



STUD PARK RESIDENCE

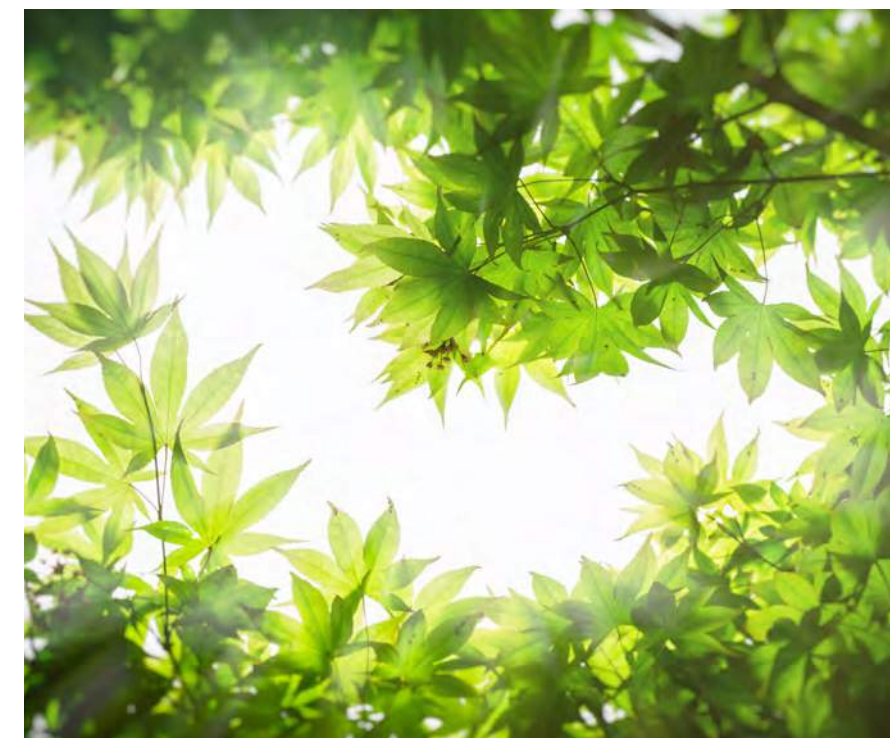
- 1102-1104 Stud Road Rowville -

EXPLORE THE STUD PARK RESIDENCE

Searching for a home that has it all?
Look no further than the Stud Park Residence.

It situated in the burgeoning suburb of Rowville.
Rowville, in the city's south-east, is a family-orient-
ed suburb. It is surrounded by wonderful ameni-
ties from golf courses to shopping malls and
activity centres, you will love living here.

Whether you prefer to stay at home or enjoy
getting out into the community, you will find the
lifestyle you are searching for at the Stud Park
Residence here in Rowville.









Artist's Impression

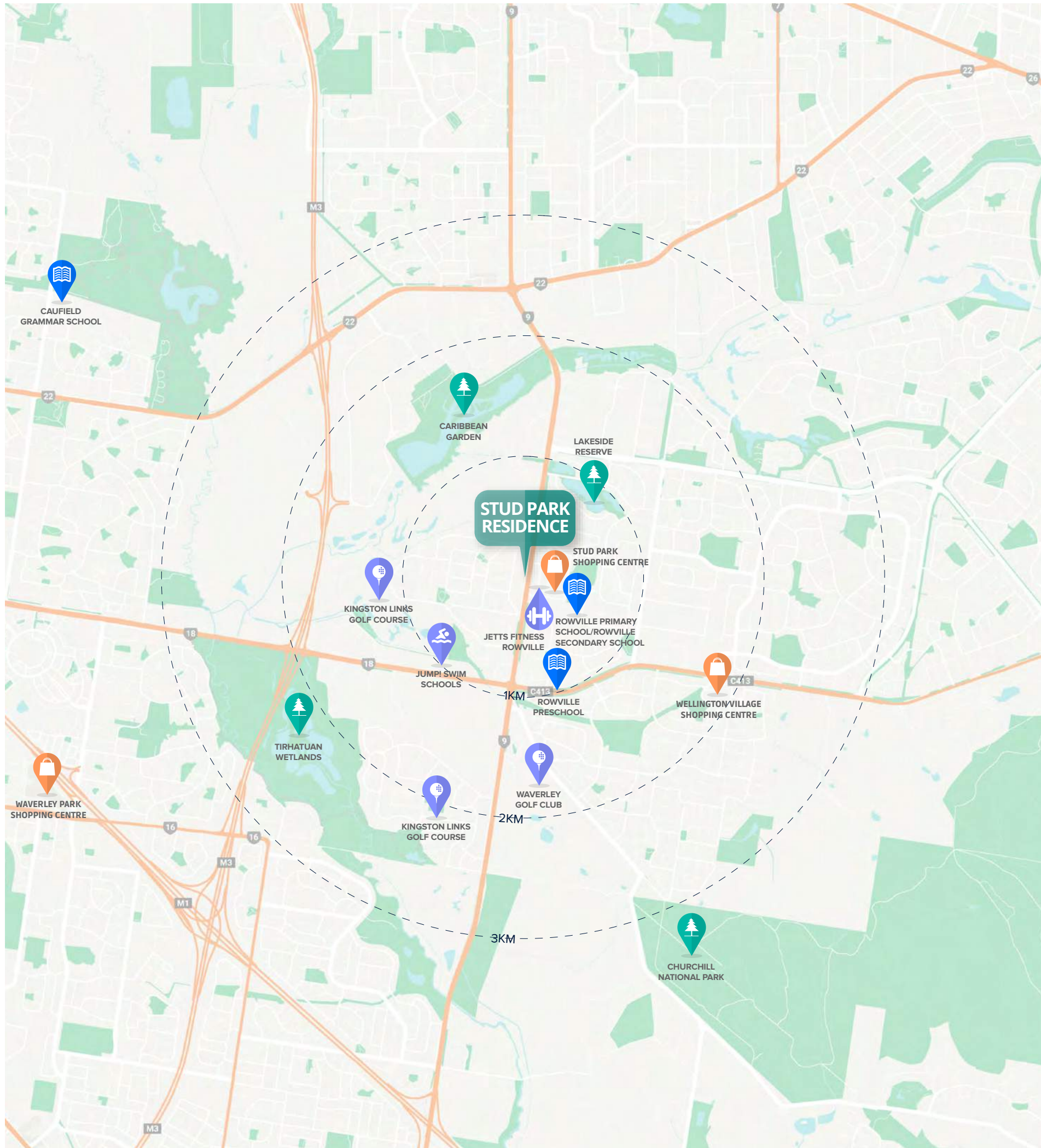




Artist's Impression



Artist's Impression



THE ABSOLUTE BEST OF EVERYTHING

One of the biggest advantages of living at the Stud Park Residence is how close it is to so many incredible conveniences. You will be able to find everything from great sports facilities to wonderful shops and even excellent schools. Never sacrifice those creature comforts - select the Stud Park Residence and have it all!

SPORTS AND RECREATION

It's important to get out and get in a bit of exercise. Whether you prefer an intense workout or a leisurely golf game, you'll be able to get moving and stay active close to home.

- Waverley Golf Club
- Kingston Links Golf Course
- Jump! Swim Schools Rowville
- Jetts Fitness Rowville

SHOPPING FACILITIES

With a shopping centre less than a 10-minute walk away, and others just a quick drive from home, you will be able to shop to your heart's content.

- Stud Park Shopping Centre (only a 3-minute drive or 7-minute walk away)
- Wellington Village Shopping Centre
- Know City Shopping Centre
- Waverley Park Shopping Centre

PARKS AND RESERVES

Getting out into nature can be so relaxing! Luckily, the Stud Park Residence is located quite close to several exceptional gardens and reserves.

- Caribbean Garden (a short 2-minute drive away)
- Lakeside Reserve (just a 2-minute drive away)
- Churchill National Park

SCHOOLS AND EDUCATIONAL FACILITIES

Everyone knows one of the most important things when selecting a new home is its proximity to high-quality schools. The Stud Park Residence has several options for you to choose from, including:

- Caufield Grammar School (just a 12-minute drive away)
- Rowville Preschool (a quick 2-minute drive away)
- Rowville Primary School (only a 2-minute drive away)
- Rowville Secondary School (just a 2-minute drive away)

TRANSPORTATION OPTIONS

While you are certain to love the Stud Park Residence's neighborhood, it's great to be able to travel a bit if needed. With some public transportation options close by, you will be able to get exactly where you need to go in no time at all.

- Eastlink (only a 5-minute drive away)
- Bus Stop (just a 4-minute walk away)
- Bus Routes to the Airport, Glen Waverley, and Know City



Artist's Impression

FIND YOUR HOME HERE

It's important to be able to find activities you enjoy and the things you need near to where you live. Instead of running around town trying to find a great gym or a group of good shops, the Stud Park Residence provides you with everything you need just a few minutes away.

ENJOY FUN AND FITNESS AT TOP NOTCH RECREATIONAL FACILITIES

If you like to play golf, the Stud Park Residence is certainly the place for you!

With both the Waverley Golf Club and Kingston Links Golf Course located so close by, it's easy to get in a round of golf in your free time or even the whole can enjoy a weekend relaxing at the parkland bike paths.



Kingston Links Golf Club

Kingston Links is a superb year round golf course featuring lush santa ana couch fairways, undulating bent grass greens, water hazards coming in to play on most holes and spectacular views and vistas throughout all 18 holes. Measuring 6178 metres from the mens tees, this par 72 layout welcomes competition and social players 7 days a week with excellent value green fee rates available all year round.

FIND YOUR FAVORITE SHOPS

It's so relaxing just to stroll along and window shop. With several shopping centres in the immediate area, you won't need a specific reason to get out and go shopping. Easily find the perfect gift for an upcoming event, a great new outfit, or simply browse around. You never know what you might find!

WELLINGTON VILLAGE SHOPPING CENTRE

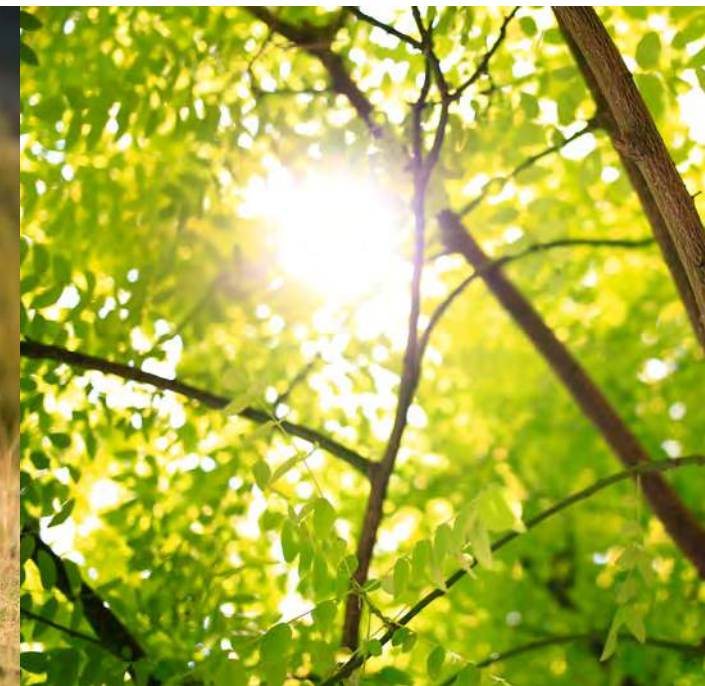


STUD PARK SHOPPING CENTRE



WAVERLEY PARK SHOPPING CENTRE





AN INCREDIBLE PLACE TO LIVE

By now,
You are likely fairly aware of how incredible
life can be at the Stud Park Residence.

It's more than just a house,
It's your future home.

The place where you will rest after long days at work,
where you will celebrate important milestones, and
where you will create many happy memories. Your
new home awaits you at the Stud Park Residence.

With fantastic local amenities, great schools, and
easily accessible public transportation, the Stud

Park Residence is an amazing find. It's a home that
will quickly become your absolute favorite place to
be, and one that you will enjoy coming back to each
day. Don't hesitate to learn more - you will quickly
discover why the Stud Park Residence is the perfect
home for you and your family.



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LIST OF INCLUSION

EXTERNAL FEATURES

- Face Brickwork / Rendered walls
- Single / double glazed powder coated aluminum awning / Sliding windows
- Stabilized plantation pine frame and engineered roof trusses/beams
- Solid MDF external timber front door with Chrome Entrance set
- Color-bond Panel lift garage door with remote controller & 2 handsets

INTERNAL FEATURES

- Contemporary flush panel internal doors with chrome Lever door furniture
- Timber Staircase
- 65mmx15mm MDF Single Bevel Skirting and Architraves throughout
- 1 white melamine shelf with hanging rail to all bedroom's robes. 4 melamine shelves to line closets
- 10mm Plaster board throughout including WR board to wet areas
- Split Systems – 1 in living room & 1 in master bedroom
- Low Voltage Down lights (LED Down Lights)
- Clipsal 2000 Power Points

KITCHEN FEATURES

- Melamine Cabinetry & Overheads with Stone bench tops
- Under bench Kitchen Sink with Chrome Flick mixer
- Bosch Cook top
- Bosch Electric oven
- Bosch Range hood / Canopy
- Bosch Dishwasher
- Tile/Glass Splash back

BATHROOM FEATURES

- European designed Chrome Square tap ware throughout
- Chrome semi-framed clear laminated glass shower screens with pivot doors
- Polished edge mirrors above vanities
- Close coupled full china dual flush toilet suites with soft closing seat
- Melamine with Stone bench tops
- Square counter top or semi recessed vanity basins (builder choice)

TILES / CARPET / PAINTING

- Porcelain/Ceramic wall tiles to selected wet areas, refer plans for tiled areas
- Timber floor boards to Entry, Kitchen, Living and Dining
- Wall to Wall carpets to un-tiled areas
- Bristol or Dulux Washable paints (3 coats acrylic)

LANDSCAPING

- Fully landscaped areas in the front & rear of each unit, including common property areas.

DRIVEWAY

- Concrete driveway



BOSCH

The Bosch Group is a leading global supplier of technology and services. Bosch is pursuing a vision of mobility that is sustainable, safe, and exciting. Our products and services are designed to spark enthusiasm, improve quality of life, and help conserve natural resources. We want to deliver top quality and reliability. In short: we want to create technology that is "Invented for life."

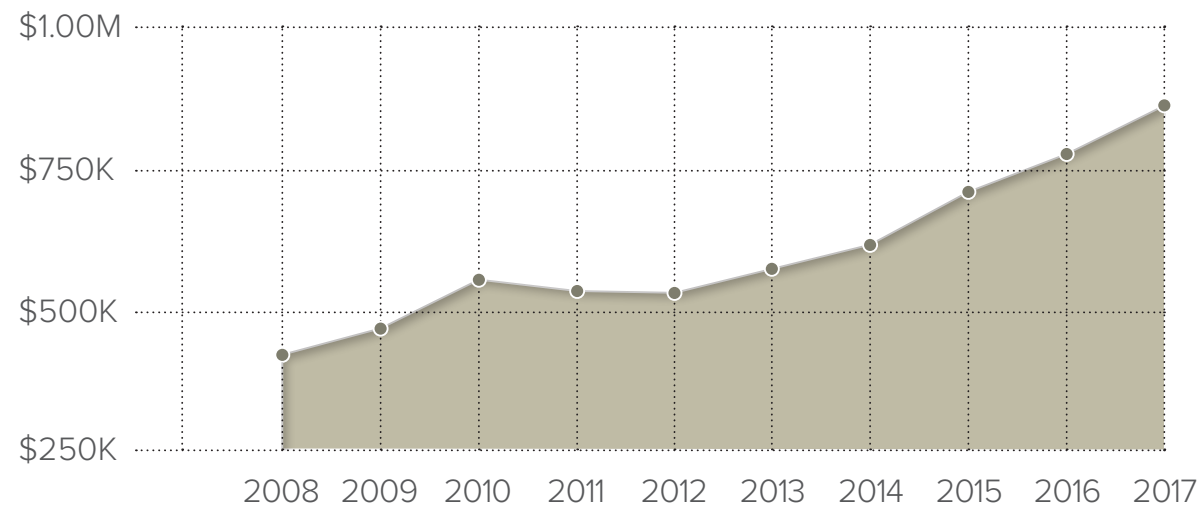


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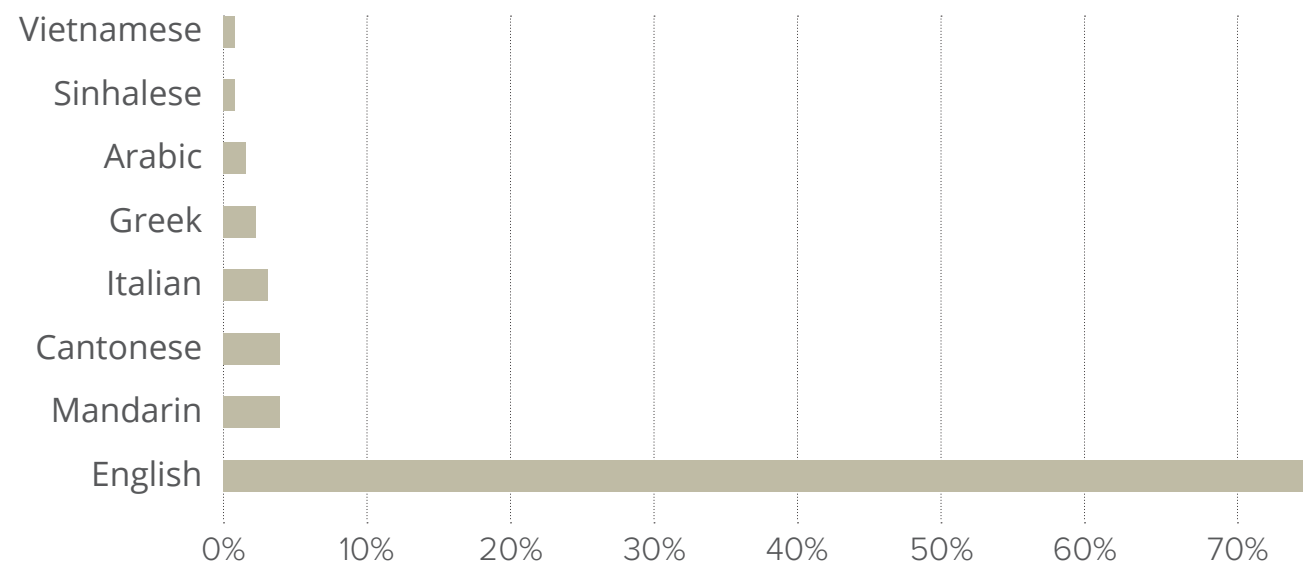


◆ MEDIAN PRICE IN ROWVILLE

The median sales price for houses in Rowville, VIC in the last year was \$884,250 based on 348 home sales. Compared to the same period five years ago, the median house sales price for houses increased 62.2% which equates to a compound annual growth rate of 10.2%.



◆ LANGUAGES SPOKEN IN ROWVILLE



◆ ANCESTRY IN ROWVILLE

AUSTRALIAN
28%

ENGLISH
27%

CHINESE
8%

ITALIAN
7%

IRISH
7%

SCOTTISH
6%

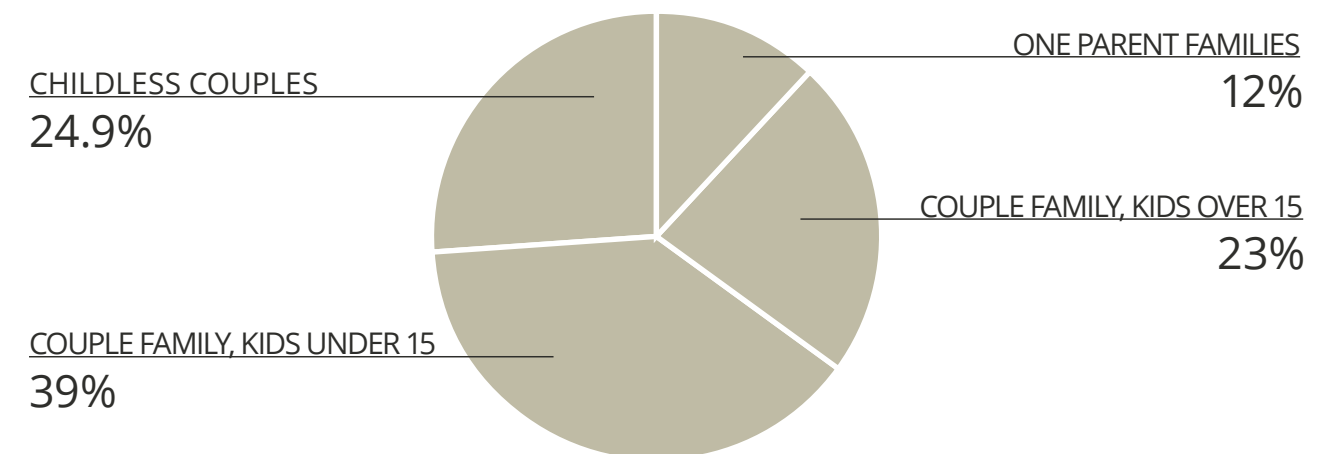
◆ POPULATION IN ROWVILLE

TOTAL POPULATION (2011)
34,145

MEDIAN AGE
38

MALE POPULATION
50.5%

FEMALE POPULATION
49.5%



DEVELOPER

At Kollins Corporation, building high quality townhouses is our specialty. We understand what our clients want and we aim to provide the very best solution at affordable price points.

With HIA award-winning builders on board, you will be in good hands. Efficient and experienced, our team at Kollins Corporation can complete a housing project in just 9 months (from land settlement to townhouse settlement, for two dwelling projects). Our in-house architects, builders, engineers and consultants work to make sure our customers are the number one priority.



KOLLINS
CORPORATION





THANK YOU!

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