



GOLDEN OAKS

CANTERBURY



WALK A MOMENT ON CANTERBURY'S GOLDEN MILE



Seal your slice of picture perfect Canterbury with this exclusive trio of luxury townhouses. Crafted with minimalism in mind and with a contemporary eye, this significant development has formidable presence and a façade that commands attention.

Each two-storey residence comprises four spacious bedrooms, four ensuites, a double-car security garage and two unforgettable entertaining areas: a carefully landscaped alfresco garden and a private balcony off the first floor living room. A separate study is a welcome addition to an already inspiring package.

SEAL YOUR SLICE OF PICTURE PERFECT CANTERBURY



Step inside this aspirational address and be left wanting for nothing. Every possible feature has been thoughtfully included to ensure unmatched appeal and a superior standard of living.

The experience begins in the open plan living and dining area, which is warmly underscored by laminate timber flooring and bordered by an expansive kitchen island bench with highlights of exclusive Calacatta Statuario Italian marble. Vaulted coffered ceilings provide an outstanding architectural statement unmatched by others.

The kitchen itself features sustainably harvested premium timber veneers, with Miele appliances providing the finishing touches. Reverse cycle ducted heating and refrigerated cooling systems and ducted vacuum also come standard, as does a cozy gas fireplace.





INTERNAL - ARTIST IMPRESSION

ENDEARING IN EVERY WAY



The superior finishes continue in the bedrooms, which are wrapped in 100% wool carpet, while the bathrooms and ensuites have exquisite floor to ceiling marble/travertine tiles and spectacular frameless showers.

With fully landscaped gardens at both the front and rear of the properties, entertaining guests has rarely been so appealing. Each space features seeded grass and mulched garden beds bordering paved alfresco areas, while a carefully manicured garden path runs the full length of the building.



ONLY THE FINEST, BOTH INSIDE AND OUT



Beige/Gold metal cladding highlights

These cladding highlights add a level of sophistication not seen on traditional facades.



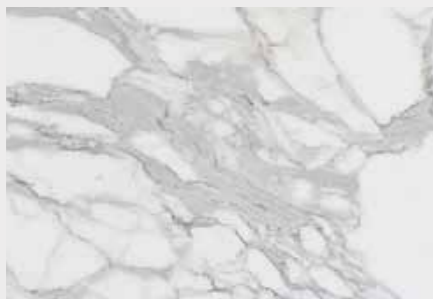
Vaulted Coffered Ceilings

An architectural statement that is as rare as it is awe inspiring.



Decorative Pebble Gas Fireplace

Surrounded by striking white Calacatta Marble, this centrepiece warms with a sense of luxury to unwind to at the end of the day.



Calacatta Stone Kitchen Splashback

Calacatta: The rarest and most expensive of the Italian marbles, imported from the finest marble quarries in the world.



Freestanding Ensuite Bath

Soak in the architecturally designed freestanding bath that adds a wow factor to any award winning bathroom.



Contemporary Feature Walls

Golden Oaks offers contemporary feature walls in select locations, providing a sense of sophistication and grandeur.

Miele
IMMER BESSER

Miele, arguably the most prestigious of the fully imported made-in-Germany kitchen appliance brands, and fully specified in this kitchen. This kitchen will be an entertainers dream.



LED Lighting, Earthwool insulation, solar Low-E glazing. All these products are specified on this project to minimise your carbon footprint and lower energy bills, leading to a cleaner and healthier environment.

DURAVIT

Fully imported from Germany, Duravit is a prestigious collaborator with international award winning designers including super star French designer Philippe Starke. This project incorporates Duravit bathroom fittings.

DAIKIN

Reverse Cycle Ducted Daikin Airconditioning. The Daikin brand is synonymous with quality, the Rolls Royce of the airconditioning world. The property is served by multi zoned heating and cooling all year round.

27 MANGARRA RD



Ground Floor



First Floor

27

4
 4.5
 2

Site Area	434 m ²
Ground Floor Living Area	162 m ²
First Floor (Inc Balcony)	130 m ²
Garage	45 m ²
Total	337 m²
Private Open Space	150 m ²



27A MANGARRA RD



Ground Floor



First Floor

27A

4
 4.5
 2

Site Area	400 m ²
Ground Floor Living Area	158 m ²
First Floor (Inc Balcony)	141 m ²
Garage	41 m ²
Total	340 m²
Private Open Space	157 m ²





EDUCATION

1. Balwyn Primary School
2. Camberwell Primary School
3. Canterbury Primary School
4. Deepdene Primary School
5. Auburn Primary School
6. Chatham Primary School
7. Swinburne University of Technology
8. Carey Grammar School
9. Camberwell Grammar
10. Fintona Girls' School
11. Canterbury Girls' High School
12. Camberwell Girls' Grammar

CAFES & EATERIES

13. Degani Bakery Cafe
14. Elle Cafe
15. N2 Cafe
16. The Lazy Cat Cafe
17. Laurent Patisserie
18. The Mailing Room
19. Bambaleros
20. Suzuran
21. Trinitas Thai
22. Purple Sands Chinese Restaurant

PARKS & RECREATION

23. Boroondara Park
24. Wattle Park
25. Surrey Park
26. Maranoa Gardens
27. Camberwell Swim School
28. Hays Paddock
29. Beckett Park's Stone Observation Tower
30. Goodlife Balwyn
31. Canterbury Fitness and Wellbeing
32. Kew Golf Club

SHOPPING

33. Camberwell Shopping Centre
34. Sunspun
35. Woolworths Camberwell
36. Canterbury Kids
37. B Inspired
38. Dymocks Camberwell
39. JB HI-FI
40. Target Camberwell
41. Oscar & Wild Boutique
42. Sportsgirl

SLIP INTO SOMETHING COMFORTABLE



Tucked away deep within what is unquestionably one of Melbourne's most sought-after locales, Golden Oaks Canterbury incorporates every imaginable convenience in a most prestigious position. This privileged setting forms part of Canterbury's tightly held 'golden mile' – home to the area's ultra rich and famous.

Ringed by some of Melbourne's most elite schools, including Camberwell Grammar, Fintona Girls', Camberwell Girls' and Canterbury Girls' High School, Carey Grammar and Swinburne University of Technology, the area is in prime family territory, while also being impeccably well serviced for both shopping and transport, with Camberwell's Burke Rd within walking distance and both train and tram services enviably close at hand.

A WELL HEELED DESTINATION



Close to everything yet removed from Melbourne's inner-city bustle, Golden Oaks provides a lifestyle to covet and the best of both worlds. A dose of retail therapy is never far away, with the boutique Maling Rd shopping district close by, while Burke Rd's supermarkets, chain stores and eclectic mix of cafes and fine dining establishments are well within 2km.

Outdoor pursuits come with the territory, as you'd expect when your street is bounded by a park at either end. Picturesque Belmont Park lies at the northern end of Mangarra Rd, while Boroondara Park is to the south, providing an entry point to a series of scenic walking and cycling paths that connect with Melbourne's famous Yarra Trail. Further afield, the city's CBD delights are a mere 15-minute train journey away, and with Canterbury perfectly positioned between both the Monash and Eastern freeways, weekend possibilities are limitless.



Cycling paths / 8 minute drive



Maling Rd Shopping District / 3 minute drive



Melbourne CBD / 15 minute train



Camberwell Primary School / 5 minute drive



Elle Cafe / 6 minute walk



East Camberwell Station / 9 minute walk



Rivoli Cinema / 6 minute drive



Woolworths Supermarket / 5 minute drive

