



CHAPEL PARK

Keysborough



Location



**Education**

1. Keysborough Gardens Primary School
2. Mt. Hira College
3. Aspendale Gardens Primary School
4. Edithvale Primary School
5. Lighthouse Early Learning Centre
6. Keysborough Secondary College
7. Resurrection Primary School
8. Haileybury, Keysborough
9. Keysborough Primary School
10. Chandler Park Primary
11. Aspendale North Kindergarten
12. Sirius College

**Retail**

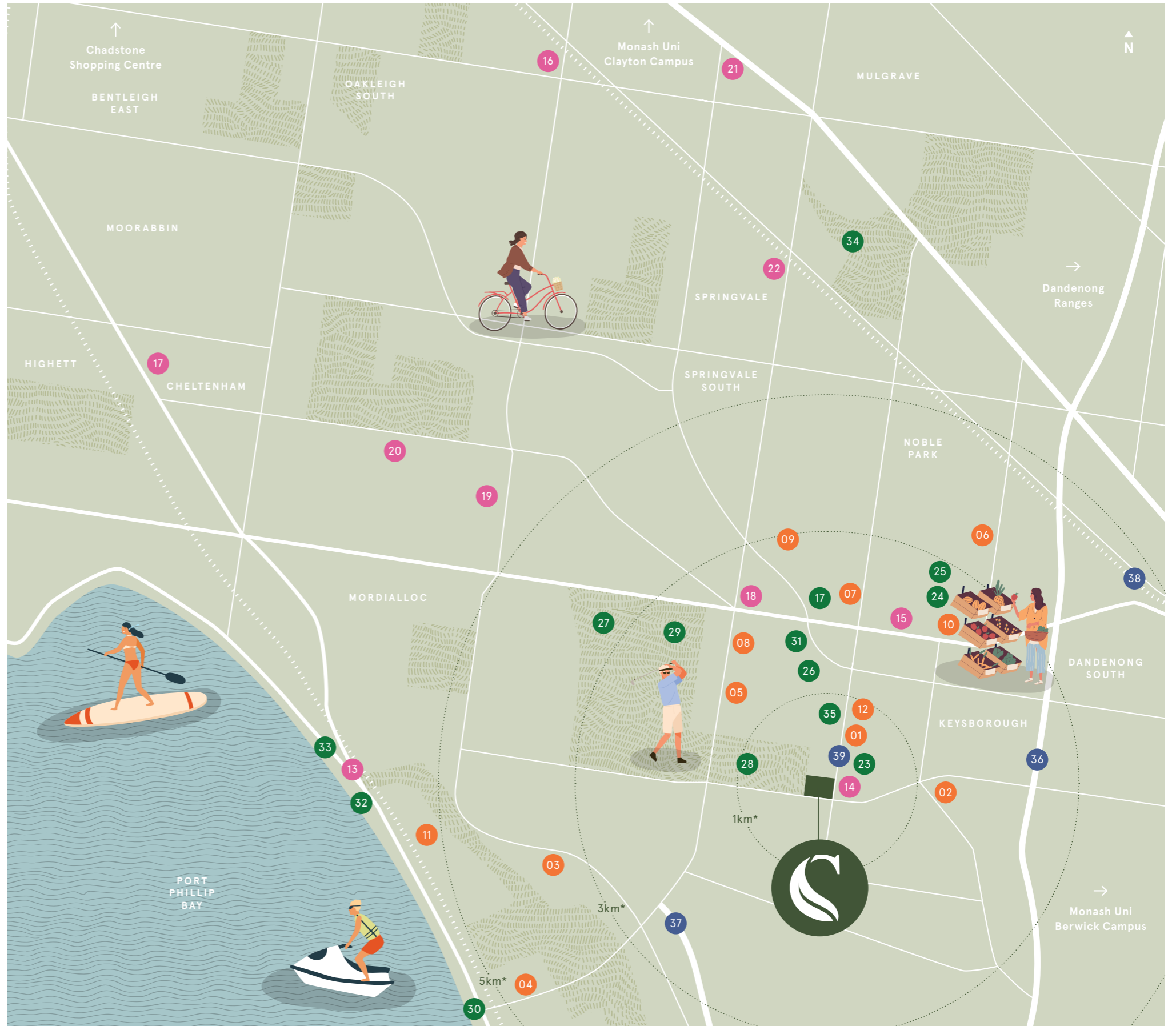
13. Mordialloc Plaza
14. Keysborough South Shopping Centre
15. Parkmore Shopping Centre
16. Clayton Shopping Plaza
17. Westfield Southland
18. Bunnings Warehouse Keysborough
19. Costco Moorabbin
20. DFO (Moorabbin)
21. Ikea (Springvale)
22. Springvale Shopping Centre

**Parks & Recreation**

23. Parkmore Soccer Club
24. Frederick Wachter Reserve
25. Keysborough Tennis Club
26. Tatterson Park
27. Braeside Park
28. Keysborough Golf Club
29. Southern Golf Club
30. Chelsea Beach
31. Springers Leisure Center
32. Mordialloc Pier
33. Peter Scullin Reserve
34. Sandown Racecourse
35. Pencil Park

**Transport**

36. Eastlink
37. Mornington Peninsula Freeway
38. Dandenong Station
39. Future Chapel Road Bus Stop



The background is a textured, dark green surface with several overlapping, semi-transparent circles in a lighter shade of green. The circles are arranged in a way that they appear to be layered, with some partially obscuring others. The overall effect is a modern, minimalist aesthetic.

Architecture



Artist Impression



Artist Impression



Artist Impression





Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression



Artist Impression





Artist Impression



Artist Impression



Artist Impression - Optional Upgrades Shown



Artist Impression - Optional Upgrades Shown

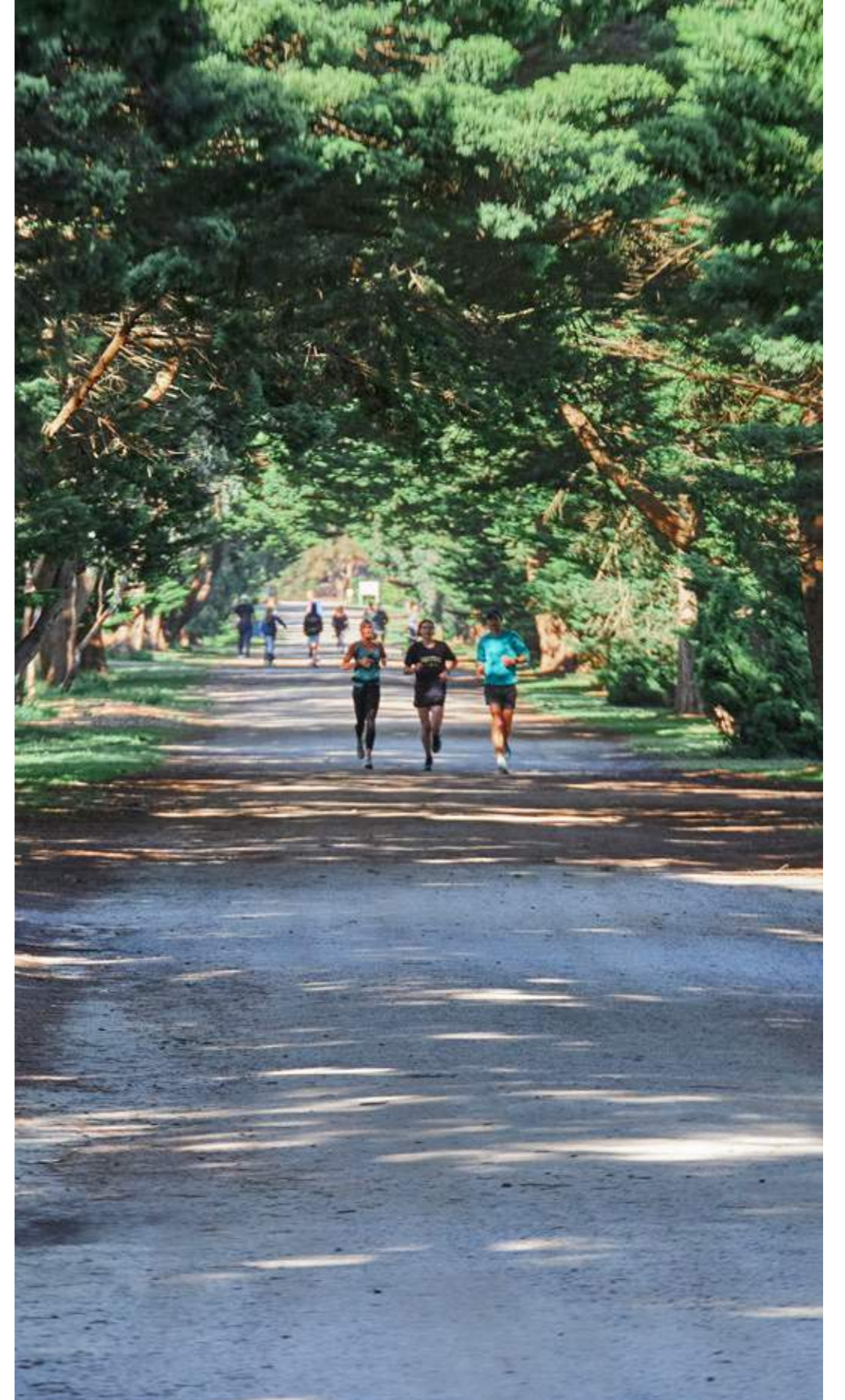


Artist Impression - Optional Upgrades Shown

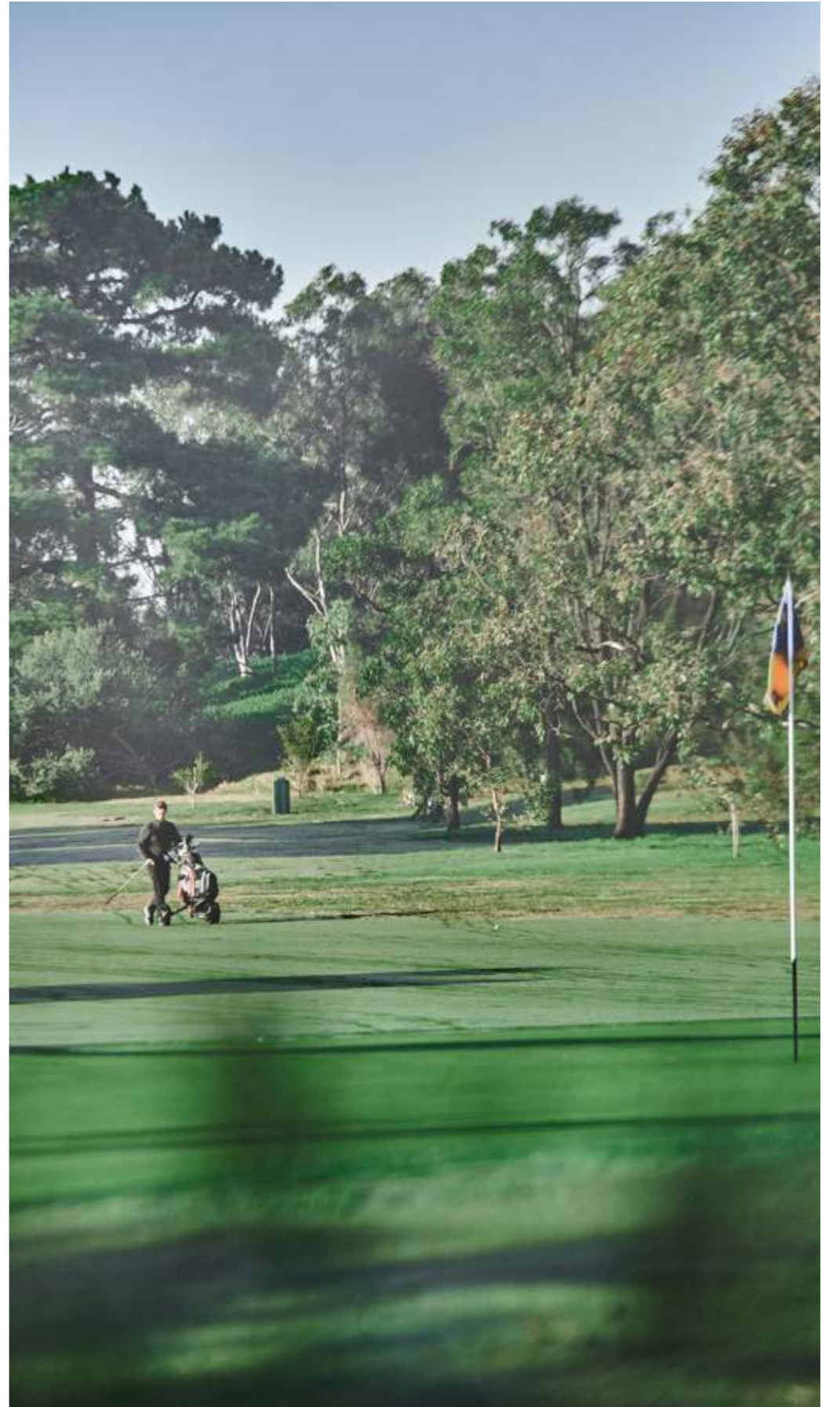


Lifestyle









# Project Team

# SUNSTONE

## PROJECTS

Sunstone Projects have built a reputation for setting a new standard of living with townhouses that offer an elevated residential experience.

Our team members are known for their progressive and professional approach as much as the quality of our finished products. Sunstone Projects work with industry leaders in all areas of architecture, design and construction to ensure our extremely high standards are realised as promised.



Magnolia by Sunstone



Nelson Street by Sunstone



Nelson Street by Sunstone



Nelson Street by Sunstone



- The Henry
- The George
- The Charles
- The Victorian
- The Elizabeth

# CHAPEL PARK

220 Chapel Road, Keysborough

## Ground

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

# SUNSTONE

PROJECTS



- The Henry
- The George
- The Charles
- The Victorian
- The Elizabeth



- The Henry
- The George
- The Charles
- The Victorian
- The Elizabeth

# CHAPEL PARK

220 Chapel Road, Keysborough

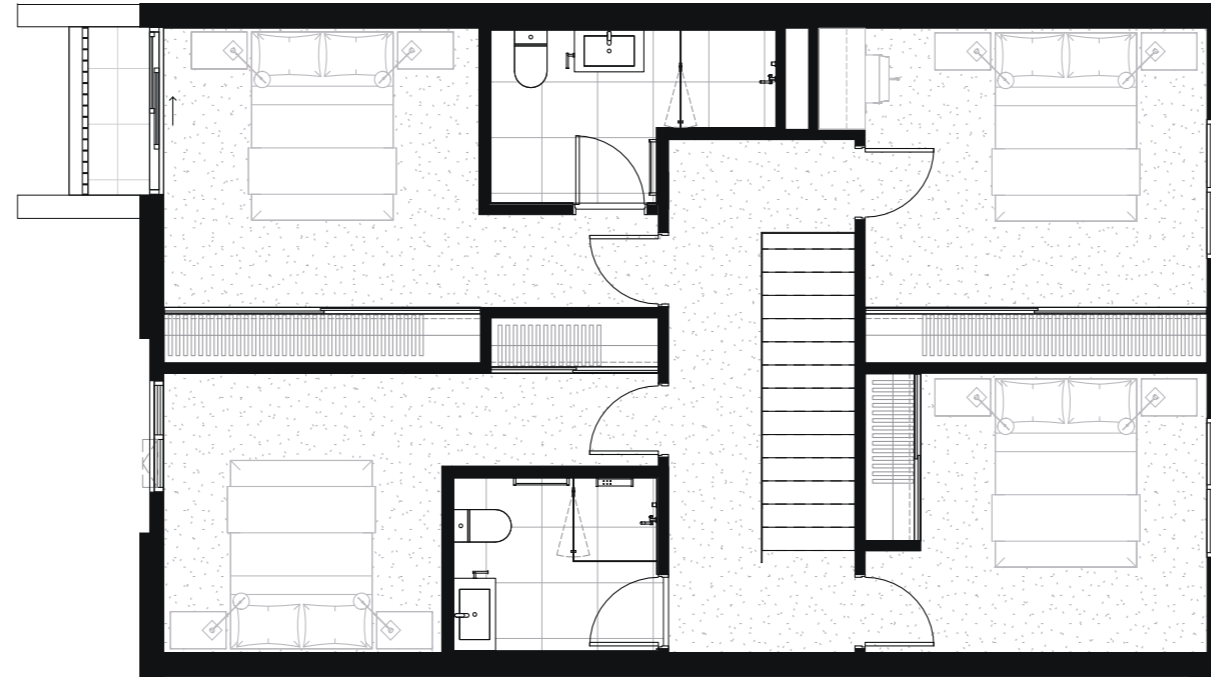
## Level Two

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

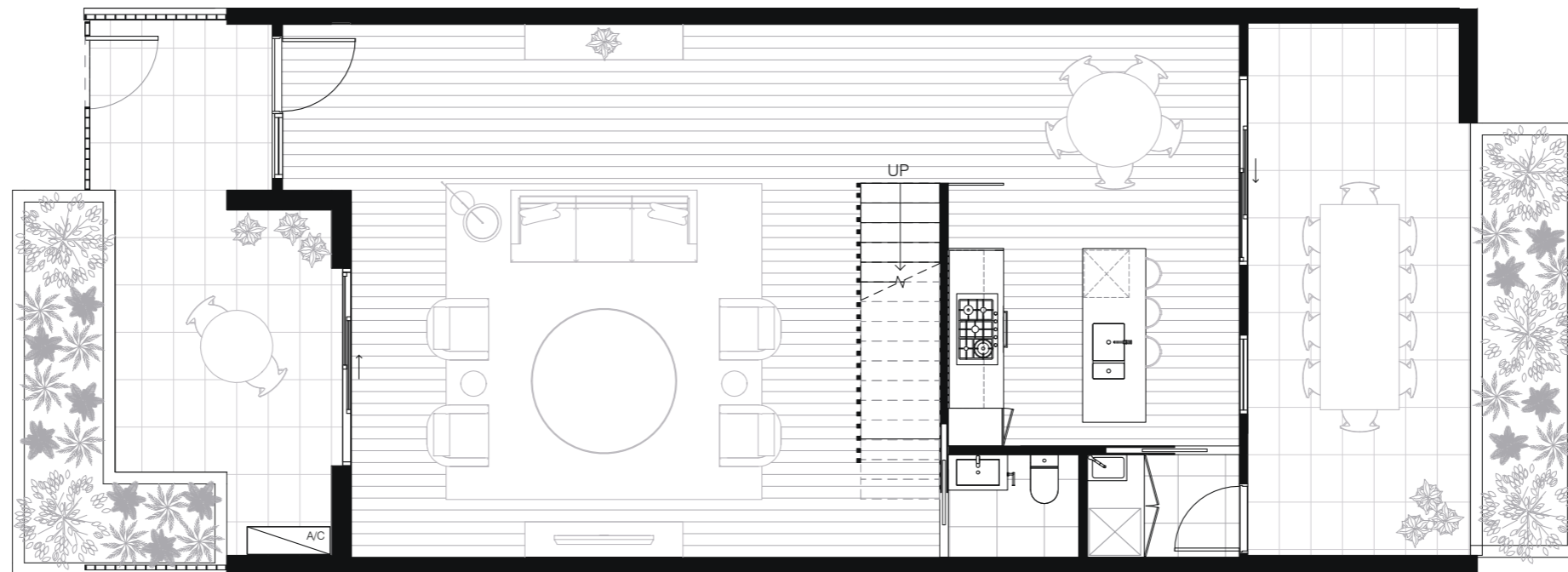
# SUNSTONE

PROJECTS

# The Charles








FIRST FLOOR



GROUND FLOOR

**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE CHARLES

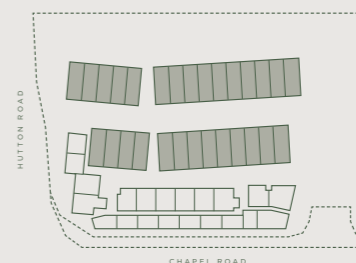
Type D

-  4 Bed
-  3 Bath
-  1 Study
-  3 Toilet
-  2 Car

Lot:  
223/T68 225/T70  
230/T75

Internal Size: 166sqm\*  
External Size: 55sqm\*  
Total: 221sqm\*

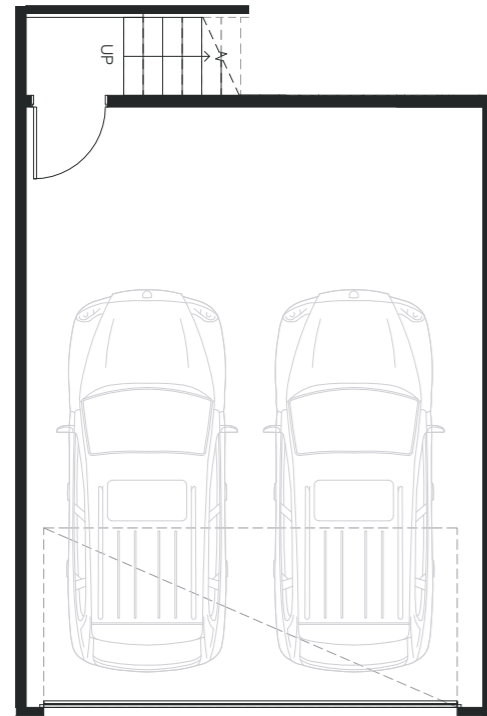
THE CHARLES



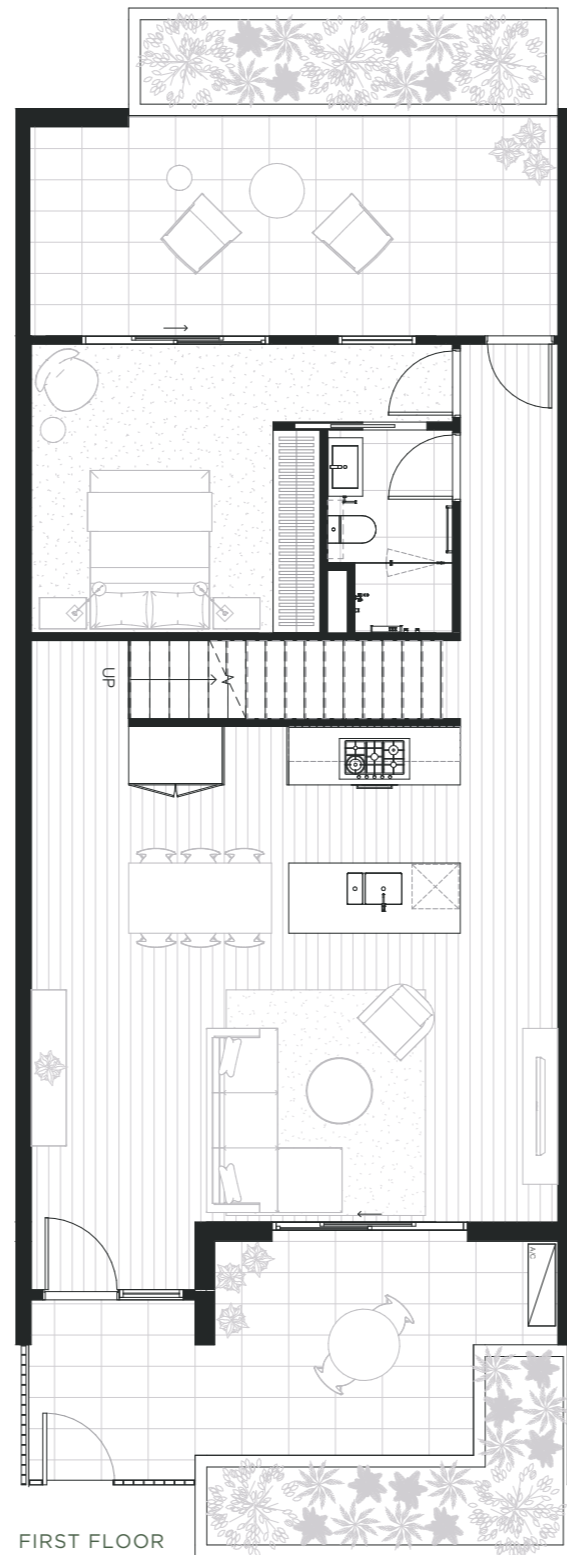
**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

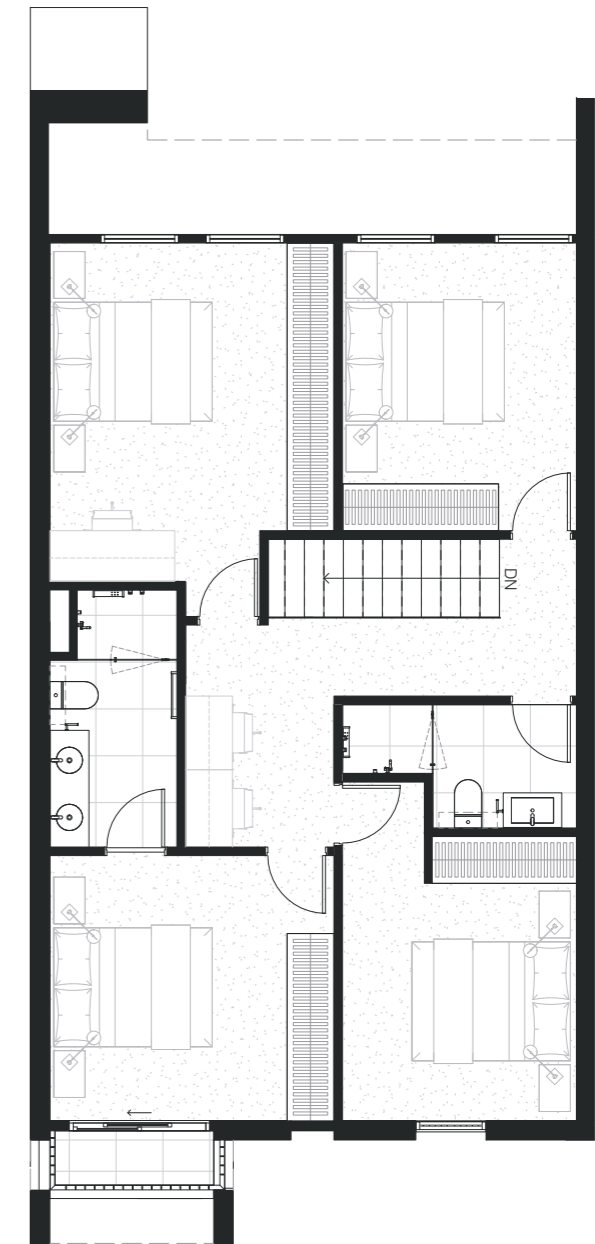




GROUND FLOOR








FIRST FLOOR



SECOND FLOOR

  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE CHARLES

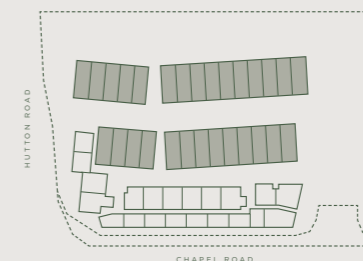
Type D1

-  5 Bed
-  3 Toilet
-  3 Bath
-  3 Car
-  1 Study

Lot:  
241/T58

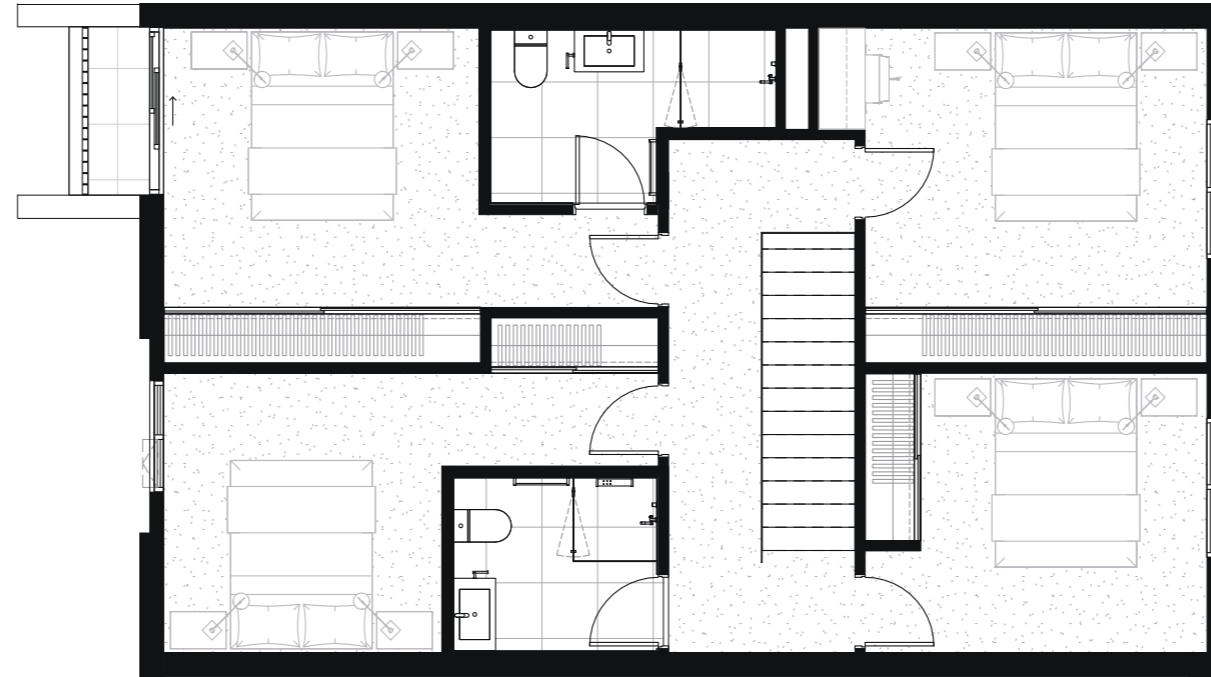
Internal Size: 218sqm\*  
 External Size: 55sqm\*  
 Total: 273sqm\*

THE CHARLES

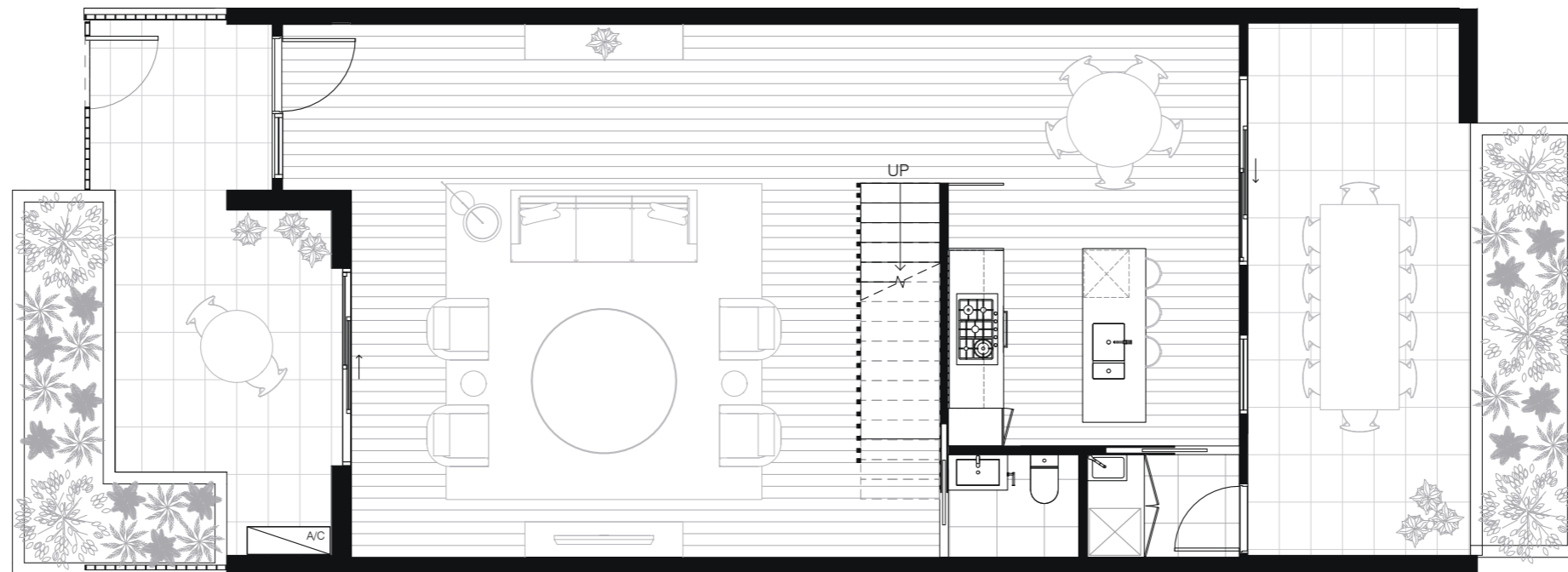


**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.








FIRST FLOOR



GROUND FLOOR

  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE CHARLES

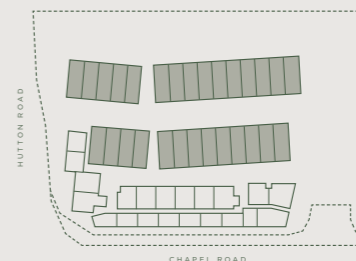
Type D1 (4 Bed)

-  4 Bed
-  3 Bath
-  1 Study
-  3 Toilet
-  3 Car

Lot:  
245/T62

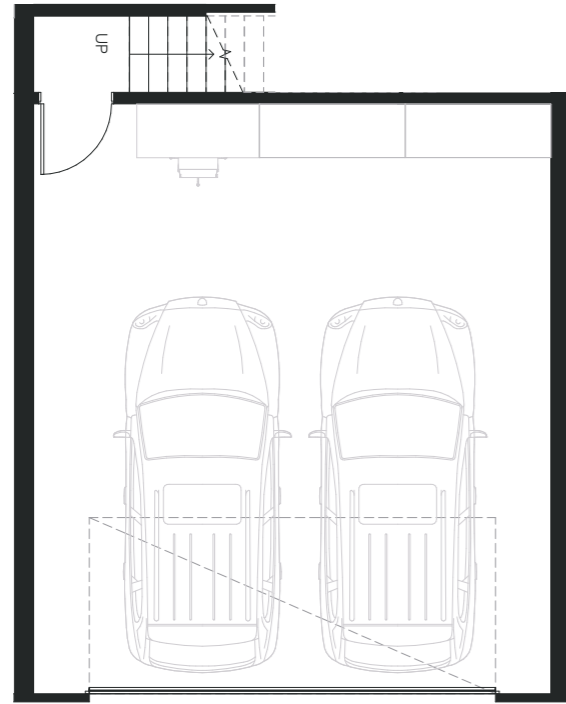
Internal Size: 218sqm\*  
 External Size: 55sqm\*  
 Total: 273sqm\*

THE CHARLES

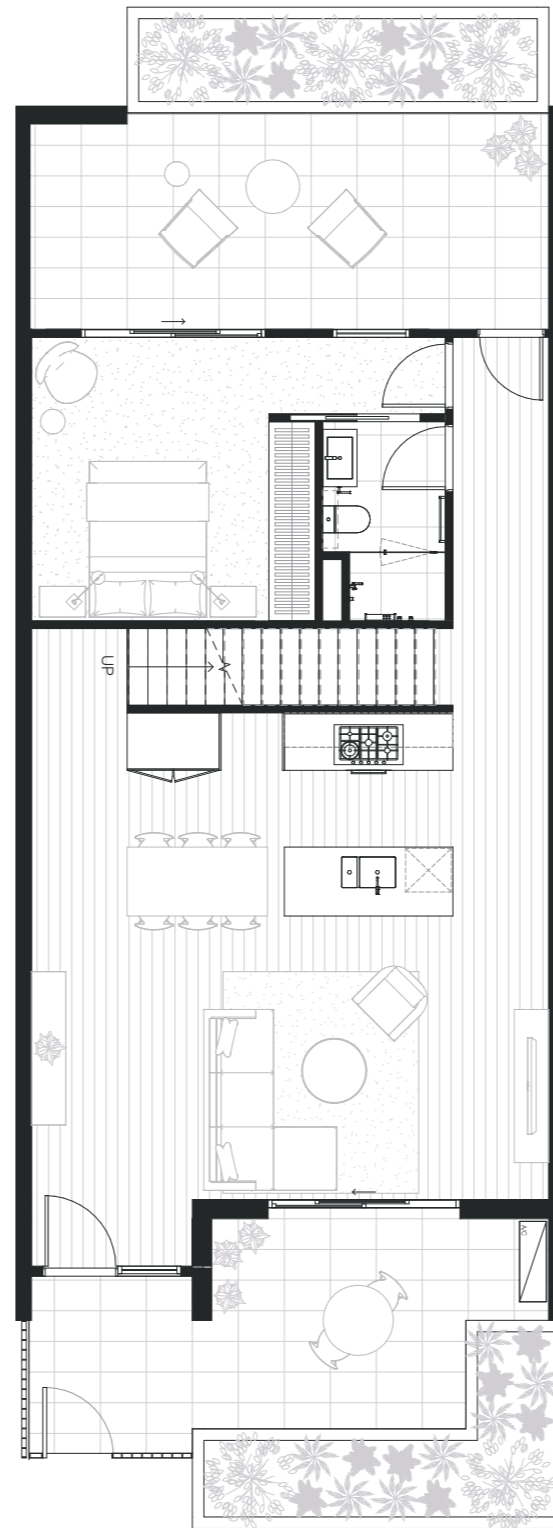


**SUNSTONE**  
 PROJECTS

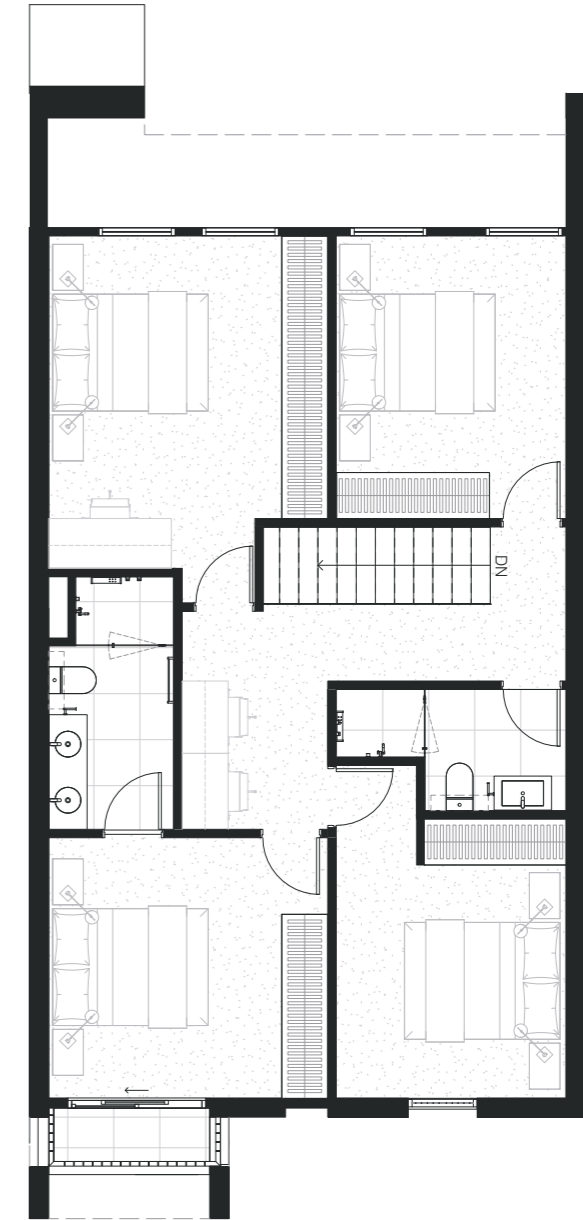
**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.



GROUND FLOOR








FIRST FLOOR



SECOND FLOOR

**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE CHARLES

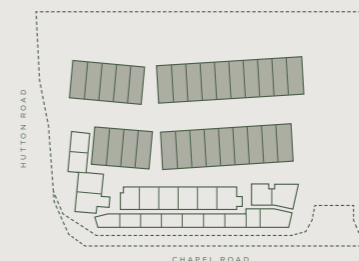
Type D2

-  5 Bed
-  3 Toilet
-  3 Bath
-  3 Car
-  1 Study

Lot:  
237/T54

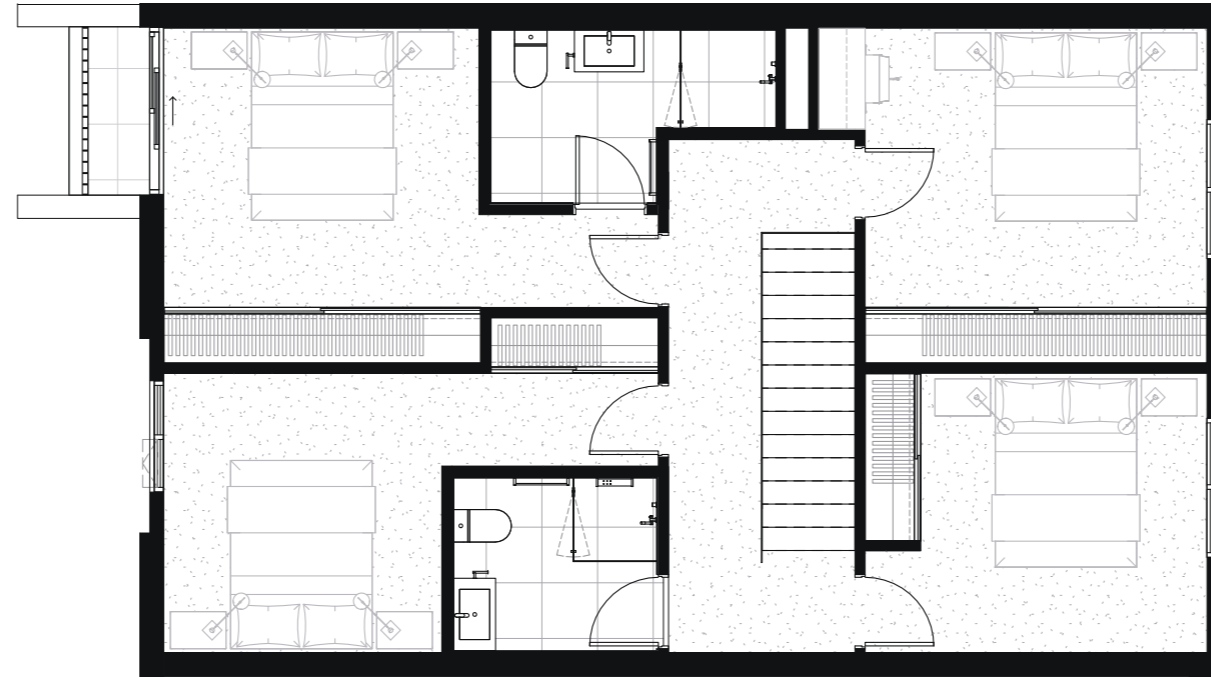
Internal Size:	224sqm*
External Size:	55sqm*
<b>Total:</b>	<b>279sqm*</b>

THE CHARLES



**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.








FIRST FLOOR



GROUND FLOOR

  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE CHARLES

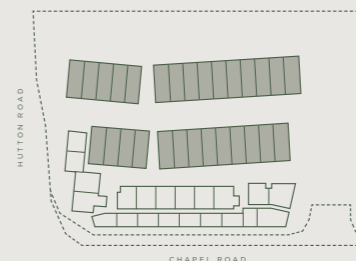
Type D2 (4 Bed)

-  4 Bed
-  3 Bath
-  1 Study
-  3 Toilet
-  2 Car

Lot:  
 243/T60 244/T61

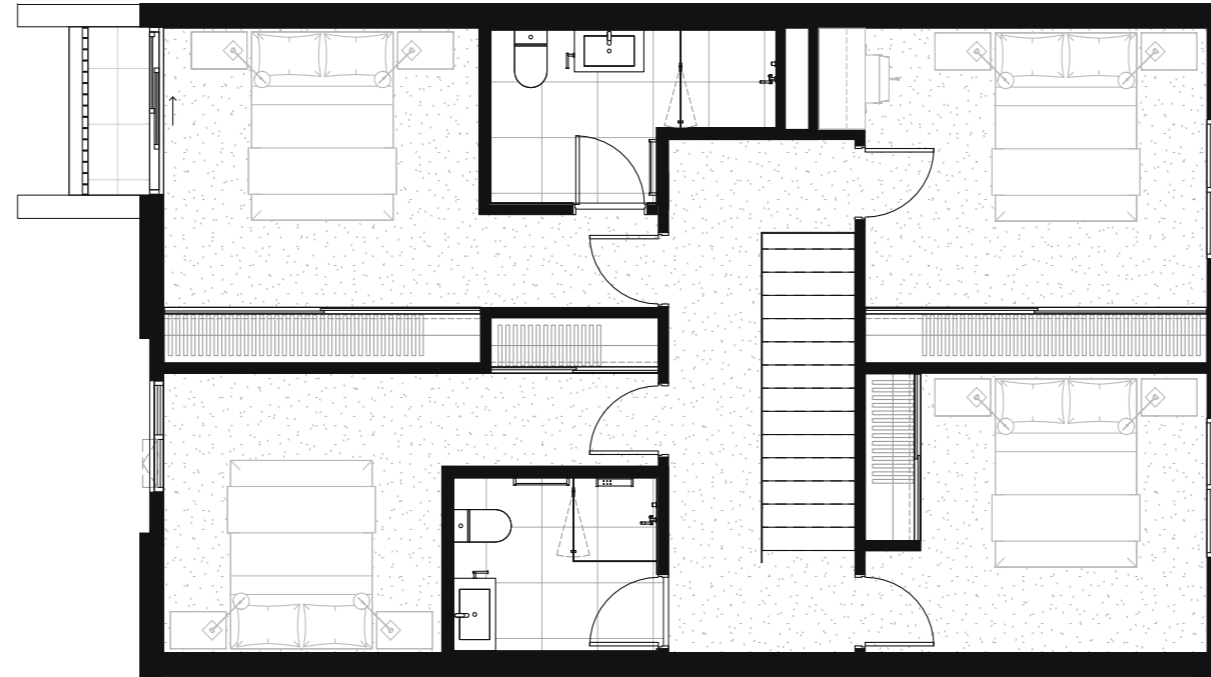
Internal Size: 224sqm\*  
 External Size: 55sqm\*  
 Total: 279sqm\*

THE CHARLES

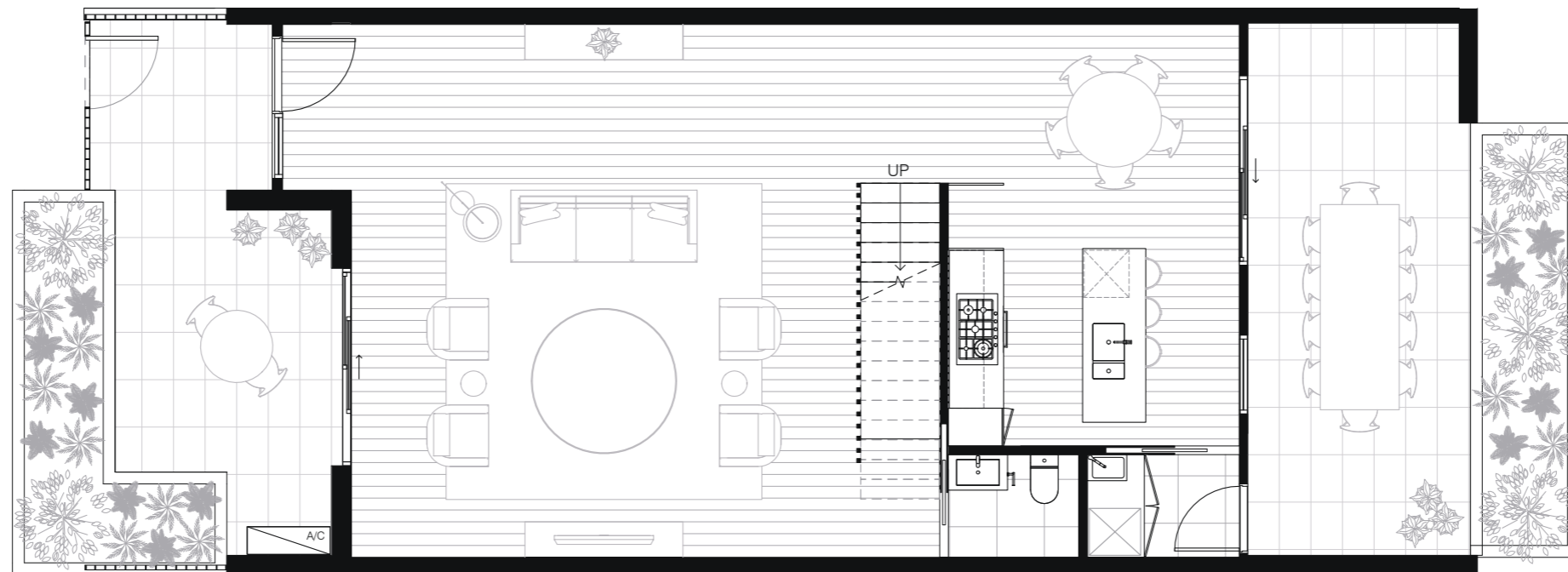


**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.








FIRST FLOOR



GROUND FLOOR

  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE CHARLES

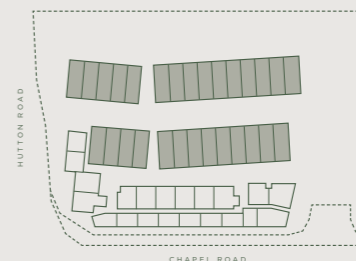
Type D3 (4 Bed)

-  4 Bed
-  3 Bath
-  1 Study
-  3 Toilet
-  3 Car

Lot:  
247/T64

Internal Size: 214sqm\*  
 External Size: 55sqm\*  
 Total: 269sqm\*

THE CHARLES

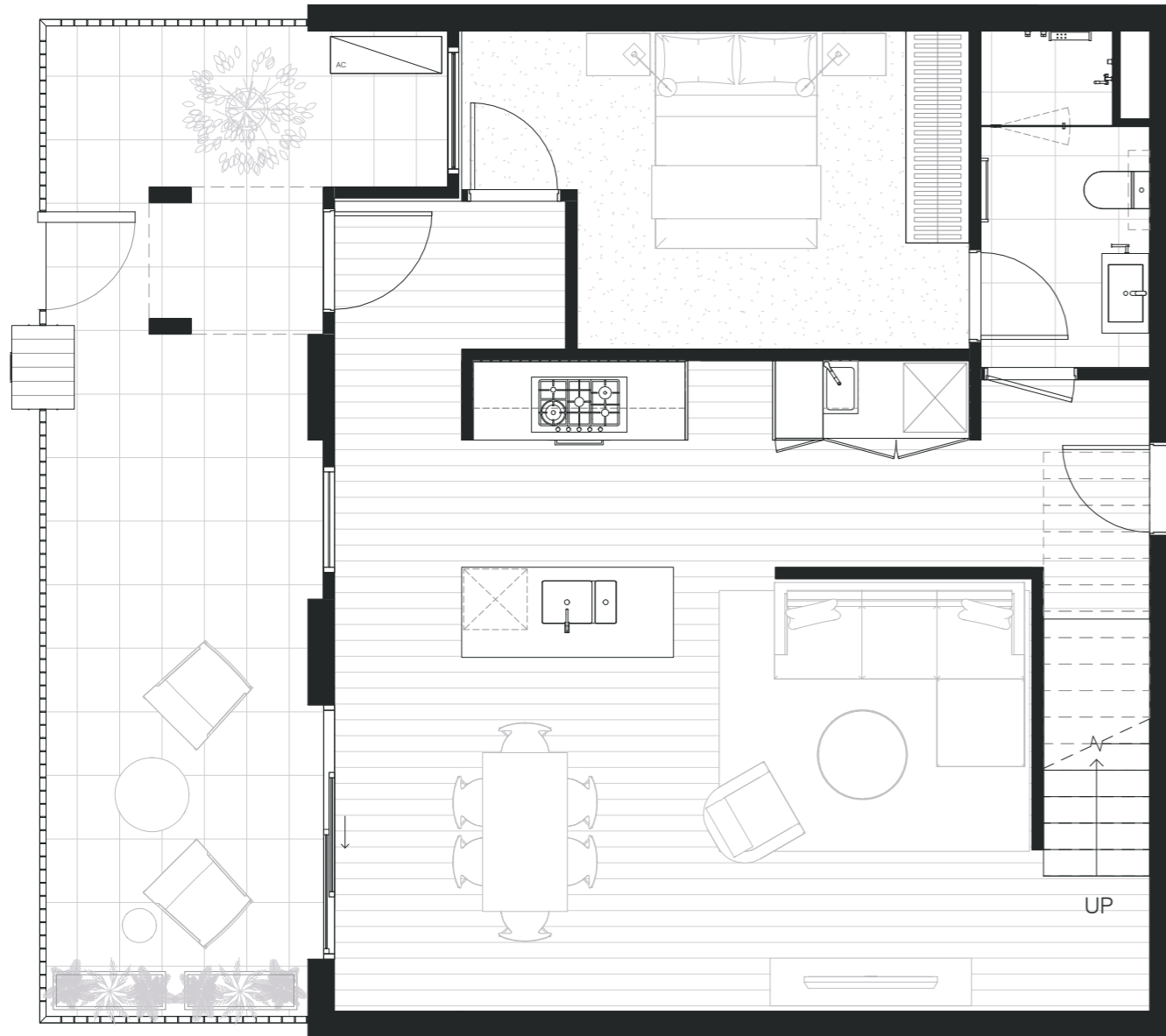


**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.



# The George








GROUND FLOOR



FIRST FLOOR

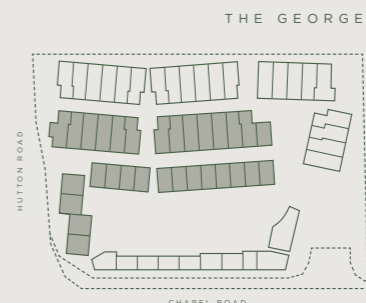
  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE GEORGE

Type A

-  4 Bed
-  3 Bath
-  1 Study
-  3 Toilet
-  2 Car

Lot:  
 16/T24 17/T25

Internal Size: 151sqm\*  
 External Size: 27sqm\*  
 Total: 178sqm\*

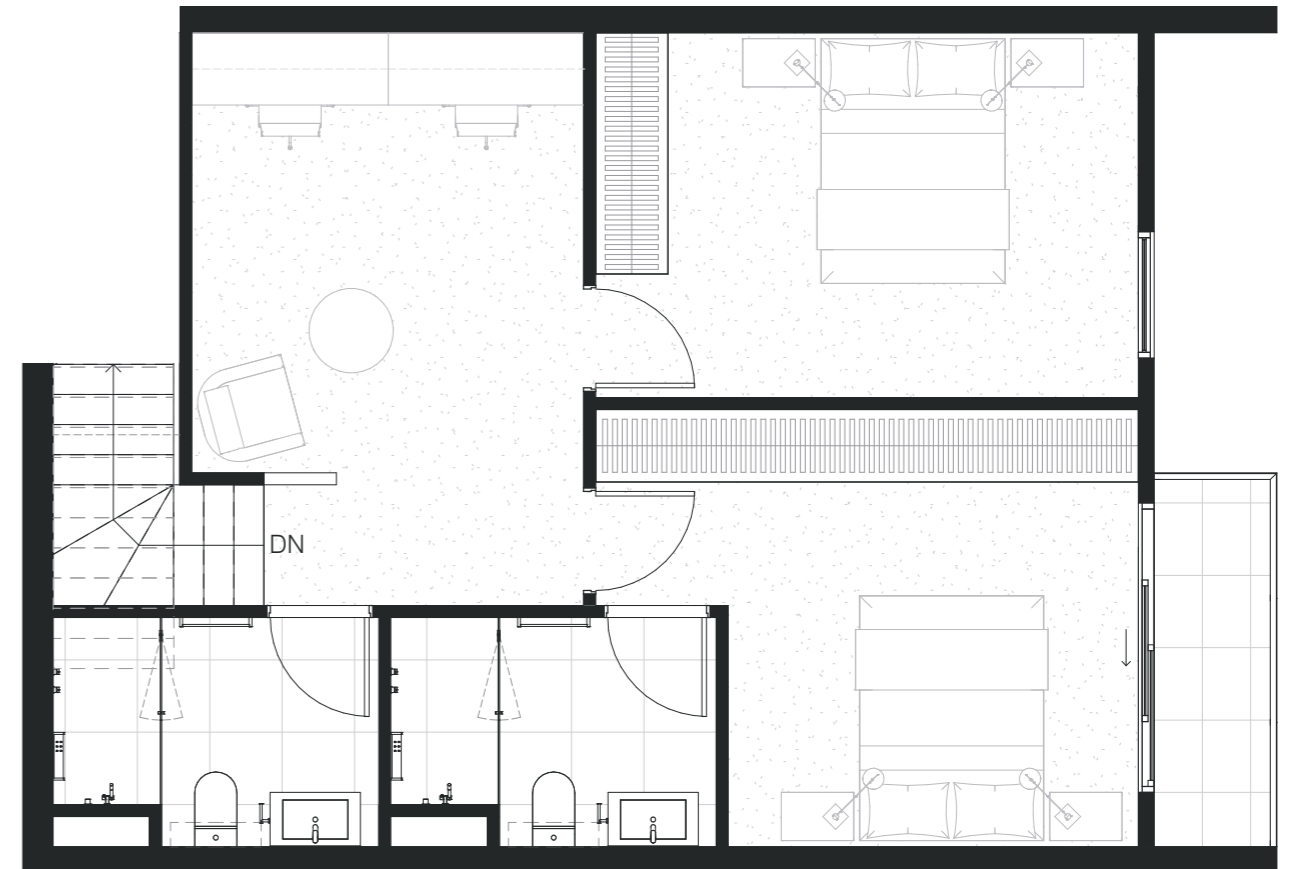


**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.








GROUND FLOOR



FIRST FLOOR

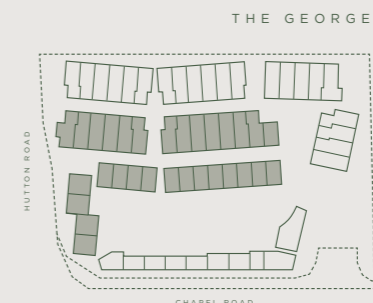
  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE GEORGE

Type C

-  3 Bed     3 Toilet
-  3 Bath     2 Car
-  1 Study

Lot:  
 29/T40 19/T50

Internal Size: 128sqm\*  
 External Size: 20sqm\*  
 Total: 148sqm\*



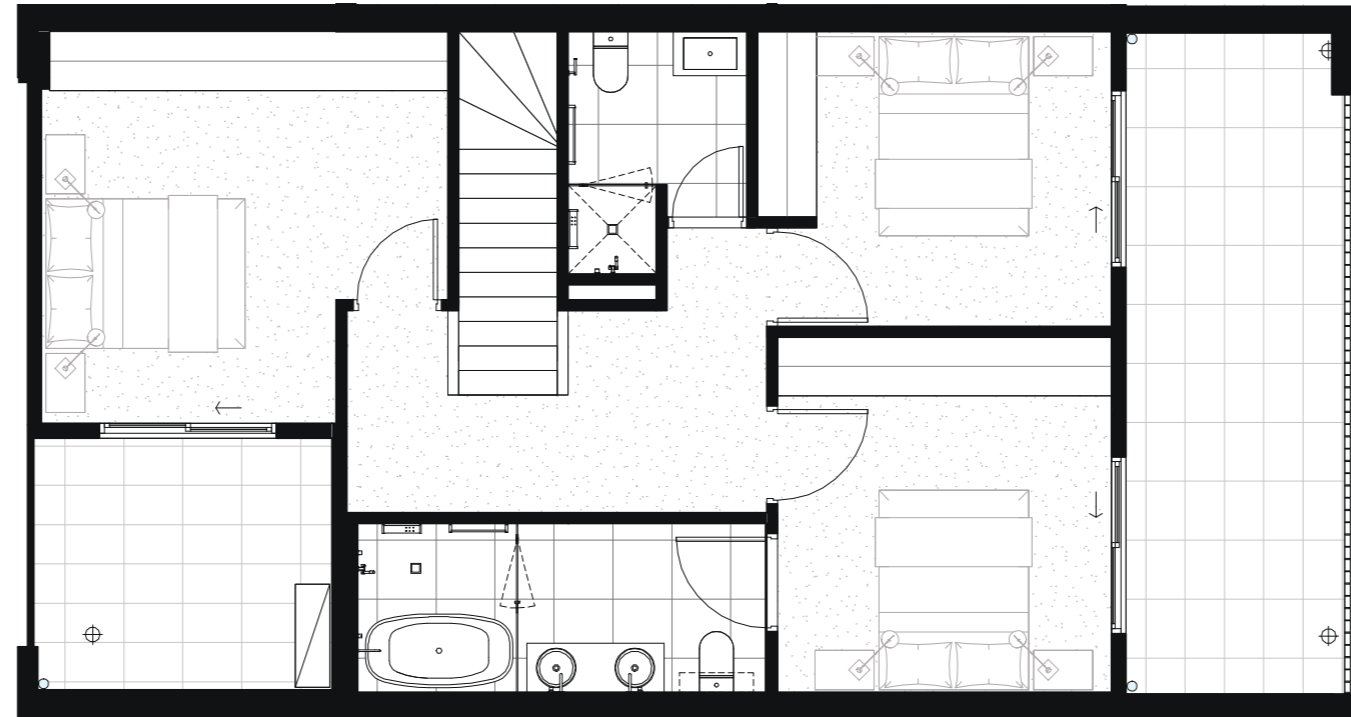
**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.





# The Henry



FIRST FLOOR



GROUND FLOOR

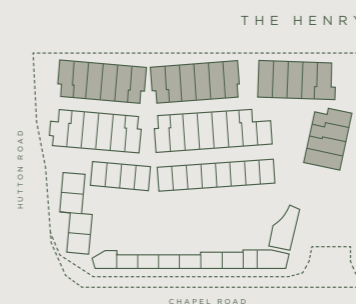
  
**CHAPEL PARK**  
 220 Chapel Road, Keysborough  
 THE HENRY

Type B1

-  3 Bed     3 Toilet
-  3 Bath     2 Car

Lot:	45/T2	46/T3	47/T4
	48/T5	51/T8	52/T9

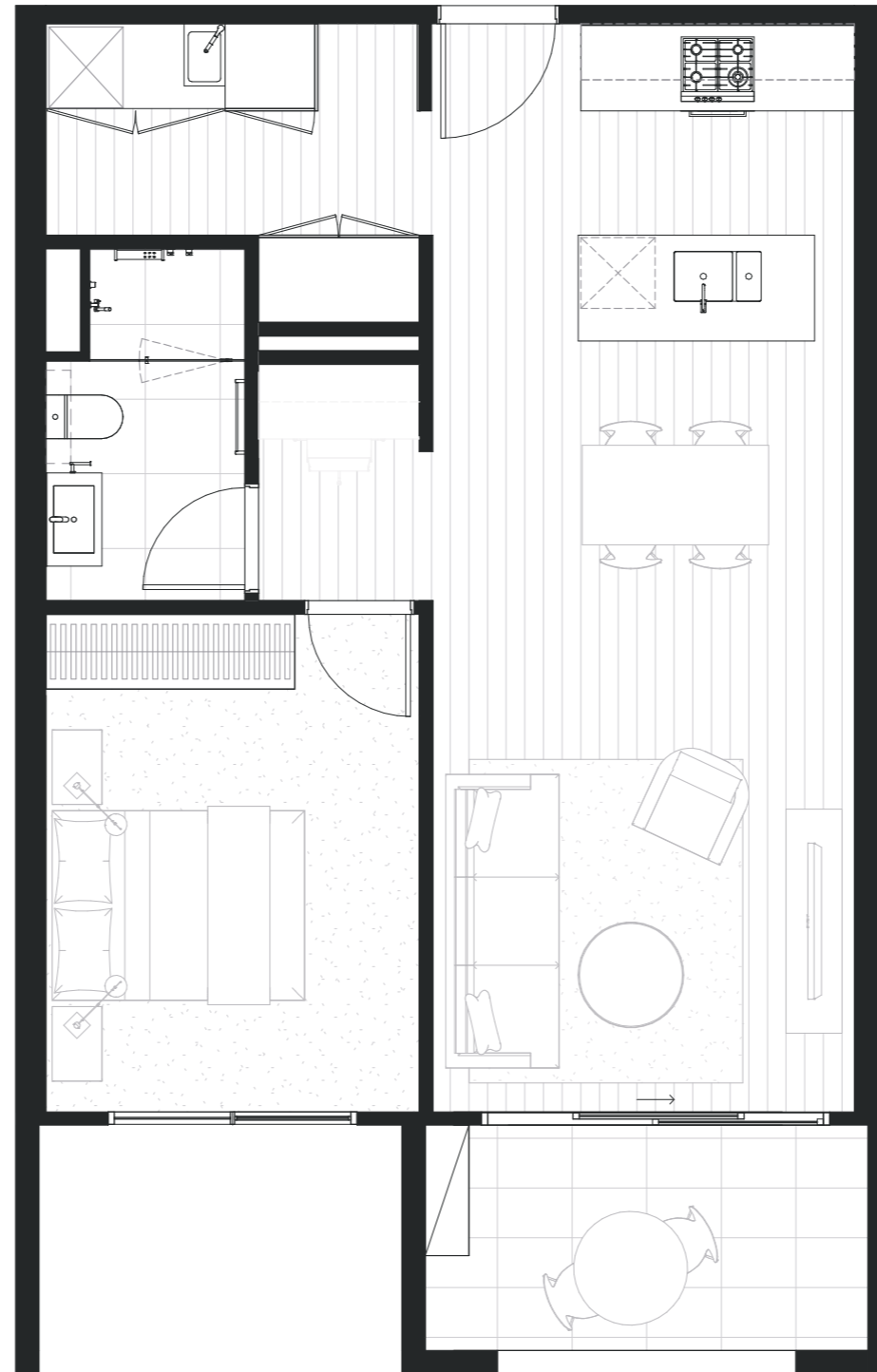
Internal Size:	178sqm*
External Size:	43sqm*
<b>Total:</b>	<b>221sqm*</b>



**SUNSTONE**  
 PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

# The Elizabeth



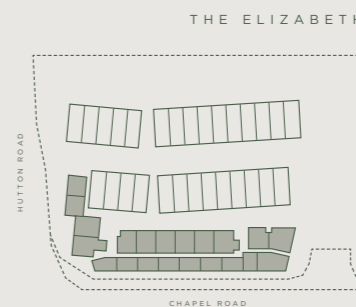
**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE ELIZABETH

Type 1A

-  1 Bed
-  1 Bath
-  1 Study
-  1 Toilet
-  1 Car

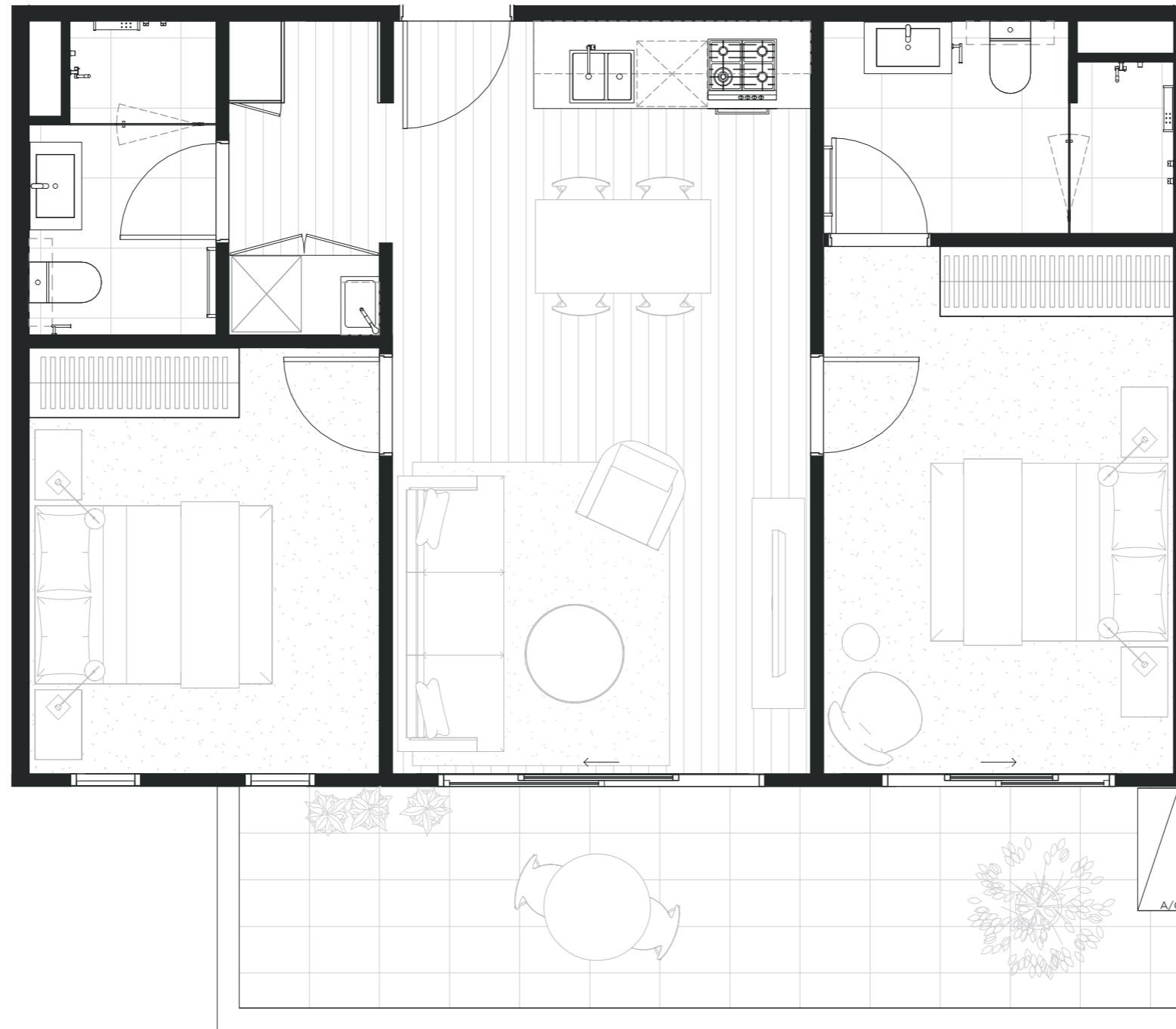
Lot:  
203/U13

Internal Size:	62sqm*
External Size:	8sqm*
<b>Total:</b>	<b>70sqm*</b>



**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.



**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE ELIZABETH

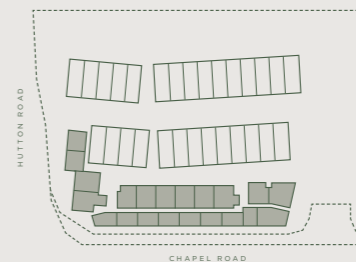
Type 2

 2 Bed   
  2 Toilet  
 2 Bath   
  1 Car

Lot:  
204/U14    206/U16

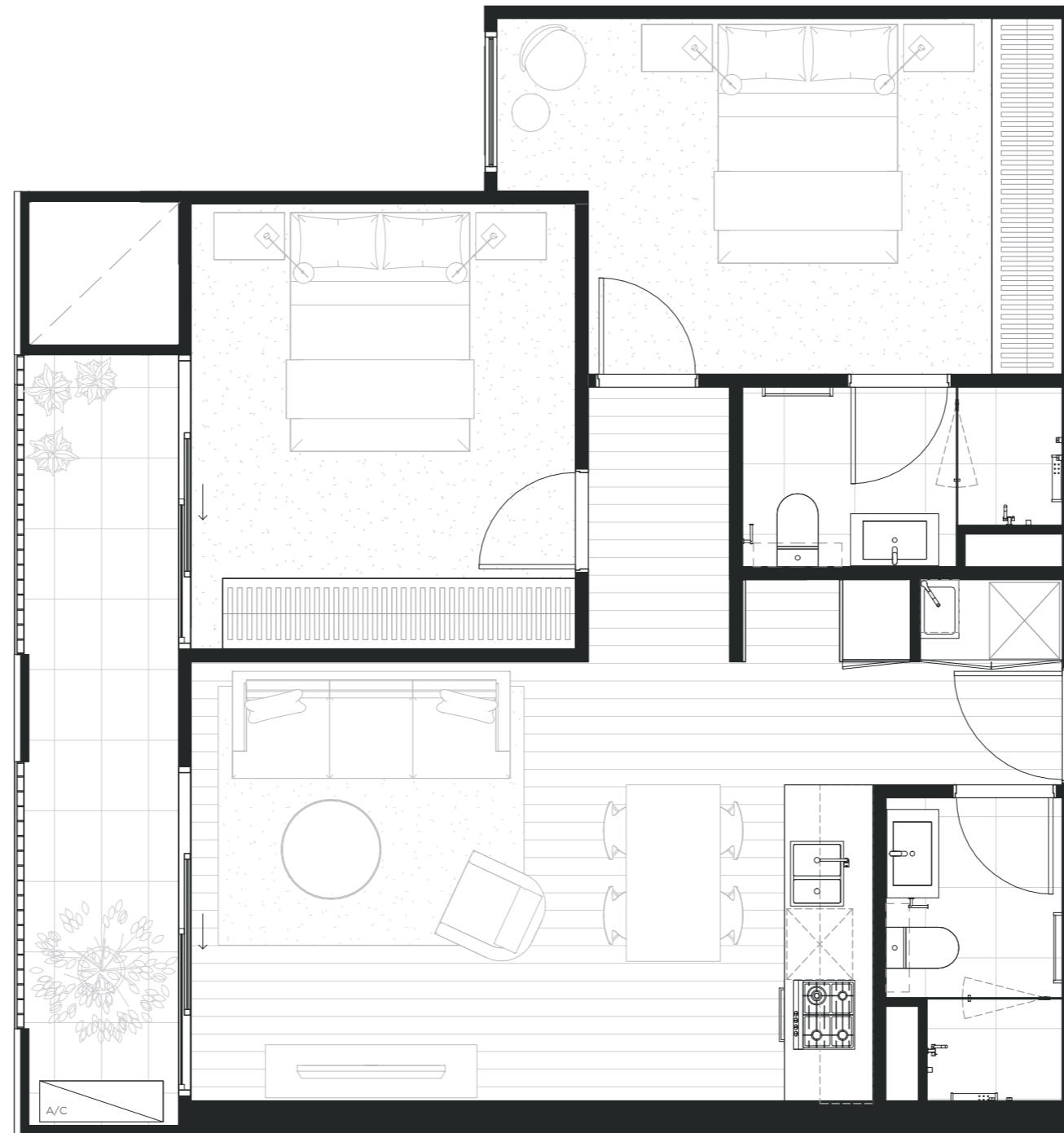
Internal Size: 68sqm\*  
 External Size: 18sqm\*  
 Total: 86sqm\*

THE ELIZABETH



**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.



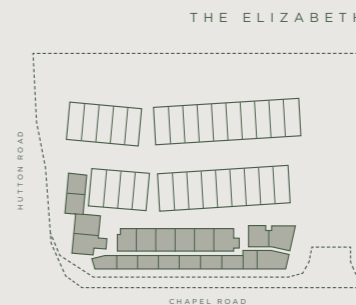
**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE ELIZABETH

Type 8

-  2 Bed
-  2 Toilet
-  2 Bath
-  1 Car

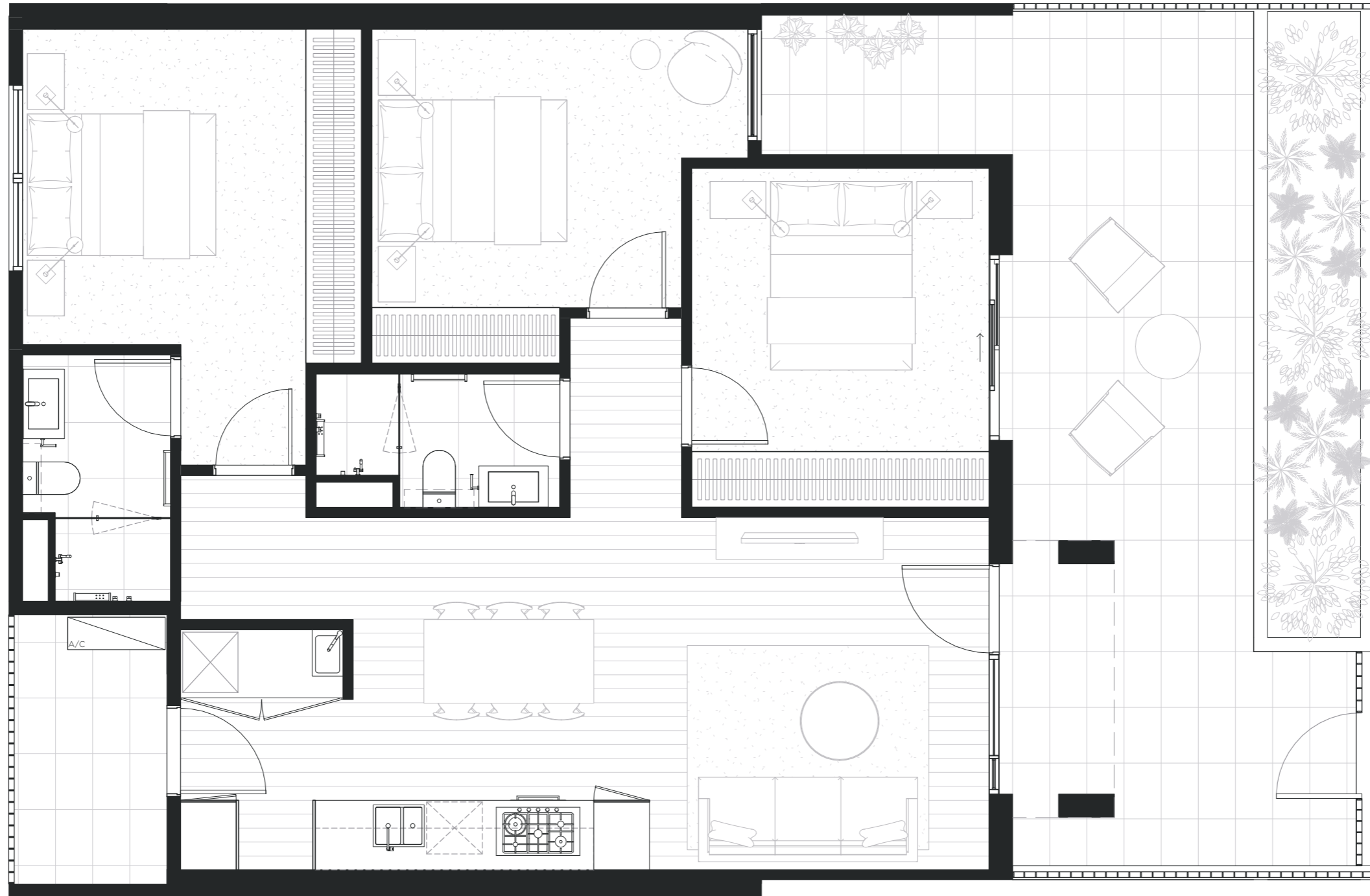
Lot:  
213/U23

Internal Size: 70sqm\*  
External Size: 9sqm\*  
Total: 79sqm\*



**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.



**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE ELIZABETH

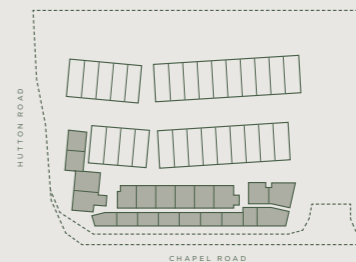
Type 10

-  3 Bed
-  2 Toilet
-  2 Bath
-  2 Car

Lot:  
217/U29 218/U28

Internal Size:	92sqm*
External Size:	46sqm*
<b>Total:</b>	<b>138sqm*</b>

THE ELIZABETH

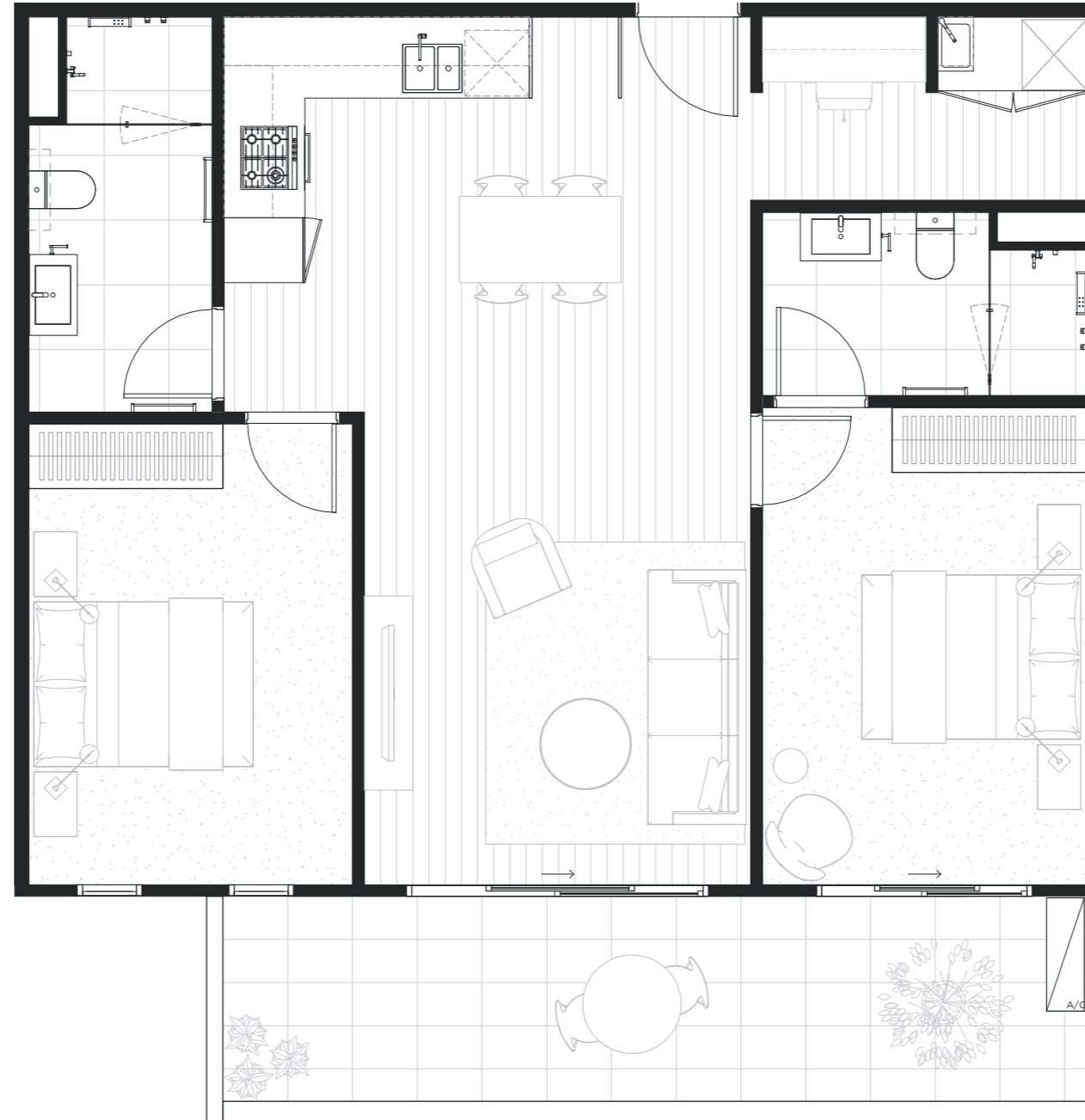


**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

# The Victorian





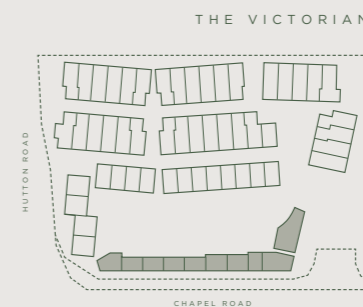
**CHAPEL PARK**  
220 Chapel Road, Keysborough  
THE HENRY

Type 6

2 Bed    2 Toilet  
 2 Bath    1 Car

Lot:  
104/U4 105/U5

Internal Size: 84sqm\*  
 External Size: 18sqm\*  
 Total: 102sqm\*



**SUNSTONE**  
PROJECTS

**Disclaimer:** These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

# Fixtures and Fittings



**BEDROOM AREA**

Carpet flooring



**LIVING AREA**

Engineering timber or vinyl flooring



**WET AREA**

Porcelain floor tiles



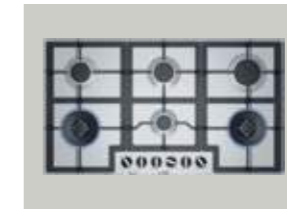
**OVEN**

Bosch 600mm built-in electric oven



**COOK TOP**

600mm wide gas cook top (1 & 2 bed)



**COOK TOP**

Bosch 900mm wide gas cook top (3 bed)



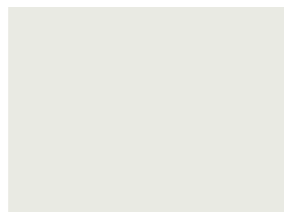
**RANGE HOOD**

Bosch 600mm integrated range hood (1 & 2 Bed)



**BENCH TOP**

Reconstituted stone



**WALL PAINT**

Low sheen acrylic white



**WALL TILE**

Porcelain wall tiles



**RANGE HOOD**

Bosch 900mm integrated range hood (3 Bed)



**DISHWASHER**

Bosch 600mm semi-integrated dishwasher



**KITCHEN SINK**

Stainless Steel under mount sink with 1.5 bowl



**SHOWER MIXER**

Matt black single lever mixer



**KITCHEN SPLASH BACK**

Glass splash back



**STUDY**

Timber look laminate



**SHOWER RAIL**

Low sheen acrylic white



**KITCHEN MIXER**

Matt black single lever mixer

## Optional Upgrades



### LIVING AREA

Carpet flooring



### FLOOR - LIVING AREA

Chestnut solid timber flooring



### FLOOR & WALLS - WET AREA

Terrazzo tiles



### BENCH TOP

G-Lux Shara Noir  
Nature Stone or similar



### ROBE JOINERY BEDROOM BEDHEAD WALL

Timber veneer



### REFRIGERATOR

Miele integrated refrigerator



### MICROWAVE

Miele integrated microwave & steam oven



### WINE FRIDGE

Miele built under wine fridge



### COFFEE MACHINE

Miele integrated coffee machine



## CHapel PARK

Keysborough

**DISCLAIMER**

Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in accordance with the Property Council of Australia method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping indicative only. Refer to contract elevations and plans for further clarification.

**SUNSTONE**

PROJECTS