



264 Oriel Road,
Heidelberg West

264 Oriel Road offers a
harmonious blend of
sophistication and
functionality. Find your
new home today in
Heidelberg West.



Artist's Impression



Luxury living at its finest

1

Modern

Contemporary design features
with natural materials.

2

Sustainable

Environmentally friendly with
a min. 7 plus star energy rating.

3

Architecture

Meticulously designed by
an award winning firm.

4

Location

A premium pocket of Heidelberg
West in a quiet caldersack nearby
Malahang Reserve.

5

Quality

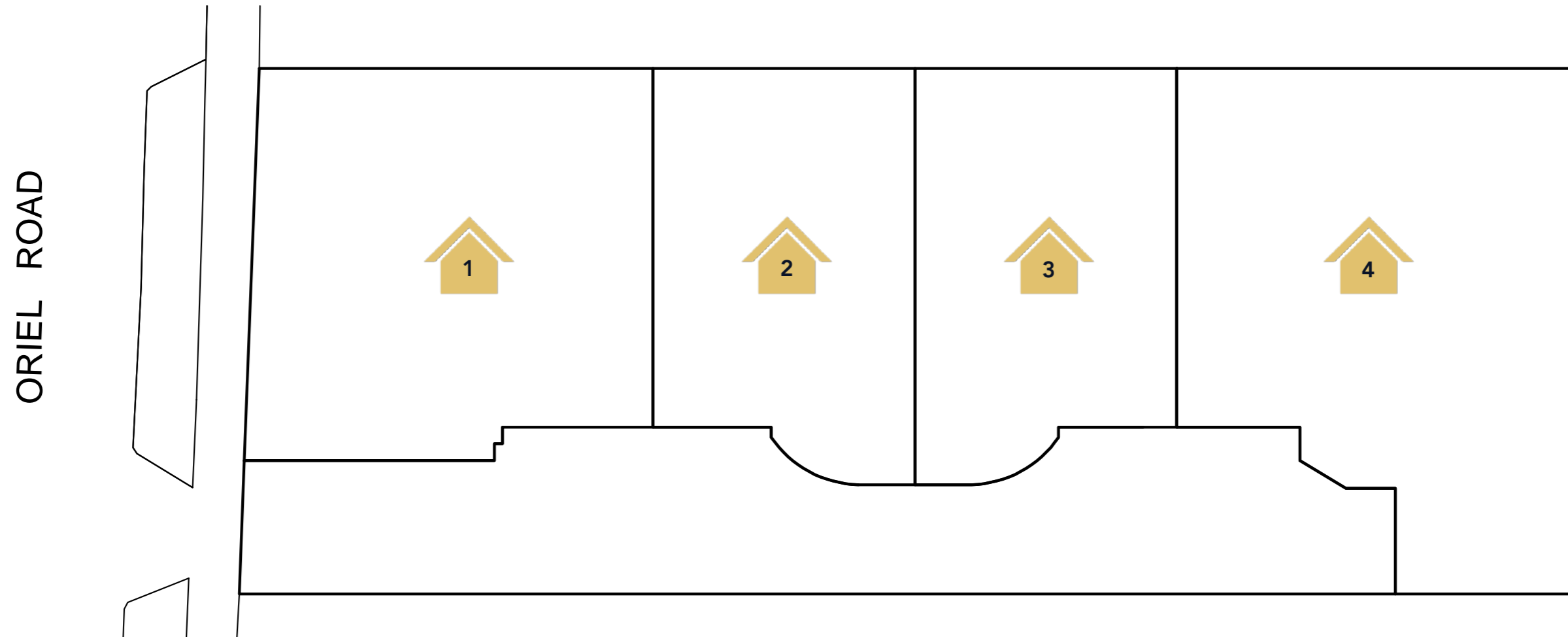
With day-to-day luxury in mind,
the townhouses feature quality
finishes and appliances.

6

Convenience

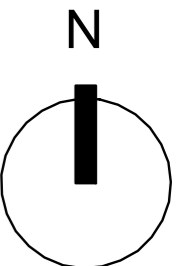
Located between La Trobe
University, Austin Hospital and
North Land shopping centre.

Masterplan



ARCHITECTURALLY DESIGNED TOWNHOUSES

Situated in the upscale enclave of Heidelberg West, these townhouses are characterised by their generous space, abundant natural light, minimum 7+ Star energy rating and luxurious fittings and fixtures, making each residence a shining addition to the charm of Heidelberg West.



GROUND FLOOR	74.1 m ²
FIRST FLOOR	60.2 m ²
PORCH	1.7 m ²
BALCONY	9.1 m ²
P.O.S.	64.2 m ²
CAR PARKING	SINGLE GARAGE

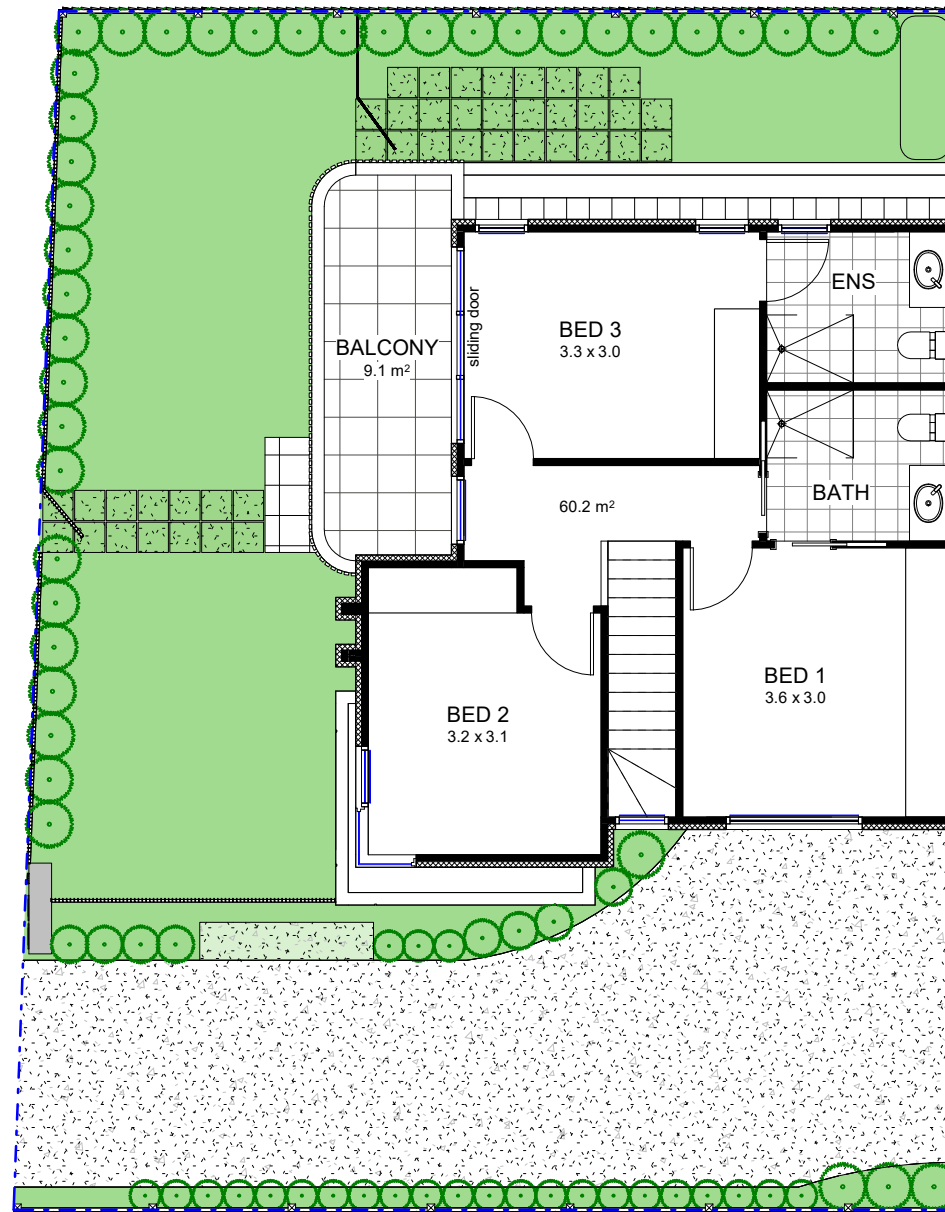
(Lot 1) 264 Oriel Road, Heidelberg West VIC. 3081

TOTAL 209.3 SQM

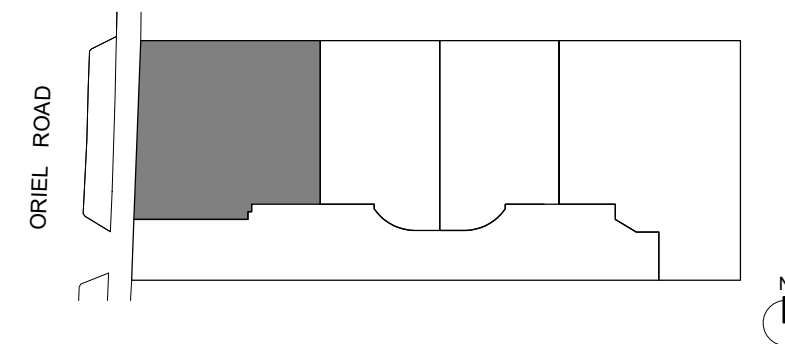
3 BED 2.5 BATH 1 CAR



Ground Floor



First Floor



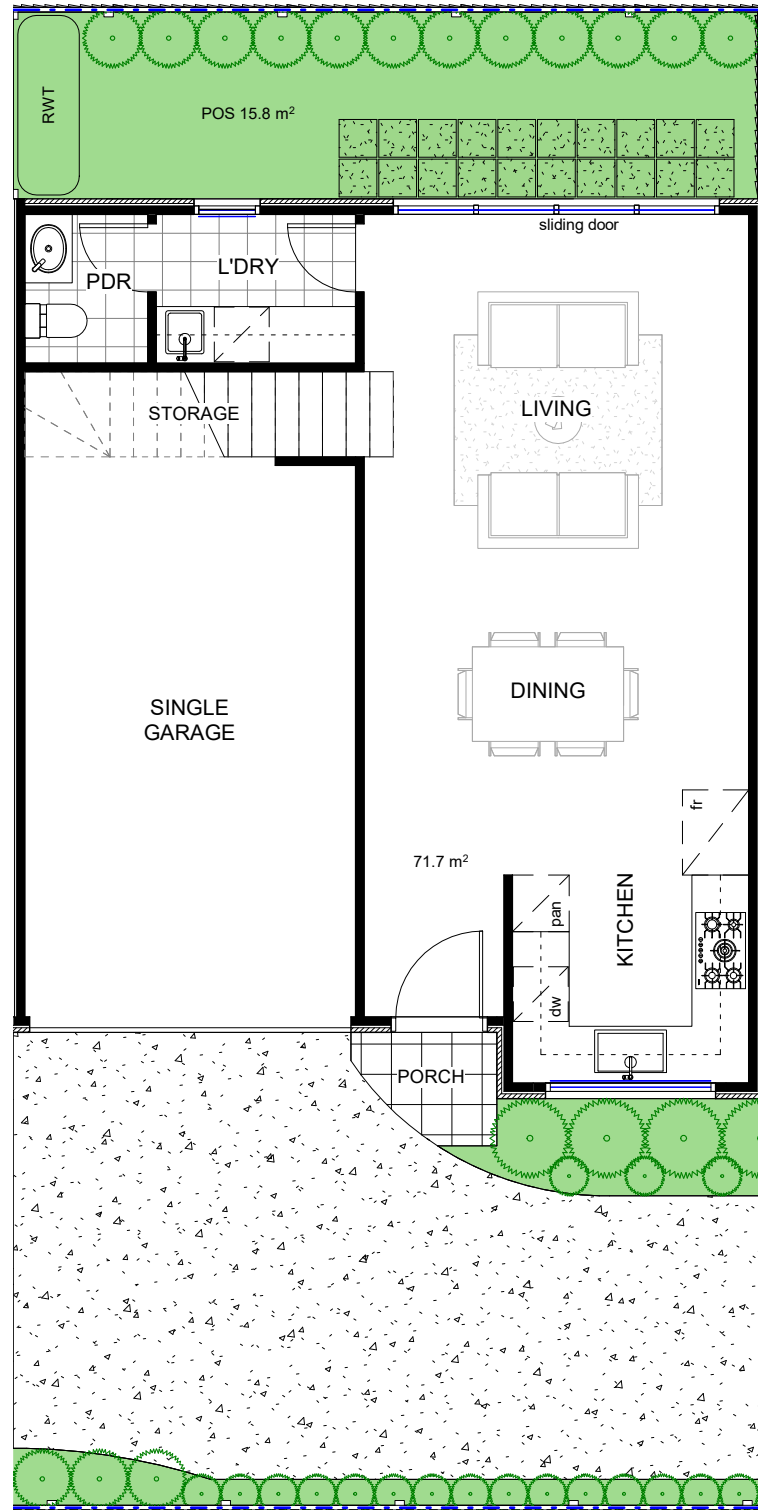
Disclaimer: Please note that architectural drawings were produced prior to completion of construction. Images, artist's impressions, layouts, dimensions, finishes and specifications are indicative only and are subject to change in accordance with the Contract of Sale. Areas shown are indicative only, no responsibility is taken for any variance of areas from as built areas. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.

GROUND FLOOR	71.7 m ²
FIRST FLOOR	60.6 m ²
PORCH	1.3 m ²
BALCONY	8.0 m ²
P.O.S.	15.8 m ²
CAR PARKING	SINGLE GARAGE

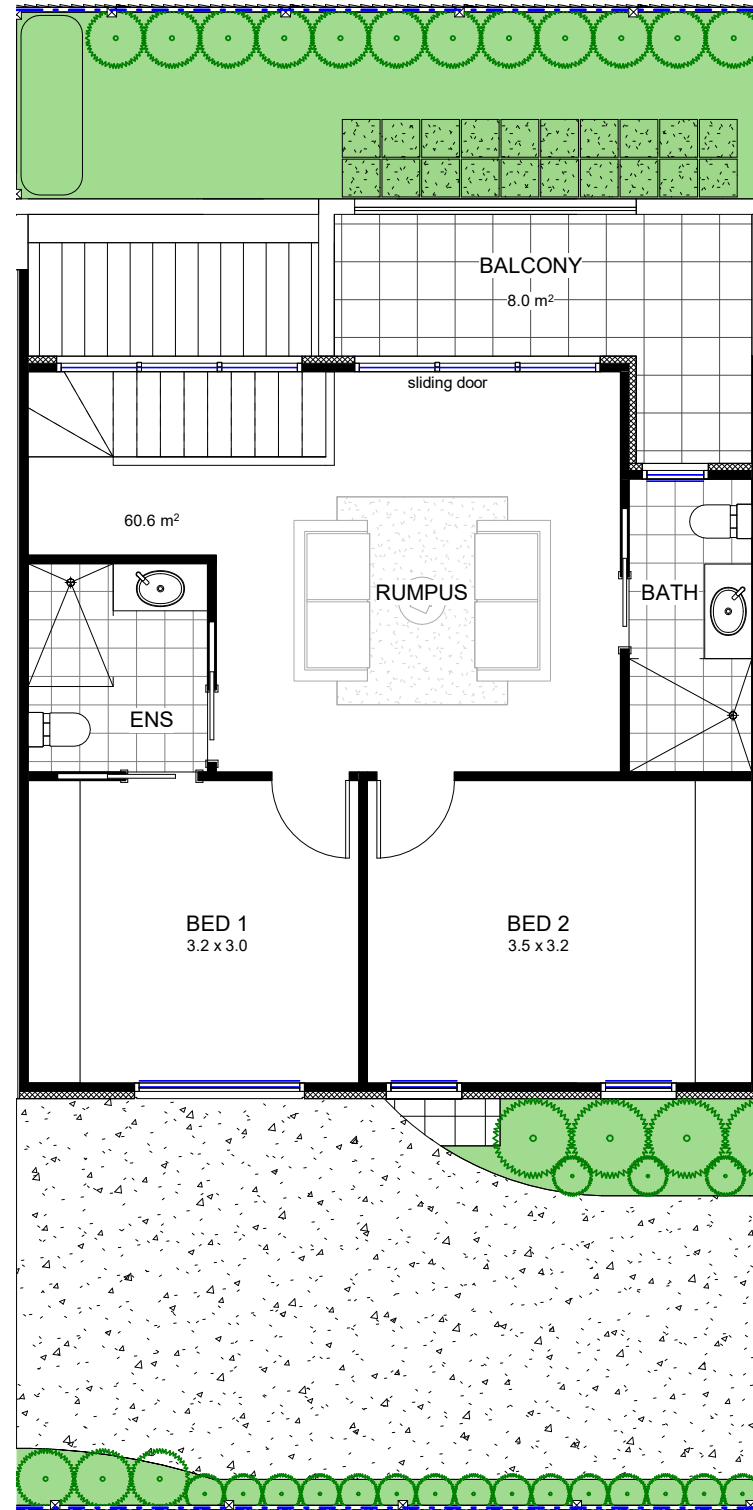
(Lot 2) 264 Oriel Road, Heidelberg West VIC. 3081

TOTAL 157.4 SQM

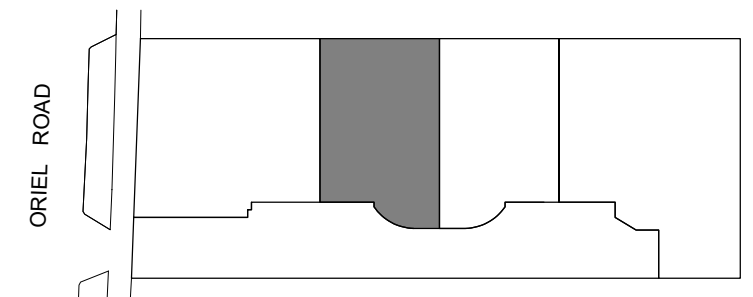
2 BED 2.5 BATH 1 CAR
+ Rumpus



Ground Floor



First Floor



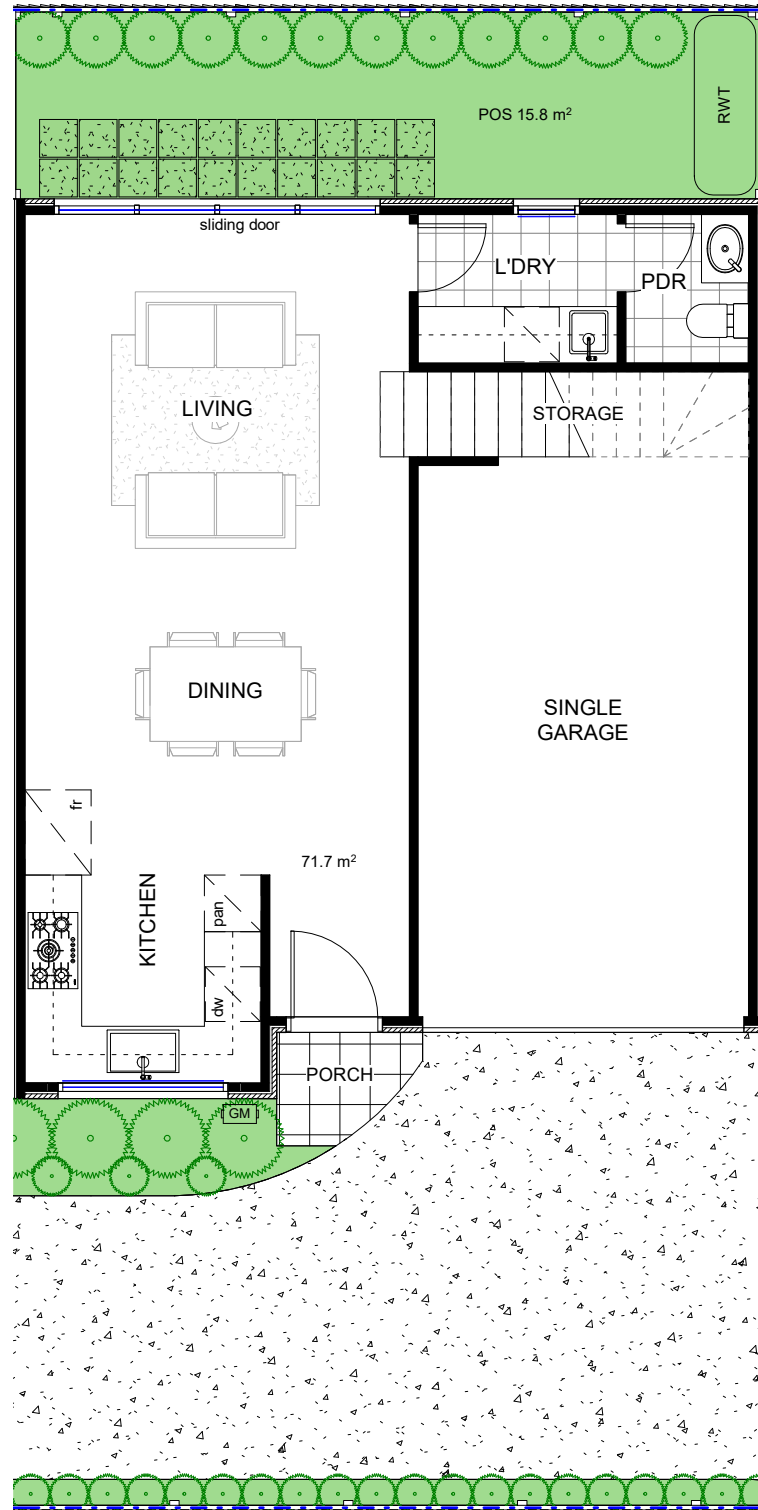
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GROUND FLOOR 71.7 m²
 FIRST FLOOR 60.6 m²
 PORCH 1.3 m²
 BALCONY 8.0 m²
 P.O.S. 15.8 m²
 CAR PARKING SINGLE GARAGE

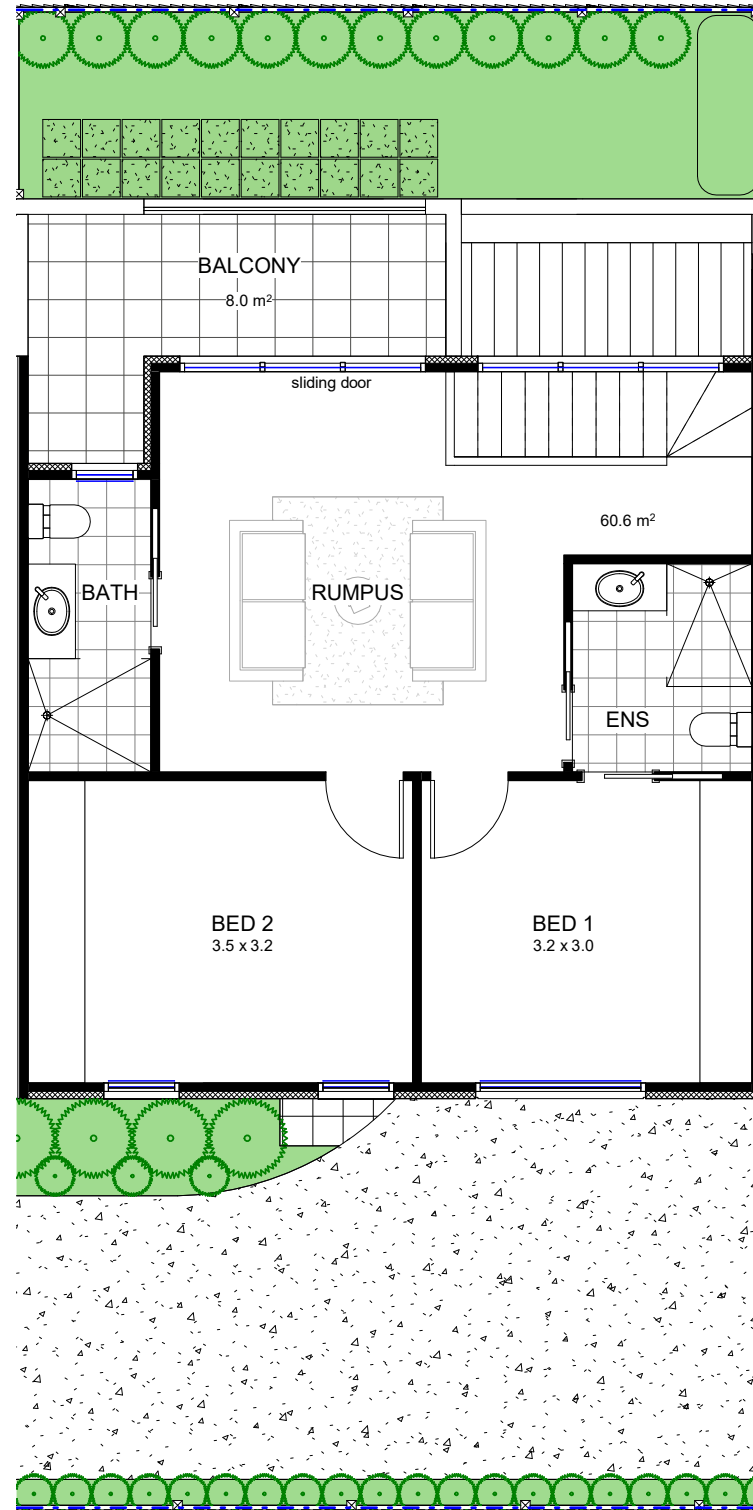
(Lot 3) 264 Oriel Road, Heidelberg West VIC. 3081

TOTAL 157.4 SQM

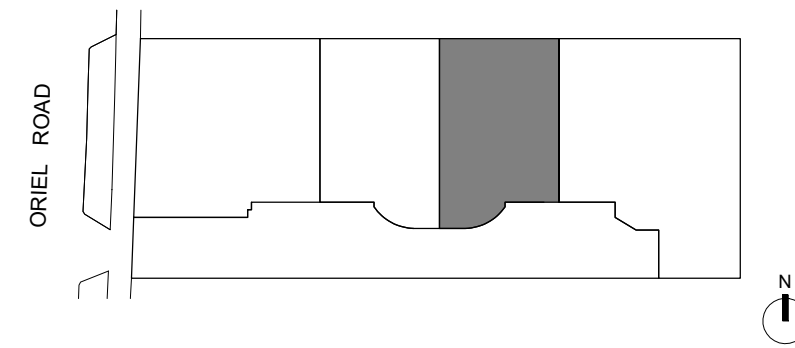
2 BED 2.5 BATH 1 CAR
+ Rumpus



Ground Floor



First Floor



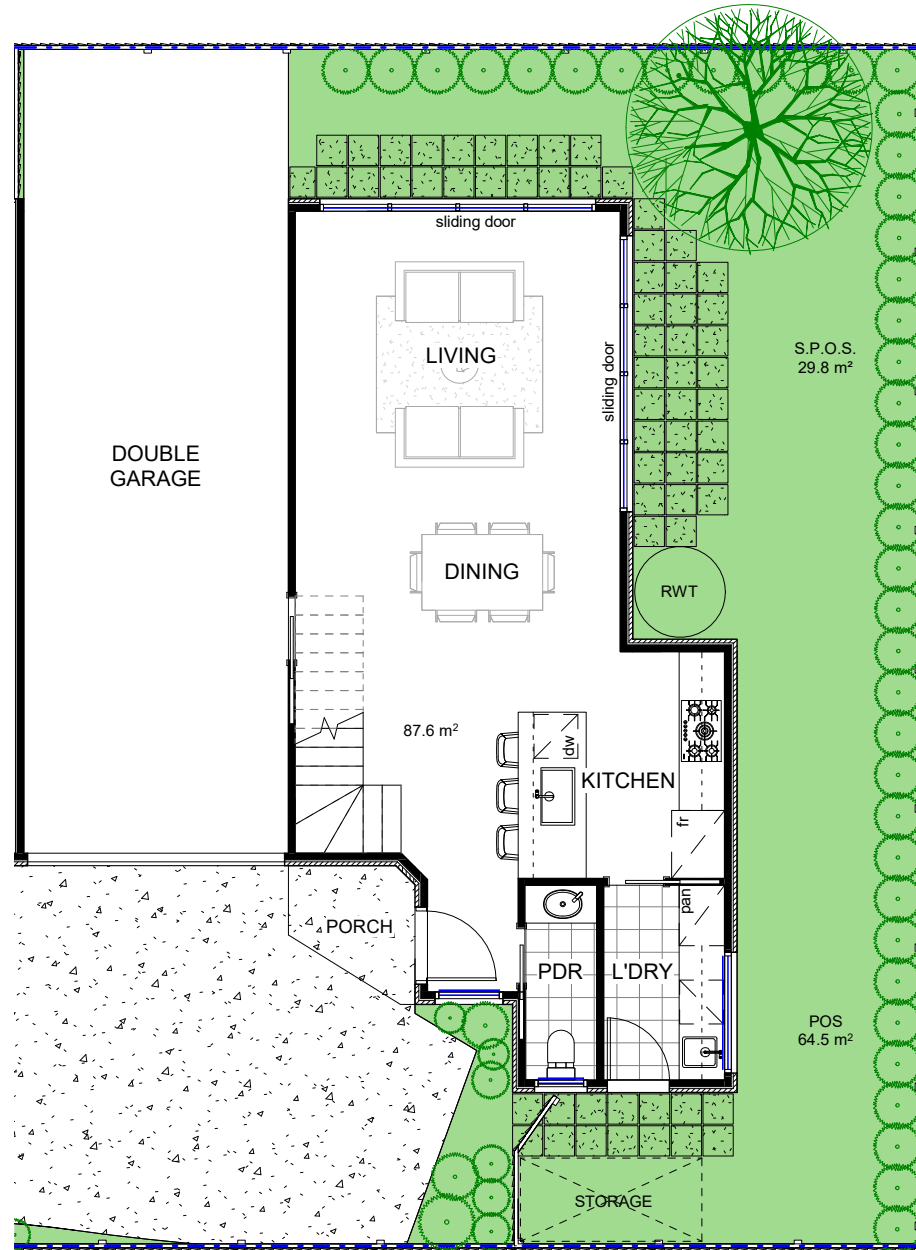
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GROUND FLOOR 87.6 m²
 FIRST FLOOR 71.3 m²
 PORCH 2.5 m²
 P.O.S. 64.5 m²
 CAR PARKING DOUBLE GARAGE

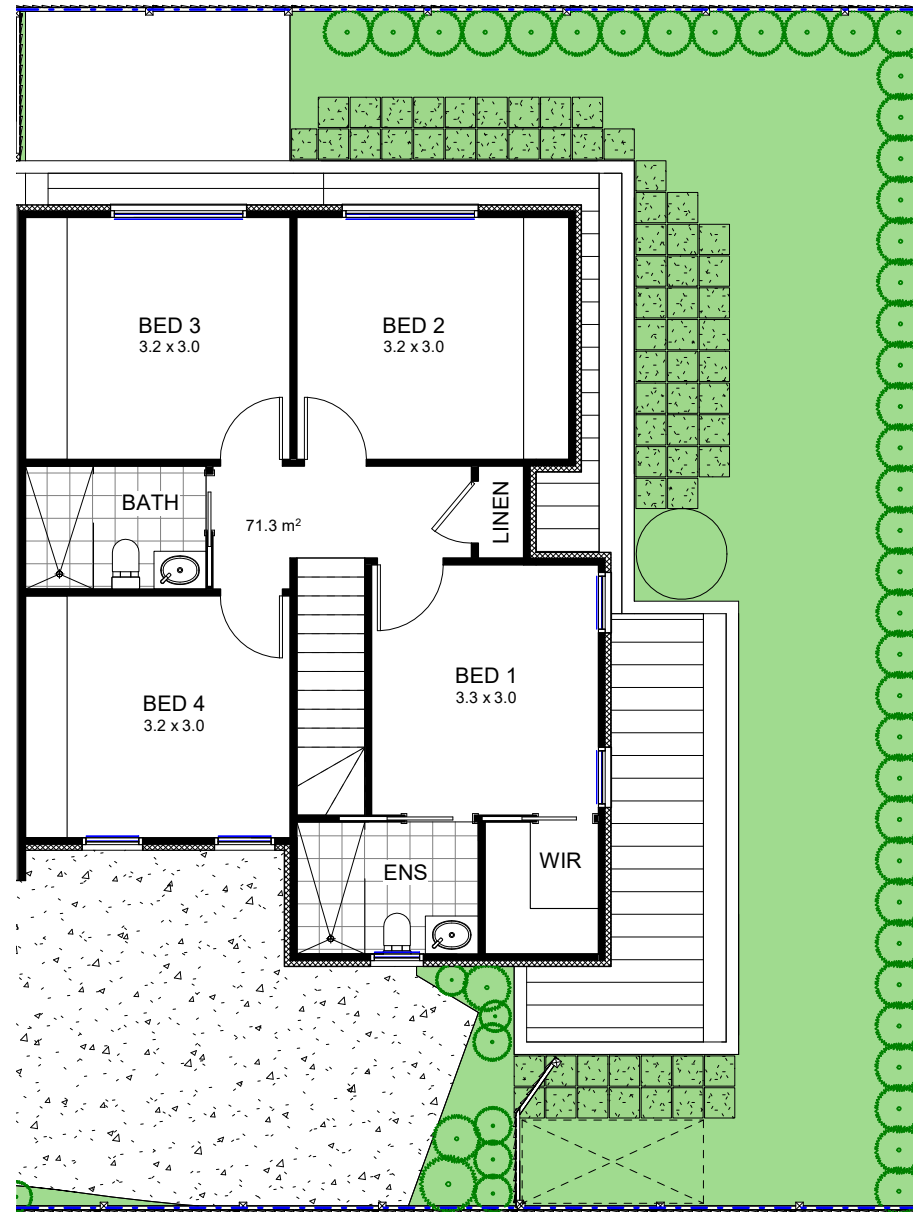
(Lot 4) 264 Oriel Road, Heidelberg West VIC. 3081

TOTAL 225.9 SQM

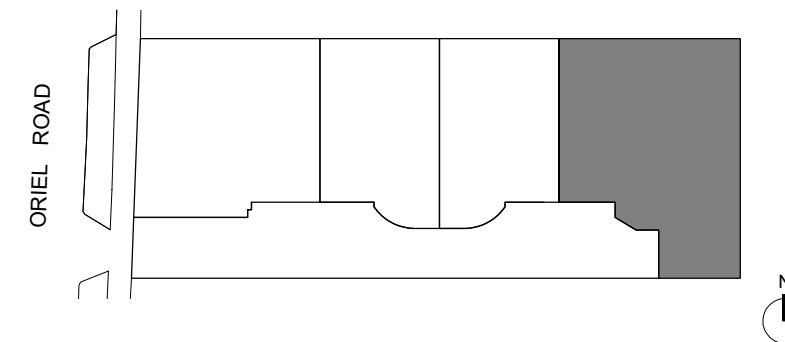
4 BED 2.5 BATH 2 CAR



Ground Floor



First Floor



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Artist's Impression

In the heart of leafy Heidelberg West



AWARD WINNING DESIGN

Designed by a leading architecture firm, whose ideas lead their work. They have designed these homes specifically to create something extraordinary right in the heart of Heidelberg West.

BEAUTIFULLY CRAFTED

Four charming townhouses that have been designed with luxury day-to-day living in mind, appliances and finishes have all been specially selected.



PERFECT LOCATION

Situated within a walking stroll of Aldi, Crate Coffee Specialty and an array of other shops, as well as the beautiful Malahang Reserve and Darebin Creek Reserve.



Heidelberg West

Peaceful and friendly neighbourhood, located in North-East Melbourne. It's urban vibe hosts flavourful eateries, retail stores and an array of entertainment venues.

12km

from Melbourne's CBD

19.5km

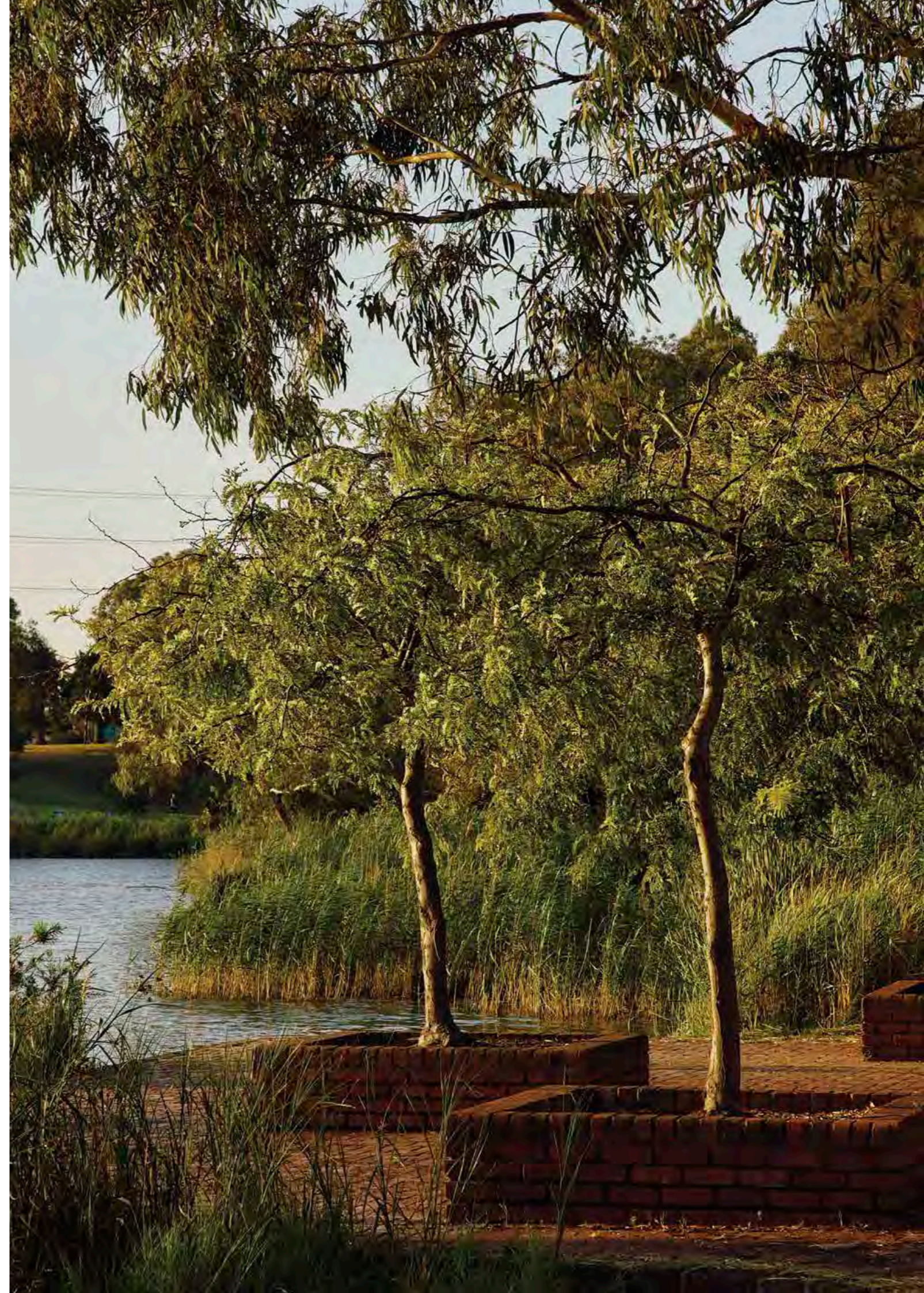
from Melbourne's Airport

1.6km

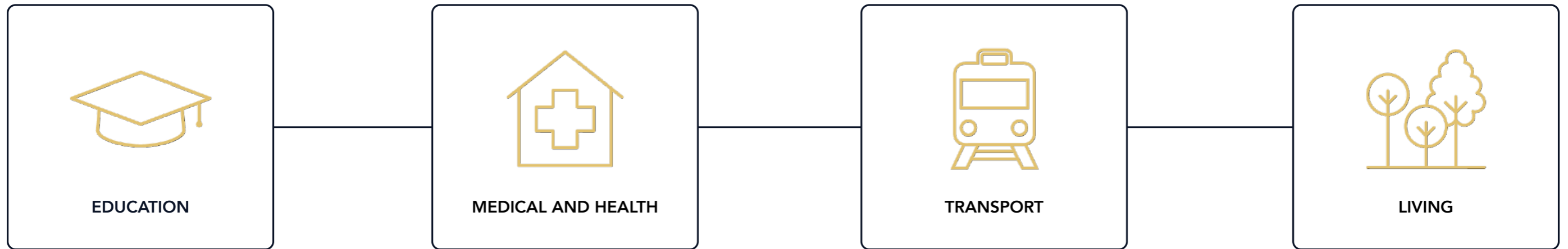
from La Trobe University

2.5km

from Austin Hospital



A suburb on the move



Prime education zone

La Trobe University has received \$75M in investment funding towards reaching sustainability goals. The campus offers a unique setting for learning, research and employment, all within an environmental oasis. 235ha of land covers the campus, including waterways, walking trails and a wildlife sanctuary. Driving 40,000+ staff and students to Heidelberg West and surrounding suburbs. With RMIT University also nearby to offer a variety of tertiary education options, Heidelberg West is an education hub. Quality primary and secondary schools can also be found nearby.

9,000 employees in health precinct

Public teaching hospital located in Melbourne's North-East. Home to specialist units, public and private healthcare and the renowned Olivia Newton John cancer and wellness clinic. With 9,000 employees throughout the Austin Hospital, this precinct draws health workers to Heidelberg West and surrounding suburbs.

Four train stations nearby

Heidelberg West is a strongly connected inner city suburb, with 4 train stations, the number 86 tram, and multiple bus routes travelling directly to the city on a regular basis. As part of Victoria's Big Build the government is delivering the Suburban Rail Loop – a 90km rail line that stretches around Melbourne from the Frankston Line to Werribee line, via Melbourne Airport. A station is planned for nearby Heidelberg, connecting the area directly to the airport and other outer suburbs of Melbourne. While already extensive, this makes transport in the area even stronger.

Innovation and employment cluster

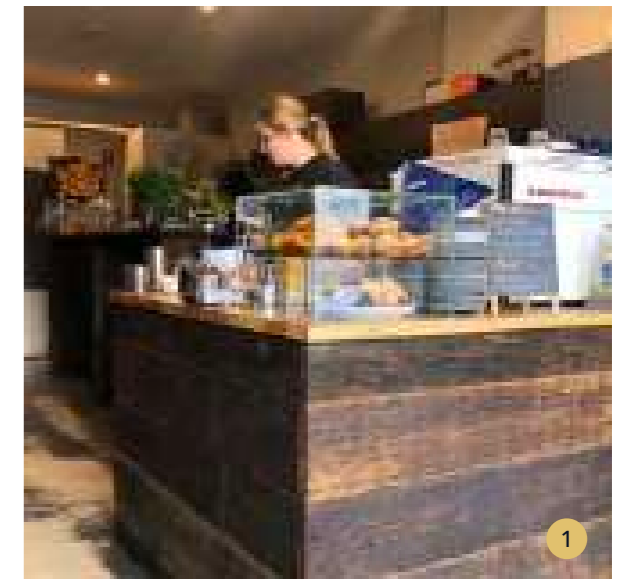
The Victorian Planning Authority has established Employment and Innovation Clusters across Victoria. These areas are clusters of employment and business activity centred around medical, research and tertiary institutions across Melbourne. The La Trobe cluster is made up of the Northland Employment Precinct, La Trobe University Precinct, the Heidelberg Activity Centre and the Heidelberg West Industrial Precinct. With \$5 billion in funding, the La Trobe Cluster area will become a higher density mixed-use precinct offering modern offices, hotel and conference facilities, public open spaces, dining and café destinations and business services, harnessing technology and repurposing industrial buildings.



A fast growing, highly sought after community

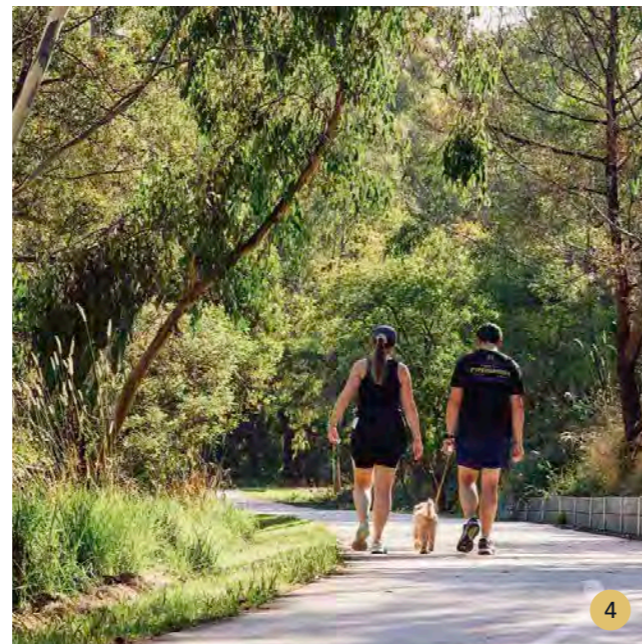
With the Austin Hospital, Heidelberg train station and Burgundy Street nearby, Heidelberg West is a bustling hub of activity. From gyms to pubs, nail bars to supermarkets, cafes to florists, it is your go-to for all your needs. There's no wonder why people who move to Heidelberg West are those who have already been living here.

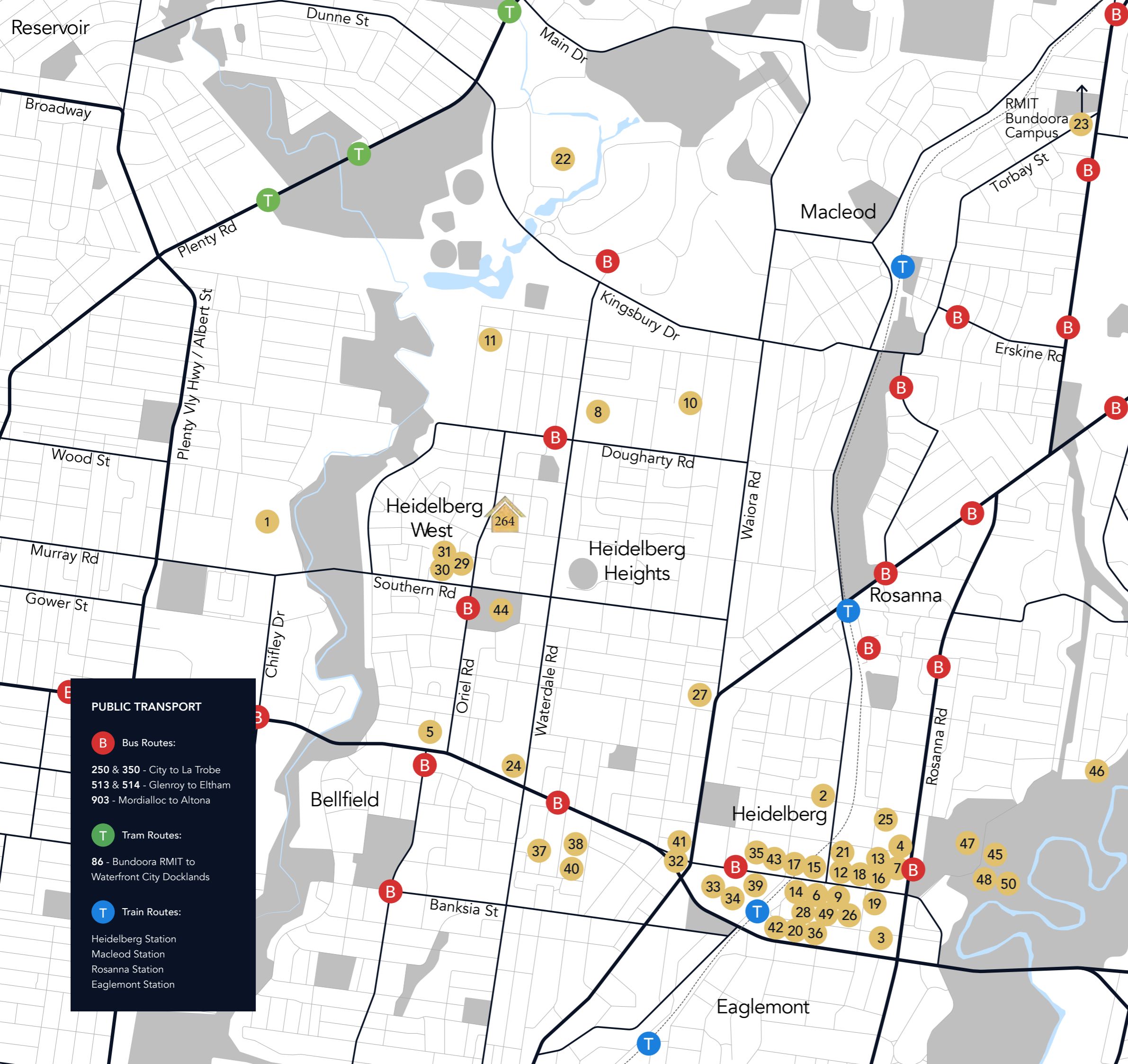
1. Crate Coffee Specialty
2. Malahang Reserve
3. Northland Shopping Centre
4. Darebin Creek Reserve
5. Heidelberg Railway Station



Heidelberg West is Best

A small but fast-growing suburb, the median house price in Heidelberg West is \$890K, with a vacancy rate of an impressive 0.62%. Heidelberg West is home to a myriad of people – including young professionals, empty nesters, and families with children – which is what makes it such a dynamic suburb to live in. 17.7% of the suburb's 5,547 people are aged between 30 - 39, making this age bracket the most prevalent in Heidelberg West.





PUBLIC TRANSPORT

- B** Bus Routes:
 250 & 350 - City to La Trobe
 513 & 514 - Glenroy to Eltham
 903 - Mordialloc to Altona
- T** Tram Routes:
 86 - Bundoora RMIT to Waterfront City Docklands
- T** Train Routes:
 Heidelberg Station
 Macleod Station
 Rosanna Station
 Eaglemont Station

AMENITY & SHOPPING

1. Northland Shopping Centre
2. Burgundy St Shopping
3. Woolworths Heidelberg
4. Warringal Shopping Centre
5. Aldi
6. Anytime Fitness
7. Coles & Liquorland
8. BOUNCEinc Trampoline Park
9. Leo's Fine Food & Wine Supermarket

CAFE & DINING

10. Sweet by Nature
11. Ugo Cucino Popolare
12. The Alleyway
13. Yo Yo's Cafe
14. Sycamore Tree Coffee Shop
15. The Trainyard
16. Little Black Pig & Sons
17. The Pepper Tree
18. Hencho En Mexico
19. Heritage Indian Restaurant
20. Heidelburger Bar
21. Rockin' Rolls Cafe

EDUCATION

22. La Trobe University
23. RMIT University
24. Melbourne Polytechnic
25. Heidelberg Primary School
26. St John's Primary School
27. Institute Of Health & Nursing
28. Heidelberg Preschool
29. Olympic Village Preschool
30. Junior School Olympic Village
31. Charles La Trobe Olympic Village Primary
32. ISN Psychology Private University

HEALTHCARE

33. Austin Hospital
34. Olivia Newton John Cancer Ward
35. Warringal Private Hospital
36. Yarra Street Dental Clinic
37. Heidelberg Repatriation Hospital
38. Health & Rehabilitation Centre
39. Mercy Hospital For Women
40. Grevillea Centre
41. Hillcrest Medical Centre
42. North-East Rheumatology
43. Burgundy Street Family Medical

OPEN SPACES & FACILITIES

44. Malahang Reserve Playground
45. Possum Hollow Playground
46. Banyule Tennis Club
47. Heidelberg Cricket Ground
48. Warringal Parklands Parkrun
49. St John's Gardens & Tennis Club
50. Heidelberg FC Sports Club



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