



40/56 - 74 Station Street Nunawading, VIC



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7 Star Energy Home in Private Estate - A Greener Life Awaits!

Step in the estate and find this graceful design townhouse surrounded by the harmony of nature, while the local stores and transportation just a gate away, the Tunstall village has it all for the peace and convenient that you might have dreamt of is almost nowhere else could be found.

The architecture of the residence has add artistic flair to everyday life and cultivate an ambience of creativity and delight. Distinctive sculptural forms on the exterior using quality natural materials with neutral tones is complimenting the local community lifestyle and surrounds. And the landscape has been designed for you to enjoy seasonal change, with canopy trees, native fan palms and lots of native grasses and shrubs in providing flowering interest throughout

the seasons. Inside, open plan interiors flow seamlessly to the generous entertaining terraces, allowing natural lights and greenery view inside out.

The townhouse is offering 3 generous bedroom, 3 ensuites with an extra powder-room, and is boasting quality craftsmanship & luxurious fixtures throughout. On level 1, beautiful gourmet kitchen showcases reeded glass cabinetry, timber laminate, caesarstone benchtops, & fully-integrated Smeg appliances including 600mm dishwasher, rangehood, oven & gas cooktop throughout. With an adjoining dining and living area, fantastic full-height doors open to a lovely entertainers balcony. And on level 2 are

two generously-sized bedroom with ensuites and one with a private balcony looking out at the immaculately landscaped community designed by well-known landscape architect - Jack Merlo.

Superbly located near the heart of Nunawading puts a startling array of amenities within easy reach, from numerous shops and restaurants to parks, sporting facilities, schools, and even a university. Nunawading Train Station, within an easy walk, can connect you with multiple vibrant neighbourhoods, including nearby Mitcham and Blackburn.

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PARK RESIDENCES

Type C1 | Lot 40

-  Bedrooms 3
-  Bathrooms 3.5
-  Car spaces 2

Garage	43.4m ²
Ground floor	26.5m ²
Level 1	61.3m ²
Level 2	65.1m ²
Interior area	196.3m²
Courtyard	23.6m ²
Balcony	10.7m ²
Total area	230.6m²

KEY PLAN
Type C1



Please note that this floor plan is a guide only and was prepared prior to completion of the development. The architectural contractor to this floor plan is deemed to be correct at the time of preparation. Furniture described is not included in any sale but is included for illustrative purposes only. All in-house and external areas are included as Gross Floor Area in accordance with the Method of Measurement for Residential Property as published by the Property Council of Australia. Prospective purchasers should make their own enquiries in relation to the property sold.



Ground floor



Level 1



Level 2