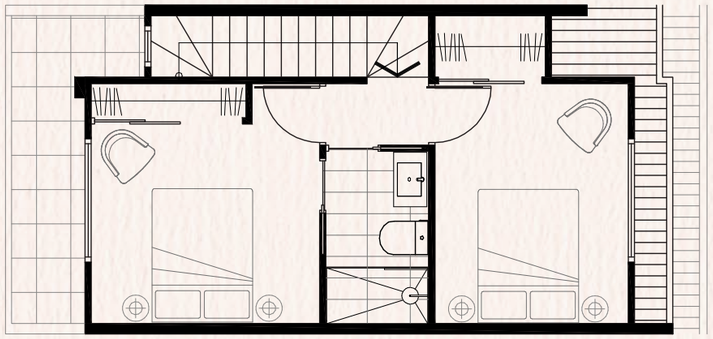
UNIT 7

140 THAMES ST, BOX HILL



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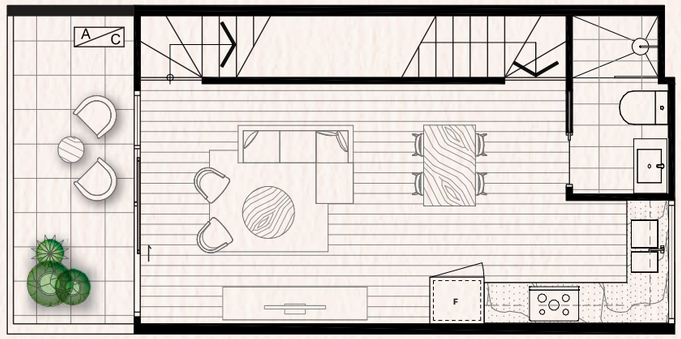

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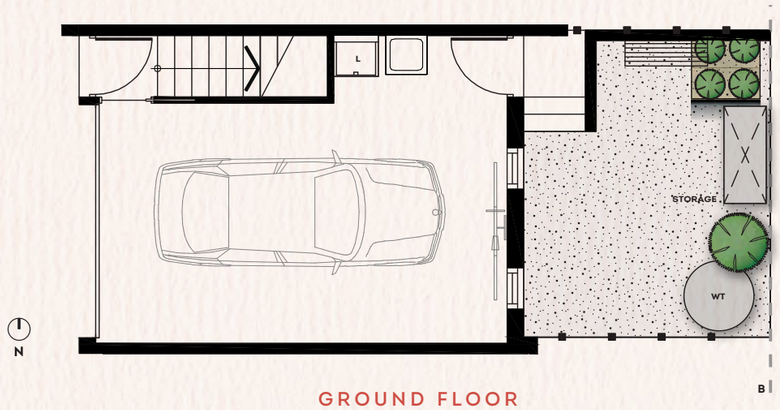

GROUND FLOOR

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1 CARPARK

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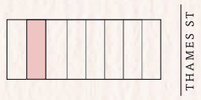

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SPECIFICATIONS

EXTERNAL FEATURES (as per plans)

Brickwork	Clay bricks *(builders range)*
Mortar joints	Natural colour rolled joints *(color to be selected at builder's discretion)*
Light weight cladding	Weatherboard/lightweight cladding to first floor as per plans. Rendered Harditex Blue board to first floor as plans
Roof cover	**Tiles:** Concrete roof tiles *(builders range)* **Metal:** Colorbond corrugated sheet roof or Zincalume tray deck *(product specific)*
Roof plumbing	Colorbond fascia, barge & guttering *(quad design)* Colorbond downpipes *(rectangular design)* Colorbond Rainheads *(where required)*
Front entry	Feature entry door or as indicated on plan *(builders range)*
Door furniture	**Front door:** Trilock or similar *(builders range)* **External hinged doors:** Trilock or similar *(builders range)* **Door stop:** Air cushion *(builders range)*
Entry frame	**Front entry:** Timber *(product specific – builders range)* **All external hinged door(s):** Timber *(product specific – builders range)*
Windows	Power coated aluminum awning/sliding windows including locks as indicated on plans
Window coverboards	Acrylic powder coated finish to match windows *(builders range)*
Infills over windows (single storey)	**Ground floor:** Brickwork infills to ground floor
Infills over windows (double storey)	**First floor:** As per lightweight cladding

FRAMING (as per plans)

Walls	**Single storey:** 90mm thick stabilized timber frame throughout **Double storey:** 90mm thick stabilized timber frame throughout to both floors
Roof	Stabilised timber roof trusses

INTERNAL FEATURES (as per plans)

Blinds	Holland Blinds or similar installed to all windows *(excluding frosted glazed windows – builders range)*

HEATING/COOLING (as per plans)

Reverse cycle split system *(one split system per dwelling in living areas only)* and wall mounted heaters to all bedrooms

SUSTAINABLE ENERGY (as per plans)

Solar hot water*	Gas mains pressure hot water unit with single solar collector
	OR
Rain water tank*	2000ltr slimline tank with pump fitted *(in accordance with energy rating)*

* Sustainability will be assessed and installed at builders discretion based on the applicable spacing requirements.

APPLIANCES (as per plans)

Cook top	Stainless Steel 600mm *(Gas) (Technika or similar)*
Rangehood	Stainless Steel 600mm slide out *(Technika or similar)*
Oven	Stainless Steel 600mm under bench *(Technika or similar)*
Dishwasher	Stainless Steel 600mm *(Technika or similar)* installed

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SPECIFICATIONS

CABINETRY (as per plans)

Base cupboards	Fully lined modular cabinets
Overhead cupboards	Finish as for base cupboards with painted infill panel over **OR** laminate infill to kitchen only *(refer to working drawings)*
Doors/drawers	Gloss laminate *(builders range)*
Benchtops	20mm Caesar Stone benchtops *(builders range)*
Handles	Stainless Steel *(builders range)*

KITCHEN (as per plans)

Sink	Stainless Steel *(builders range)*
Tap	Chrome flip mixer tapware *(builders range)*
Draw	Easy clean cutlery tray fitted to drawer
Refrigerator provision	As indicated on plans *(inc. single power point and capped cold water point)*

BATHROOM/ENSUITE/ POWDER ROOM/WC (as per plans)

Mirrors	Frameless mirrors over vanity units
Basins	White poly-marble with chrome waste *(builders range)*
Bath	White acrylic with chrome waste *(builders range)*
Shower bases	White poly-marble with matching waste *(builders range)*
Shower screens	Semi frameless with pivot door and clear laminate glass
Taps & outlets	Chrome tapware *(builders range)*
Shower outlet	Chrome finish *(builders range)*
Toilet suite	White toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap
Accessories	Chrome finish towel rails and toilet roll holders *(builders range)*

LAUNDRY (as per plans)

Trough & cabinet	Stainless Steel *(single bowl)* with bypass and white metal cabinet underneath **OR** Single Stainless Steel inset bowl with fully lined modular cabinet and 20mm Caesar Stone bench top
Tapwear	Chrome tapware *(builders range)*
Electrical	Double power outlet to washing machine *(builders range)*

FLOOR COVERINGS (as per plans)

Bedrooms	Quality carpets with underlay *(builders range)*
Other areas	Builders range floor tiles or timber floorboards to entry, kitchen, meals, living and hallways *(where applicable)*
Staircase	Quality carpets to treads and rises *(builders range – where applicable)*
Robes	Quality carpets *(builders range)*

GARAGE/CAR PORT (as per plans)

Remote controlled garage doors

- Corinthian weatherproof flush panel access doors to laundry exits
  OR
- Single car space car port *(as per plans)*

External pedestrian door	**Door frame:** Timber or metal frame *(at builders discretion)* **Door:** Weatherproof flush panel door *(builders range)* **Door furniture:** Trilock *(builders range)*
Internal access door	**Door frame:** Timber or MDF *(builders range)* **Door:** Flush panel *(builders range)* **Door furniture:** Builders Range

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