



14 BOUTIQUE APARTMENTS

1330GRAND

1330 - 1336 DANDENONG ROAD HUGHESDALE

OVERVIEW

14 BOUTIQUE APARTMENTS WITH EVERYTHING MELBOURNE AT YOUR DOORSTOP

ABOUT THE PROJECT

Situated in the heart of the vibrant shopping, business, lifestyle and cafe precinct of Hughesdale, 1330 Grand Apartments poses an unparalleled address – right across the road from Chadstone Shopping Centre and the ever popular cultural centre of Oakleigh these apartments offer everything at your doorstep, and if that is not enough you are only 3 minutes from Monash University Caulfield Campus and 20 minutes from the CBD and everything else Melbourne has to offer.

These beautifully designed apartments boast, spacious living areas and are available in either 1 or 2 bedroom configurations with all units encompassing 6 star energy ratings which is sure to save you money and the environment.

ABOUT THE DEVELOPER

LM Developers are proud to welcome you to the 1330 Grand Apartments Development. With over 20 years of experience in developing, our knowledge and expertise is your guarantee.

LM Developers has developed more than \$200 million worth of homes and apartments across Australia. We are one of Australia's leading property investment and development companies with national success established upon uncompromising high standards.

A family owned and operated company, LM Developers are large enough to offer you economies of scale and comprehensive resources, through personal commitment, quality and service.



LOCATION

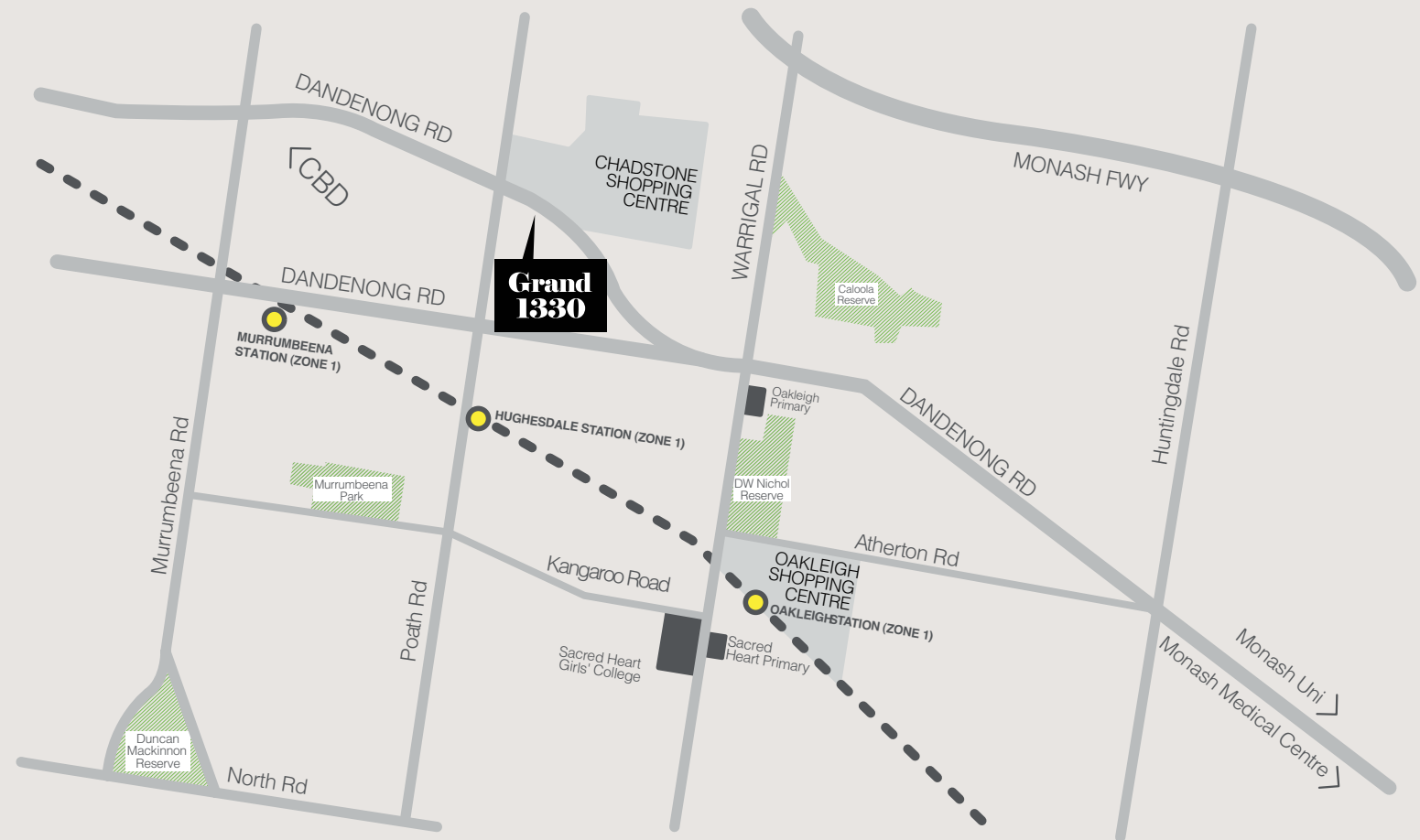
EVERYTHING MELBOURNE A STONES THROW AWAY

From 1330 Grand, you can discover Hughesdale and its surroundings in the best possible way.

Public transport links are just minutes away as are major roads such as Dandenong Road and the Monash Freeway.

Take in the village-like ambience of Oakleigh with its fresh produce market, delicatessens and cafes or the sophistication and abundance of the Chadstone Shopping Centre.

Hughesdale has a bounty of parklands, entertainment and services – and all within 15 kilometres of Melbourne's CBD.



LEISURELY WALK TO CHADSTONE SHOPPING CENTRE WITH MASSIVE GROWTH AT YOUR DOORSTOP

DID YOU KNOW!

Since its establishment in 1960, Chadstone Shopping Centre has prided itself on being the Fashion Capital and Australia's premier retail destination.

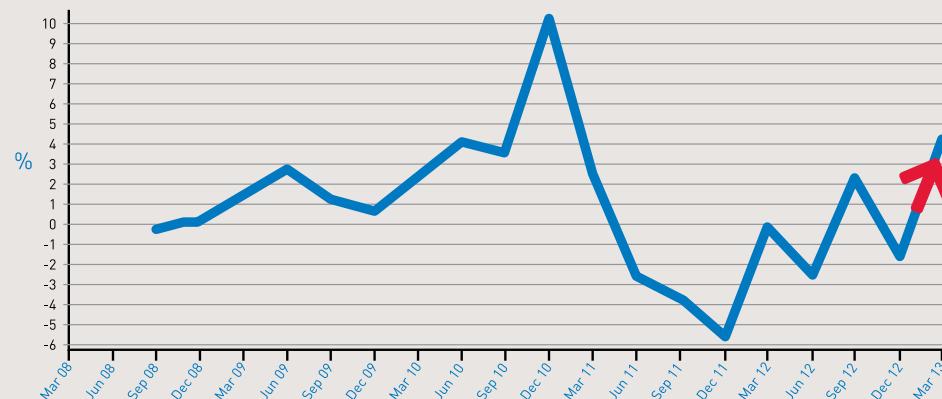
Chadstone plays an important role as a focus of community activity, services, investment and values the support of its local residents in its plans for future growth. In October 2011 a new planning proposal was lodged with the City of Stonnington. Following Community consultation and a Panel Hearing, the Minister for Planning in **December 2012** provided final approval to Planning Scheme Amendment (C154) to allow the development to proceed.

WHAT'S PROPOSED

- HOTEL ACCOMMODATION & NEW DINING PRECINCT
- NEW TRAIN STATION
- NEW CENTRALISED BUS INTERCHANGE
- ADDITIONAL COMMERCIAL OFFICES
- A NEW LEISURE & ENTERTAINMENT PRECINCT
- A STATE-OF-THE-ART DIGITAL CINEMA COMPLEX

CAPITAL GROWTH HUGHESDALE

UNIT MEDIAN PRICE QUARTER-BY-QUARTER PERCENTAGE CHANGE



This chart represents median prices calculated as a rolling annual median. Due to the low number of sales for this suburb, we have displayed the median prices for each quarter taken from the previous 12 months of sales, rather than the previous 3 months.



INSPIRED

3 UNIQUE FLOORS, 14 BOUTIQUE APARTMENTS DESIGNED WITH FUNCTIONALITY AND INSPIRED WITH YOU IN MIND

1330 Grand Apartments has a sophistication and a style. Designed to combine a unique eye catching exterior, with a modern easy living interior, taking into consideration natural light, crisp clean lines and quality craftsmanship.

The development has three unique floors that have been designed with functionality in mind; the apartments are one and two bedrooms and all incorporate stylish, high quality finished and fixtures.

Open plan living areas are infused in natural light and complimented with large kitchen areas that feature European stainless steel appliances, stone bench tops and glass splashbacks.

- **TIMBER & TILED FLOORING**
- **EUROPEAN STAINLESS STEEL APPLIANCES**
- **GAS COOKTOP**
- **STONE BENCHTOPS**
- **SECURE PARKING FOR EACH APARTMENT**
- **SHORT DISTANCE TO HUGHESDALE TRAIN STATION**
- **STAMP DUTY SAVINGS**
- **ENTICING RENTAL YIELDS**





IMPRESSIVE EXECUTIVE BOUTIQUE LIVING



HIGH QUALITY FITTINGS WITH CRISP CLEAN LINES



VARIETY OF KITCHEN DESIGNS WITH HIGH QUALITY FIXTURES



GROUND FLOOR

1330GRAND
1330-1336 DANDENONG ROAD HUGHESDALE



FIRST FLOOR

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SECOND FLOOR

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Appliances

Cook Top	Bosch stainless steel cooktop 4 burner gas
Oven	Bosch stainless steel oven electric 4 function 62l double glaze door
Range hood	Bosch 60cm stainless steel slideout rangehood - ducted or re circulating
Dishwasher	Bosch stainless steel freestanding 5 program

General

Floor Boards	American Oak 3 strip engineered timber floating floor
Tiles	Graniti mushroom natural 300x300 Bathroom floor tiles como white 333x333
Carpet	100% nylon cut plush pile carpet - Godfrey Hirst 'Ballard' Colour 185 Forest
Screens	Privacy screens to all opening windows
Cornices	Plaster cornices square set through all areas

Fixtures

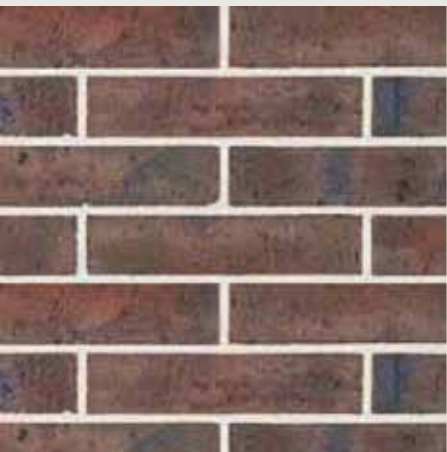
Kitchen	Novetec sink mixer chrome Kitchen splashback café cream gloss ceramic tiles 100x300 pressed edge Sink - Alfa canberra kitchen sink
Bathroom	Semi recessed basin Novetec gallery piero small basin - semi recessed 42 Laminated finish to the doors Basin mixer Caroma quatro Shower screens to be full polished chrome framed with clear glazing Shower rose brewers scatola geo slide rail Dorf enix chrome, double towel rail 600mm Dorf enix chrome robe hook, soap basket & toilet roll holder Mirrors 900Hx1200W framless Shower mixer caroma quatro wall mixer

Fixtures

Bathroom	Shower feature tile lead glass stainless steel mix Bathroom wall tiles gloss white wall with pressed edge 300x600
Laundry	Everhard 'project range' 30ss laundry cabinet & through unit Laundry sink mixer Novetec gallery enhance sink mixer chrome
W.C	Caroma senate close coupled suite bottom inlet white

Doors / Door Furniture / Wardrobes

Entry Door	Solid core 2040x820 FR with KDHW timber jamb Brushed Stainless steel Lemaar style handle with mortice lock All internal doors are to be fitted with a brushed stainless steel Lemaar style handle
Windows & Doors	Windows & sliding doors powdercoat aluminium 'anodic grey' Aluminium Fly wire screens to all external windows



Joinery

Kitchen	All doors and panels are to be finished in quality laminate Slimline brushed stainless steel bar handles Kitchen to be fitted with a 20mm Caesarstone bench top
Bathroom	Laminated finish to the doors and drawers
Robes	Full polished chrome frame mirror sliding doors

External Finishes

Bricks	Bricks to be Boral, 'Elen mocha' or equivalent.
Metal Cladding	Metal panels to be Alucabond or equivalent - colour 'indian copper' and 'sunrise silver'
Painting	3 x coat acrylic paint finish throughout
Screens	Privacy screens and plantroom screens to be powdercoat aluminium or equivalent

Electrical

Lighting	Powder coated white down light fitted throughout
Power Points	Double power point to all bedrooms and throughout living
Entertainment	Internet and Pay TV points to be installed in the living area Telephone point in kitchen
Security	Full colour audio intercom connected from the entrance gate to your apartment. Remote control access to the car park
Heating/cooling	Split system - Daiken or equivalent

Parking & Storage

	Ample visitor parking
	Individual Car Stacker per apartment in accordance with specification, to be 'Klaus Multiparking' or equivalent
	Individual storage for each apartment



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