



# ROSELEA

RESIDENCES

BOX HILL NORTH

Blending stunning quality with spacious, relaxed, and inviting living, Roselea Residences offers an exclusive Box Hill lifestyle that truly has families in mind.



Artist's Impression

# Home is where the heart belongs.

Experience elegance and sophistication through both levels of each carefully crafted townhouse. Generous lounge and dining zones are bathed in natural light and offer relaxed spaces for casual, everyday living. Incorporated into each central living hub is the gleaming gourmet kitchen, which is a marvelous space for home cooks with all the modern tricks including sleek stone benchtops, ample storage with soft-closing joinery, and premium stainless steel gas appliances.



Artist's Impression



Artist's Impression

A marvelous space for home cooks with all the modern tricks.



Artist's Impression

You'll look forward  
to coming home.

Clean and graceful interiors are complemented by high end fittings and fixtures to produce rooms that are inviting yet ultra-modern. Each bedroom will be a welcome space to retire to at day's end, with the convenience of a ground floor master haven offering a spacious walk-in robe and sumptuous ensuite. The upstairs level will further showcase a gorgeous central bathroom complete with exceptional tapware and tiling, while a quiet retreat or kid's play room adds even greater living flexibility.

Each bedroom will  
be a welcome space to  
retire to at day's end.



Artist's Impression

BEDROOM / BATHROOM

Roselea Residences  
is the perfect place  
to grow.

With a thoughtful focus on high end quality, incredible versatility, and generous spaces to lounge and dine, each one of these impressive townhouses delivers on all fronts. Six architecturally-designed dual level residences make up this exclusive offering, all of which will have irresistible appeal to families of all shapes and sizes as well as those searching for the perfect modern downsizer.

Residents will love the  
tranquil & serene surrounds.



Artist's Impression

# A connection to the rest of Melbourne and beyond.

Box Hill is one of Melbourne's most accessible suburbs thanks largely to its vast public transport options and close proximity to major arterials. Box Hill Station located in Box Hill Central has trains running constantly into the CBD, while trams on Maroondah Highway and a well-connected

bus network means you'll never be stranded. The Eastern Freeway and Eastlink enables you to reach the city and further east in no time at all, while the Koonung Creek Trail is great for bike riders with this path going all the way to Burke Road where it joins the Main Yarra Trail.



EASTERN  
FREEWAY

BOX HILL  
HOSPITAL

BOX HILL  
GARDENS

KINGSLEY  
GARDENS

DANDENONG  
RANGES

TRANSPORT  
HUB  
Trains, Trams  
& Buses

BOX HILL  
CENTRAL

SURREY  
PARK

AQUA  
LINK



# A vibrant and colourful lifestyle awaits those who dare.



Splashed with a wealth of fantastic restaurants, charming cafés, specialty shops, and supermarkets, you have everything you need right at your fingertips. Box Hill Central is the beating heart of the area, with this popular shopping hub a lively mix of everything retail whether you're searching for the freshest fruit and produce, fashion,

electronics, and everything in between. Nearby Kerrimuir Shopping Centre ticks all your shopping boxes with a butcher, bakehouse, newsagent, cafés, and pharmacy just to name a few, while the North Blackburn Shopping Centre and Westfield Doncaster Shopping Centre are only minutes away by car.

For those with a fondness for breezy weekend strolls, after work runs, or just playing footy with the kids on the weekend, there is no shortage of green parks and reserves to choose from including Springfield Park, Frank Sedgman Reserve, Elgar Park, and Koonung Creek Linear Park.

The fantastic Kerrimuir Primary School is situated just metres from your door, while Box Hill North Primary School, Koonung Secondary College, and Old Orchard Primary School are other excellent learning institutions in the area. You have a number of kindergartens and early learning centres nearby, as well as Box Hill Institute.



## A relaxed lifestyle that families can truly embrace.

# The true heart of Melbourne.

## FOOD & BEVERAGE

1. Red Cup Café
2. Gami Chicken & Beer
3. Sut & Wine
4. China Chilli
5. The Penny Drop
6. Kitchen Republic
7. Platform 3
8. Roast Duck Inn
9. Tien Dat
10. Dainty Sichuan

## SCHOOLS

11. Kerrimuir Primary School
12. Box Hill Early Learning Centre
13. St Francis Xavier's Catholic Primary
14. Our Lady of Sion College
15. Box Hill North Primary School
16. Koonung Secondary College
17. Box Hill Senior Secondary College
18. Box Hill Institute

## PARKS

19. Koonung Creek Linear Park
20. Elgar Park
21. Tassells Park
22. Bushy Creek Parklands
23. Springfield Park
24. Box Hill Gardens
25. Box Hill City Oval

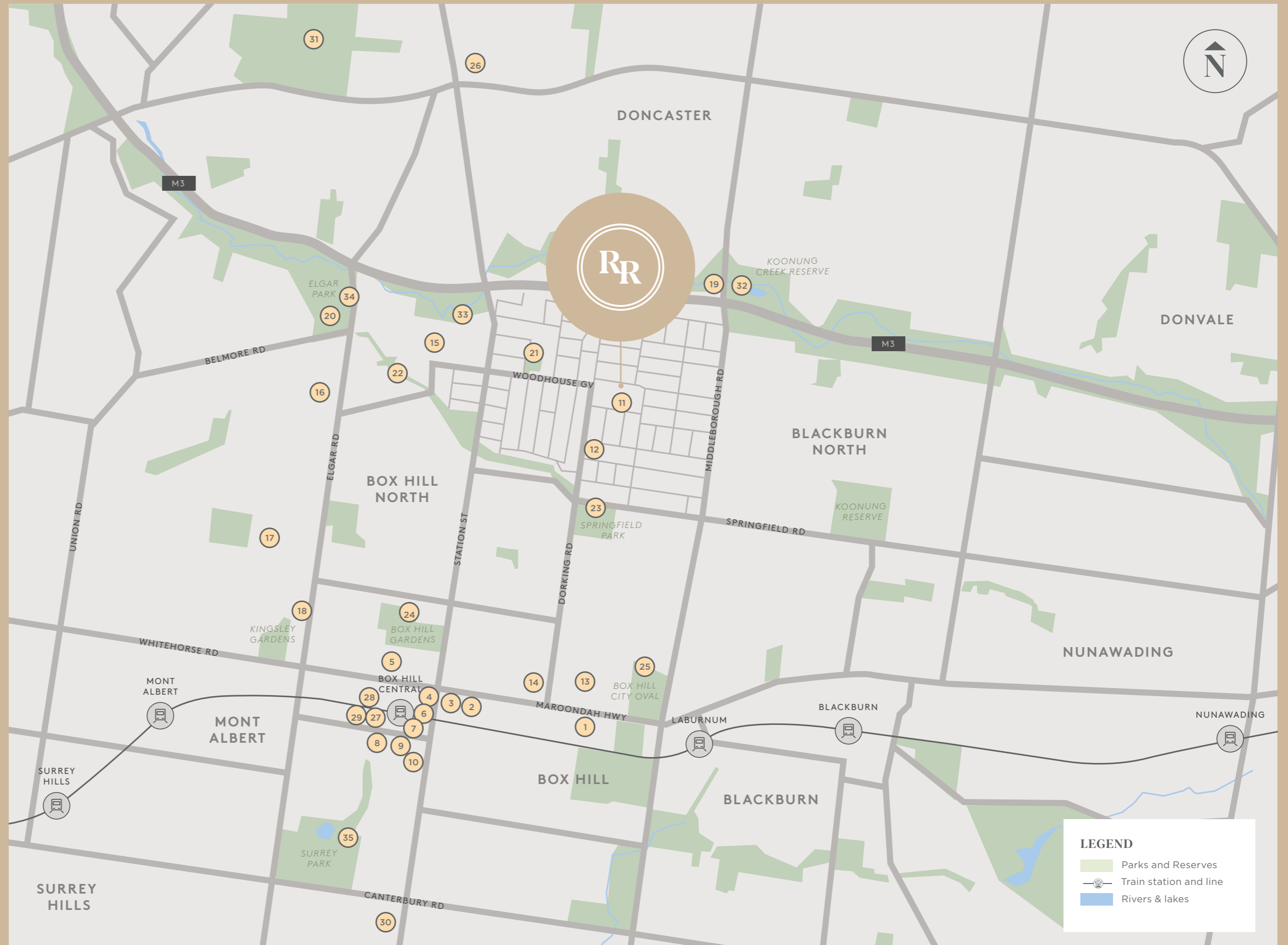
## SHOPPING

26. Westfield Doncaster
27. Box Hill Central
28. Woolworths Supermarket
29. Coles Supermarket
30. Aldi Supermarket

## SPORTS / FITNESS

31. Eastern Golf Club
32. Koonung Creek Trail
33. Box Hill North Tennis Club
34. Box Hill North Supers Football Club
35. Aqualink Box Hill

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**LEGEND**

- Parks and Reserves
- Train station and line
- Rivers & lakes



