



HUMBER RESIDENCE

AT CROYDON NORTH

THE SYNERGY OF LIFE

Welcome to an iconic residence inspired by a world of luxury, located in **Croydon North, Melbourne.**

Thoughtfully designed with modern, sleek architectural lines, **Humber Residence** display pure sophistication and style.

Embrace the synergy of endless urban excitement and exclusive service standards from dawn to dusk.

Come home to a multi-faceted experience of a modern and family-friendly lifestyle. Simply admire the magnificent luxurious inclusions and comfort.

The possibilities here are truly endless.



FEEL THE EXCITEMENT

Humber Residence in Croydon North offers a rare opportunity to secure your home in the highly sought after pocket within the well established City of Maroondah.

Humber Residence offers 7 **luxurious architecturally designed townhouses** to be build by local reputable builder.

Conveniently located close to Maroondah Golf Park, Hochkins Ridge Flora Reserve, Eastland Shopping Centre, Croydon Town Centre and Mooroolbark Train Station, this is a truly unique property not to be missed.



ARTIST IMPRESSION - Actual sizes, colors and designs may vary.



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DISCOVER THE CHARMS OF CROYDON NORTH

Croydon North boasts many parks, walking trails and high quality schools including Yarra Valley Grammar.

CITY ACCESS, SUBURBAN BLISS

Just around 30km from Melbourne's CBD, Humber Residence is an ideal location for families and professionals.



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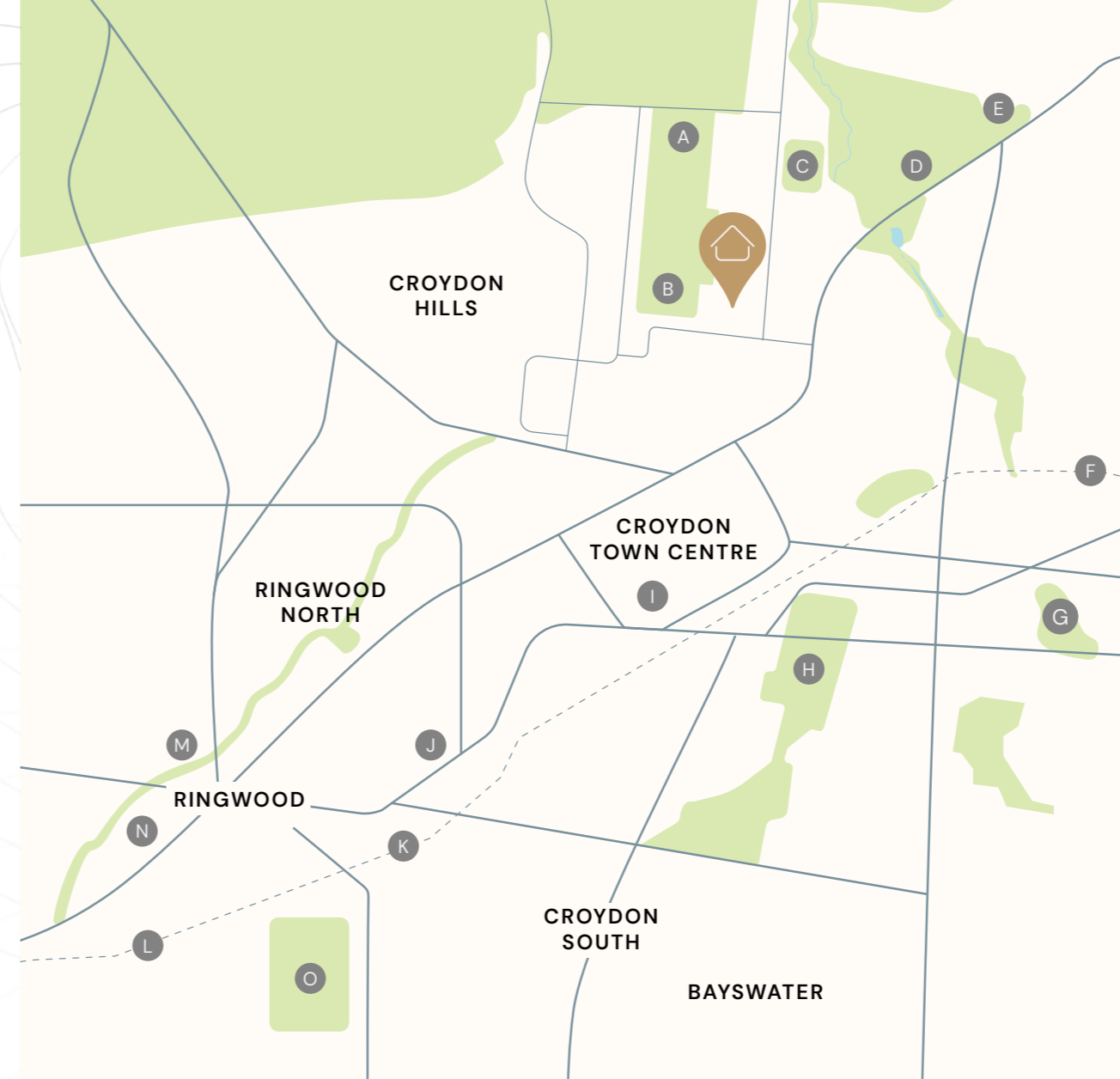


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HUMBER RESIDENCE IS LOCAL AND UNIQUE

Conveniently located in a sought after pocket like no other. Everything your heart desires is here. Maroondah Golf Park, train station, bus stops, along with elite private schools and hospitals. Entertainment and shopping are also located at your convenience.



Location Map

- | | | | | |
|--|-----------------------------------|---------------------------------------|--------------------------------------|------------------------------------|
| A HOCHKINS RIDGE FLORA RESERVE | D MAROONDAH GOLF PARK | G MOOROOBARK MINIATURE RAILWAY | J MAROONDAH HOSPITAL | M EASTLAND SHOPPING CENTRE |
| B HOCHKINS RIDGE FLORA RESERVE PLAYGROUND | E BUNNINGS CROYDON | H AQUAHUB | K RINGWOOD EAST TRAIN STATION | N COSTCO WHOLESALE RINGWOOD |
| C GRIFF HUNT RESERVE | F MOOROOBARK TRAIN STATION | I CROYDON TRAIN STATION | L RINGWOOD TRAIN STATION | O AQUANATION |

EASY ACCESSIBILITY

CONVENIENT CONNECTIVITY

Nestled in Melbourne's Eastern Suburbs, Croydon North is renowned as a scarce and tightly held suburb surrounded by nature and park reserves. Located approximately 33 Km East of the City, residents can enjoy access to Eastern Freeway which makes trip to the city a breeze.

Supported by great infrastructures, elite schools, Eastland shopping mall, freeway, makes Croydon North one of the best growing suburb in Melbourne East.



ELEGANCE AT EVERY SIDE OF YOUR ROOM

Some of the high quality inclusion include 40 mm kitchen stone benchtop, gloss kitchen cabinetry, 900mm stainless steel appliances, polished timber floors, heating & cooling, etc.

Each townhouse in Humber Residence is colour design and specs appointed by designers to deliver homes that are **aesthetically well thought**.



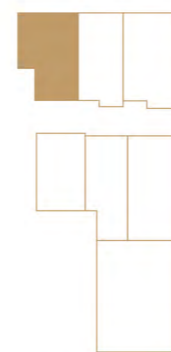


Humber Residence at Croydon North

Unit 1

2 Bedrooms | 2 Bathrooms | 1 Car Spaces

Internal Area	:	98.5 m ²
Garage Area	:	23 m ²
Porch Area	:	4.5 m ²
Deck Area	:	5.5 m ²



HUMBER ROAD

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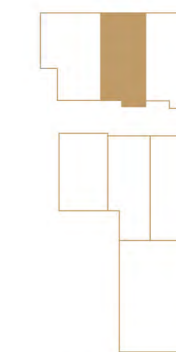


Humber Residence at Croydon North

Unit 2

3 Bedrooms | 2 Bathrooms | 2 Car Spaces

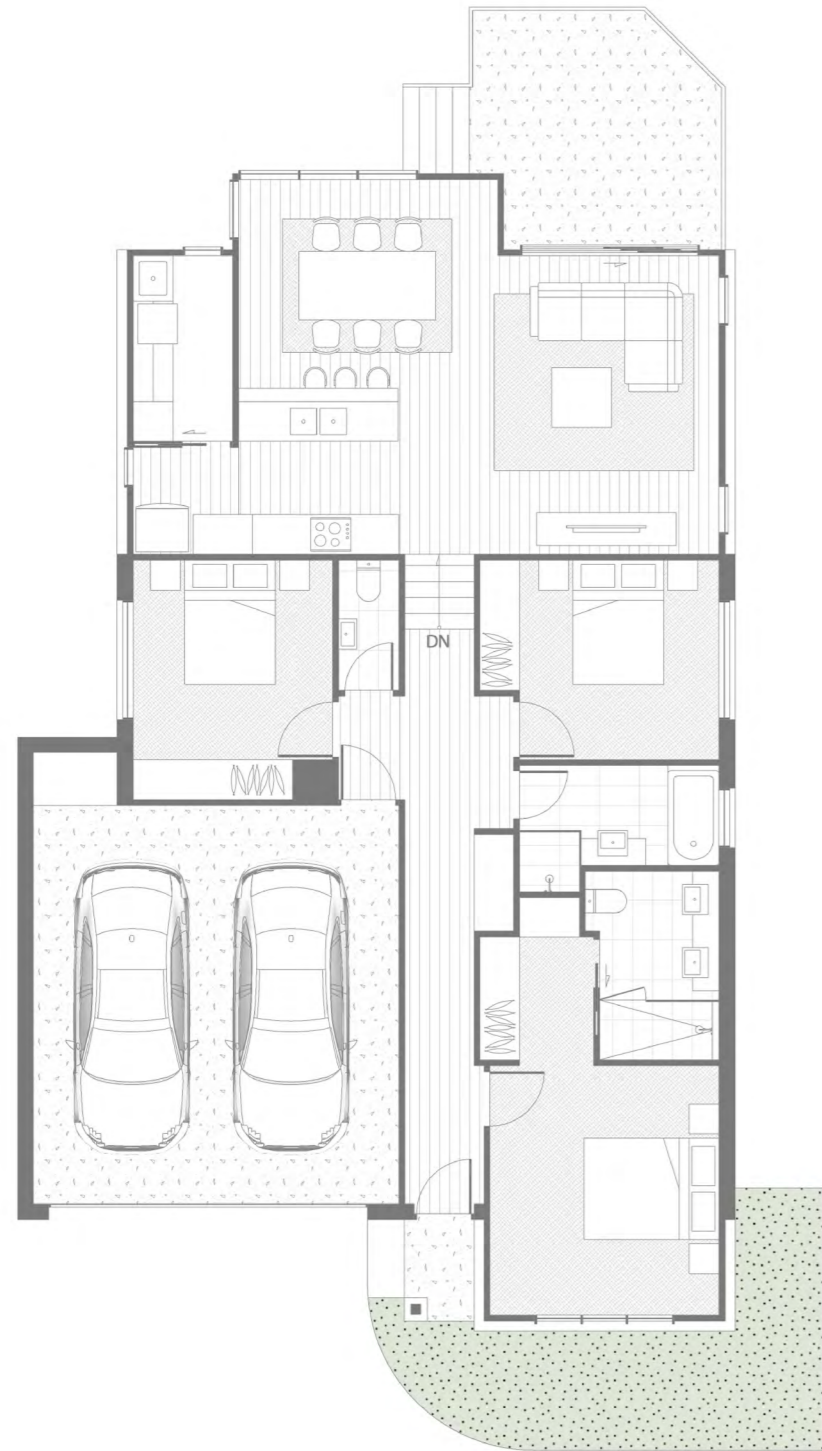
Internal Area	:	124 m ²
Garage Area	:	33.5 m ²
Porch Area	:	1.5 m ²
Deck Area	:	13 m ²



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Humber Residence at Croydon North

Unit 3

3 Bedrooms | 2 Bathrooms | 2 Car Spaces

Internal Area	:	122 m ²
Garage Area	:	36 m ²
Porch Area	:	1.5 m ²
Deck Area	:	13 m ²



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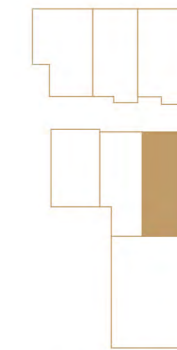


Humber Residence at Croydon North

Unit 4

4 Bedrooms | 2.5 Bathrooms | 2 Car Spaces

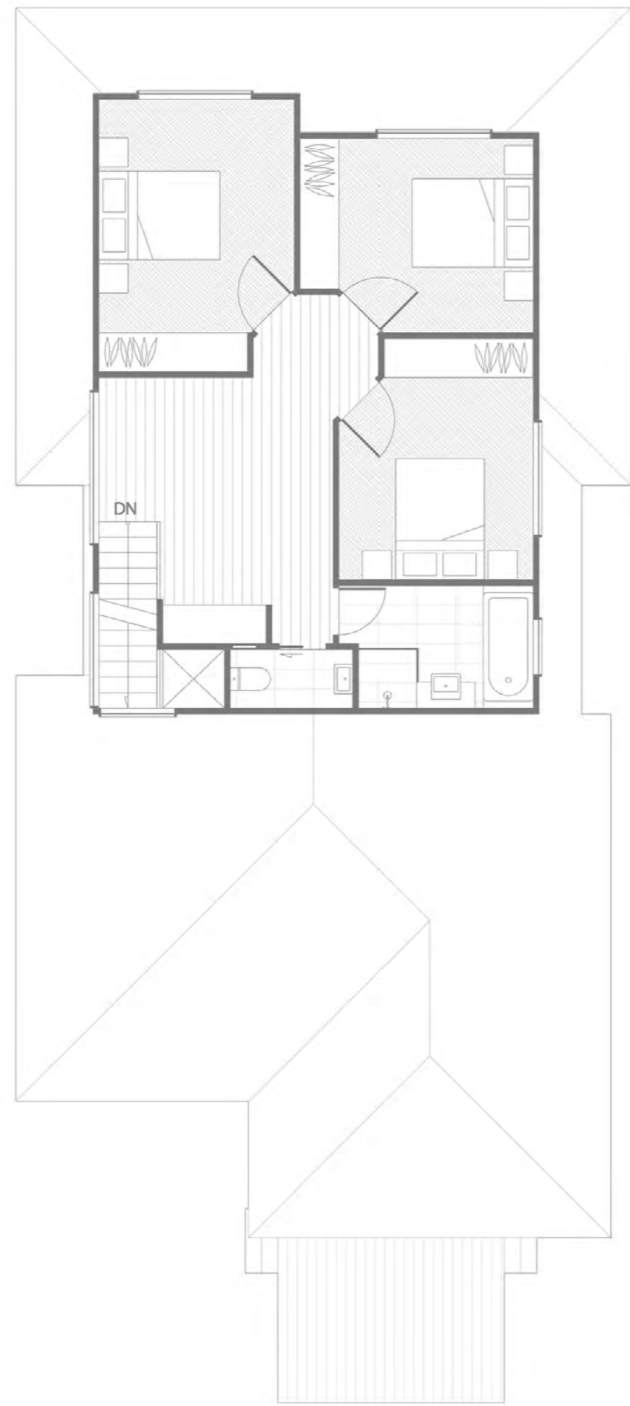
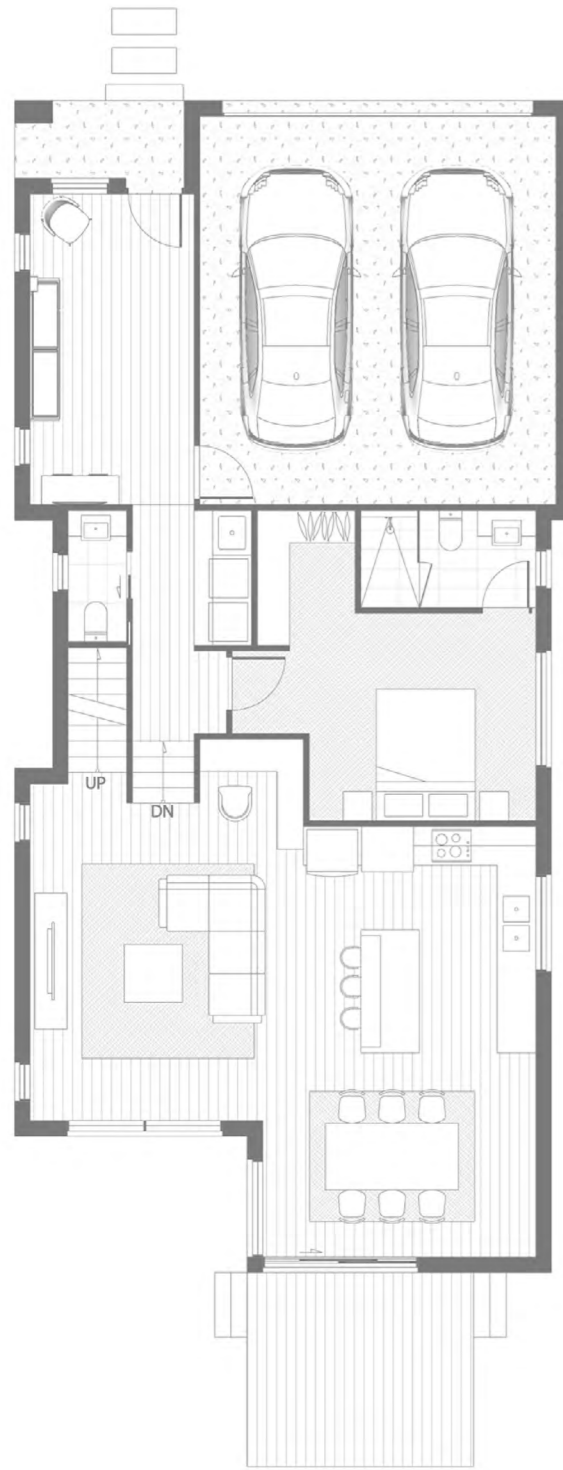
Internal Area	:	172 m ²
Garage Area	:	36 m ²
Porch Area	:	3.5 m ²
Deck Area	:	10.5 m ²



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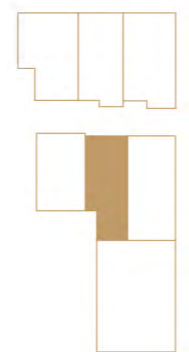


Humber Residence at Croydon North

Unit 5

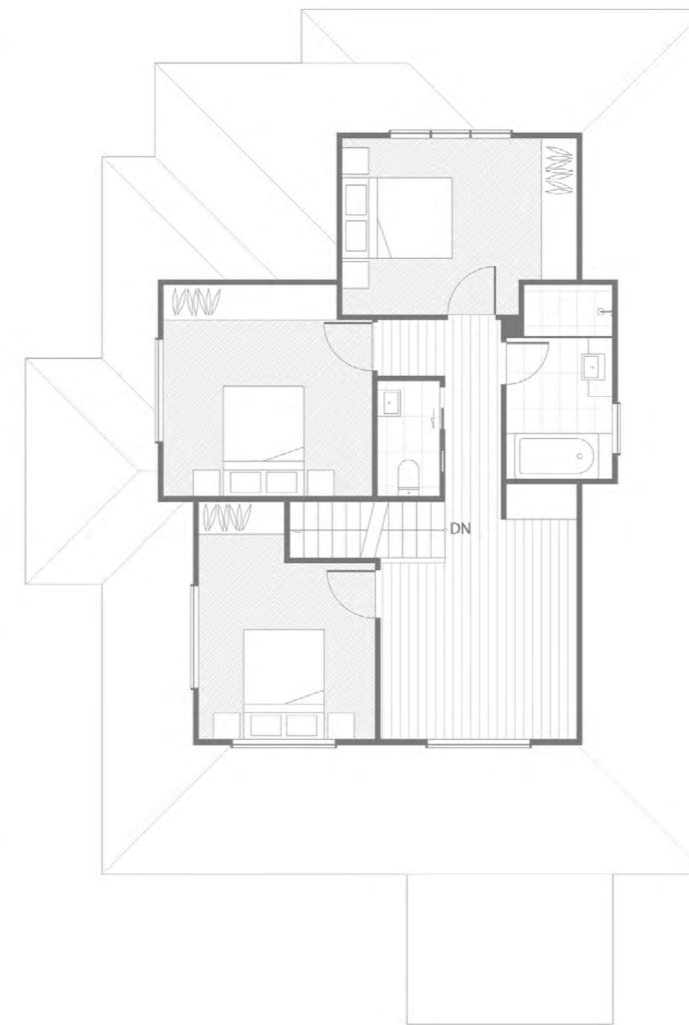
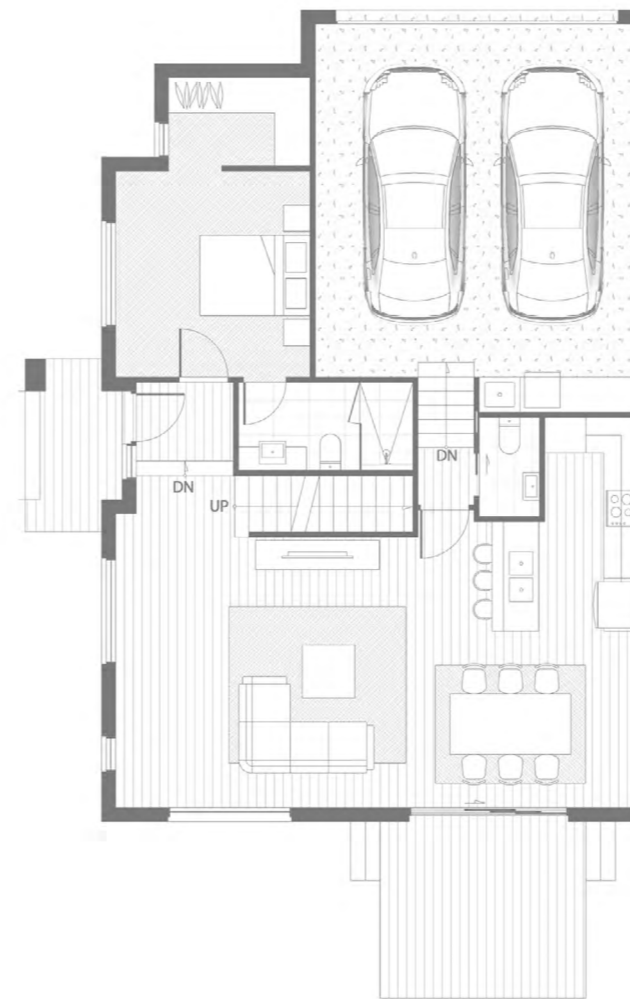
4 Bedrooms | 2.5 Bathrooms | 2 Car Spaces

Internal Area	: 166.5 m ²
Garage Area	: 37 m ²
Porch Area	: 3 m ²
Deck Area	: 10.5 m ²



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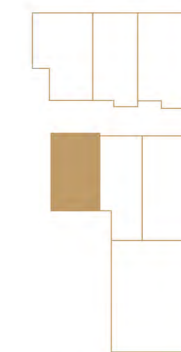


Humber Residence at Croydon North

Unit 6

4 Bedrooms | 2.5 Bathrooms | 2 Car Spaces

Internal Area	: 155 m ²
Garage Area	: 38 m ²
Porch Area	: 4.5 m ²
Deck Area	: 10.5 m ²



HUMBER ROAD

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Humber Residence at Croydon North

Unit 7

4 Bedrooms | 2 Bathrooms | 2 Car Spaces

Internal Area	:	170.5 m ²
Garage Area	:	36 m ²
Porch Area	:	9 m ²
Deck Area	:	13.5 m ²



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INCLUSION LIST

- Bosch 90cm Cooktop
- Bosch 60cm Oven
- Bosch 90cm Rangehood
- Upgraded 40mm Caesar Stone Kitchen
- Benchtop Including Side Waterfall
- Gloss Kitchen Cabinets
- Premium Metallic Paint Glass Splashback
- Kitchen Island Bench Pendant Lights
- Premium Stainless Steel Kitchen Sink
- Flickmixers To Kitchen
- Stainless Steel Laundry Trough
- Premium Carpet To Remaining Areas
- Mirror Sliding Wardrobe In Bedrooms (Where Applicable)
- Heating And Cooling (Unit 1 & 2)
- Colourbond Roof
- Wide Designer Front Entry Door
- Timber Deck
- Timber Floor To Living, Meals Kitchen And Hallway (Ground Level)

- Designer Style Chrome Towel Rails
- Designer Style Chrome Toilet Holders
- TV Point To Living Room & Master Bedroom (2 In Total)
- High Speed Data Point (2 In Total)
- Telephone Points (2 In Total)
- Electrical Fittings
- Downlights
- Remote Garage
- Semi Frameless Glass Shower Screen
- 300x600 Bathroom Tiles
- Tiled Shower Base In Ensuite
- Caesar Stone To Vanity
- Modern Floating Vanity Units
- Hot Water System
- Letter Boxes
- Clothes Line
- Landscaping

TERMS & CONDITIONS

The inclusion list above serves only as a guideline and not necessarily will be the final inclusion in the development. All the items in the inclusion list above are subject to change and availability. The developer reserves the rights to alter to other similar items without further notifications.

**LOCAL TEAM
GLOBALLY
RESPECTED**





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SERENITY IN EVERY DETAIL

Elevate Your Bathroom with the Bold Elegance of Exquisite Tiles. Immerse in Luxury, Redefine Style



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Whether you purchase as a home or investment, Humber Residence is the ideal choice for quality homes in an unique location.

Call our professional appointed agent for more information and visit our Display Suite now.*



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SERENITY AWAITS

Retreat to Our Spacious Bedrooms for a Night of Unparalleled Comfort and Blissful Sleep.

