

# 284-286 MAROONDAH HIGHWAY RINGWOOD



## FOR SALE

### 11 BOUTIQUE TOWNHOUSES

Boutique townhouses in the popular residential suburb of Ringwood, within walking distance of Eastland Shopping Centre; Ringwood Train Station; and pristine lake and parklands. Enjoy being at home in your relaxing haven knowing that you are ideally located for commuting options when it is time to go places.

"The streetscape to Maroondah Highway is highly appealing. The white balconies captivate as they seem to hover lightly above their darker recessed bases. The darker ground floor also provides a backdrop to the luscious gardens. Such thoughtful design infuses each townhouse with the air of quality."

Aesthetically, the upper balconies appear to be reaching out to the northern sun. Small variations in some elements of the townhouses provide passive solar design (capturing the north sun and blocking the west), yet an overriding unity of design is maintained that is stunningly attractive.

Just between your townhouse and Eastlink, there are over 300 shops. With Eastland, Ringwood Square, all the megastores, medical centres, banks and services in the area, there will rarely be any need to go elsewhere, but when you do need to venture into the city, you have the option of taking a train from nearby Ringwood Station. The convenience extends to good schools, with Tintern Grammar, Yarra Valley Grammar, Luther College and Aquinas College all within 5 km.

Ringwood is blessed with magnificent parklands, as near as Ringwood Lake Park and Bedford Park. There are play-grounds, sporting facilities, ovals, creeks with bike paths and BBQ areas for all the family, especially at Mullum Mullum Reserve. Ringwood itself is surrounded by forests like the Warrandyte State Park or Dandenong Ranges National Park where you can hike, fish and camp.

"The interiors have been designed to perfectly balance discreet luxury and attention to detail with simplicity and livability. A welcoming space with a feeling of natural warmth, one that creates a sense of place; a place which is easily recognised to be home."

While the textural comfort of quality timber flooring and the abundant intake of natural light are clear indicators of the luxury home, more inconspicuous details - such as hidden curtain fixtures - attest to the meticulous care that has gone into each aspect of the design. From large to small, the result is a seamless aesthetic that invites peace of mind.

3 BED | 2 BATH | 2 CAR

PRICE:  
Contact Agent

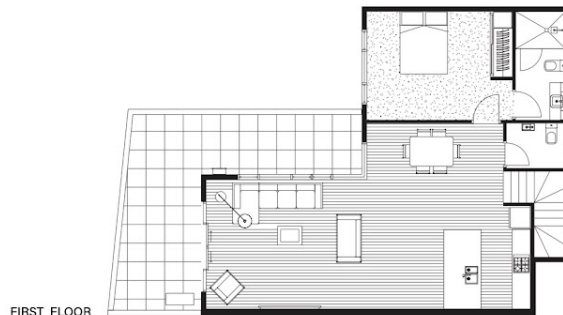
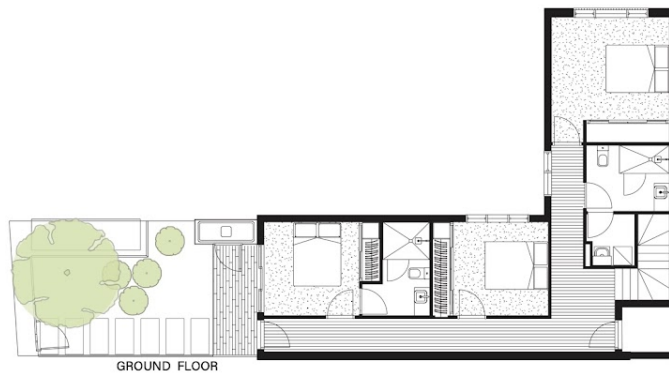
OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN

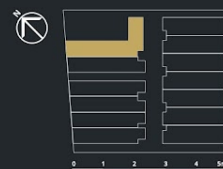
Large balconies, deep and full width, are a feature of the floor plans. They extend the first floor living spaces while acting to restrict the west sun and welcome the northern sunlight deep within the home. The plans have the charm of old terrace houses, but with the convenience and natural lighting of open-plan living.



### PRISTINITY

### UNIT 1

Bedroom	4
Bathroom	3.5
Car Space	2
Total Building Area	228 m <sup>2</sup>
Court Yard	30 m <sup>2</sup>



DISCLAIMER: All images, views and diagrams are indicative or artist impressions only. Dimensions, areas, fittings, specifications, landscapes, paved areas, and land sizes are estimated and subject to change without notice. Street names & numbers subject to council approval. Furniture and white goods are not included in the price. Floor area is full of all corridor walls and to the centerline of all shared walls. All area calculations are based on the Property Council of Australia method of measurement guidelines. Purchasers are to be aware of the architectural screens and features around the building. Purchaser should check the plans, elevations and specifications include in the terms of the contract of sale carefully prior to signing the contract.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.