



36 Shelley Street, Heidelberg Heights

Sophistication and Style with a Park View.







# Key Features and Inclusions

## Space

Natural light flowing  
floor plan designs

## Living

Offering seamless  
indoor/outdoor living  
and entertaining

## Kitchen

Full sized kitchen  
spaces  
Westinghouse kitchen  
appliances  
Stone bench tops

## Flooring

Quality flooring  
and carpet

## Finishes

High Quality finishes  
throughout

## Car

Single car garage

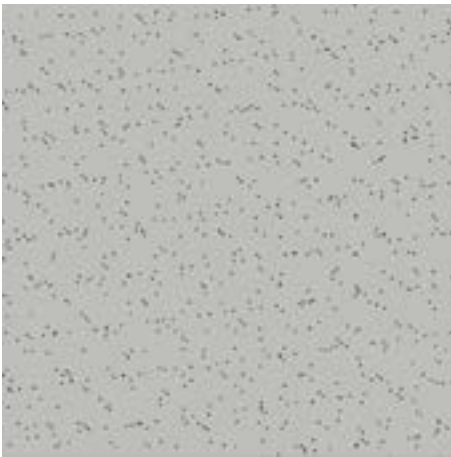
## Safety

Video intercom  
at front door

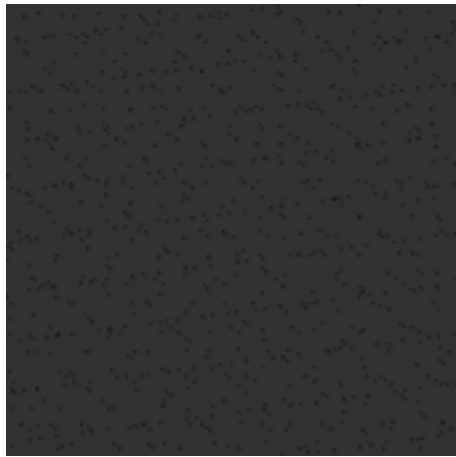
## Privacy

Front fence for  
added privacy

# External Colour Schemes



RENDER (R1):  
White or similar



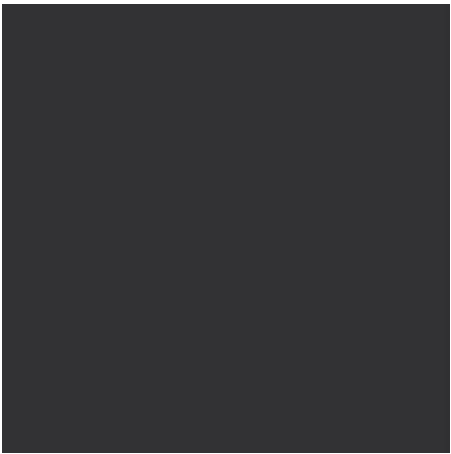
RENDER 2 (R2):  
Dark grey or similar



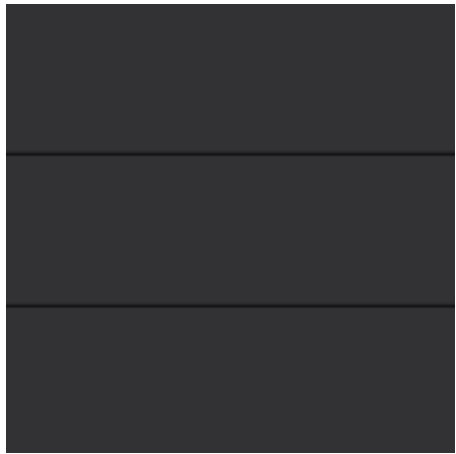
VERTICAL CLADDING:  
Timber look or similar



VERTICAL  
SCREENING (S1):  
Timber look or similar



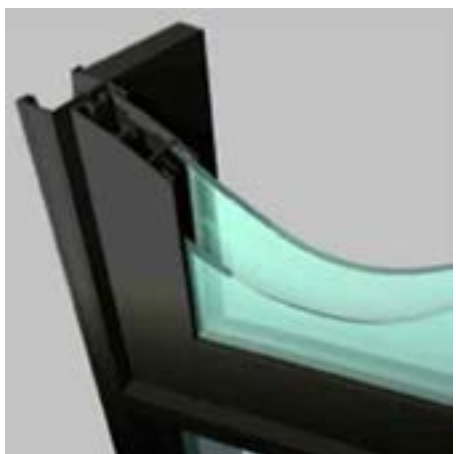
PERFORATED  
SCREENING (S2):  
Dark grey or similar



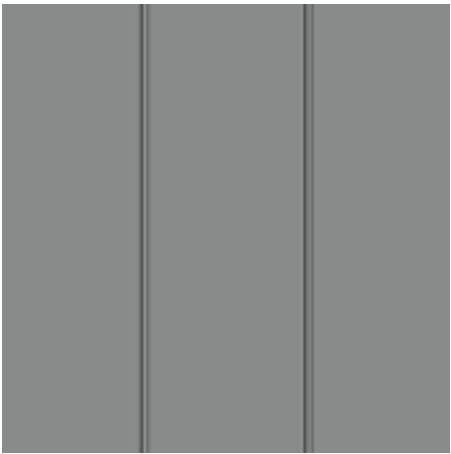
GARAGE DOORS:  
Dark grey or similar



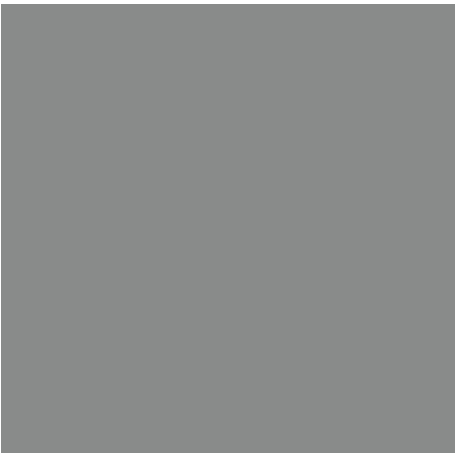
CAPPINGS, DOWNPIPES,  
BEAMS & SHROUDS:  
Dark grey or similar



WINDOW FRAMES:  
Black or similar



KLIP-LOK ROOF:  
Grey or similar



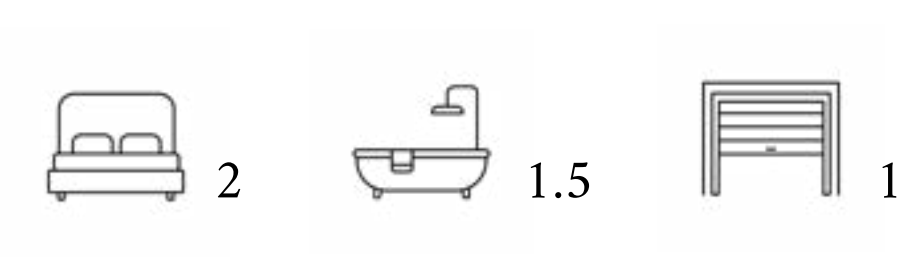
DRIVEWAY:  
Muted colour or similar

# Townhomes Sizes

01

2 BDR

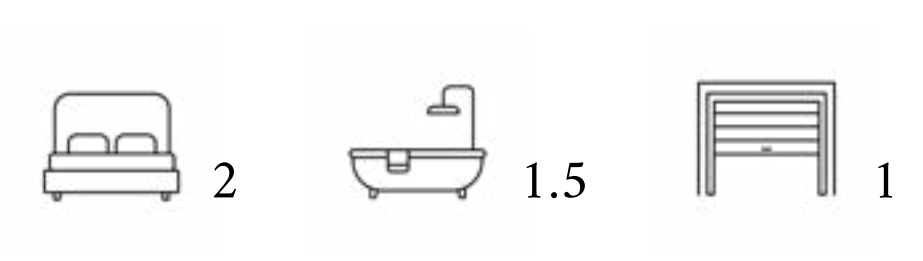
12.7 squares



02

2 BDR

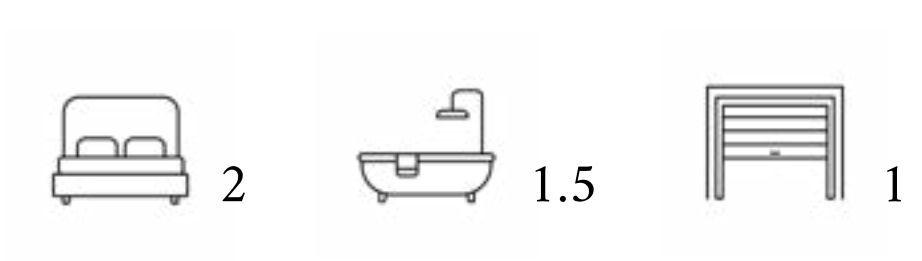
12.7 squares



03

2 BDR

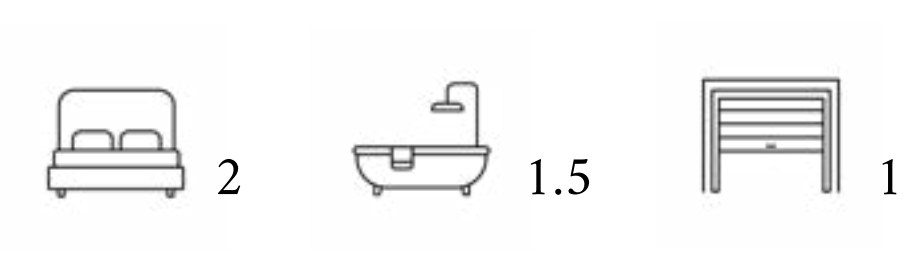
12.7 squares



04

2 BDR

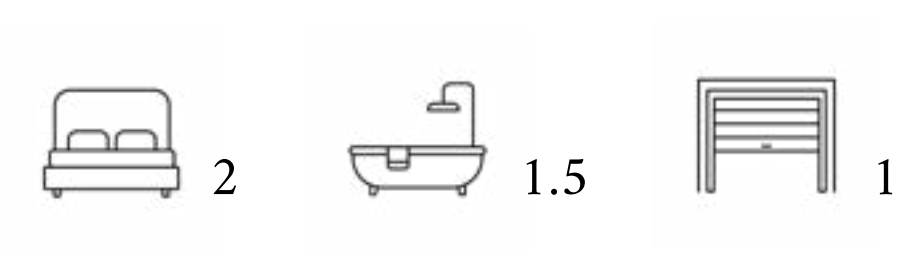
12.7 squares



05

2 BDR

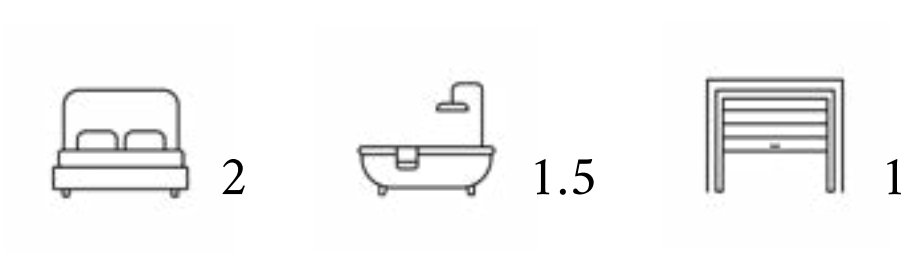
12.7 squares



06

2 BDR

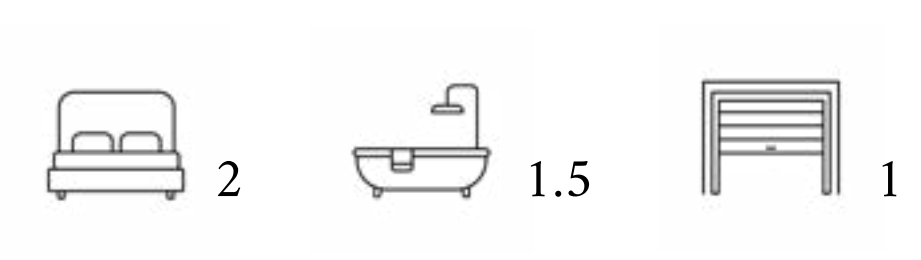
12.7 squares



07

2 BDR

12.7 squares









## Open and Spacious Designed Kitchen and Living Areas





Living Areas flowing to  
Outdoor Balcony





# High Quality Finishes and Appliances



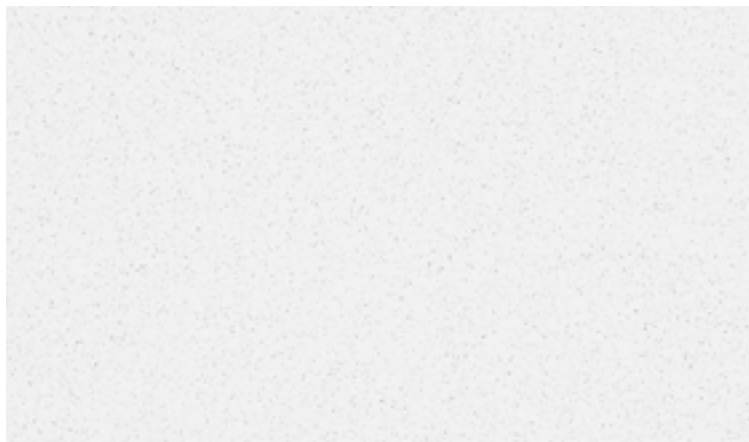
WESTINGHOUSE  
Electric oven 60 cm



WESTINGHOUSE  
Stove top 60 cm



WESTINGHOUSE  
Dishwasher



KITCHEN BENCHTOP  
40mm ceaser stone  
intense white



KITCHEN SPLASHBACK  
White matt tile



KITCHEN CABINET  
Colours: prime oak/white



KITCHEN/LIVING FLOORING  
Matt Engineered floating European oak



# High Quality Bathroom Finishes



NERO MECCA  
Bathroom wall mixer



KOKO TOILET SUITE  
Wall faced gloss white



STUDIO 39 SOHO  
Wall and floor natural tile





## Well Sized Bedrooms

Well sized cupbaords.  
High quality carpet.



QUEST MANTRA  
Night sky

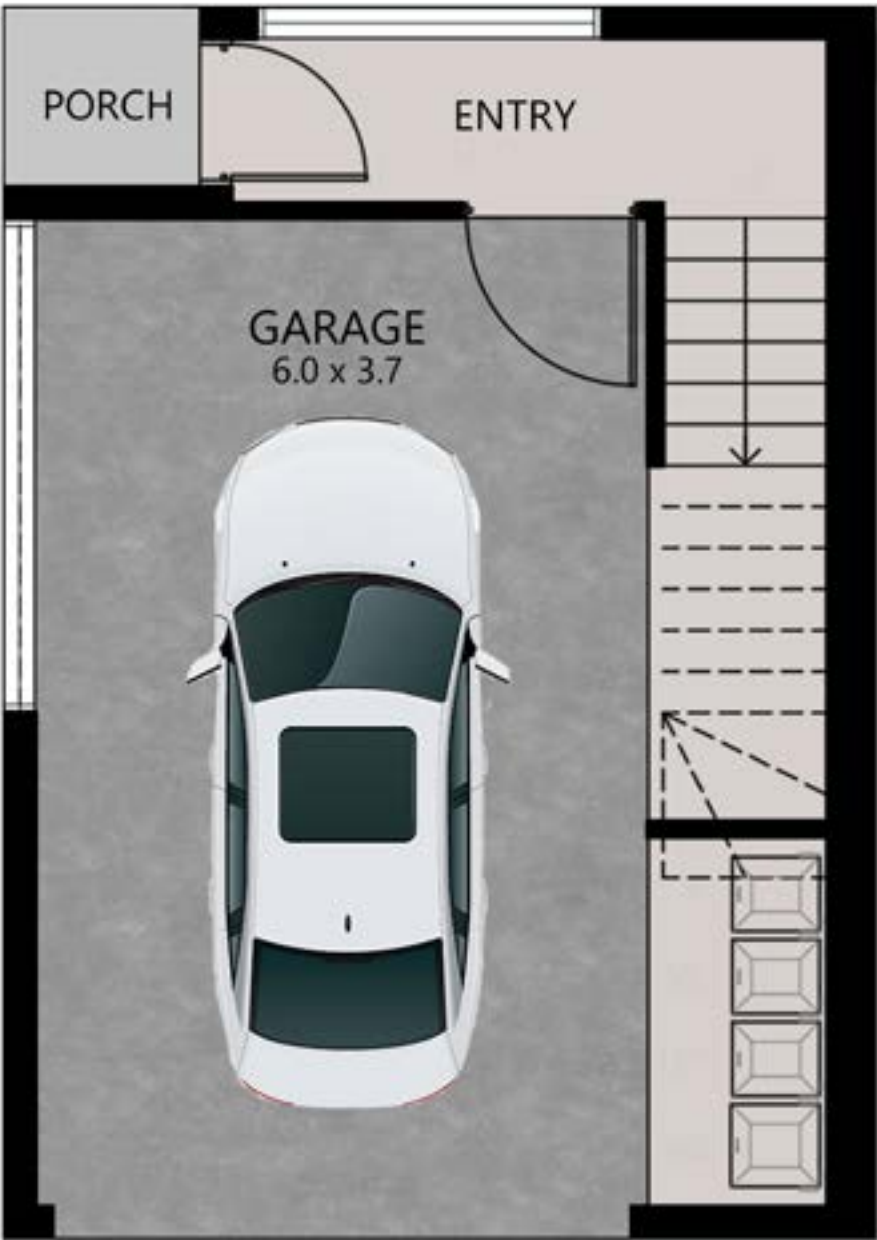




# Floor Plan

## Unit 01

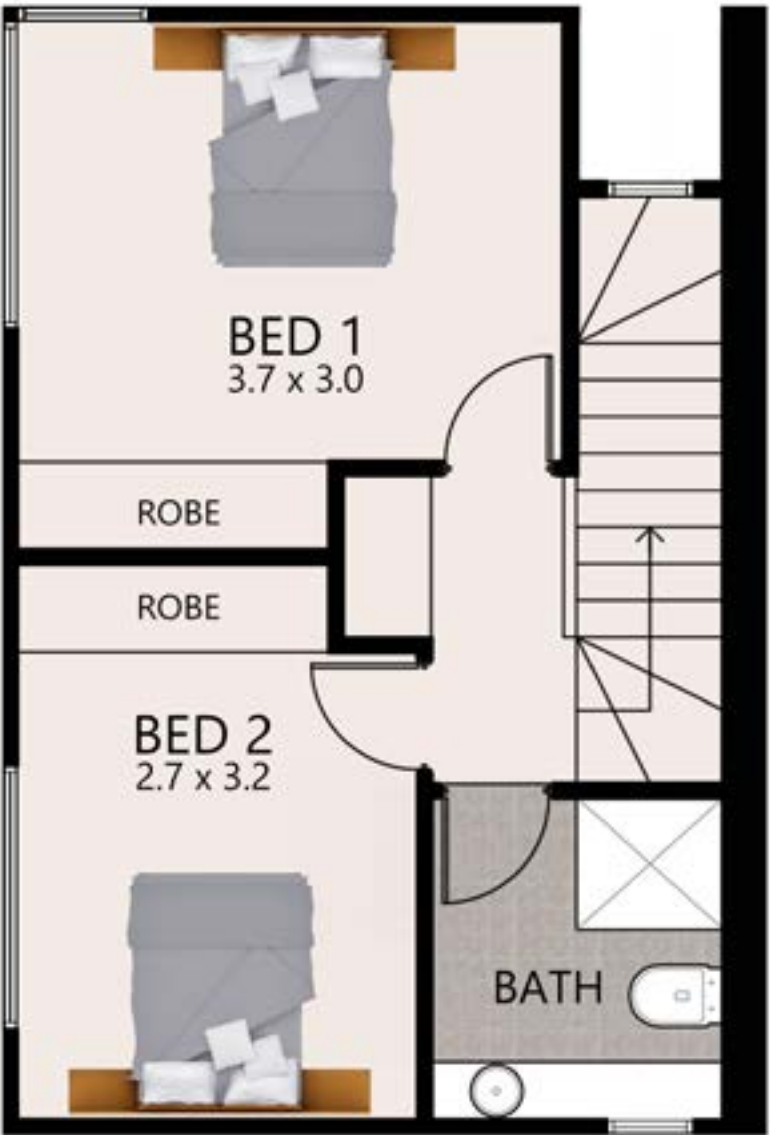
Ground floor



First floor



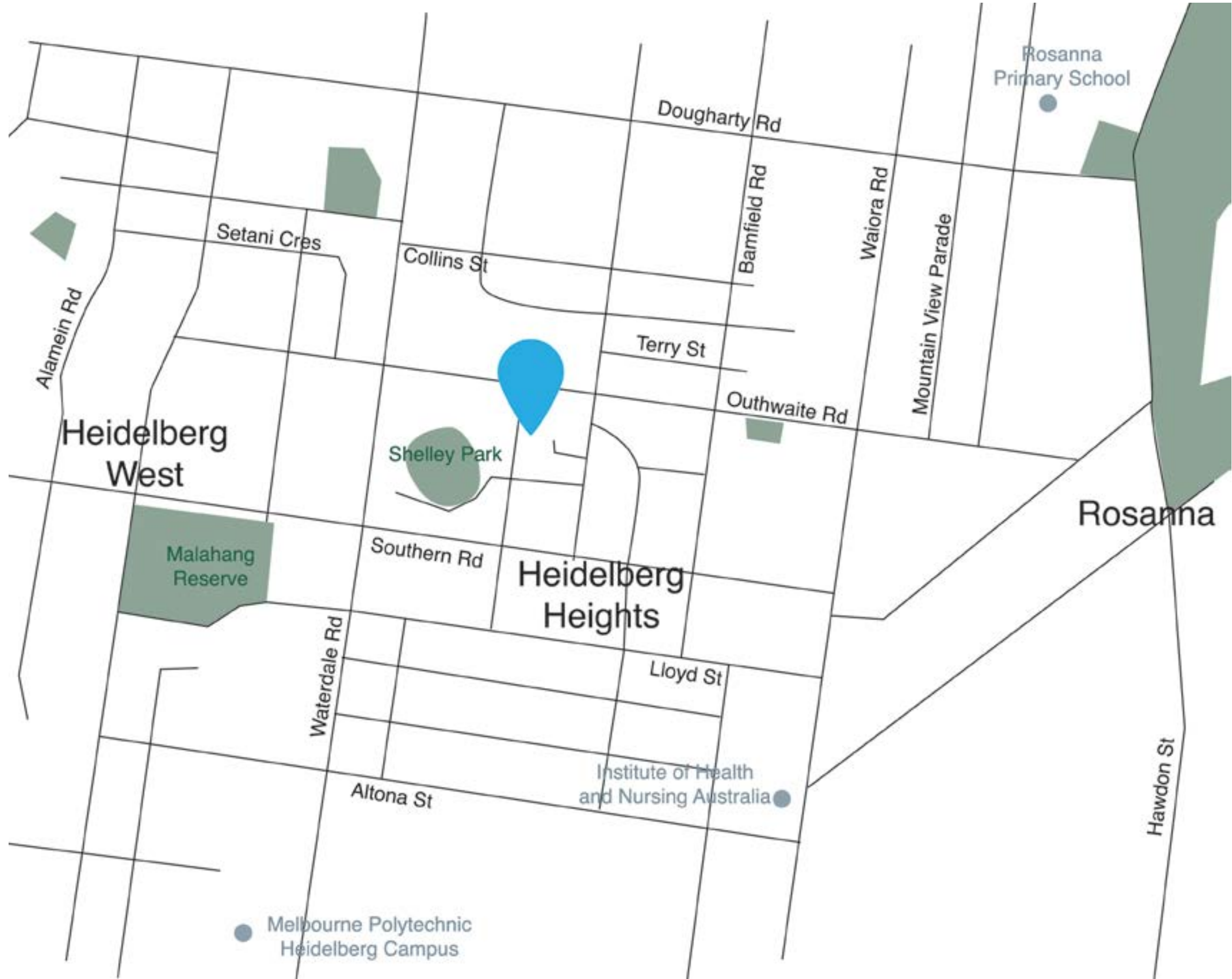
Second floor



NOTE: these plans are for illustration purposes only and may be subject to change.  
All dimensions are an approximate only and may vary.



# Location



In a lifestyle location, these stunning townhouses are a short distance from bus services on Southern and Waioara Road, Northland Shopping Centre, Rosanna Village and Train Station, Burgundy Street shops and cafes, La Trobe University, Austin/Mercy Hospitals, Warringal Shopping Centre.

Well-regarded schools in the area, a vast array of local parks, walking trails and recreational facilities.





Ninexnine is a Melbourne based development company with the desire for everyone to own a home.

Ninexnine works and partners exclusively with Oaklake homes to build all its current and future developments.  
Oaklake homes has built a strong and proud reputation over the last 20 years of building luxury home and multi-unit developments.

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