



Tulliallan

AN ADDRESS OF DISTINCTION

DESIGN GUIDELINES





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Tulli Allan

1.0 Overview

1.1 VISION

Located in Cranbourne North, Tulli Allan promises to be the perfect union of old-world charm and a contemporary masterplanned community, positioned proudly alongside the leafy, established suburb of Berwick.

Its elevated position and undulating land create a sense of prestige, with many lots privy to uninterrupted views of the Dandenong Ranges.

Tulli Allan has been meticulously masterplanned to complement the natural landscape, with every detail carefully chosen to create an address of serenity and distinction.

Rolling green hills and an abundance of open space create an unmatched feeling of calm; a place you can spend your days admiring the community's natural beauty and where your children can explore and play freely.

1.2 OBJECTIVES

These carefully considered Design Guidelines have been put in place to ensure that all homes built at Tulli Allan are quality homes and respect the amenity of other residents. They help protect the integrity of your investment and provide you with peace of mind about the high standards of house design within your neighbourhood, whilst still allowing flexibility and individuality to create your own home.

1.3 APPLICATION OF THESE DESIGN GUIDELINES

These Guidelines do not apply to lots with an area less than 250 square metres or those lots identified in the endorsed Plan of Subdivision pursuant to Permit No. PlnA00646/13 issued by the City of Casey on 1 May 2014 as a Medium Density Site.

1.4 DESIGN APPROVAL PROCESS

All homes built at Tulli Allan must be approved by the Tulli Allan Design Assessment Panel (TDAP) prior to lodging for any Building Permit or commencing any construction of works. The TDAP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

Please note that any proposal, or element of a proposal, that meets the objectives of the Design Guidelines but is not strictly in accordance with the wording of the Design Guidelines may be approved by the TDAP.

Approval by the TDAP however does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities.

Allowance has been made for two submissions for each Design Approval application. Each additional submission will incur an administration fee. New submissions for a lot that has already had an application approved will also incur an administration fee for each submission.

No claims shall be made to the developer or their representatives with respect to the decisions made.

DESIGN GUIDELINES 1.0 OVERVIEW

THE PROCESS



Select and purchase a lot that best suits you.

Select your preferred builder and/or a house design that best suits your chosen lot.

Familiarise yourself with the requirements of the Design Guidelines and confirm with your builder or building designer that your house design complies with the Design Guidelines.

Prepare your submission to lodge for Approval with the TDAP. Your submission must address all of the requirements set out in section 1.5.

The TDAP will review your proposal within 10 working days. If your proposal is not approved, detailed feedback will identify the issues that need to be addressed, in order for an approval to be issued. Your proposal must be amended and re-submitted for Approval.

After your proposal is Approved, you or your builder must apply for a Building Permit.

Once a Building Permit is issued, you may commence the construction of your home.



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1.5 SUBMISSION REQUIREMENTS

All submissions for Design Approval must be in PDF format and include the following information:

- Site plan at 1:100, with dimensions and showing:
 - lot boundaries and any easement(s) on title
 - Proposed building footprint and all proposed setbacks
 - contours (at 0.5m interval or less) or spot levels
 - on-site car parking and driveways
 - other external structures (including pools and spas)
 - all ancillary items, including but not limited to..
 - water tanks and storage units
 - solar panels
 - television antennas
 - air-conditioning units
 - evaporative cooling units
 - heating units
 - bin storage area
 - sheds and any outbuildings.
- All floor plans, roof plans and elevations at 1:100, with dimensions and showing:
 - internal layout, and any pergolas, decks, terraces, balconies, verandahs, windows, doors and other openings
 - proposed floor levels
- Finishes and colour samples
 - Provide samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections
- Landscape plan at 1:100, with dimensions and showing:
 - indicative extent of all hardscape and softscape
 - planting schedule that lists all proposed species referenced on landscape plan
- For lots with greater than 1.5m land fall, please include the following, at 1:100:
 - at least one sectional drawing that explains the extent of proposed cut and fill location and heights of proposed retaining walls.
- Completed Check List

1.6 SUBMISSIONS

When you are ready to make your submission for Design Approval, you can lodge it on the Design Approval Portal at www.ngdd.com.au

Users must first register to use the portal. Once this has been done, log in and simply enter the relevant details when prompted.

As well as being a handy source of information, this portal will help Owners, Designers, Builders and Developers to lodge and track the progress of a submission from the initial lodgement through to approval.

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

1.7 RE-SUBMISSIONS

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

1.8 TIMING

1. Construction of your home should start within 1 year of the settlement date. Completion of your home, including garage, driveway, fencing and retaining walls should occur within 2 years of settlement.
2. All front gardens must be landscaped in accordance with these Guidelines (including all turf, soft landscape, driveways and pathways) within 6 months of issue of the Certificate of Occupancy.
3. Fencing must be constructed within 30 days of the issue of the Certificate of Occupancy.

1.9 OTHER APPROVALS

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

1.10 DEFINITIONS

For the purposes of these guidelines:

- Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.
- Building Envelope Plan means the Building Envelope detailed on the Plan of Subdivision for a particular lot.
- A corner lot is any lot that has more than one boundary that abuts the public realm.
- A Return Fence is the fence that is situated between the dwelling and the interlot fence, or the dwelling and the fencing to Public Realm boundary, as per the detailed requirements of Sections 4.3.2 and 4.3.3



2.0 Lot Planning

2.1 LOT LAYOUT

1. Only one dwelling is permitted per lot, unless otherwise provided on the relevant Plan of Subdivision.
2. The dwelling must have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom.
3. The habitable room window must have appropriate head and sill heights to provide passive surveillance to the public realm.
4. On corner lots, the primary street frontage is the shorter one adjacent to the street, unless otherwise noted on the Plan of Subdivision or MCPs.
5. Dwellings must comply with the following minimum dwelling size, excluding garage and all unenclosed areas, unless otherwise approved by the TDRP:

LOT SIZE	MINIMUM DWELLING SIZE
Less than (or equal to) 300 m ²	100m ²
More than (or equal to) 300m ² & less than to 450m ²	120m ²
More than 450 m ²	150m ²

2.2 BUILDING SETBACKS

All dwellings must be contained within the Building Envelope Plan applied to the lot. Please refer to the Plan of Subdivision for details of the building envelope for the lot.

Generally, dwellings must be set back as follows:

FRONT SETBACKS

1. Dwellings must be set back a minimum of 4m and a maximum of 5.5m from the front boundary.
2. The front setback can be reduced to a minimum of 3m if the lot;
 - is between 250m² and 300m²; and
 - is opposite the passive or active open space area or local centre; or
 - abuts the passive or active open space area or local centre

The reduced front setback will be identified on the Building Envelope Plan.

3. Garages must generally be set back a minimum of 5.5m from the front boundary unless the Building Envelope Plan:
 - prescribes a front setback of 3 metres, where the garage can be setback no less than 5 metres; or,
 - shows that the lot is approved as having an alternative garage setback, where the garage must not be setback between 3m and 5m from the front boundary.

FRONT ENCROACHMENTS

4. The following may encroach into the front setback by not more than 1.5 metres:
 - Balconies, verandahs, open porches, covered walkways and porticos that have a maximum height less than 4.5 metres above the ground level.
 - Facade treatments and / or covered balconies or verandahs on the second storey of a building that have a maximum height of less than 6.6 metres above ground level.
 - Eaves, fascia and gutters;
 - Other items as noted in the MCPs

SIDE SETBACKS

5. Generally, each dwelling must have at least one side setback of a minimum of 1m. Refer to the Building Envelope Plan for more detail.

CORNER LOTS

6. Generally, dwellings must be setback a minimum of 2m from the secondary street frontage. Refer to the Building Envelope Plan for more detail.

SIDE AND REAR ENCROACHMENTS

7. The following may encroach into the side and rear setback distances by not more than 500mm:
 - Porches and verandahs
 - Eaves, fascia and gutters
 - Screens, but only to the extent needed to protect a neighbouring property from a direct view
 - Domestic fuel tanks and water tanks
 - Heating and cooling equipment and other services.

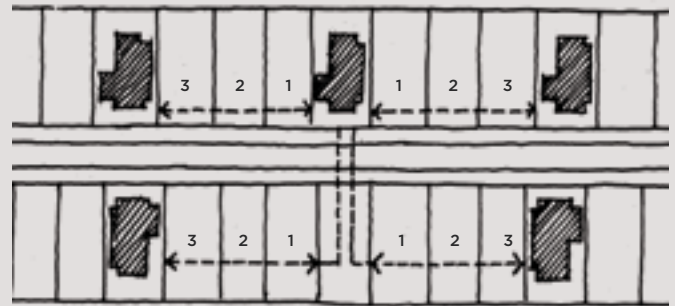
- Other items as noted in the MCPs

LANDSCAPING CONSIDERATIONS

In addition to the minimum prescribed setbacks described above, consideration should be given to the mature size of any proposed planting, particularly in the front setback, to allow plenty of space for roots and branches to spread

2.3 BUILT FORM VARIETY

1. Similar façades are not permitted within 3 lots of each



2.3.1 3 LOT SEPERATION

2. The determination of this issue will be at the sole discretion of the TDAP.
3. If any two façades are deemed not to comply with this other along both sides of the street.



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3.0 Built Form

3.1 CHARACTER AND VISUAL STYLE

1. As a general rule, facades must be contemporary in style.
 - Period styles, such as Edwardian and Georgian etc., are not generally permitted.
 - Period detailing, such as quoins, fretwork, lace work etc., are not generally permitted.

There is however, scope for the use of these or similar elements as part of a contemporary design.

The determination of this issue will be at the sole discretion of the TDAP.

3.2 MASSING & ARTICULATION

1. Each dwelling must incorporate a prominent front entry point that is readily visible from the primary street frontage and complementary to the overall dwelling design.
2. The front entry point may take the form of a portico, porch, verandah or other feature, to the satisfaction of the TDAP that has:
 - A minimum covered area of 3m²
 - A minimum width of 1.5m
3. Two storey dwellings must incorporate elements such as balconies and / or protrusions to articulate the front façade

3.3 RECYCLED WATER

1. Each dwelling must incorporate plumbing that allows for connection to any future recycled water supply.

As a minimum, you must allow for all toilets and two garden taps (front and rear) to be connected to any future recycled water system.

3.4 CORNER LOTS

1. Dwellings on corner lots must address the secondary frontage by incorporating the same or similar design features to those used on the primary frontage. Acceptable features may include:
 - Windows with matching head heights
 - Highlight materials and finishes that wrap around from the primary facade
 - Pergolas, Porticos, Porches, Verandas and Balconies
 - Roof Elements, such as feature gables
 - Other treatments, to the satisfaction of the TDAP
2. Materials used on the front façade must extend to the secondary frontage for a minimum of 3m.
3. Corner features must be forward of the return fence and/or readily visible from the public realm.

Please note that blank walls forward of the return fence are not permitted.

4. In addition to the above requirements, dwellings on corner lots must include eaves to all sides facing the Public Realm, unless otherwise approved by the TDAP.

3.5 ROOF DESIGN

A variety of roofing forms and styles is encouraged

Articulated roof shapes with elements such as hips, gables, Dutch gables and/or dormer windows are preferred.

Skillion, curved, or other innovative roof designs that incorporate some flat elements will be assessed on their design merit.

1. Hip or Gable End roofs must have:
 - a roof pitch of at least 22.5
 - a minimum eaves width of 450mm to the front facade
 - the front eaves returning along the side wall for at least 3m on single storey dwellings
 - a minimum eaves width of 450mm to the entire upper level on two storey dwellings
2. Roof cladding must compliment the style of your home. Acceptable materials include:
 - pre-finished metal roof sheeting
 - low profile roof tiles
3. Galvanized, zincalume or unfinished roof materials and rainwater fixtures are not permitted.
4. Roof materials must be matte finish and non-reflective.
5. Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements.
6. Corner lot dwellings have additional roof requirements. Refer to Section 3.4 Corner Lots.



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3.6 MATERIALS AND FINISHES

1. The front façade must be finished with a mixture of external materials and finishes.
2. Face brickwork must not account for more than 80% of the front facade (not including the garage door or windows)
3. Other front façade materials may include:
 - Stone
 - Masonry blocks
 - Weatherboard (Painted)
 - Lightweight cladding
 - Timber cladding
 - Render
 - other materials approved by the TDAP
4. Aluminium sliding windows and doors are unlikely to be approved if visible from the Public Realm, unless they are manufactured from commercial or semi commercial sections.
5. No dwelling is to be built with any exposed stumps.
6. Colour schemes should adopt a palette of muted neutral tones.
7. External finishes, materials and colours must be approved by the TDAP. Each application must include samples or images of the proposed colours, finishes and materials, including:
 - roofing
 - rain water fixtures (gutters, downpipes, fascias etc.)
 - external walls
 - window frames
 - garage door
 - driveway
8. External glazing that is visible from the public realm must not contain leadlight, stained glass, reflective glass or patterned film
9. The front facade (and secondary frontages) must not include recessed lightweight infill panels above doors, windows or garage doors.
10. Materials used on the front façade must extend to the side elevation for a minimum of 1.5m except for a corner lot where additional requirements apply. Refer to Section 3.4 Corner Lots
11. Roll down security shutters must not be visible from the public realm

3.7 CAR ACCOMMODATION

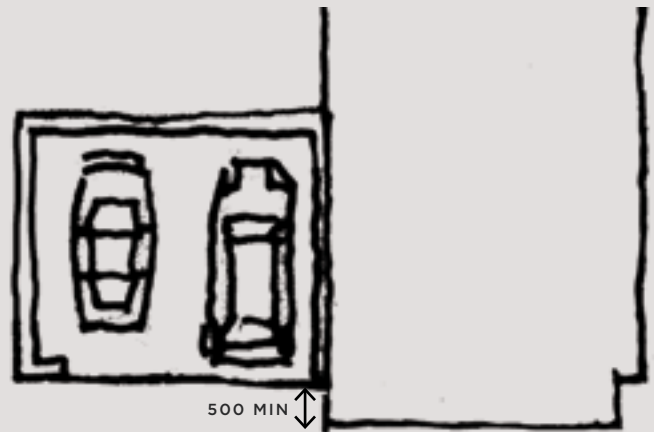
1. Garages must be integrated into the overall form of the dwelling.
2. Garages must be enclosed. Carports and open sided garages are not allowed.
3. Lots with a frontage of 12.5m or more must provide a double garage.
4. Garage door openings are limited as follows;
 1. If a dwelling is...
 - On a lot between 250m² & 300m²; and
 - two or more storeys

The garage door must not exceed 25% of the area of the front façade of the dwelling.

The area of the front façade is to be measured from a two dimensional (2-D) elevation plan excluding any area of the roof of the dwelling

2. In all other instances, the width of the garage door must not exceed 40% of the width of the lot frontage.

5. Garages must be stepped back a minimum of 500mm from the front wall of the dwelling. This distance is measured from the front building line, not from verandas or porches etc.



3.7.5 GARAGE FRONT STEP

6. The garage doors visible from the public realm must be either a panel lift, sectional overhead or other similar type.

Roller doors are not permitted if they are visible from the public realm.
7. Use of two single garage doors in lieu of one double garage door is acceptable



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4.0 Other External Elements

4.1 DRIVEWAYS

1. Each lot must have a maximum of one cross-over per frontage.
2. Driveways must be constructed from:
 - Exposed aggregate concrete;
 - Coloured-through concrete;
 - Slate;
 - Natural Stone;
 - Asphalt; or
 - Brick
3. Driveway colours should be muted.
4. Plain (uncoloured) concrete driveways are not permitted
5. The driveway must be set back a minimum of 0.5m from the side boundary to provide a strip for landscaping
6. Driveways must not be wider than the garage door where they meet the garage and must taper to the width of the crossover at the boundary
7. The driveway must be constructed prior to the occupancy of the dwelling.

4.2 LAND FORM (RETAINING WALLS)

1. The maximum height of any retaining wall is generally 1.0m. If a higher wall is required, more than one wall must be used in conjunction with graded slopes, battering and other landscape treatment to soften the appearance of the change in levels.
2. Thought should also be given to providing a landscaping strip of approximately 200mm in front of the retaining wall to soften the height

3. Retaining walls visible from the public realm must be constructed from a material and finish to complement the house, to the satisfaction of the TDAP.

Acceptable finishes may include:

- Stone;
- Face or rendered masonry;
- Concrete sleepers with an appropriate applied finish and galvanised support columns; or
- Timber sleepers with a minimum height and depth of 220mm x 120mm and galvanised support columns

4. The extent, height and finish of all proposed retaining walls must be included in any application for Design Approval

4.3 FENCING

FRONT FENCING

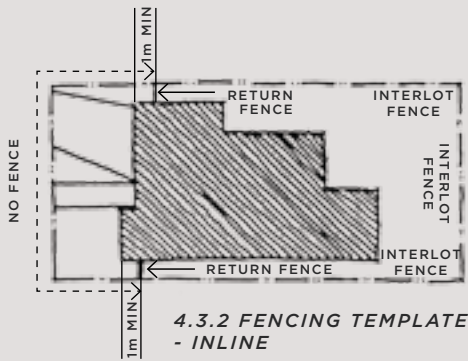
1. Front fences are not permitted

INTERLOT FENCING

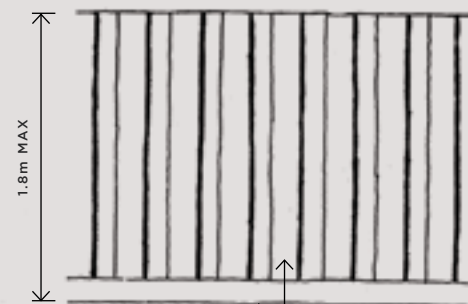
(FENCING BETWEEN LOTS)

2. Interlot fencing must be:
 - Constructed with timber posts and lapped palings
 - A maximum height of 1.8m above natural ground level
 - Terminated a minimum of 1m behind the closest front wall of the dwelling, unless it is on the rear boundary of an adjoining lot
 - Terminated by returning to meet the closest wall of the dwelling (return fence).
3. Colorbond Fencing is not permitted.

DESIGN GUIDELINES 4.0 OTHER EXTERNAL ELEMENTS

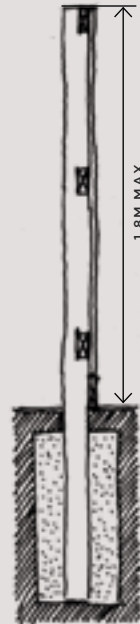


4.3.2 FENCING TEMPLATE - INLINE

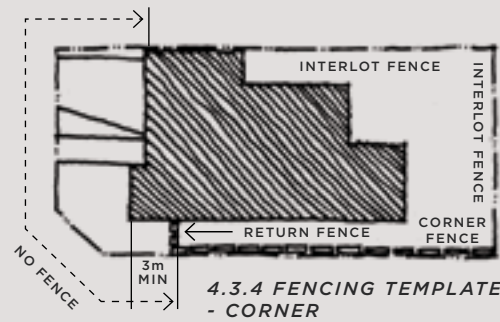


4.3.2 INTERLOT FENCE WITH SHADOWS

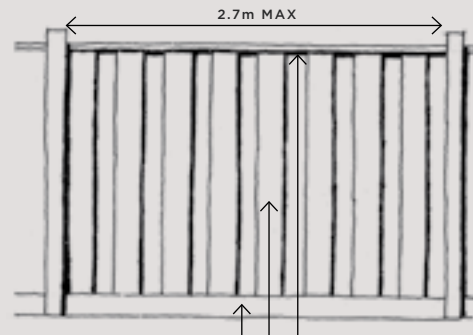
125 PALINGS
150 X 38 PLINTH



4.3.2 INTERLOT FENCE SECTION

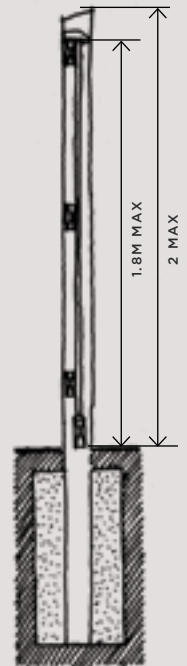


4.3.4 FENCING TEMPLATE - CORNER



4.3.4 CORNER FENCE ELEVATION

90 X 35 CAPPING
125 PALINGS
150 X 38 PLINTH



4.3.4 CORNER FENCE SECTION

CORNER FENCING

(FENCING TO PUBLIC REALM BOUNDARY OTHER THAN THE FRONTAGE)

4. Corner Fencing must be either timber or brush:
 - Timber corner fencing must be constructed with:
 - Minimum 2m high, exposed timber posts; and
 - Maximum 1.8m high, lapped and capped palings; and
 - 150mm bottom plinth.
 - Brush corner fencing must be constructed with:
 - A maximum height of 1.8m; and
 - 150mm bottom plinth.
 - All corner fencing must be:
 - Terminated a minimum of 3m behind the closest front wall of the dwelling or 1m behind any corner treatment, whichever is greater; and
 - Terminated by returning to meet the closest wall of the dwelling (return fence).

RETURN FENCING

5. Return fences must be:
 - Constructed with materials and finishes to match or complement the adjacent fence
 - The same height as the adjacent fence

GATES

6. Any gate in a fence must match or complement the fence in terms of materials and finishes

WING FENCING

(FENCING BETWEEN THE RETURN FENCE AND THE FRONT BOUNDARY)

7. Wing fences are not permitted



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4.4 OUTBUILDINGS & ANCILLARY ITEMS

SHEDS AND OUTBUILDINGS

1. If less than 10m² in area, sheds and outbuildings must not be readily visible from the public realm.
2. If more than 10m² in area, sheds and outbuildings must:
 - match or complement the appearance of the dwelling in form, colour and materials; and
 - have a maximum height of 3.6m at the ridgeline, measured from natural ground level; and
 - have a maximum height of any perimeter wall, excluding the gable infill, of 2.4m, measured from the natural ground level.

LETTERBOX

3. Letterboxes must complement the dwelling in terms of materials, colour and style.
4. Single post supported letterboxes are not permitted

SERVICE EQUIPMENT

5. Satellite dishes, antennae or external receivers must be:
 - located to the rear of the dwelling; and
 - not readily visible from the public realm
6. Heating and cooling units must be:
 - located towards the rear of the dwelling;
 - not readily visible from the street; and

if located on the roof, Heating and Cooling Units must be

- positioned below the ridge line
- positioned to the rear of the roof and
- coloured to match the roof as far as practical.

7. Photovoltaic cells, solar panels and the like may be located to maximise their efficiency as long as they integrate with the roof form.

SCREENING

8. Ancillary structures and elements must be located so that they are not readily visible from the public realm. This include items such as
 - rubbish bin storage areas
 - washing lines
 - hot water systems
 - any water storage tanks
 - swimming pools
 - spa pumps
 - external plumbing other than that for rain water
9. Trucks, commercial vehicles exceeding 1.5 tonnes, recreational vehicles, trailers, caravans, boats, horse floats or other like vehicles must be located so that they are not readily visible from the public realm when parked or stored on the lot.

SIGNAGE

10. Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer
11. One sign only may be erected to advertise the sale of a completed dwelling.
12. Signs for dwelling names and home businesses must not exceed 200mm

MAINTENANCE OF LOTS

13. The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

14. The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserve or in any waterway.

CROSSOVER & FOOTPATH PROTECTION

15. It is the responsibility of the landowner to ensure that any required asset protection permits are obtained prior to the commencement of building works.

STREET TREE PROTECTION

16. It is the responsibility of the landowner to ensure that any street trees and/or nature strips are protected during all building works.

4.5 LANDSCAPING

1. Landscape works are part of the design approval process. A landscape plan must be included with the submission for design approval and approved prior to the commencement of construction.
(Please note that if a lot is the subject of a rebate from the developer, the nature strip outside the lot is included as part of the works required for successful completion.)
2. No more than 50% of the front garden is to comprise hard paved surfaces.
3. The front garden must contain free draining surfaces such as...
 - Grass
 - garden beds containing trees, shrubs, tufting plants
 - groundcovers
 - river pebbles or Lilydale toppings or similar

This reduces rain runoff and can keep the garden cooler in summer.

Scoria or Quartz should be avoided

4. On lots that are 12.5m or wider, at least one advanced evergreen tree and one deciduous tree, both with a minimum installation height of 2.0 metres, must be planted between the front building line and street boundary.
5. On lots that are less than 12.5m wide, at least one tree with a minimum installation height of 2.0 metres, must be planted between the front building line and street boundary.

This will provide shade and help reduce the local temperature on hot days or protect from frost.

Consideration should be given to the mature size of the tree to allow plenty of space for roots and branches to spread.

6. All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges and be planted with:
 - A minimum of 10 medium to large shrubs (from 200mm pot size at installation); and
 - A minimum of 20 smaller shrubs (from 150mm pot size at installation); and
 - A minimum of 20 ground cover plants (from 150mm pot size at installation)
7. Consideration should be given to locating garden beds at the edge of the lot, rather than lawn or paving.
8. All garden beds should be at least 500mm wide. This is enough for some low shrubs. Beds of 1.0m and over offer opportunities for larger shrubs to provide screening and smaller plants adding layers in front;
9. All garden beds should be densely planted to ensure good coverage of growth. Empty spaces between species should be avoided;
10. All garden beds should be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles.



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5.0 Design Approval Checklist

THE DESIGN APPROVAL PORTAL WILL PROMPT YOU TO ENTER ALL THE INFORMATION REQUIRED TO MAKE AN APPLICATION FOR DESIGN APPROVAL AT TULLIALLAN.

The information required to lodge an application includes:

- Lot number and street name
- Owner's name, address and contact details
- Builder/Designer's name, address and contact details
- Applicant's name, address and contact details, if the applicant is not any of the above parties
- The design information listed in Section 1.5, Submission Requirements, including...
 - Site Plan
 - Floor Plan(s)
 - Elevations
 - Landscape Plan
 - Printed Colour Board with materials/colour/finishes samples

Please note that incomplete or partial applications will be returned without assessment.



TULLIALLAN.COM.AU

Phone (03) 8786 7788

Address: 272 Alisma Blvd, Cranbourne North VIC 3977

The information contained herein is accurate as of 14 October 2014 but may be subject to change without notice. Prospective purchasers should make their own enquires to satisfy themselves of all aspects in respect to their purchase. No responsibility will be accepted by the vendor and/or the agent for action taken in reliance upon this information. The information contained herein does not constitute a representation by the vendor or the agent and are expressly excluded from the contract. All images are for illustrative purposes only.