



EASTWOOD

MONASH

29 BROWNS ROAD, CLAYTON





EASTWOOD MONASH

CLAYTON STATION
🚗 3 min
🚆 30 min
to CBD

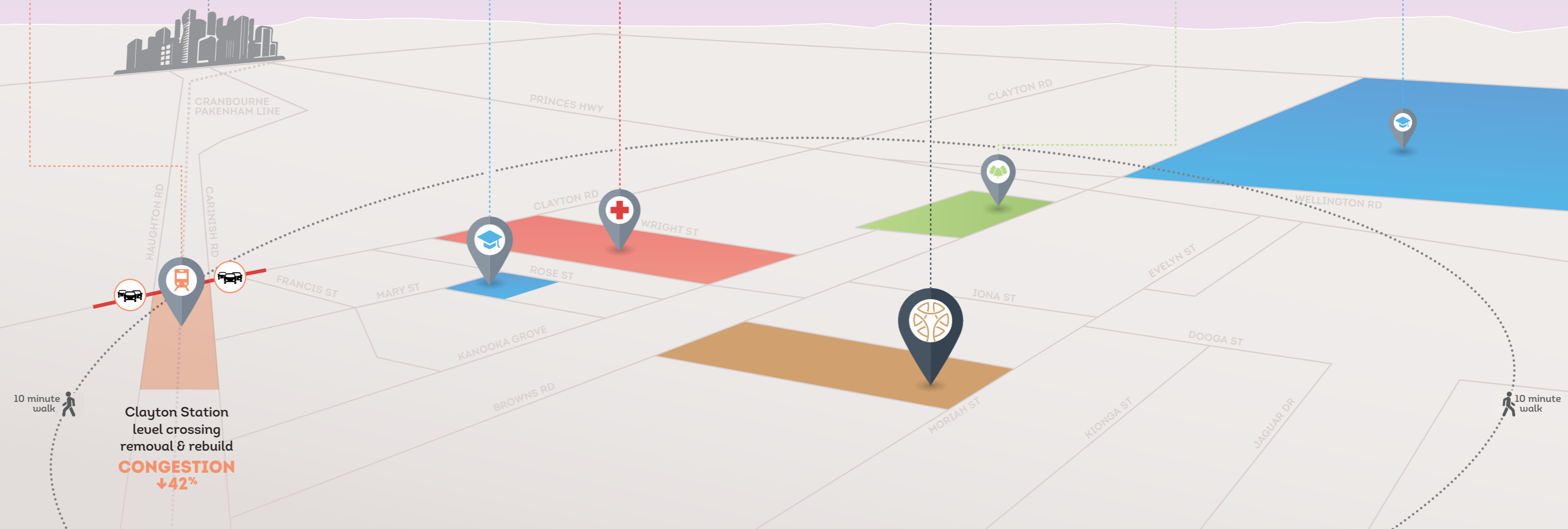
CBD
🚗 27 min

**ST PETER'S
PRIMARY
SCHOOL**
🚗 2 min

**MONASH
MEDICAL
CENTRE**
🚗 1 min

**FREGON
RESERVE**
🚗 1 min

**MONASH
UNIVERSITY
CLAYTON**
🚗 3 min



Clayton Station
level crossing
removal & rebuild
CONGESTION
↓42%



MASTER PLAN

Browns Road





EASTWOOD

MONASH

TOWNHOUSES

3 bed/study (7 types) • 4 bed/study (2 types)
5 bed/study (5 types) • 6 bed/study (2 types)











Artist's impression



04

05



Artist's impression





Artist's impression

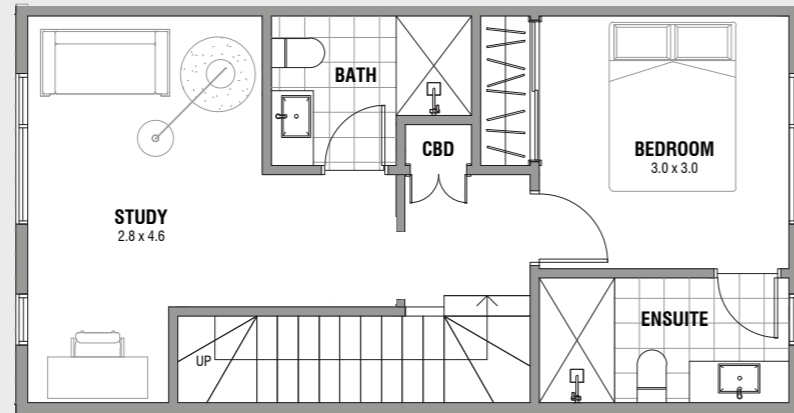
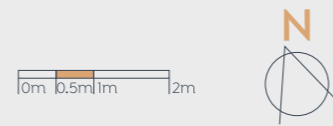


Artist's impression

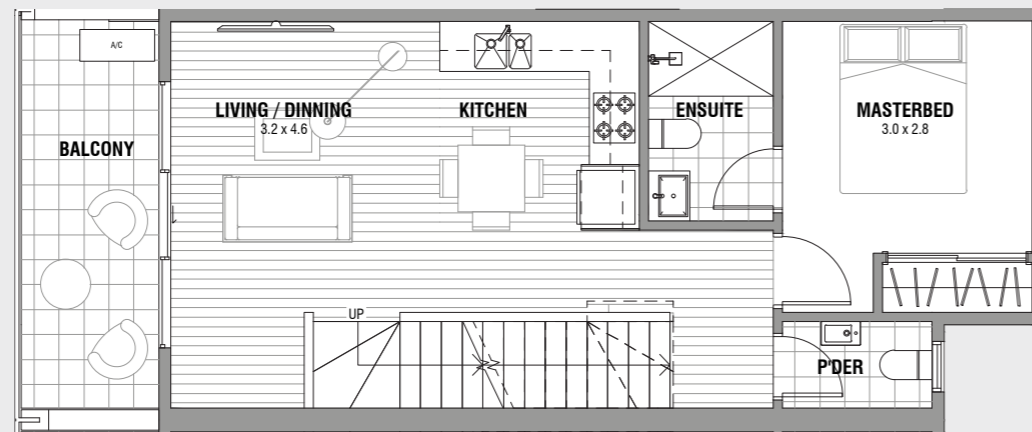


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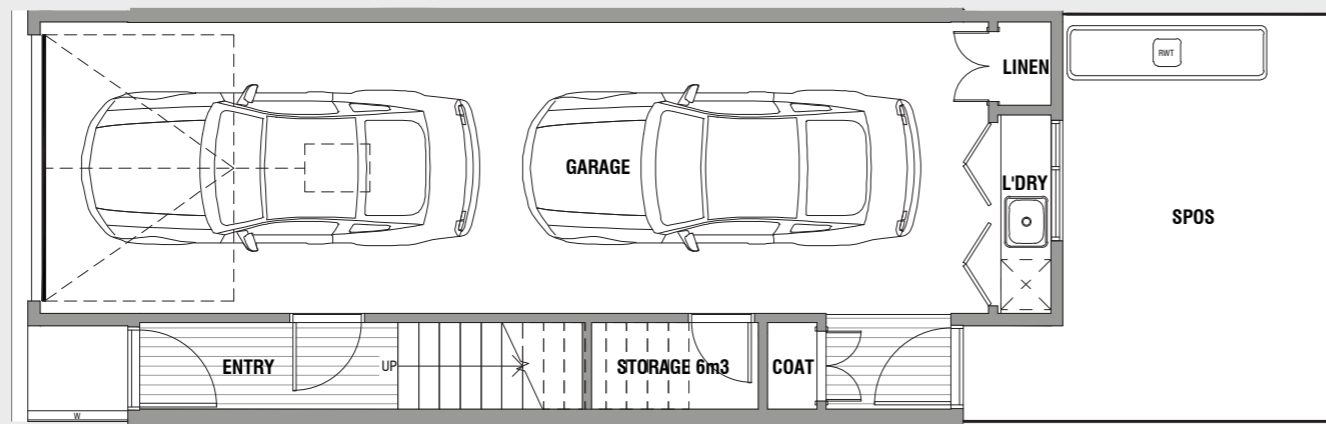
TOWNHOUSES
3 BEDROOM/STUDY



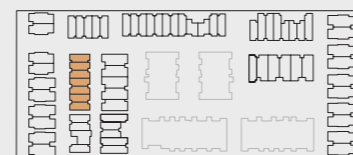
Second Floor



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 1

3 BED/STUDY • 3.5 BATH • 2 CAR GARAGE

Size

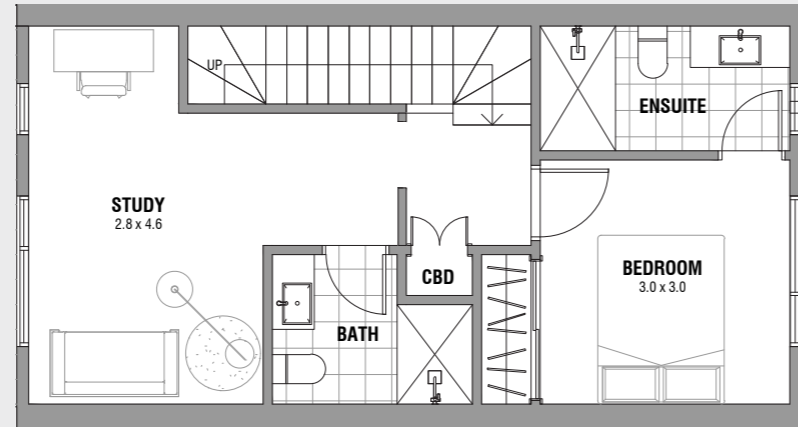
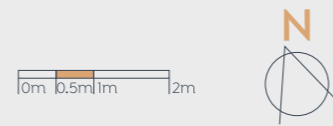
Internal area: 156m²

External area: 28m²

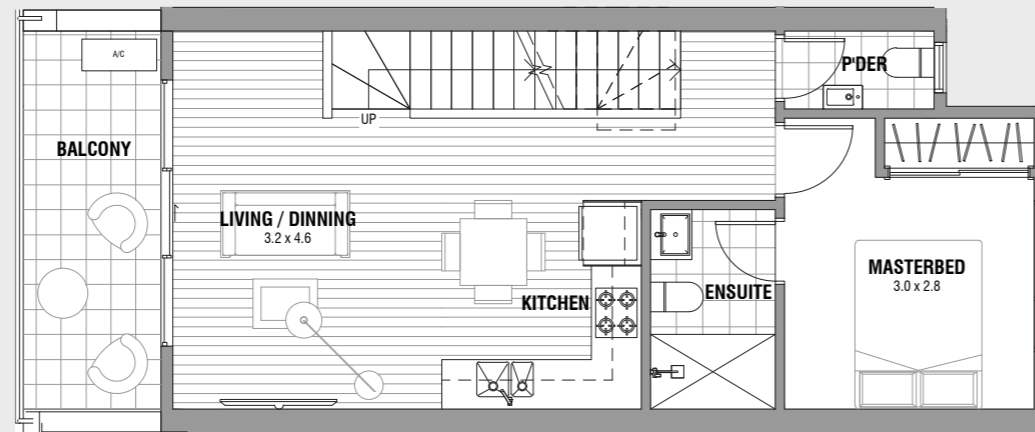
Lots:

11[^], 12, 13*, 14, 15*, 16, 17*[^]

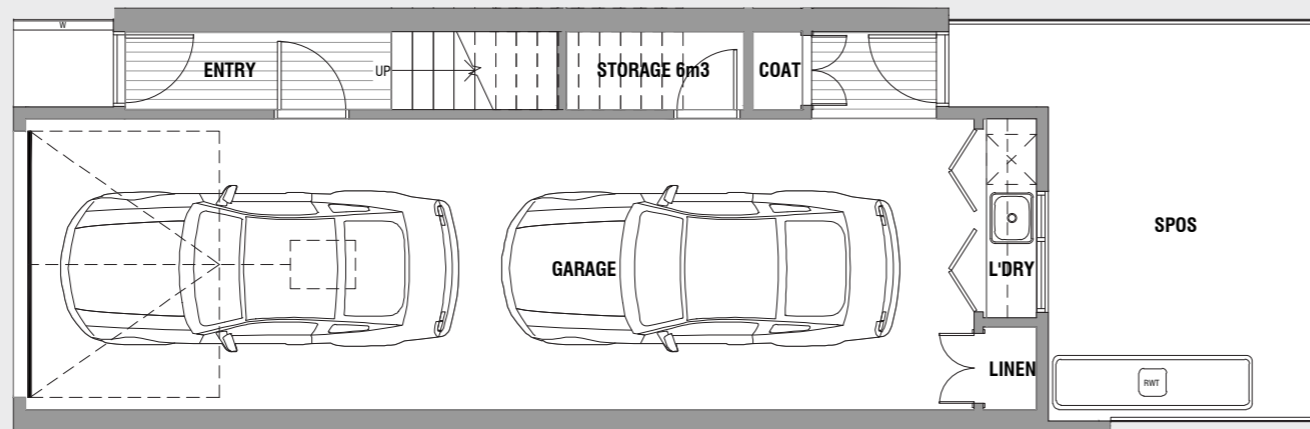
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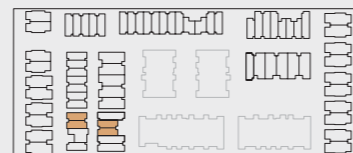
Second Floor



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 1.1

3 BED/STUDY • 3.5 BATH • 2 CAR GARAGE

Size

Internal area: 153m²

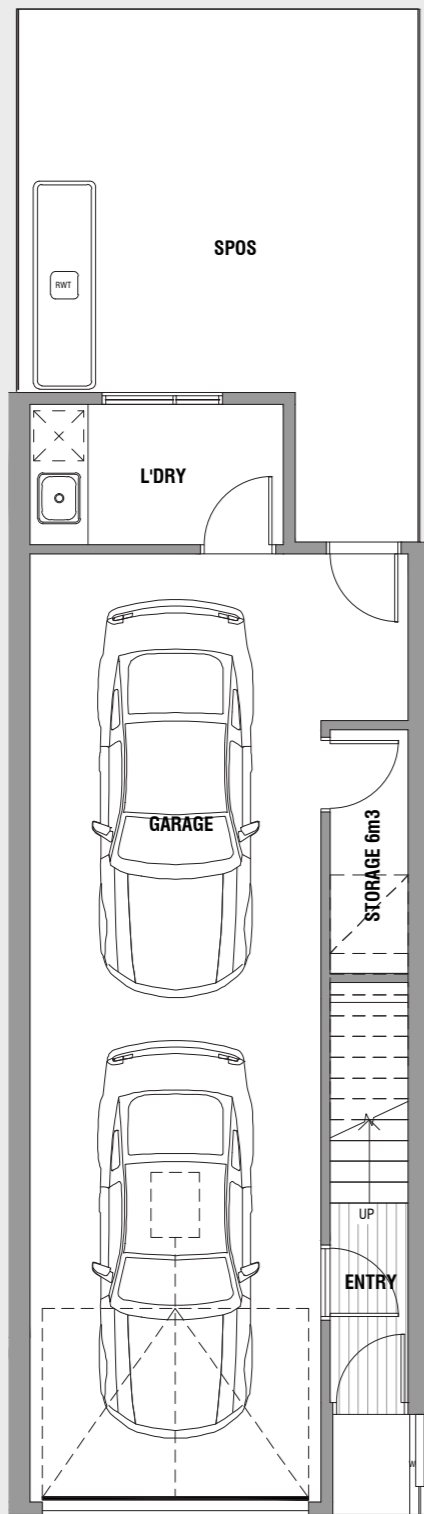
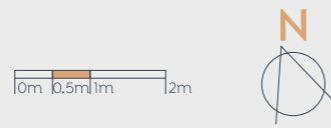
External Area: 27m²

Lots:

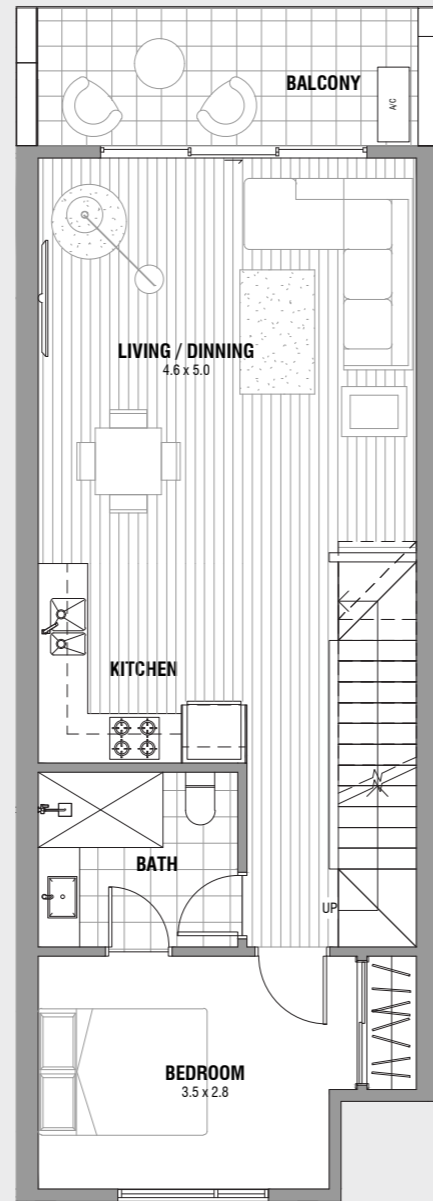
18^{*}, 19, 28, 29^{*}

* Mirror Lots ^ End lots *Back lots

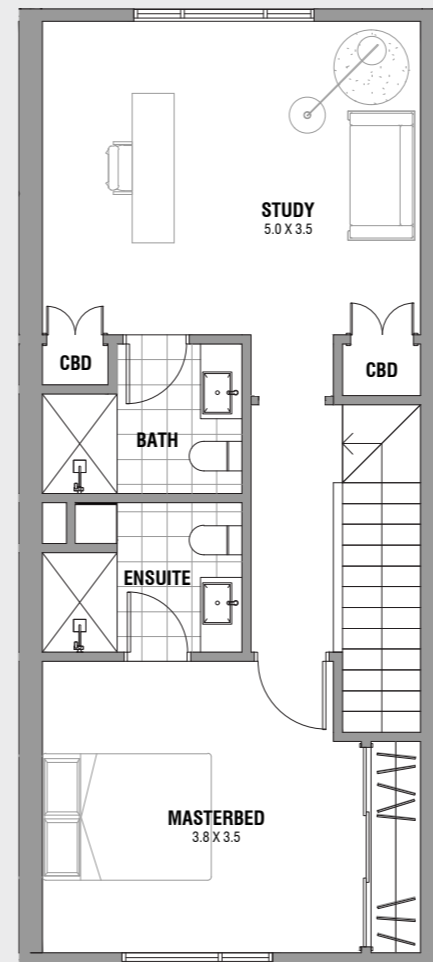
Dimension and areas are approximate and subject to change. Internal measurements are taken from centre line of party walls and external face of outside wall. Prospective purchasers must rely on their own enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



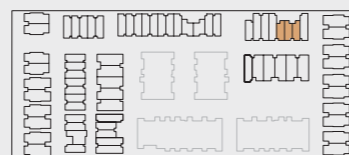
Ground Floor



First Floor



Second Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 1.2

3 BED/STUDY • 3 BATH • 2 CAR GARAGE

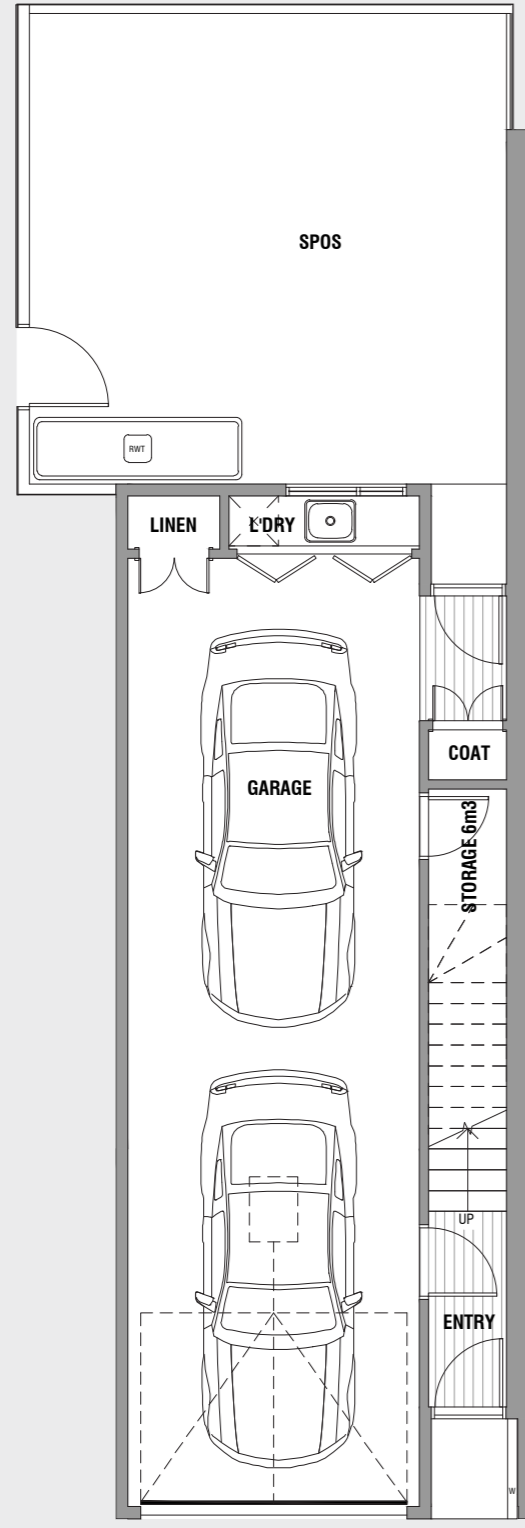
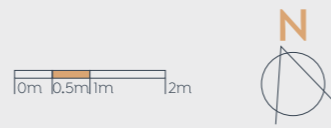
Size

Internal area: 176m²
External area: 35m²

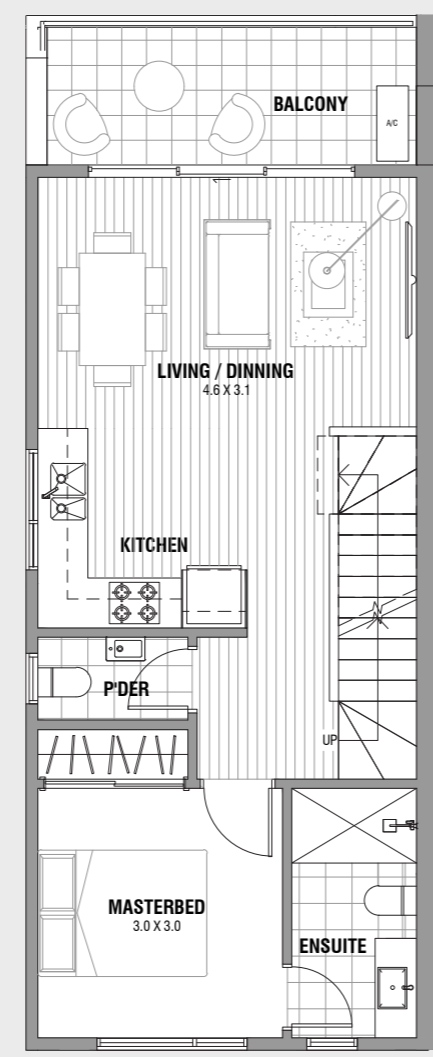
Lots:

53*, 54, 55*

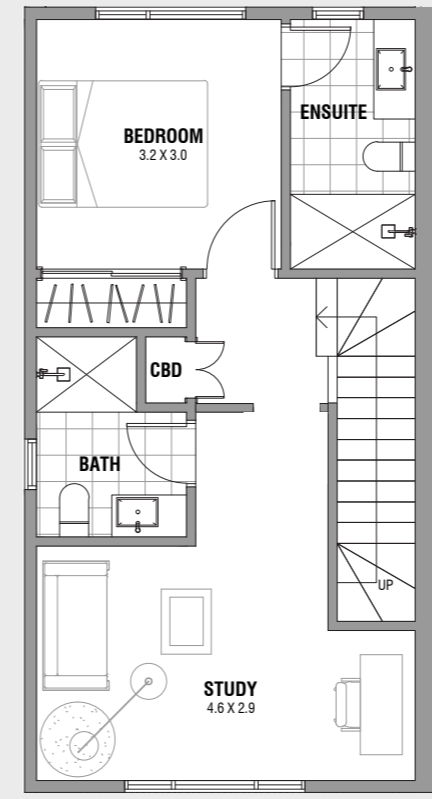
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



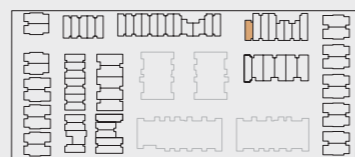
Ground Floor



First Floor



Second Floor



Ground Floor



EASTWOOD MONASH

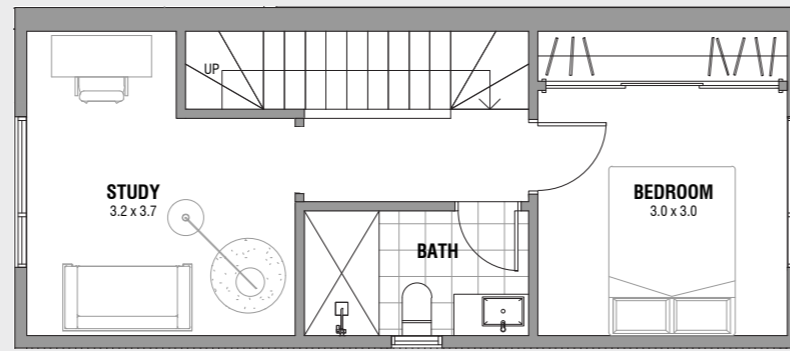
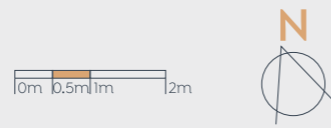
TOWNHOUSE TYPE 1.3

3 BED/STUDY • 3.5 BATH • 2 CAR GARAGE

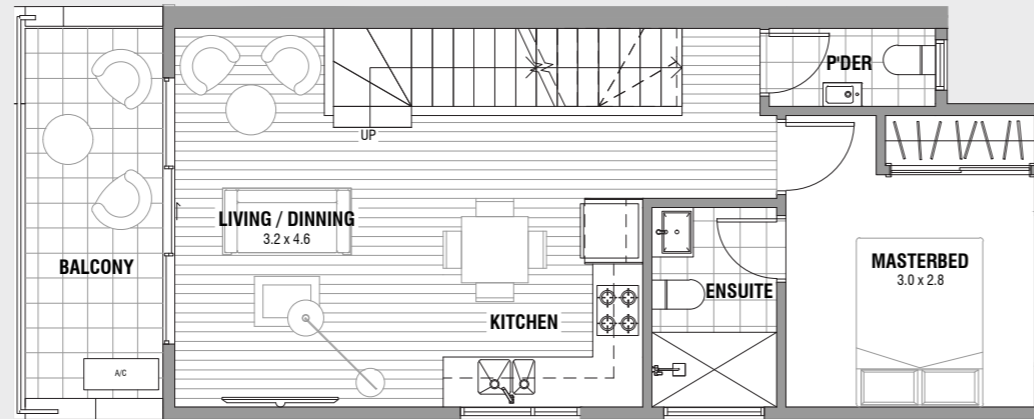
Size
Internal area: 155m²
External area: 46m²

Lot:
49

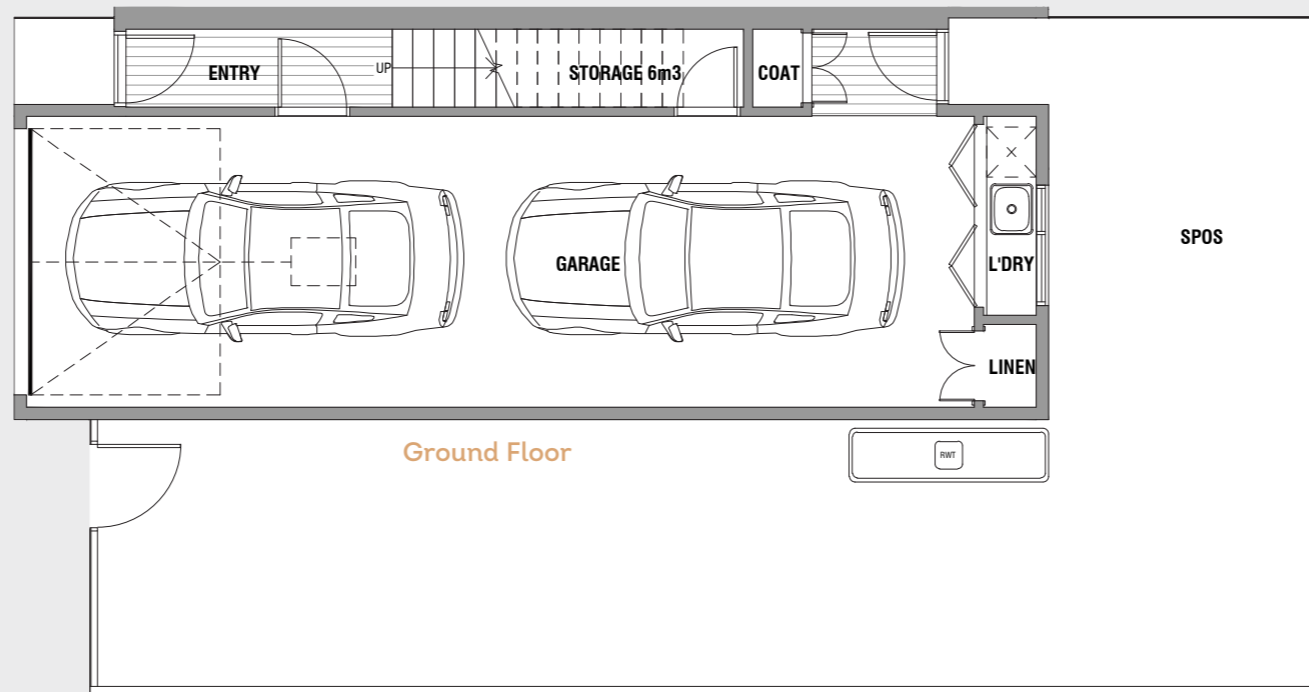
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



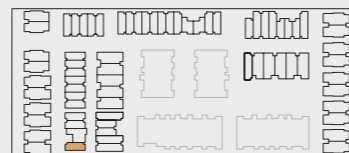
Second Floor



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 1.4

3 BED/STUDY • 2.5 BATH • 2 CAR GARAGE

Size

Internal area: 145m²

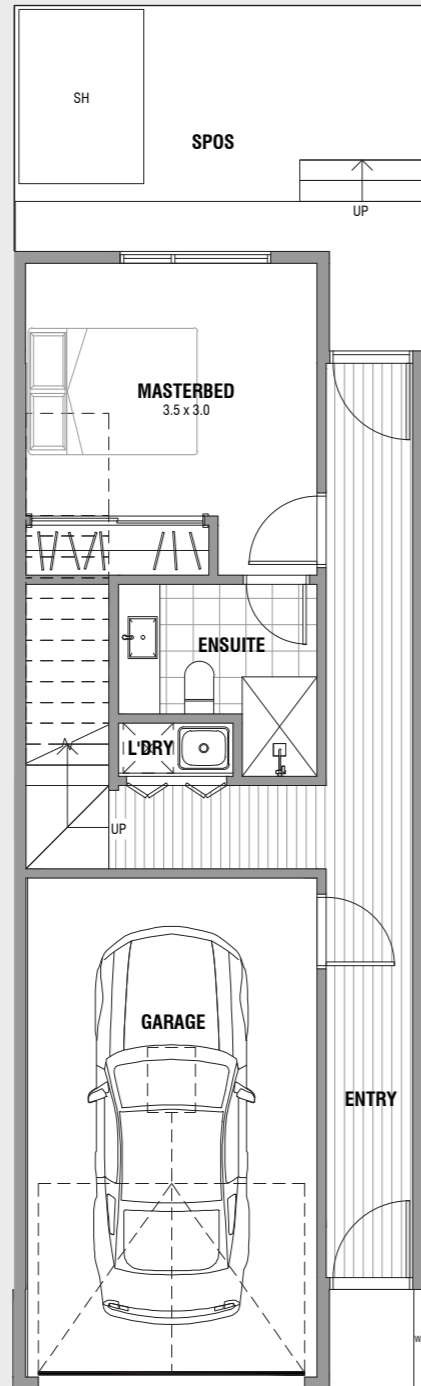
External area: 77m²

Lot:

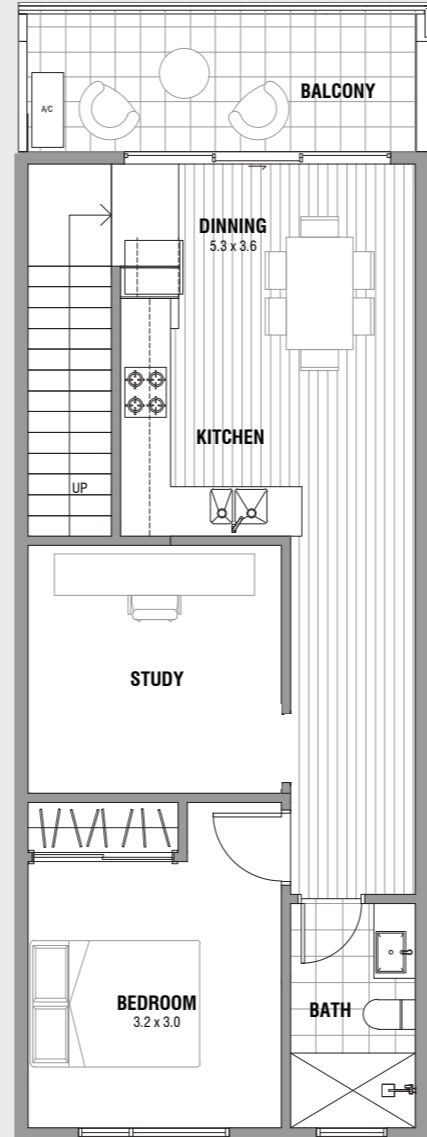
21

enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.

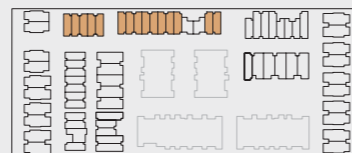
10m 0.5m 1m 2m



Ground Floor



First Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 4

3 BED/STUDY • 2 BATH • 1 CAR GARAGE

Size

Internal area: 123m²

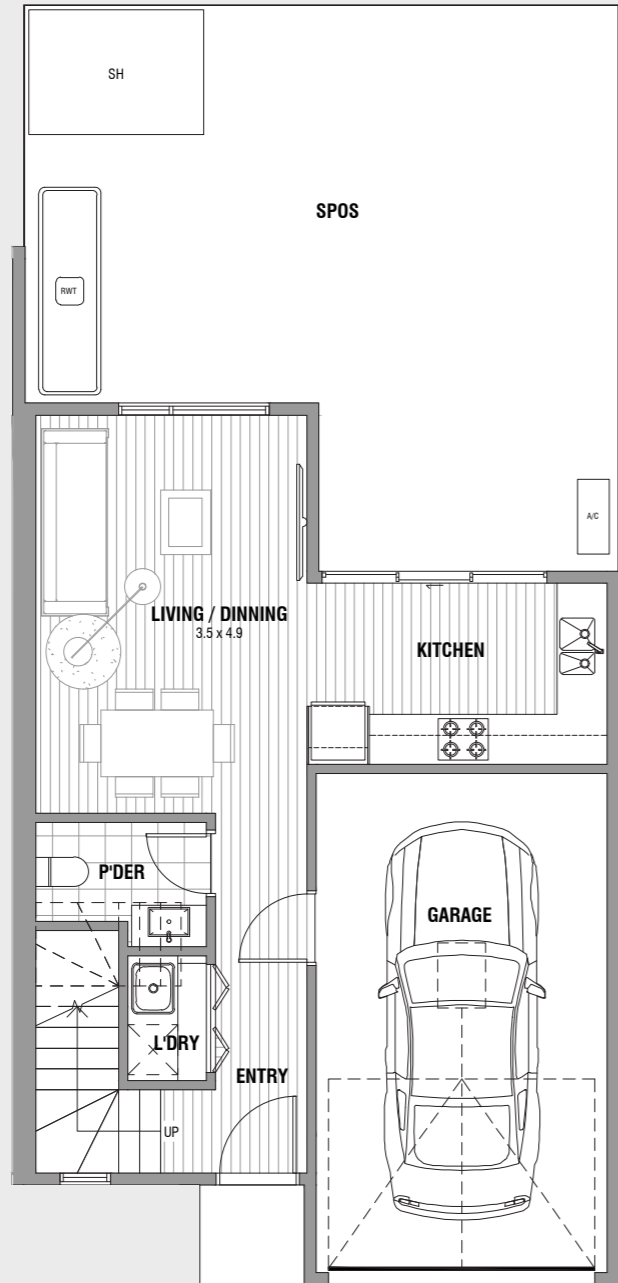
External area: 26m²

Lots:

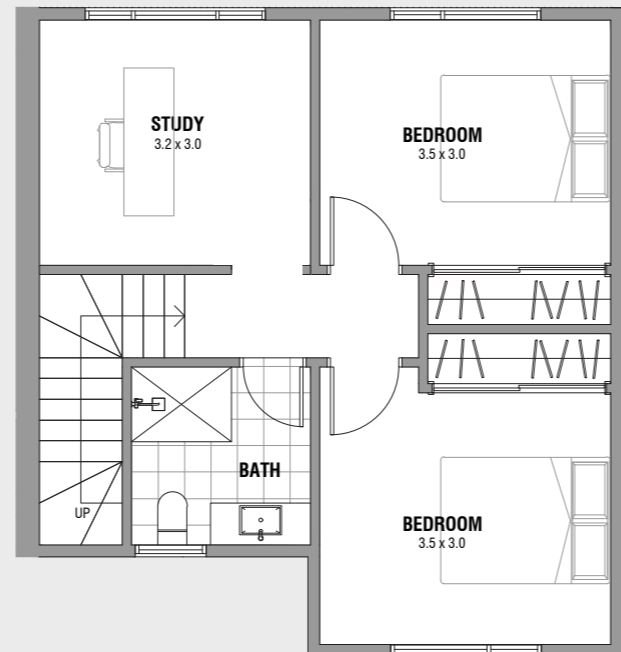
32[^], 33, 34*, 35, 36*[^], 37[^], 38, 39*, 40, 41*, 42,
43*, 44, 47*, 48*[^]

enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.

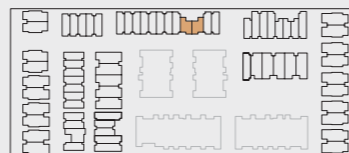
0m 0.5m 1m 2m



Ground Floor



First Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 6 3 BED/STUDY • 1.5 BATH • 1 CAR GARAGE

Size

Internal area: 116m²

External area: 46m²

Lots:

45, 46*

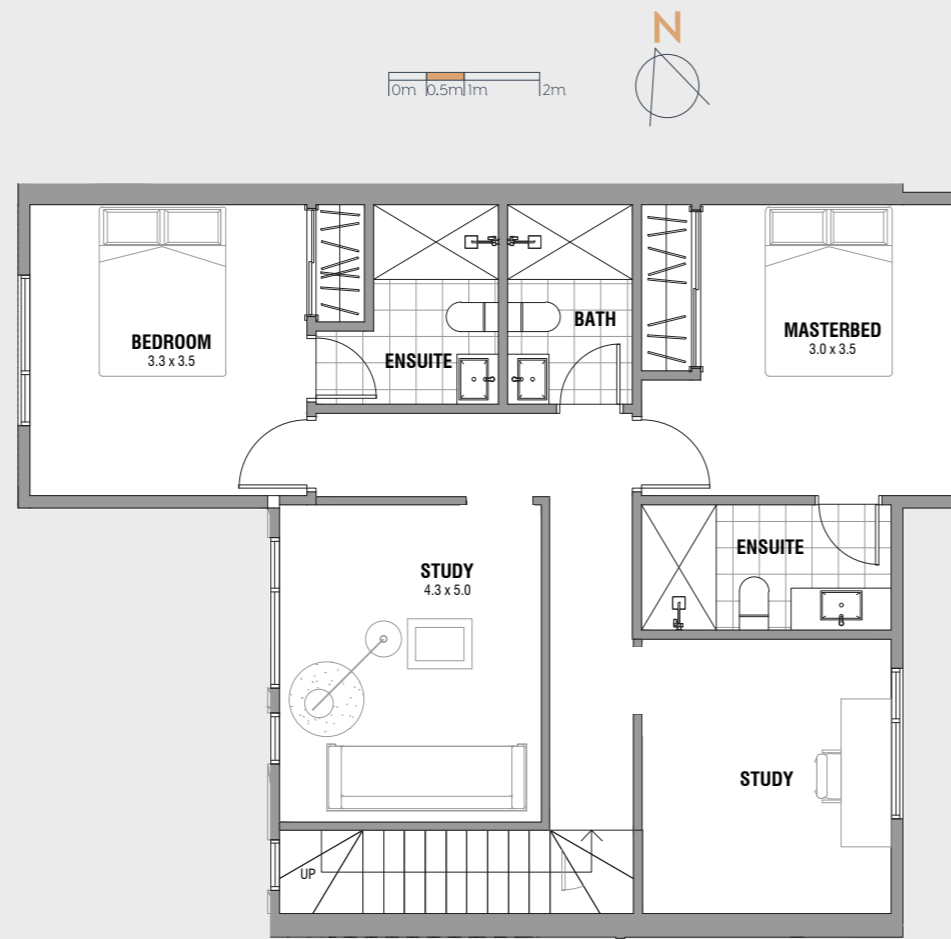
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



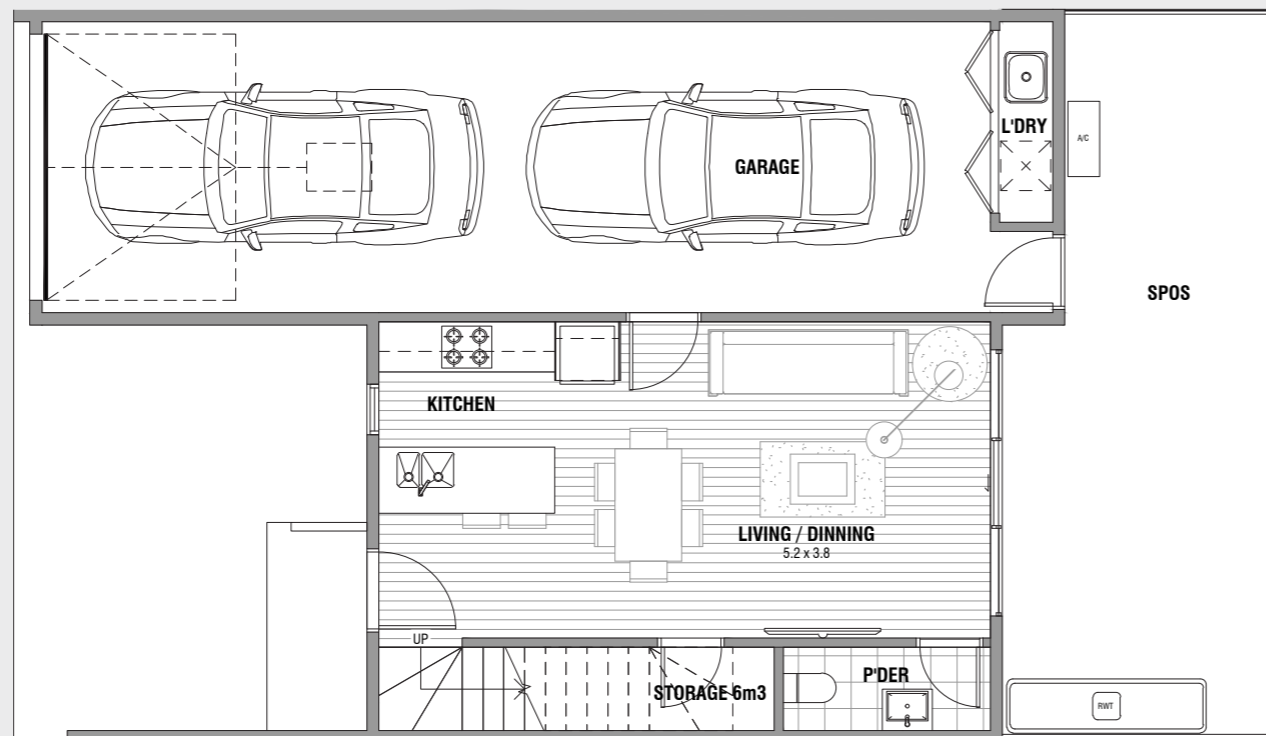
EASTWOOD

MONASH

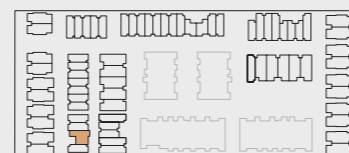
TOWNHOUSES
4 BEDROOM/STUDY



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 5

4 BED/STUDY • 3.5 BATH • 2 CAR GARAGE

Size

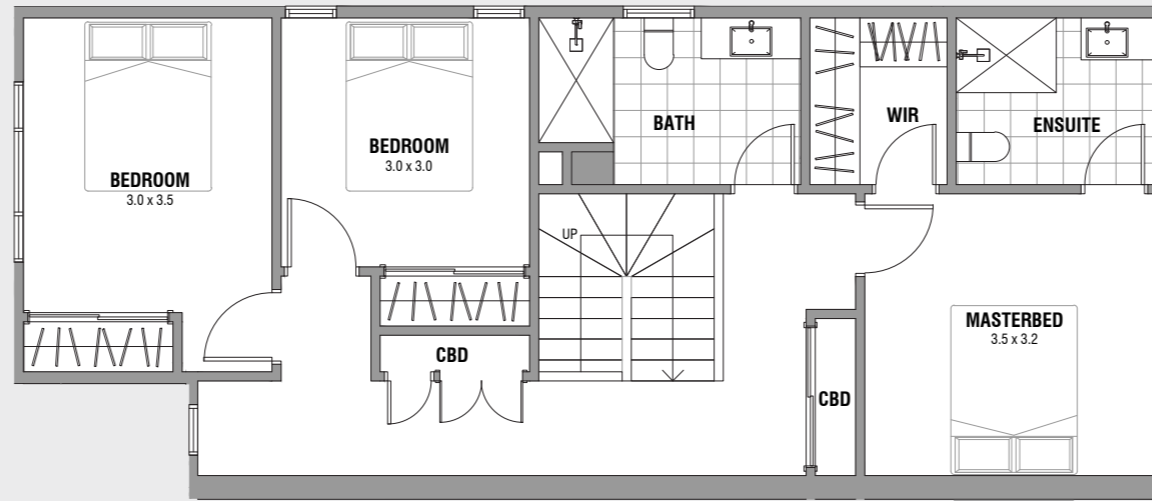
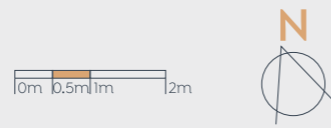
Internal area: 167m²

External area: 56m²

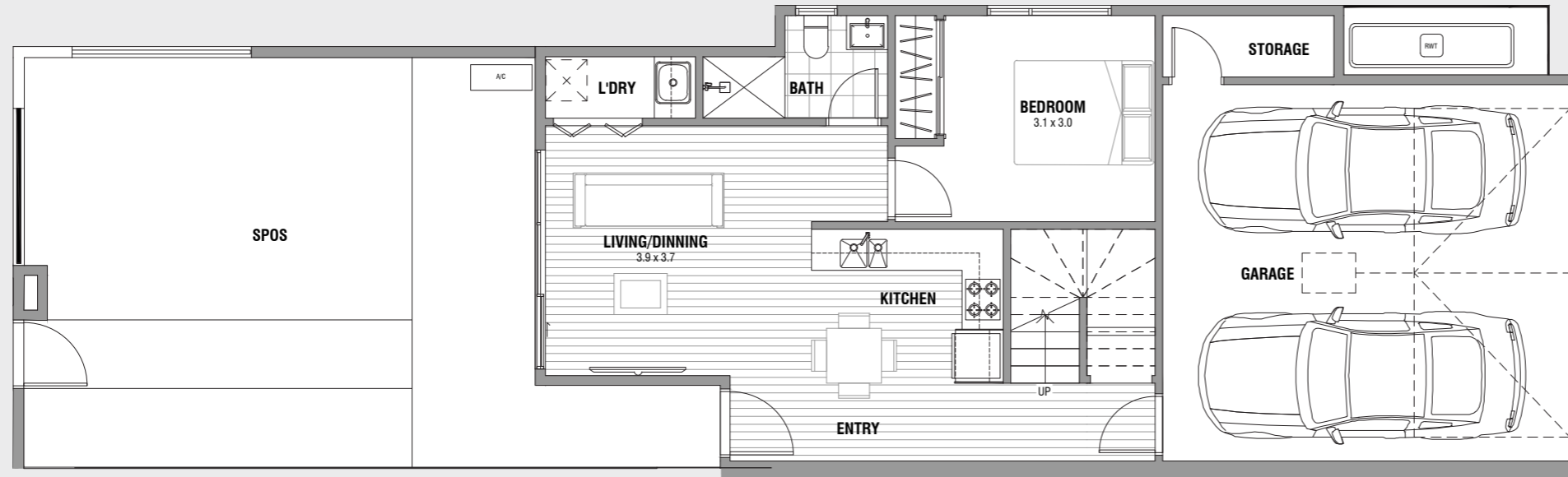
Lot:

20

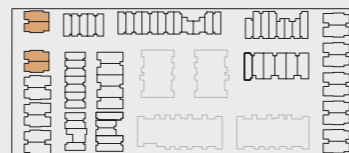
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 7

4 BED • 3 BATH • 2 CAR GARAGE

Size
Internal area: 173m²
External area: 54m² to 83m²

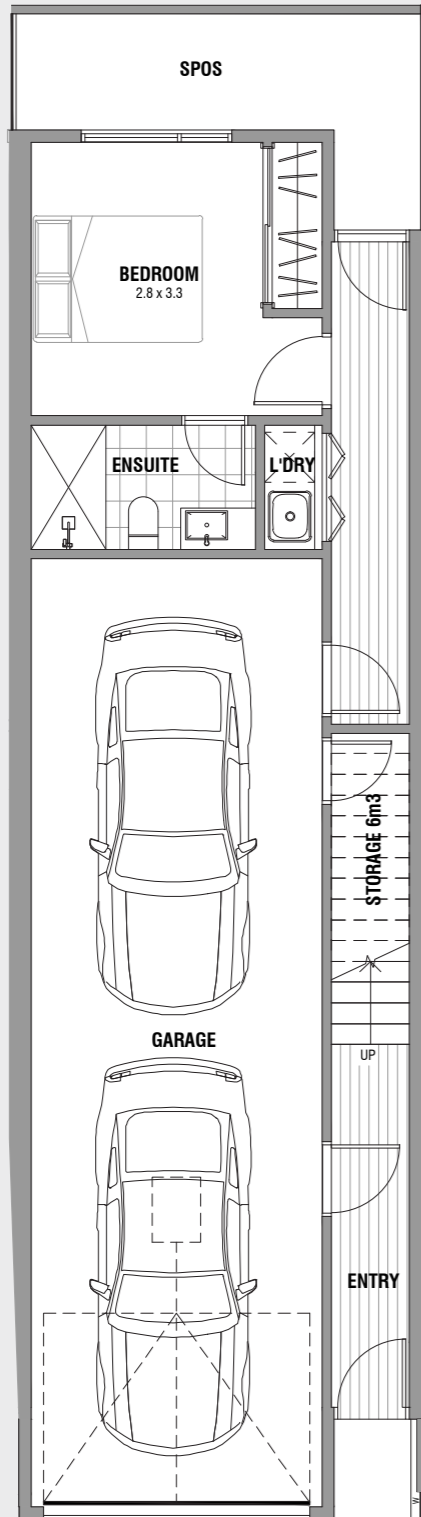
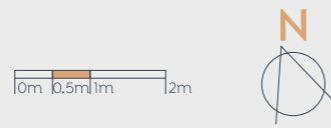
Lots:
01, 02*, 03, 04*

enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.

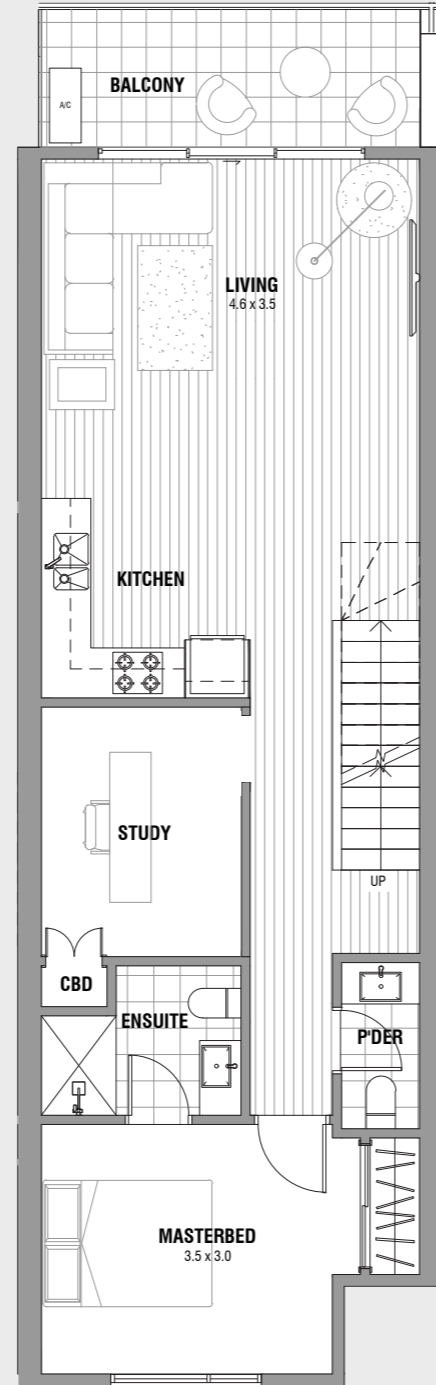


EASTWOOD
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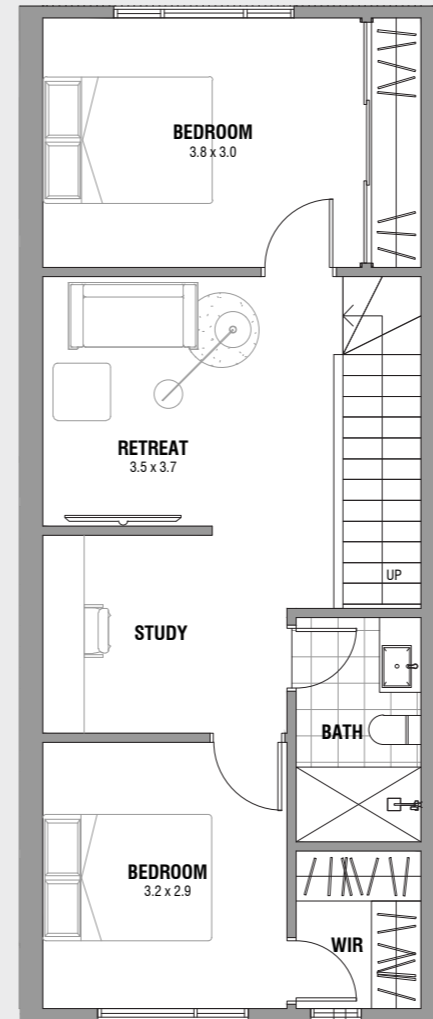
TOWNHOUSES
5 BEDROOM/STUDY



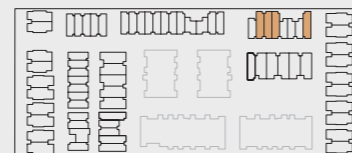
Ground Floor



First Floor



Second Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 2.2

5 BED/STUDY • 3.5 BATH • 2 CAR GARAGE •
RETREAT

Size

Internal area: 208m²

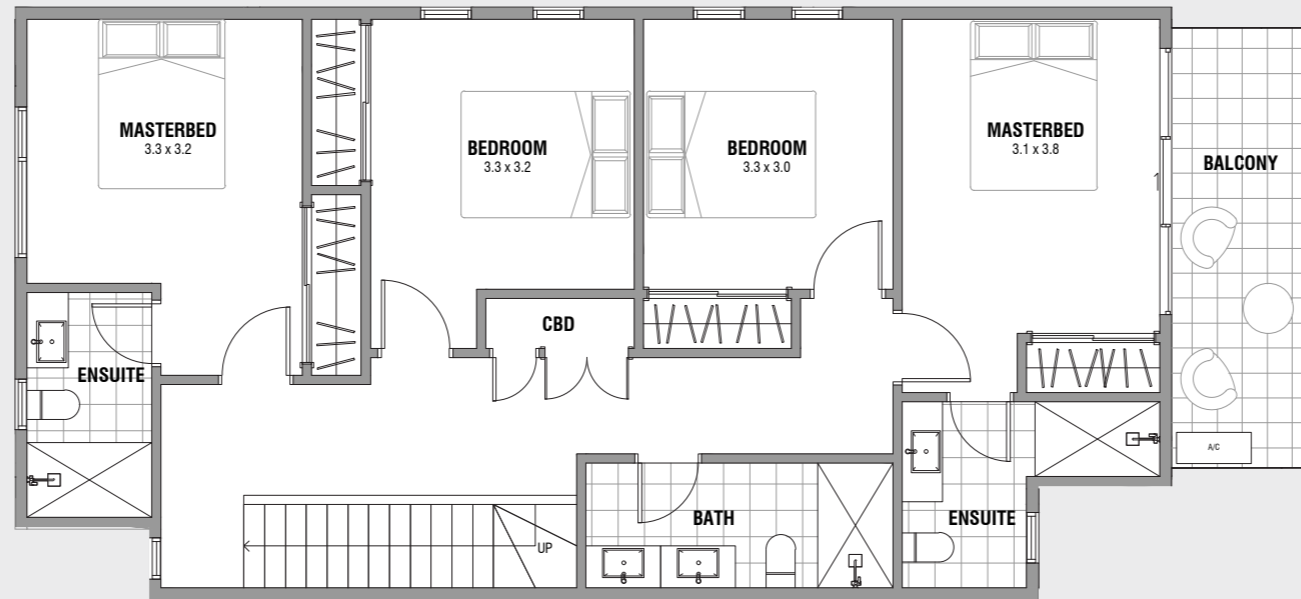
External area: 19m²

Lots:

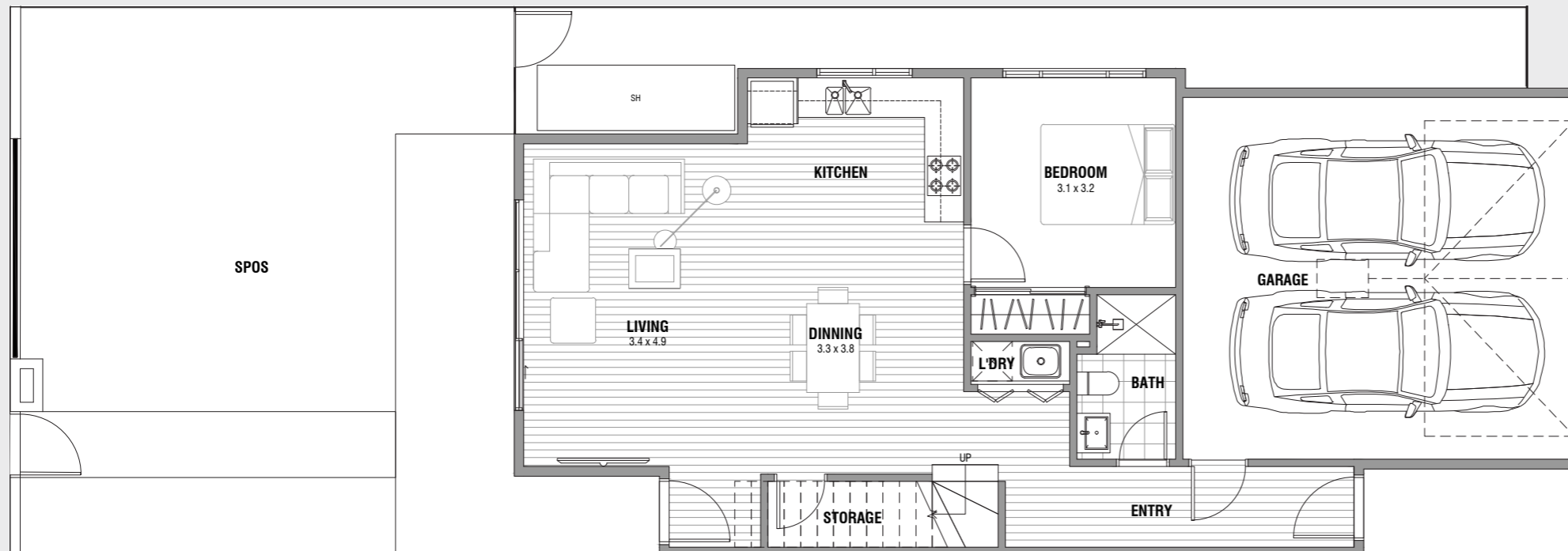
50, 51*, 52, 56**

enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.

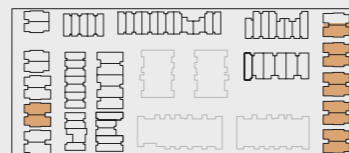
0m 0.5m 1m 2m



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 3

5 BED • 4 BATH • 2 CAR GARAGE

Size

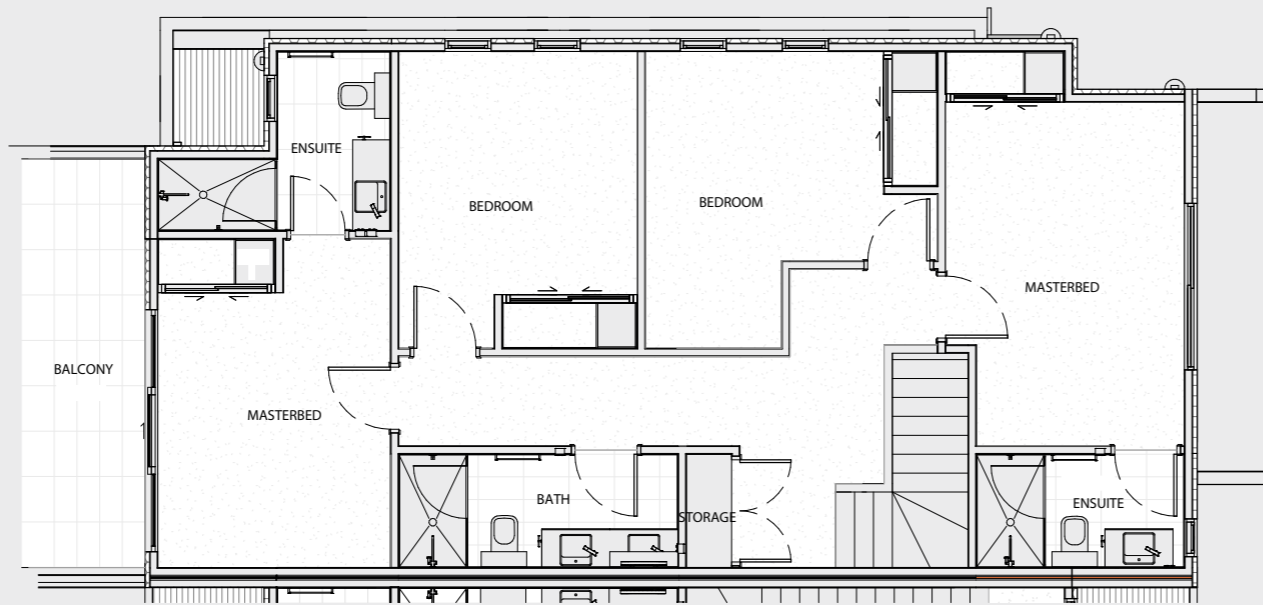
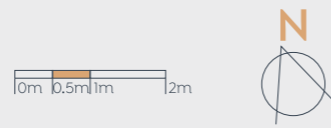
Internal area: 204m²
External area: 76m² to 103m²

Lots:

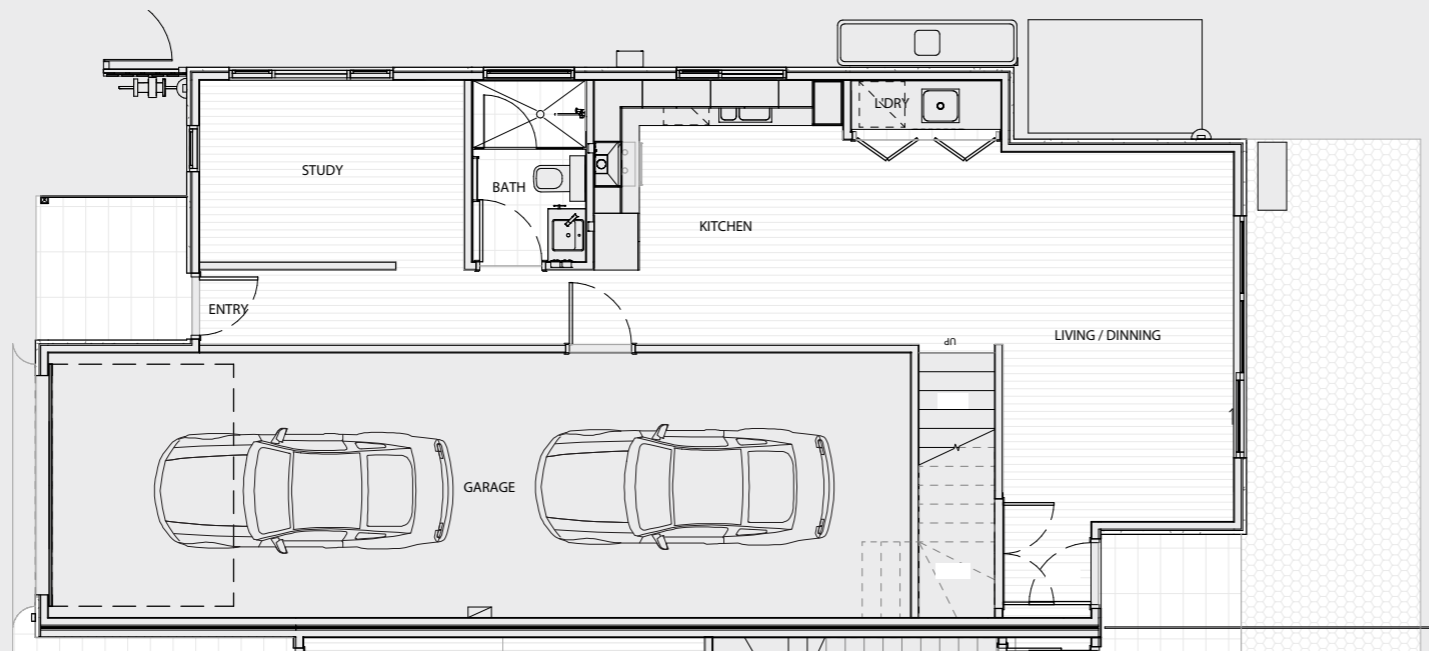
07, 08*, 64°, 65*, 66°, 67*,
68°, 69*, 70°, 71*, 72°

* Mirror Lots ^ End lots *Back lots

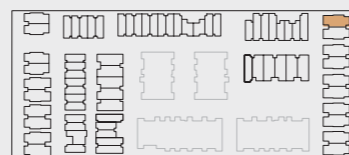
Dimension and areas are approximate and subject to change. Internal measurements are taken from centre line of party walls and external face of outside wall. Prospective purchasers must rely on their own enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

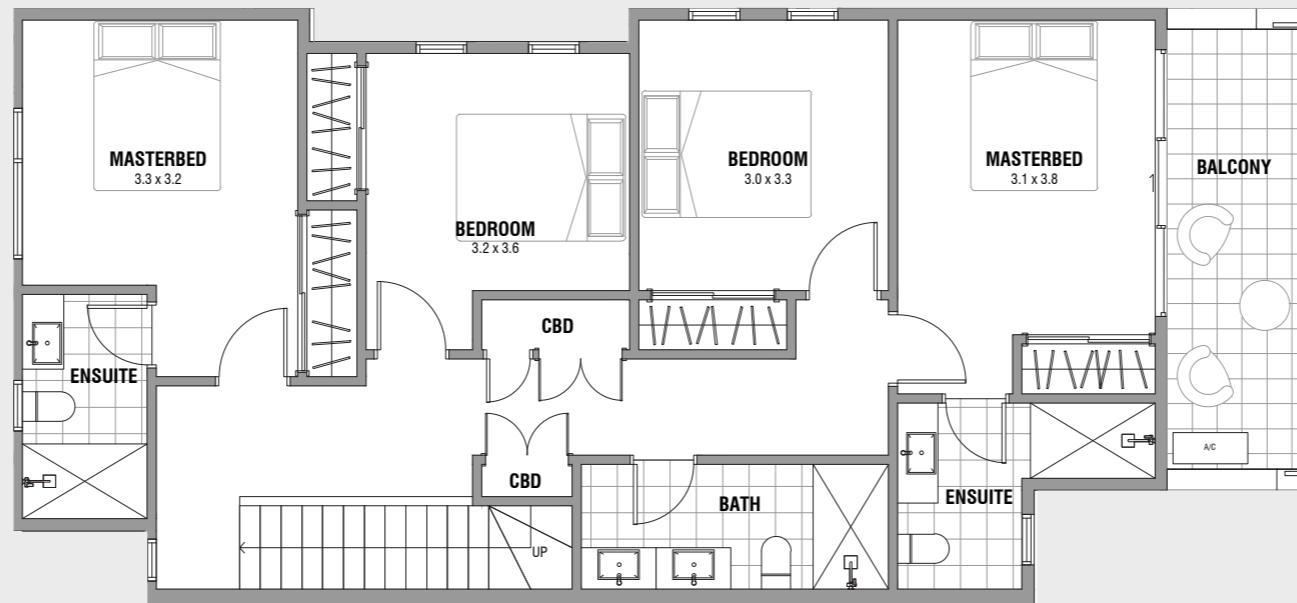
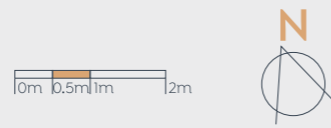
TOWNHOUSE TYPE 9

5 BED • 4 BATH • 2 CAR GARAGE

Size
Internal area: 206m²
External area: 90m²

Lots:
63

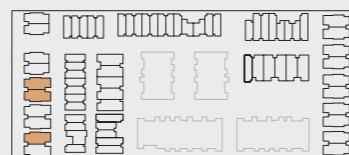
Dimension and areas are approximate and subject to change. Internal measurements are taken from centre line of party walls and external face of outside wall. Prospective purchasers must rely on their own enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 3.1

5 BED • 4 BATH • 2 CAR GARAGE

Size

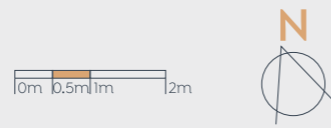
Internal area: 203m²

External area: 103m²

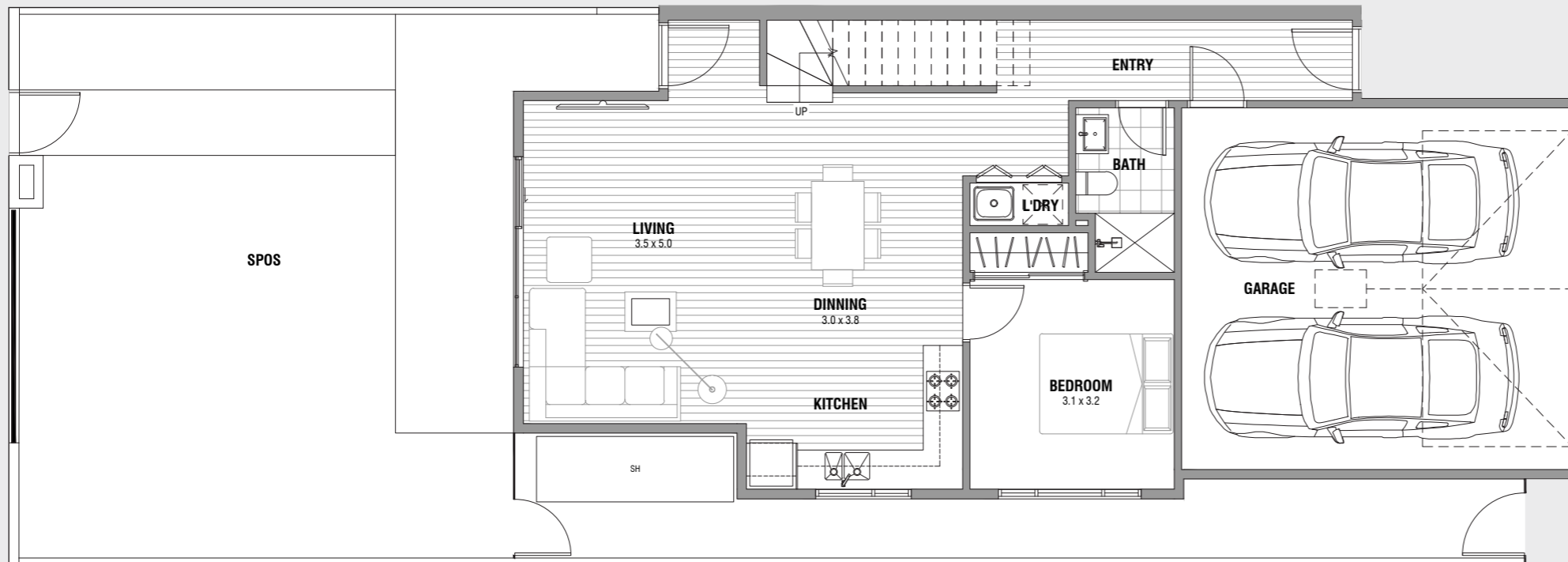
Lots:

05, 06*, 09

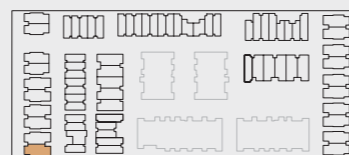
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 3.2

5 BED/STUDY • 4 BATH • 2 CAR GARAGE

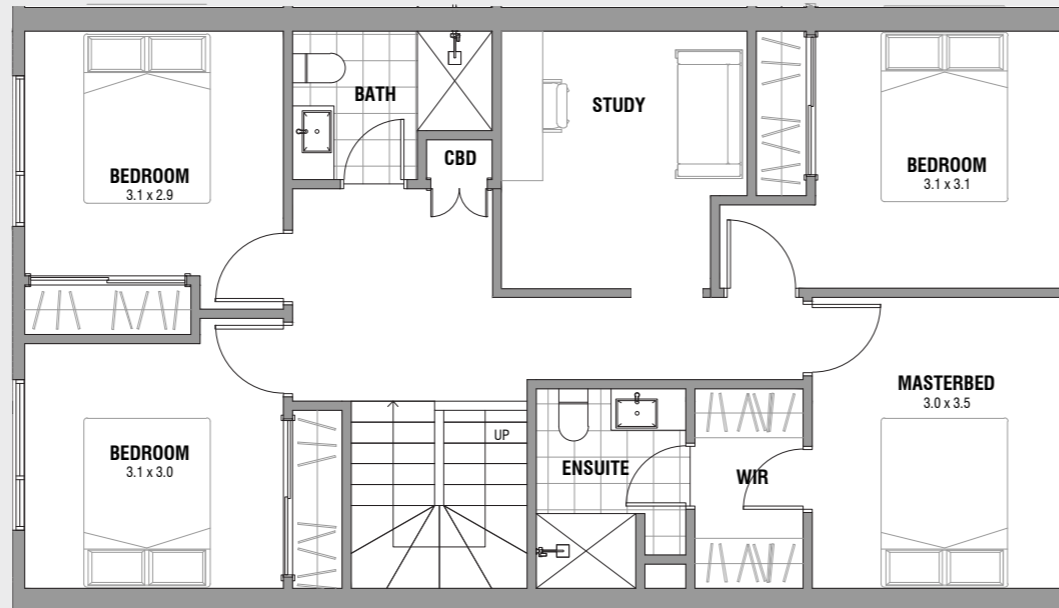
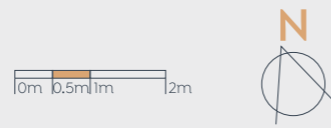
Size

Internal area: 193m²
External area: 102m²

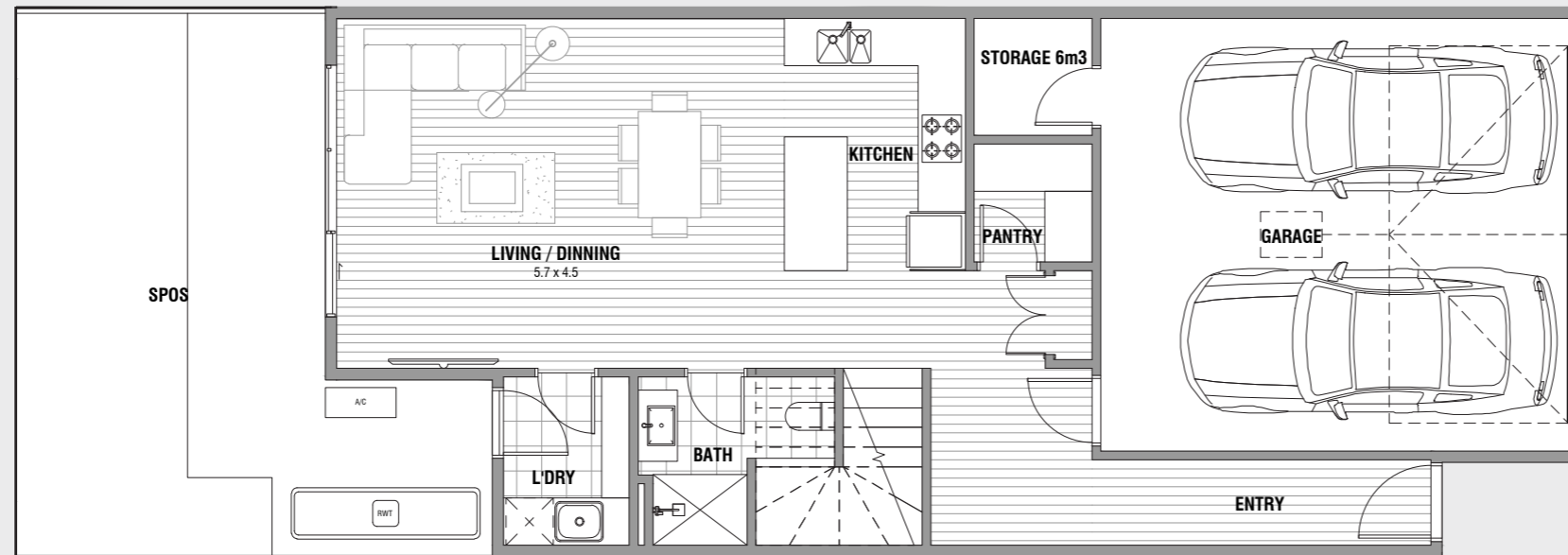
Lot:

10

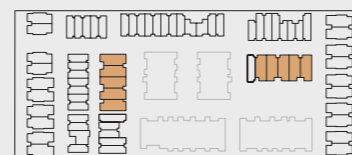
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 8 5 BED/STUDY • 3 BATH • 2 CAR GARAGE

Size
Internal area: 194m²
External area: 33m² to 36m²

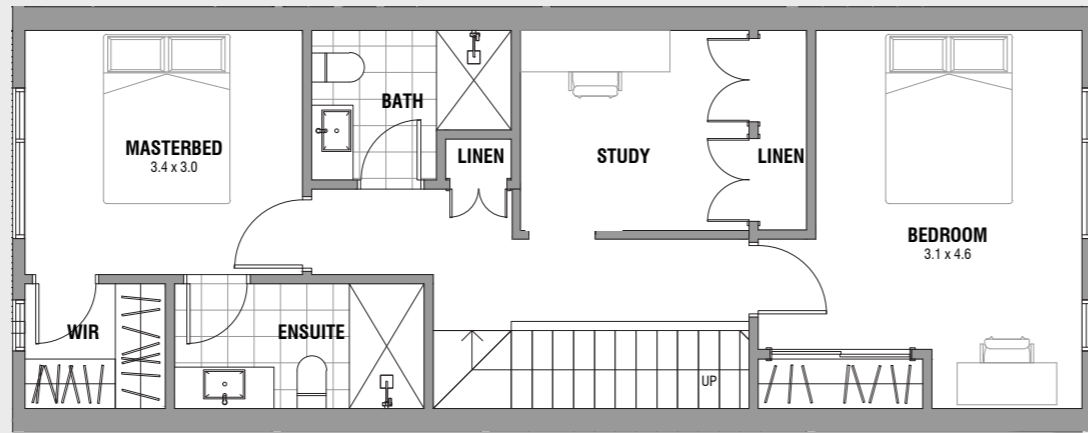
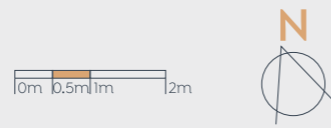
Lots:
22[^], 23^{*}, 24, 25^{*}, 26^{^^}, 58^{*}, 59, 60^{*}, 61, 62^{^^}

enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.

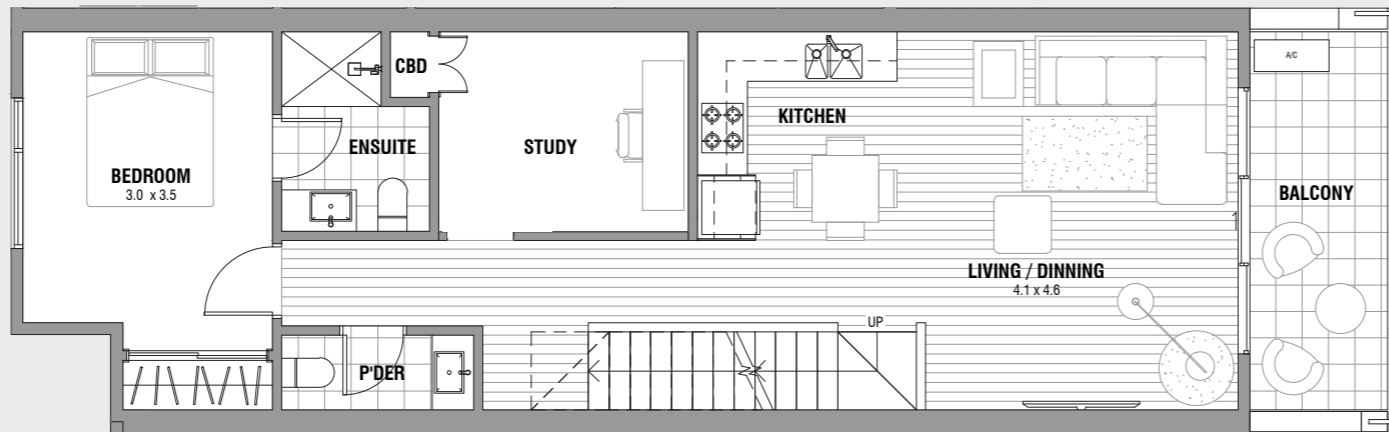


EASTWOOD
MONASH

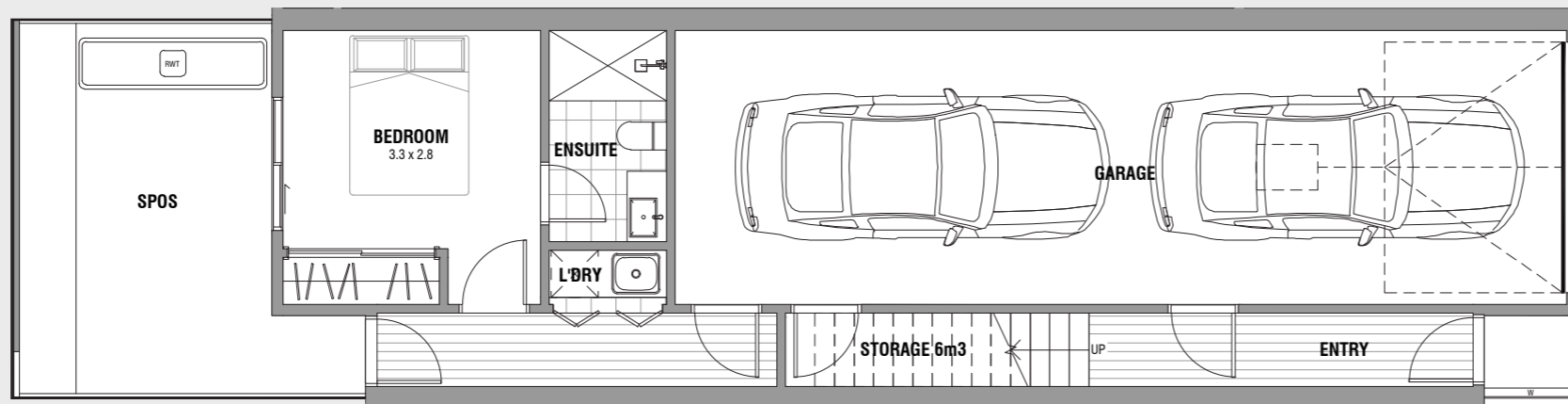
TOWNHOUSES
6 BEDROOM/STUDY



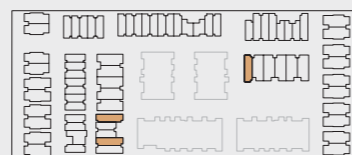
Second Floor



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 2

6 BED/STUDY • 4.5 BATH • 2 CAR GARAGE

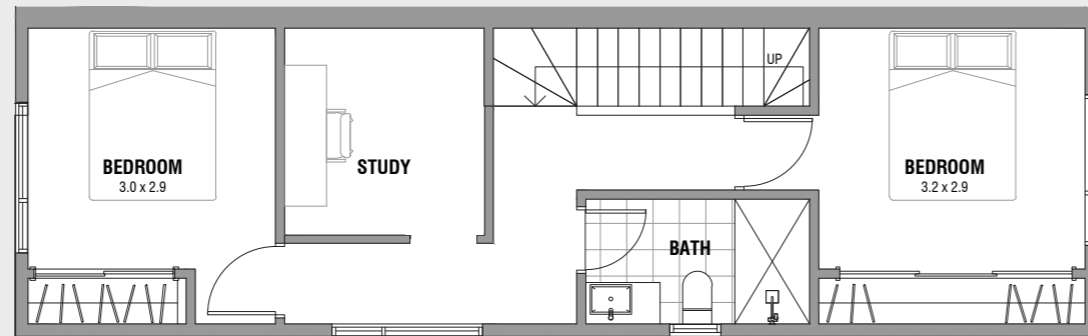
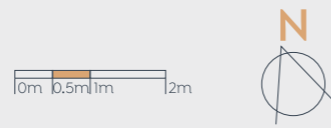
Size

Internal area: 212m²
External area: 26m² to 28m²

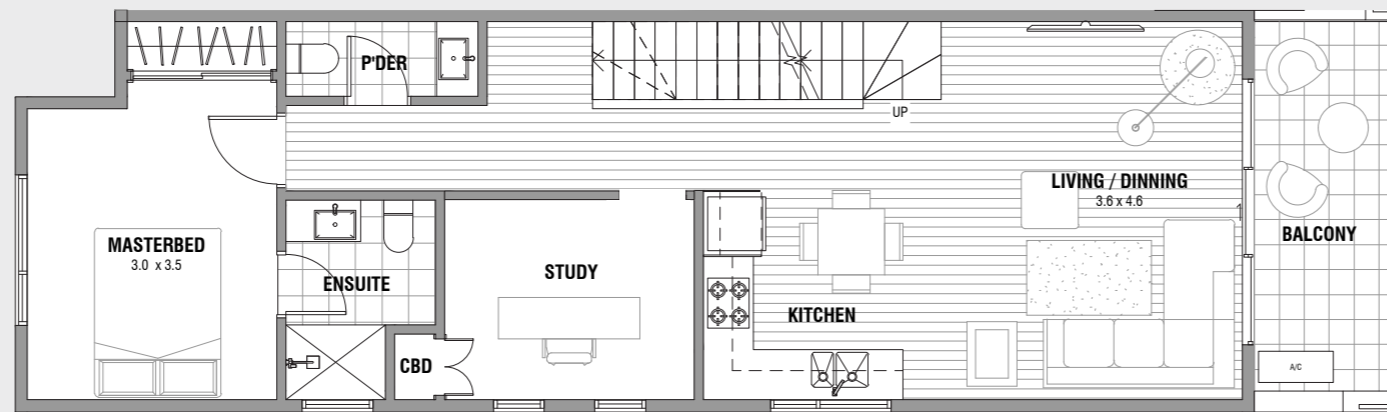
Lots:

27[^], 30, 57[^]

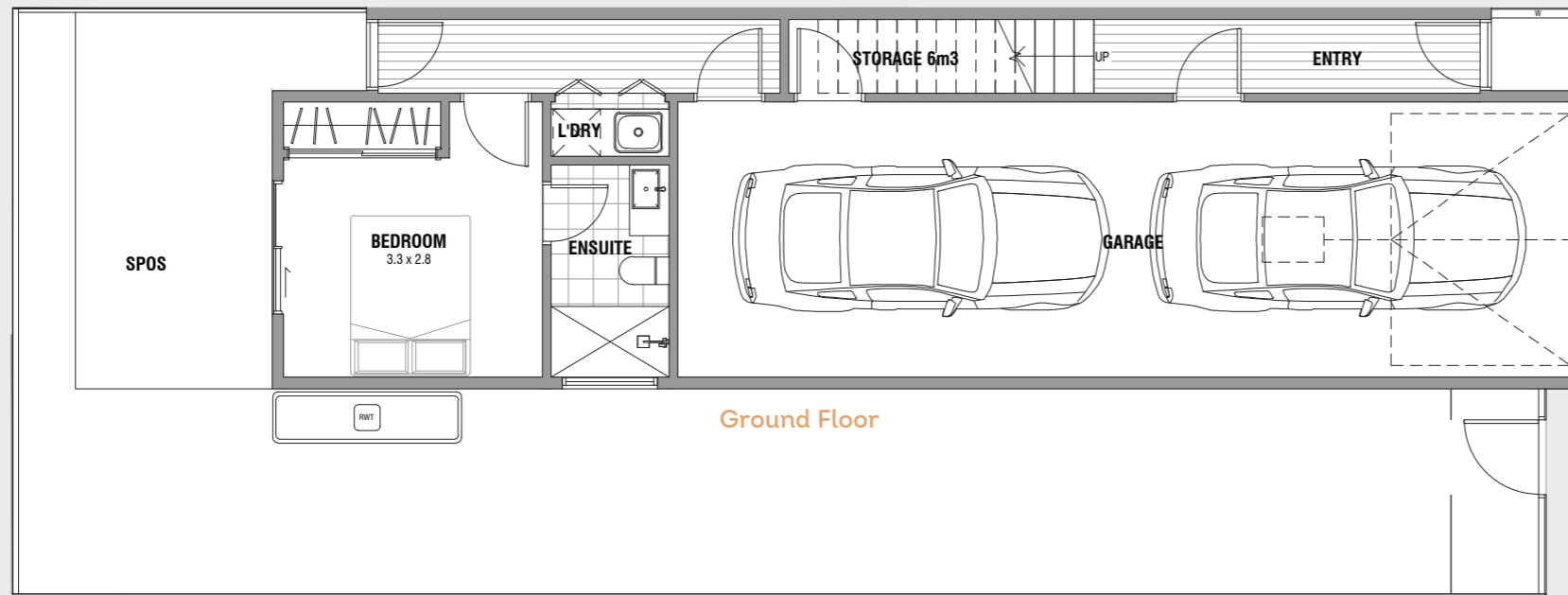
enquiries and should refer to plans, terms and conditions in the contract of sale. Loose furniture, white goods and planters represented are not included. Courtyards are applicable to Ground Floor apartments only. All other apartments have been provided with private balconies.



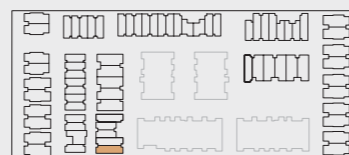
Second Floor



First Floor



Ground Floor



Ground Floor



EASTWOOD MONASH

TOWNHOUSE TYPE 2.1

6 BED/STUDY • 3.5 BATH • 2 CAR GARAGE

Size

Internal area: 199m²

External area: 80m²

Lot:

31

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EASTWOOD MONASH

TOWNHOUSES FITTINGS & FINISHES

GENERAL

FLOOR: Selected carpet. Select timber boards to Entry

WALLS: Plasterboard square set at junctions, with select paint finish

CEILINGS: Plasterboard to all rooms, including bulkheads where required, with select paint finish

SKIRTING & ARCHITRAVES: MDF skirting and door architraves, with select paint finish. Tiled skirting to bathroom

WINDOWS: Select aluminium framed windows and doors to terrace/balcony

AIR CONDITIONING: Split air conditioning unit with wall mounted indoor unit in living room and master with condenser on balcony

INTERCOM SYSTEM: Audiovisual intercom system for each townhouse

GENERAL POWER OUTLETS: Double socket outlet provided to all rooms

TV POINT: TV and Pay TV provided in living area

INTERNET: Provision for internet connection

TELEPHONE POINT: Telephone point provided to kitchen or living area

CAR PARK: Remote controlled security door

STORAGE ENCLOSURE: Internal storage area within the garage or external storage

KITCHEN/LIVING

KITCHEN FLOOR: Select timber floor boards

LIVING FLOOR: Select timber floor boards

CABINETY: Select vinyl wrap

BENCH TOP: Select reconstituted stone

SPLASHBACK: Select glass

SINK: Under mounted stainless steel sink

TAP: Single lever mixer (chrome)

COOK TOP: Four plate gas burner including wok burner stainless steel finish, Bosch range or similar

OVEN: Electric oven with stainless steel and glass front, Bosch range or similar

RANGEHOOD: Stainless steel finish ducted to outside, Bosch range or similar

DISHWASHER: Bosch or similar

FRIDGE: Space provided for purchaser's fridge

LIGHTING: Select recessed downlights

GENERAL POWER OUTLETS: Double socket

BEDROOM

FLOOR: Select carpet

WARDROBES: Hanging rail, fix shelving and select sliding mirrored doors

LIGHTING: Select recessed downlights

LAUNDRY

FLOOR: Select tile on floor including under bench for washing machine

TROUGH: Select stainless steel trough

CABINETY: Select laminate finish

TAP: Single lever mixer (chrome)

BENCHTOP: Select reconstituted stone

BATHROOM

BASIN: White ceramic basin

CABINETY: Select laminate

BENCH TOP: Select reconstituted stone

SPLASHBACK: Select tile

MIRROR: Overhead custom mirror with metal frame and open shelving

BASIN TAP: Single lever mixer (chrome)

TOILET: White ceramic toilet suite

FLOOR: Select tile

WALL FINISH : Full height select tile finish to vanity unit wall and around shower recess only

SHOWER: Wall mixer and wall mounted shower head (chrome)

SHOWER SCREEN: Semi-frameless glass to 2100mm high

ACCESSORIES: Towel rail or hooks, toilet roll holder and shower shelf

TERRACE

FLOOR: Select floor tile



EASTWOOD

MONASH

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www.eastwoodmonash.com.au

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