



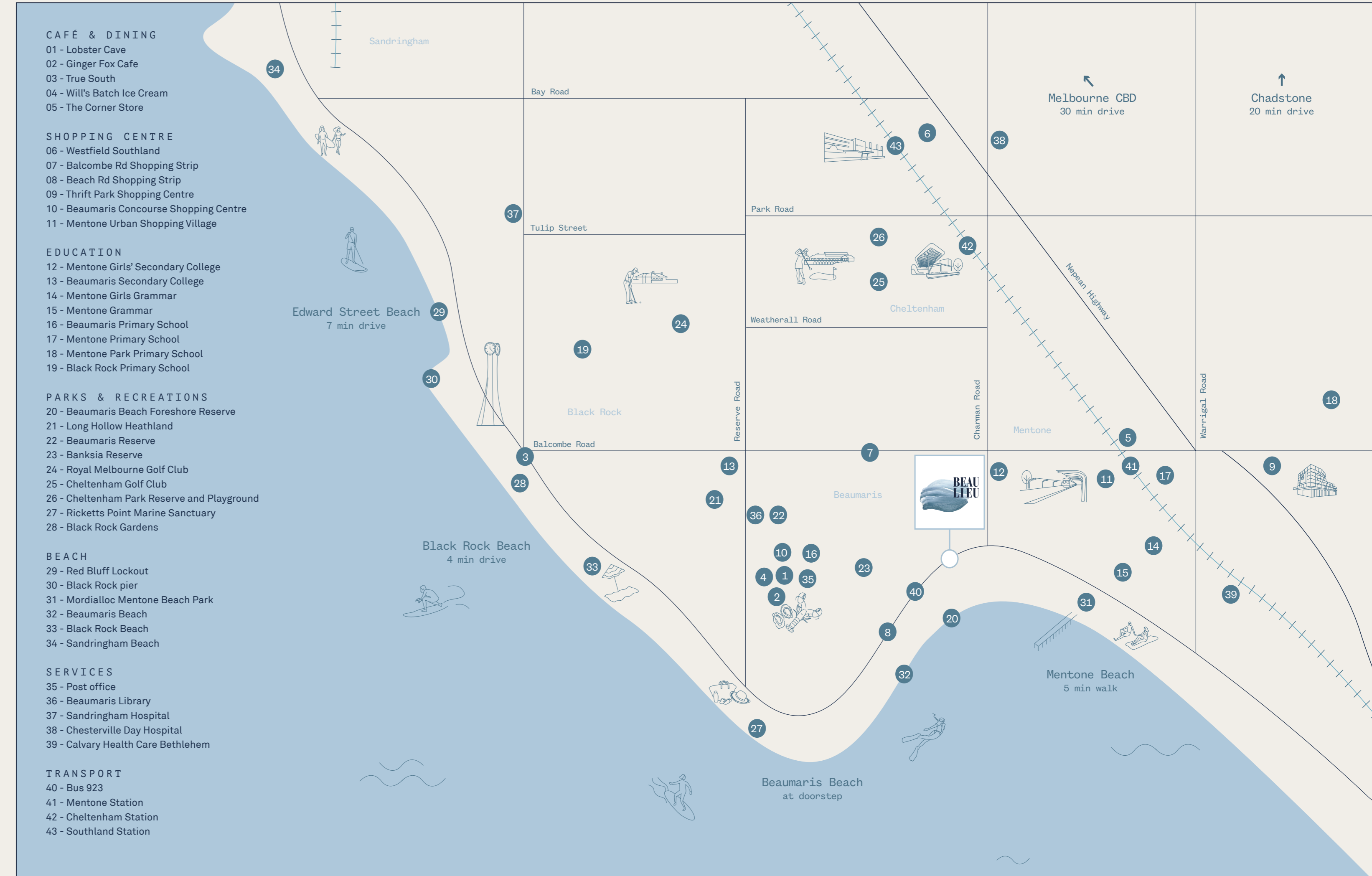
**BEAU
LIEU**

BEACH ROAD · BEAUMARIS



"WE DREAM IN COLOURS
BORROWED FROM THE SEA."

JORDAN HOECHLIN





Live a new rhythm.

"DANCE WITH THE WAVES, MOVE WITH THE SEA. LET THE RHYTHM OF THE WATER SET YOUR SOUL FREE."

CHRISTY ANN MARTINE



ARTIST IMPRESSION

109 MY VING

Vincent Van Duijsen Works 2009-2018



Beaulieu's ultra-modern façade, with its striking vertical and horizontal lines, balanced textures of render and contrasting timber, and a neutral to grey colour palette, all lends to a look of modest sophistication. The floorplans are thoughtfully unique, offering two to three bedroom options with double car spaces and basement storage.



Inspired by the old French meaning of Beaumaris, the name Beaulieu is synonymous to being "a lovely place to live". Perched gracefully beachside with effortless views of the sweeping surrounds, paired with contemporary architectural elegance, these nine boutique apartments are the definition of elevated living among an urban tranquility.



The interior and exterior of the home blend seamlessly, blessed by an outward-focussed open plan living space. Residences are styled with oversized glazed windows and sliding doors, effortlessly turning one side of the home into a real-life picturesque painting.



Penthouse residences are given generous bay views from the comfort of their private at-home-lookout. The spacious terrace instantly turns into an enviable entertainer's area for many, or a cosy nook to rest and unwind.



ARTIST IMPRESSION

A most versatile light grey, the Tundra is a stunning natural stone with a cloud-like, interwoven texture that sets a statement of its own.

Whether it is to entertain or whip up quick family meals, all can be done effortlessly in this most functional space. With beautiful stone benchtops and splashbacks, an abundance of cabinetry to shelf all of one's cooking essentials, and easy to keep clean engineered wooden floors, all textual excellence of the home has been meticulously considered.

MIELE APPLIANCES .

Renowned globally for its domestic appliances, Miele is a household name for being a German manufacturer recognised for its innovative designs, product durability and usage ultra-functionality. Beaulieu kitchens are fully integrated with a Miele cook top and rangehood, oven, and dishwasher. Residents also have the option to upgrade the specs of their oven or add in a Miele coffee machine.

TIMBER FLOORING .

Reducing the need for constant upkeep, engineered floorboards give Beaulieu kitchens and shared zones an unpretentious elegance, whilst maximising a sense of open plan living. The engineered timber floors also append an unspoken warmth to the home, and sets out a modern, blank canvas that is easy to style for an aesthetic, balanced, contemporary look.

STONE SURFACES .

The use of both natural and engineered stones throughout the home add a consistent touch of luxury and refinement to surfaces. Grey natural stones are as much a trend colour as it is a classic. A must-have and most desired aspect for any contemporary design, it offers an endless sense of elegance.



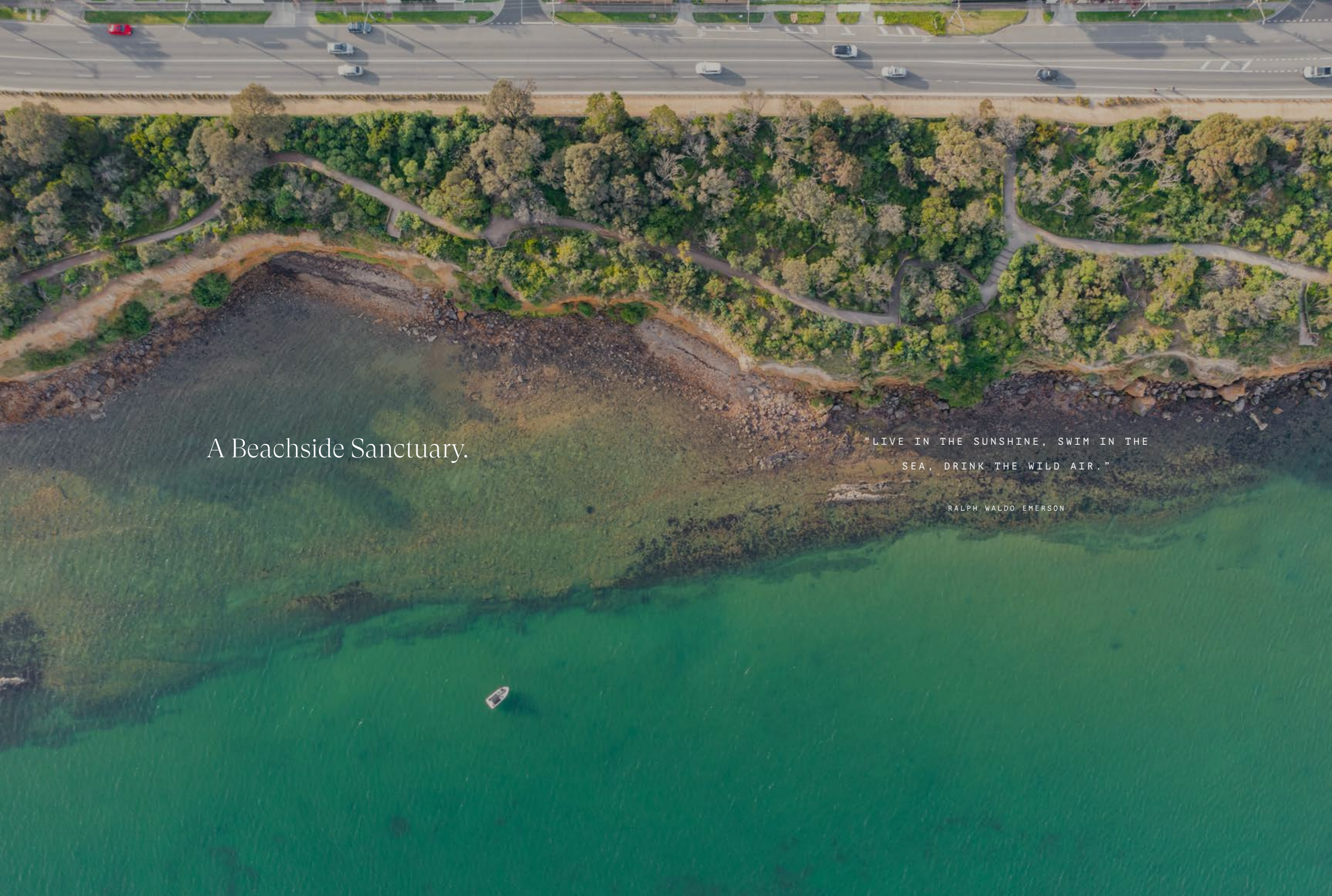




An invitingly opulent space to relax and unwind in, bathrooms instantly carry a tactile appeal with its duo-textured tiling and stone wrapped joinery. Boasting a spacious shower with a shelved wall niche for the essentials, a luxury hotel approved free-standing bath, and LED-lit mirror and storage, all the niceties of life have been considered, down to the copper faucets and fixtures.



Floor to ceiling windows allow unrestricted views of the outdoors, seamlessly transitioning beyond the walls to personal outdoor spaces. Ground floor residents have their own alfresco while upper level occupants are gifted with a private balcony along with the views of the stunning tree-lined landscape, and all the seasonal beauty of the surrounds.



A Beachside Sanctuary.

"LIVE IN THE SUNSHINE, SWIM IN THE
SEA, DRINK THE WILD AIR."

RALPH WALDO EMERSON



GET YOUR TOES WET OR PADDLE
ON A BOARD. EVERY VISIT TO
THE SAND AND SHORES WILL
FEEL LIKE A SEASIDE GETAWAY.

At the beach, every day is Sunday. So grab a towel, a picnic basket, your beloved bicycle, your bae or your babies and seek the soulful sounds of the sea.

BEAUMARIS BEACH .

Literally step out to find yourself on the sands of Beaumaris Beach. With a stunning native backdrop, the beach offers a reef at either end, great for snorkelling and strong swimmers. For those with young children, there is a shallow sandbar to allow for light recreational fun and a rock pool at low tide to explore. The beach is also ideal for birdwatchers and is frequented by pelicans.

BLACK ROCK BEACH .

A short 4-minute drive will see you exploring this getaway location. An exposed beach with a steep beach face, it is ideal for skilled swimmers with its expansive deep waters. During strong westerly winds, surfers are invited to challenge the waves over the reefs, off the beach. For those looking for a spot to hook, line and sink, beach fishing is ideal over the reefs, as well as upon the rocks at either end.

EDWARD STREET BEACH .

A little gem that is tucked away between Sandringham Beach and Half Moon Bay, Edward Street Beach allows for a distant view of the Red Bluff Cliff face at the end of its sandy stretch, and makes for a great location to sit and enjoy the sunset. For those looking for short strolls or cycles either way along the Bay Trail, Edward Street Beach also makes a perfect stating point.

MENTONE BEACH .

Blissfully idyllic, Mentone Beach showcases a gorgeous curved coastline and is a great place to relax on the weekend or for those chasing a mesmerising sunset over the Beaumaris Bay waters. Whether it be sandplay, a swim, or a walk with your pooch off-leash, Mentone Beach will be calling, given its convenient location, a short 5-minute walk from your residence of Beaulieu.

HALF MOON BAY .

A popular beachgoer's choice with shallow waters perfect for families with young children. Bask on the sun, stroll along the sand, paddle in the shallows or sail away into the blues. This crescent shaped shoreline will make you lose sense of time. Then when your tummy begins to growl, spoil yourself with nibbles from one of Melbourne's top eateries – The Cerberus Beach House.

MORDIALLOC BEACH .

A well-developed stretch of the foreshore, Mordi Beach is the perfect place to swim with the added safety of a lifesaving club. It is also home to the Mordialloc Pier, which is great for those who don't wish to get their feet wet. With a playground right near the shore and a picnic area, the beach makes for the perfect weekend spot to gather with family and friends, and whole day entertainment and fun.



MIDWEEK RELAXATION TO FUN FILLED FAMILY WEEKENDS, THE SHORELINES ARE GUARANTEED TO STEAL ALL THE SPOTS ON YOUR SCHEDULE .



A location that will sweep you away.

"IT IS NOT ENOUGH TO PHOTOGRAPH THE
OBVIOUSLY PICTURESQUE."

DOROTHEA LANGE



A plethora of dining choices and retail venues await your visit in this bustling beachfront vicinity. With many within walking distance, and ease of public transport, never be short of a new place to explore.



DINING .

Start the day with a 9-minute stroll and be rewarded with artisanal coffee and crusty croissants at The CNR on Beach Road. For those who want a bite of the ocean, wine and dine over a hearty seafood platter from Lobster Cave, just around the corner, off the North Concourse. And when the sun sets, share laughter and stories over Argentinean tapas at True South. All are close to home.

SHOPPING .

Beaumaris presents a coveted and convenient shopping experience, being central to several local shopping strips and Westfield Shopping Centre. Regardless if it's a quick pantry restock on Balcombe Road around the corner, or shopping and entertainment at Westfield Southland 7-minutes away, your Beaulieu address will ensure all your needs are easily met.

TRANSPORT .

Commuting to places has never been more of a breeze. Serviced by Bus 923 from St Kilda Station to Southland Shopping Centre, Beaulieu is also in close proximity to Cheltenham and Southland Train Stations. Even closer is Mentone Train Station, only a mere 4-minute drive away. For those who prefer to drive into the CBD, a picturesque waterfront journey awaits.



BEAULIEU CHALLENGES RESIDENTS TO SEEK THEIR PERSONAL JOY, EACH AND EVERY DAY.

Sand, sea or shade under a tree. Beaulieu is central to both coastal and inland recreational options.



GOLF CLUB .

In close proximity to one of the leading golf clubs in Australia with two of the pre-eminent golf courses in the world, the Royal Melbourne Golf Club offers a friendly, inclusive environment to put your skills to the test. Cheltenham Golf Club, also nearby, offers a sandbelt course and is a sanctuary for local birdlife whilst presenting challenges over the splendid rise and falls of its hilly landscape.

RECREATION .

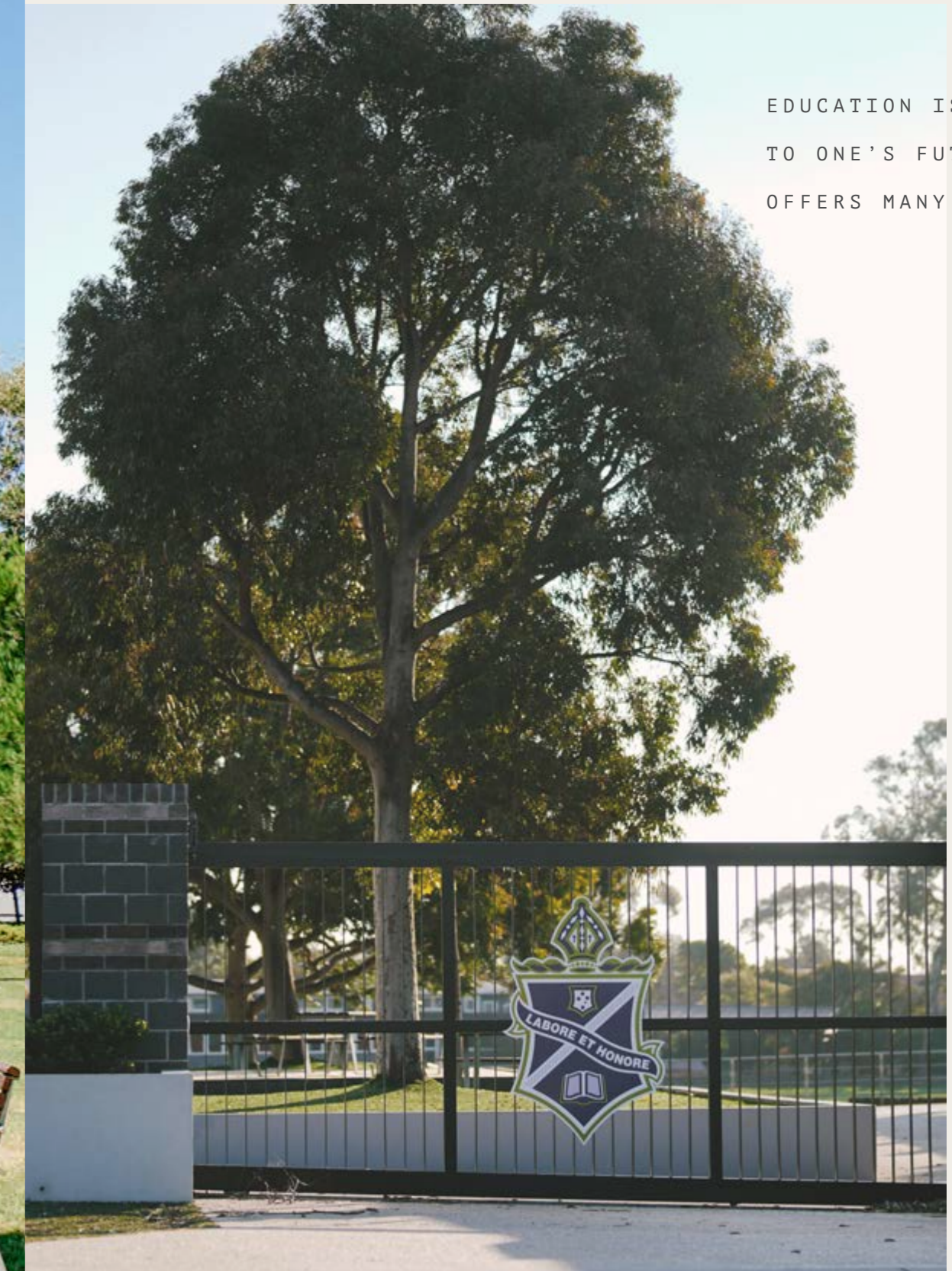
Several foreshore reserves are equipped with picnic, barbecue and play facilities for family days out. The coastline is backed onto the Bay Trail and is perfect for strolls or a splendid beachside cycle. There are also many gardens typical to the Beaulieu beachside location with cliff-top and steps down to the sand for leisurely walks.

PARKLANDS .

For those days where you want a break from the beach breeze, Banksia Reserve and Beaumaris Reserve Playground will see to your little one having some scootering fun around the paths, digging into the sandpit, traversing the challenges of well-equipped playgrounds and immersed in nature play.



EDUCATION IS THE PASSPORT
TO ONE'S FUTURE. BEAULIEU
OFFERS MANY DESTINATIONS .



Surrounded by offerings of high quality education, parents will be spoilt for choice, and can take advantage of their central location to enrol their child into the most suitable learning environment.

MENTONE GIRLS' SECONDARY COLLEGE .

Being the only government girls' school in the south-east, Mentone Girls is a dynamic learning community that supports females to build courage, develop compassion, gain independence and learn tolerance, alongside educational success.

MENTONE GRAMMAR .

Mentone Grammar, based upon Anglican values, attributes its success to the school's persistent nature of always wanting to 'be even better'. This school will support your child to develop resilience and grow personal interests in a dynamic learning environment.

BEAUMARIS SECONDARY COLLEGE .

Belong. Believe. Become. Beaumaris Secondary College sets to equip your next generation with a desire to stay curious, challenge their way of thinking, whilst enabling them to build a sense of purpose in their community.

BEAUMARIS PRIMARY .

A school that provides a rich curriculum, empowering children to become an adult who will thrive and make a positive contribution to society. A perfect learning environment to stimulate your little one's mind to be a curious, creative, courageous individual, all under the umbrella of care.

MENTONE GIRLS GRAMMAR .

An Anglican girls' school that prides itself on the relationships that underpin the day to day experience for its students. Mentone Girls Grammar challenges and nurtures the mind of your next generation whilst instilling thoughtfulness, compassion and creativeness.

MENTONE PRIMARY .

Through inquiry focused learning, Mentone Primary supports the development of curious, creative and confident young learners. The school places an invested importance on the development of authentic relationships with students and parents through open communication.



Selectively curated to harmonise and harness a sense of natural elegance, the colour palette is one that is organic and reflective of the eco-friendly ethos of the interior design team.

BATHROOM & ENSUITE

Stone New Tundra Grey Honed and or Similar

Exhaust Fan Kado Lux HiFlow 250 Exhaust Fan Round Matte White and or Similar

Basin Zuri Rectangular Undermount Basin and or Similar

Pop Up Waste Avi Pop Up Waste White and or Similar

Bath & Sink Wall Mixer & Spout Elysian Wall Mixer & Spout Brushed Copper and or Similar

Bath Scala Matt White Acrylic 1650mm and or Similar

Wall Mixer Elysian Wall Mixer Brushed Copper and or Similar

Shower Set Finley Shower Rail Set Brushed Copper and or Similar

Floor Waste Pixi Insert Floor Drain Brushed Copper and or Similar

Towel Rail Cali single Towel Rail 800mm Brushed Copper and or Similar

BATHROOM & ENSUITE

Toilet Roll Holder Cali Toilet Roll Holder Brushed Copper and or Similar

Toilet Asher Toilet Pan with Zaaha Toilet Button & In Wall Cistern Brushed Copper and or Similar

Shower ABI Interiors Frameless Shower Screen and or Similar

Niche 300mm Wide Vertical Shower Niche Brushed Cooper or White and or Similar

Wall Tiling Signorino Tiles LV Stark Lining Matt 450mmx1200mm and or Similar

Floor tiling Signorino Tiles LV Stark Matt 597mmx597mm and or Similar

Shaving Cabinet 2 Vertical Rectangle Custom Made Shaving Cabinets with LED Lighting

Cabinetry Polytec Prime Oak Thermo-laminated Chifley Door Profile Recessed Finger Grip and or Similar

Internal Cabinets Polytec White Melamine Internal Carcass and or Similar

KITCHEN

Stone New Tundra Grey Honed and or Similar

Lighting Beacon Lighting Surface Mounted Downlights in a Channel and or Similar

Sink Mixer Elysian Commercial Pull Out Kitchen Mixer Brushed Copper and or Similar

Sink Zalo Double Kitchen Sink 855mm Brushed Copper and or Similar

Cabinetry Prime Oak Thermo-laminated Chifley Door Profile Recessed Finger Grip and or Similar

Internal Cabinets Polytec White Melamine Internal Carcass and or Similar

Combi Oven Miele Steam Combi Oven 600mm and or Similar

Oven Miele BP Vitroline Obsidian Black Pyrolytic Oven 600mm and or Similar

Dishwasher Miele Scu Clst Built-Under integrated Miele and or Similar

KITCHEN

Range Hood Miele Range Hood Integrated 1100mm and or Similar

Cook Top Miele Gas Cooktop 942mm wide Miele and or Similar

ALL ROOMS

Timber Flooring French Oak Flooring Engineered boards 220mmx2200mm and or Similar

Air Conditioning Air conditioning vents to be wall colour any visible vents to be powder coated and or Similar

Heater Heating vents to be wall colour any visible vents to be powder coated and or Similar

Light Switches Saturn Zen White Satin and or Similar

BED ROOMS

Carpet Don Currie Carpets Ripples 100% Pure New Zealand Wool Colour Ohau and or Similar

Painted Finish Vivid White

LAUNDRY

Sink Mixer Elysian Commercial Pull Out Kitchen Mixer Brushed Nickel and or Similar

Washing Machine Stops Washing Machine Stops Brushed Nickel and or Similar

Sink Seba Single Sink 550mm Stainless Steel and or Similar

Floor tiling Signorino Tiles LV Stark Matt 597mmx597mm and or Similar

Engineered Stone Caesarstone Cloudburst Concrete Engineered Stone and or Similar

Internal Cabinets Polytec White Melamine Internal Carcass and or Similar

Cabinetry Polytec Vinyl Wrap Classic White Chifley Profile Recessed Finger Grip and or Similar

Hanging Rail Brushed Nickel Hanging Rail and or Similar

Floor tiling Signorino Tiles LV Stark Matt 597mmx597mm and or Similar

WALLS

Painted Finish Colour "Vivid White" Mould Resistant in Wet Areas Low Sheen and or Similar

Skirting Board Dubai 135mm and or Similar

Power Points Saturn Zen Double Power Point and or Similar

UPGRADE OPTIONS

Combi Oven Miele Vitroline Obsidian Black Built- In Microwave Oven 600mm and or Similar mm and or Similar

Coffee Machine Miele Vitroline Obsidian Black Built in Coffee Machine and or Similar

Wine Fridge Vintec 170 Bottle Cellar and or Similar

Towel Rail Otto Heated Towel Rail Brushed Copper and or Similar

Outdoor Lighting Beacon Lighting Sentinel 2 Light Wall Bracket in Black and or Similar

FIREPLACE

Fireplace 6X Heat & Glo Gas 1067mmx1022mm and or Similar

Fireplace Surround Colourbond Monument Anti-flammable and or Similar

WARDROBES & PANTRY

Cabinetry Handles Beta Cabinetry Handle 400mm Brushed Copper and or Similar

CEILING

Painted Finish Colour Dulux "Vivid White" Flat Finish and or Similar

Lighting LED Down Lights and or Similar

Basement Ceiling Lighting Aragon LED luminaires and or Similar

DOORS

Internal Doors & Skirting Colour Dulux "Vivid White" Satin and or Similar

All Internal Doors Davis Door Handle Brushed Copper and or Similar

All Internal Doors Humeecraft and or Similar

All Internal Doors Ellis Butt Door Hinge 100mm Brushed Copper and or Similar

All Internal Doors Kolton Door Stop Brushed Copper and or Similar

Architraves Doors London 115mm and or Similar

OUTDOOR

Outdoor Lighting Beacon Lighting Sentinel 2 Light Wall Bracket in Black and or Similar

External Floor Tiles Signorino Tiles Bluestone 300x600 Honed and or Similar

PENTHOUSE ENTRY

Feature Light Elegant Mid-Century Wall Light Bronze and or Similar

TV UNIT BENCH

Stone New Tundra Grey Honed and or Similar





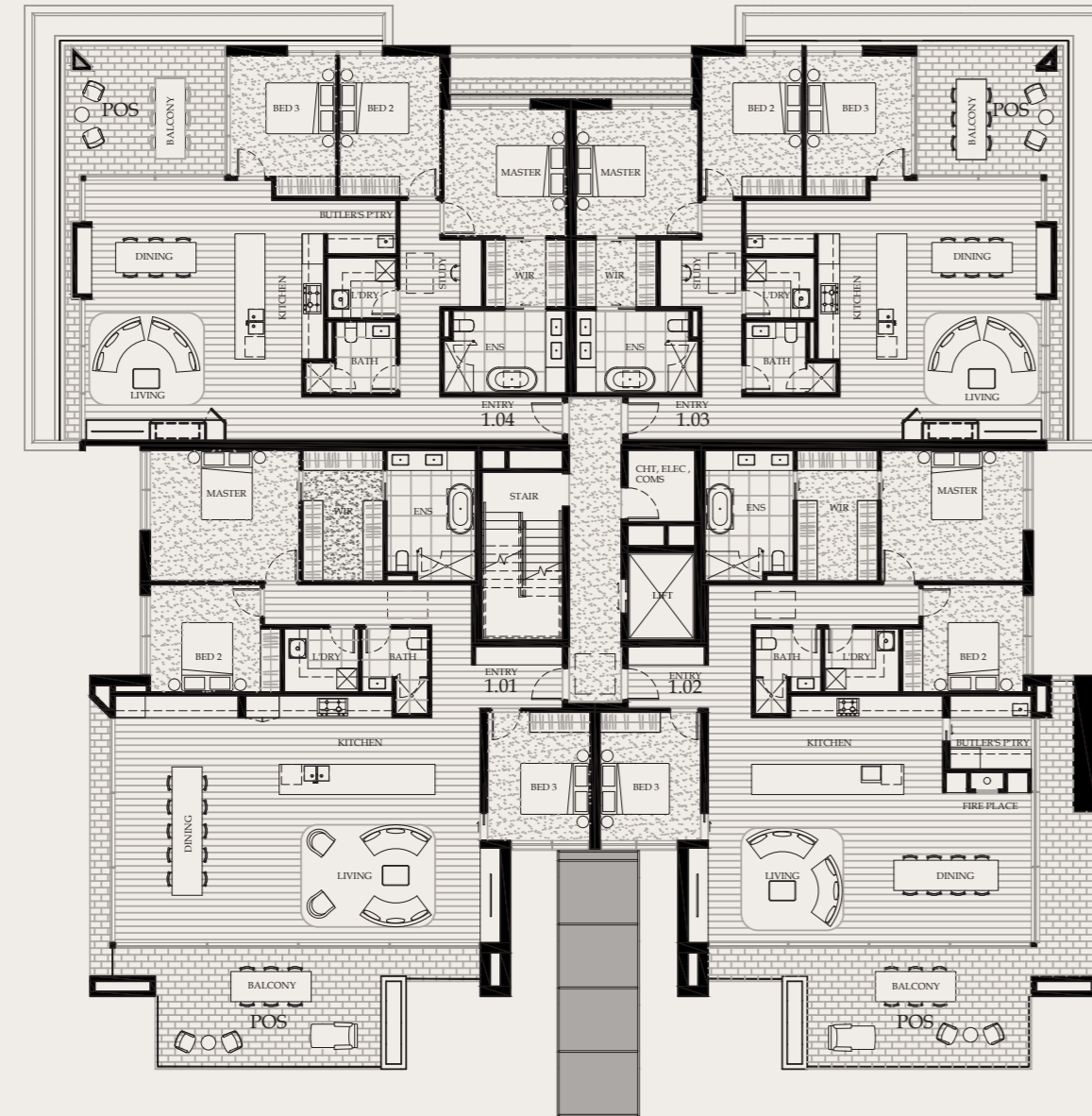
Floor Plate

"WE SHAPE OUR HOMES AND
THEN OUR HOMES SHAPE US."

WINSTON CHURCHILL



These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnitures and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



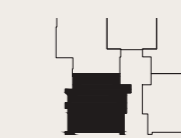
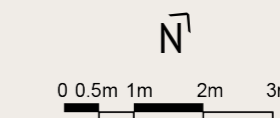
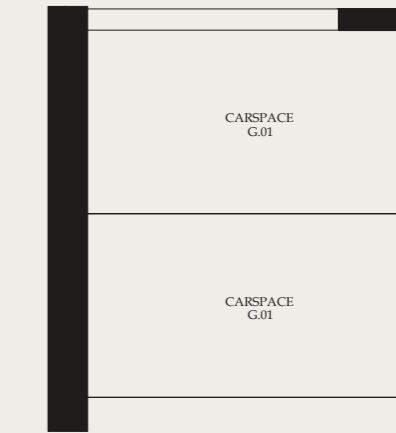
These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



Floor Plan

"GOOD DESIGN... FIT OUR NEEDS SO WELL
THAT THE DESIGN IS INVISIBLE."

DON NORMAN



APARTMENT G01

BED	3
BATH	2
CAR	2

APARTMENT AREA	150.6m ²
P.O.S AREA	107.5m ²
TOTAL FLOOR AREA	258.1m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnitures and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.

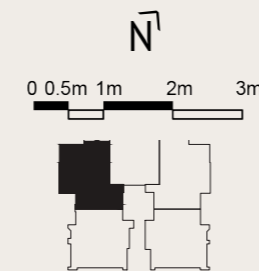
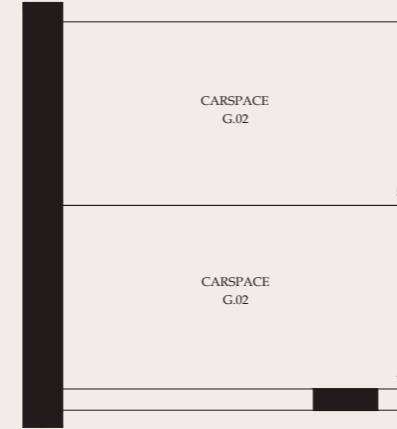


APARTMENT G02

BED	3
BATH	2
CAR	2

APARTMENT AREA	160.2m ²
P.O.S AREA	108.5m ²
TOTAL FLOOR AREA	268.7m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.

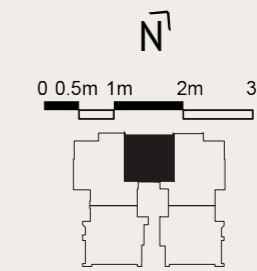
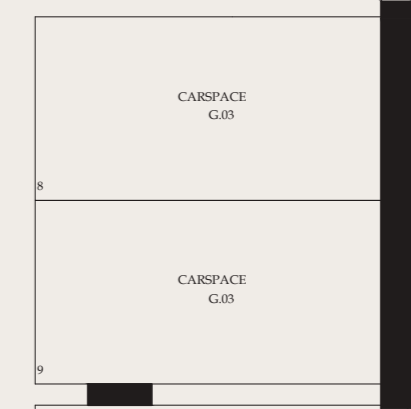


APARTMENT G03

BED	2
BATH	2
CAR	2

APARTMENT AREA	103.5m ²
P.O.S AREA	55.1m ²
TOTAL FLOOR AREA	158.6m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



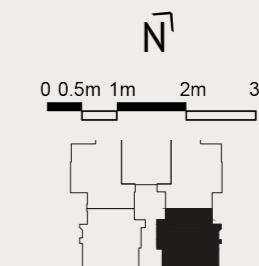
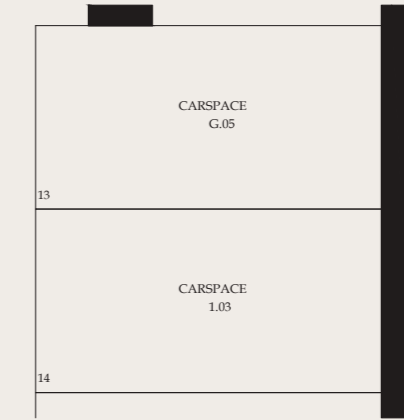
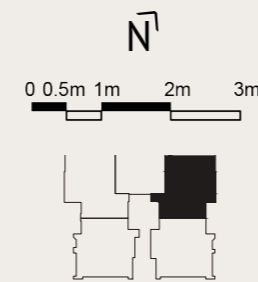
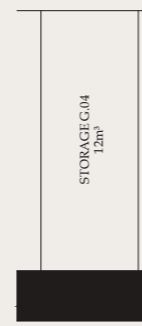
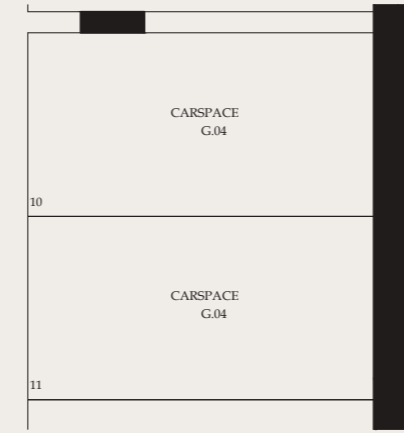
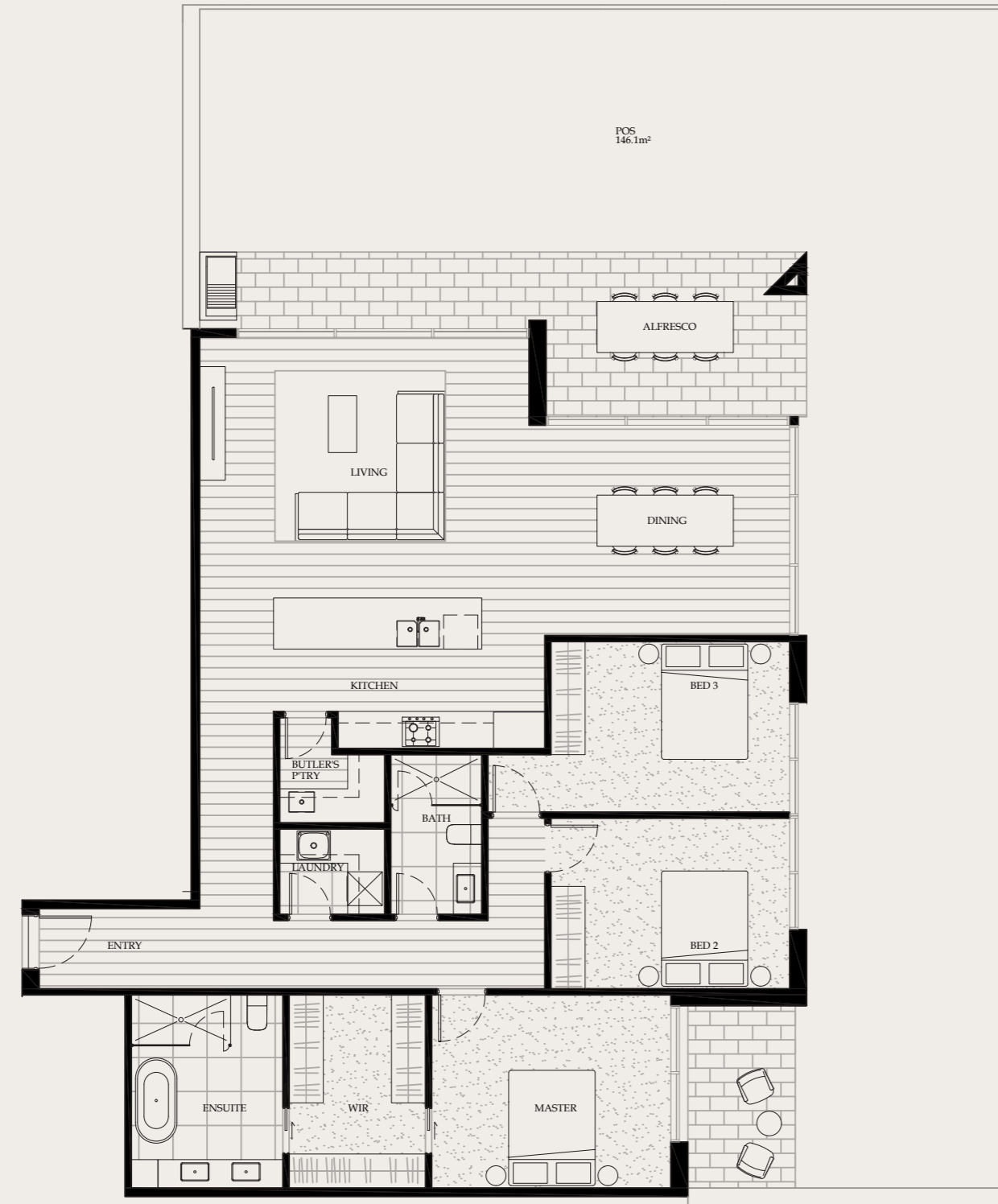


APARTMENT G04

BED	3
BATH	2
CAR	2

APARTMENT AREA	160.0m ²
P.O.S AREA	146.1m ²
TOTAL FLOOR AREA	306.1m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



APARTMENT G05

BED	3
BATH	2
CAR	2

APARTMENT AREA	152.5m ²
P.O.S AREA	165.5m ²
TOTAL FLOOR AREA	318.0m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.

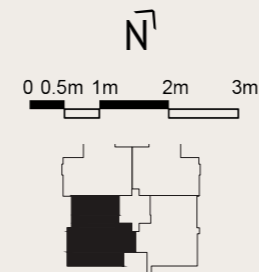
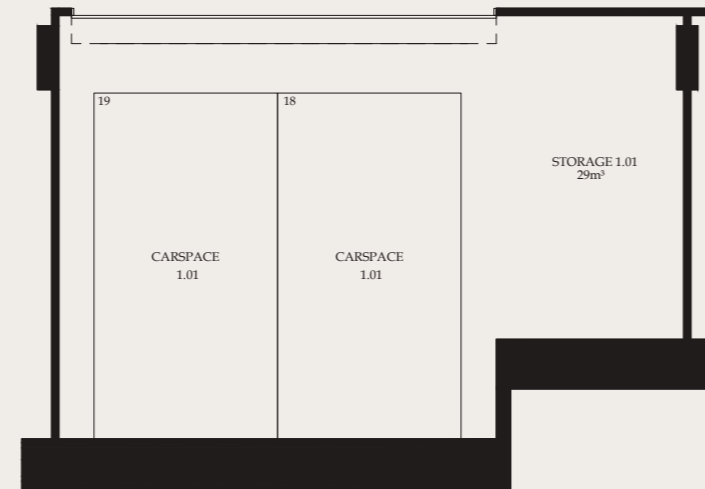
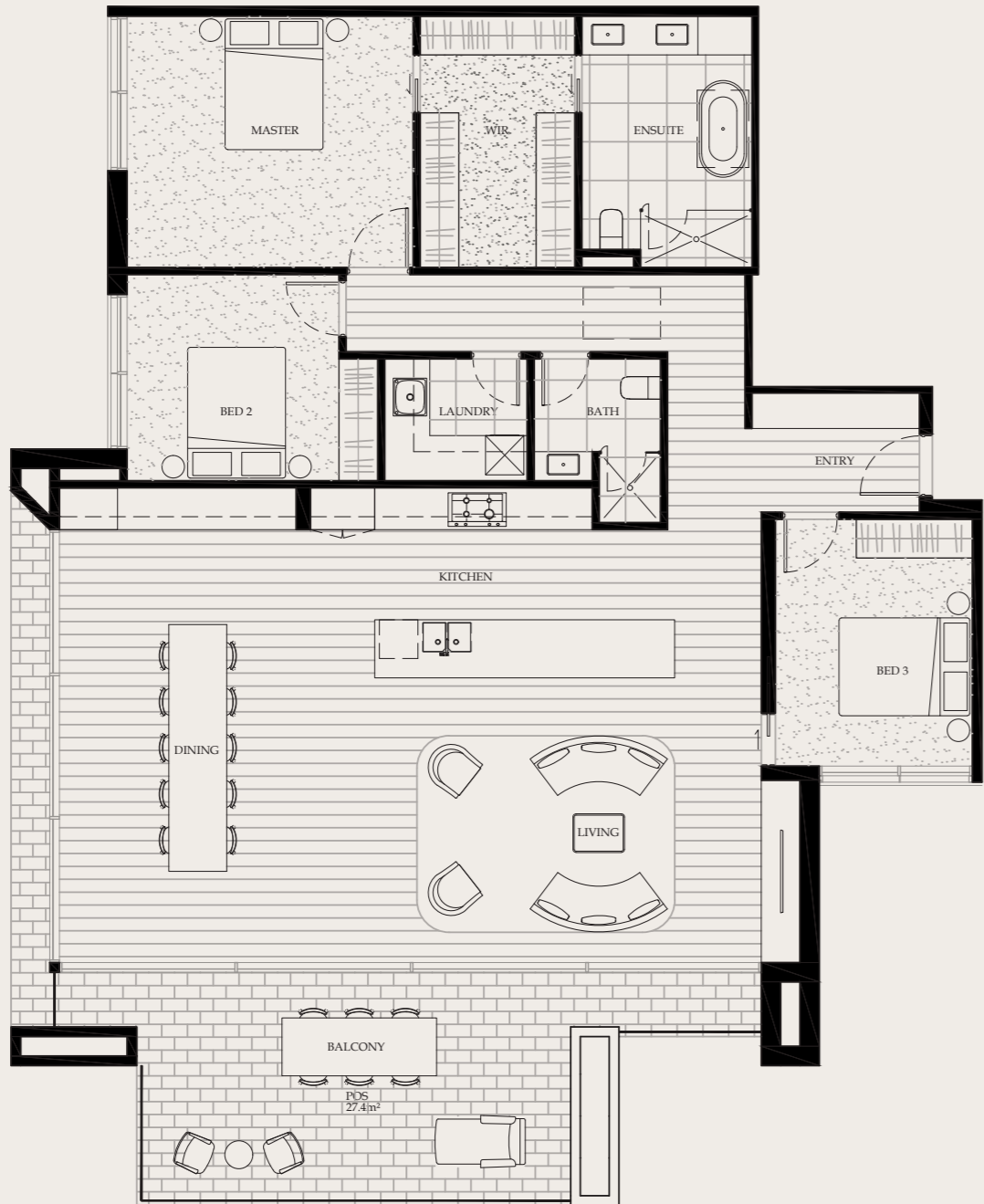


PENTHOUSE 1.01

BED	3
BATH	2
CAR	2

APARTMENT AREA	181.3m ²
BALCONY AREA	27.4m ²
TOTAL FLOOR AREA	208.7m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.

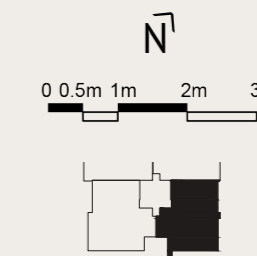
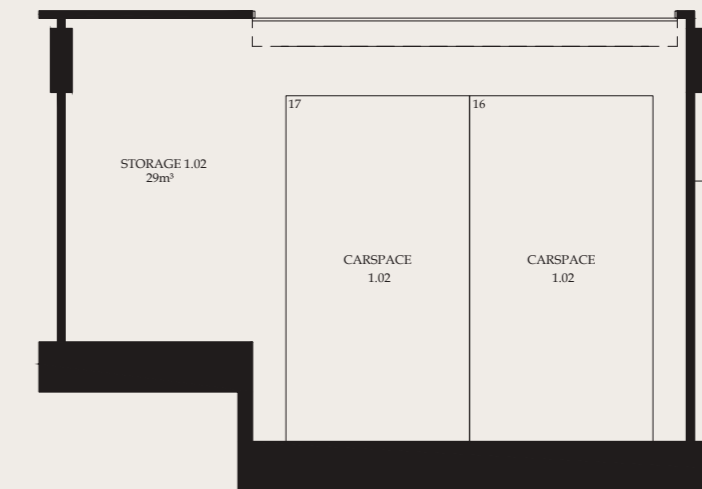


PENTHOUSE 1.02

BED	3
BATH	2
CAR	2

APARTMENT AREA	172.0m ²
BALCONY AREA	37.7m ²
TOTAL FLOOR AREA	209.7m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



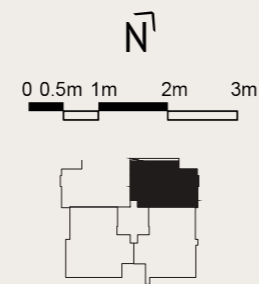
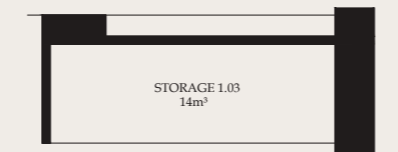
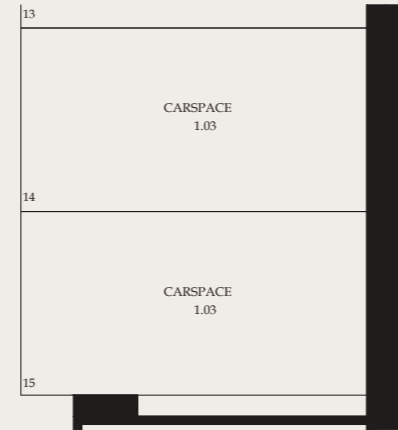
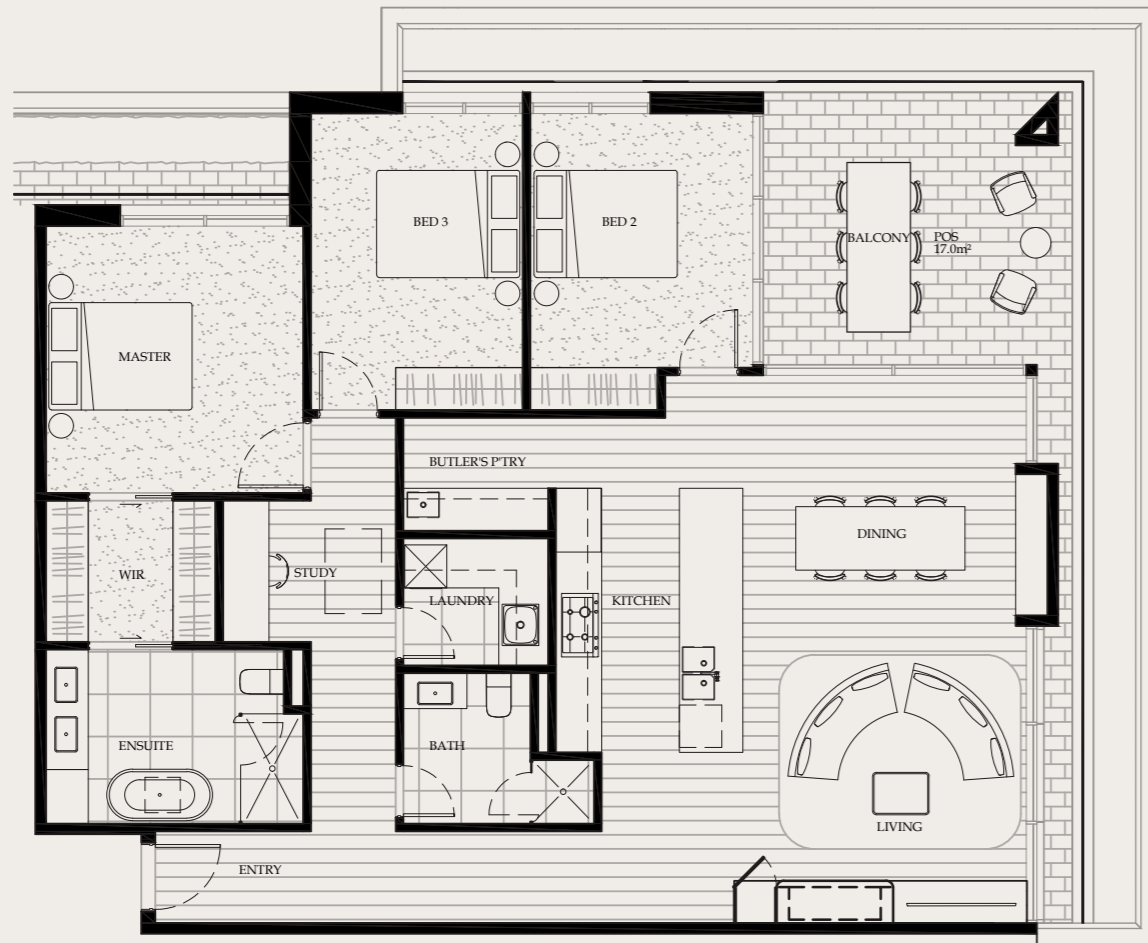


PENTHOUSE 1.03

BED	3
BATH	2
CAR	2

APARTMENT AREA	147.5m ²
BALCONY AREA	17.0m ²
TOTAL FLOOR AREA	164.5m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.

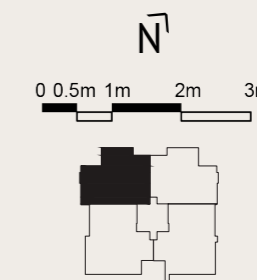
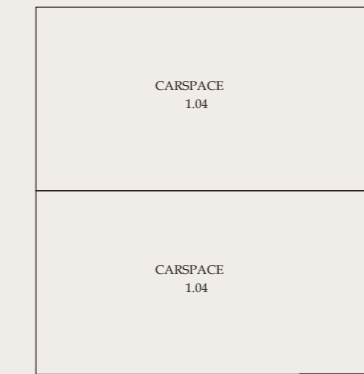
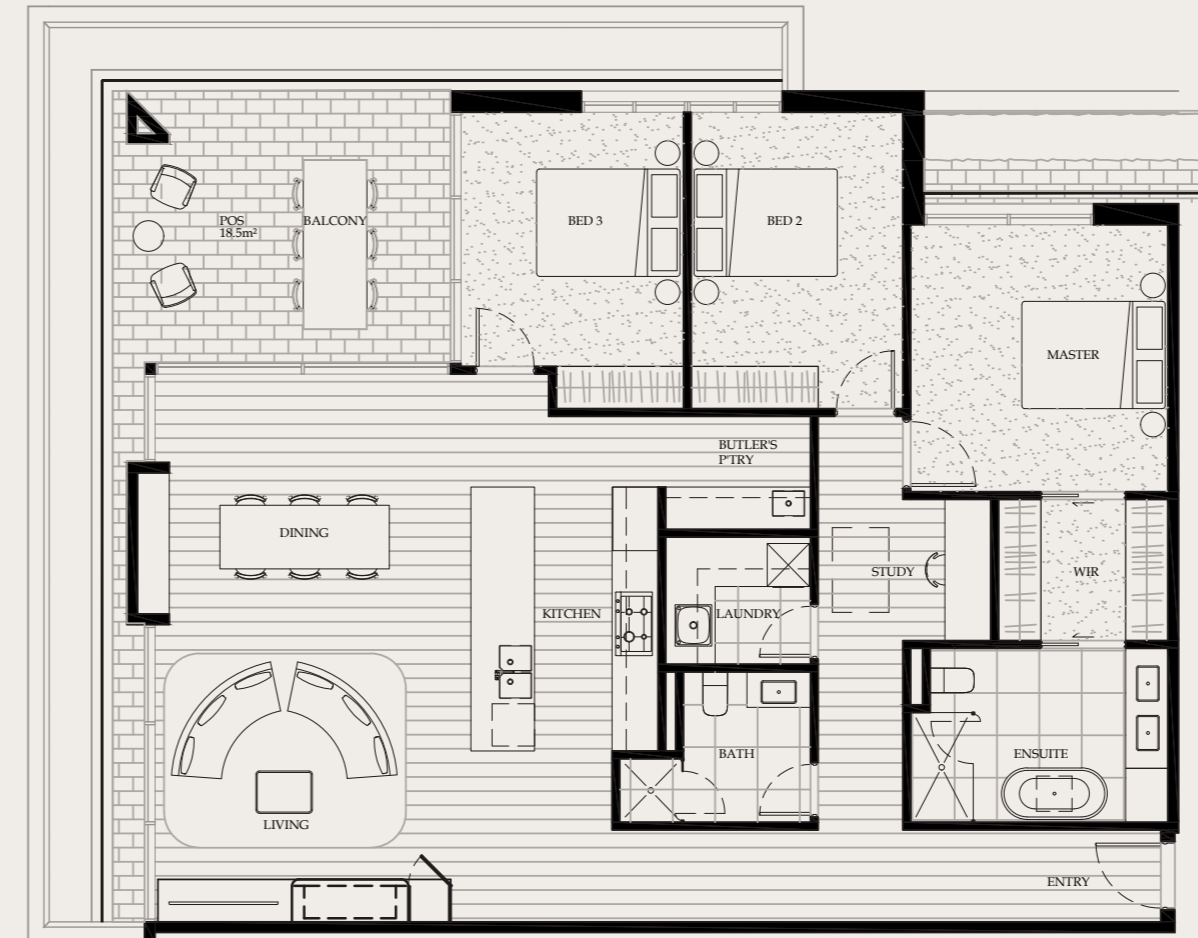


PENTHOUSE 1.04

BED	3
BATH	2
CAR	2

APARTMENT AREA	153.0m ²
BALCONY AREA	18.5m ²
TOTAL FLOOR AREA	171.5m ²

These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the apartment/townhouses or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustration purposes only. The areas are generally measured in accordance with the Property Council of Australia Methods of Measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price, of the apartment, including plans, finishes, fittings, appliances and other particulars of sale. Loose furnishings and white goods are not included. Extent of floor finishes may vary. External spaces and landscaping are indicative only. Refer to level plans for more information.



An Accomplished Team

“SOME PEOPLE LOOK FOR A BEAUTIFUL PLACE, OTHERS MAKE A PLACE BEAUTIFUL.”

HAZRAT INAYAT KHAN

MXMEL GROUP

An experienced and innovative property developer specialising in premium townhouse and apartment developments , the director has successfully delivered several medium to large developments in Ivanhoe, Donvale, Doncaster within Melbourne.

They are determined to deliver projects that are built to endure and form spaces for communities to flourish and has collaborated with many renowned consultants and interior designers to deliver premium residences for the long term liveability of the bayside communities.

In Beaulieu, we are inspired by everything this unique location has to offer, including the beachfront lifestyle and the heritage of the surrounding area. Our goal is to provide a home that are perfectly suited to the residents ' needs , and their lives for years to come.

MEZZ GROUP

A Melbourne -based architectural and project management firm , specialising in residential townhouses and medium rise apartments. Mezz Group have developed a strong reputation for delivering considered and innovative designs with a deep understanding of the local market and the needs for a contemporary lifestyle.

“Beaulieu involved a large focus on the integration of the indoor and outdoor living and the thoughtful consideration of construction within the Bayside locale.”

Mezz Group, being involved in the project management has brought together all the consultants , ensuring timely and steady progression of the project, from interior design, material selections, documentation, marketing campaign and construction.

WHITE CHALK DESIGN

White Chalk Design is a diverse multi practice interior design firm. Established over 20 years ago, White Chalk Design consults on a variety of residential and commercial projects, both in Victoria , interstate, and more recently on an international level. We specialise in commercial spaces, multilevel residential and hospitality venues. We also consult on private residential design, planning and project management.

Our goal is to create a space that will engage and excite you as the homeowner, whilst enhancing the best features of your property. We will suggest quality furniture, artworks and accessories, whilst being mindful of your overall budget and timelines.

White Chalk Design is a boutique firm well known for our professionalism and ability to deliver a unique, exceptional design aesthetic.

Designed by xCreative™

*Disclaimer: The images, illustrations and information provided are indicative only and may be artists' impressions or concepts only which remain subject to development and change. The final product may differ from the information provided including but not limited to dimensions, configuration, finishes, materials, feel, shade, appearance and/or aesthetic. The information provided is for illustrative and marketing purposes only and may not be relied upon. The information is subject to change without notice including but not limited to any statement, figures, calculations, plans, images and representations which are indicative only. Images may be artists' impressions or concepts only which remain subject to development and change. Views or aspects may be impacted by the development of nearby land and by design features of the building. The final product may differ from the information provided. The method used for representing any dimensions in the information is in accordance with the Property Council of Australia's Method of Measurement for Residential Property. The information is a guide only and does not constitute an offer, inducement, representation, warranty or contract and cannot be relied upon. No agreement arises in respect of the project or the information except as expressly provided in formal legal documentation executed and exchanged by the relevant parties. The Developer does not represent or warrant the accuracy of the information. Subject to the law, the Developer, its related entities, and each of their officers, employees, contractors, agents, consultants and advisers make no representation and accept no liability arising from any error or omission, or for any loss or damage incurred by any person relying on the information.

