



harmony  
garden

321 WANTIRNAROAD  
WANTIRNA



# IN HARMONY WITH HOME, IN NATURE AND IN LIFE

Harmony Gardens welcomes you to its blissful setting.  
A leafy green suburb close to everything that's familiar  
yet just minutes from everything new.



ARTIST'S IMPRESSION



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Harmony Gardens' 59 contemporary townhouses are a superb addition to the relaxed neighbourhood streets of Wantirna. Adding a touch of sophistication to the suburb's conservative character, these double and triple storey homes are ideal for anyone who enjoys low-maintenance living.



ARTIST'S IMPRESSION





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# AT THE HEART OF THE BEST

Your home should be your sanctuary. At the harmony garden, you will be able to totally relax and enjoy your life. You will be able to shop, exercise, and learn at the excellent facilities surrounding the harmony garden.

## RETAIL & ENTERTAINMENT

01. Wantirna Mall
02. Eastland Shopping Centre
03. Hoyts Cinemas
04. Costco
05. Westfield Knox Shopping Centre
06. Village Cinemas
07. Heathmont Farmers Market

## CAFES & RESTAURANT

19. Okami Japanese Restaurant
20. Chapter Too
21. Barclays Cafe
22. Savannah Brown
23. Wantirna Hill Club
24. Mister Fox
25. The Firehouse

## RECREATION

08. Snap Fitness
09. Goodlife Health Club
10. EMF Health Club
11. Ringwood Aquatic Centre
12. Ringwood Public Golf Club
13. Ringwood Football Club
14. Ringwood Tennis Club
15. Heathmont Tennis Club
16. Morack Public Golf Course
17. Templeton Cricket Club
18. Dandenong Valley Parklands

## EDUCATION

26. Wantirna College
27. Regency Park Primary
28. The Know School
29. St Lukes Primary School
30. Heathmont College
31. Aquinas College
32. Southward Boys Grammar
33. Ringwood Secondary College
34. Tintern Girls Grammar



..... Walking / Bicycle Trails

||||||| Trainline



1 hour 20min



5 hours 16mins



36mins



2hrs





## ENJOYS EXCELLENT RETAIL & DINING

Harmony Gardens enjoys excellent connection to nearby retail and dining amenities including Westfield Knox, the third-largest shopping centre in the country, while Eastland Shopping Centre in Ringwood hosts an array of world-class dining options.



Other amenities like Knox Private Hospital, the largest private healthcare provider in Melbourne's east, is also 10-minutes' walk. An ideal commute for medical professionals. Or if work or leisure calls you towards the city, Ringwood Station or and the arterial EastLink are close by.



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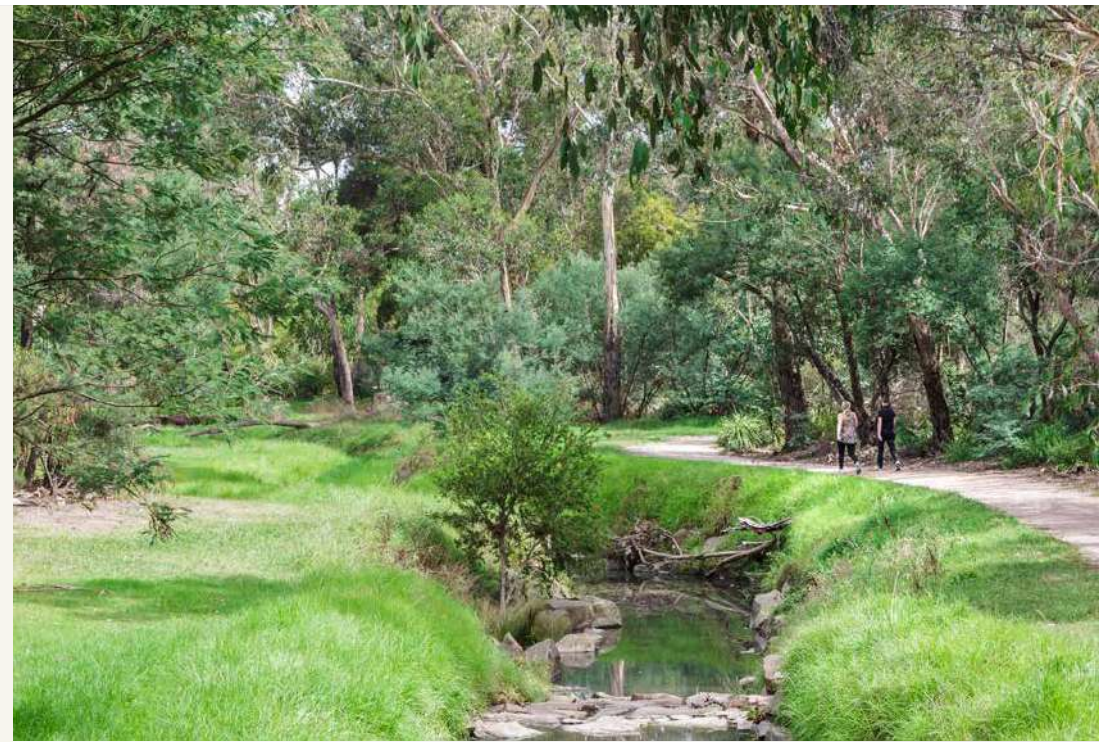
## LUSH & FULL OF LIFE

Wantirna is where modern and natural worlds collide, offering boundless opportunities to work, play and explore.

With views over Melbourne, towards Mornington Peninsula or out to the Yarra Valley, the Dandenong Ranges have some of the prettiest views in the country.



Scenic day-trips to the Healesville, Yarra Valley and Dandenong Ranges are less than an hour away. Discover awe-inspiring mountain views, wander the vineyards of the Yarra Valley or treat your taste buds from of the many local cafes delicious delicacies.



Parklands and reserves offer a peaceful retreat from the stresses of everyday life. 10 minutes' away, Koomba Park's walking trails provide an incredible opportunity to meet the flourishing birdlife who call it home. While the sporting and recreational facilities of Mullum Mullum Reserve are also only 10 minutes away.





# HARMONIOUS LIVING

Harmony Gardens embraces the simple pleasures of life  
and wraps them in the comforts of home.

## LIVING

The architects attention to detail and design is nothing short of exceptional, creating something truly special. Living areas are generous and warm, creating the ideal space for entertaining or relaxing.



ARTIST'S IMPRESSION

## KITCHEN & DINING

The open-plan living area is a stylish design made for entertaining. Light radiates throughout to create a warm and welcoming ambience. The large kitchen and dining areas provide a social space for friends and family, which opens out to your private courtyard, deck or balcony.



ARTIST'S IMPRESSION



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## BATHROOM

The bathroom's clean and simple layout is enhanced by chrome finishes. Light gleams from almost every surface for a bright and invigorating interior. Enjoy a soothing stream of hot water with every bath or shower, thanks to the instantaneous hot water unit with gas booster.



# PREMIUM INCLUSIONS

## GENERAL

- 6+ Star energy efficient design house
- High ceiling as per plan
- Modern joinery, benchtop and splashback
- Designer tapware and quality kitchen appliances
- Luxury bathroom inclusion with quality vanity units
- Porcelain tiles throughout wet area
- Premium quality aluminium frame windows.
- Architectural engineered/laminate flooring
- LED lighting throughout

## KITCHEN

- **Benchtop:** Modern stone Benchtop
- **Cupboards:** 2pac or laminate doors / panels
- **Sink:** Deluxe stainless steel
- **Splashback:** feature splashback from builder's range
- **Tapware:** builder's range
- **Flooring:** builder's range

## ELECTRICAL APPLIANCES

- **Hot Plate:** 600mm Stainless steel gas cook top
- **Rangehood:** 600mm standard stainless-steel fold out
- **Dishwasher:** 600mm Stainless steel dishwasher
- **Oven:** 600mm Steel electric oven

## LAUNDRY

- **Trough:** Stainless steel trough
- **Tap and outlet:** Mixer lever set from Builder's range
- **Flooring:** Porcelain tiled flooring

## BATHROOM & ENSUITE

- **Toilet suites:** White vitreous close-coupled toilet suite with concealed waste, dual flush cistern, soft close seat and chrome mini cistern stop tap.
- **Vanities:** laminate melamine or 2pac cabinets.
- **Benchtop:** builder's range bench top
- **Basins:** White vitreous with chrome waste
- **Tapware:** Luxury builder's range.
- **Shower Base:** Tiled or poly marble white shower bases as per plan
- **Shower Screens:** Shower screens with polished silver finish aluminium frame.
- **Mirrors:** Polished edge mirrors above vanity.
- **Flooring:** Porcelain tiled flooring as per plan
- **Exhaust Fans:** as per plan
- **Accessories:** towel rails and toilet roll holders

## DOOR

- **Front Entry Door:** modern design door with feature glazed light window
- **Entry Frame:** as per plan
- **Door Furniture:** Front Door: Entry set with deadbolt keyed alike
- **Door Stop:** with air cushion
- **Room Doors:** with cushion doorstops
- **Room Doors Furniture:** Lever door furniture with designer handles from builder's range
- **Mouldings:** Skirtings: 67mm high, Architraves: 67mm wide from builder's range
- **Door Seals:** Door seal to nominated internal doors in accordance with energy rating report

## WINDOW

- Premium quality aluminium window frame
- Glazed windows and door as per energy rating report

## FLOORING

- Architectural builder's range floorboard to family room, dining room and kitchen
- Carpets to all bedrooms and walk-in robes or as per working drawings
- Porcelain tiles to laundry, ensuite, bathroom and powder room or as per working drawings

## GARAGE

- **Garage door:** colorbond garage door.
- **Garage Ceiling:** Plaster ceiling and concrete floor
- **Remote:** 2 Transmitters and single power point to ceiling
- **External Walls:** Brick veneer as per plan
- **Internal Walls:** as per plan

## CONCRETE WORK

- Engineer designed slab as per plan
- Concrete slabs/strip footings as per plan
- Driveway and crossover as per plan.

## FRAME WORK

- Timber Framing to Australian Standards Pre-fabricated trusses and steel work as per plan

## BRICKWORK & EXTERNAL WALL

- Face brick work, cladding and render as per plan

## ROOF TILES

- Concrete roof tiles from builder's range
- **Roof Plumbing:** COLORBOND® metal fascia, gutter, downpipes and downpipes

## LANDSCAPING

- Private/public open space landscaped in according with council endorsed landscape plan

## PLASTERING / INSULATION

- Plaster board to internal walls and ceilings
- Waterproof plaster board to wet area
- Wall and ceiling insulation as per energy rating report
- Cornice for rooms as per plan

## PAINTING

- **Exterior:** As per plan
- **Interior:** 3 coat flat washable system
- **Woodwork:** woodcare paint system to internal woodwork / doors / architraves and skirtings

## BEDROOMS

- **Walk-in robes:** shelving and hanging rod
- Wardrobe sliding doors as per plan

## ELECTRICAL WORK

- **External fittings:** as per plan
- **Light Fittings:** LED down lights throughout
- Underground power as per plan
- Main board installed and connected
- Safety switch as per plan
- Power supplied to all required internal / external service
- Smoke alarms as per plan
- Power points / TV / Phone points as per plan

## HEATING SYSTEM

- Ducted heating living room, dining room and all bedrooms. Stacks at builders discretion.

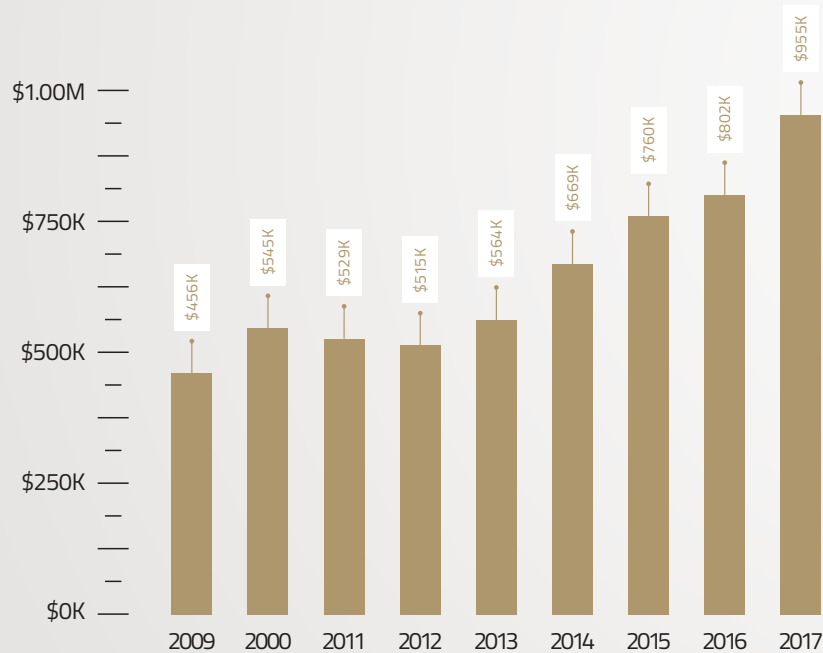
## WATER SERVICE

- External standard gas hot water service
- Storm-water system connected to authorized point of discharge
- Sewerage connected to authorized point of discharge

# WANTIRNA SUBURB PROFILE

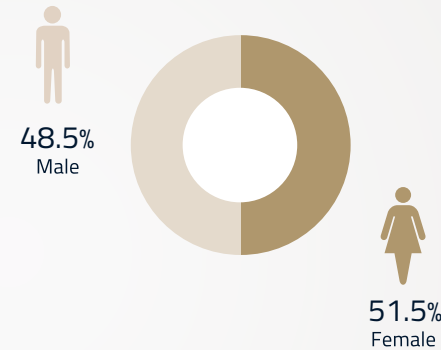
## MEDIAN PRICE IN WANTIRNA

The median sales price for houses in Wantirna, VIC in the last year was \$950,000 based on 167 home sales. Compared to the same period five years ago, the median house sales price for houses increased 75.8% which equates to a compound annual growth rate of 12.0%.



## DEMOGRAPHICS

**13,818** Population of Wantirna



**42** Average age of Wantirna's population

## INVESTMENT

Median weekly rent per household **\$450**

Median house price **\$954,000**

## OCCUPATION



10% Unemployed /Other  
32.5% Part-time Employment  
57.6% Full-time Employment

**\$637** Median weekly personal income

Median weekly household income **\$1,576**

**2.8** Average number of occupants per household

Rental Yield **2.5%**

**12.5%** Annual growth



# harmony garden

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