



# PARKWOOD

LIFE, POINT COOK

## THE FIBONACCI PRINCIPLE

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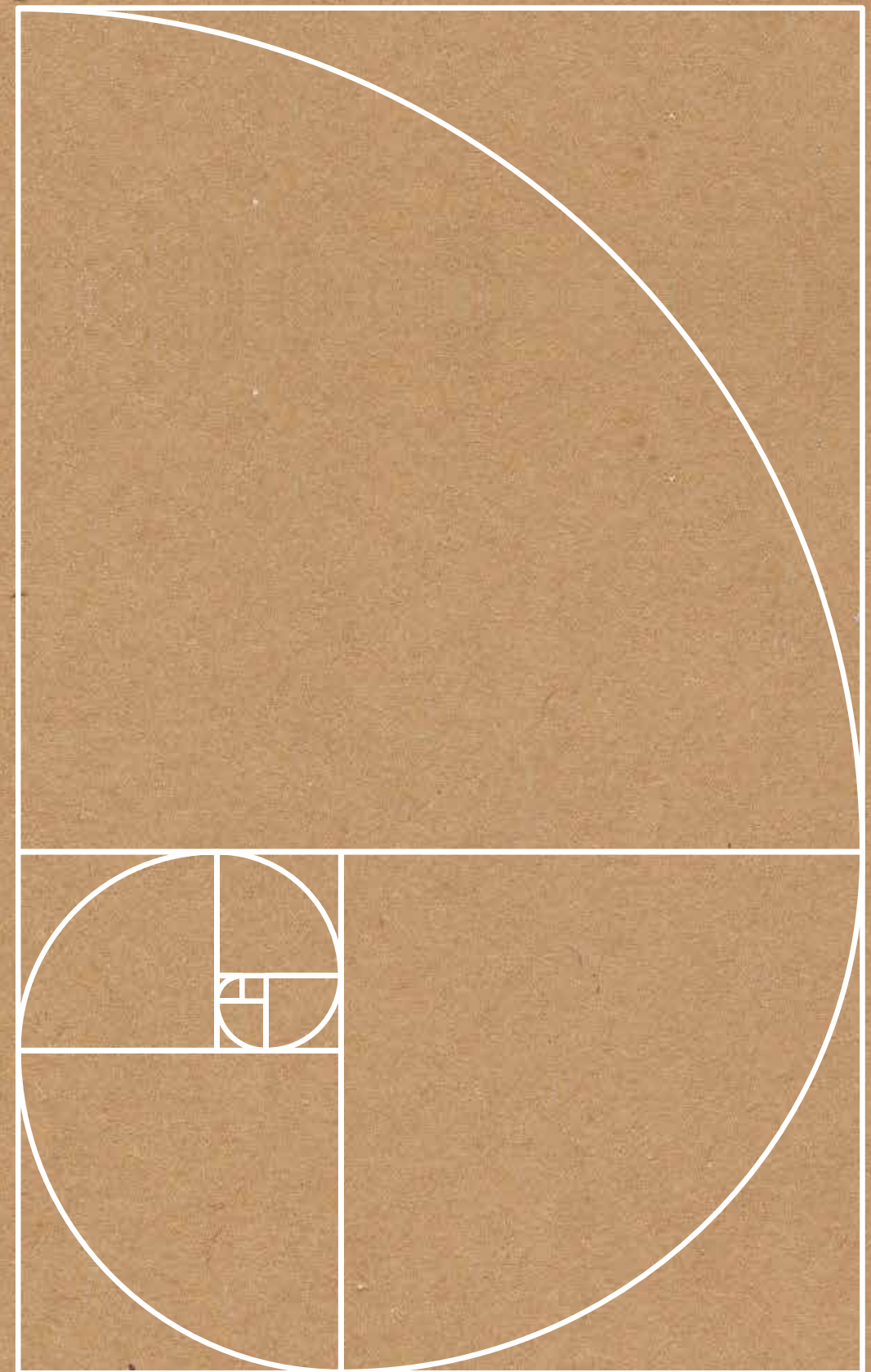
The ancient Greeks used it to construct the Parthenon. Some argue that Leonardo da Vinci applied it to compose 'The Last Supper'. Even the proportions of our own bodies are based on it.

Often referred to as nature's code, the Fibonacci Principle influences everything from the scales of a pineapple, to the bloom of a rose and the way leaves form on the stem of a plant.

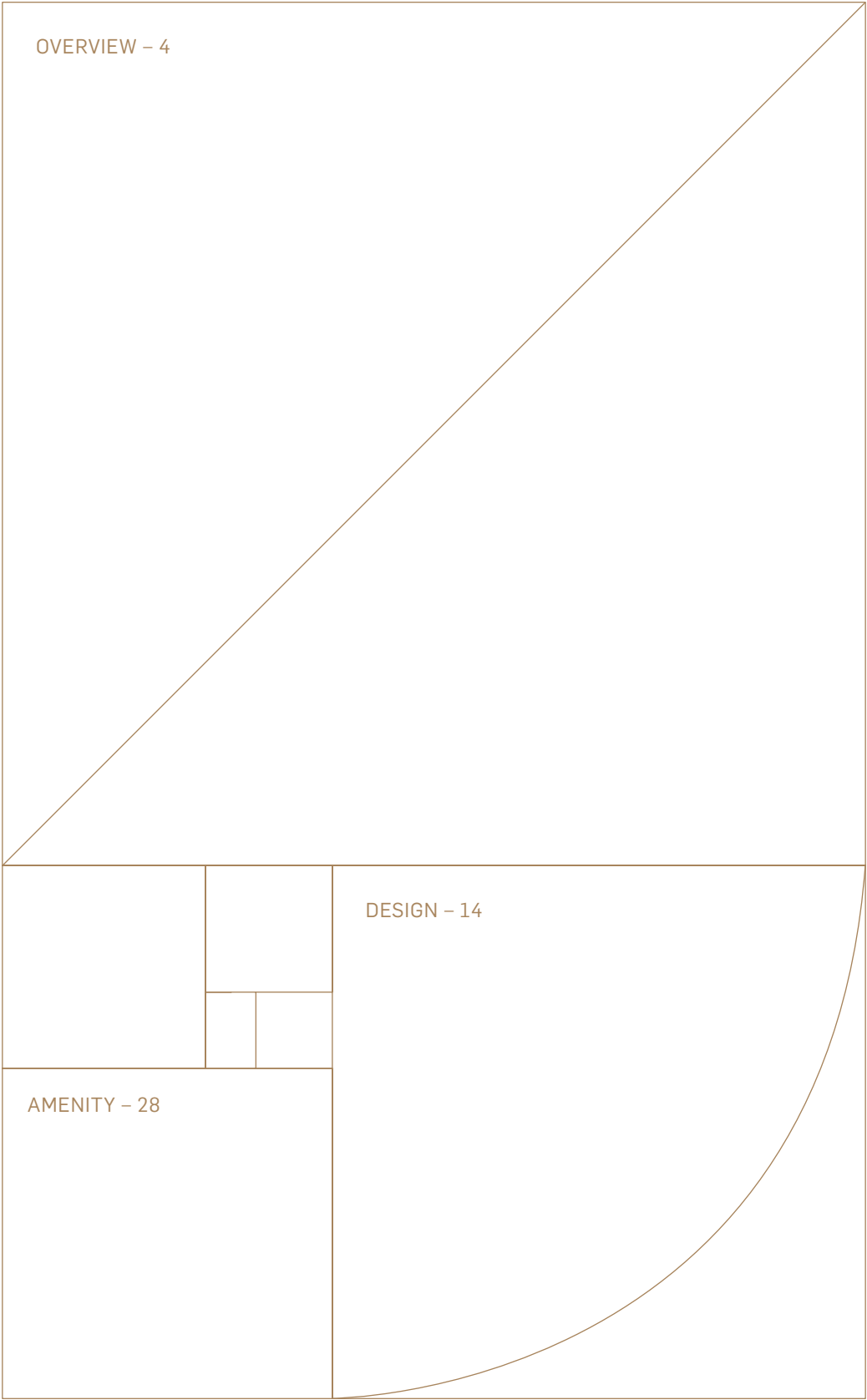
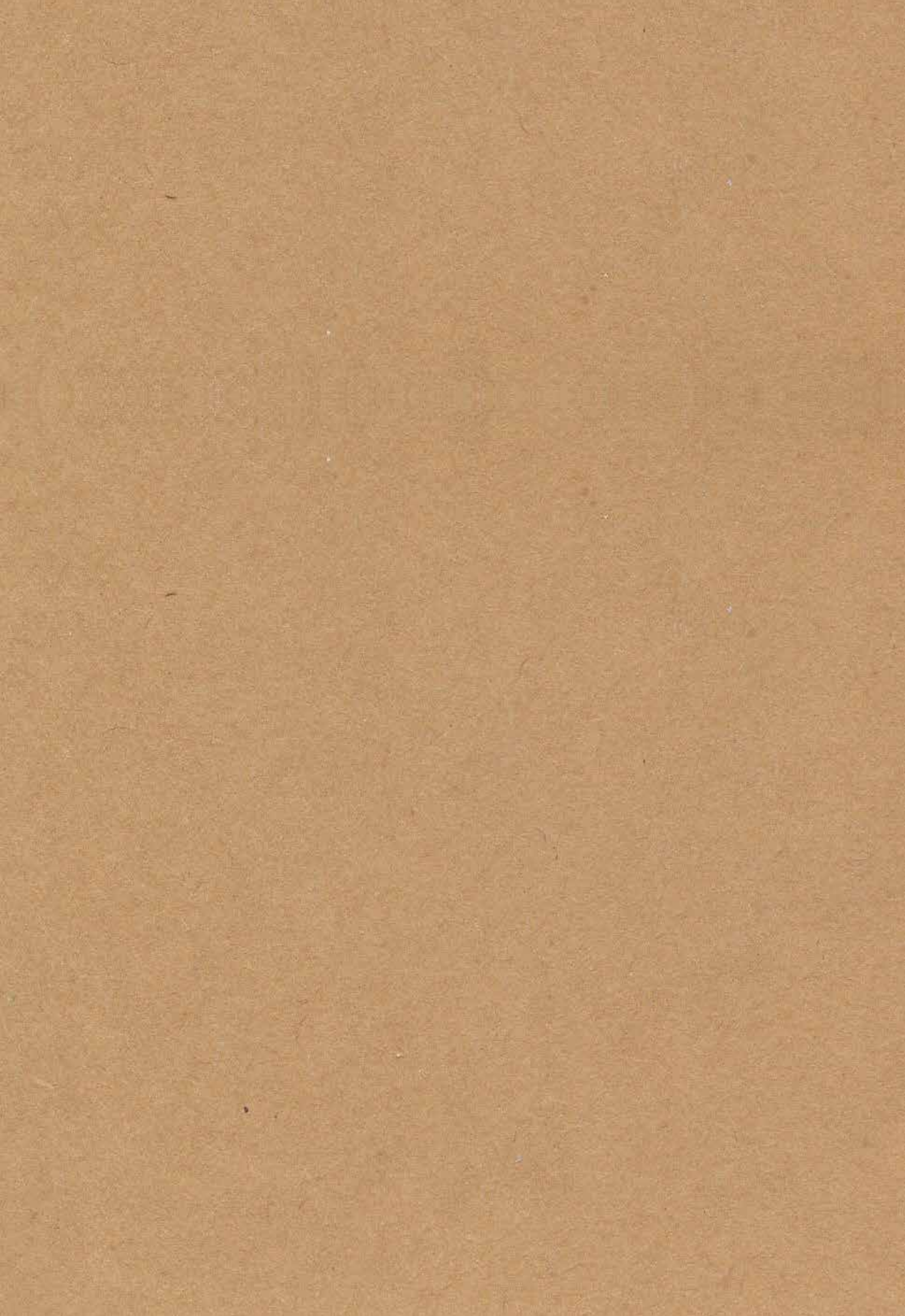
At Parkwood, the same mathematical sequence has influenced every facet of the architecture and masterplan design. You'll see it in the materials and fixtures. You'll see it in the colours and finishes. You'll see it in every detail bringing balance to your day.

It seemed obvious; it's the most aesthetically pleasing physical proportion known.

You might even call it perfect.









"A NATURE RESERVE IS A FOCAL POINT.  
FROM HERE THE FIBONACCI FRAMEWORK  
EXTENDS ITS LINES AND CURVES IN EVERY  
DIRECTION."

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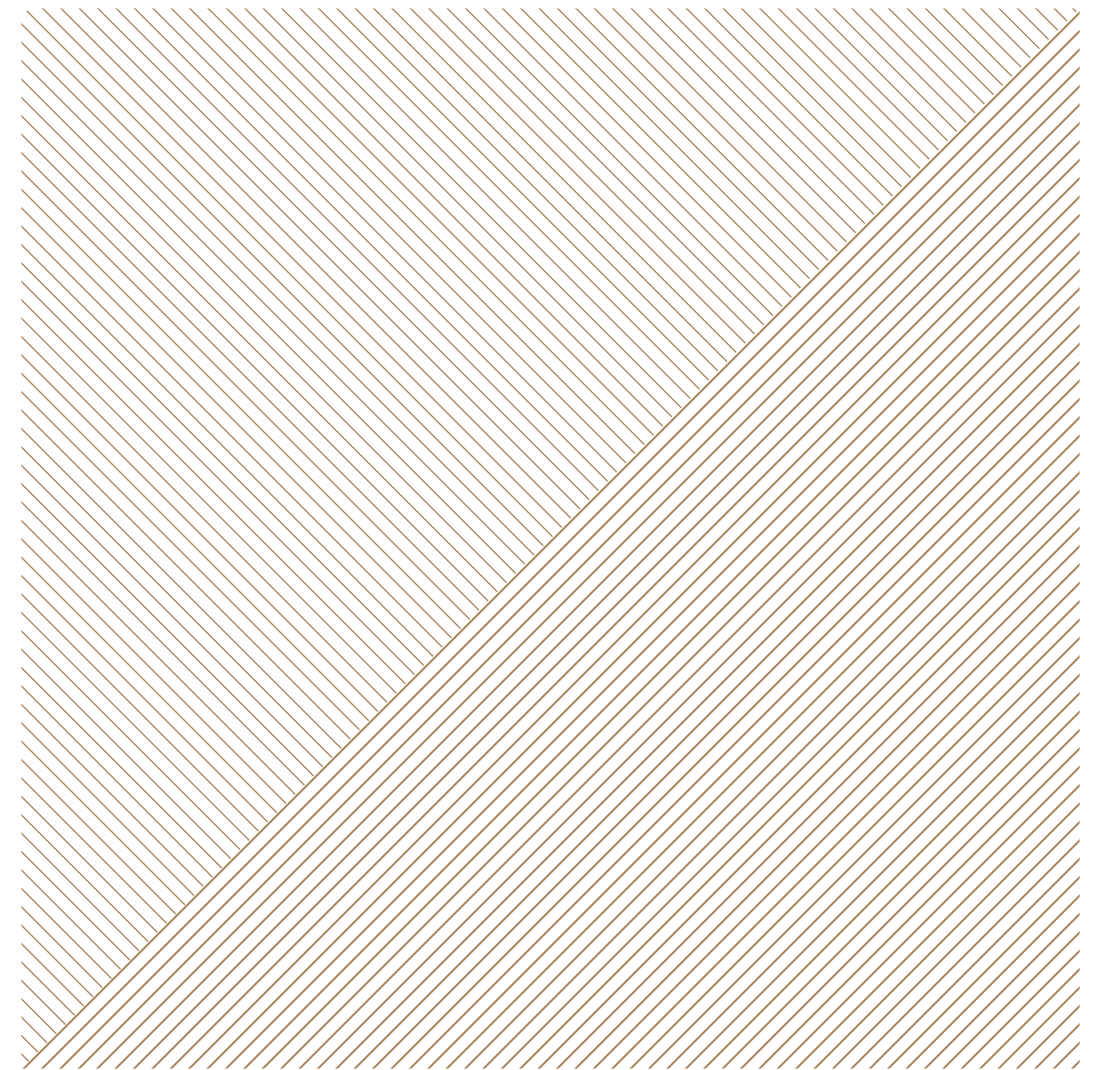
DANIEL MARSIC, DESIGN DIRECTOR



Artist's impression of lots 17 to 21.



# O V E R V I E W



## OVERVIEW

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Artist's impression of lots 33 to 35.

## PRACTICALLY PERFECT

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WE ALL DREAM ABOUT THE PERFECT HOUSE. ABOUT WHAT WE WANT IT TO BE, WHERE WE WANT IT TO BE, AND THE LIFE WE WANT TO LIVE IN IT.

We don't compromise what we want when we dream and, at Parkwood, you don't need to.

Only a few minutes by car from Point Cook Town Centre and the wealth of amenity found there, Parkwood townhouses are nestled amongst the thriving new Life, Point Cook community.

At Parkwood, your home will be framed by wide, green spaces. Almost entirely bordered by parks and recreational areas, these townhouses are only moments away from rolling lawns, fields and playgrounds. You'll be spoilt for choice on where to take a walk, practise your morning yoga, or have a kick about with the kids.

Architecturally designed with unmatched attention to detail, this is one of the last opportunities to move up to the highly sought-after 3030 lifestyle at Point Cook.

A life well lived is waiting to be discovered. Move into the perfect home, in the perfect location, at Parkwood.





Artist's impression of lots 17 to 20.



## LIFESTYLE

EVERY ONE OF THESE STYLISH AND MODERN TOWNHOUSES AT PARKWOOD COMES WITH THE ADDED APPEAL OF THE LARGER LIFE, POINT COOK COMMUNITY.

It's easy to see why Point Cook is one of the most desirable postcodes in the south-west. From location to amenity and lifestyle, you get to experience the best of it all.

Health and fitness will naturally become part of your daily life, with the brand new sports and recreation centre on one side at Saltwater Reserve and Lincoln Heath Reserve on the other. There will also be 9.9 hectares of interconnected parks, wetlands and conservation reserves surrounding you, ready to be explored through cleverly designed hiking, cycling and walking paths.

Children will love the newly completed Leapfrog Park. Its giant frog centerpiece, tunnels, swings, climbers and trampolines will be the perfect place for them to learn, laugh and play. There's also a large kick about green space which makes it a great place for get togethers with friends and family.

Combine education with fun and take the kids on a short walk to the future nature conservation reserve. There, the whole family can learn about the local wildlife and environment over a lovely picnic.

To the south-east, the picturesque Point Cook Coastal Park and Cheetham Wetlands have even more walking trails and vast ocean views stretching across the horizon.

With so much nature surrounding you, life in Point Cook will feel as if you have the world's biggest backyard.



Leapfrog Park.

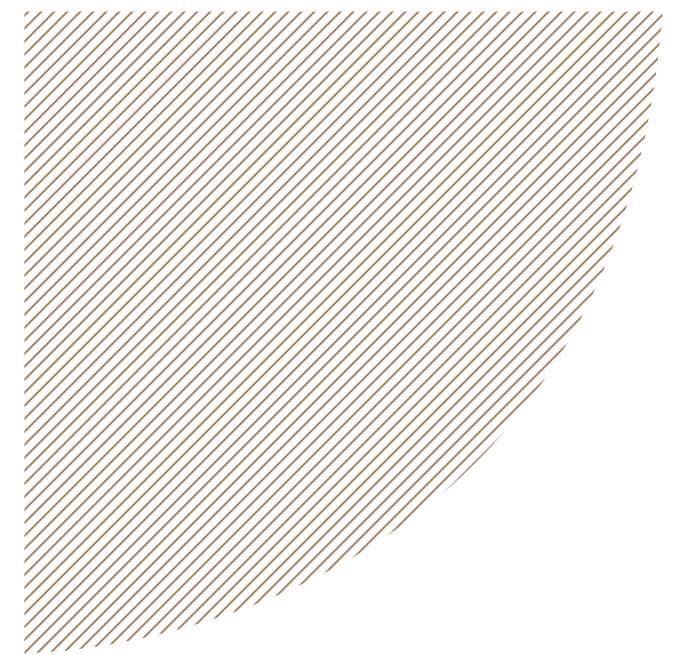
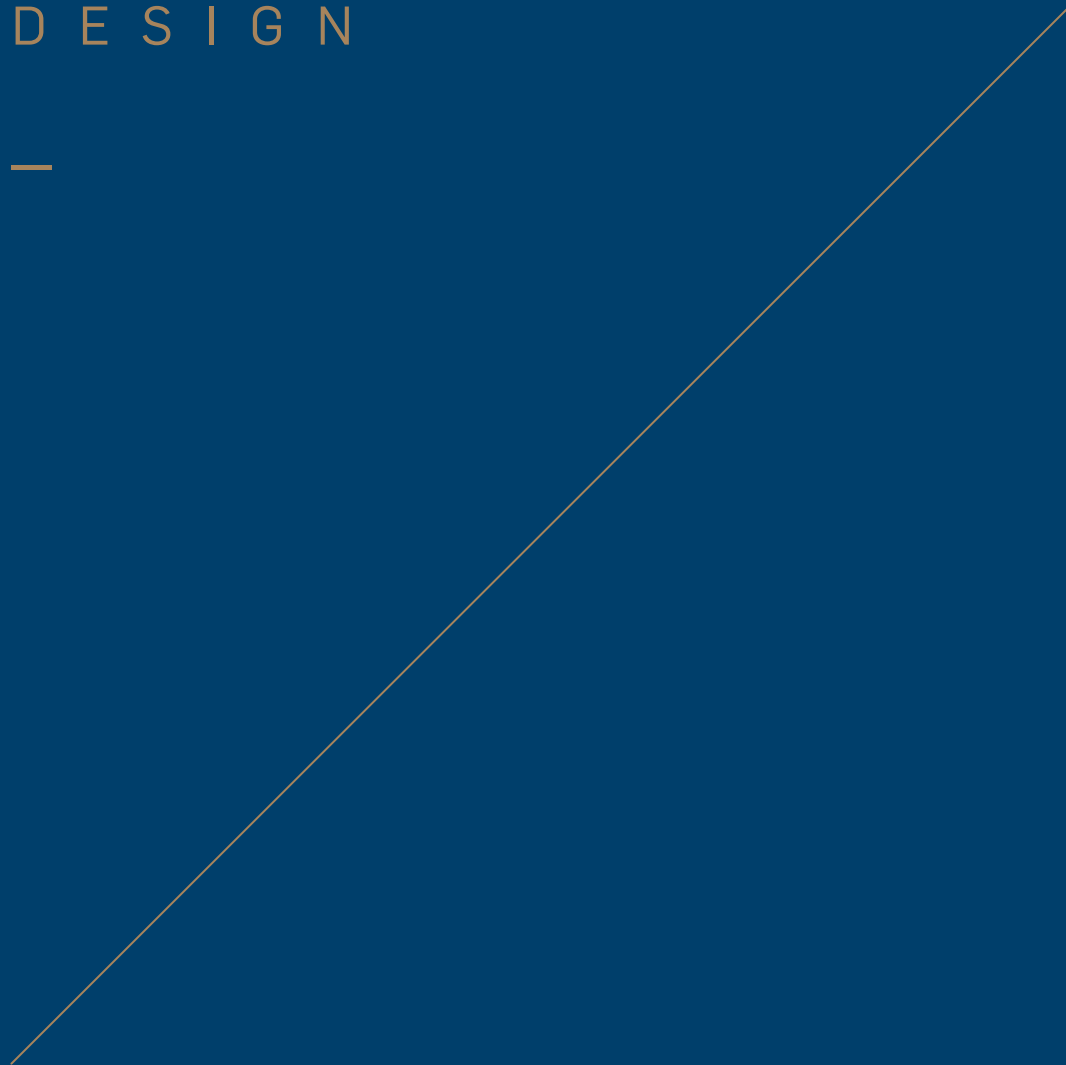




Artist's impression of lot 8. Upgrades shown include curtains and luxury Caesarstone benchtops.



D E S I G N





"THE INTERIOR DESIGN APPLIES HIGH QUALITY MATERIALS AND FIXTURES IN UNIQUE WAYS TO CREATE COMFORTABLE, PRACTICAL AND BEAUTIFUL LIVING ENVIRONMENTS."

-

FIONA LYNCH, INTERIOR DESIGNER

Artist's impression of lot 17. Upgrades shown include luxury Caesarstone benchtops and splashback, integrated fridge joinery, feature pendant lights, curtains, niche joinery, gas fireplace and joinery to primary living.





## UNCOMPROMISING ATTENTION TO DETAIL



Artist's Impression of lots 17 to 21.

## PARKWOOD IS AN EXCLUSIVE SELECTION OF THREE AND FOUR-BEDROOM, ARCHITECTURALLY DESIGNED TOWNHOUSES.

All exteriors harmonise at the intersection of beautiful form and effortless function, matching the natural blueprint of the Fibonacci Principle. Landscaped features come as standard, and many homes boast a balcony to take in the magnificent parkland vistas. Each home has been designed around a porch-style entrance, with the space and convenience of parking for two cars.

With sustainability underpinning its natural design philosophy, all Parkwood townhouses boast low-maintenance living that flows like a dream.

The considered inclusions, you'll find in these homes, extend to gas ducted heating throughout, and a master power switch that will prove handy in these times of rising energy costs.

The interiors are also big on flair. High spec fittings and fixtures come as standard and include timber flooring, wool blend carpet, 20mm Caesarstone benchtops in the kitchen and bathrooms. Electroplated, black tapware ensures an understated sophistication. This carries through to touches like the Japanese-inspired black trimmed wardrobes.

Renowned interior designer, Fiona Lynch, has insisted on superior quality, even at base level. Among your customisations and upgrades are air conditioning, fireplaces and pendant lighting, along with 900mm appliances, luxury Caesarstone benchtops, free-standing baths and walk-in robe joinery. In all, interiors by an award-winning designer, which allows the opportunity for you to make these spaces your own.



## LUMEN SCHEME

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Light accents and natural materials prevail, giving your space an airiness and quiet understatement.



Artist's impression. Upgrades shown in the Prime house design include integrated fridge joinery, feature pendant lights, luxury Caesarstone benchtops and splashbacks.



Artist's impression. Upgrades shown in the Prime house design include luxury Caesarstone benchtops, mirrored shaving cabinets and double vanity.

## MATERIALS

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From terrazzo tiles and wool blend carpets, through to its chrome tapware, these townhouses exude quality fittings and fixtures as standard.



## GROVE SCHEME

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Deep wood and stone textures add a bold and sophisticated natural richness to your space.

Artist's impression. Upgrades shown in the Prime house design include luxury Caesarstone benchtops, mirrored shaving cabinets and double vanity.



Artist's impression. Upgrades shown in the Prime house design include integrated fridge joinery, feature pendant lights, luxury Caesarstone benchtops and splashbacks.

## MATERIALS

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From engineered timber floorboards and wool blend carpets to tiled splashbacks and matte black tapware, expect even standard inclusions to be higher spec.



"THE FIBONACCI PRINCIPLE IS SEEN AT EVERY DESIGN LEVEL,  
FROM WINDOW TREATMENTS TO STREETScape COLOURS, AND  
EVEN THE BUILDING FACADES."

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ALEX NEWELL, DEVELOPMENT DIRECTOR

Artist's impression of lots 42 to 47.







Artist's impression. Curtain upgrade is shown in the Prime house type.

## PRIME

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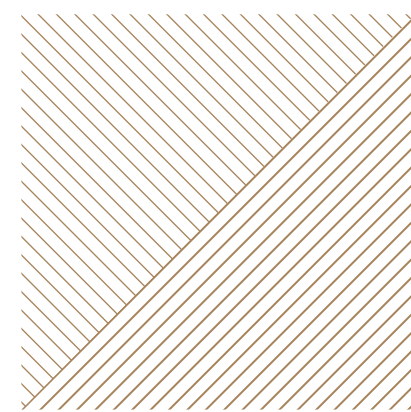
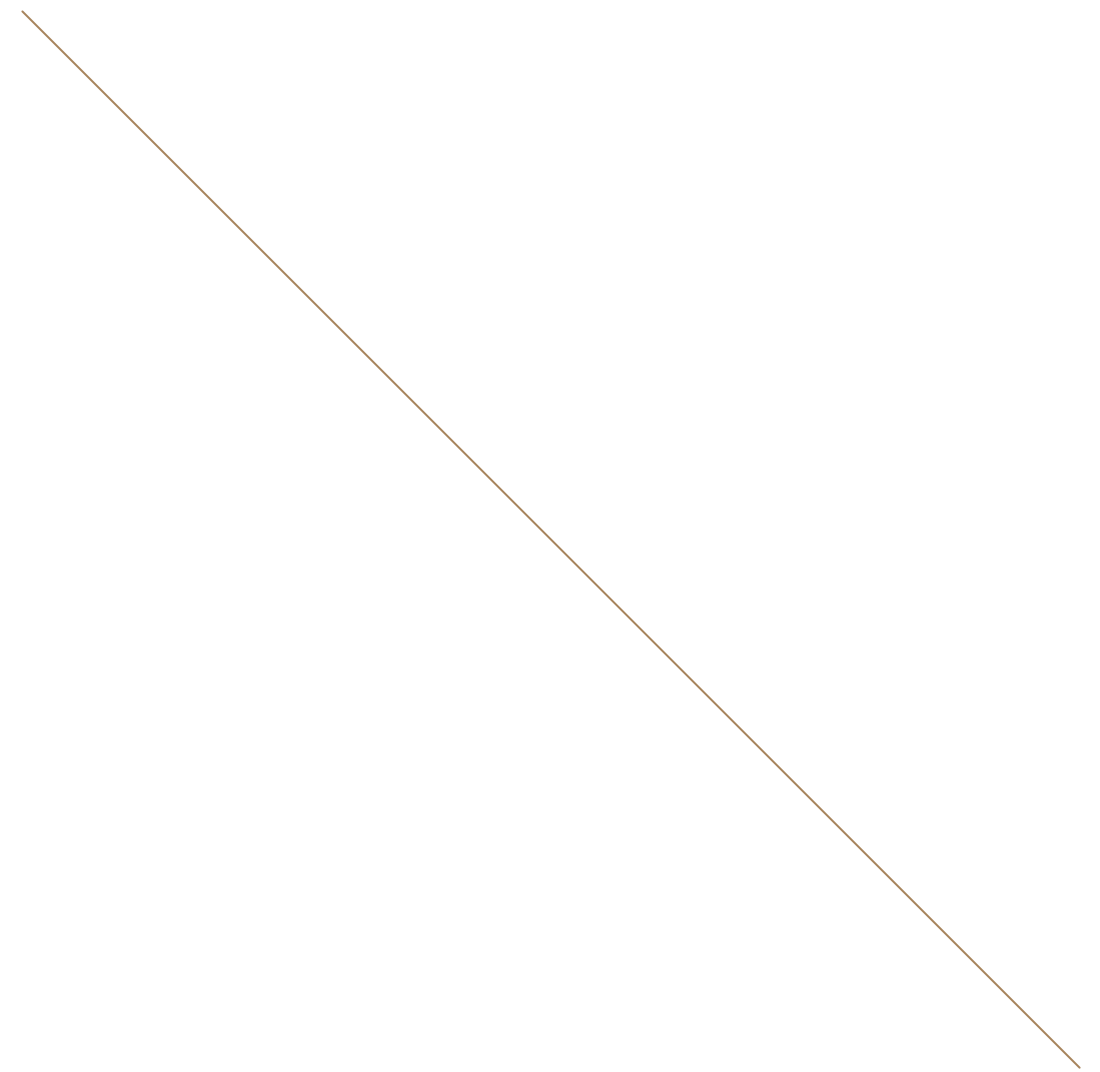
This is a new, architect-designed, spacious and contemporary take on inner city double-storey terraces.

Artist's impression. Niche joinery upgrade is shown in the Prime house type.





# A M E N I T Y



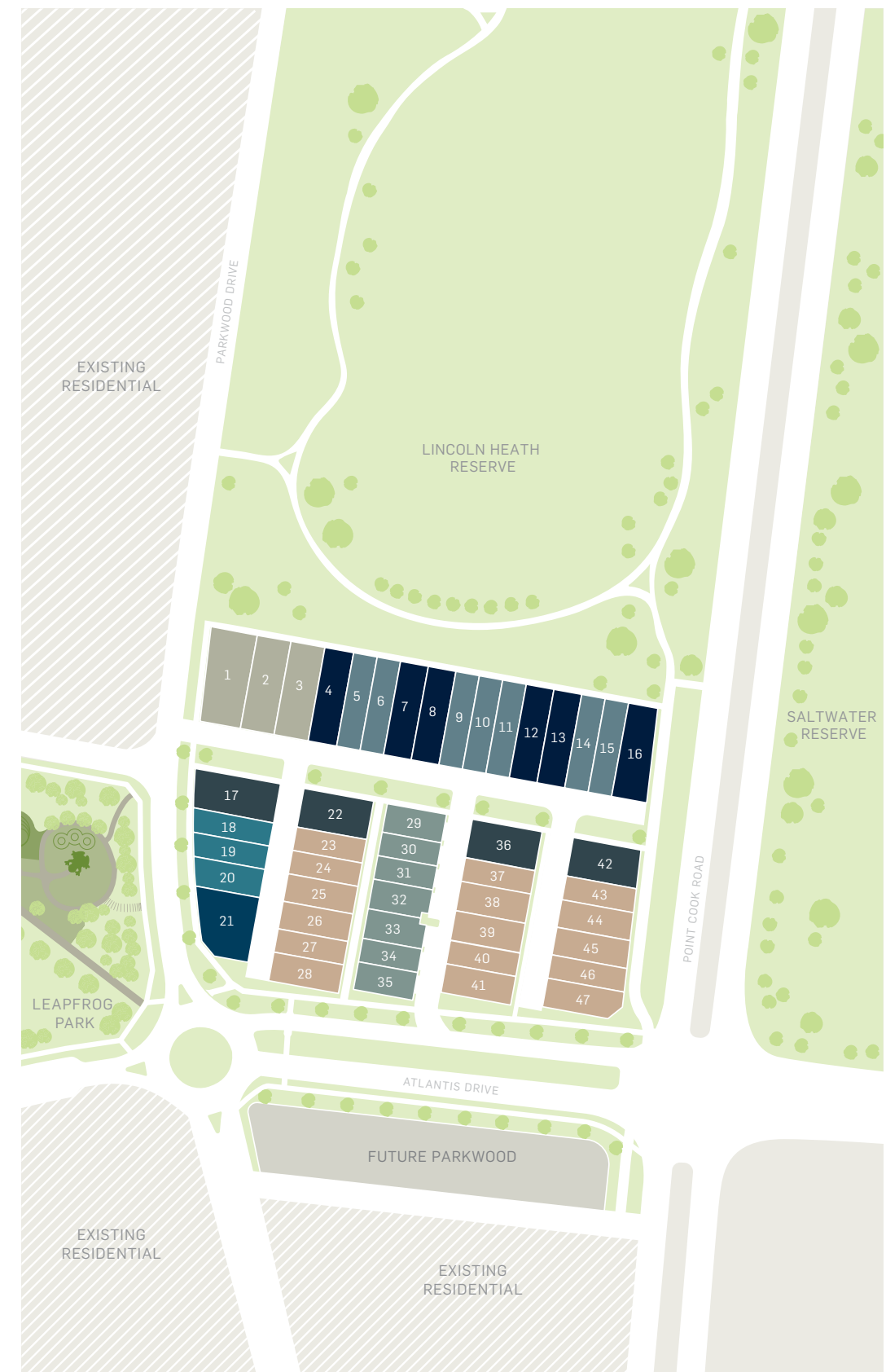
AMENITY

EACH OF THE TOWNHOUSES AT PARKWOOD HAS BEEN DESIGNED TO MEET THE NEEDS OF A MODERN HOUSEHOLD, WITH AFFORDABILITY AND LOW MAINTENANCE LIVING IN MIND.

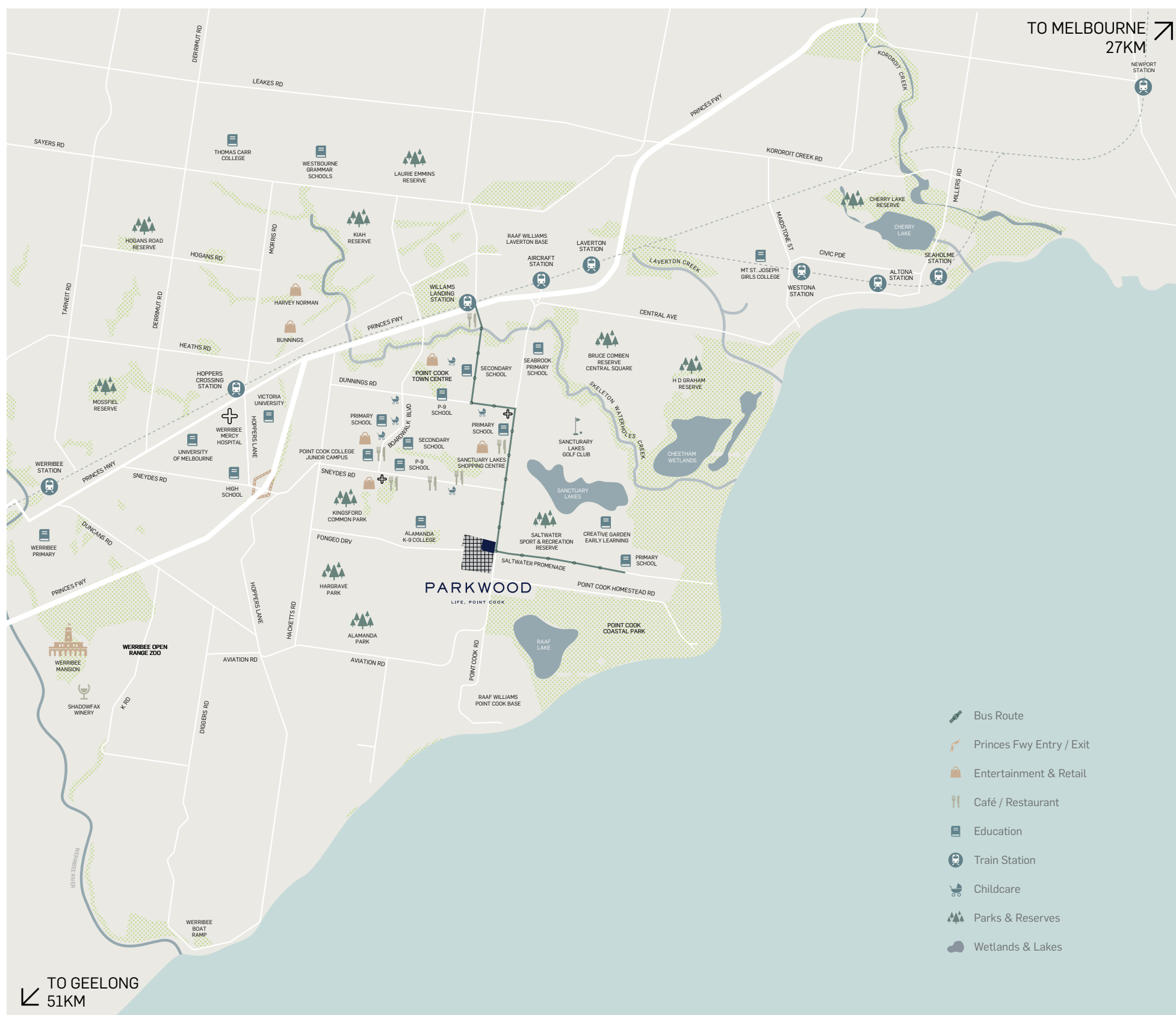
With high quality design, a range of living configurations and park facing views in three different directions, Parkwood ensures timeless appeal.

An exclusive neighbourhood of townhouses with every aspect influenced by the Fibonacci Principle.

PRODUCT TYPE	LOTS	BEDS	BATHS	LIVING	CAR	BALCONIES
Principle	23, 24, 25, 26, 27, 28, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47	3	2	2	2	1
Cosmos	18, 19, 20	3	2	2	2	1
Prime	5, 6, 9, 10, 11, 14, 15	3	2	2	2	1
Astral	4, 7, 8, 12, 13, 16	3	2	2	2	1
Origin	29, 30, 31, 32, 33, 34, 35	3	2	1	2	1
Stellar	21	3	2	1	2	1
Domain	1, 2, 3	4	2	2	2	-
Orbit	17, 22, 36, 42	4	2	2	2	-







This map is not to scale and indicative only.

WITH SO MUCH ON YOUR DOORSTEP LIFE, POINT COOK IS PERFECT.

### PERFECTLY POSITIONED

This established suburb is only 28km south-west of the CBD, and its regular transport links make it a convenient, daily commute. The bus route on your doorstep leads directly to Williams Landing Train Station. Catch the Werribee Line train and you arrive in the city in as little as 40 minutes. Plus the new connection from Atlantis Drive to Fongeo Drive, provides another access point to the Princes Freeway interchange and the open roads towards Melbourne or Geelong. If you feel more at home by the sea than the city, walk down to the picturesque Point Cook Coastal Park to feel the breeze on your face and sand between your toes.

### THE EDUCATION PRECINCT OF THE WEST

The greater Point Cook area is home to an enviable selection of private and state schooling options from Prep to Year 12. A Parkwood townhouse places you within the sought-after catchment zone for highly popular Alamanda College.

### RETAIL THERAPY AND CAFÉ CULTURE

Point Cook Town Centre has undergone millions of dollars of redevelopment in the past two years, and is now home to over 135 specialty shops, including Target and all three major supermarket chains, Coles, Aldi and Woolworths. There are also no less than 50 restaurants and cafés here, if eating out is more your style. Or for something more active, at Sanctuary Lakes Golf Course you can put those clubs to good use.





Leapfrog Park.

#### EVERYTHING WITHIN EASY REACH

A 10 minute drive is all it takes to reach Werribee. Walk among the vines and sample the produce at Shadowfox Winery. Step back in time at Werribee Mansion or experience a real safari at Werribee Zoo. If you're in the mood for a bit of retail therapy, the Pacific Werribee shopping centre has everything you need. This includes department stores Myer and Target, fashion giants H&M and Uniqlo, Timezone and Village Cinemas for the kids, along with fresh food galore and dozens of specialty retailers.

Combine all this amenity with the sprawling, natural network of lakes, wetlands and parks surrounding you, and it's easy to see why people are flocking to call Point Cook home.



Lincoln Heath Reserve.





Artist's impression of lot 23.

## LIFE HERE IS BETTER FOR YOU

A long time advocate of the Live Life, Get Active initiative, we have now achieved a 5-Star Green Star – Communities rating from the Green Building Council of Australia. This is Australia's trusted rating. It represents excellence and means that here is a community created with you and your family's wellbeing in mind.

Have all the space you need – lush, green and inviting spots where you can be at one with nature or spend time with family and friends. Schools, shops and sporting ovals are all within walking distance. But if you need to venture further, there is public transport. This is a community where kids grow up knowing their neighbours and everyone looks out for each other. It's where people build houses that become lifelong homes. Because when you find a place, where you can live this well, why would you ever move away?



# PARKWOOD

LIFE, POINT COOK



## INTRODUCING FRASERS PROPERTY AUSTRALIA

Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to magnetic retail centres and dynamic workspaces, our over 90 years' experience in Australia guarantees quality and reliability every time.

With S\$24 billion in assets across more than 80 cities around the world via our parent company Frasers Property, you can be confident that we have the strength and experience to deliver what we promise, and we're fixing our sights on making a contribution to important issues such as sustainability and liveability into the future.

At Frasers Property, we understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.



**LIFEPOINTCOOK.COM.AU**

**13 38 38**

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