



THE  
**DOREEN**

12 PAINTED HILLS DOREEN VIC 3754

MELBOURNE

Vires acquirit eundo





未来

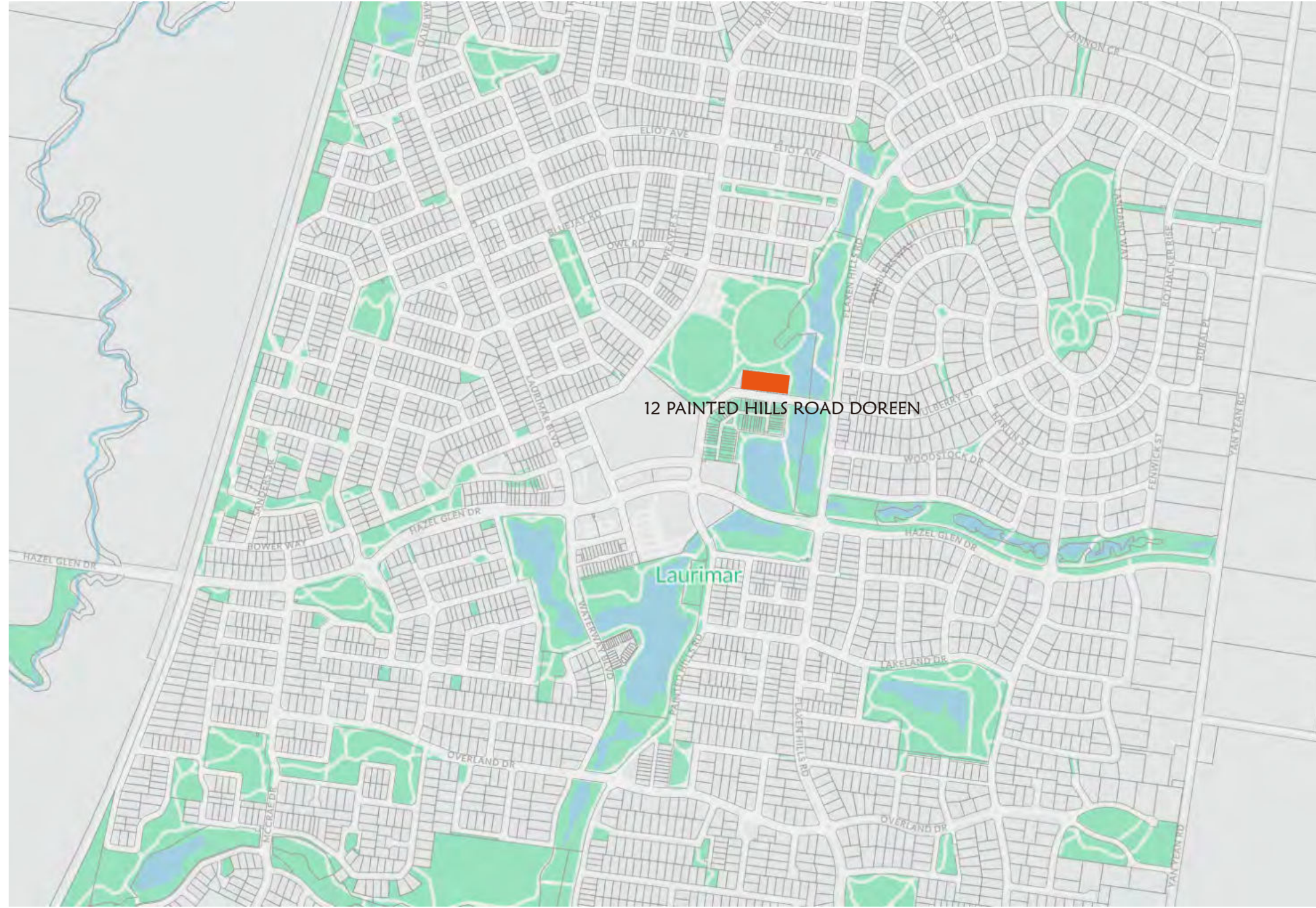
## THE DOREEN PROFILE

SURROUNDED BY VAST LANDS AND NATURAL WETLANDS, THE SUBURB OF DOREEN BRINGS A UNIQUE SCENIC CHARM ALONG WITH A GROWING NEIGHBOURHOOD. LOCATED WITHIN THE ICONIC STATE OF VICTORIA, IT CAN BE FOUND AROUND 35KM NORTH-EAST FROM MELBOURNE'S BUZZING CENTRAL BUSINESS DISTRICT PROVIDING A PLEASANT SUBURBAN GETAWAY. SITUATED RIGHT NEXT DOOR TO THE SUBURBS OF MERNDA AND ARTHURS CREEK, THIS COMMUNITY COMBINES TOGETHER A WELCOMING TOWN LIFE AND NATURE'S FINEST TO A CENTRAL PLACE.



DOREEN IS A SUBURB WITH A CHARACTER, SHAPED BY ITS DIVERSE COMMUNITY, AMICABLE ATMOSPHERE AND RAPID PACE OF DEVELOPMENT.

DOREEN CONTINUES TO EXCEED THE EXPECTATIONS OF LONG-TIME RESIDENTS AND NEW HOMEOWNERS, WITH NEW DEVELOPMENTS IN THE SHOPPING CENTRES, SCHOOLS, PARKS AND RECREATIONAL FACILITIES, AND RESTAURANTS. IMPROVING INFRASTRUCTURE IN SURROUNDING SUBURBS IS ALSO DRIVING GROWTH IN DOREEN.



12 PAINTED HILLS ROAD DOREEN

#### RESTAURANT

- MUST BAR
- GHOST BURGER
- LA PORCHATTA
- JO JAYS CAAFFEE
- MARY AND LITTLE LAMB

#### SCHOOL

- LAURIMAR PRIMARY SCHOOL - 0.33KM
- HAZEL GLEN COLLEGE - 1.70KM
- ST PAUL THE APOSTLE CATHOLIC PRIMARY SCHOOL - 1.84KM
- DOREEN PRIMARY SCHOOL - 2.76KM
- ASHLEY PARK PRIMARY SCHOOL - 3.32KM

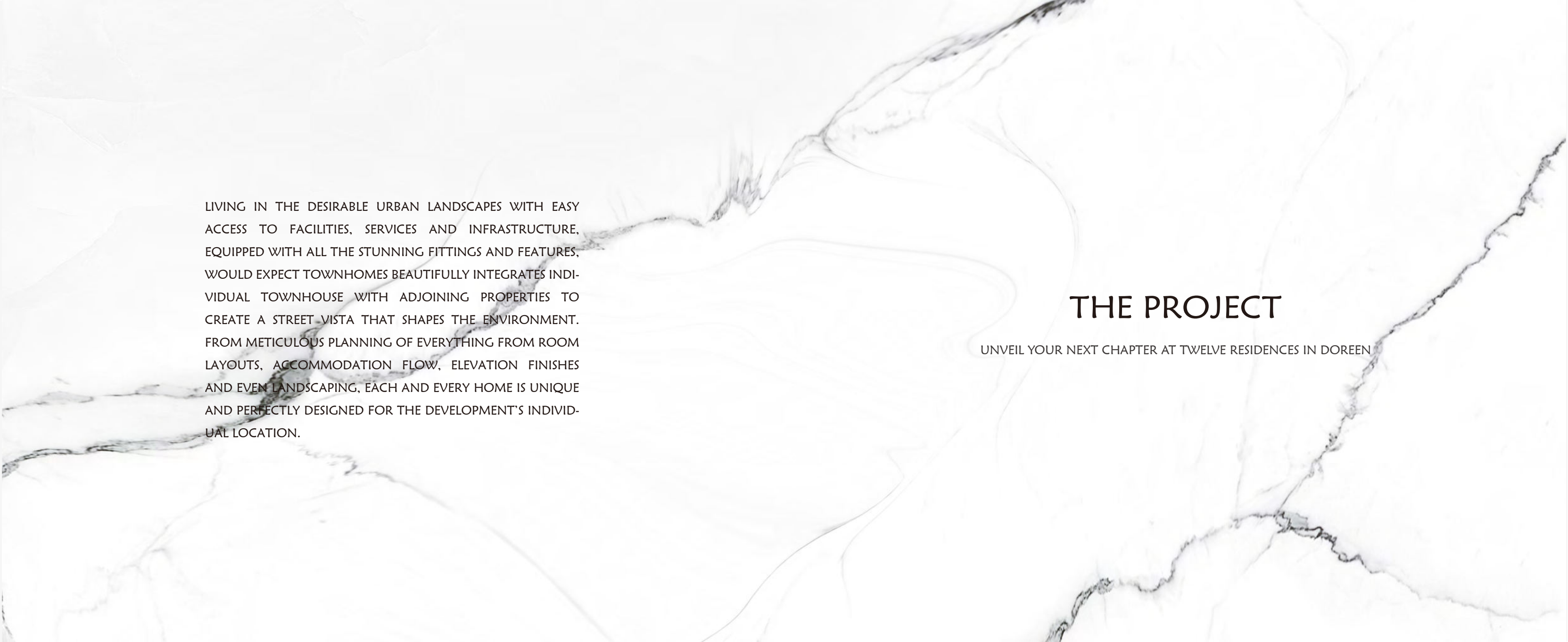
#### PUBLIC TRANSPORT

- 7MINS DRIVE TO MERNDA TRAIN STATION
- ACCESS 3 BUS ROUTES
- 1 MINS DRIVE TO THE MAIN ROAD

#### PARK & RECREATION

- LAURIMAR RECREATION - 50M
- BLACKWOOD PARK - 470M
- COLLINGROVE PARK - 500M
- WATERDALE RECREATION - 770M
- CHADWICK PARK - 820M





LIVING IN THE DESIRABLE URBAN LANDSCAPES WITH EASY ACCESS TO FACILITIES, SERVICES AND INFRASTRUCTURE, EQUIPPED WITH ALL THE STUNNING FITTINGS AND FEATURES, WOULD EXPECT TOWNHOMES BEAUTIFULLY INTEGRATES INDIVIDUAL TOWNHOUSE WITH ADJOINING PROPERTIES TO CREATE A STREET VISTA THAT SHAPES THE ENVIRONMENT. FROM METICULOUS PLANNING OF EVERYTHING FROM ROOM LAYOUTS, ACCOMMODATION FLOW, ELEVATION FINISHES AND EVEN LANDSCAPING, EACH AND EVERY HOME IS UNIQUE AND PERFECTLY DESIGNED FOR THE DEVELOPMENT'S INDIVIDUAL LOCATION.

## THE PROJECT

UNVEIL YOUR NEXT CHAPTER AT TWELVE RESIDENCES IN DOREEN



FOOTSTEPS TO LAKESIDE TRACKS AND TRAILS ALONG WITH THE SPORTS GROUND AND PRIMARY SCHOOL AND NOT MUCH FURTHER TO THE CENTRE OF THE VILLAGE AND THE PROFESSIONAL SERVICES, EATERIES, SHOPS, GYM, BARS, AND RESTAURANTS, IT'S AN IDEAL PLACE FOR QUALITY HOMES.







Eagle Boulevard Park

Laurimar Recreation Reserve

Yan Yean Reservoir

Painted Hills Road

Total land for sale 2,044 sqm

LIVING IN THE DESIRABLE URBAN LANDSCAPES WITH EASY ACCESS TO FACILITIES, SERVICES AND INFRASTRUCTURE, EQUIPPED WITH ALL THE STUNNING FITTINGS AND FEATURES, TOWNHOMES BEAUTIFULLY INTEGRATES INDIVIDUAL TOWNHOUSE WITH ADJOINING PROPERTIES TO CREATE A STREET VISTA THAT SHAPES THE ENVIRONMENT, TAKING THE 'STATEMENT HOME' TO THE NEXT LEVEL.



- LEVEL 2044M2 ALLOTMENT (APPROX.)
- ALL SERVICES AVAILABLE
- ALL THREE BEDROOMS, TWO BATHROOMS, POWDER ROOMS
- ALL FEATURING OPEN PLAN LIVING AND KITCHENS
- SOME WITH REVERSE FLOOR PLANS
- SOME WITH GROUND FLOOR MAIN AND ENSUITE
- SOME WITH STUDIOS OTHERS WITH SECOND LIVING SPACES
- ALL WITH LAUNDRY'S AND GARAGES (INTERNAL ACCESS AND STORAGE)
- BRILLIANTLY POSITIONED A SHORT WALK FROM EVERY LAURIMAR AMENITY



50.58m

2,044 sqm  
approx.

40.51m

Painted Hills Road



GRAND GEOMETRIC STRUCTURES ADD INCREDIBLE VISUAL DEPTH TO EXTERIOR, ALL FRAMING THE IMPRESSIVE FACADE THAT MAKE UP THE HOMES. EARTHY COLOURS USED IN THE FACADE COMBINE WITH THE LANDSCAPING ENVISIONED TO ENCOMPASS THE RESIDENCES. PLANTS WILL WRAP AROUND THE HOMES, COMPLIMENTING 12 PAINTED HILLS ROAD DOREEN, LUSCIOUS PALETTE OF GREENERY.

# ARCHITECTURE VISUALIZATION

IMPECCABLE RESIDENCES MADE FOR MODERN DOREEN LIVING



SLEEK LINES ARE A MUST OF MODERN FAÇADE, PARTICULARLY FLAT ROOF LINES AND STRONG VERTICAL AND HORIZONTAL LINES. GREY, NEUTRAL, ASH, SMOKY, MONOCHROME... A MODERN FAÇADE INCORPORATES A MIX OF MOODY COLOURS AND TONES INTO ITS EXTERIOR COLOUR PALETTE. THE MATERIALS CONTRAST EACH OTHER TO CREATE A STRIKING EFFECT THAT IS AT ONCE TIMELESS YET PERFECTLY MODERN.



STREET VIEW

ARTIST IMPRESSION ONLY





STREET VIEW

ARTIST IMPRESSION ONLY





EXPERIENCE AN EXCEPTIONAL CONTEMPORARY LIFESTYLE WITH A METICULOUS INTERIOR DESIGN THAT COMBINES HIGH QUALITY FINISHES WITH A REFINED AND PRACTICAL MATERIAL PALETTE. WITH AN EMPHASIS ON EASE OF LIVING, DYNAMIC FLOORPLANS COMBINE A COMFORTABLE FLOW BETWEEN COMMUNAL SPACES AND PRIVATE ZONES.







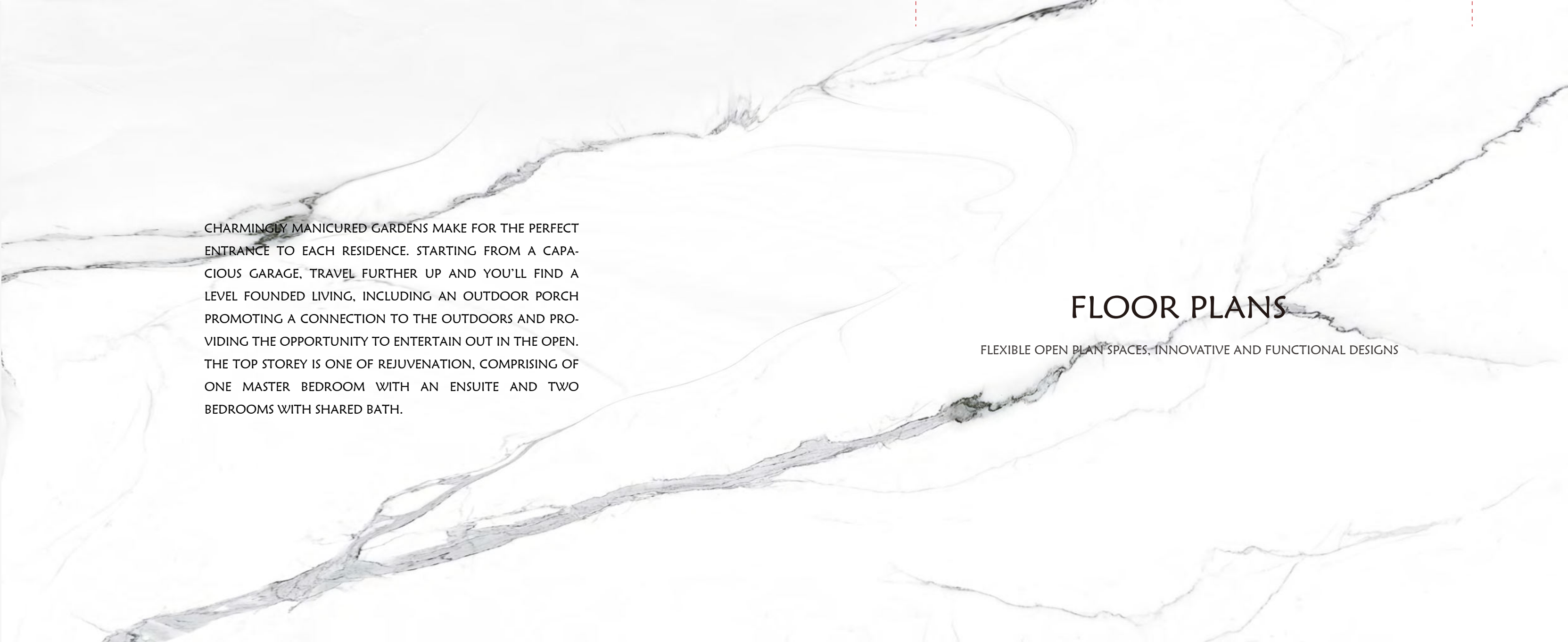
A MODERN PALETTE OF FINISHES UNITES WITH SOPHISTICATED GLASS SCREENS, BOLDLY OUTLINED WITH FRAMING. COMBINED WITH A VANITY TO ENHANCE PERSONAL PREPARATION SPACE, OVERLOOKED BY LARGE MIRRORS WHILE STORAGE SPACE SITS BELOW. COVERED FLOOR-TO-CEILING IN LARGE TILES, BATHROOMS ARE LAVISH SPACES WITH COMFORTING UNDERTONES.



ARTIST IMPRESSION ONLY

BATHROOM



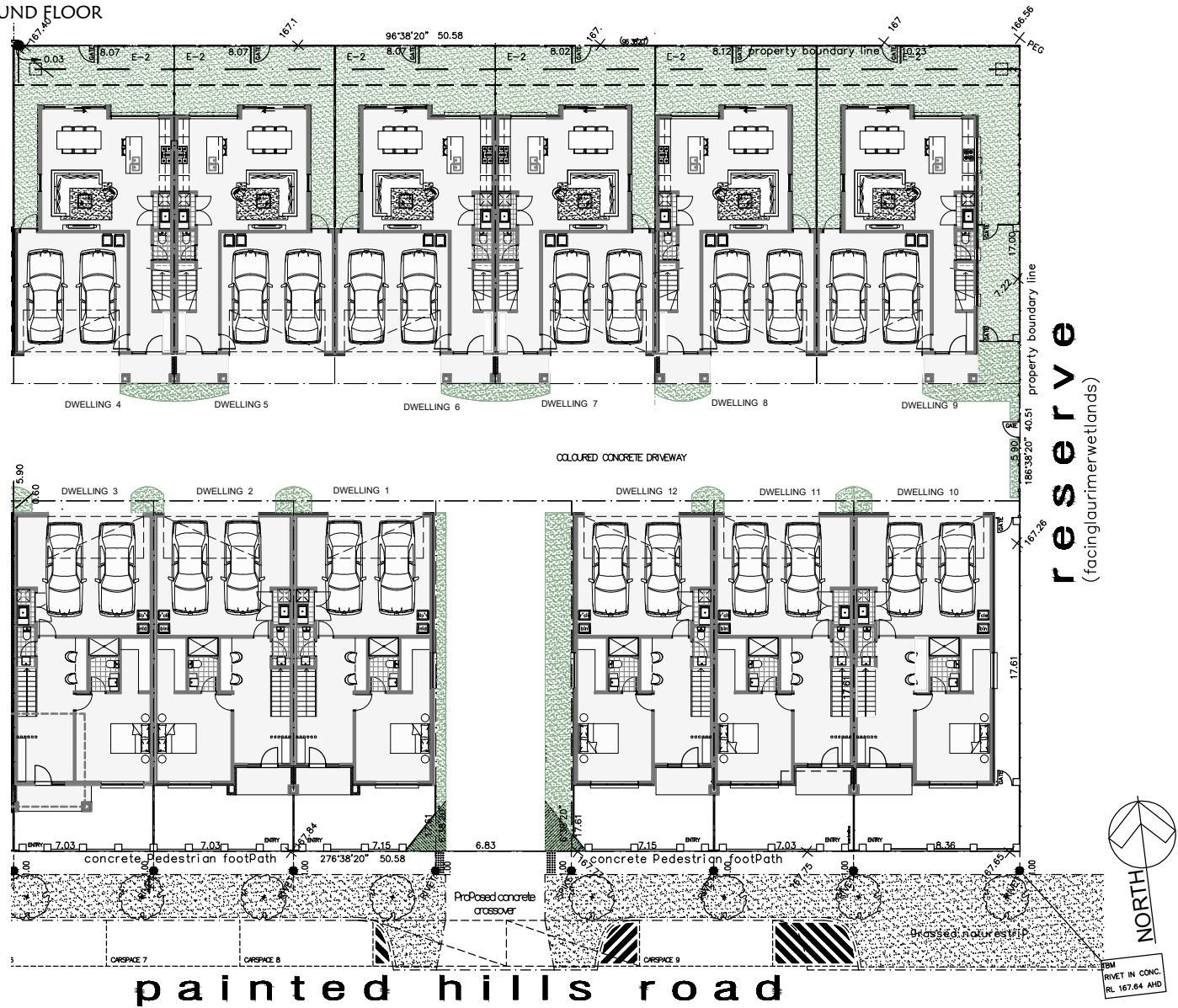


CHARMINGLY MANICURED GARDENS MAKE FOR THE PERFECT ENTRANCE TO EACH RESIDENCE. STARTING FROM A CAPACIOUS GARAGE, TRAVEL FURTHER UP AND YOU'LL FIND A LEVEL FOUNDED LIVING, INCLUDING AN OUTDOOR PORCH PROMOTING A CONNECTION TO THE OUTDOORS AND PROVIDING THE OPPORTUNITY TO ENTERTAIN OUT IN THE OPEN. THE TOP STOREY IS ONE OF REJUVENATION, COMPRISING OF ONE MASTER BEDROOM WITH AN ENSUITE AND TWO BEDROOMS WITH SHARED BATH.

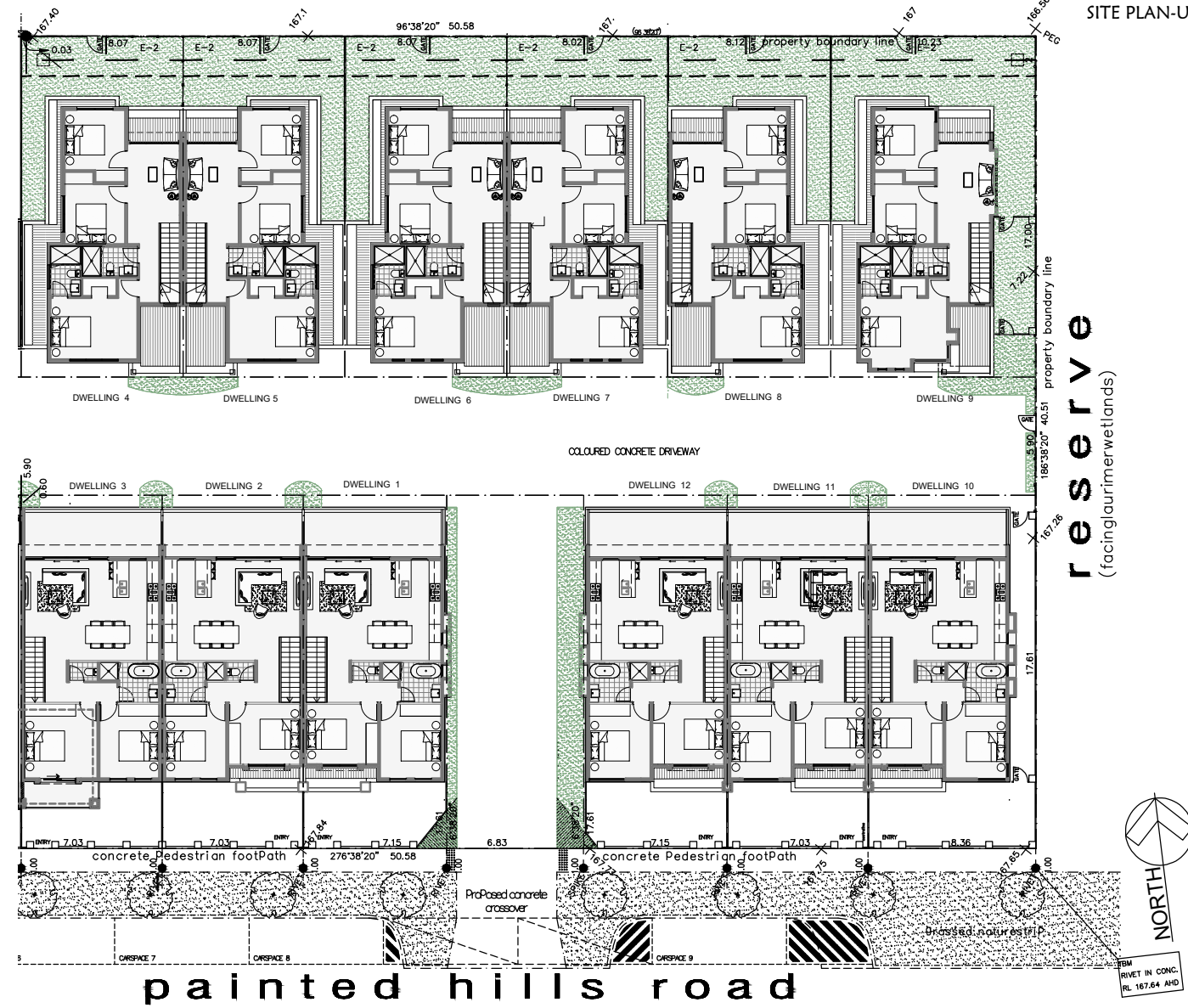
## FLOOR PLANS

FLEXIBLE OPEN PLAN SPACES, INNOVATIVE AND FUNCTIONAL DESIGNS

12 PAINTED HILLS ROAD  
SITE PLAN-GROUND FLOOR

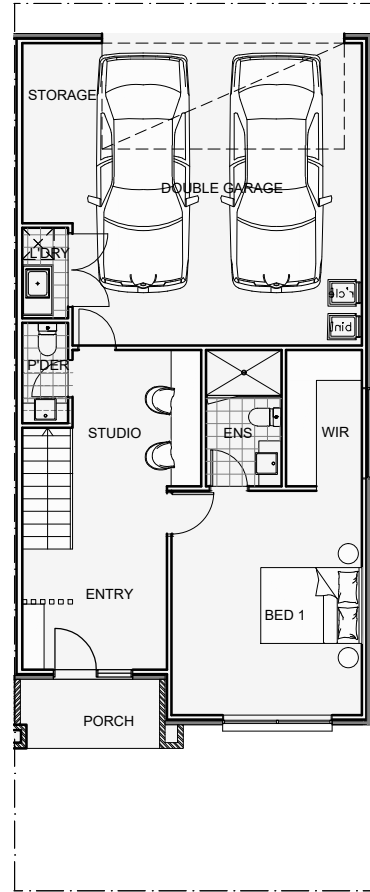


12 PAINTED HILLS ROAD  
SITE PLAN-UPPER FLOOR

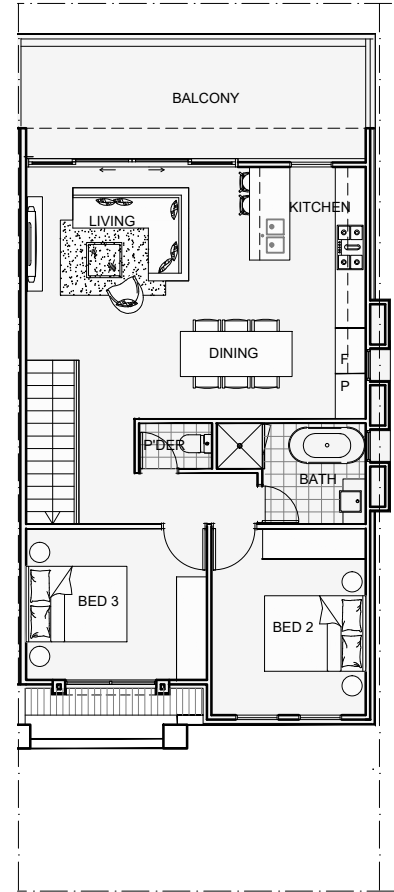




12 PAINTED HILLS ROAD  
DWELLING 1



▲ GROUND FLOOR



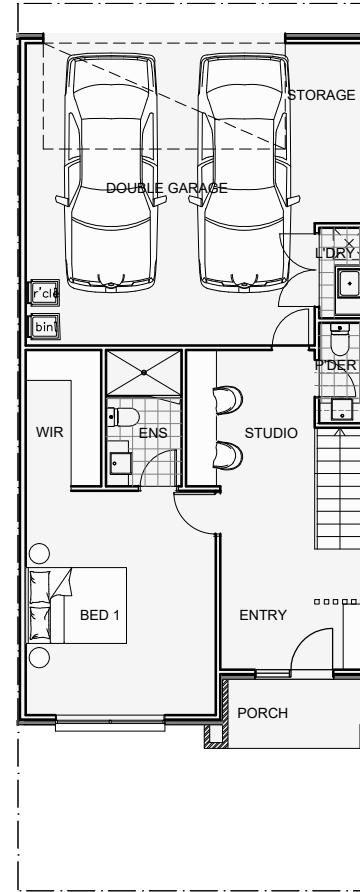
▲ UPPER FLOOR



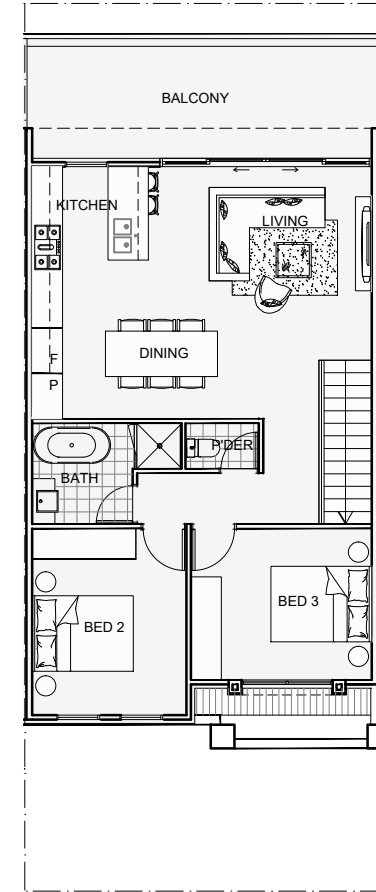
HOME SIZE / 194.4 SQM

GROUND FLOOR AREA / 98.7 SQM  
UPPER FLOOR AREA / 78.2 SQM  
BALCONY AREA / 17.5 SQM

12 PAINTED HILLS ROAD  
DWELLING 2



▲ GROUND FLOOR



▲ UPPER FLOOR



HOME SIZE / 191.5 SQM

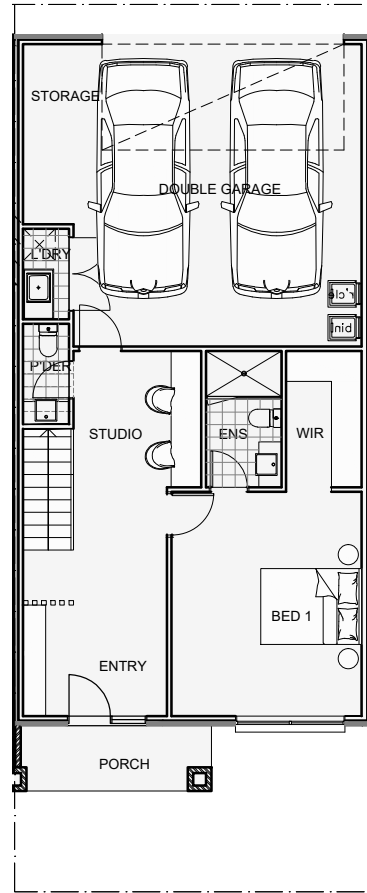
GROUND FLOOR AREA / 98 SQM  
UPPER FLOOR AREA / 76.3 SQM  
BALCONY AREA / 17.2 SQM

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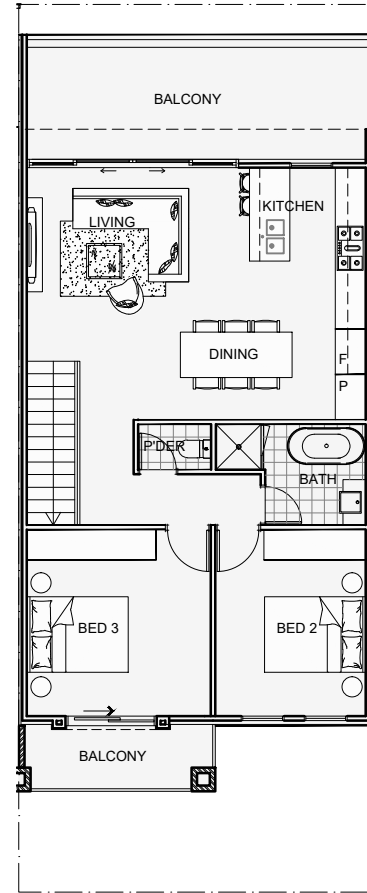
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12 PAINTED HILLS ROAD  
DWELLING 3



▲ GROUND FLOOR



▲ UPPER FLOOR

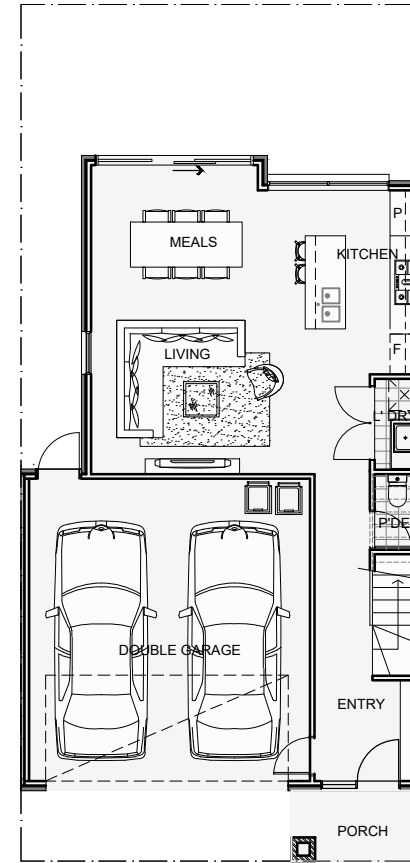


HOME SIZE / 202.5 SQM  
GROUND FLOOR AREA / 101.4 SQM  
UPPER FLOOR AREA / 78.9 SQM  
BALCONY AREA / 22.2 SQM

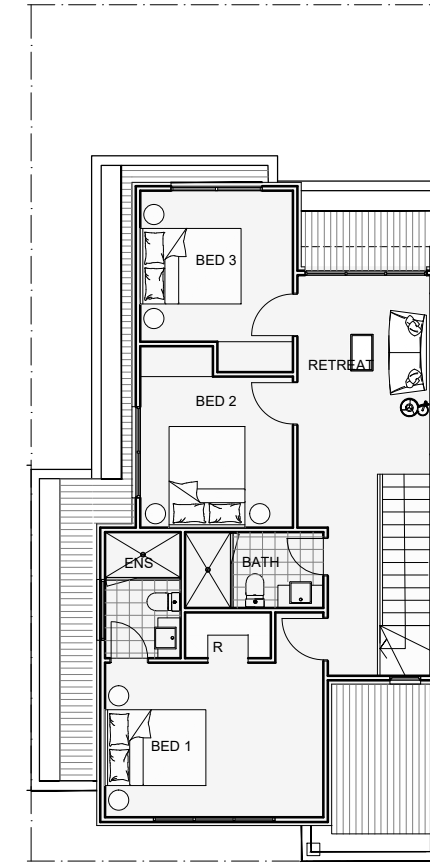
12 PAINTED HILLS ROAD  
DWELLING 4



HOME SIZE / 167.8 SQM  
GROUND FLOOR AREA / 96.5 SQM  
UPPER FLOOR AREA / 71.3 SQM



▲ GROUND FLOOR



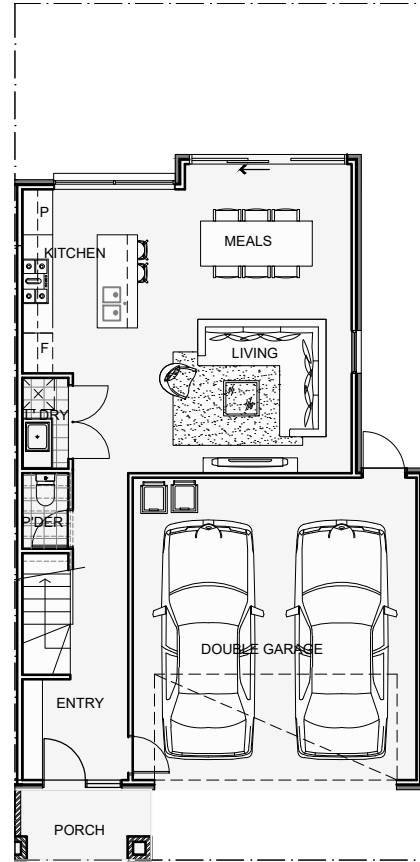
▲ UPPER FLOOR

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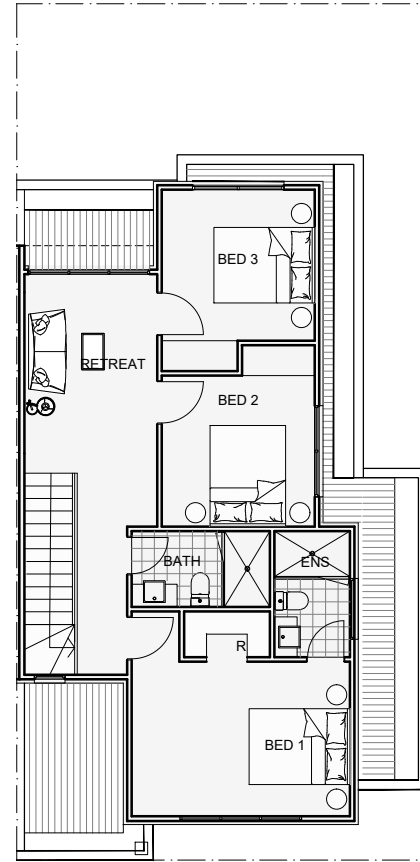
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12 PAINTED HILLS ROAD  
DWELLING 5



▲ GROUND FLOOR



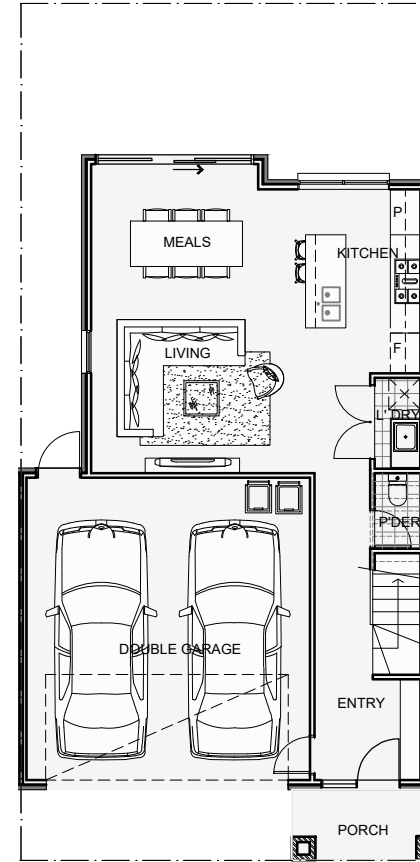
DWELLING 5

▲ UPPER FLOOR

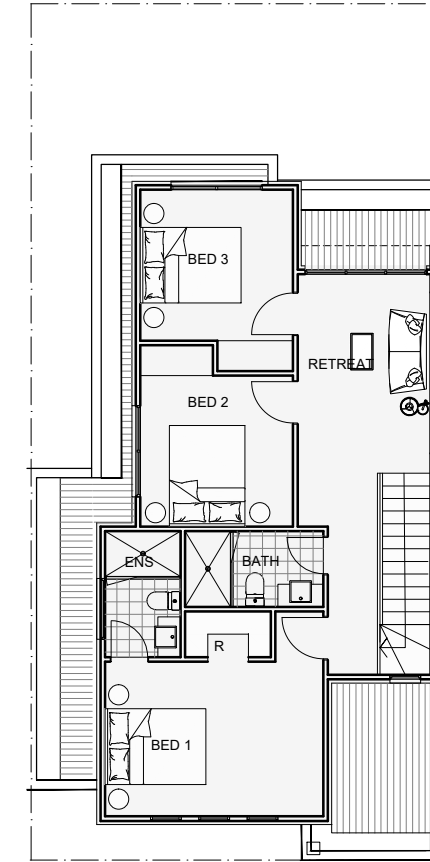


HOME SIZE / 167.8 SQM  
GROUND FLOOR AREA / 96.5 SQM  
UPPER FLOOR AREA / 71.3 SQM

12 PAINTED HILLS ROAD  
DWELLING 6



▲ GROUND FLOOR



DWELLING 6

▲ UPPER FLOOR



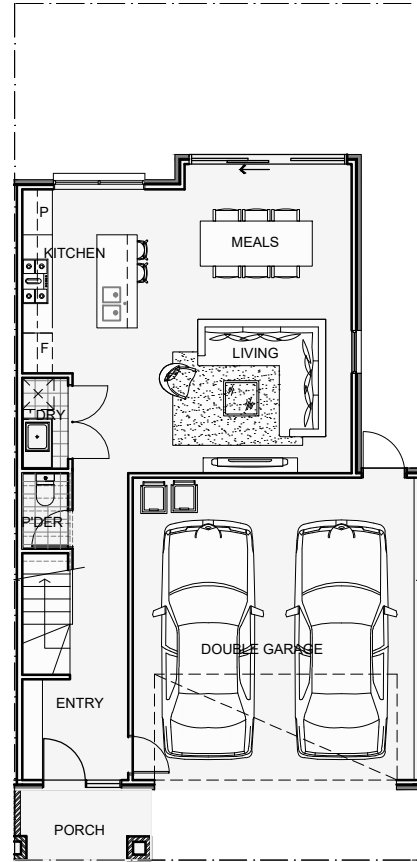
HOME SIZE / 167.8 SQM  
GROUND FLOOR AREA / 96.5 SQM  
UPPER FLOOR AREA / 71.3 SQM

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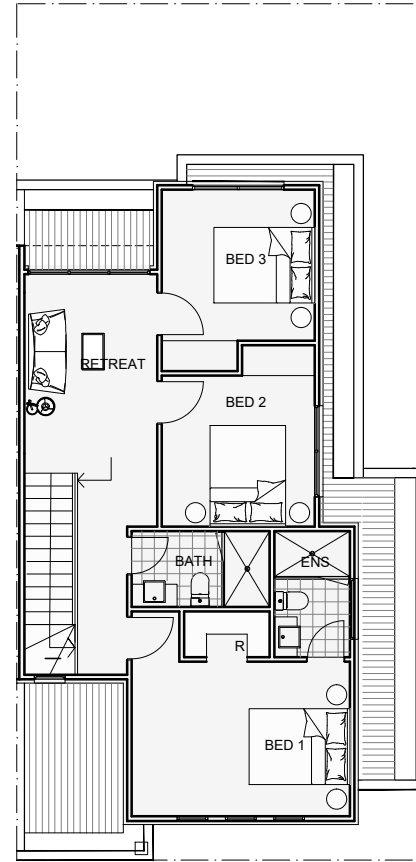
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12 PAINTED HILLS ROAD  
DWELLING 7



▲ GROUND FLOOR



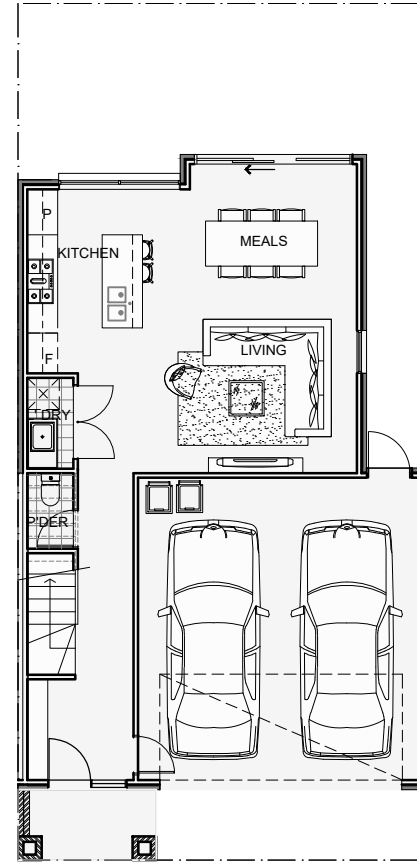
DWELLING 7

▲ UPPER FLOOR

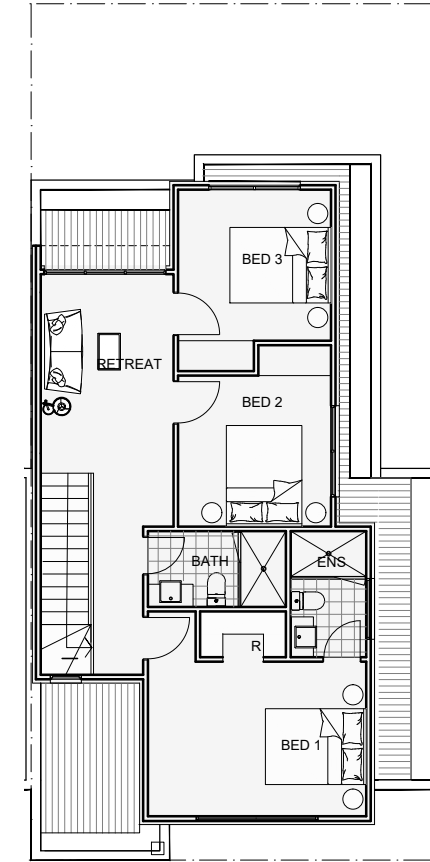


HOME SIZE / 167.8 SQM  
GROUND FLOOR AREA / 96.5 SQM  
UPPER FLOOR AREA / 71.3 SQM

12 PAINTED HILLS ROAD  
DWELLING 8



▲ GROUND FLOOR



DWELLING 8

▲ UPPER FLOOR



HOME SIZE / 169 SQM  
GROUND FLOOR AREA / 97.1 SQM  
UPPER FLOOR AREA / 71.9 SQM

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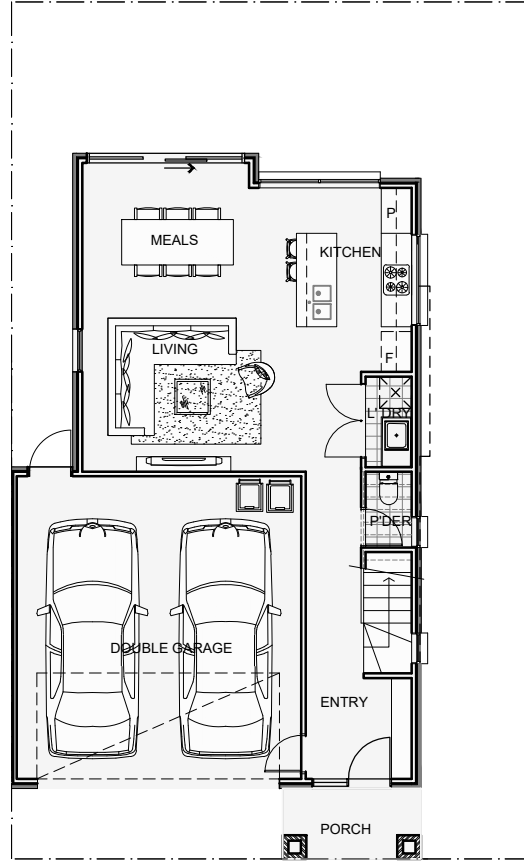
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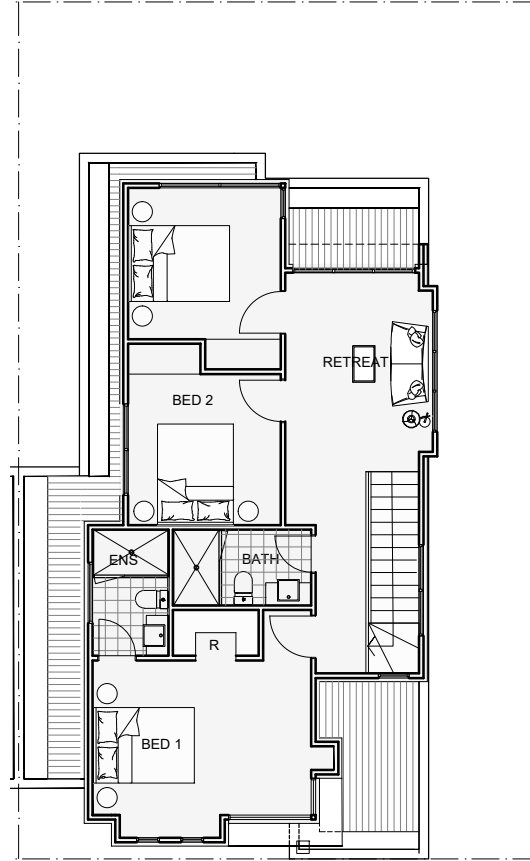
12 PAINTED HILLS ROAD  
DWELLING 9

3 2.5 2

HOME SIZE / 171.2 SQM  
GROUND FLOOR AREA / 97.3 SQM  
UPPER FLOOR AREA / 73.9 SQM



▲ GROUND FLOOR



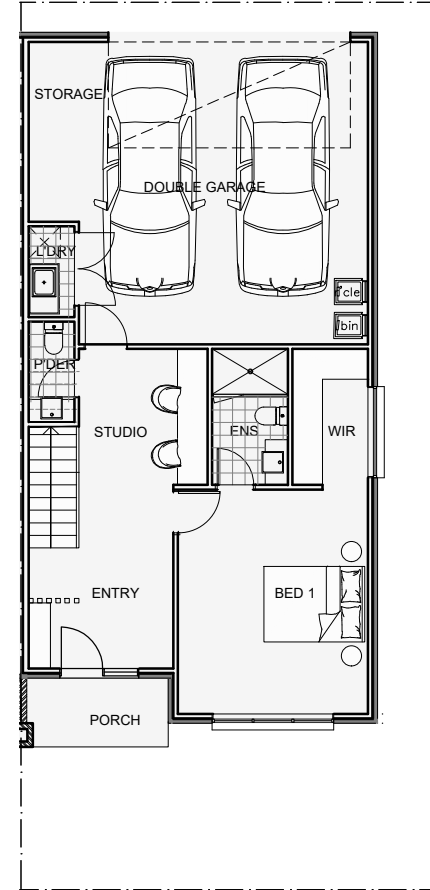
▲ UPPER FLOOR

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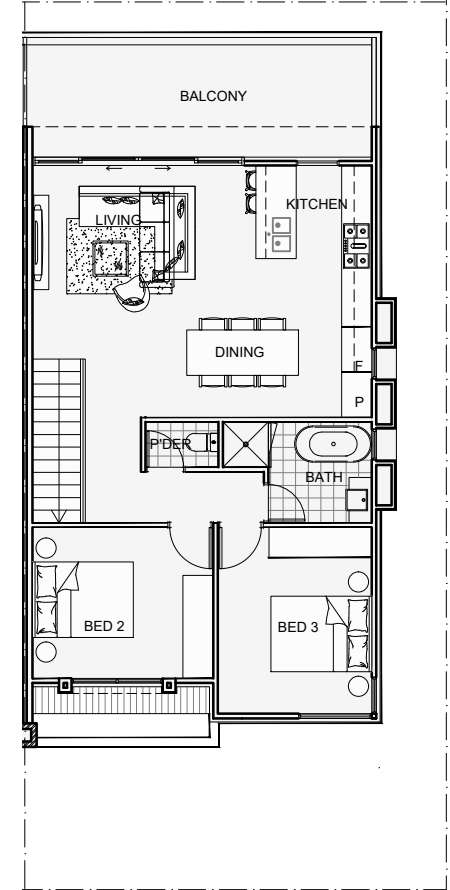
12 PAINTED HILLS ROAD  
DWELLING 10

3 2.5 2

HOME SIZE / 194.2 SQM  
GROUND FLOOR AREA / 98.5 SQM  
UPPER FLOOR AREA / 78.2 SQM  
BALCONY AREA / 17.5 SQM



▲ GROUND FLOOR

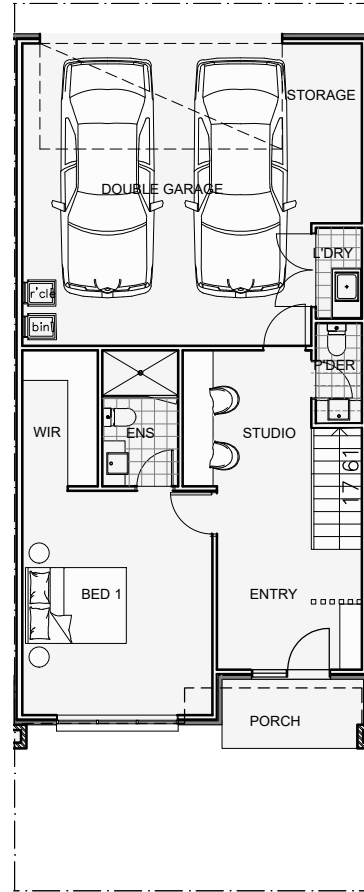


▲ UPPER FLOOR

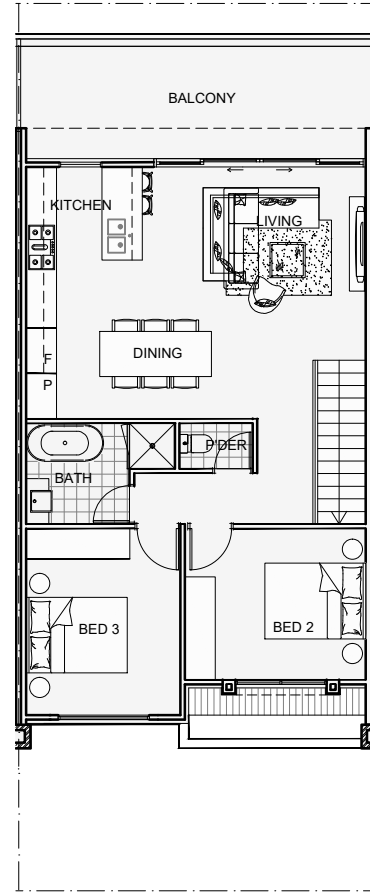
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12 PAINTED HILLS ROAD  
DWELLING 11



▲ GROUND FLOOR

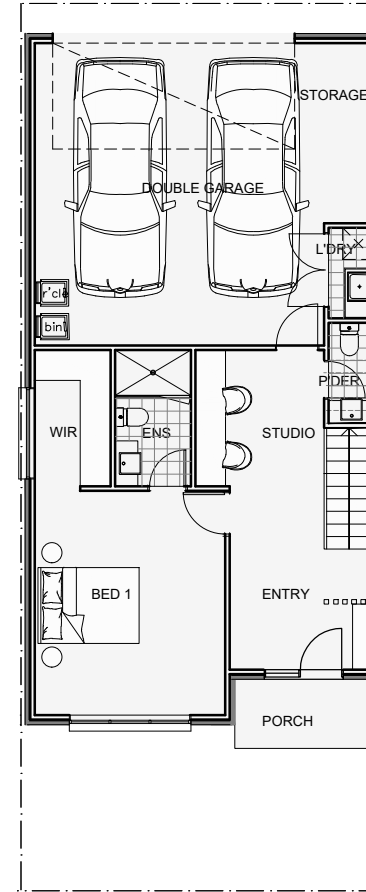


▲ UPPER FLOOR

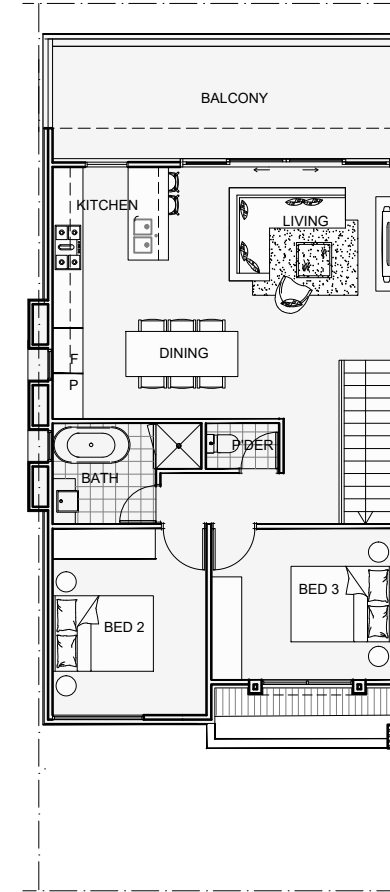


HOME SIZE / 191.2 SQM  
GROUND FLOOR AREA / 97.8 SQM  
UPPER FLOOR AREA / 76.2 SQM  
BALCONY AREA / 17.2 SQM

12 PAINTED HILLS ROAD  
DWELLING 12



▲ GROUND FLOOR



▲ UPPER FLOOR



HOME SIZE / 194.3 SQM  
GROUND FLOOR AREA / 98.6 SQM  
UPPER FLOOR AREA / 78.2 SQM  
BALCONY AREA / 17.5 SQM

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A full-page background of a marble pattern. The marble is primarily white with intricate, flowing veins in shades of gold, light grey, and pale blue. The veins are irregular and organic, creating a sense of natural luxury and depth. The lighting is soft, highlighting the texture and color variations of the stone.

**CELEBRATE LUXURIOUSLY**

DISCOVER A MODERN DOREEN





WELL CONNECTED TO TRANSPORT,  
EASY ACCESS TO EVERYTHING.

LIVING IN 12 PAINTED HILLS RD, IT WILL ONLY TAKE YOU

- 7MINS DRIVE TO MERNDA TRAIN STATION
- ACCESS 3 BUS ROUTES
- 1 MINS DRIVE TO THE MAIN ROAD.





LAURIMAR PRIMARY SCHOOL - 0.33KM

HAZEL GLEN COLLEGE - 1.70KM

ST PAUL THE APOSTLE CATHOLIC PRIMARY SCHOOL - 1.84KM

DOREEN PRIMARY SCHOOL - 2.76KM

ASHLEY PARK PRIMARY SCHOOL - 3.32KM





- MUST BAR
- GHOST BURGER
- LA PORCHATTA
- JO JAYS CAFFEE
- MARY AND LITTLE LAMB
- PIER 4 FISH CHIPS
- DOREEN NOODLE BAR
- SHANGHAI BLOSSAM
- TOKYO EXPRESS





LAURIMUR TOWN CENTRE - 0.4KM

MERENDA VILLAGE SHOPING CENTRE - 3.5KM

MERENDA JUNCTION SHOPING CENTRE - 3KM

LUCA MACIANO SHOPING CENTRE - 3KM

NOTE: THIS DISTANCE IS FOR INDICTIVE ONLY





THE  
**DOREEN**

12 PAINTED HILLS DOREEN VIC 3754