



# Calluna

ATTICUS WOODSTOCK







Images for illustration purposes only.



## Stunning all-inclusive homes in Atticus, Woodstock

Presenting an exciting opportunity to be part of this highly sought-after new community in Woodstock. The Calluna Townhomes at Atticus are versatile, modern contemporary homes that are designed with optimal living in mind.

Including high level all-inclusive specifications, the townhomes will be built by Verv Group. With over 45 years combined industry experience, Verv Group brings a fresh philosophy to building stylish and contemporary homes for clients across Melbourne and Victoria.

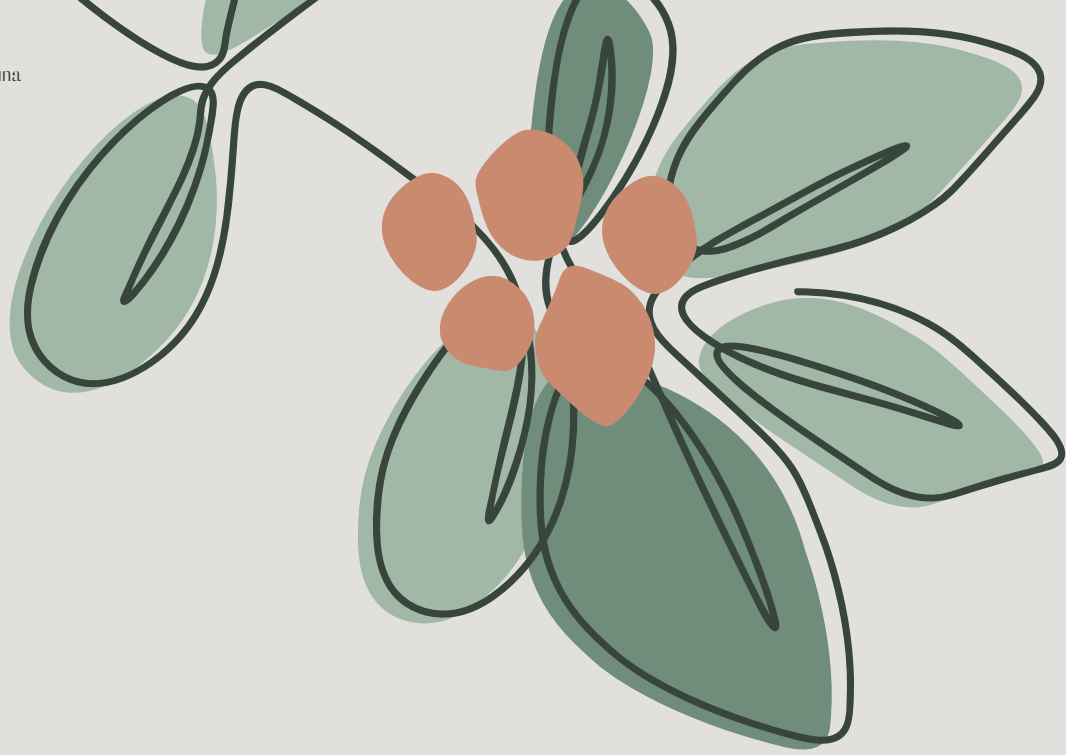
The Core Team will guide you through this wonderful opportunity to secure your brand new home at Atticus.

# VERV



# CORE





Welcome to  
**Calluna**  
 Atticus, Woodstock

Feel  
 connected  
 from the  
 day you  
 move in.

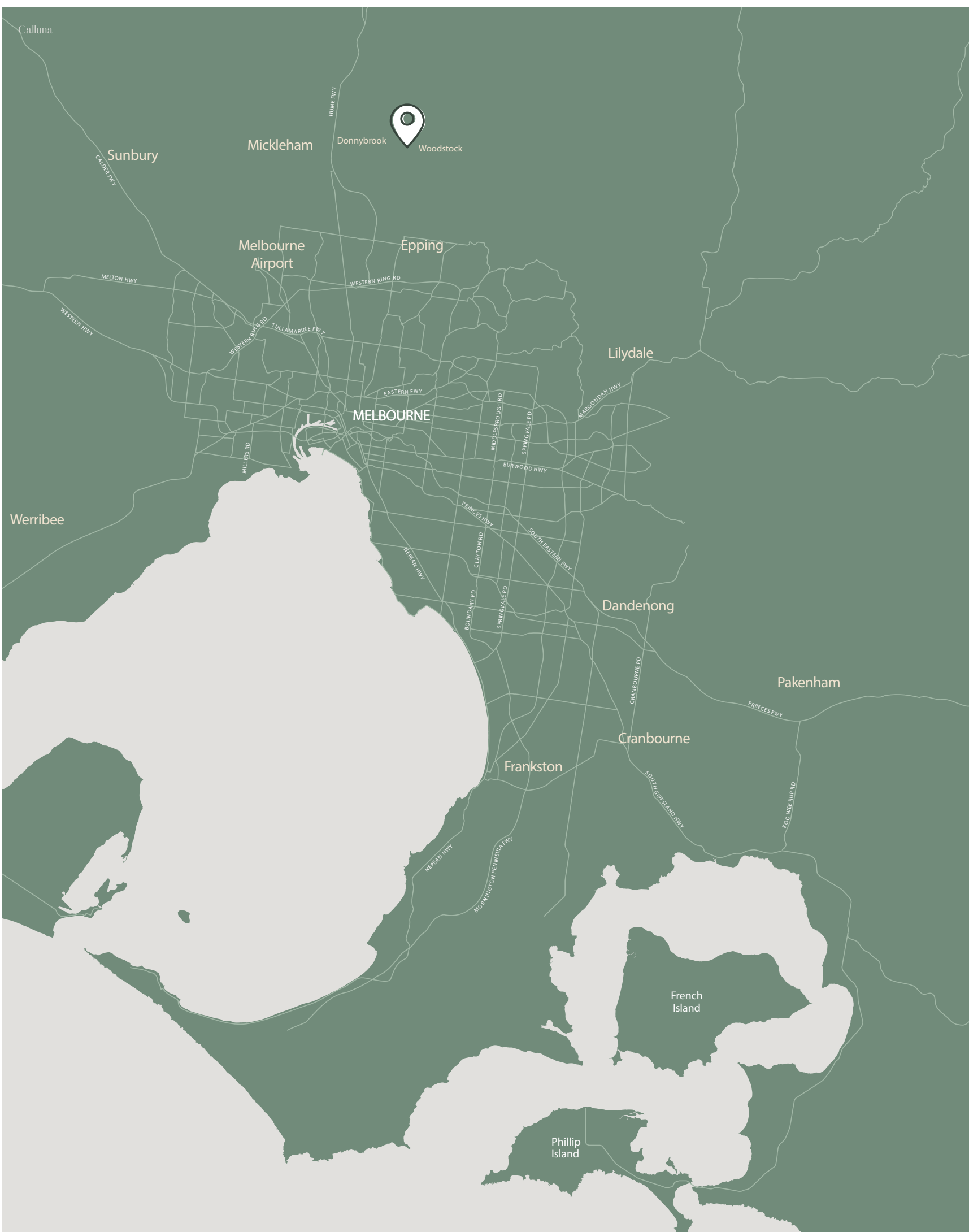
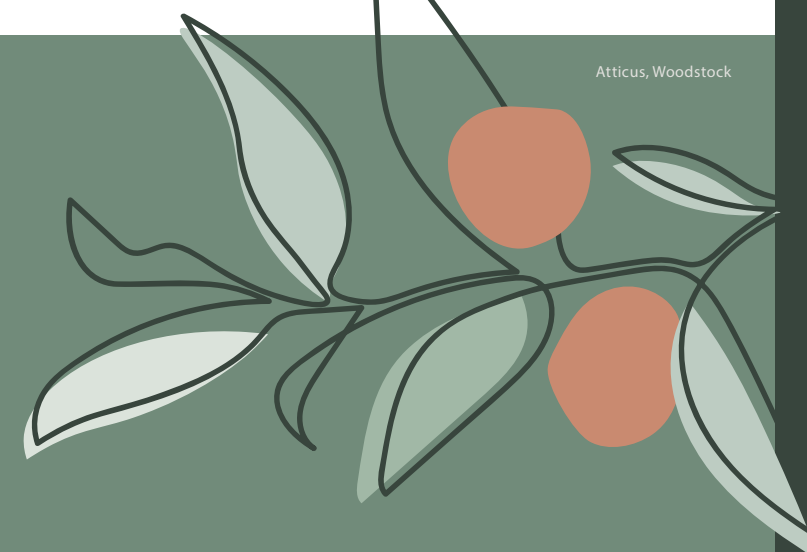
Calluna is situated in Atticus Estate in Woodstock, soon to be home to many families. This boutique master planned community offers an abundance of shared spaces, making it easier than ever to get to know your new neighbours!

From the day you move in, the established parklands surrounding Calluna are a place to chat away with other local families while walking your dog or watching your kids play.

Atticus is a place where couples will cement relationships, families will write their stories and neighbours will forge warm friendships.







# A wealth of possibilities

Woodstock and Donnybrook, the suburbs that surround Atticus are at the frontier of Melbourne's ever-growing metropolis. Located just 45km North of Melbourne's CBD with the future in mind, the Atticus community will feature new proposed schools, recreation facilities, a shopping centre and a lush native landscape.

As developers and local governments continue to invest in realising this area's potential, infrastructure will continue to strengthen and homes will become even more sought after.

VISIT - [ATTICUSESTATE.COM](http://ATTICUSESTATE.COM)



ATTICUS PARK RESERVE

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# Atticus Woodstock at a glance

-  4min Drive to Donnybrook Station
-  Hospitals and Medical Centres
-  Shopping & Cafes\*
-  Childcare & Early Learning Centres
-  Primary & Secondary Schools\*
-  Playground & Recreational Reserves\*
-  30min drive to Tullamarine Airport

\*Future & Built





## Spacious and all-inclusive Packages

Our stunning Romford Townhouses showcase the perfect colour hues for an abundance of nature, with floorplans optimised for convenience and liveability. Calluna is made up of just eight modern townhomes, with an emphasis on innovative light-filled open plan designs.



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Immerse yourself in the luxurious Romford floorplans that features an upstairs that encompasses four well proportioned bedrooms, including a master with its own ensuite. You'll be able to enjoy the abundant views of greenery from the comfort of your home. Downstairs is where all the magic happens, downstairs is centred around a family living with an open plan kitchen, living and a luxurious Alfresco area for any occasion. A conveniently placed laundry and powder room at the front of the house allows for optimal use of space that doesn't interfere with other areas of the home.



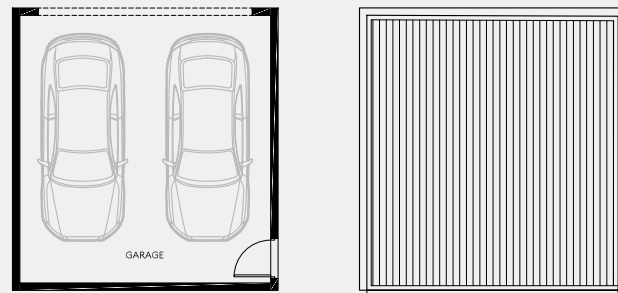
# Find your floorplan

Romford 20C Lot 236, 243



## Ground Floor

Entry	3075 x 1250
Laundry	2030 x 1500
Powder	1500 x 1500
Living	4180 x 4560
Dining	3400 x 2460
Kitchen	3400 x 2450
Bed 4	3600 x 2750
Garage	6000 x 5630



## First Floor

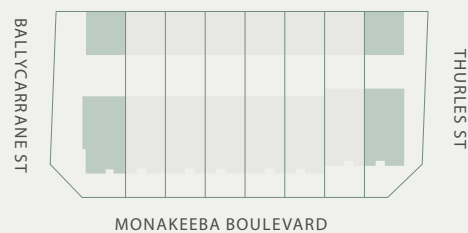
Master Bed	3865 x 3365
Ensuite	2000 x 2300
WIR	1775 x 2300
Bed 2	3400 x 2895
Bed 3	3400 x 2770
WC	900 x 1710
Bath	2310 x 2950
Balcony	1050 x 3570



## Area\*

Ground Floor	73.93m <sup>2</sup>
First Floor	66.60m <sup>2</sup>
Garage	37.73m <sup>2</sup>

Total Internal Area 183.82m<sup>2</sup>

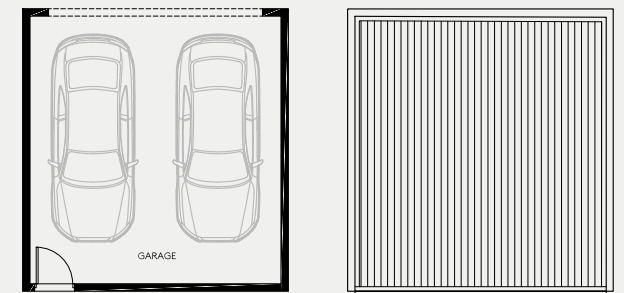


Romford 20 Lot 237-242



## Ground Floor

Entry	3075 x 1250
Laundry	1710 x 1500
Powder	1500 x 1500
Living	4180 x 4040
Dining	3400 x 3180
Kitchen	3400 x 2450
Bed 4	3600 x 2700
Garage	6000 x 5630



## First Floor

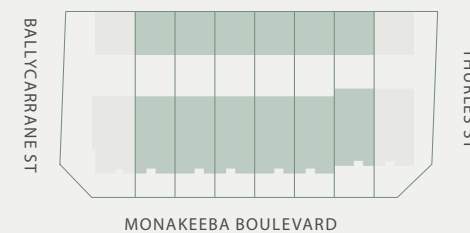
Master Bed	3865 x 3240
Ensuite	2000 x 2300
WIR	1775 x 2300
Bed 2	3400 x 2770
Bed 3	3400 x 2770
WC	900 x 1680
Bath	2310 x 2950
Balcony	1100 x 3350



## Area\*

Ground Floor	69.90m <sup>2</sup>
First Floor	66.60m <sup>2</sup>
Garage	37.73m <sup>2</sup>

Total Internal Area 183.30m<sup>2</sup>







# Plan of Subdivision



THURLES STREET

	LOT 236 Romford 20C
	LOT 237 Romford 20
	LOT 238 Romford 20
	LOT 239 Romford 20
	LOT 240 Romford 20
	LOT 241 Romford 20
	LOT 242 Romford 20
	LOT 243 Romford 20C

MONAKEEBA BOULEVARD

BALLYCARRANE STREET





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