

# 365

## NEERIM RD

## CARNEGIE





# DESIGNED FOR LIFE

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Embrace an exceptional lifestyle in a vibrant location. At 365 Neerim Road, our designers have created apartments where excellence is the norm.

Where every detail, from the choice of materials to the play of sunlight through windows, has been carefully considered.

Where you can discover a level of comfort and style beyond your highest expectations.



Artist's Impression



## A STAR IN THE SOUTH-EAST

Carnegie has become one of the most soughtafter locations in Melbourne's inner south-east, thanks to its friendly people, bustling shopping precincts, cosmopolitan dining choices and proximity to all the conveniences of modern city life.

ST KILDA  
BEACH  
**8.8km**

CAULFIELD  
RACECOURSE  
**1.8km**

MELBOURNE  
CDB  
**15km**

MONASH UNI  
CAULFIELD CAMPUS  
**2.7km**

KOORNANG ROAD  
RETAIL SHOPPING  
**500m**

CARNEGIE  
RAILWAY STATION  
**650m**

CARNEGIE CENTRAL  
SHOPPING CENTRE  
**900m**

**365**  
NEERIM RD  
CARNEGIE

MURRUMBEENA  
RAILWAY STATION  
**450m**

CHADSTONE  
SHOPPING CENTRE  
**2.5km**



## ACCESS MADE EASY

Carnegie is all about convenience. Whatever you're looking for, you'll find it within a few minutes' drive or, often, within a few minutes' walk. You don't even need the car. Living here, you're close to a tram line, two railway stations and several bus routes.

Shop locally at Woolworths or Aldi or choose produce from fresh fruits stalls or quality butchers. Stroll down Carnegie's mainstreet, where cafés and restaurants of all persuasions rub shoulders with banks, beauty salons and boutiques.

Less than ten minutes in the car will open up a wider world of shopping and dining, in Malvern's Glenferrie Road, Armadale's High Street or at the fashion capital, Chadstone.

As well as being spoilt for choice with shopping, you can step out and enjoy two local parks less than 900 metres from your apartment. There are two fitness centres, a swimming centre and the famous Caulfield racecourse within a two-minute drive.

Quality education options are nearby as well. Monash University's Caulfield campus is within walking distance. The area boasts some of Melbourne's most highly regarded public and private schools, including Oakleigh Grammar, Korowa Girls' Grammar and Sacred Heart Girls' Primary and Secondary College. Childcare, medical centres, sporting clubs and entertainment facilities are all within easy reach.







## ABOVE AND BEYOND

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Nothing about 365 Neerim Road is ordinary. We've started with the basic requirements of life and added layer upon layer of richly designed detail to create warm and rewarding living spaces. Generous outdoor areas and balconies are sited to trap the sun, but screened to protect your privacy.

Timeless architecture contributes complexity to the streetscape. Innovative use of construction materials, super insulation and clever engineering combine to maximise energy efficiency and minimise impact on the environment.

This boutique development comprises just 16 individually-designed two bedroom apartments, all with two bathrooms, Euro laundry, secure basement car parking and storage.





Artist's Impression

# INSPIRED LIVING

At 365 Neerim Road, light-filled open plan living areas are distinguished by tactile cement rendered feature wall, created by a master tradesman's hand. Honed concrete floors are both easy-care and handsome.

These are spaces that make a statement about contemporary living, inviting you to embellish them with your own personal style.



## WHERE THE HEART IS

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The contemporary kitchen is about much more than form and function. It's an essential part of your living space. Efficient, yes. But also on display – a place where you interact with guests, display your culinary prowess or perform those comforting rituals that get every morning off to a good start.

Our kitchens gain expression and life through intelligent combinations of colours and sophisticated surfaces. Modern laminate joinery, stone bench tops, Miele appliances and bespoke fittings create a sense of authenticity and ease, while delivering the highest standards of practicality and durability.



Artist's Impression



Artist's Impression





## A DEPENDABLE TEAM

### BUILDER - STEMCON

Stemcon is a family run building/development business dedicated to its clients' needs. With over 25 years' experience, its dedicated professionals are single minded in their focus to turn vision into reality.

[www.stemcon.com.au](http://www.stemcon.com.au)



**STEMCON**  
BUILDING WITH PASSION

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FOR MORE INFORMATION VISIT:

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