

GH

GARDENHILL



**LIFE  
CULTIVATED**

5 ELGAR COURT, DONCASTER

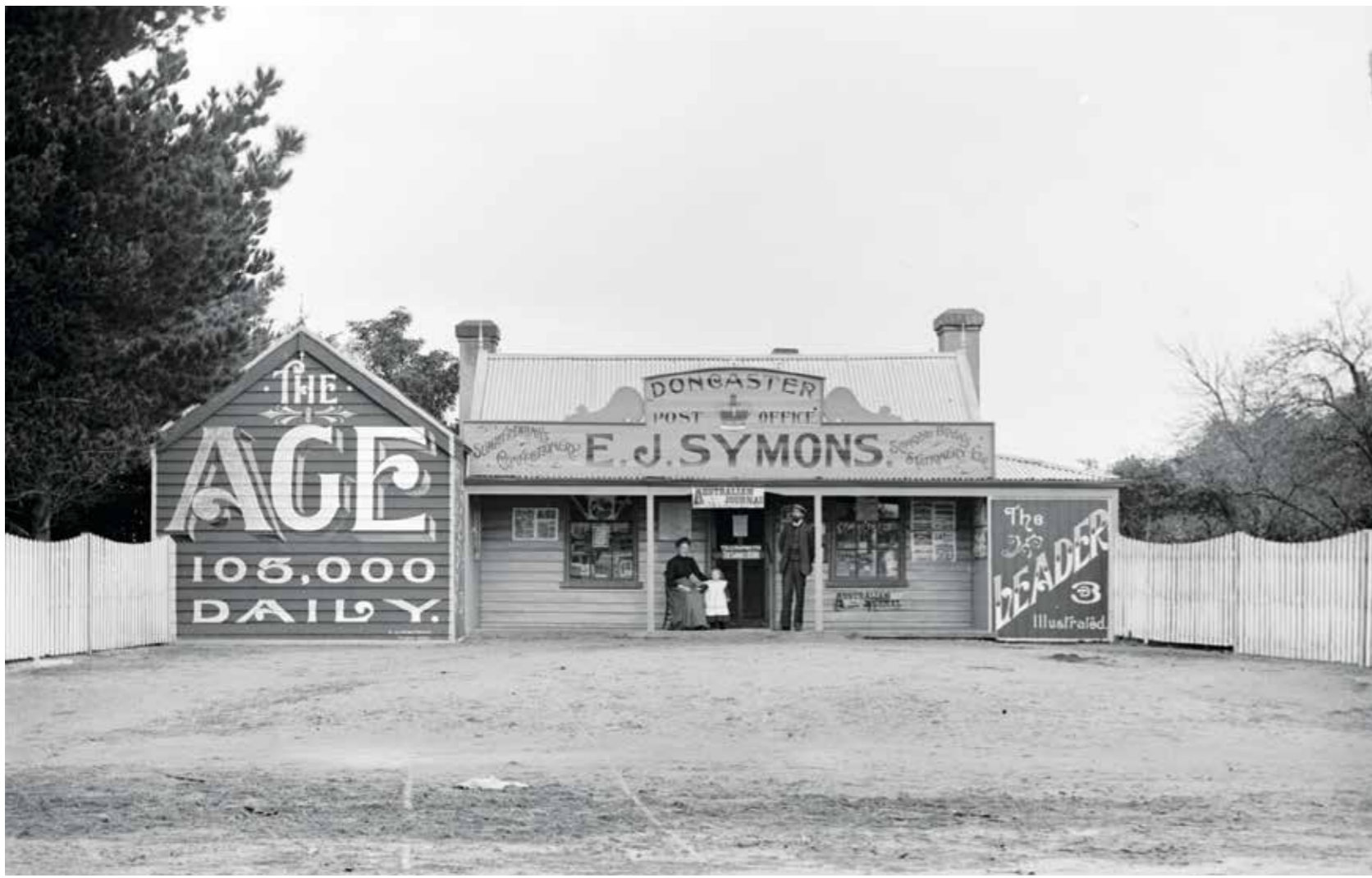




GARDENHILL



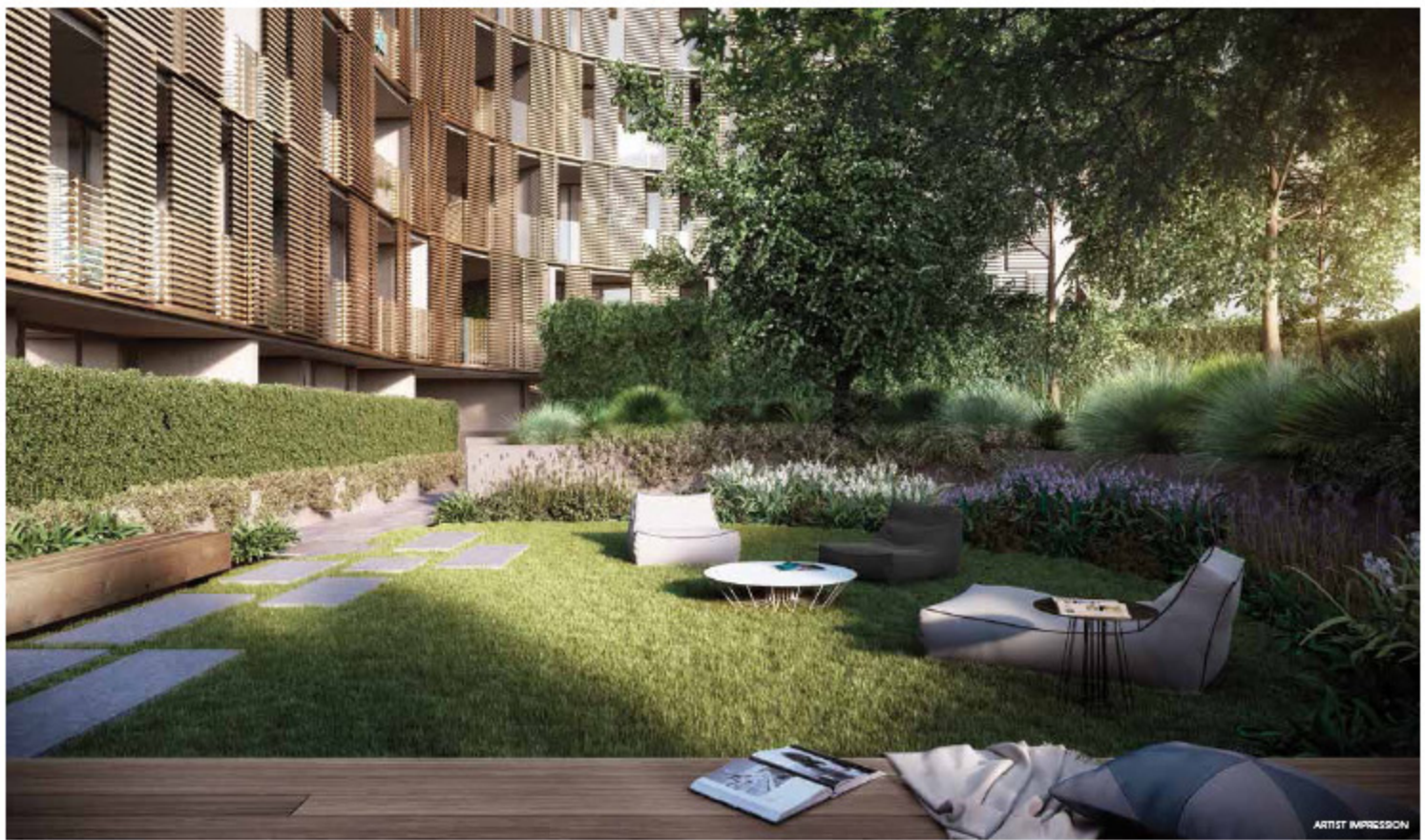
ARTIST IMPRESSION



## WHERE ORCHARDS ONCE GREW

The Doncaster area has long been a place of natural beauty and gathering. First the Wurundjeri people, then German fruit growers recognized the value of this fertile and picturesque location. From the 1860s to the 1960s, orchards covered the gently rolling farmland. It was only in the mid 20th Century that Doncaster slowly gave way to houses, shops and schools as the suburb became known as a peaceful place to enjoy life and raise a family.





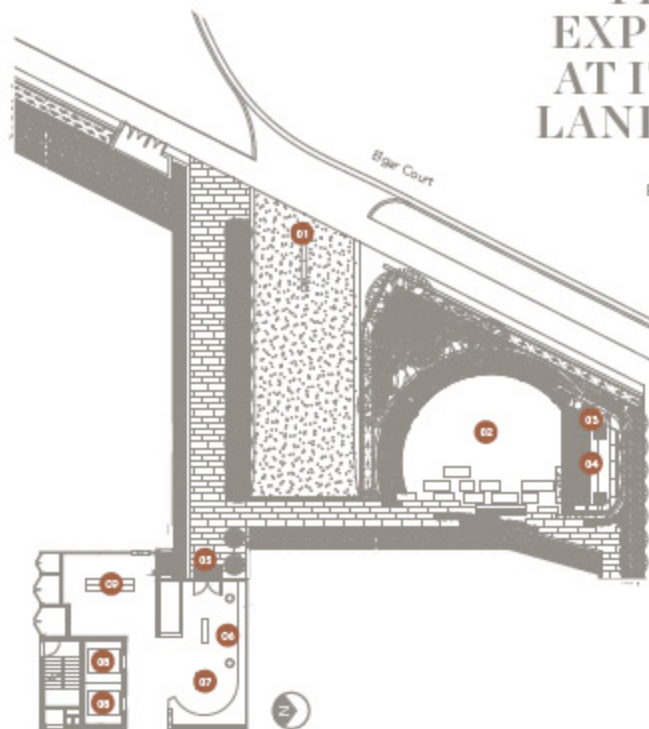
## A LUSH GARDEN ENTRANCE

Lush greenery sets the scene for Gardenhill's exquisite landscaped gardens. Generous plant beds and a row of magnolia trees line a finely manicured lawn positioned to enjoy maximum sunlight and designed for play, exercise or quiet reflection. Beyond this green expanse, a covered outdoor space with its own banquet table and barbecue is the perfect place to gather and entertain, with a green embankment to provide a sense of seclusion.

Inside the lobby of Gardenhill is a beautiful lounge with its own fireplace, vertical garden and plush seating.

## “THE GARDENHILL EXPERIENCE BEGINS AT ITS BEAUTIFULLY LANDSCAPED ENTRY.”

Eugene Cheah, Senior Associate, Woods Bagot



### RETREAT GARDEN

- 01. Carpark Entrance
- 02. Recreation Garden
- 03. Barbecue
- 04. Summer Deck
- 05. Entrance
- 06. Lobby Lounge
- 07. Fireplace
- 08. Lifts
- 09. Mailboxes



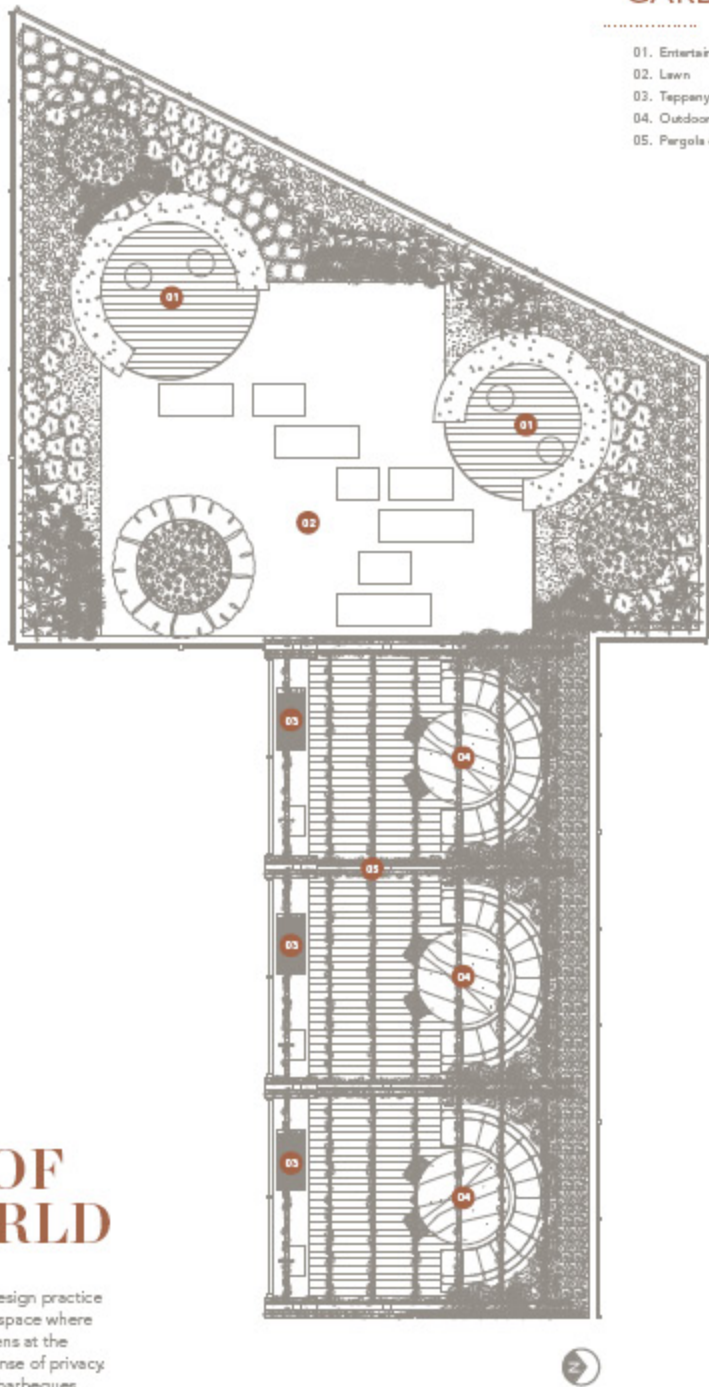
A PLACE TO UNWIND  
AND RELAX IN STYLE  
SURROUNDED BY LUSH  
GREENERY.





## ROOFTOP GARDEN

- 01. Entertainment Deck
- 02. Lawn
- 03. Teppanyaki / Barbecue
- 04. Outdoor Dining
- 05. Pergola & Deck



“THE ROOFTOP GARDEN OFFERS SECLUDED PLACES TO SPEND TIME WITH FRIENDS AND FAMILY UNDER A PERGOLA, ENCIRCLED BY VERDANT GARDENS AND SPECTACULAR VIEWS.”

Jack Merlo, Director, Jack Merlo Design

## ON TOP OF THE WORLD

The award-winning Jack Merlo Design practice has created an exquisite rooftop space where many residents can use the gardens at the same time while maintaining a sense of privacy. Three outdoor dining areas with barbeques, built-in seating and dining tables lead to an expansive lawn area with seating pods nestled into a landscaped garden. Garden beds and planters brim with olive trees, lemon trees, grapes and herbs, referencing the area's history as a flourishing orchard.





ARTIST IMPRESSION

**“ SEAMLESS DESIGN AND  
SPECTACULAR VIEWS. ”**

.....  
Mark Damant, Principal, Woods Bagot



ARTIST IMPRESSION

## PREMIUM FINISHES, NATURAL MATERIALS

The premium finishes of Gardenhill embrace natural materials for a rich sensory experience, connecting residents with nature through earthy tones, the texture of stone and the fine grain of timber.

Stylish fittings and fixtures can be found throughout each residence with premium European appliances integrated into beautifully crafted joinery. White stone benchtops, a marble tile splashback and soft-closing drawers add a detailed textural layer to these elegant spaces.



ARTIST IMPRESSION

## ORGANIC BY DESIGN

From the outside, Gardenhill is defined by its sweeping curve and distinctive exterior of trellis screens. Residents can access these innovative screens from their balconies to control their preferred levels of privacy and direct sunlight. Once shut, the screens transform balconies into outdoor living rooms.

The interiors of Gardenhill are designed around shared spaces. Each residence features large timber panels, which neatly screen the kitchen and bedroom areas. The sliding panels create clean lines and an uncluttered aesthetic, drawing the eye to the expansive views outside.

A sophisticated neutral palette throughout with subtle variations in tone creates a beautiful foundation for a personal touch.



ARTIST IMPRESSION



ARTIST IMPRESSION



“ INNOVATIVE  
SCREENS OFFER  
A FLEXIBLE AND  
PERSONALISED  
CONFIGURATION  
OF SPACE. ”

Eugene Cheah, Senior Associate, Woods Bagot

## A BALANCE OF LINE AND SPACE

Many residences features large sliding timber panels that offer the convenience of closing off the kitchen after a relaxed dinner party with friends or separating the bedrooms and bathrooms from the living space to create a sophisticated and clean entertaining area.

These innovative architectural features create an effortless sense of light and space without sacrificing functionality of individual rooms.



HERMÈS



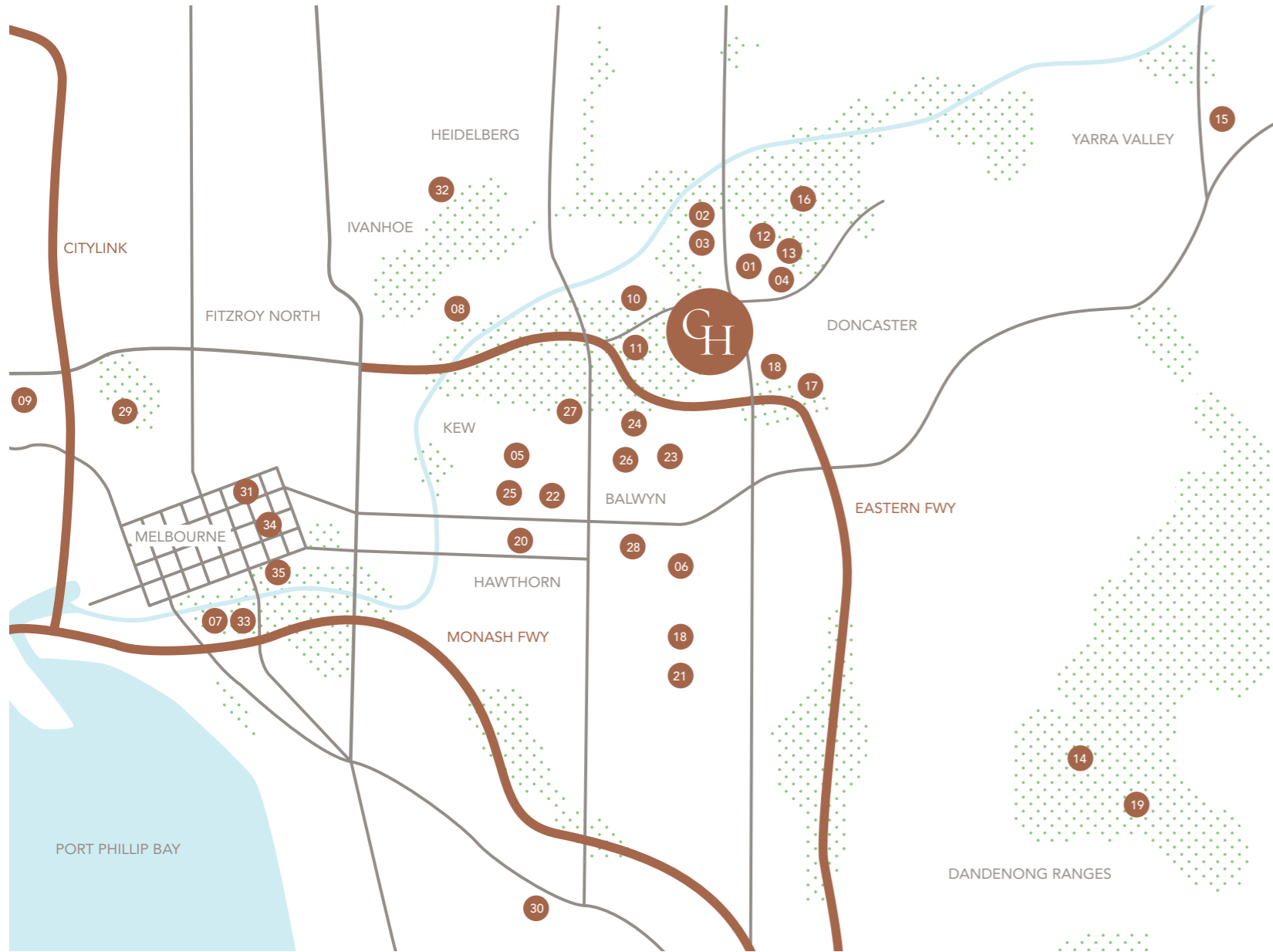
## YOUR CITY OF MELBOURNE

Melbourne is internationally known for its superb schools and universities, its thriving arts and cultural scene and its love of fine dining. Just 15km away and easily accessible by public transport, the CBD is a major commercial centre for the region as well as a place to explore limitless shops, cafés, restaurants and bars. Spend your evening by the Yarra River at Crown Casino, take a trip to the beach or enjoy a crisp wine on a rooftop bar – the city of Melbourne offers a world of choice.

HERMÈS

RANKED THE  
WORLD'S MOST  
LIVABLE CITY  
FOR THE FOURTH  
YEAR IN A ROW

.....  
Economist Intelligence Unit's livability survey of 140 cities



# SOMETHING TO DO ALL YEAR ROUND

Melbourne offers an abundance of reasons to call this city home. Rightly regarded as the cultural and sporting capital of Australia, Melbourne's galleries, such as the NGV, showcase exhibitions by the finest masters, while the impressive MCG plays host to Aussie Rules and international cricket matches all year round. The CBD's famous laneway culture draws tourists from the world over, attracted by the street art, coffee and dining that are this city's calling cards.

Gardenhill's premium position places it within a short drive of the city, with the pristine beaches of the bay and eclectic St Kilda also not far away. The summer playgrounds of Portsea and the Mornington Peninsula, as well as snowfields and celebrated wine regions, are just an hour's drive from Doncaster.

## AMENITIES & RECREATION

01. Coles Supermarket
02. Aquarena Leisure Centre
03. Genesis Fitness
04. Whitehorse Library
05. St George's Hospital
06. Box Hill Hospital
07. Crown Complex
08. Kew Golf Course
09. Flemington Racecourse
10. Eastern Golf Club
11. Park & Ride Station
12. Westfield Doncaster
13. Village Cinema
14. Healesville Sanctuary
15. Yarra Valley Wine Region

## PARKS

16. Ruffey Lake
17. Eram Park
18. Tram Rd Reserve
19. Dandenong Ranges

## SCHOOLS & UNIVERSITIES

20. Swinburne University
21. Deakin University
22. Carey Grammar
23. Mont Albert Primary
24. Doncaster Secondary
25. Xavier College
26. Balwyn Primary
27. Kew Highschool
28. Camberwell Grammar
29. Melbourne University
30. Monash University
31. RMIT University

## THE ARTS

32. Heide Museum Of Modern Art
33. National Gallery Of Victoria
34. Princess Theatre
35. Federation Square



NATURE:

## DANDENONG RANGES

Gardenhill puts you within easy reach of the Yarra Ranges and the abundant attractions of the Dandenongs. The delights of the Healesville Sanctuary, Mt Donna Buang and some of Australia's best wineries are all close by.



ENTERTAINMENT:

## CROWN COMPLEX

Crown Casino and Entertainment Complex is the largest casino in the Southern Hemisphere. In addition to its gaming facilities, it boasts five star hotels, music venues, cinemas, restaurant, a luxury retail precinct and a riverfront promenade with its famous spheres of fire.



ART:

## HEIDE MUSEUM OF MODERN ART

This former dairy farm was transformed into the creative epicentre of Australian art, once hosting the likes of artists including Sidney Nolan. Now Heide houses an art gallery, café and popular heritage listed public gardens.



ART:

## NATIONAL GALLERY OF VICTORIA

The NGV is Australia's oldest public art gallery. Its breathtaking, acclaimed collection includes important works by local, indigenous and international artists.



PERFORMANCE:

## PRINCESS THEATRE

A Melbourne landmark for over 150 years, the glamorous Princess Theatre is a heritage listed Melbourne landmark. A place to sit, soak in the history and take in the latest Broadway blockbuster.



ACTIVITY:

## FLEMINGTON RACECOURSE

Australia's oldest continuous metropolitan racecourse, Flemington Racecourse is home to the biggest sporting events in Victoria, the Spring Racing Carnival. Events such as Melbourne Cup, Oaks Day and Derby Day are all highlights of Melbourne's social calendar.



FOOD & WINE:

## YARRA VALLEY WINE REGION

The Yarra Valley was Victoria's first wine growing region, with a history of viticulture stretching back 160 years. Its cool climate now produces world-class red and white varieties, and all within an hour's drive from Gardenhill.



CULTURE:

## FEDERATION SQUARE

This modern piazza has been adopted as the city's heart and soul. Home to major local and international cultural exhibitions and tourism experiences, Federation Square also boasts a top tier selection of bars, eateries and retail stores.

FORT PHILLIP BAY

MELBOURNE CBD

EASTERN FWY

EASTERN GOLF CLUB

DONCASTER RD

ELGAR RD

TRAM RD



Westfield

# YOUR HOME IN DONCASTER

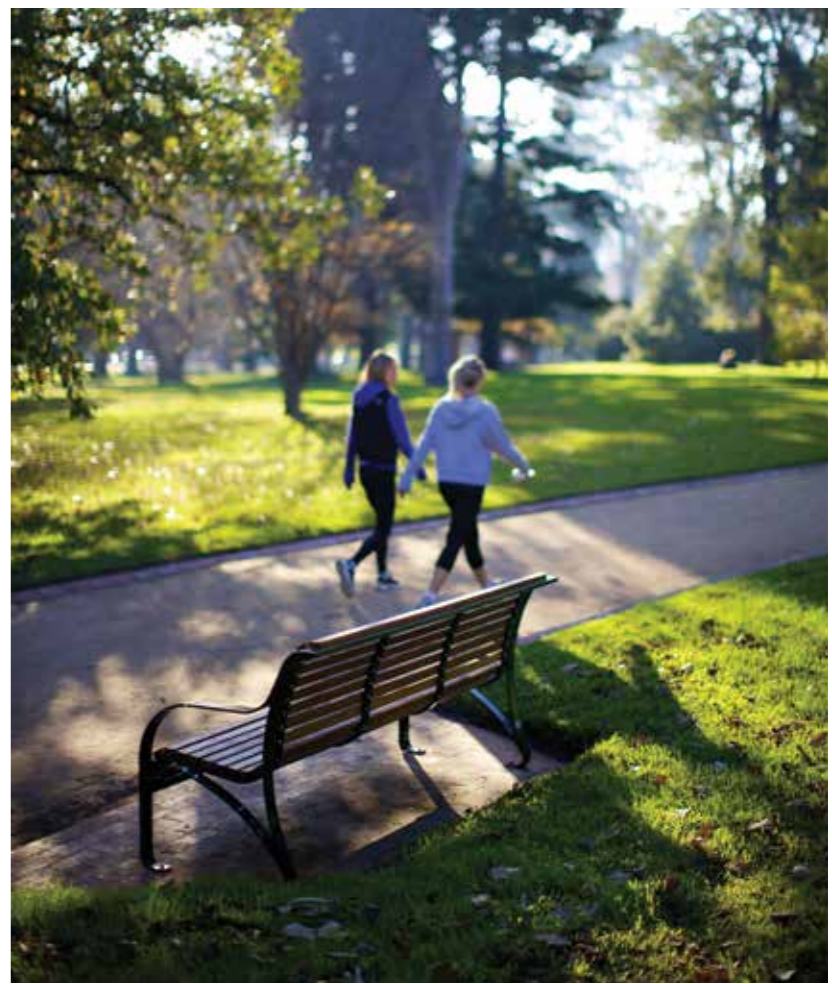
At Gardenhill you are surrounded by the very best of neighbourhood living.

Doncaster delivers first-class shopping and entertainment at Westfield as well as abundant green parklands, cycling trails, a new state-of-the-art library and tree-lined fairways. Doncaster is also just minutes from other premium eastern suburbs such as Kew, Balwyn and Hawthorn, home to some of the best schools, universities and hospitals in Australia. Both award-winning fine dining and a range of multicultural eateries are also just moments from your door.



# GH

“ LUXURIOUS DESIGN  
INSPIRED BY THE FINER  
THINGS IN LIFE ”





## WESTFIELD SHOPPING

Westfield Doncaster provides your own High Street shopping experience with everything you need and the extra things you love. Westfield offers more than 400 shops under one roof, including the leading department stores Myer and David Jones and luxury brands such as Hugo Boss, Max Mara and Ralph Lauren. Keep your kitchen well stocked from the supermarkets, grocers and delicatessens, and unwind in the gourmet food hall, cinema complex and luxury day spas. Everything is here, and all just across the road.

# RIGHT ON YOUR DOORSTEP AND WITHIN REACH

At Gardenhill, everything is close by. With world-class pâtisseries at Laurent Patisserie and chocolatiers at Max Brenner and Koko Black, a world of flavours is at your door. International brands from Zara to Apple are also just minutes from home, giving you little reason to leave your new neighbourhood. This is a thriving precinct in a favourable position high on Doncaster Hill. People walk, shop and socialise throughout the day and into the night, as it is such a safe and welcoming area in which to live.

For journeys further afield, Gardenhill offers exceptional connectivity. These serene and secluded homes are only 15kms from Melbourne with easy bus routes and an express bus lane into the city. Box Hill, a major shopping and transport hub, is easily accessed by bus, and bike trails link Doncaster to both the city and neighbouring eastern suburbs.

## AMENITIES

- 01. Westfield
- 02. Australia Post
- 03. ANZ Bank
- 04. National Australia Bank
- 05. Eastern Golf Course
- 06. Doncaster Playhouse
- 07. Fitness First
- 08. Genesis Fitness
- 09. Village Cinema
- 10. Whitehorse Library
- 11. Manningham Gallery
- 12. Shoppingtown Dental
- 13. Endota Spa
- 14. Westfield Bus Terminal

## PRODUCE

- 15. Woolworths Supermarket
- 16. Coles Supermarket
- 17. Colonial Fresh Market
- 18. Jones The Grocer

## PARKS

- 19. Schramms Reserve
- 20. JW Thomson Reserve

## RESTAURANTS

- 21. La Porchetta
- 22. Plume Restaurant
- 23. T.G.I Friday
- 24. Groove Train
- 25. Max Brenner
- 26. Laurent Patisserie
- 27. Koko Black
- 28. Louis Louise Champaign Bar

## RETAIL

- 29. David Jones
- 30. Myer
- 31. Apple
- 32. Saba
- 33. Bally
- 34. Aquila
- 35. Sass & Bide
- 36. Ralph Lauren
- 37. Zimmermann
- 38. Calibre
- 39. Aesop
- 40. Country Road
- 41. Max Mara
- 42. Zara
- 43. Hugo Boss
- 44. Chanel



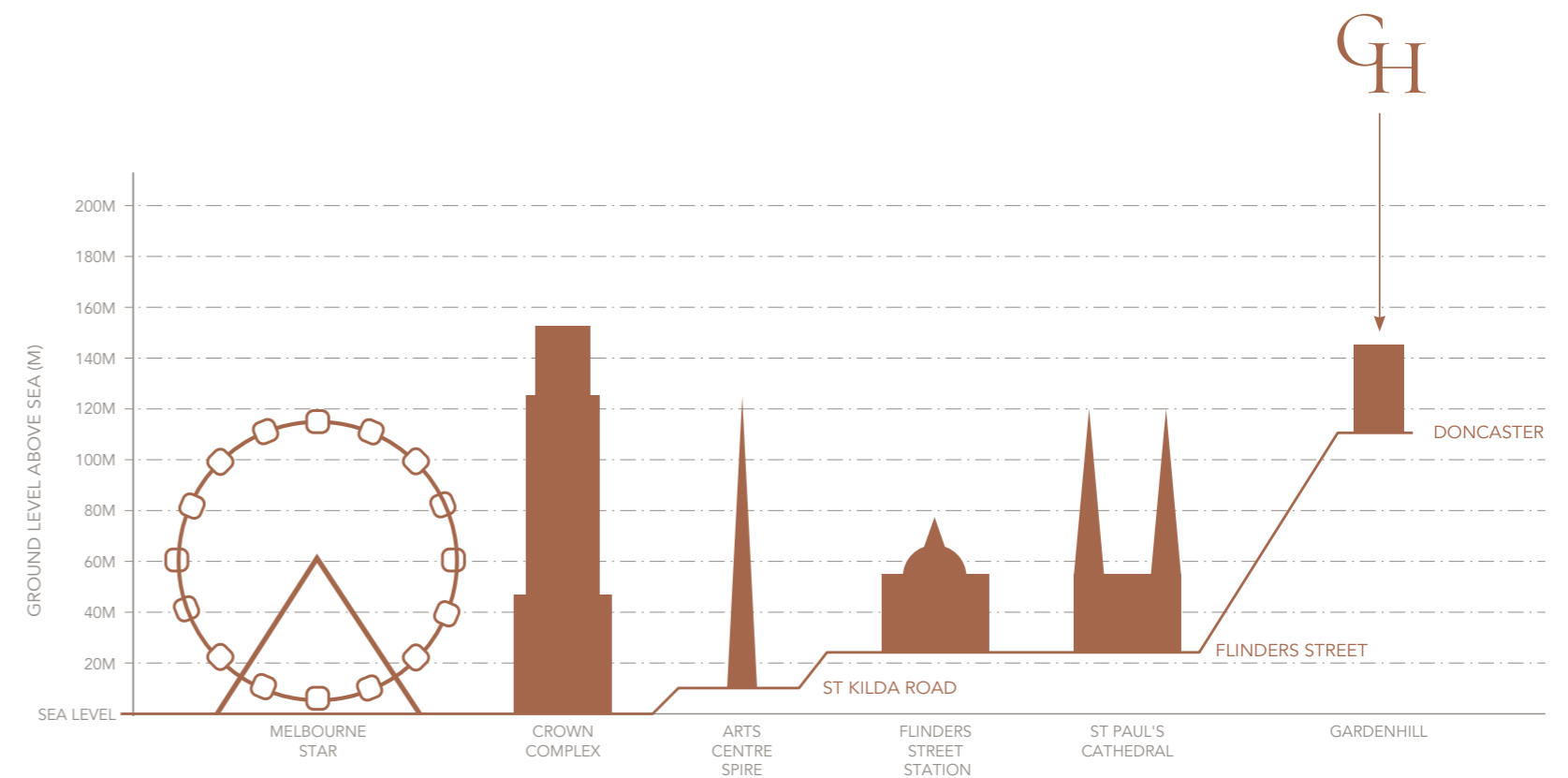


“ BEING HIGH ON DONCASTER HILL GIVES RESIDENTS ACCESS TO THE EVERCHANGING CITY VIEWS. ”

Andrew Leoncelli, Managing Director, CBRE

## ABOVE IT ALL

At Gardenhill every day brings a feeling of being on top of the world. Proudly positioned high above Doncaster, you can see just how closely you are connected to the centre of town via the nearby Eastern Freeway. The sparkling lights of the city, the winding Yarra River, the charming neighbourhood below, the pockets of green parkland all around and the majestic mountains in the distance – these views are yours from your personal vantage point in the sky.



# INVESTMENT SNAPSHOT

Doncaster is one of Melbourne's most exciting and growth areas. Located close to the CBD, Melbourne's most prestigious schools, parks and business hubs, this elevated position is well known as a vibrant retail and lifestyle precinct.

Doncaster residents are predominantly professionals over 25 years of age with the financial stability to embrace a life surrounded by Gardenhill's wealth of amenity. This is a place for families, professionals, students and couples looking to be part of a new urban village.

Doncaster's strong property market is part of an unprecedented demand for Melbourne apartments, especially in the leafy eastern suburbs. Accessible locations within 15kms of Melbourne that are rich in liveability and amenity are especially high in demand.

Over the past five years, there has been a global trend for both couples and families to live in apartments. As new developments begin to offer features such as rooftop gardens and spaces for entertaining, this trend towards smaller residences is expected to continue. Between 2013 and 2031, the average number of people per household in Australia is expected to shift from 2.4 to 2.3, another factor leading to an increased demand for apartment living.

Melbourne is growing faster than any other city. The demand for quality housing in popular suburbs such as Doncaster will place upward pressure on prices across the state, and it is estimated that this will lead to sustained capital growth for years to come.



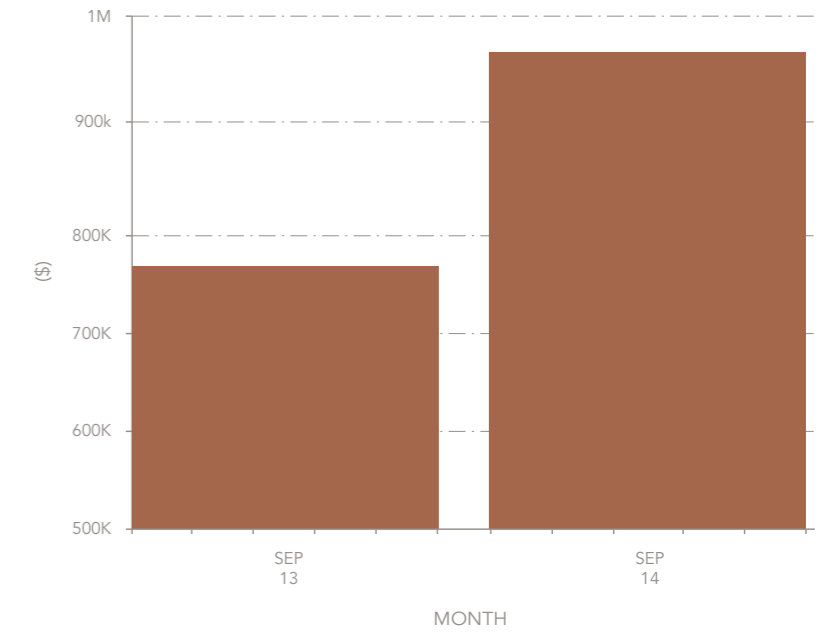
RIDE TO THE YARRA BIKE TRAIL

Melbourne is predicted to grow to 7.7 million people by 2051. This is an increase of 3.4 million from today's 4.1 million. Approximately 1.6 million new dwellings will be needed by 2051.

Source: PlanMelbourne

# HOUSE PRICE INCREASE

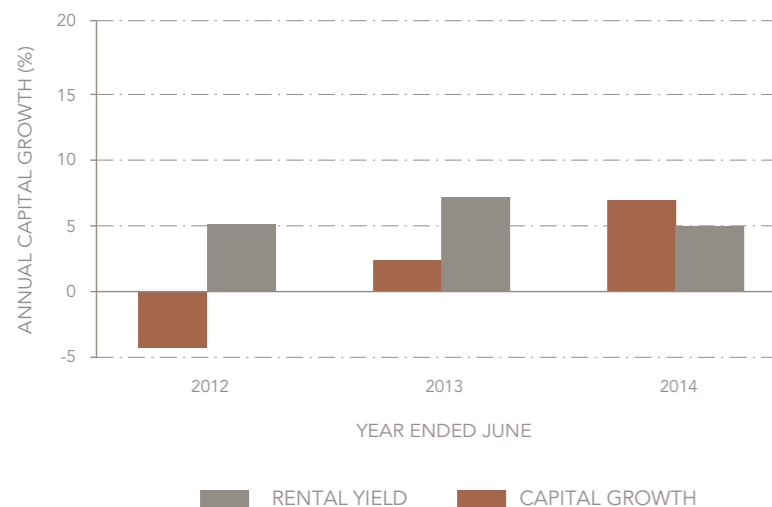
With the median house prices in Doncaster growing to the current price of \$960,000 within the past year and no signs of slowing, Gardenhill presents a perfect opportunity to join the property market at an affordable price.



Source: RP Data Report

# STABLE RENTAL YIELD AND INCREASED CAPITAL GROWTH

The annual growth of unit rental prices are increasing at a growth rate of 2.6%, and rental yield is expected to remain at approximately 4.5%



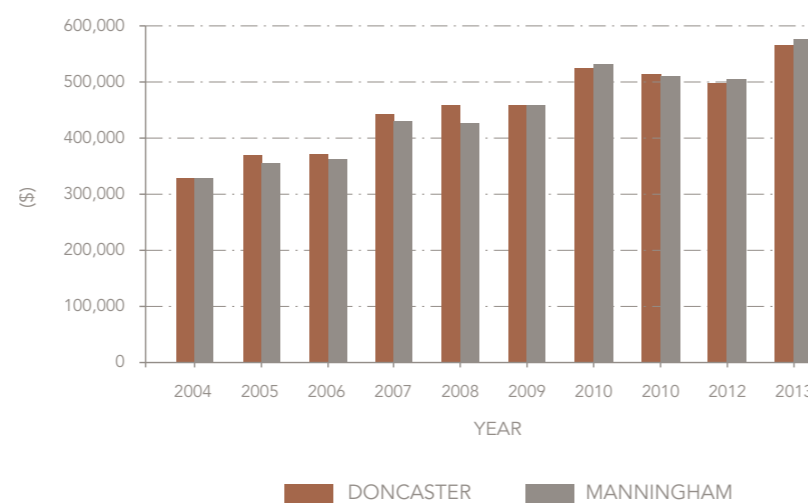
Source: Residex - Australia Residential Marketview October 2014



A 70% INCREASE IN UNIT PRICE

Source: RP Data Report

# MEDIAN UNIT PRICE INCREASE



Source: RP Data Report

# POPULATION INCREASE

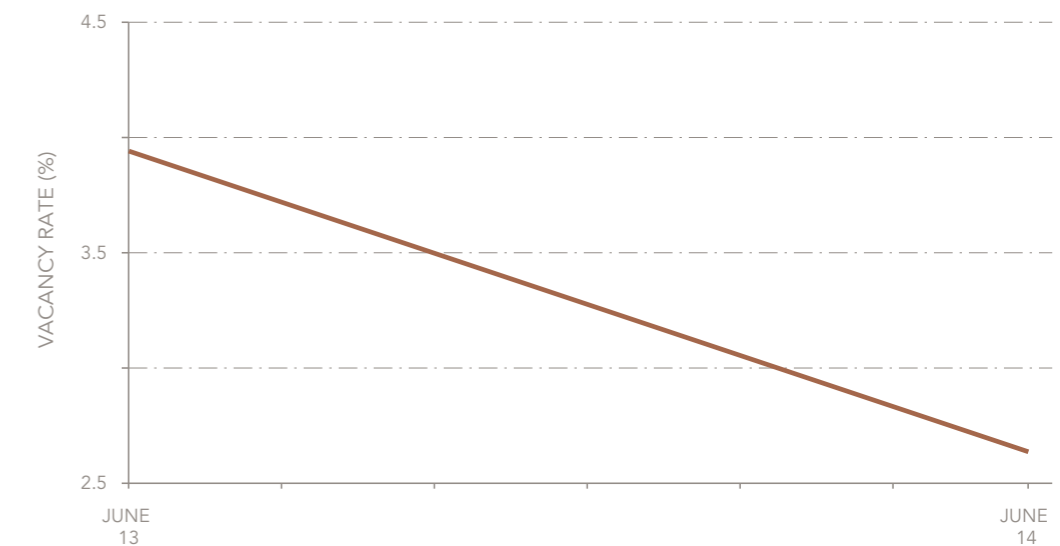
YEAR	GREATER MELBOURNE	VICTORIA'S REGIONS	VICTORIA
2013	4.3M	1.4M	5.7M
2031	6M	1.7M	7.7M
2057	7.8M	2.2M	10M

Source: VIF 2014 - Melbourne Face Sheet, Department of Planning and Community Development



100M WALK TO PUBLIC TRANSPORT

# VACANCY RATE REDUCE



Source: REIV Residex - Australia Residential Marketview October 2014

**GARDENHILL IS THE RESULT OF A PARTNERSHIP BETWEEN DEDICATED AND HIGHLY TALENTED EXPERTS WITH A SHARED VISION FOR SOMETHING TRULY UNIQUE. EVERYONE INVOLVED WITH THE DESIGN AND DELIVERY OF GARDENHILL COMBINES VALUABLE INTERNATIONAL EXPERIENCE WITH AN INTIMATE KNOWLEDGE OF MELBOURNE'S PROPERTY MARKET.**



DEVELOPER:

**FAJARBARU & BEULAH INTERNATIONAL**

Gardenhill is a joint project led by two leaders in property development. Fajarbaru Builder Group is a public listed company with around 40 years experience, primarily in Malaysian construction and international property development. Beulah International is a Melbourne based global development and investment team specialising in luxury property in the Asia Pacific region. Both developers share a passion for delivering the absolute best in design, innovation and lifestyle.

[www.fb.com.my](http://www.fb.com.my)  
[www.beulahinternational.com](http://www.beulahinternational.com)



ARCHITECT:

**WOODS BAGOT**

The award-winning architectural studio Woods Bagot delivers high profile projects in five regions of the globe. An unconventional design approach results in exceptional and distinctive properties, which capture the essence of their environment and create memorable experiences. With intelligence, adaptability and innovation at its core, Woods Bagot is recognised as a world leader in 21st century architecture and design.

[www.woodsbagot.com](http://www.woodsbagot.com)

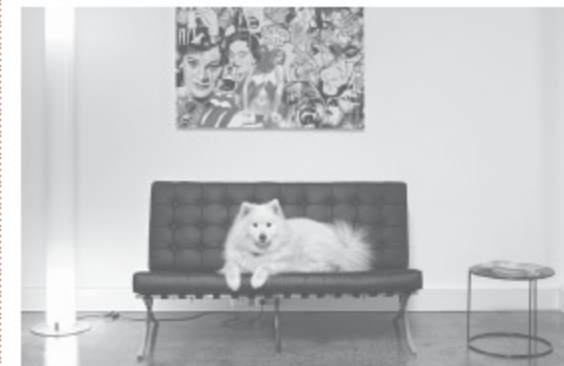


LANDSCAPE DESIGN:

**JACK MERLO DESIGN**

Jack Merlo Design has forged a reputation for design excellence and creative ingenuity in landscape design. Fundamental to each project is maximising the usability of space, considering the client's lifestyle, complementing the surrounding architecture and using environmentally sustainable materials which are both long lasting and low maintenance. Several prestigious Jack Merlo Design landscapes have garnered awards in Australia and New Zealand.

[www.jackmerلودesign.com](http://www.jackmerلودesign.com)



DESIGN:

**GRENADE**

Grenade is a Melbourne based independent design and branding agency. Renowned for its expertise in marketing luxury brands, Grenade enhances projects through a collaborative approach to design, livability and innovation. With a vast national and international portfolio of work, Grenade is dedicated to elevating projects to their highest possible outcome.

[www.grenade.com.au](http://www.grenade.com.au)





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