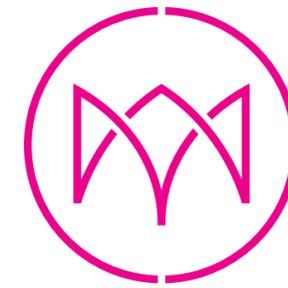


BRIGHTWOOD

APARTMENTS



BRIGHTWOOD

MONASH



brightwoodmonash.com.au

APARTMENTS

brightwoodmonash.com.au



BRIGHTWOOD

MONASH

Premium Residences

1 Renver Road,
Clayton

A RESIDENTIAL OASIS



A RESIDENTIAL OASIS

**WELCOME TO THE
PREMIUM ADDRESS THAT
IS BRIGHTWOOD MONASH**

A RESIDENTIAL OASIS

Located within walking distance of Victoria's prestigious Monash University, in the vibrant, multicultural hub that is Clayton, the Brightwood Monash residences set the standard in terms of quality, style, light and space.

PREMIUM RESIDENCES



PREMIUM RESIDENCES

**SUPERB LIVING BY
ANY STANDARDS**

PREMIUM RESIDENCES

Refreshingly low-rise and positioned on vast, verdant grounds, Brightwood Monash is enhanced by open skies and beautifully landscaped outdoor spaces. All residences have been thoughtfully designed to suit a range of lifestyle choices and are finished to a superior standard from the outside in.

NORTH WEST VIEW

CBD

CHADSTONE SHOPPING CENTRE

PRINCES HIGHWAY

MONASH UNIVERSITY CLAYTON CAMPUS

GLEN WAVERLEY (3.0 KM)

MONASH FREEWAY (2.5 KM)

IKEA (0.9 KM)



LIFESTYLE



Brightwood Monash
External street scape

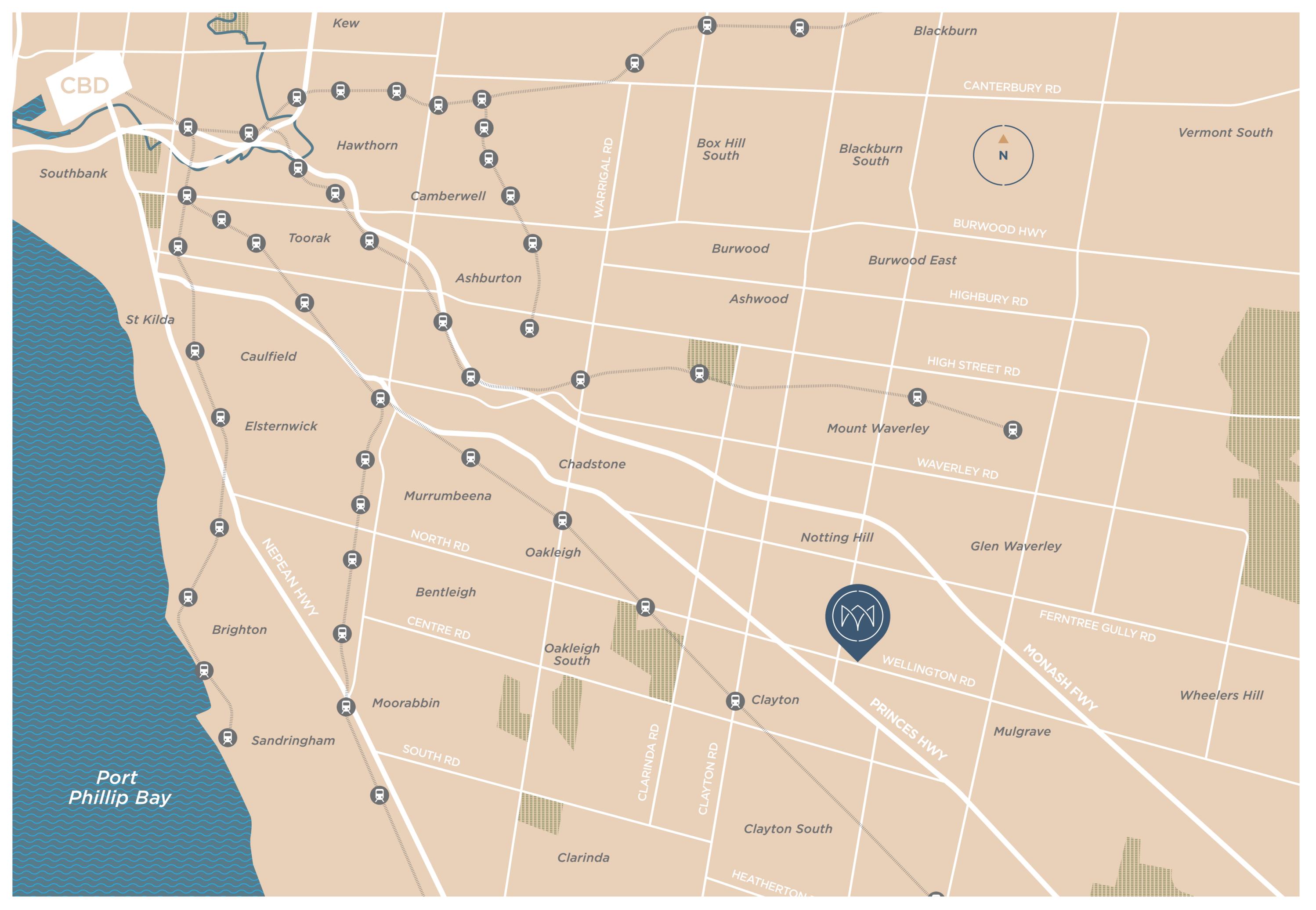
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LIFESTYLE

**DISCERNING
LIFESTYLE CHOICES**

LIFESTYLE

Destined to become a landmark residential address, Brightwood Monash offers a superb standard of living and outstanding investment opportunities within the prestigious City of Monash.



CBD

Southbank

Kew

Hawthorn

Toorak

St Kilda

Caulfield

Elsternwick

Brighton

Sandringham

Port Phillip Bay

Camberwell

Ashburton

Murrumbeena

NORTH RD

Bentleigh

CENTRE RD

Moorabbin

SOUTH RD

Oakleigh South

Clarinda

WARRIGAL RD

Box Hill South

Burwood

Ashwood

Oakleigh

CLARINDA RD

CLAYTON RD

Clayton

Clayton South

HEATHERTON

Blackburn

Blackburn South

Burwood East

Notting Hill

PRINCES HWY



CANTERBURY RD



BURWOOD HWY

HIGHBURY RD

HIGH STREET RD

WAVERLEY RD

WELLINGTON RD

FERNTREE GULLY RD

MONASH FWY

Mulgrave

Vermont South

Wheelers Hill

EDUCATION



EDUCATION

BRILLIANT LIVING

EDUCATION

Brightwood Monash is brilliantly located within walking distance from Victoria's world class Monash University and in one of Australia's largest centres of science, technology and research.

Just 20 minutes from Melbourne's CBD and close to excellent schools, public transport and Clayton's multi-cultural hub, here is your place to retreat. In this rapidly growing region, no other style of living comes close.

RECREATION



Namatjira Reserve



Huntingdale Golf Club

Clayton Aquatics Health Club



WIDE OPEN SPACES

If you love your own space, the nearby Namatjira Wetland Reserve will become your sanctuary. Magnificent open parkland, alive with birds and wildlife, there are over three kilometres of walking tracks to explore at your leisure.

Take the dog off the lead, take the kids to play, cook a barbeque, bird watch, jump on the exercise equipment or do nothing at all. This is a wonderful space to escape.

LEISURELY PURSUITS

If you love a healthy lifestyle, you're in the right location. From Brightwood Monash, you have easy access to the magnificent Spring Valley and Huntingdale Golf Clubs and are minutes away from the incredible facilities at the Clayton Aquatics Health Club.

With the Club's mission of improving lifestyles always, here you'll have access to a whole range of health and wellbeing sessions, swim schools, aquatic activities, personal trainers and group fitness programs. Become a member and make the most of the Club at your leisure.

DINING & RETAIL



Citadstone Shopping Centre



Oakleigh Market

Marciano's Cakes



FOOD FOR THOUGHT

It's not surprising that culturally diverse Clayton brings you a world of deliciously different cafes and restaurants. Any day of the week, Clayton's incredible cuisine will take you to Italy, Greece, Korea, China, Malaysia, India, Japan, Thailand or Indonesia. Then there's Clayton's famed Marciano's Cakes and Pings Dumpling House.

Supermarkets are close and, if you're eating in, you'll always find an abundance of fresh produce. The region's vibrant markets such as Oakleigh's will transport you to another world again.

RETAIL THERAPY

If you have more than food on your mind, there's some serious retail therapy waiting at Victoria's iconic Chadstone Shopping Centre, Ikea Springvale, Southland Shopping Centre, and the Moorabbin DFO a short drive away.

AMENITIES

PARKS AND RECREATION

-  **Jock Marshall Reserve**
Blackburn Rd, Clayton > 0.8km
-  **Fregon Reserve**
Browns Rd, Clayton > 1.2km
-  **Namatjira Reserve**
Springs Rd, Clayton South > 2.8km
-  **Jells Park**
Waverley Rd, Wheelers Hill > 4.2km
-  **Dandenong Valley Parklands**
Wellington Rd, Rowville > 6.9km
-  **Central Reserve**
Springvale Rd, Glen Waverley > 5.1km
-  **Freeway Reserve**
Wellington Rd, Mulgrave > 8.0km
-  **Huntingdale Golf Club**
Windsor Ave, Oakleigh South > 2.8km
-  **Commonwealth Golf Club**
Glennie Ave, Oakleigh > 7.5km
-  **Clayton Aquatics & Health Club**
Cooke St, Clayton > 2.2km

EDUCATIONAL FACILITIES

-  **Monash University Clayton Campus**
Wellington Rd, Clayton > 0.6km
-  **Clayton North Primary School**
Dandenong Rd, Clayton > 1.7km
-  **Mazenod College**
Kernot Ave, Mulgrave > 1.7km
-  **Caulfield Grammar School**
Jells Rd, Wheelers Hill > 4.2km

TRANSPORTATION

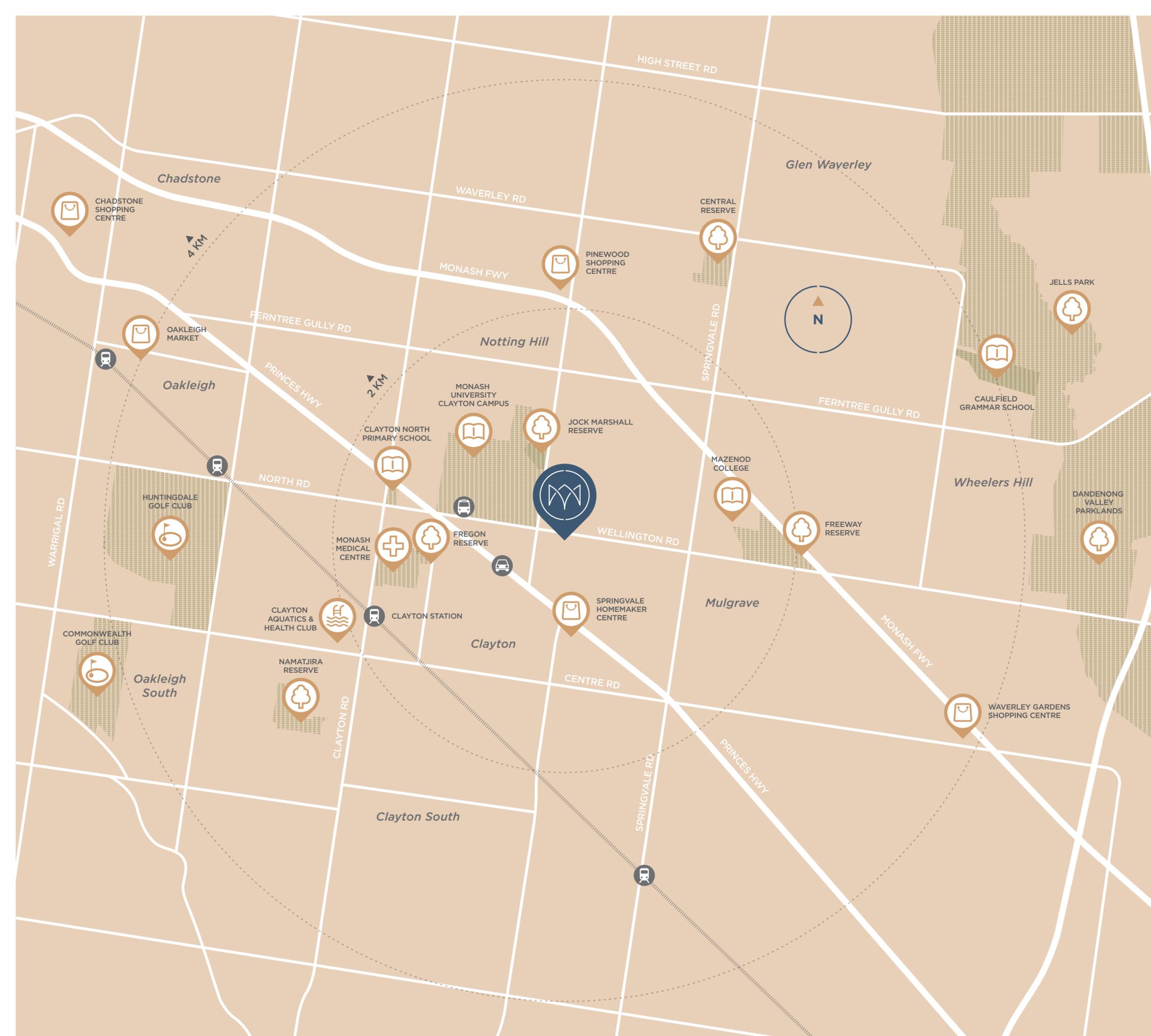
-  **Clayton Railway Station**
Clayton Rd, Clayton > 1.8km
-  **Monash University Bus Station**
Wellington Rd, Clayton > 0.6km
-  **Princes Highway**
> 0.7km

SHOPPING CENTRES & MARKETS

-  **Chadstone Shopping Centre**
Princes Hwy, Chadstone > 8.0km
-  **Springvale Homemaker Centre**
Princes Hwy, Springvale > 0.9km
-  **Pinewood Shopping Centre**
Centreway, Mount Waverley > 2.5km
-  **Waverley Gardens Shopping Centre**
Police Rd & Jacksons Rd, Mulgrave > 3.9km
-  **Oakleigh Market**
Chester St, Oakleigh > 5.4km

MEDICAL FACILITIES

-  **Monash Medical Centre**
Clayton Rd, Clayton > 1.5km



APARTMENTS

Brightwood Monash
External facade

Render representation



APARTMENTS

PREMIUM APARTMENT LIVING

**Just one look at the Brightwood Monash
aesthetic and you know you'll be
proud to come home.**

The commanding terraced design is accented by premium finishes in striking whites, earthy tones and timbers and the thoughtful provision of trees, landscaped gardens and sensory rich promenades give a wonderful sense of space.

Brightwood Monash sets the standard in premium, low-rise living.

PREMIUM APARTMENT LIVING

Defined by light, space and quality craftsmanship, the 129 architecturally designed Brightwood Monash apartments offer a superb range of discerning lifestyle choices.

The stylish one and two bedroom apartments are located on all levels, with your choice of balcony or ground floor courtyard views.

There are premium contemporary finishes throughout the state-of-the art cook's kitchens, generous bathrooms, walk through robes and laundries. And, to let you express your own style, all are thoughtfully finished in whites, neutrals and natural hues.

Each apartment includes car parking with onsite parking for visitors.

KITCHEN & DINING



Brightwood Monash
Kitchen
Dining

Render representation



GOOD TASTE

Even with the incredible range of restaurants on your doorstep, here you'll love to eat at home.

Each sleekly styled kitchen features a full suite of quality Bosch appliances and is enhanced by generous cantilevered stone bench tops, glass splash backs, highly detailed joinery and ample storage.

INVITING SPACES

Form and function are beautifully combined in Brightwood's airy, light-filled living spaces. Meticulously designed with the highest quality fixtures and finishes, thoughtful neutral palettes allow you to introduce your own sense of style for dining, entertaining or simply relaxing.

Each apartment has been meticulously designed with the highest quality fixtures and finishes to deliver a peerless living area where residents can introduce their own sense of style and personality, be it for dining, entertainment or relaxation.

BATHROOM & BEDROOM



Brightwood Monash
Bathroom

Render representation

Brightwood Monash
Bedroom

Render representation

CLASSIC STYLE

Crisp white, stone, teak accents and timbers all come together to create a classic space, accented by high quality fittings and finishes.

PURE COMFORT

**Escape the rush of Clayton and relax
in your personal oasis.**

Brightwood's luxurious bedrooms are filled with natural light, with the comfort of plush carpeting underfoot. Generous built-in and walk through robes provide ample hanging space, with additional room for storage.



YOUR FITTINGS & FINISHES

GENERAL

Floor	Concrete with select carpet to living areas and corridors*
Walls	Plasterboard square set at junctions, with select paint finish
Ceilings	Plasterboard to all rooms, including bulkheads where required, with select paint finish
Skirting & Architraves	MDF skirting and door architraves, with select paint finish. Tiled skirting to bathroom
Windows	Select aluminium framed windows and doors to terraces
Air Conditioning	Split air conditioning unit with wall mounted indoor unit in living room with condensor on balcony/terrace*
Intercom System	Audiovisual intercom system linking each apartment to the main building entry security door
General Power Outlets	Provided to all rooms
TV Point	TV and Pay TV* provided in living area
Telephone Point	Telephone point provided to kitchen or living area
Car Stacker	Remote controlled security door, security lighting with automatic activation and time delay operation, dedicated bin store area for activation and time delay operation, dedicated bin store area for refuse and recyclables and designated general bicycle parking and car parking in accordance with the Contract of Sale
Storage Enclosure	Lockable steel framed chain wire storage enclosure (allocated in accordance with the Contract of Sale)

KITCHEN/LIVING

Kitchen Floor	Select tile floor
Living Floor	Select carpet
Cabinetry	Select vinyl wrap
Bench Top	Select reconstituted stone*
Splashback	Select reconstituted stone*
Sink	Under mounted stainless steel sink
Tap	Single lever mixer (chrome)*
Cook Top	Four plate gas burner including wok burner stainless steel finish, Bosch range or similar
Oven	Electric oven with stainless steel and glass front, Bosch range or similar
Rangehood	Stainless steel finish ducted to outside, Smeg range or similar
Dishwasher	Integrated single dish drawer, Bosch or similar
Fridge	Space provided for purchaser's fridge
Lighting	Select low voltage recessed down lights and track lighting
General Power Outlets	Double socket outlet with integrated USB

YOUR FITTINGS & FINISHES

BEDROOM

Floor	Select carpet*
Wardrobes	Chrome hanging rail, shelves and drawers and select sliding mirrored doors*
Lighting	Select low voltage recessed down lights

LAUNDRY

Floor	Select tile*
Trough*	Select reconstituted stone*
Tap	Selected undermount trough stainless steel*

BATHROOM

Basin	Solid surface basin, white
Cabinetry	Select vinyl wrap*
Bench Top	Select reconstituted stone*
Splashback	Select reconstituted stone*
Mirror	Overhead custom mirrored cabinet
Basin Tap	Single lever mixer (Chrome)*
Toilet	White ceramic
Floor & Wall Finish	Select tile
Shower	Wall mixer (chrome) and wall mounted shower head (chrome)*
Shower Screen	Semi-frameless glass to 2100mm
Accessories	Towel rail or hooks, toilet roll holder and shower shelf*

TERRACE

Floor	Select floor tile
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*Upgrade option available

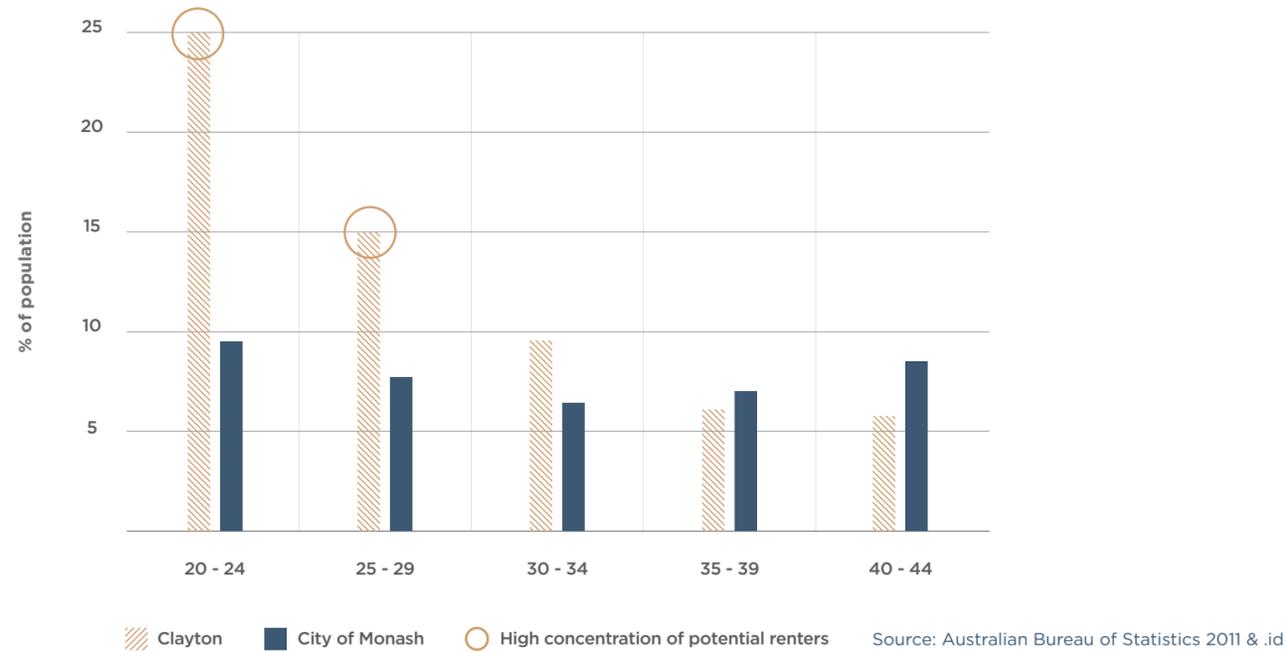
CLAYTON DEMOGRAPHICS & STATISTICS

There is an extremely high demand for residential apartments, particularly those offering one, two and three bedroom accommodations within Clayton.

The following information demonstrates this in a resounding fashion.

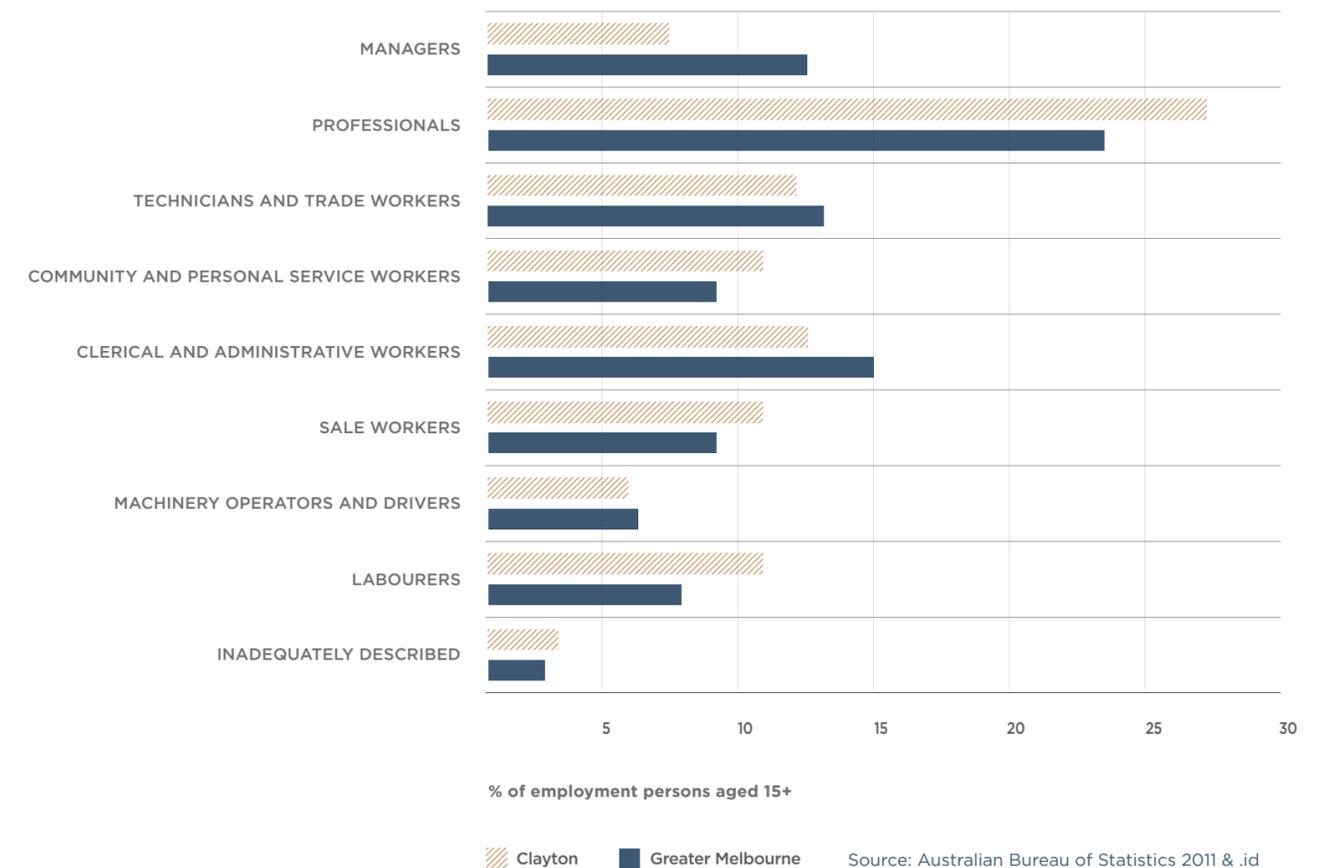
AGE STRUCTURE

Clayton has a high proportion of the population that are aged between 20 and 29 compared with Greater Melbourne, which is the prime target market for renting apartments.



OCCUPATION AND EMPLOYMENT

Approximately a quarter of the population of Clayton work in professional roles, once again supporting the likelihood of attracting good quality tenants.



INVESTMENT

Melbourne's apartment market is Australia's most active, dynamic and robust with values rising by 7.4 per cent in the 2015 September quarter, nearly 3 per cent higher than Australia's next strongest capital city, Sydney.

By 2051 Melbourne is expected to be Australia's largest city, when the current population of 4.35 million is anticipated to reach 7.7 million.

This expected increase in population will underpin strong price growth and demand for new dwellings.

Source: RP data

FINANCIALS & DEMOGRAPHICS



City of Monash Vacancy Rate



Clayton 12 month median price increase
to \$978,000



National Average 12 month median price
increase to \$485,000

THE TEAM

The highly experienced team behind Brightwood Monash have long standing reputations for delivering intelligent and innovative residential spaces that provide an exceptional quality of living.



The international NX Property Group specialises in premium residential real estate development, with more than ten projects currently underway throughout Australia. Led by a highly experienced team in both development and construction, NX Property Group is renowned for its broad understanding of how to deliver innovative lifestyle projects of exceptional quality and design.



The Mushan Property and Construction Group is a highly professional, well established Australian property development company with a long-standing reputation for delivering high-quality residential and commercial projects.

Specialising in project management, architecture, town planning and interior design, the Mushan Group proudly provides feasible, intelligent and innovative designs for premier residential developments, comprising luxury townhomes and apartments. Mushan is proud to be project managing and designing the visionary Brightwood Monash residential project.



Australia's leading full-service, residential development sales and marketing agency, 360° Property Group capitalises on over 30 years experience and is responsible for over 30,000 residential apartment sales to date. 360° Property Group's outstanding reputation has been built on providing expert management on projects from start to finish, delivering to its clients a comprehensive service unmatched in the industry.

With a thorough, sophisticated understanding of the sector and its markets, 360° Property Group understands the true meaning of getting a residential product right.

