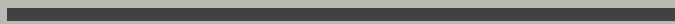


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ALVINA  
OAKLEIGH

# The Natural Choice

Fresh air. Family. Future. Alvina Oakleigh is where everything comes together for a life in bloom.

Here, in one of Melbourne's most popular southeastern suburbs among wide green spaces and established trees, the award-winning architectural studio of Rothelowman has envisioned a collection of thoughtfully crafted homes to suit growing families.

From the spacious and luxurious interiors to the unique parkland setting, and with all the coveted education and lifestyle choices of Oakleigh as well as CBD connections close by, everything has been considered for a naturally brilliant experience.



# CARMINA

TOWNHOMES







# The Ideal Setting

With green spaces and towering trees, your new home comes with its own private park.

Alvina has been carefully planned to retain the significant existing indigenous trees, which provide shade and natural beauty to the site. A central park area and a series of smaller pocket parks are also part of the masterplan.

Here, children can play freely close to home, families can enjoy picnics together on the weekends, and every home can enjoy views of lush, native greenery through the windows.











ARTIST IMPRESSION

At Alvina, Rothelowman has crafted a series of contemporary homes in a classic neighbourhood setting.

With simple forms, robust materials and colours that draw on the tones and textures of nature, the homes are both part of a unified streetscape and clearly distinctive as individual addresses. The landscaping is integrated with the design of each home, while privacy is maintained through discreetly placed windows and screening elements.

From every angle, this is a home, and a community to be proud of.









ARTIST IMPRESSION



# Understated Elegance

Clean lines, subtle tones and light-filled spaces – your home at Alvina has been designed to add natural luxury to everyday living. An extensive use of timber and the neutral colours bring the outdoors in, while courtyards, terraces and gardens connect each home to the greenery of the wider community.

A variety of floorplans is available to suit every lifestyle with an emphasis on natural flow from room to room and the neighbourhood beyond. These are well considered and comfortable homes; a blank canvas for every family to make their own.



















A selection of materials throughout the interiors balances clean, contemporary style with practicality and a long life. The kitchens, for example, feature beautiful marble counter tops, extensive joinery and metal accents, along with plenty of storage and space to make cooking every meal a social event.

From the full-height wall tiles in the bathrooms to the fully carpeted bedrooms, the other rooms are similarly intelligent in design and impressive in looks. A range of upgrade options are also available, so you can tailor your new home to suit your own personal style.









- |                              |                                      |
|------------------------------|--------------------------------------|
| 1. The Links Shopping Centre | 14. Oakleigh Train Station           |
| 2. Oakleigh Shopping Centre  | 15. Huntingdale Train Station        |
| 3. Chadstone Shopping Centre | 16. Clayton Train Station            |
| 4. Ikea Shopping Centre      | 17. Oakleigh South Primary           |
| 5. Coles Clayton             | 18. Clarinda Primary School          |
| 6. Woolworths                | 19. South Oakleigh College           |
| 7. Davies Reserve            | 20. Sacred Heart Girls' College      |
| 8. Bald Hill Park            | 21. Oakleigh Grammar                 |
| 9. Namitjira Reserve         | 22. Early Learning Centre            |
| 10. Huntingdale Golf Club    | 23. Goodstart Early Learning Clayton |
| 11. Metropolitan Golf Club   | 24. Huntingdale Primary School       |
| 12. Commonwealth Golf Club   | 25. Monash University                |
| 13. Hughesdale Train Station | 26. Monash Medical Centre            |







# Pure Living

A life at Alvina is a life in balance.

From the traditional village atmosphere of the local retail precinct, to Australia's largest shopping centre at Chadstone not far away; from early, primary and secondary education, right through to world-class tertiary education at Monash University; and from the green parks and pathways to the greens of Melbourne's best loved golf courses – it's no wonder Oakleigh is so highly coveted by families at every stage of life.

With the Monash Freeway and Princes Highway close by, as well as trains and buses nearby, Alvina is also a highly connected address. City proximity; local charm – this is where you can enjoy the best of both worlds for years to come.















SPECIALTY COFFEE		ARTISAN DOUGHNUTS	
CROMPTON ROAD BLEND		BOX OF ANY SIX	
MIX FLAVOUR, ELABORATE & HEAVY BLEND		24.0	
ARCO SINGLE ORIGIN		FRESH RAISED	
BRIGHT & FRUITY		CAKE	
BLACK	3.5	DOUGHNUT ICE CREAM CONE	4.5
WHITE	4.0	DOUGHNUT ICE CREAM SANDWICH	4.5
FREDDO ESPRESSO	4.5	WHAFFLE ICE CREAM CONE	4.5
FREDDO CAPPUCCINO	5.0	SOFT SERVE IN A CUP	1.0
FRAPPE	5.0	BLISSY SPIDER	3.5
GREEK COFFEE	4.0	SOFT SERVE FLAVOUR OF THE WEEK ADD ON	1.0
ICED COFFEE BLEND	4.0	CHILLED DRINKS	
ROMA DELUXE HOT CHOC	4.5	SLUSHES	1.0
ORIGINAL SPICE CHAI	4.5	NUTELLA MILKSHAKE	5.0
TEA	4.5	CHOCOLATE MILKSHAKE	5.0
MATCHA LATTE	4.5	VANILLA MILKSHAKE	5.0
AFROGATO	5.0	STRAWBERRY MILKSHAKE	5.0
		MILKSHAKE & DOUGHNUT	9.0
		EPSA SPARKLING	4.5
		COKE	4.0
		H2O	4.0





HUNTINGDALE TRAIN STATION



CHADSTONE SHOPPING CENTRE





**MORTADELLA**  
SOPHIA LOREN  
CARLO PONTI  
LUIGI PROIETTI  
WILLIAM DEVANE BEESON CARROLL  
MARIO MONICELLI









SIGHTSTONE

For more than 20 years, Sightstone has been creating residential and commercial property developments of distinction in Asia. Since 2013 the group's professional team has brought its rich experience to the Australian market across a range of distinguished inner-city medium-density residences, master planned communities and suburban land developments.

Sightstone is proud to work with leading figures in the local property industry to deliver projects of enduring value. With key locations, thoughtful design and high quality, each development is carefully considered for long-term capital growth.



Established in 1991 and led by a team of internationally and locally respected architects, interior designers and planning specialists, Rothelowman has been creating projects for Australia's premier private and public organisations for over 25 years.

With a proven track record presenting design solutions that are commercially sound, contextually relevant and environmentally conscious, Rothelowman has brought all its experience to bear on Alvina's crafted residences.

Design by Canyon

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