



1-3 Nicholson Ave, Reservoir

A collection of 8 townhouses
beautifully crafted in Reservoir.
Find your new home at 1-3
Nicholson Avenue.



An enviable location



Location

Near to Summerhill Shops, La Trobe University, public transport connections and so much more.



Sustainable

Environmentally friendly with a minimum 6 star energy rating.



Architecture

Meticulously designed by an award winning firm.



Modern

Contemporary design features with natural materials.



Quality

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



Convenience

Located close to a wide range of amenity, everything you need is within easy reach.



Masterplan



NICHOLSON AVENUE

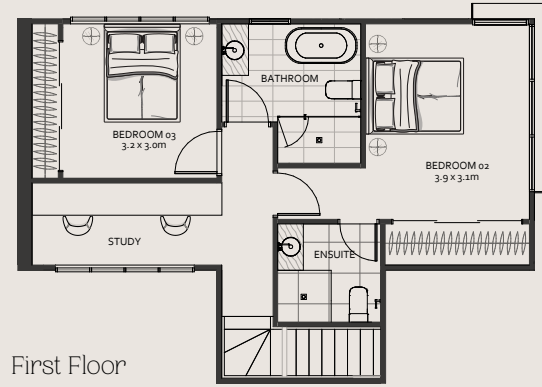
BEAUTIFULLY CRAFTED TOWNHOUSES

Eight charming townhouses situated in the heart of Reservoir, boasting premier finishes and appliances.

Townhouse 1



GROUND FLOOR	73.21m ²
FIRST FLOOR	80.41m ²
GARAGE	23.58m ²
OUTDOORS	97.12m ²
TOTAL	274.32m ²

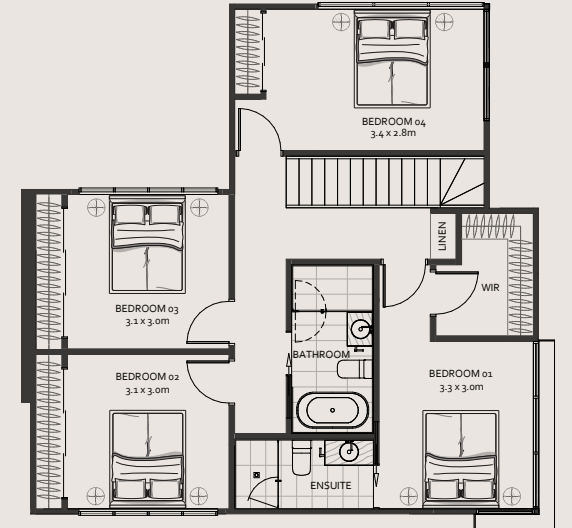


First Floor

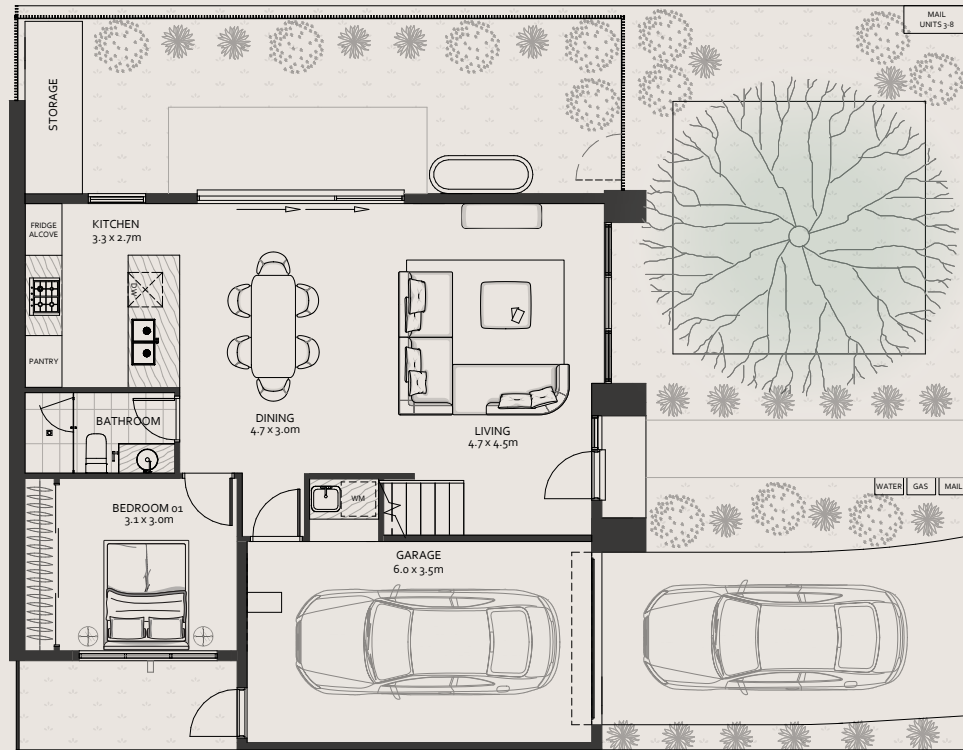
Townhouse 2



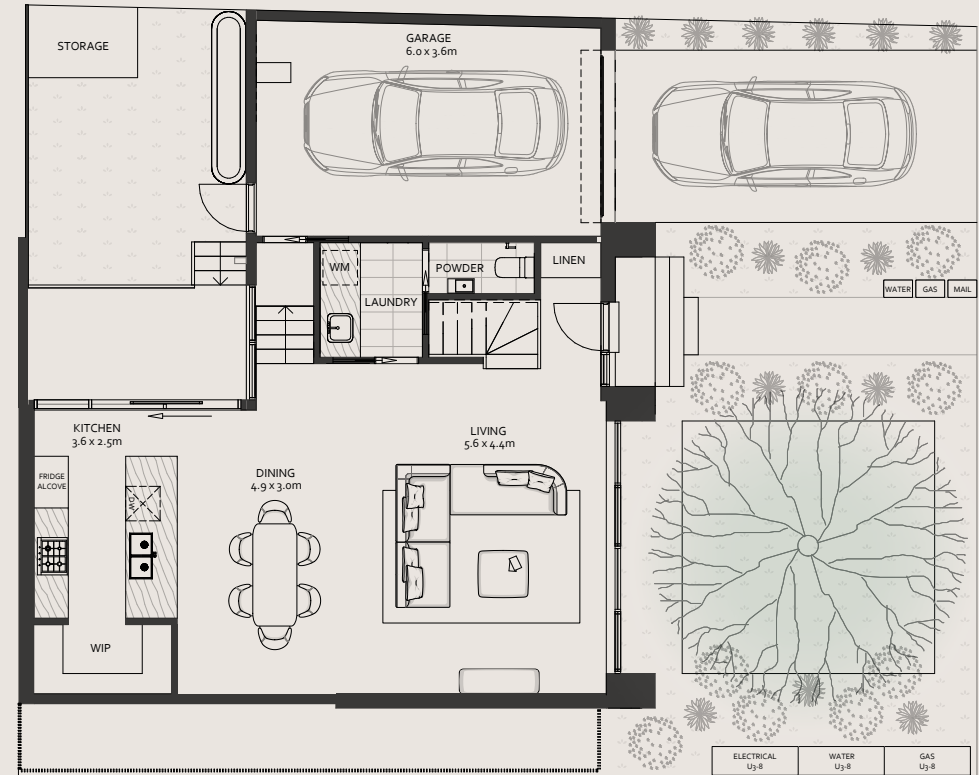
GROUND FLOOR	74.44m ²
FIRST FLOOR	80.35m ²
GARAGE	24.84m ²
OUTDOORS	97.60m ²
TOTAL	277.23m ²



First Floor

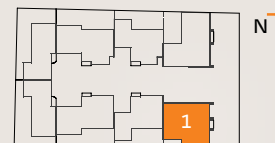


Ground Floor



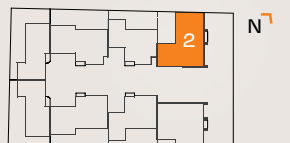
Ground Floor

DW DISHWASHER
WM WASHING MACHINE



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. Furniture is indicative only and is not supplied. Changes may occur during construction and the final product may differ from that described.

DW DISHWASHER
WIP WALK IN PANTRY
WIR WALK IN ROBE
WM WASHING MACHINE

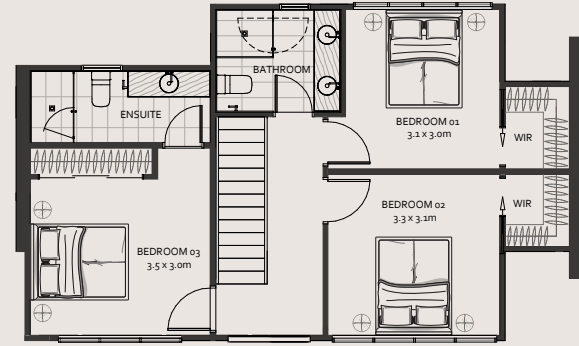


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Townhouse 3



GROUND FLOOR	53.28m ²
FIRST FLOOR	71.28m ²
GARAGE	24.14m ²
OUTDOORS	43.28m ²
TOTAL	191.98m ²

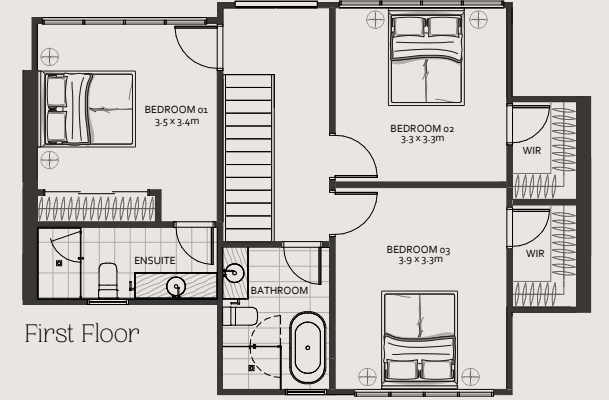


First Floor

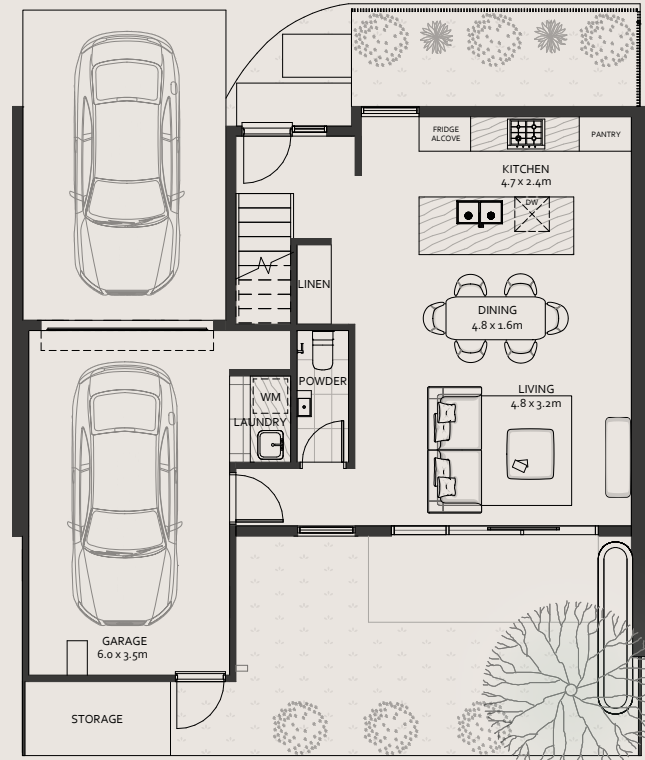
Townhouse 4



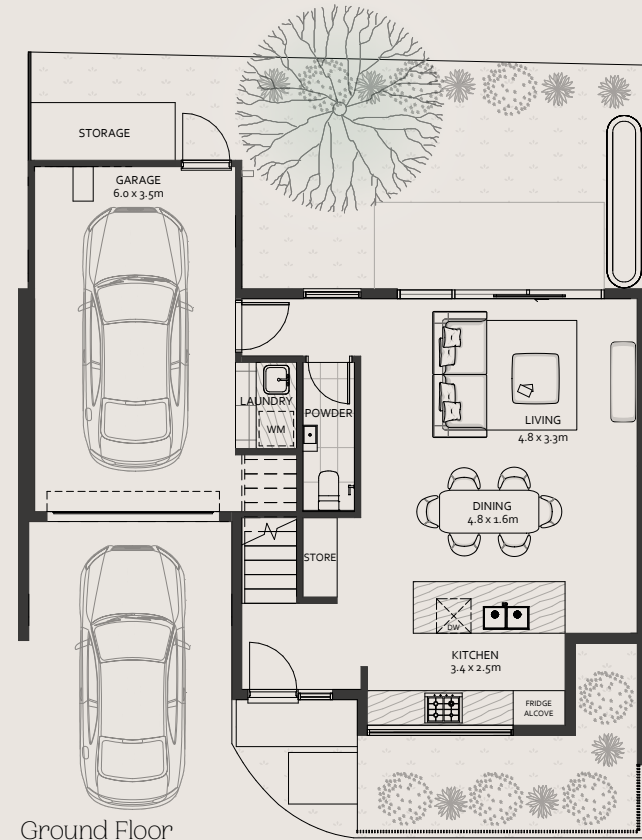
GROUND FLOOR	53.23m ²
FIRST FLOOR	71.28m ²
GARAGE	24.27m ²
OUTDOORS	62.06m ²
TOTAL	210.84m ²



First Floor



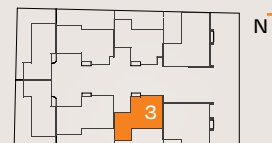
Ground Floor



Ground Floor

DW DISHWASHER
WIR WALK IN ROBE

WM WASHING MACHINE



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DW DISHWASHER
WIR WALK IN ROBE

WM WASHING MACHINE

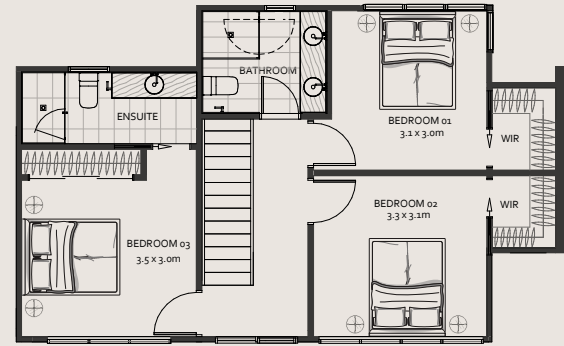


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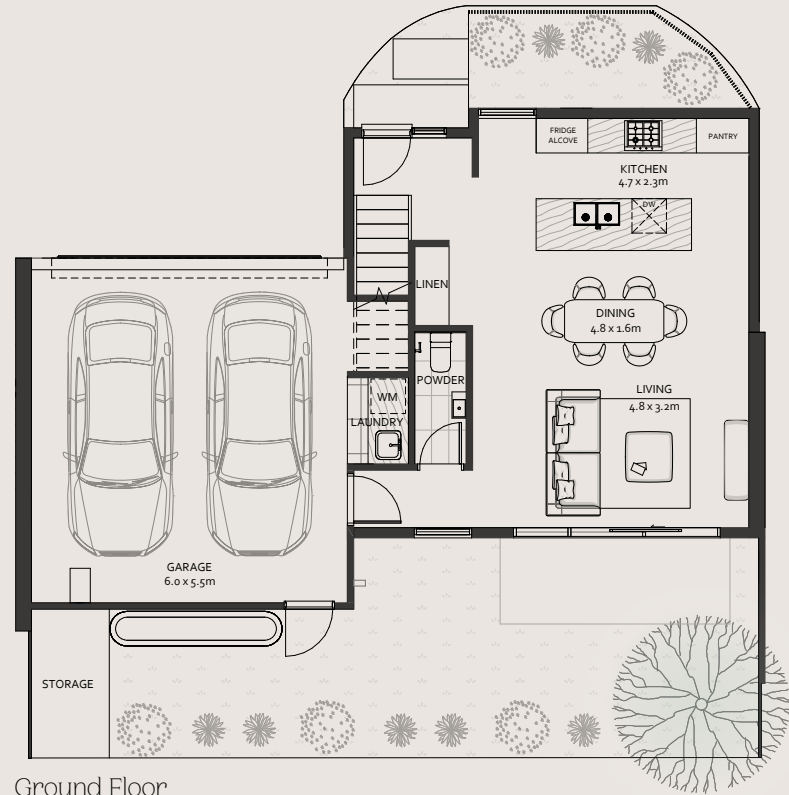
Townhouse 5



GROUND FLOOR	52.92m ²
FIRST FLOOR	70.63m ²
GARAGE	36.95m ²
OUTDOORS	39.45m ²
TOTAL	199.95m ²



First Floor



Ground Floor



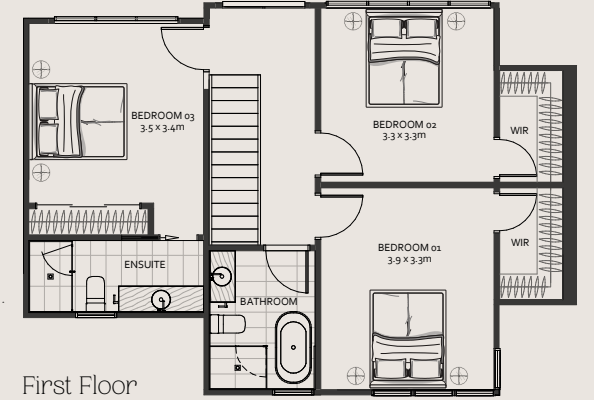
DW DISHWASHER WM WASHING MACHINE
WIR WALK IN ROBE

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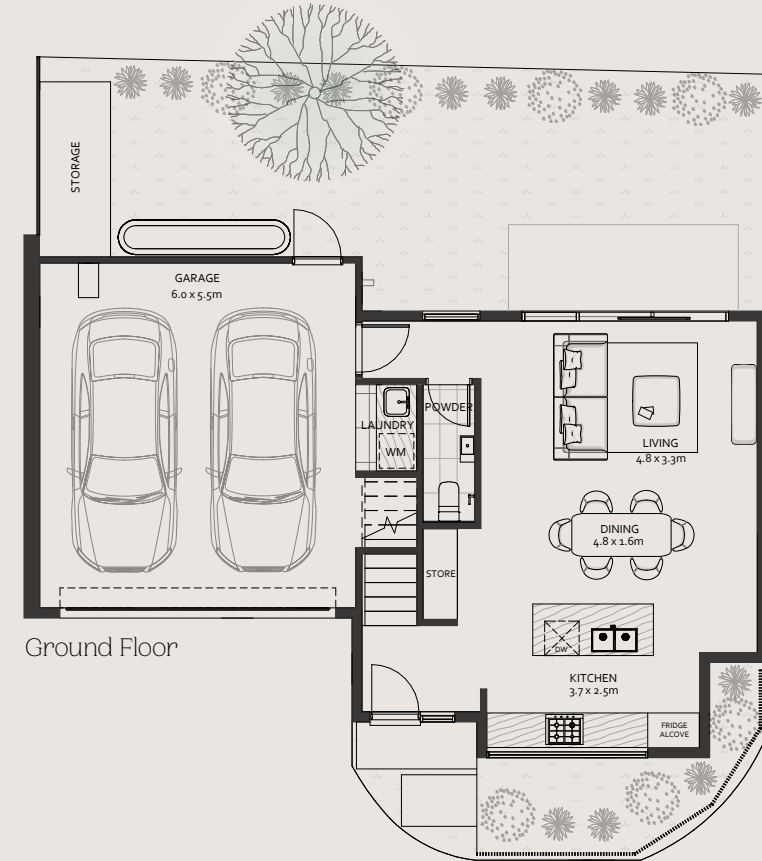
Townhouse 6



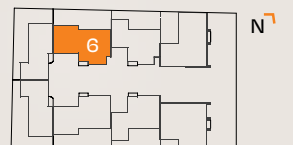
GROUND FLOOR	52.91m ²
FIRST FLOOR	70.63m ²
GARAGE	36.95m ²
OUTDOORS	62.30m ²
TOTAL	222.79m ²



First Floor



Ground Floor



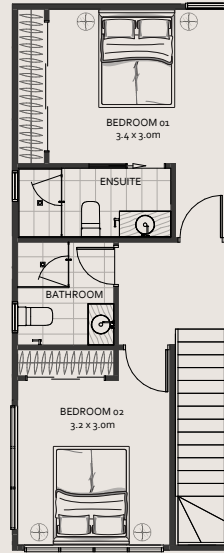
DW DISHWASHER WM WASHING MACHINE
WIR WALK IN ROBE

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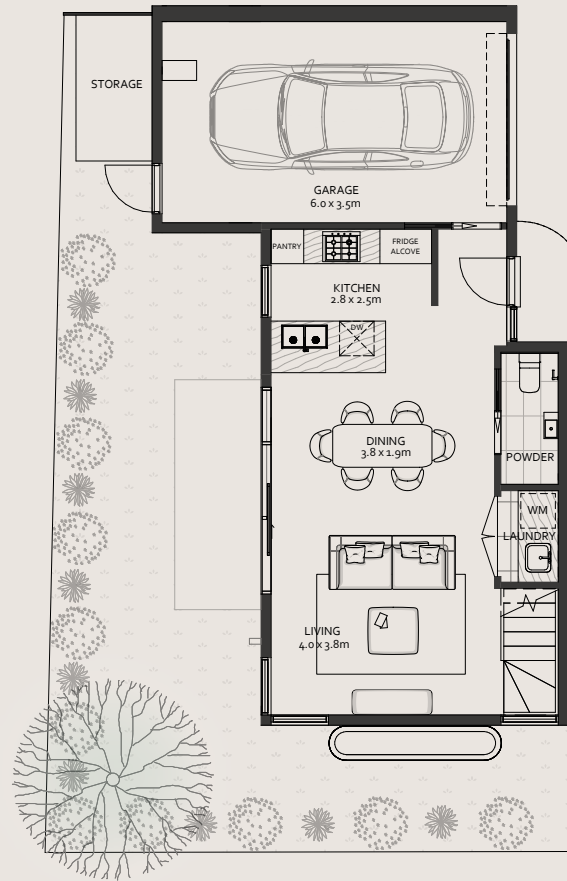
Townhouse 7



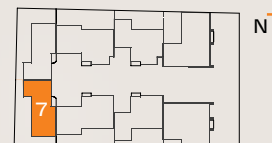
GROUND FLOOR	46.16m ²
FIRST FLOOR	45.23m ²
GARAGE	23.66m ²
OUTDOORS	55.39m ²
TOTAL	170.44m ²



First Floor



Ground Floor



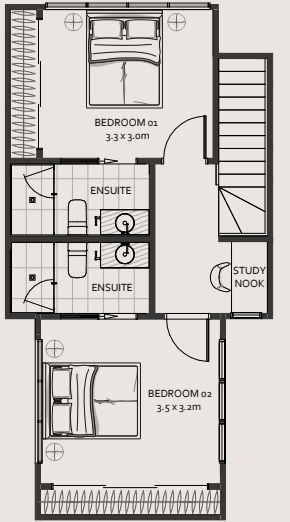
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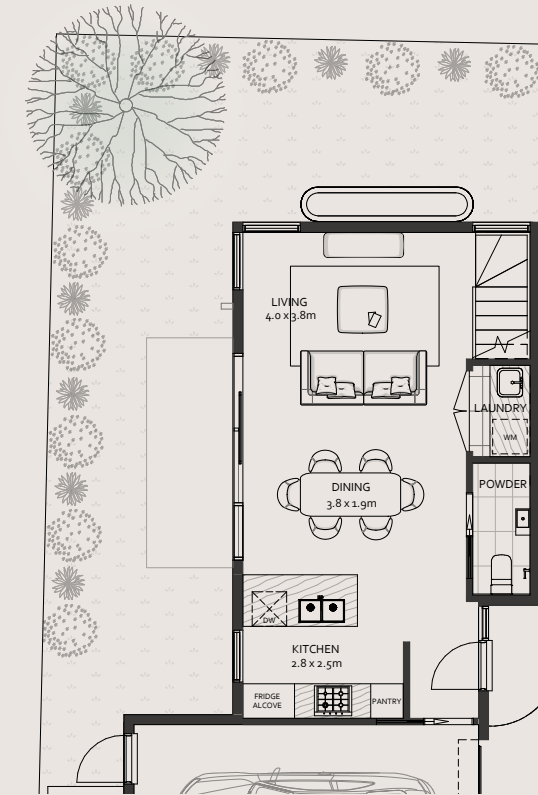
Townhouse 8



GROUND FLOOR	46.14m ²
FIRST FLOOR	45.23m ²
GARAGE	23.67m ²
OUTDOORS	58.88m ²
TOTAL	173.92m ²



First Floor



Ground Floor



DW DISHWASHER
WM WASHING MACHINE

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Modern living to suit your needs

Each townhouse features a secure lock-up garage and a large yard for entertaining and outdoor living.



In the heart of leafy Reservoir

CLOSE PROXIMITY

Situated across the road from Summerhill Shops, Reservoir High School and a short walk to La Trobe University, as well as the popular CT Barling Reserve.



BEAUTIFULLY CRAFTED

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



AWARD WINNING DESIGN

Designed by a leading architecture firm, each home has been crafted to maximise space and natural light.

Experience
architecturally
designed living





Reservoir

With a diverse and thriving local community, Reservoir is one of Melbourne's most sought-after suburbs to live in. Its proximity to the city, plethora of food and drink options, and open green spaces make it the ideal home to everyone from young professionals, families with children and empty nesters and downsizers. Many residents have lived in Reservoir for most of their lifetimes, and a majority of people moving in will choose to stay within the suburb.

A suburb with exceptional transport links (and more to come), nearby you'll find La Trobe University, RMIT Bundoora and the Austin Hospital.

In 2023 Reservoir was ranked 9th for Melbourne's best suburbs to invest in, and the demand for rentals is high.

13km

to Melbourne CBD.

19km

to Melbourne Airport.

5km

from La Trobe University.

8.8km

from Austin Hospital.

A suburb on the move



Prime education zone

EDUCATION

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 Reservoir and surrounding suburbs. With RMIT University also nearby to offer a variety of tertiary education options, Reservoir is an education hub. Quality primary and secondary schools can also be found nearby.



9,000 employees in health precinct

MEDICAL AND HEALTH

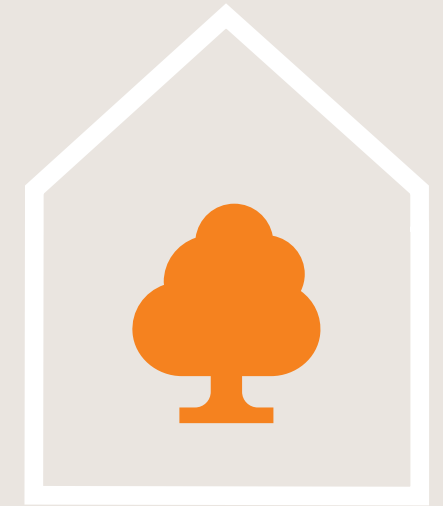
With the Austin Hospital, one of Melbourne's most revered public teaching hospitals, as well as the Mercy Hospital for Women and the Olivia Newton John Cancer Centre located just off Burgundy Street in nearby Heidelberg, over 9,000 employees are drawn to the area. These tertiary health facilities are among the best in the state with varying specialties including the leading epilepsy centre in Australia. With an expansive Emergency department which treats nearly 90,000 patients per year, the local area benefits significantly from easy access to high-quality health care and facilities.



Four train stations nearby

TRANSPORT

Reservoir 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. An interchange station is planned for Reservoir, connecting the area directly to the airport and other outer suburbs of Melbourne. While already extensive, this makes transport in the area even stronger.



Abundance of open spaces

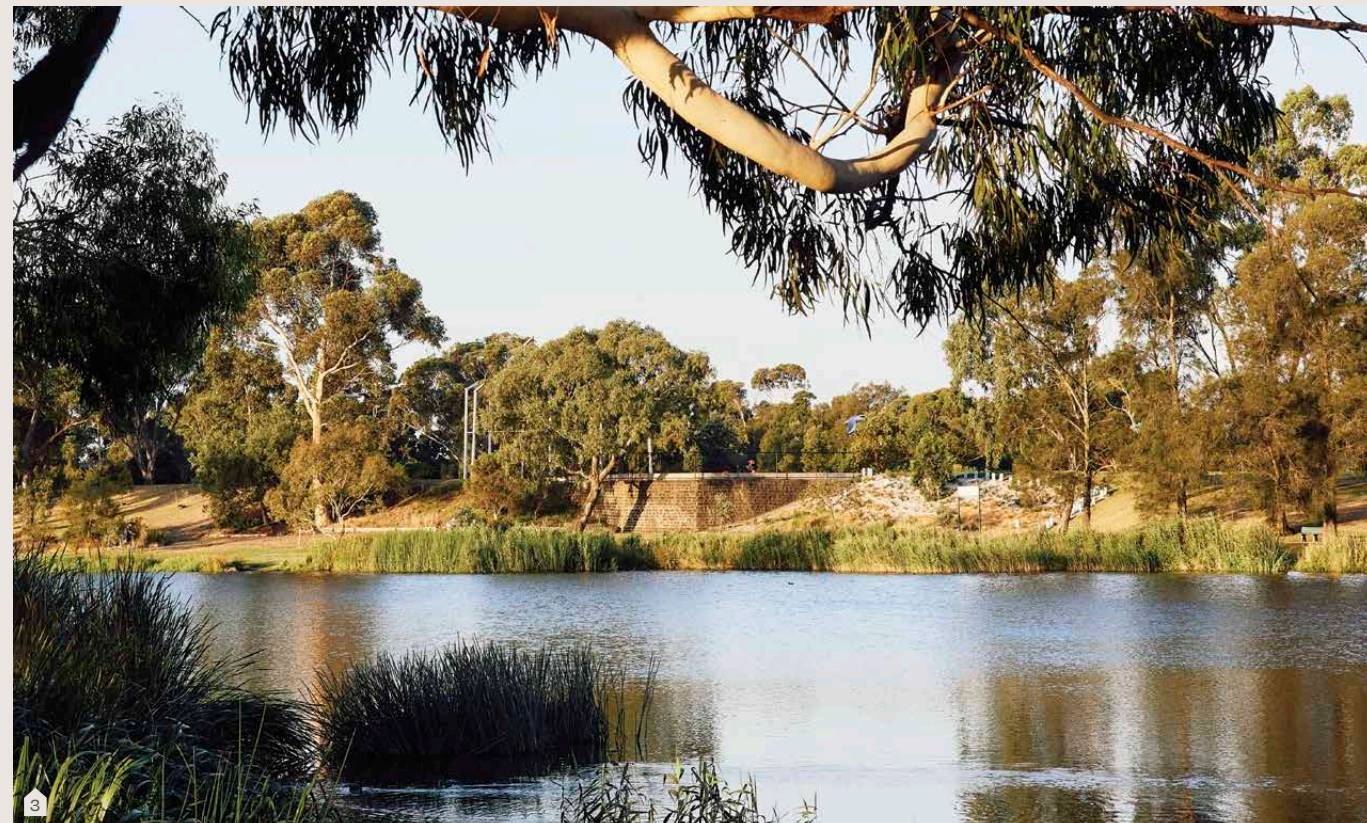
RESERVES

Reservoir Revitalisation Board was established in 2021 to provide a voice to the Victorian Government's larger Suburban Revitalisation program. During 2022 and 2023, the program has seen 25 projects planned, with 18 projects already completed. One project in particular saw \$75,000 worth of funding go to Greening Reservoir, improving the already abundant greenery and nature in the area and encouraging the use of public space.

A diverse and thriving community

With a mix of young professionals, empty nesters and a majority of families with children. The largest age bracket in Reservoir, which consists of 18.6% of the population are those aged 30-39. Residents love to call Reservoir their home for the majority of their lifetimes, as a large majority of those moving to Reservoir are moving from Reservoir.

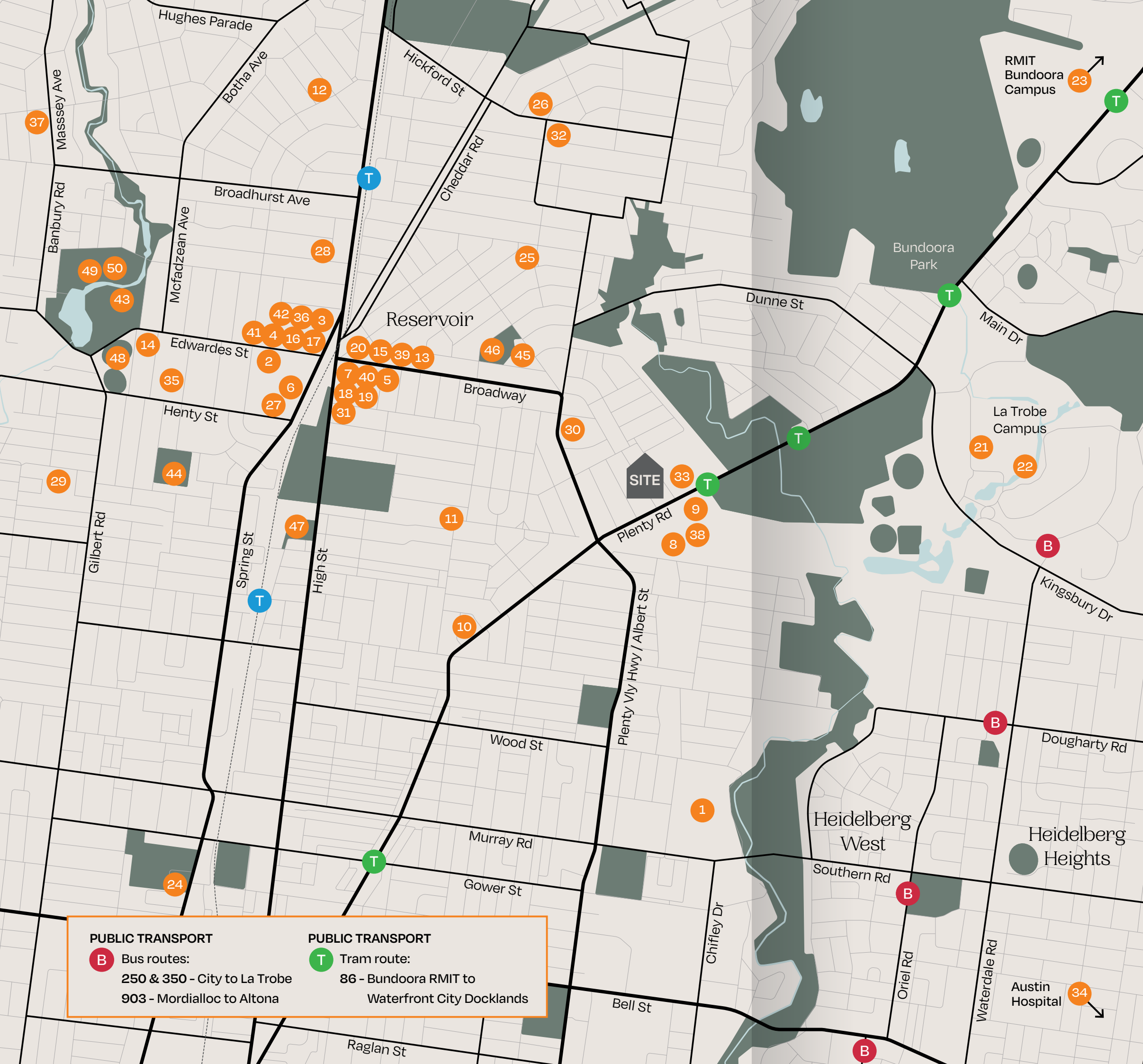
1. Cafe Colores
2. The Alleyway
3. Edwardes Lake / Park
4. Northland Shopping Centre
5. Reservoir Railway Station



Reservoir is a favoured suburb in the North

A fast-growing suburb, the median house price in Reservoir is \$915K, with a price growth of 14.4% over the last 5 years.

Reservoir 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. 18.9% of the suburb's 51,699 people are aged between 30 - 39, making this age bracket the most prevalent in Reservoir.



PUBLIC TRANSPORT
B Bus routes:
 250 & 350 - City to La Trobe
 903 - Mordialloc to Altona

PUBLIC TRANSPORT
T Tram route:
 86 - Bundoora RMIT to
 Waterfront City Docklands

- AMENITY & SHOPPING**
1. Northland Shopping Centre
 2. Reservoir Library
 3. Coles Reservoir
 4. SUPA IGA Reservoir
 5. Anytime Fitness
 6. St Gabriel's Catholic Parish
 7. Reservoir Village
 8. Reservoir Central
 9. Summerhill Shopping Centre
- CAFE & DINING**
10. Future Mountain Brewing & Blending
 11. The Window Cnr Cafe
 12. Gellibrand Ice-Cream
 13. Knochen Joint
 14. Off the Boat Pizzeria
 15. Lady Bower
 16. Clayton & Me
 17. Offspring Cafe
 18. Royal Khalsa Bakery
 19. Baahubali Indian
 20. Broadway Fish & Chips
- EDUCATION**
21. La Trobe University
 22. La Trobe College
 23. RMIT Bundoora Campus
 24. Melbourne Polytechnic
 25. St Stephen's Catholic Primary
 26. Maharishi School
 27. St Gabriels Primary School
 28. Reservoir Primary School
 29. Reservoir West Primary School
 30. Reservoir East Primary school
 31. Dolph Business School
 32. Reservoir Views Primary School
 33. Reservoir High School
- HEALTHCARE**
34. Austin Hospital
 35. Reservoir Private Hospital
 36. Reservoir Medical Centre
 37. North Reservoir Medical Centre
 38. Reservoir Medical Group
 39. Doctors on Broadway
 40. Broadway Medical Clinic
 41. Edwardes Street Family Clinic
 42. Dental One Reservoir
- OPEN SPACES & FACILITIES**
43. Edwardes Lake Park & Sports Arena
 44. Reservoir Sporting Club
 45. Reservoir Leisure Centre
 46. Preston Cycling Velodrome
 47. Regent Tennis Club
 48. West Preston Lakeside FC Sports Club
 49. Reservoir Skatepark
 50. Preston Reservoir Bowls Club

Pembrook Homes has proudly delivered more than 400 homes across the inner northern suburbs. Our team is committed to the highest quality of design and craftsmanship across each and every home.



ACCLAIMED BUILDER FOR QUALITY NEW HOMES

OUR FOUNDERS

Pembrook Homes was first established upon the foundation of two experts in the construction and building industry.

Both fully qualified and highly respected in their fields, Stephen Borg and Marlene Scerri are united in their passion and commitment to delivering a premium standard of quality new homes across Heidelberg, Reservoir and Greater Melbourne.

OUR MISSION

Pembrook Homes deliver project solutions that are flexible and transparent. Our team are innovators, problem solvers and leaders, each passionately committed to delivering the highest quality standards consistently across every home.

Projects delivered

WE ARE PROUD TO DELIVER QUALITY NEW HOMES FOR OUR CLIENTS

We have delivered professional, sustainable living homes built to your specifications, dreams and desires to over 1000 clients in Victoria.

No.1

leading professional home builder in Victoria.

25

combined years experience.

1000+

satisfied clients across Victoria.





Get in touch
via our website