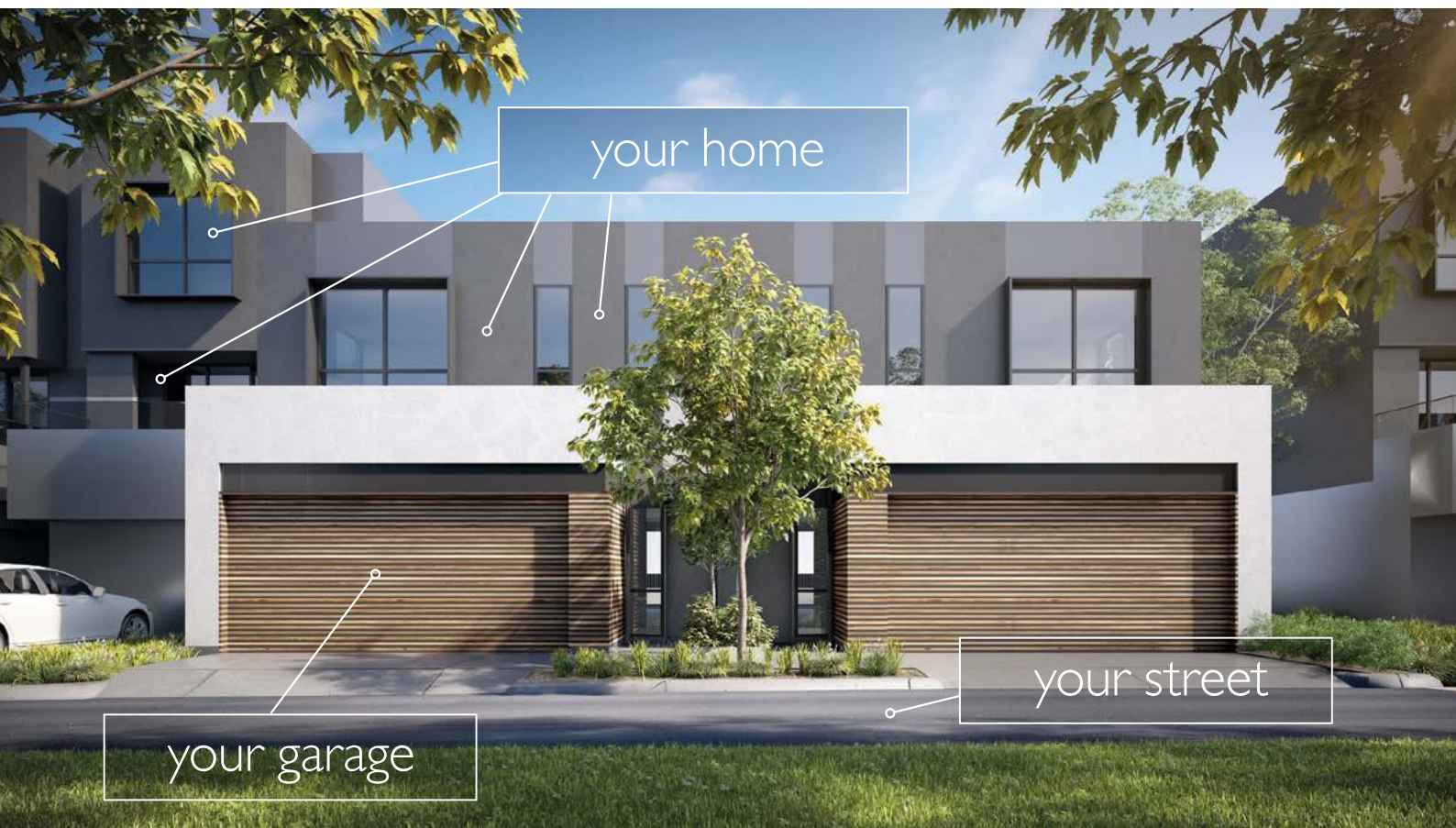


# YARRAMAN

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## V I L L A G E



# YARRAMAN

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## V I L L A G E

Information contained herein has been provided as a guide and is not guaranteed or part of a legally binding contract. All information correct at time of printing.

## YOUR STEPS TO A NEW LIFESTYLE

## A SELECTION OF ARCHITECTURALLY DESIGNED HOMES

At YARRAMAN VILLAGE, sophisticated exteriors complement beautifully designed interiors across a range of layouts and designs. Choose from one of 13 floor plans, based on the following designs.

**Three bedroom, two storey townhouses with double car accommodation** feature a spacious and open plan layout, designed to provide flexible indoor and outdoor living and entertaining spaces. Upstairs, the homes feature three spacious bedrooms with built in robes and an ensuite off the master bedroom. A separate WC is located on the ground floor, along with internal access from the garage. (B) (H)

**Three bedroom, two storey townhouses with double car accommodation** are designed to perfectly integrate indoor and outdoor living. Homes feature large, ground floor living spaces which open onto the rear yard, internal access from the garage, and a separate laundry and WC on the lower level. Upstairs, bedrooms are generous in size, featuring built in robes and an optional walk in robe for the master suite. The master suite also includes a luxurious ensuite complete with separate bath and shower. Garage and carport options available. (A1) (A2) (E1) (F)

**Three bedroom, three storey townhouses with double car accommodation**, this floor plan maximizes common living spaces, while ensuring bedrooms are secluded, private and spacious. Bedrooms, which are split across the ground floor and third level of the home, include large windows, generously sized built in robes and an ensuite off the master bedroom. (C1) (C2) (G) (K)

**Four bedroom, two storey townhouses with double car accommodation** feature an open plan living, dining and kitchen space, perfect for entertaining or spending time with family. The master suite, situated on the second storey of the home, overlooks the nature reserve fronting Mile Creek and features a walk in robe and ensuite. Built in robes for bedrooms 2, 3 and 4. Separate laundry and WC on ground floor. (D)

**Four bedroom, two storey townhouses with double garage** promote open plan living at its best. Living areas are centered around the kitchen hub, seamlessly integrating indoor and outdoor entertaining options. Upstairs, the master bedroom features a walk in robe and luxurious ensuite complete with separate bath and shower, while each of the generously sized bedrooms 2, 3 and 4 include built in robes. Homes include a separate laundry and WC on the ground floor along with internal access via the double car garage. (E2)

**Four bedroom, three storey townhouses double car accommodation** have been designed with flexible living options in mind. The floor plan maximizes common living spaces, while ensuring bedrooms are secluded, private and spacious. Bedrooms, which are split across each level of the home, include large windows to create natural light filled spaces, generously sized built in robes, and an ensuite off the master bedroom. (C3)

Whether you are purchasing your first or second home, downsizing from a larger home or expanding into a larger family home and are seeking a home that will provide room to grow, at Yarraman Village there is a design to suit your circumstances.

## Personalise your home with a choice of classic colour schemes

Our colour schemes and finishes have been selected by RotheLowman and include the latest surface, floor and tile finishes. There are 6 sophisticated and classic colour schemes and finishes to choose from including stone kitchen benchtops, a range of splashback and floor covering options.

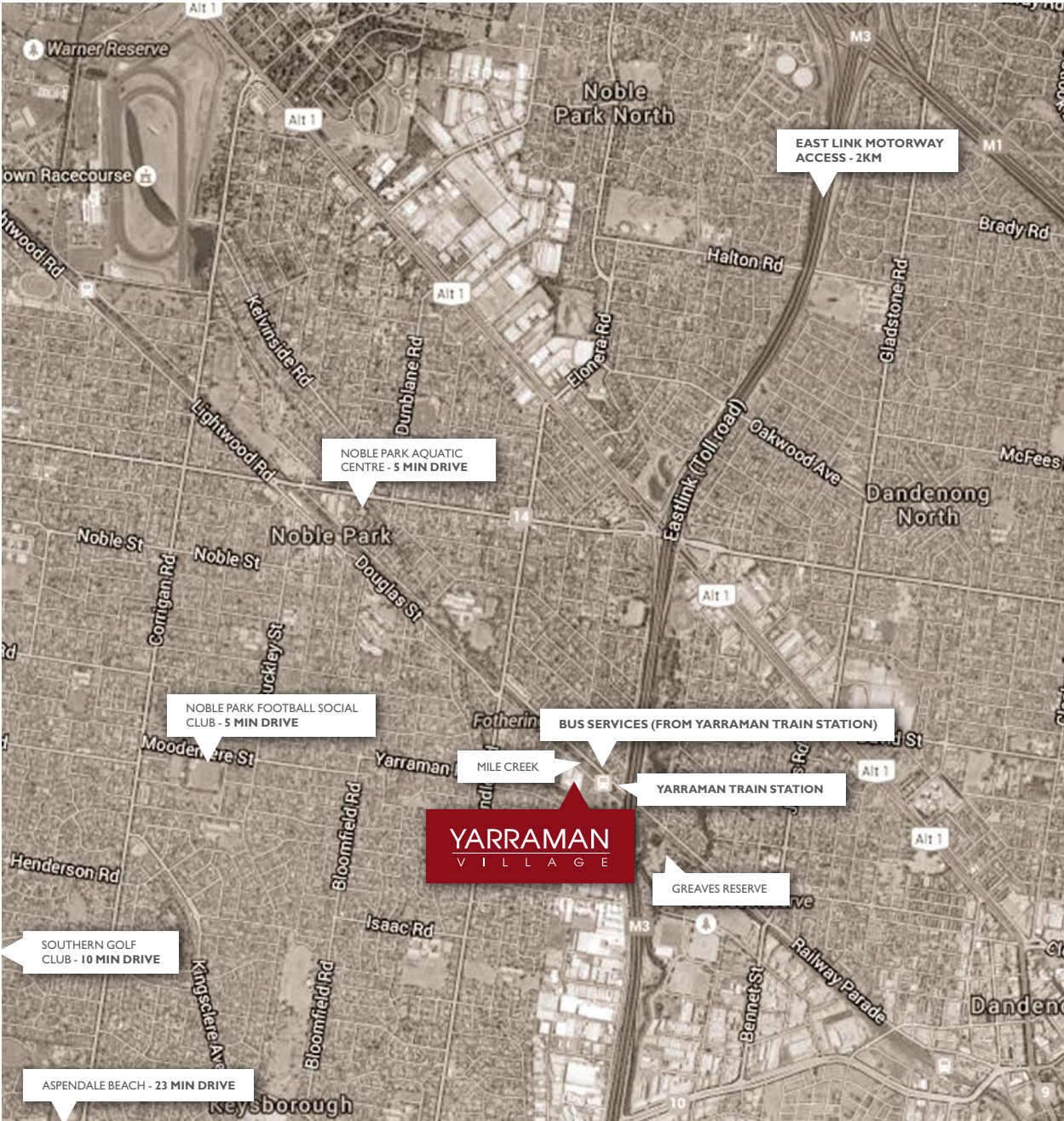
The colour schemes and finishes are sophisticated and classic to deliver enduring style.

## Attractive Streetscapes

The finishing touch to these stylish homes is the low maintenance front gardens which ensure attractive and consistently presented streetscapes within the estate.



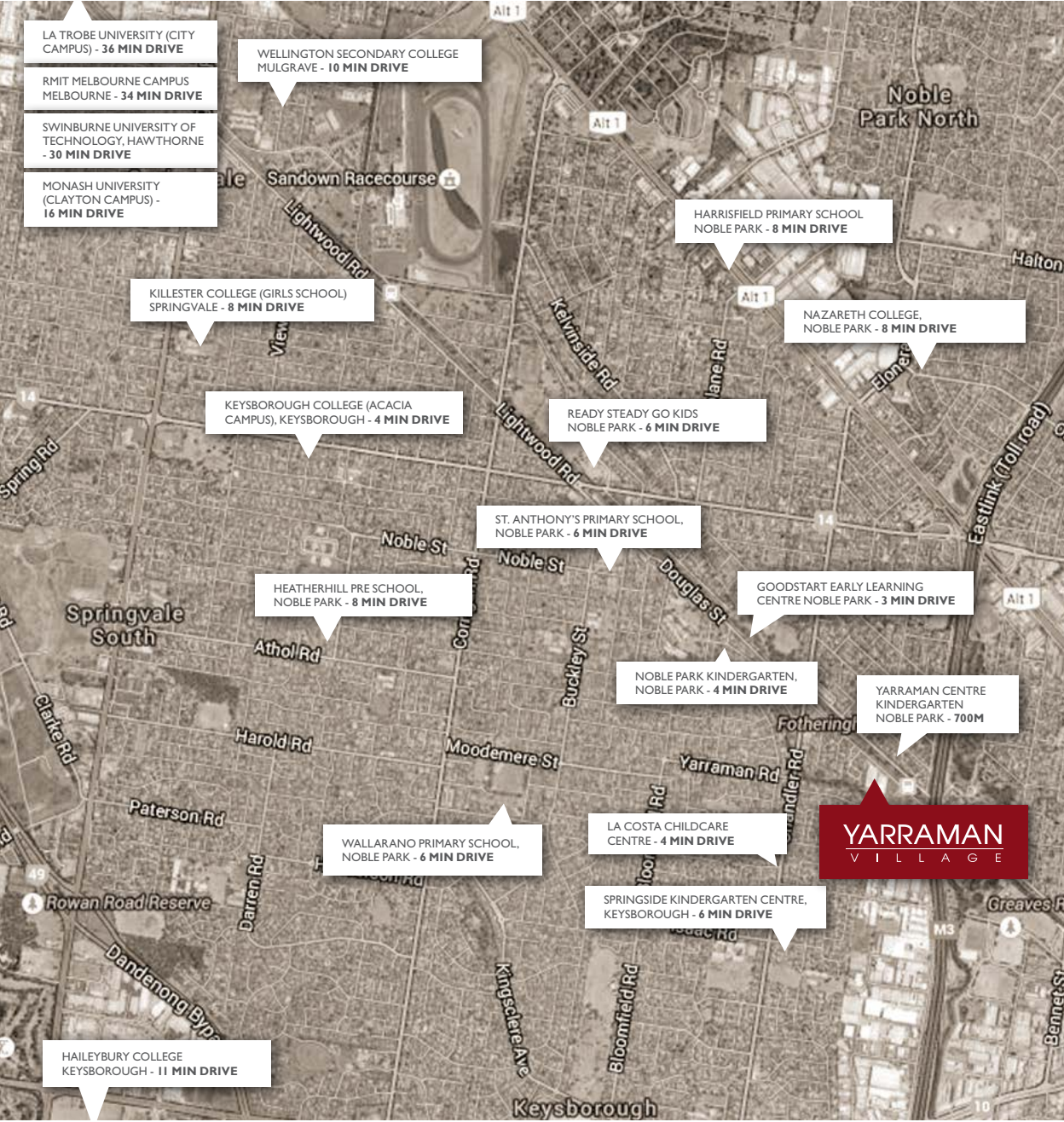
# YARRAMAN VILLAGE RECREATION AND TRANSPORT MAP



## Recreation and Transport Facilities

Backing onto Mile Creek picnic and parkland areas, and immediately adjacent to Greaves Reserve playing fields, provides residents of YARRAMAN VILLAGE with a choice of open spaces and cycle paths on which to exercise and play sport.

# YARRAMAN VILLAGE EDUCATION MAP



## Education

YARRAMAN VILLAGE is surrounded by many public and private schools, catering for students of all ages from Kindergarten to University.

For childcare, nearby options include La Kosta Childcare Centre and Ready Steady Go Kids, each less than 2km away.

St. Anthony's Primary school is only 1.6 km away, while the academically high performing Haileybury College is just a short 11 minute drive to the next suburb, Keysborough.





ARTIST IMPRESSION



ARTIST IMPRESSION



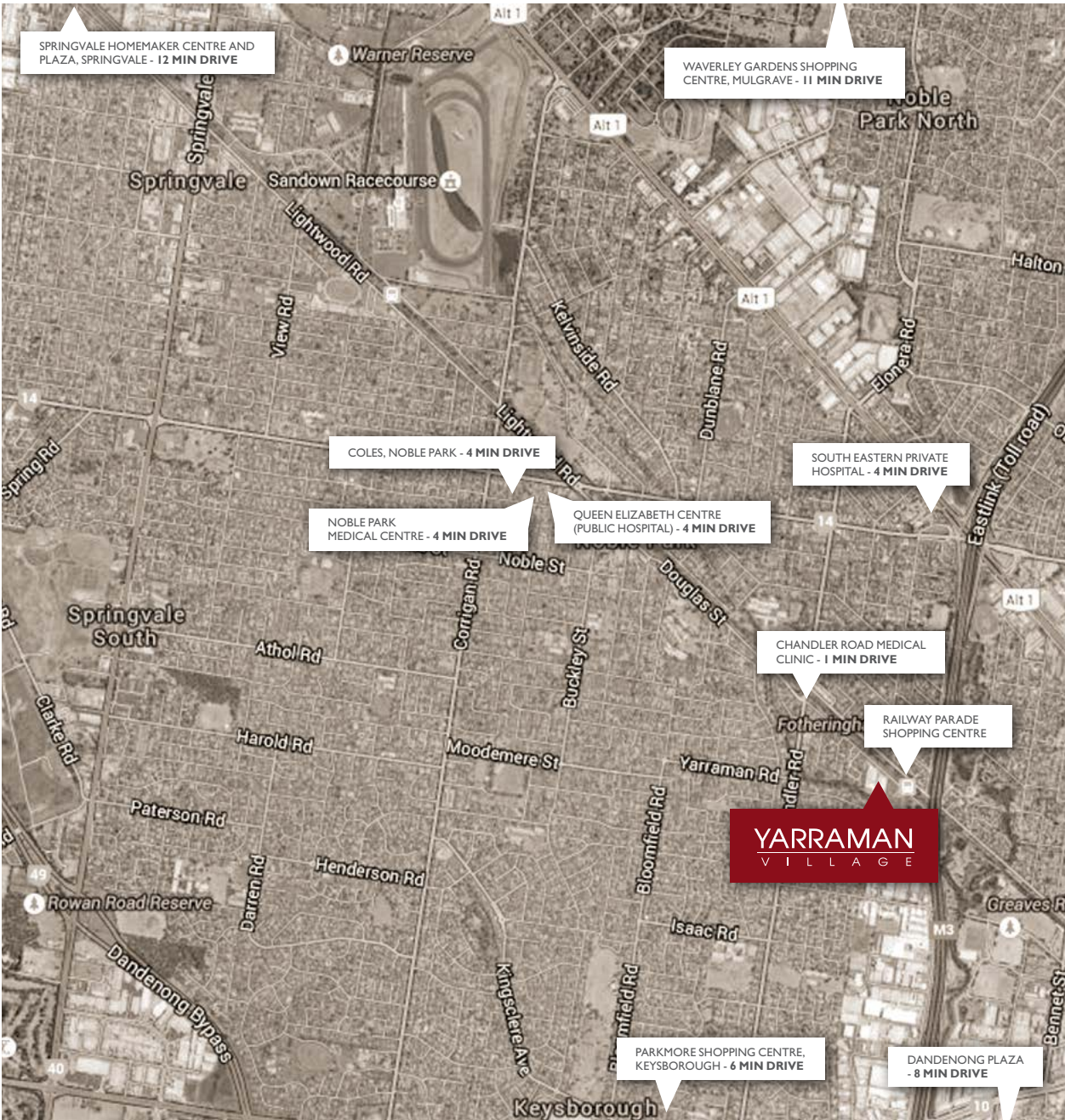
ARTIST IMPRESSION



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# YARRAMAN VILLAGE RETAIL AND MEDICAL FACILITIES MAP



## Retail and Medical Facilities

Grocery shopping is convenient with local shops situated directly across the street at the Railway Parade Shopping Centre, or a short drive away to the Coles shopping centre at Noble Park.

Other nearby shopping destinations include, the Parkmore Shopping Centre in Keysborough, Dandenong Markets and Plaza and the Springvale Homemaker Centre. Alternatively, the City is an easy train ride away.

YARRAMAN VILLAGE is set close to Chandler Road Medical Centre, a mere 590m away, and is less than 1.5km away from the Queen Elizabeth Centre public and South Eastern private hospitals.

# AN EASY LIFESTYLE



ARTIST IMPRESSION



ARTIST IMPRESSION

Situated adjacent to significant transport links and conveniently close to several shopping centres and an array of multicultural dining options; several schools catering to all age groups; child care centres and an abundance of recreational and community facilities all add up to an easy lifestyle being the essence of YARRAMAN VILLAGE.

An abundance of recreational facilities including paths and cycleways along Mile Creek and the masterplanned creek reserve providing picnic and BBQ facilities, all combine for a pleasurable outdoor lifestyle and genuine contact with nature.

Take advantage of the best of both worlds at YARRAMAN VILLAGE where exceptional architecturally designed residences enable a convenient lifestyle within an exclusive community of 167 homes.





ARTIST IMPRESSION

At Village Building we work to enable you to fulfil your home ownership dreams at a price you can afford and in a community you can be proud of.

Our communities are based on innovative designs with quality workmanship and a commitment to environmentally friendly principles.

We place great emphasis on the communities we create and don't just focus on the 'bricks and mortar' of building. We develop lively, sustainable and attractive communities not only for today but for the enjoyment of future generations.

**Travis Doherty**

Chief Executive Officer  
The Village Building Co.

Set in the lively Noble Park precinct, **YARRAMAN VILLAGE** offers the astute buyer a choice of stylish, architecturally designed three and four bedroom townhouses.

Designed by multi-award winning RotheLowman architects, residences will seamlessly combine energy efficiency with fashion-forward design to create a lifestyle second to none. The style of homes and the size of the development is a unique offering for Noble Park.

## THE **CONVENIENCE OF CITY LIVING** ON YOUR DOORSTEP

Train Station	across the road
Bus Stop	across the road
Greaves Recreational Reserve	adjacent
Railway Parade Shopping Centre	across the road
Primary School	1.75km
Secondary School	1.1km
City	26km

Opposite the train station and an easy train ride to the city, YARRAMAN VILLAGE is surrounded by multicultural dining options, accessible to markets and shopping amenities, parks, sports ovals, schools and an aquatic centre. YARRAMAN VILLAGE offers the convenience and creature comforts of city living in a community setting of 167 homes.





# YARRAMAN

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## V I L L A G E

For more information call Lisa Wood

**0476 807 465**

or email

**[lwood@villagebuilding.com.au](mailto:lwood@villagebuilding.com.au)**



Established in 1988, The Village Building Company is one of Australia's most experienced developers - having delivered more than 40 projects across the Australian Capital Territory, Queensland, New South Wales and Victoria.

We place great emphasis on the communities we create and don't just focus on the 'bricks and mortar' of building. We develop lively, sustainable and attractive communities not only for today but for the enjoyment of future generations.

**[YARRAMANVILLAGE.COM.AU](http://YARRAMANVILLAGE.COM.AU)**