



10 ALVINA STREET, OAKLEIGH SOUTH

Nature is my
new neighbour



Artist impression



Central park

With three new green parks,
there's plenty of space for the family.

In Melbourne's leafy South East, Oakleigh South is a respectful contribution to the character of a historic neighbourhood and its distinctly charming, village culture. The residential precinct of two, three and four bedroom homes is immersed in nature and designed to evolve with the families who live there.

The neighbourhood's central park is a welcoming open space with grassy lawns shaded by towering native gum trees and evergreens. Traversed by wide pathways, it's where the neighbourhood connects with nature and a community comes together.

Two pocket parks add to Oakleigh South's green outlooks and offer outdoor living for every season. Providing even more reason to head outdoors, the parks are profusion of greenery and open space which means you'll never be far from somewhere to play in the sun, picnic on the lawn, or relax under leafy canopy.

The Precinct

THE MASTERPLAN

A dedicated team of architects, designers and planners have worked diligently to create a sustainable urban neighbourhood for you. One that is nestled within a private pocket in one of the most rewarding locations of Melbourne's South East.

Finding an idyllic balance between quiet residential living and a sophisticated urban lifestyle, Oakleigh South is unique. Let the kids roam free along the leafy avenues of a safe and secure, family friendly neighbourhood. A number of trees will be planted at Oakleigh South, adding to a large central park and two pocket parks which ensure every home is just a few steps away from places to play, relax and re-energise outdoors. Individual and together, homes of character have private street entrances, garages and gardens. A thought-through planning approach values nature, sustainability and security as important elements of the overall design that brings modern, family living to Oakleigh South.





streetscape



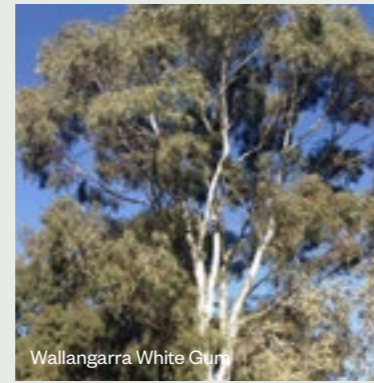
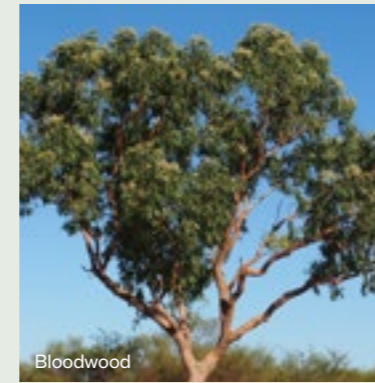
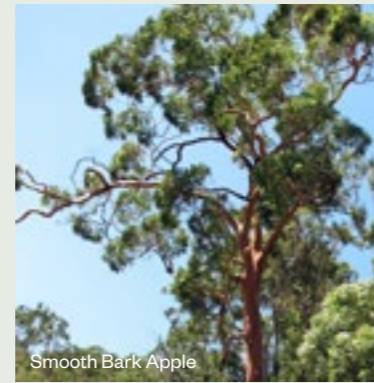
From the ground up, each home is sophisticated and has generous spatial planning to provide extra room – indoors and outside - for entertaining and family life. Surrounded by trees and parkland, Oakleigh South is closely connected to Melbourne's most highly regarded schools and an enviable dining scene that bubbles with a real feeling of community that can only come from living local.

A dedicated landscaping plan ensures an instant green precinct.

The tree-lined streetscape connects architecturally designed homes across a welcoming neighbourhood. The verdant design enhances green outlooks for each home while cooling the surrounds and enhancing privacy. A diversity of parkland is dedicated to encouraging residents to spend time outdoors. Safe, healthy outdoor spaces to throw a ball, exercise, watch the clouds or catch up with the neighbours have never been more important. The overall effect is peaceful and private, a calm sanctuary for modern life.

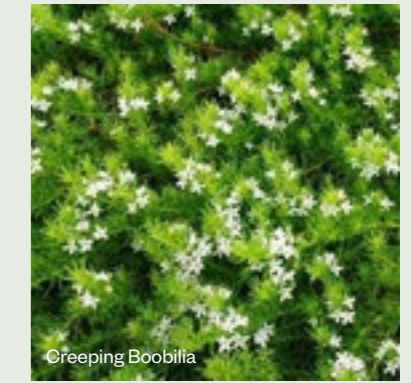
Trees

Angophora costata	Smooth Bark Apple
Corymbia eximia	Bloodwood
Eucalyptus scoparia	Wallangarra White Gum
Lagerstroemia fauriei 'Fantasy'	Fantasy Crepe Myrtle
Lagerstroemia indica x fauriei 'Albury White'	Albury White Crepe Myrtle
Lagerstroemia indica x fauriei 'Sioux'	Sioux Crepe Myrtle
Tristaniopsis laurina	Kanooka/Water Gum



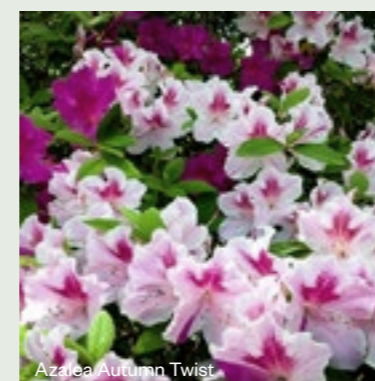
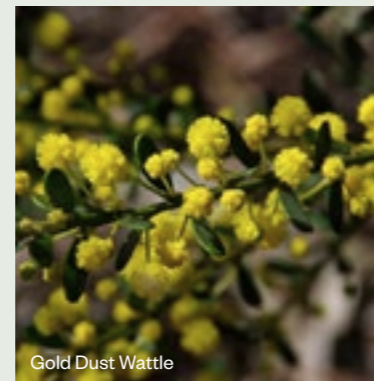
Groundcovers & grasses

Carpobrotus rossii	Karkalla
Casaurina glauca 'Cousin It'	Cousin It Groundcover
Chrysocephalum apiculatum	Common Everlasting
Dianella caerulea 'Breeze'	Breeze Paroo Lily
Dianella caerulea 'King Alfred'	King Alfred Paroo Lily
Dianella caerulea 'Little Jess'	Little Jess Paroo Lily
Dianella caerulea 'Lucia'	Lucia Paroo Lily
Grevillea lanigera 'Mt Tamboritha'	Grevillea Mt Tamboritha
Grevillea 'Poorinda Royal Mantle'	Groundcover Grevillea
Limonium perezii	Sea Lavender
Liriope muscari 'Amethyst'	Amethyst Lily Turf
Liriope muscari 'Monroe's White'	Monroe's White Lily Turf
Lomandra longifolia 'Nyalla'	Nyalla Mat-Rush
Lomandra longifolia 'Tanika'	Tanika Mat-Rush
Lomandra x 'Lime Tuff'	Lime Tuff Mat-Rush
Myoporum parvifolium	Creeping Boobialla
Myoporum parvifolium 'Fine White'	Creeping Boobialla
Scaevola 'Mauve Clusters'	Mauve Clusters Fan Flower
Thryptomene saxicola	Pink Rock Myrtle
Viola hederacea	Native Violet



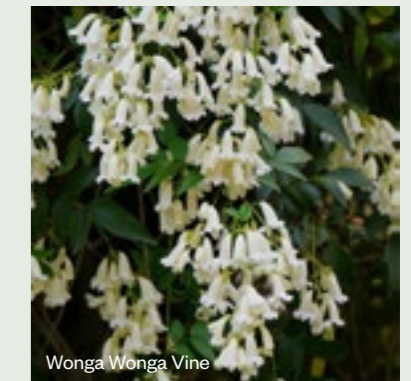
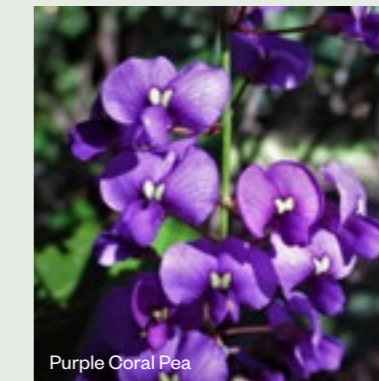
Shrubs

Acacia acinacea	Gold Dust Wattle
Acacia boormannii	Snowy River Wattle
Acacia podalyriifolia	Queensland Silver Wattle
Callistemon viminalis 'Macarthur'	Macarthur Bottlebrush
Callistemon viminalis 'Scarlet Flame'	Scarlet Flame Bottlebrush
Callistemon viminalis 'Slim'	Slim Bottlebrush
Correa 'Alba'	White Correa
Correa 'Marion's Marvel'	Marian's Marvel Correa
Doryanthes excelsa	Gynea Lily
Grevillea Rosmarinifolia 'Lutea'	Rosemary Grevillea
Leucophyta brownii 'Moonshine'	Moonshine Cushion Bush
Philotheca 'Flower Girl'	Flower Girl Wax Flower
Rhododendron 'Autumn Amethyst'	Azalea Autumn Amethyst
Rhododendron 'Autumn Twist'	Azalea Autumn Twist
Syzygium australe 'Aussie Southern'	Aussie Southern Lily Pily
Westringia 'Aussie Box'	Native Box



Climbers

Hardenbergia violacea	Purple Coral Pea
Kennedia rubicunda	Dusky Coral Pea
Pandorea pandorana	Wonga Wonga Vine



DISCLAIMER
Plants listed and shown are subject to availability at time of planting, and may change.



My home is
designed to grow
with my family

ARCHITECTURE



streetscape

ARCHITECTURE

The architecture grows the story of Oakleigh South with a select series of homes developed by EAT Architects. The 2 and 3 level residences are created as separate entities with distinct geometric forms. The façades harness similar materiality giving the homes a sense of connectivity to each other and the streetscape.

Remaining sensitive to the local residential scale, the architecture uses a combination of stacked brick, render and timber clad façades that draw from the area's history, to create an easy interaction between old and new. Oriented to sunlight and views, the 4 bedroom homes are spaced across 3 levels with lockable carparking and gardens. At ground floor a bedroom and bathroom amenity; at level 1 the living zones and a bedroom with bathroom, and at level 2 the master bedroom, further bedroom and bathrooms. The 3 bedroom homes are spaced across 2 levels with the master bedrooms or living zones on the ground level. Many homes include purpose-built study areas appointed to the spacious landing zones and all feature multiple outdoor aspects across a lively streetscape that integrates nature and homelife.

Artist impression



Home exterior



A façade of interlocking volumes creates an elegantly articulated built form for each home. The recesses and projections allow more privacy for the large window punctuations that lighten the presence of the home, as it settles in to its leafy environment.

Each home has appointed areas for two cars within the footprint of the address. The options will suit different lifestyles and range from lockable garage parking for one or two cars or a combination of lockable parking for one car and protected, under cover parking for the second car. Alternatively, there can be under cover, protected parking for both cars. The result is an effortless transition from home to travel and back while cars are secure and protected from the weather.

Oakleigh South's residences are as individual as the families who live there.

Each has an independent and direct street entrance and private driveway. Façades are composed in subtle, tonal greys and detailed with a combination of render, brickwork and timber-look cladding; materials that will remain enduringly relevant over the years as trees and plant-life flourish around each home.

Rising two and three levels and expressed in slender elongated forms, the homes accommodate a variety of floorplans across a design that allows for greater solar access and increased connection to the outdoors. The terrace balcony is pressed into the built form to create an outdoor room for use in all seasons. The landscaped backyard adds another dimension to outdoor living.



Artist impression

Home exterior



OUTDOOR SANCTUARIES AT HOME

All homes have been designed to offer multiple opportunities to spend time outdoors. Landscaped, private gardens are for entertaining or soaking up the sun. Layers of shrubbery filter sunlight and increase a sense of enclosure while bringing together all the elements of a traditional backyard in the context of the modern home. The living zones on the first level open to a private terrace or balcony with generous space for outdoor furniture. These areas are protected and designed with seamless connection to the interiors to provide fluid, indoor to outdoor living experiences across all seasons, while ensuring a sense of privacy and enclosure.

Backyard



My home is
made for me



Premium living

Luxury 2, 3 and 4 bedroom townhomes, designed for family living

EASY LIVING THROUGH CONSIDERED DESIGN

The architecture and design choices show a deeper understanding of your needs with practical, open plans to suit busy family living. Each home is for raising daily experiences through the art of considered design. Living spaces are surrounded by walls of glazing to amplify a feeling of spaciousness and light-filled luxury while delivering an uninterrupted connection from indoors to out and increasing options for entertaining and spending time outside. The open design is flexible inviting you to bring your personal sense of style to each space.

Expansive floor plans are defined by open planning, offering the flexibility to evolve as your family grows. Energised by natural light and focused on high-end materiality; balance and liveability are priorities in spaces alive with confident use of timber textures, stone and glazing. Beautiful lengths of custom made cabinetry are featured in every zone, unifying and connecting the spaces while delivering effortless, clutter-free living. A neutral palette of subtle calming tones from nature flows throughout.



AT THE HEART OF YOUR HOME.

A grand sense of openness permeates the generous living areas and the spacious, private retreats. A choice of light scheme with finishes of timber grain laminex and soft greys, or a contemporary, dark scheme of charcoal, stormy greys and green slate. Engineered timber floorboards, joinery, stone benchtops, polished surfaces and tonal greys create refined and timeless interiors complemented by premier fixtures and fittings for easy function. Contrasting accents of black tapware and detail are elegant and modern.

Guided by function and timeless design, the kitchen has been created for hosting at home and bringing the family together. Crafted professionally and appointed with integrated, premium, Fisher & Paykel gas burner stove, oven and dishwasher, the functionality of the design is extended with the inclusion of floor-to-ceiling cabinetry that conceals an abundance of storage. Subway tiles applied to the kitchen splashback are inspired by the brickwork of nearby residential homes and the local café scene. Across 3 bedroom homes, a central island bench is topped with a reconstituted stone benchtop. The undermount sink sits seamlessly within the piece while the gooseneck tap and linear pendent light are both practical and elegant.

Artist impression



Standard kitchen in light scheme



Artist impression



Premium bathroom

DESIGNED TO REINVIGORATE YOU

Spacious bathrooms allow plenty of room for a busy morning routine and a serene end to your day. The open design flow is emphasised by use of large format, tilework to floors, while glossier surfaces are applied across an elegant, vertically stacked subway tile or mosaic feature wall to add character and texture. The slimline tapware and shower frame are distinctly modern in a black matte finish. The oval mirrors introduce softer, organic edges creating a beautiful addition to the well considered design. The clean lines combined with soothing finishes and tactile accents result in a space that's refreshingly timeless and calm.



Standard bathroom in light scheme



Standard bathroom in dark scheme



I'm connected
to a unique village
culture and the best
of Melbourne

LOCATION

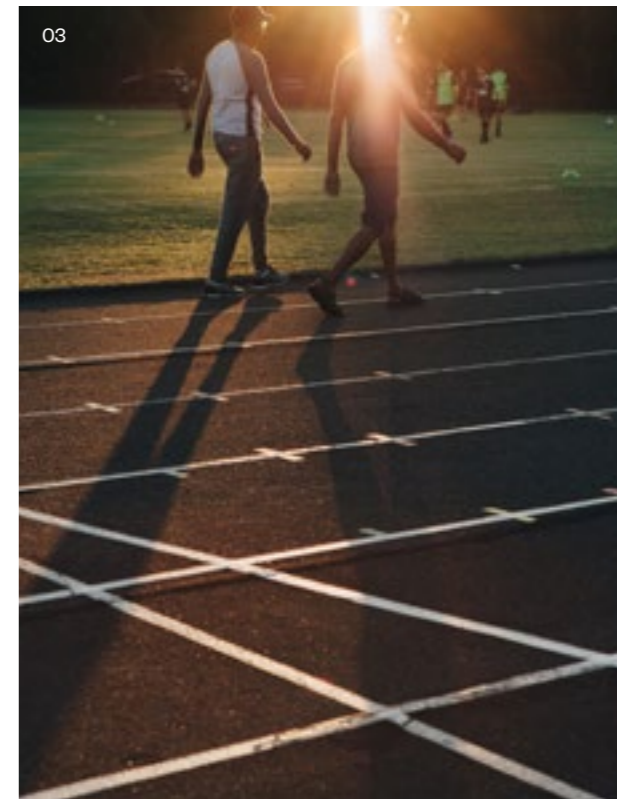


Make yourself at home amongst green spaces and a vibrant community.

AT HOME WITH A CLOSE KNIT COMMUNITY.

A profusion of places to eat and drink, cultural festivals, boutique shopping and a healthy outdoor lifestyle are all on the agenda in a suburb of diversity and proud heritage. Families gather, kids run and play and a community comes together in Oakleigh South and its vibrant surrounds. Landscaped streets are dotted with historic buildings and clusters of village shops connected by European cafes and delicatessens, testament to the location's proud heritage. Wine bars and global retail brands bring modern edge while local golf courses and parklands add a tranquil balance.

Oakleigh South sits in Victoria's prestigious sandbelt region, the suburb has an unusually large proportion of green spaces that accommodate everything from sports clubs and adventure playgrounds to protected stretches of native bushland.



01 Davies Reserve 02 Davies Reserve 03 Davies Reserve 04 Eaton Mall 05 Freshabake, Oakleigh Central

A PLETHORA OF CULINARY OPTIONS

The neighbourhood has an appetite for the good life and prides itself on its culinary prowess. Eaton Mall is the social heart of the area where the food is plentiful across tables that spill across walkways and locals make a morning espresso part of the daily routine. The area's eateries cover the entire spectrum from cosy cafés and booze-friendly pubs to delicatessens with rare continental finds and traditional restaurants bursting at the seams. Whatever your day might have in store, there's always time to savour good food experiences in Oakleigh.

Experience the charm of Oakleigh Village and its many culinary offerings.



06 Marketplace Fresh, Oakleigh Central 07 Melissa Oakleigh 08 Cote Terra 09 Eaton Mall 10 Melissa Oakleigh

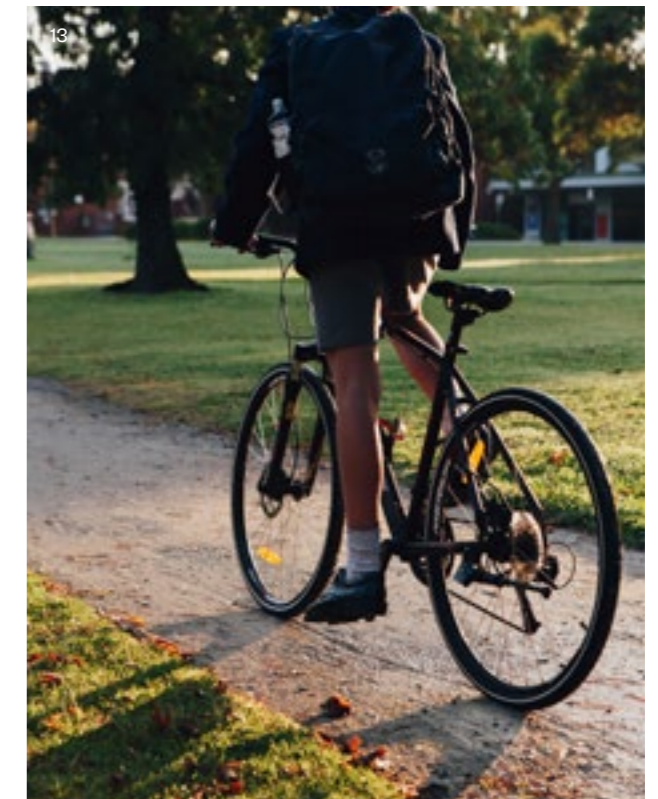


Well positioned to some of Melbourne's most esteemed schools, retail and amenity.

EDUCATION & CONNECTIVITY

With a selection of some of Melbourne's best schools in South Oakleigh and nearby, the precinct offers a lifetime of education at private and public institutions from early learning through to university. Oakleigh South Primary ranks as the best in the state, while Oakleigh Grammar and Sacred Heart Girls' College add to the 15+ schools that dot the area. The Monash University Campus and its medical and research facilities have contributed to the area's amenity, making it a world class destination for education and health.

The area is also home to Chadstone, Australia's largest shopping precinct and a world renowned centre for fashion and entertainment. Across 550 stores, representing luxury and high street brands, beauty services and eateries, you'll snap up the season's latest buy amidst an extravagant retail experience. Close to home, the Oakleigh Sunday Market is for bargain hunters, fresh produce and vintage funds.



11 Monash University Clayton Campus 12 Minimaru 13 Warrawee Park
14 Chadstone Shopping Centre 15 Oasis Bakery

Where less travel gives you more time.

A well connected address has you close to every urban amenity, nearby parkland and Melbourne's pristine bayside beaches. For commuting you'll connect to Melbourne's CBD and surrounds via Dandenong or Warrigal Roads and the Monash Freeway, or hop on the train via Clayton Station's Pakenham line and be in the heart of the city in 30 minutes.

ON YOUR DOORSTEP

Huntingdale Golf Club	2.3km
Clayton Train Station	1.8km
Huntingdale Train Station	2.4km
North Road Shopping Village	5.0km
Eaton Mall	4.1km
Monash University	5.4km
Chadstone Shopping Centre	5.5km
Melbourne CBD	19.2km

EDUCATION

- 01. Oakleigh South Primary School
- 02. Monash University (Clayton)
- 03. Clarinda Primary School
- 04. South Oakleigh College
- 05. Sacred Heart Girls' College
- 06. Oakleigh Grammar
- 07. Amsleigh Park Primary School
- 08. Clayton North Primary School
- 09. Germain Street Kindergarten
- 10. Goodstart Early Learning Centre
- 11. Early Learning Centre Oakleigh South Childcare
- 12. Kindy Patch Clarinda Childcare
- 13. Guardian Childcare & Education Oakleigh East

RETAIL & AMENITY

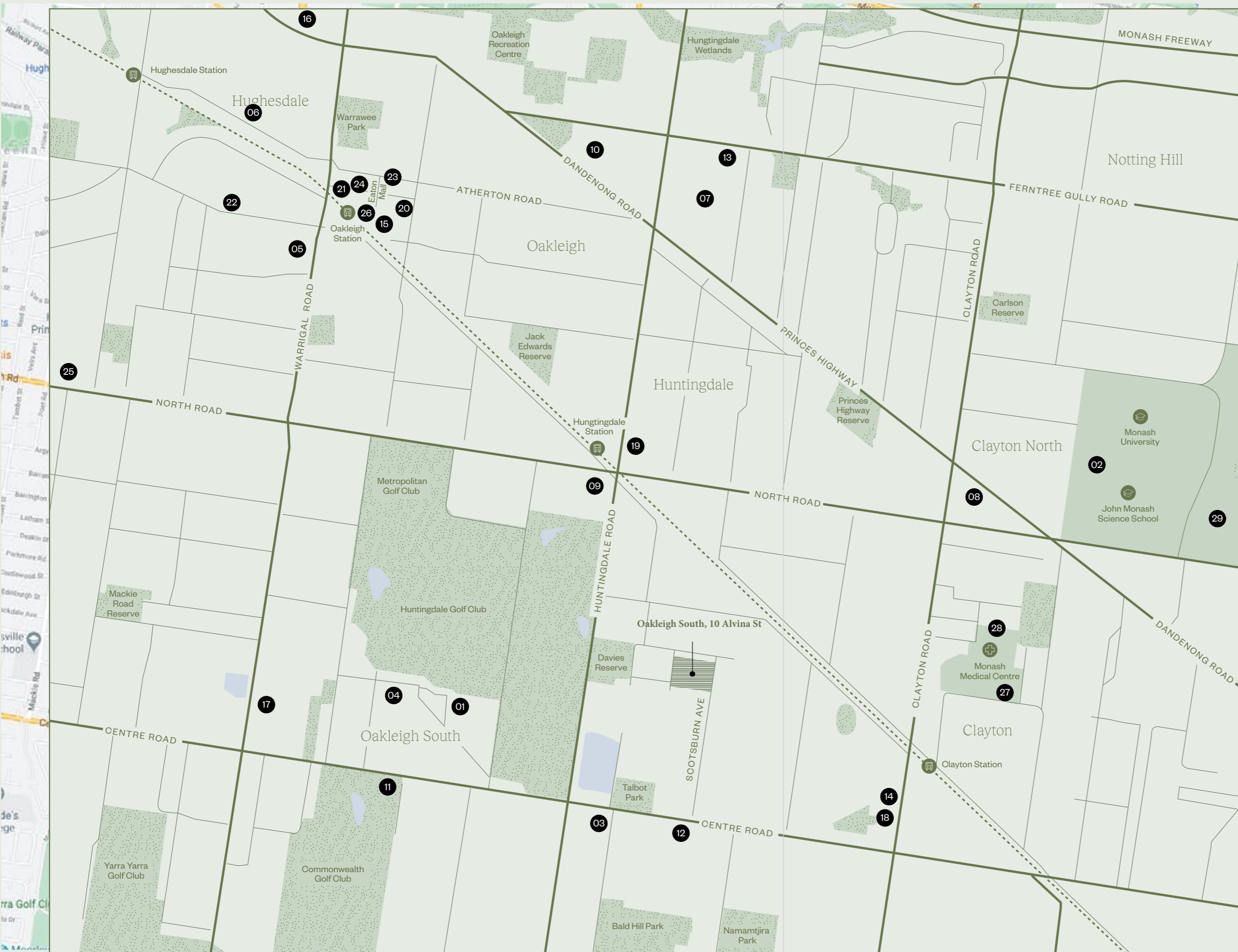
- 14. Minimaru
- 15. Oakleigh Central
- 16. Chadstone – The Fashion Capital
- 17. The Links Shopping Centre
- 18. Clayton Shopping Plaza Strip
- 19. Huntingdale Shopping Strip

CAFÉS, BARS & RESTAURANTS

- 20. Kalimera Souvlaki Art
- 21. Cote Terra
- 22. Temperance Society
- 23. Melissa Oakleigh
- 24. Oakleigh Junction Hotel
- 25. Oasis Bakery
- 26. The Oakleigh Doughnut Co

HEALTHCARE

- 27. Monash Heart Hospital
- 28. Monash Children's Hospital
- 29. Proposed Victorian Heart Hospital



Location

A great investment for property & family.

Oakleigh South is a pocket of value in Melbourne's booming South-East property market. The suburb shares borders with Bentleigh East, Oakleigh and Hughesdale which rank amongst Melbourne's top performing suburbs for property. Residents here have access to a wide range of local amenity, enviable green spaces and easy transport connectivity.



Warrawee Park

15.6 YEARS
AVERAGE STAYING PERIOD FOR OAKLEIGH SOUTH

20+ YEARS
AVERAGE STAYING PERIOD FOR OAKLEIGH

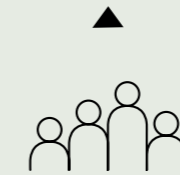
BUY INTO A TIGHTLY HELD PRECINCT

Across Melbourne, historic, established and leafy neighbourhoods are tightly held. Once people move in, they don't want to leave.

People who live in Oakleigh South will stay in the area for an average of 15.6 years or more. Neighbouring Oakleigh is placed amongst Melbourne's top four suburbs with an average holding period of 20+ years.

A NEIGHBOURHOOD FOR GROWTH

8,927
RESIDENTS IN 2020

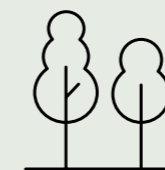


Oakleigh South is experiencing impressive growth. Its privileged location, lifestyle and unique amenity make it a sought-after location attracting many new residents to its doors. Oakleigh South's population is forecast to grow by 52.62% by 2041; This exceeds the popular Chadstone area with anticipated to growth of just 12.42% in the same time frame.

SOURCE:
<https://forecast.id.com.au/monash/about-forecast-areas?WebID=26>
<https://www.smartpropertyinvestment.com.au/data/vic/3167/oakleigh-south>

1,134
HECTARES OF PARKLAND

409
PARKS & OPEN SPACES



37%
OF OAKLEIGH SOUTH IS MADE UP OF GREEN SPACES

CONNECTING RESIDENTS TO NATURE

A diversity of open spaces rates highly in the liveability index for any precinct. Places to relax, exercise, play and connect to nature are a priority for the City of Monash where suburbs like Oakleigh South lead in proportion of green spaces for residents to enjoy. City of Monash provides around 1,134 hectares of public open space which equates to 2.7hectares of open space per 1,000 residents.

Oakleigh South (37%), Wheelers Hill (25%) and Glen Waverley (15%) are suburbs with the highest percentage of open space as a proportion of their land area.

SOURCE:
Monash Open Space Strategy 2018
<https://www.monash.vic.gov.au/files/assets/public/building-amp-planning/strategic-planning/open-space-strategy/adopted-monash-open-space-strategy-october-2018.pdf>



280

RETAILERS & SERVICE PROVIDERS

9

CITY BLOCKS SPANNED BY OAKLEIGH CBD

A HISTORIC CBD

Oakleigh's historic city centre was established as an independent commercial centre after a boom in growth in the area in 1877, following the opening of the Melbourne-Oakleigh Railway line. The suburb has never looked back and is now a bustling urban centre that has retained its village charm. Oakleigh CBD spans 9 city blocks and is a central commercial spine for a multitude of businesses and services.



MONASH UNIVERSITY
3.7KM



CHADSTONE SHOPPING CENTRE
5.6KM



MOORABBIN AIRPORT
11KM



THE SANDBELT GOLF PRECINCT
5.2KM

LEADING AUSTRALIA

The City of Monash is home to thriving destination precincts that attract visitors from around Australia and the world.

- Monash University is Australia's largest university
- Chadstone is Australia's largest shopping precinct
- The Sandbelt is Australia's most famous golfing district
- Moorabbin Airport is the second busiest freight airport in Australia



11.32%

MEDIAN PRICE CHANGE ANNUALLY

MEDIAN PRICE GROWTH

The flow on effect from surrounding high performance suburbs of Bentleigh East, Oakleigh and Hughesdale has seen the ripple effect growing prices in Oakleigh South as demand continues to surge. The area's housing supply is in high demand and reflected in its pricing where the median price change across a year for houses and units is at 11.32% in Oakleigh South compared to Box Hill at 4.20% and Chadstone at 16.18%.

SOURCE:
<https://www.yourinvestmentpropertymag.com.au/top-suburbs/vic-3167-oakleigh-south.aspx>
<https://www.propertyvalue.com.au/suburb/chadstone-3148-vic>
Monthly data update for Feb 2021 as supplied by CoreLogic. Data is reported to the period ending Nov 2020. Please note that property sales data is routinely updated, so may change retrospectively.

5.34%

HOUSE

7.64%

UNITS



1.54%

VACANCY RATE
OAKLEIGH SOUTH

2.8%

VACANCY RATE
MELBOURNE METRO

A GREAT INVESTMENT

Data from 2020 PRD Research identifies Oakleigh South as one of Melbourne's top 6 most affordable and liveable suburbs for houses and apartments. Close to Australia's largest university and shopping precinct; set in its prized green sandbelt precinct; with a myriad of employment opportunities and great transport options; the rental market is on the rise. The vacancy rate in Oakleigh South (as of 2019) is currently 1.54%, compared to Melbourne Metro's average of 2.8%.

SOURCE:
<https://www.propertyfinder.com.au/Property%20Finder%20-%20Affordable%20and%20Liveable%20Property%20Guide%201st%20Half%202020%20-%20Melbourne.pdf>

EDUCATED & ASPIRING RESIDENTS

There are more professionals living in Oakleigh South's leafy streets than in any other occupation segment. At 23.4% of the local population, they contribute to a well-educated, multi-cultural community. A relatively young community in Oakleigh South has an average age of 37 years comparable to 36 years for Greater Melbourne.

Most residents own their own home however there is a growing number of renters in the area, drawn to the excellent schools and employment opportunities in the wider precinct (77% owner / 23% renter). Nearby Monash University ranks amongst the world's top 100 and sits at #48 in Best Global Universities #4 in Australia and Oakleigh South Primary has won Best Victorian Public Primary School for the last 5 years.

SOURCE:
<https://www.domain.com.au/suburb-profile/oakleigh-south-vic-3167> & 2016 Census

37

AVERAGE AGE OF RESIDENTS

53%

FAMILIES

47%

SINGLES



26%

OF RESIDENTS HOLD A BACHELOR'S DEGREE

144,478

JOBS PROVIDED BY THE CITY OF MONASH

EMPLOYMENT OPPORTUNITIES CLOSE TO HOME

From its local shopping areas and thriving hospitality scene to leading hospitals, research centres, education and industry, the area is prime for employment. The City of Monash provides 144,478 local jobs and has a GRP of 18.28 billion. Monash National Employment and Innovation Cluster supports 75,000 jobs and brings an annual \$9.4 billion to the Victorian economy. The area is home to the Clayton Health and Education Research Precinct, Monash Uni and business centre, Monash Medical health precinct, children's hospital and new Victorian Heart Hospital. It also hosts CSIRO's largest site. There are a total of 72 activity centres which include large retail and dining hubs.

SOURCE:
<https://www.monash.vic.gov.au/Business/Investing-in-Monash/Precincts>
<https://economy.id.com.au/monash/home>
<https://www.monash.vic.gov.au/files/assets/public/business/economic-development-strategy-and-action-plan-2018.pdf>



CLAYTON HEALTH PRECINCT 2.7KM



VICTORIAN HEART HOSPITAL 6.0KM



CSIRO 4.7KM



MONASH BUSINESS CENTRE 3.7KM



I live in a precinct
designed by an award
winning team

PROJECT TEAM

10 ALVINA STREET, OAKLEIGH SOUTH

Oakleigh South, 10 Alvina St

Whilst we endeavour to ensure the content of this brochure is correct at the time of release, the information it contains is to be used as a guide only. The brochures based on current site designs as at 2nd December 2020, but was completed prior to the completion of final design, engineering and construction of the project. As a result, design, engineering, dimensions, layout, fittings and specifications are subject to change as specified in the contract of sale. All areas are provided in accordance with the Method of Measurement for Residential Property provided by the Property Council of Australia. This website does not constitute part of an offer or contract. We do not make any express or implied representation or warranty that the information is accurate, complete or correct. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have questions regarding the property. © Southlink Projects Pty Ltd 2020.

