



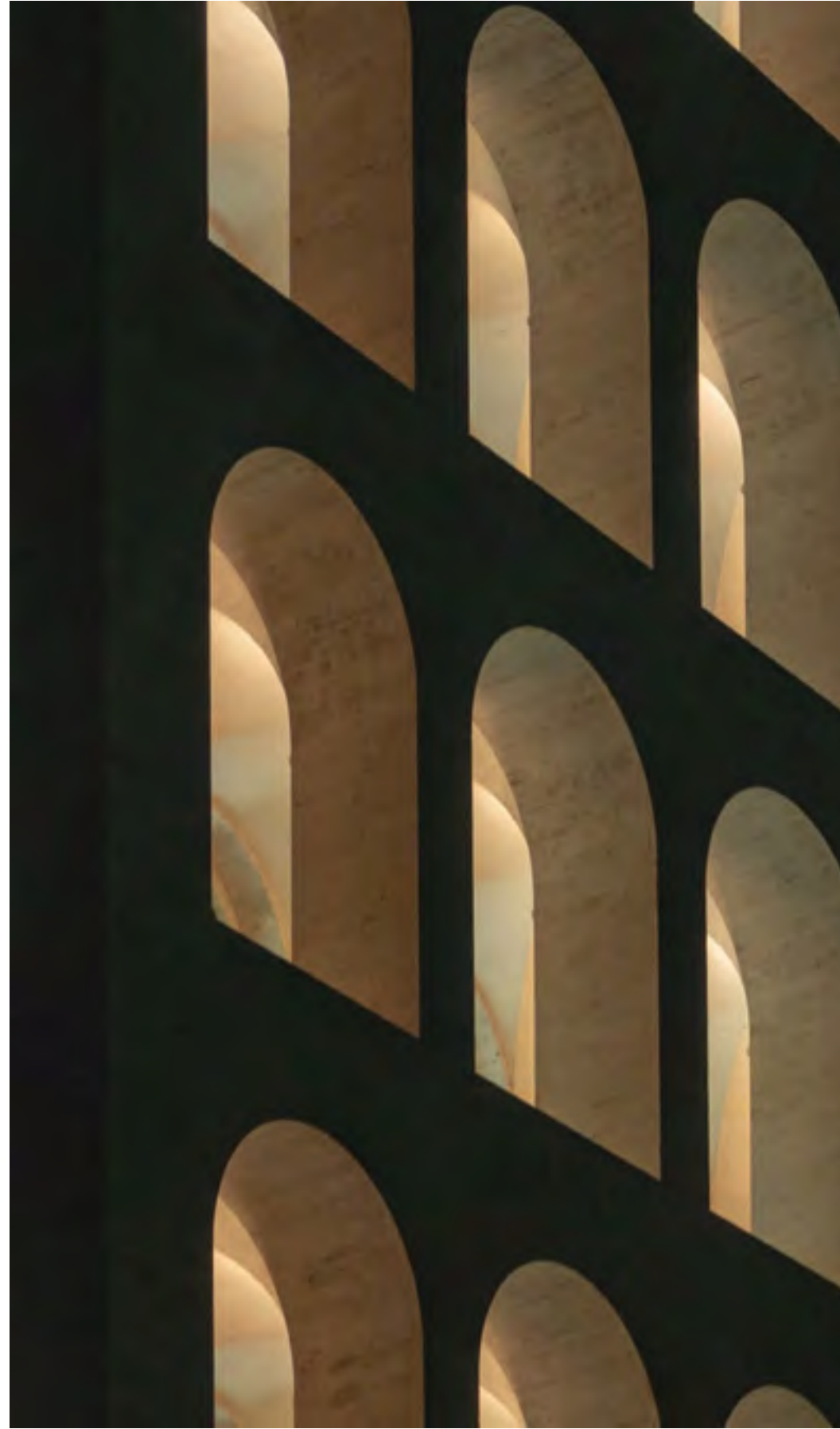
Rosella

BEAUTY SPEAKS  
FOR ITSELF

ROSELLA MURRUMBEENA







#### A STATEMENT OF STYLE

In an unrivalled juncture in the artistic village of Murrumbenna is a building with a nuance not easily forgotten. A bold design statement, a silhouette that will turn heads. A collection of 70 one, two, and three-bedroom residences cocooned by modern amenities, radiating finesse, emphasising function, and poised for contemporary living.



#### A DESIGNER VISION

Nestled amongst boutique retail, hole-in-the-wall eateries, and wellness studios, and surrounded by everything a contemporary lifestyle demands, Rosella is an inspired architectural vision.

Rosellas' gentle contrast of materials is curated to complement the existing landscape, a tapestry of rough-cast concrete, dark terrazzo, and warm copper accents perfectly balanced to accentuate the character of a vibrant neighbourhood.

A six-level tower stands proudly toward the sky, flanked by a soft-edged podium below. Within, unrivalled views of Melbourne's inimitable skyline make a breath-taking backdrop to communal rooftop terraces and gardens; sprawling spaces envisioned for dining, lounging, and revelling.

At ground level, six commercial tenancies invite infinite possibilities. A neighbourhood trattoria, early-morning espresso spot, or perhaps designer shopping right under one's feet.





Artist's Impression

ROSELLA MURRUMBEENA



Artist's Impression





**DOM CERANTONIO**  
Director, Cera Stribley

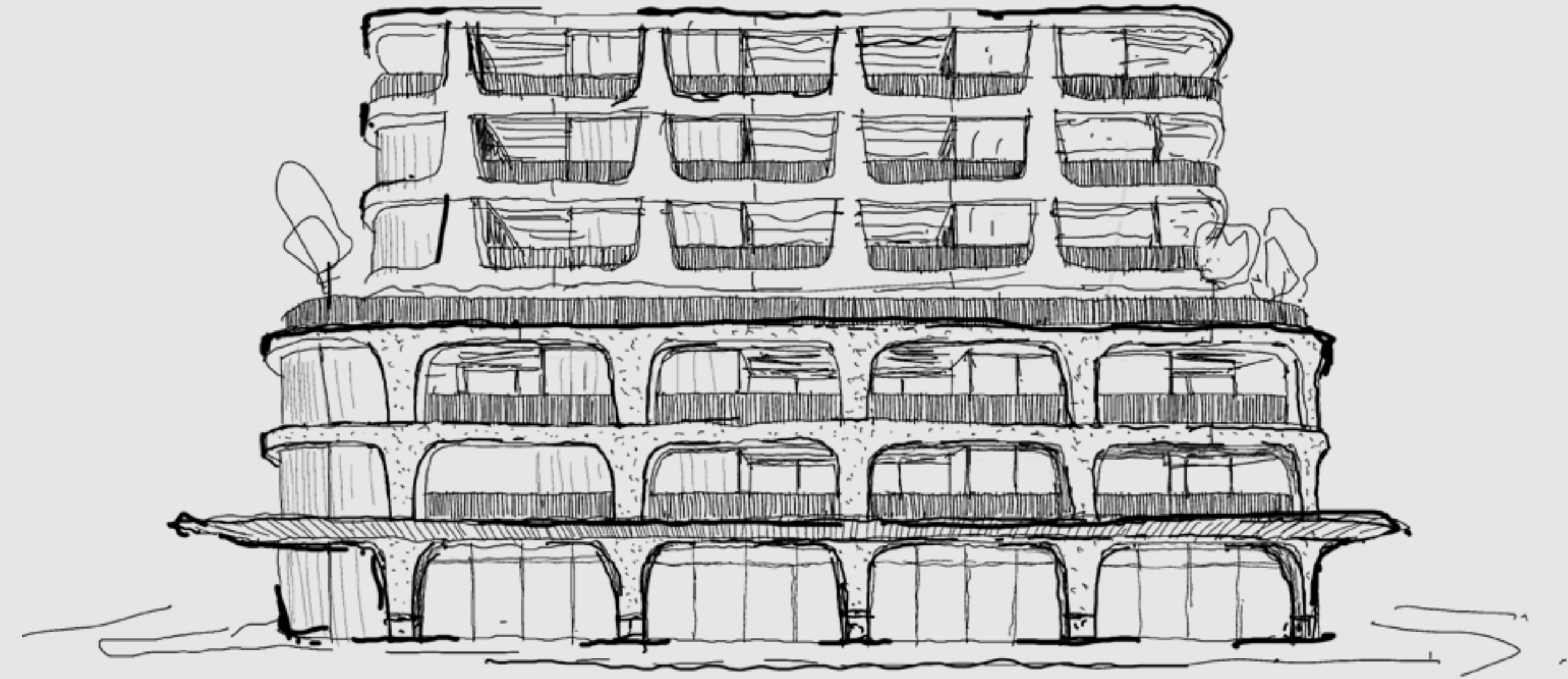
**AS ARCHITECTS, WE DRAW INFINITE INSPIRATION FROM THE SURROUNDING CONTEXT OF A SITE, ITS LOCAL FABRIC, AND ITS HERITAGE.**

Rosella sits at the centre of a fantastic lifestyle location. You have the vibrant shopping and dining strip of Poath Road on one side; the quaint, tree-lined residential neighbourhood of Rosella Street on another; Hughesdale train station just over the road; and a host of parks and recreation reserves within arm's reach. The multifaceted nature of this locale served as a catalyst for the design response.

The undulating form of the façade speaks to the adjacent transport hub, with its arched expression designed to reflect the fluidity of the underpasses at Hughesdale Station. Materiality and tone create a gentle contrast between the podium and the tower, responding to its multitudinous site characters.

Textured concrete was chosen for the podium finish, reflecting the design language of the surrounding commercial and public buildings. A lighter, rough cast concrete is conveyed on the tower, finished with warm copper bands to the underside of each slab edge, responding to the surrounding residential character of Murrumbeena.

Generous lightwells puncture the building to allow for natural breeze and daylight within the depths of the programme. Overall, the considered design decisions provide ideal amenity to the residents.







### A STYLE PHILOSOPHY

A catalyst for style, Rosella's interior design is anchored by four resounding influences; connection, movement, sophistication, and biophilic design. A cooperative of design philosophies that together embody the cultural milieu of Murrumbeena.

### CONNECTION

Rosella marks the meeting point of local amenity, a connected typology surrounded by all that life desires. Connection forms a fundamental theme in Rosella's design, where shared spaces foster relationships and seamless integration with outdoor environments inspire a healthy bond with nature.

### MOVEMENT

A locale steeped in rich, cultural heritage, yet in constant motion with an eye to the future. Rosella is inspired by the transient fluidity of its location, a precinct steeped with the convenience of public transport and unparalleled accessibility.

### SIMPLE SOPHISTICATION

Youthful and vibrant, Rosella looks to nearby Monash University and Chadstone Shopping Centre for design influence; timeless and sophisticated for all generations, yet modern and innovative in approach.

### BIOPHILIC DESIGN

Rooftop conservatories gaze across an established canopy of gum trees, while internal light wells radiate organic illumination, connecting Rosella with the natural environment and encouraging enhanced and holistic wellbeing.







ROSELLA MURRUMBEENA

### THE BEAUTY OF MINIMALISM

A gathering space, a central focal point, a place to come together as the days break and end. Rosella kitchens are more than a means for dining.

Interesting, functional, and beautiful, each is adorned with essential components, including Miele appliances, expansive stone surfaces, convex cupboard pulls, and stunning gun-metal tapware inspired by international influences.

Shared, open floor plans are an expected luxury, where conversations continue from the kitchen to the terrace. In between, living spaces bounce and spill light, hold warmth, and capture views from every angle.

Gently curved walls enhance the artistry within, a nod to the arched expression of the outside form, and an inspired articulation hinting at the Hughesdale tunnels further afield.









ROSELLA MURRUMBEENA

Daily rituals are savoured in luxurious, ultramodern bathroom retreats, where everyday care is an extravagance. Simplistic yet striking materiality sets the tone for serenity, creating a coveted design aesthetic that feels truly indulgent; a halcyon escape at home.

A palette derived from neutrality is beautified with oversized wall tiles stretching from floor to ceiling, and bespoke joinery hosting hidden storage, allowing minimalism to shine.

Bedrooms are made for slow days, warmed by the sun, and caressed with the finest selection of finishes. Plush wool carpets are comforting underfoot, and a modern, neutral palette invites personalisation, or simplicity in the void of excess.







## MURRUMBEENA

Close-knit Murrumbeena reflects a calm and welcoming community, where wide, leafy streets and federation-era homes meet cultural vibrancy and youthful enthusiasm. A connected neighbourhood with a distinguished artistic heritage, home to the renowned Boyd family, and inspired by their reverence.

Murrumbeena takes an easy pace, a pocket of solace in a lively shire. The heritage-protected village enjoys many long tenures, a place where locals are on first-name bases. Surrounding green spaces are abundant, public transport is world-class, dining options are vast, retail is adventurous, and life is, simply, a pleasure.

3163



*Murrumbeena. 4. The Railway Crossing.*





### LOCAL ABUNDANCE

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Boyd Park



Hughesdale Train Station

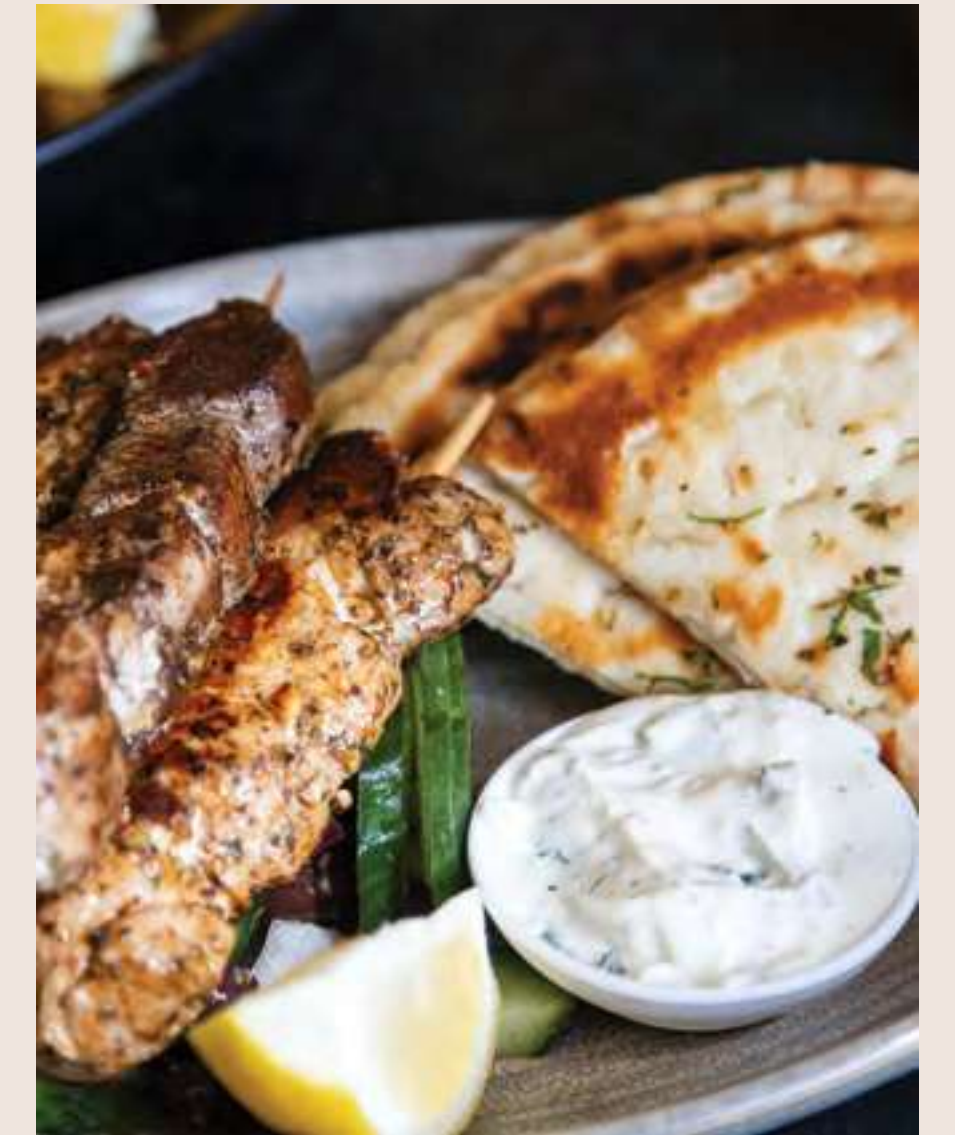


Chadstone Shopping Centre

### LOCAL ABUNDANCE

Social, artistic, and cultured; Nerrim Road is a hive of activity, a village with a soul and old-world sensibilities. A place to connect, to meander, to thrift, or splurge. Everyday needs are met with ease, and occasional delights are joyfully satiated.

A weekend well-spent may include a stroll to Boyd park with a latte from the favoured Omnia Café or surrendering to the allure of a hot jam doughnut and malt milkshake from Daniel Son. For the luxury of total well-being, Sweat Nation and One Space Health promise holistic health and fitness, while an array of hair, beauty, and nail salons deliver self-care in stunningly tranquil settings.



Hellenic Depo Greek Restaurant





– 77 Murrumbena Rd, Murrumbena

### MURRUMBEENA WINE BAR

3 minutes walk from Rosella

The first of its kind in Murrumbena, MWB is a casual and stylish wine bar nestled within a beautifully restored, century-old building. Showcasing a diverse Australian menu that supports small, local and family-run wineries, distilleries, and breweries, MWB is a cosy venue for live music, after-work drinks, and noteworthy celebrations.



– Oakleigh VIC

### OAKLEIGH CENTRAL

5 minutes drive from Rosella

Specialty grocers, pharmacies, dry cleaners, and newsagents; Oakleigh Central is a reliable and frequently-visited shopping centre catering to everyday demands. Only 5 minutes from Rosella, errands are ticked off with ease in a local and familiar precinct where convenience is supreme.



– 94 Poath Rd, Hughesdale

### HELLENIC DEPO GREEK RESTAURANT

1 minute walk from Rosella

Mouth-watering saganaki and traditional souvlaki prepared authentically in a uniquely Greek atmosphere only minutes from Rosella; Hellenic Depot is a local favourite for good reason. Cocktails, sweet treats, and delectable cuisine served from breakfast through to supper, Hellenic Depot is a sensational Mediterranean experience enviably close to home.



– 1341 Dandenong Rd, Chadstone

### CHADSTONE SHOPPING CENTRE

3 minute drive from Rosella

A fashion, food, and entertainment destination, Chadstone is larger than life, a stylish retail mecca famous Australia-wide. The well-heeled will savour the 3-minute commute from Rosella to the largest shopping centre in the Southern Hemisphere, where local and international designer stores, restaurants, movies and entertainment sit alongside a 5-star hotel and luxurious day spa.



ROSELLA MURRUMBEENA





**EAT DRINK & BE MERRILL**

- 01 Murrumbidgee Wine Bar
- 02 Levi Cafe
- 03 Chadstone Shopping Centre Dining
- 04 Bar On Poath
- 05 Tokodon Asian Restaurant
- 06 Hellenic Depo Greek Restaurant
- 07 Brew Bar & Cafe
- 08 Ciccio's Woodfire Pizzeria
- 09 Jack The Milkman Cafe
- 10 Temperance Society Cafe
- 11 The Oakleigh Doughnut Co
- 12 Kalimera Souvlaki Art

**HEALTH & WELLNESS**

- 19 Myhealth Chadstone
- 20 South Pacific Health Club Chadstone
- 21 Poath Road Clinic
- 22 Pivotal Gym
- 23 Anytime Fitness

**EDUCATION**

- 24 Murrumbidgee Primary School
- 25 Oakleigh Grammar
- 26 Headstart Early Learning Centre
- 27 St. Patrick's Primary School
- 28 Hughesdale Primary School
- 29 Sacred Heart Girls' College

**SHOPPING**

**CHADSTONE SHOPPING CENTRE**

- 13 Coles
- 14 Woolworths
- 15 Wines On Poath
- 16 Grocery Wine & Spirits

**OAKLEIGH CENTRAL SHOPPING**

- 17 Coles
- 18 Woolworths







– Architect & Interior Designer

# CERA STRIBLEY

Cera Stribley, is a bespoke practice based in Melbourne. Established in 2014, the studio is collection of almost 40 architects, designers and spatial planners. Founded by Domenic Cerantonio and Chris Stribley, who joined forces after having studied together and following their careers at some of Melbourne's most renown firms, Cera Stribley is a truly unique studio, designing unparalleled design outcomes.







—Development Partner

## progressio »

Progressio is a new property company established by Simon and Thomas Gray to develop and construct boutique, high quality residential and commercial projects in Melbourne. Simon has over 40 years experience in residential and commercial property across Australasia, working and leading major Tier 1 construction companies. Progressio is all about quality property.



— Developer



During their 30 years in property development, Damgar Property Group has fostered strong relationships with key industry partners including Architects, Engineers and Planning Consultants. All projects are funded in conjunction with Australian Banks, whom they have long-standing relationships with. As builders in their own right, Damgar have a keen eye for quality and liveability. They know what it takes to get the job done properly.

ROSELLA MURRUMBEENA





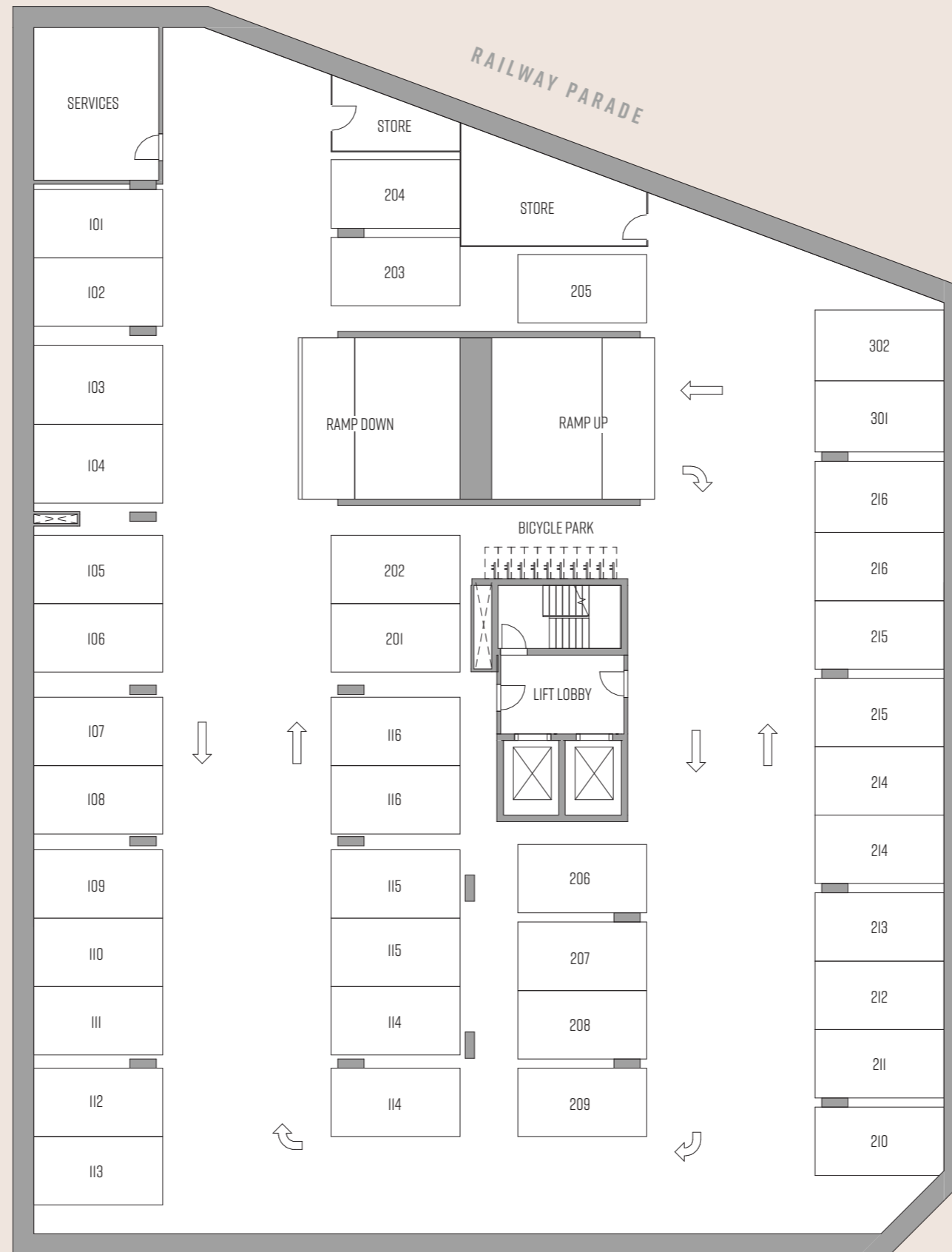




# BASEMENT 1

# Rosella

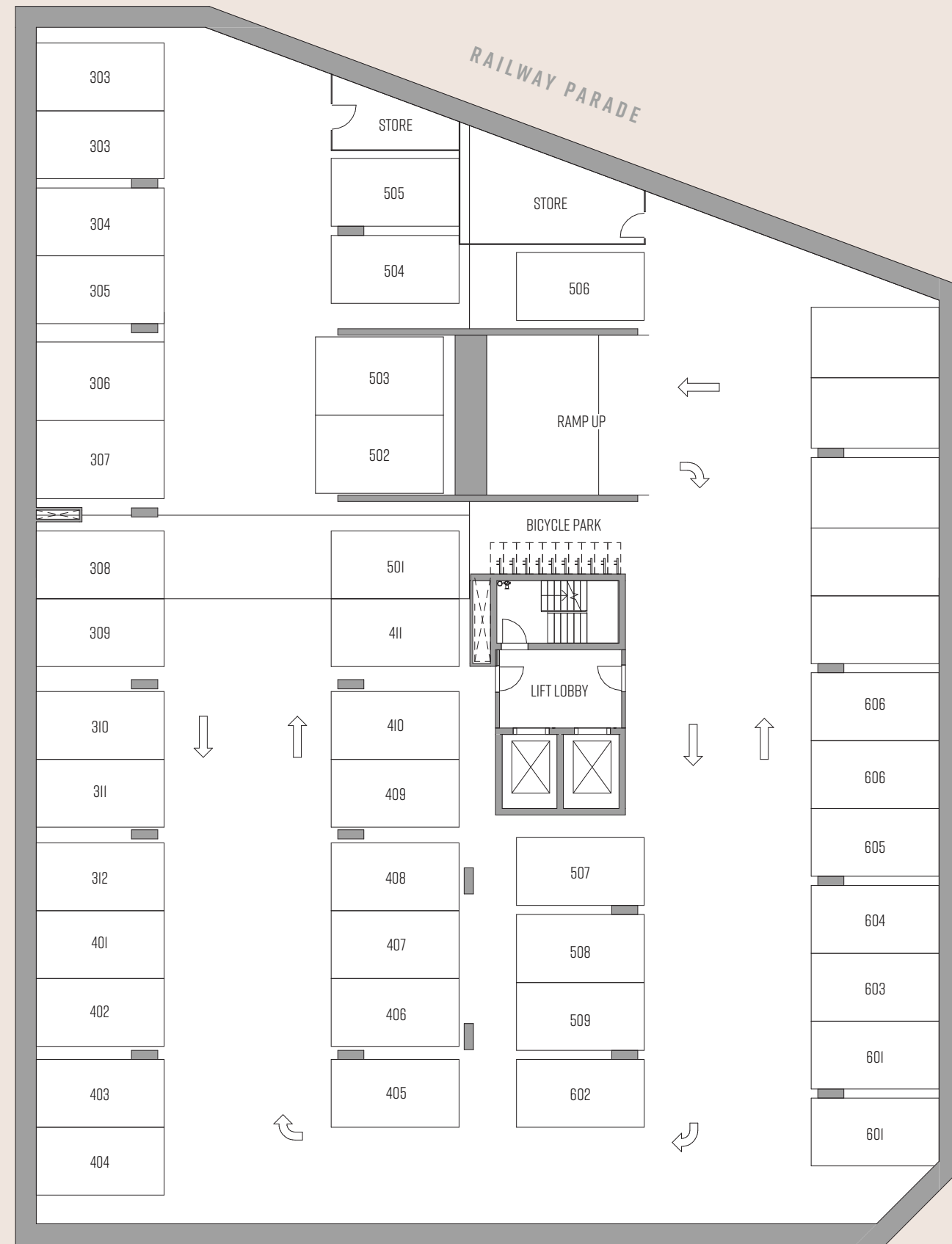
MURRUMBEENA



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# BASEMENT 2



# Rosella

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# GROUND LEVEL



# Rosella

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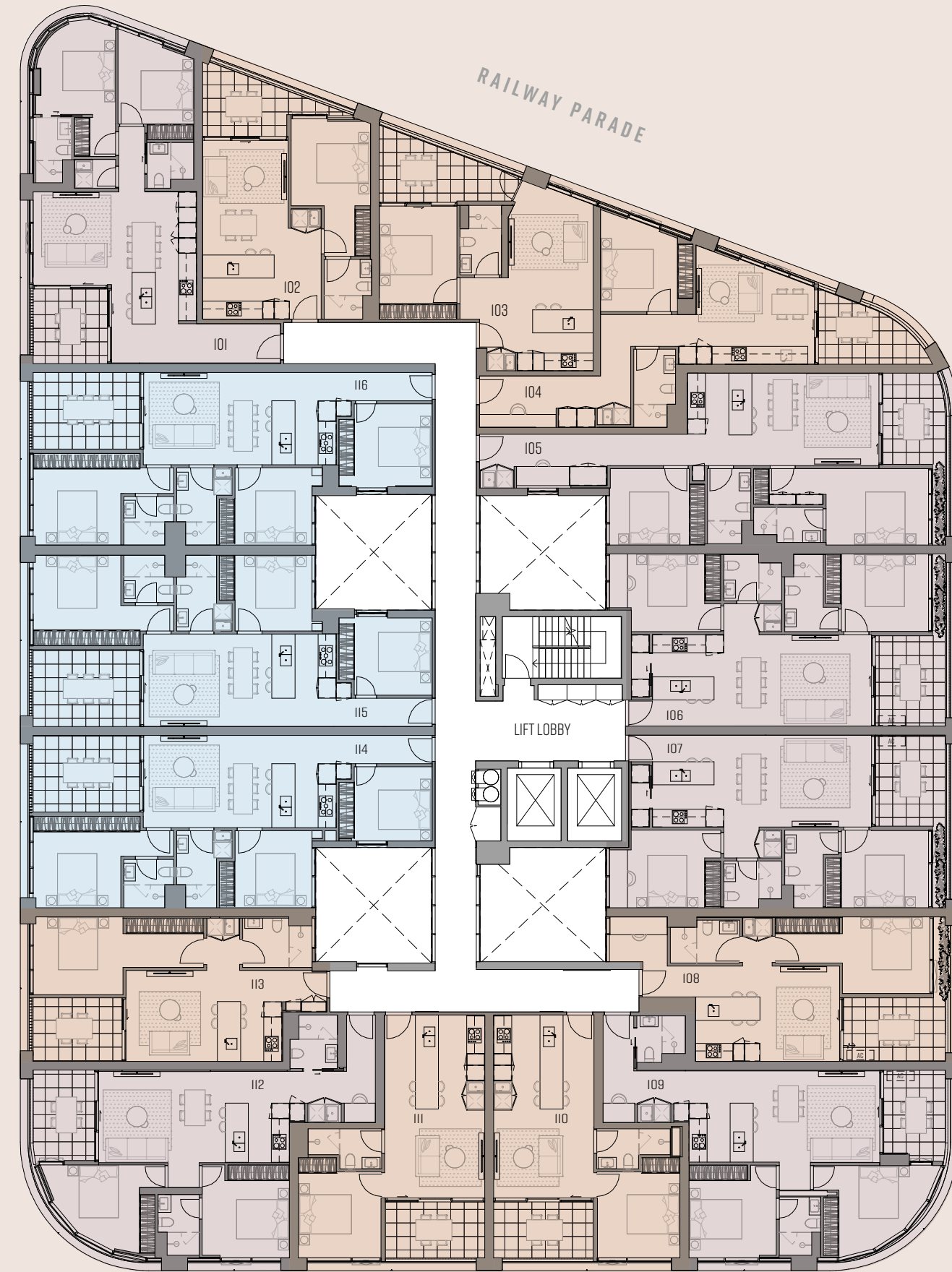
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LEVEL 1

- 3 BEDROOMS
- 2 BEDROOMS
- 1 BEDROOM

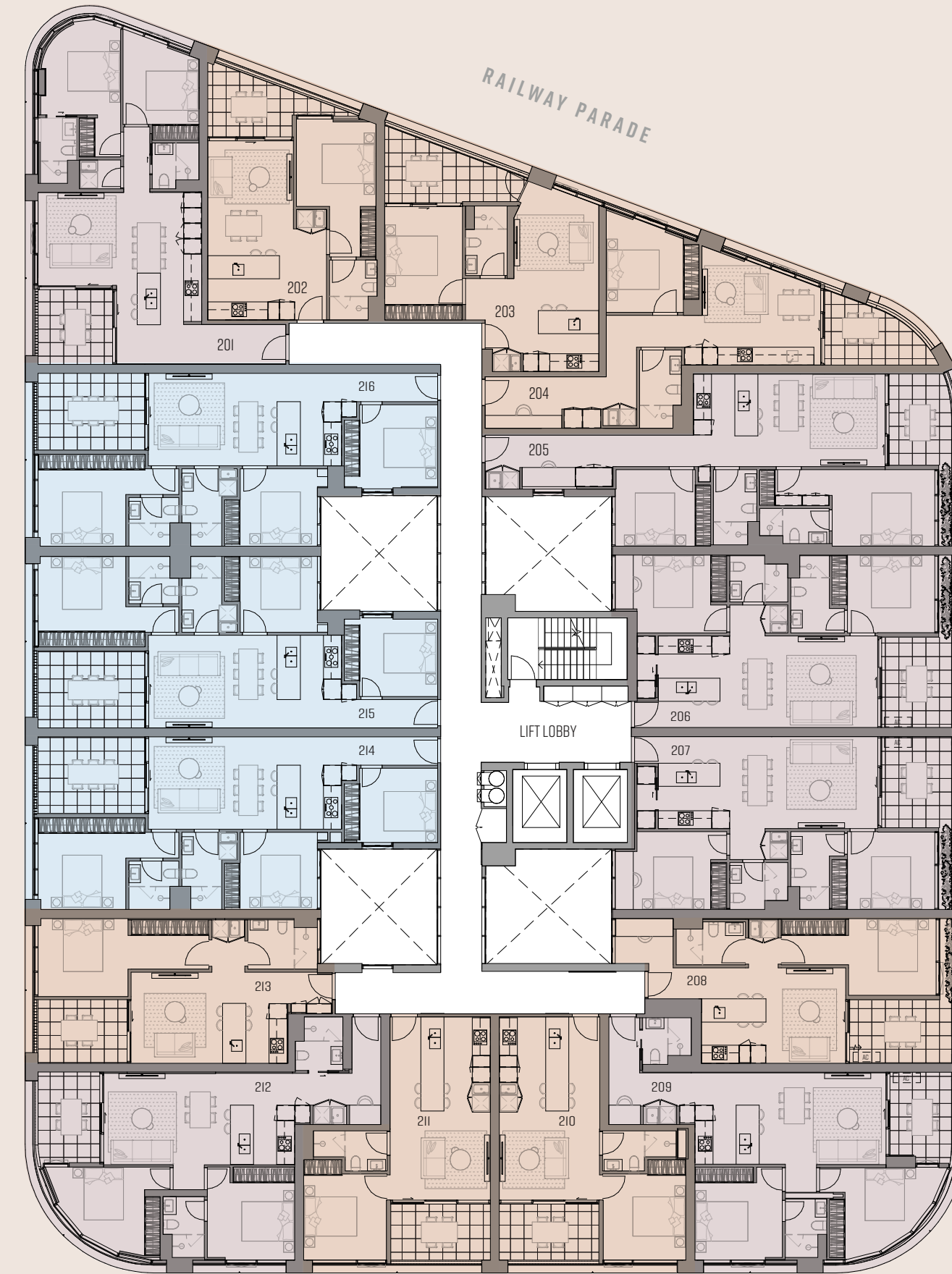


# Rosella

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LEVEL 2

- 3 BEDROOMS
- 2 BEDROOMS
- 1 BEDROOM



# Rosella

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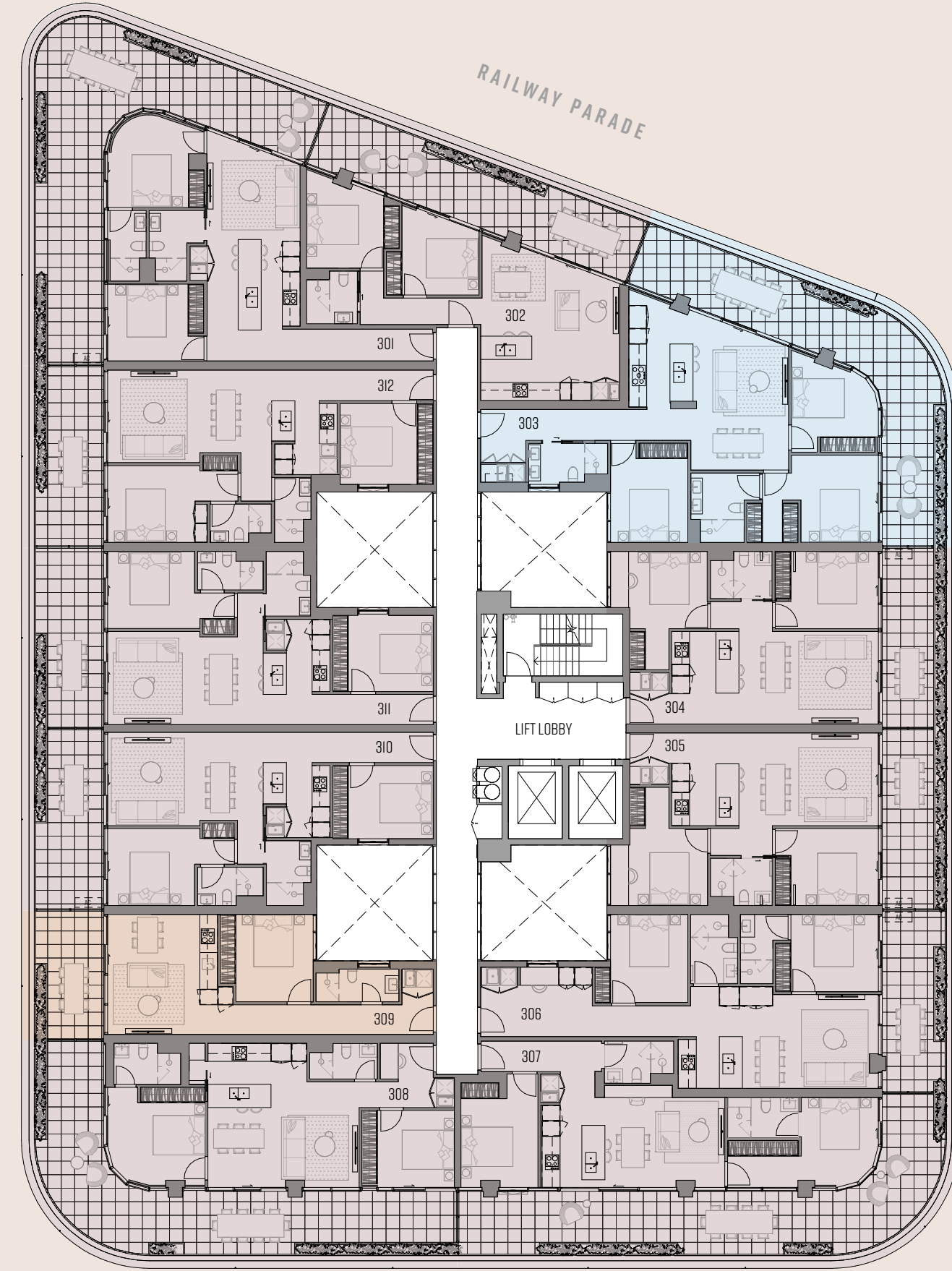
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LEVEL 3

- 3 BEDROOMS
- 2 BEDROOMS
- 1 BEDROOM



# Rosella

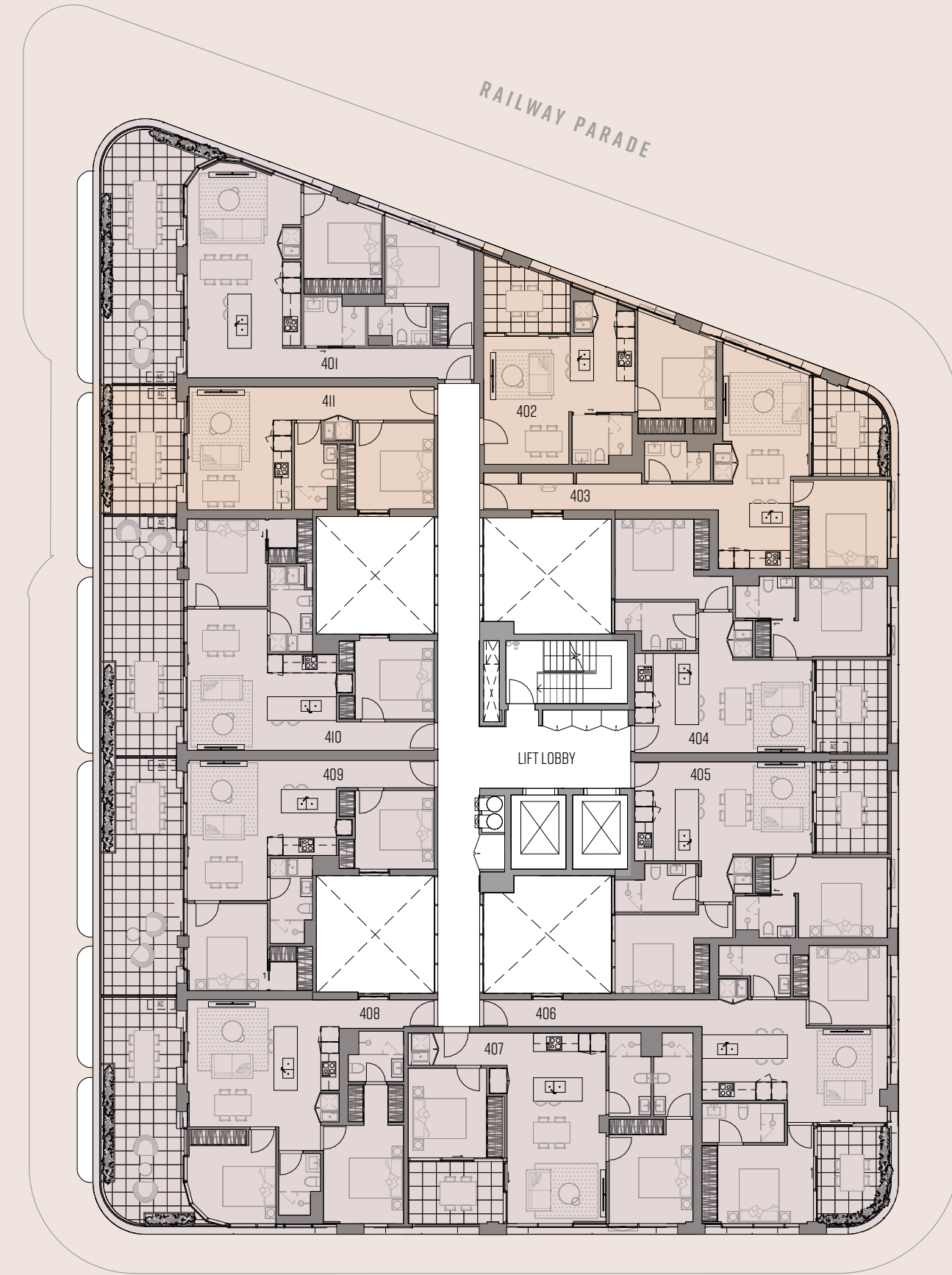
MURRUMBEENA

POATH ROAD

Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

LEVEL 4

- 2 BEDROOMS
- 1 BEDROOM



# Rosella

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POATH ROAD

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# LEVEL 5

# Rosella

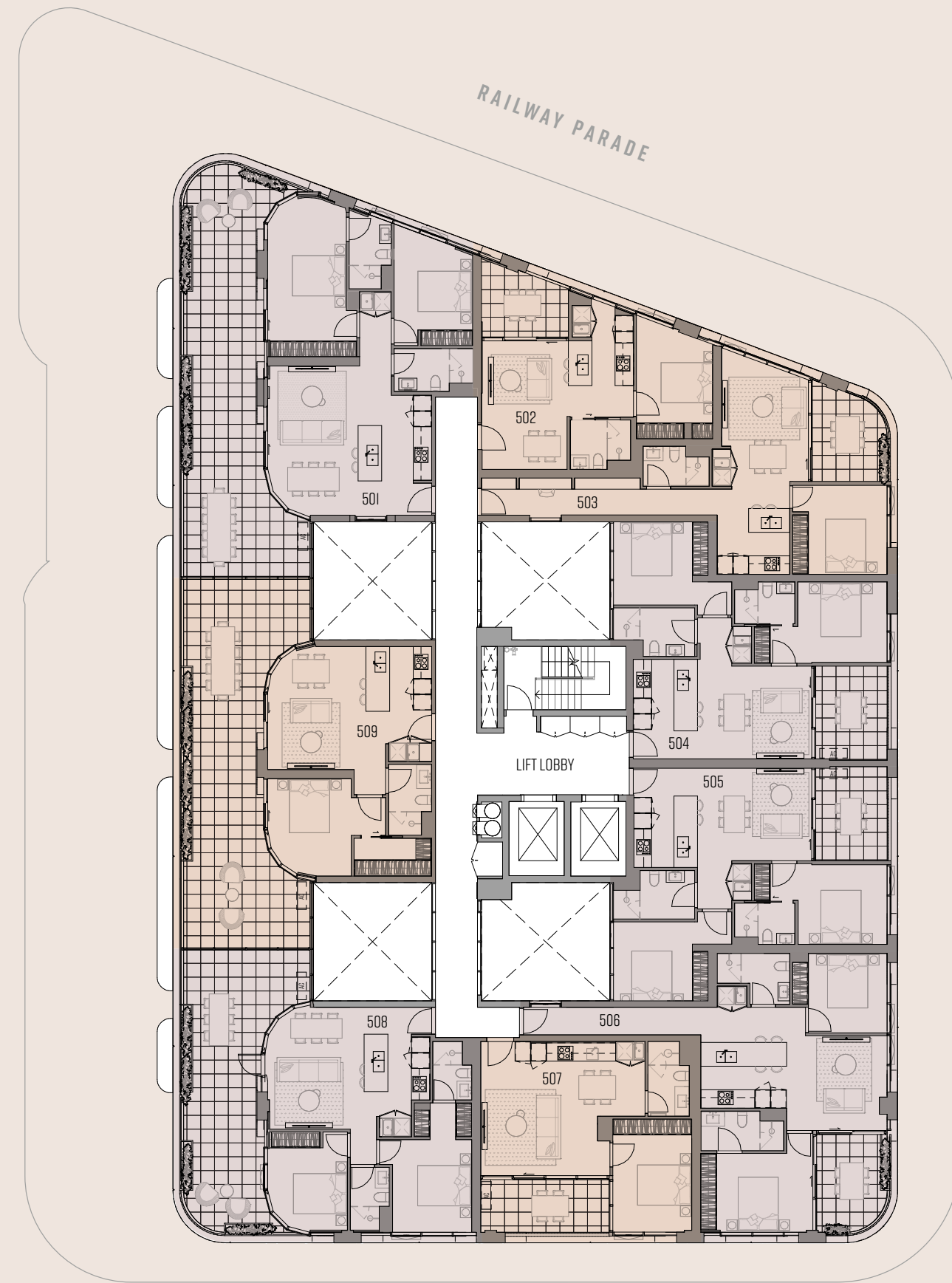
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# LEVEL 6

# Rosella

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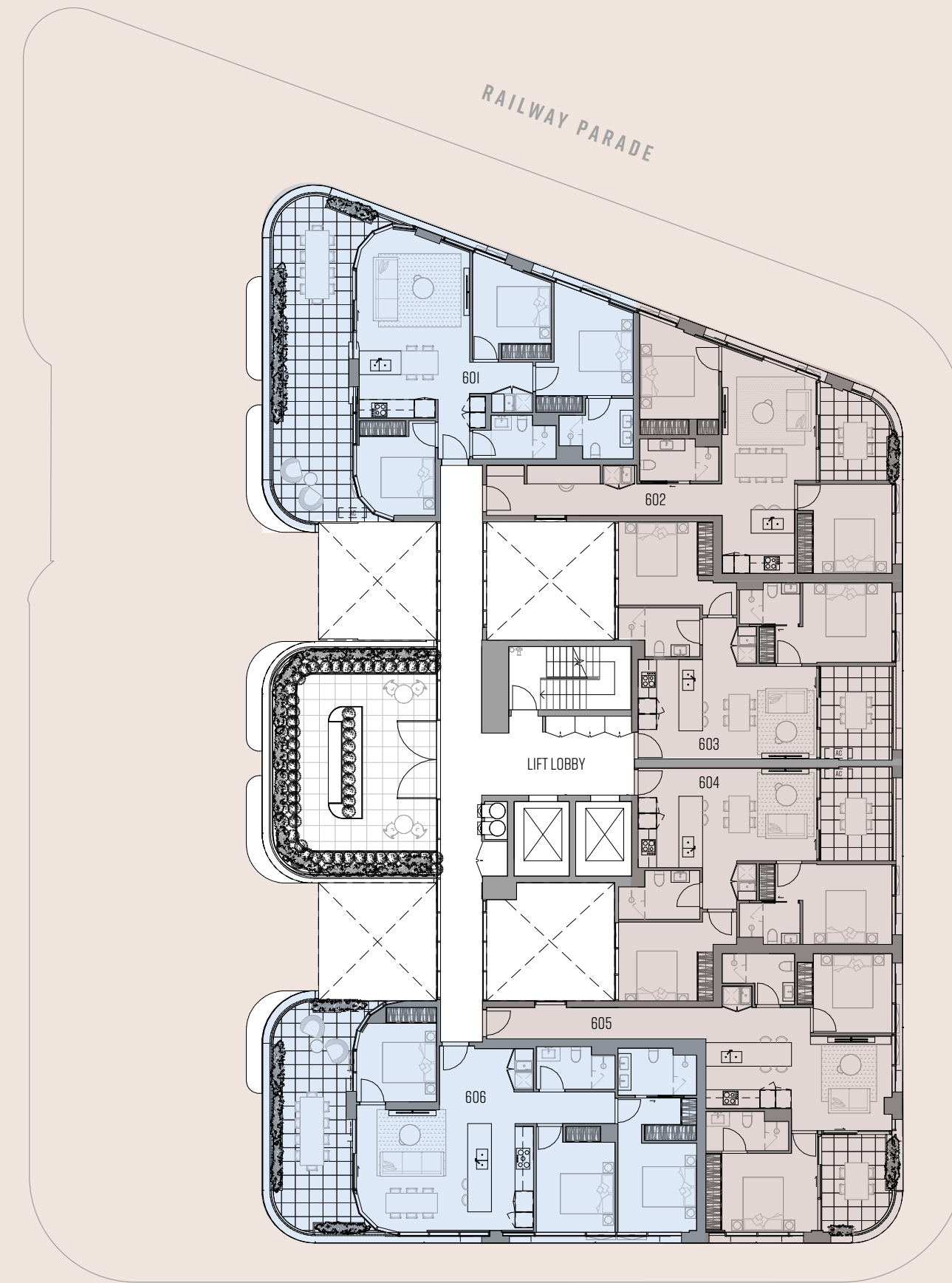
2 BEDROOMS  
1 BEDROOM



POATH ROAD

Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

3 BEDROOMS  
2 BEDROOMS



POATH ROAD

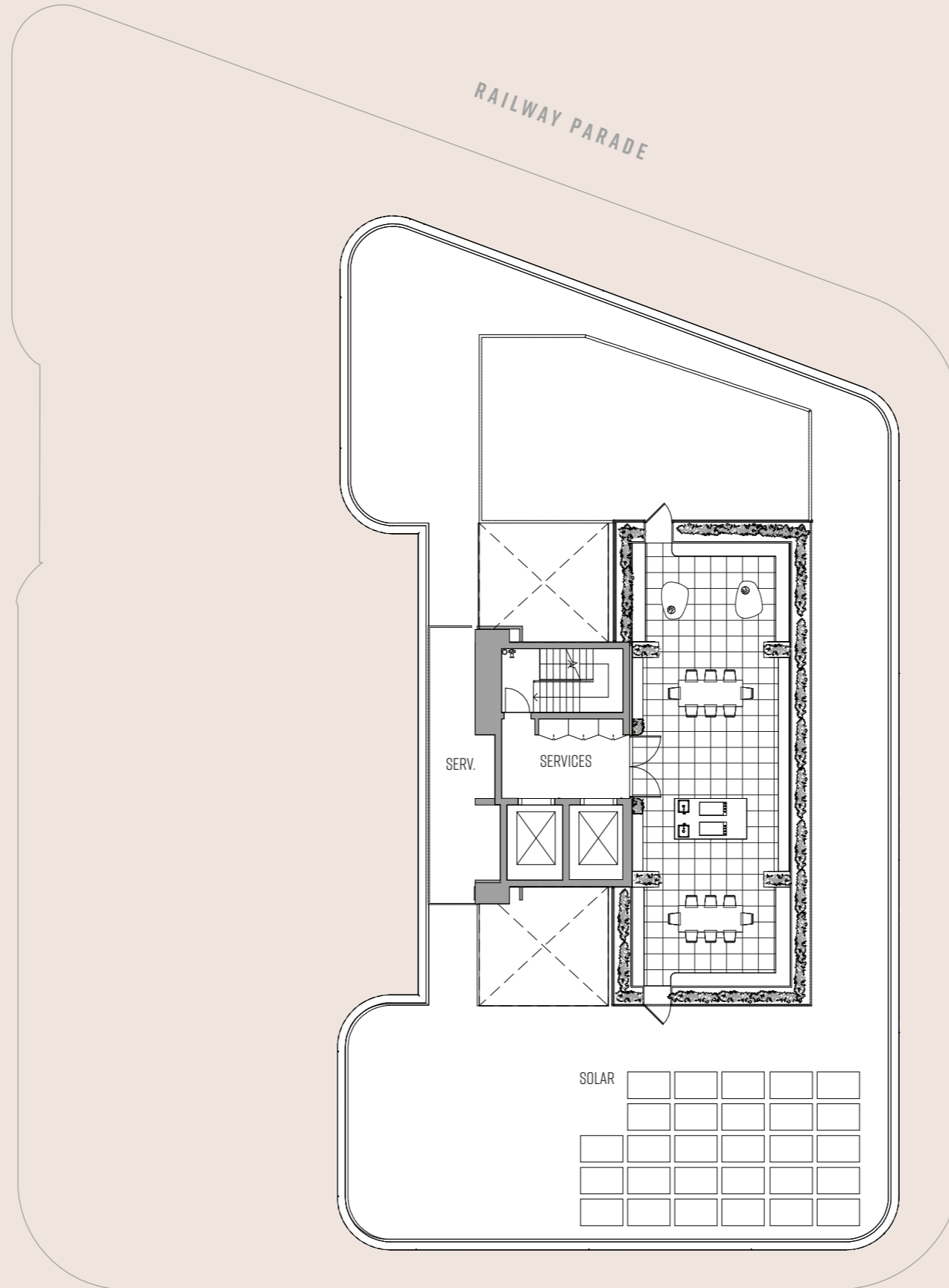
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# ROOFTOP

# Rosella

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# APT 101

🛏 2 🚿 2 🚗 1

Internal 84m<sup>2</sup>

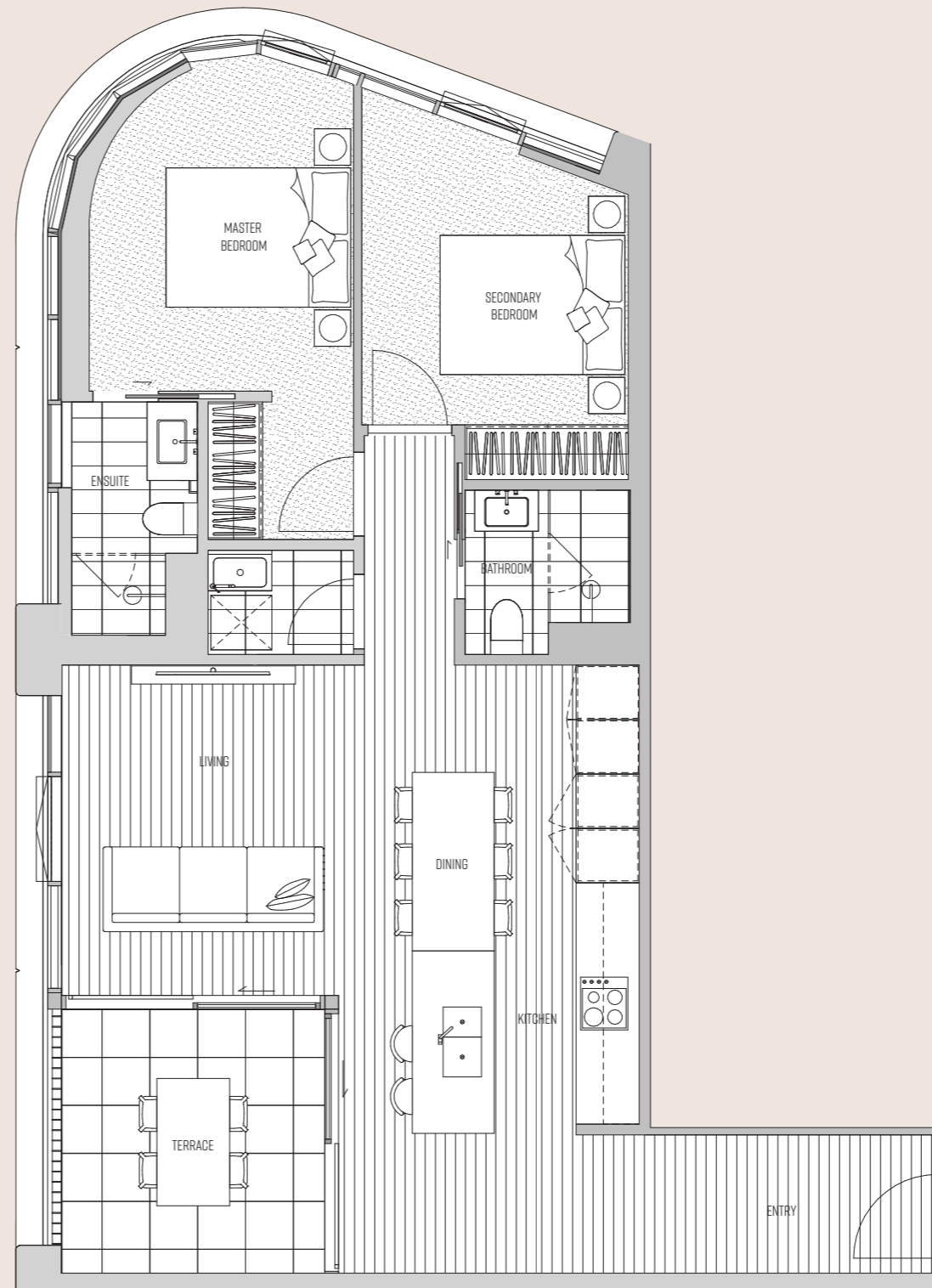
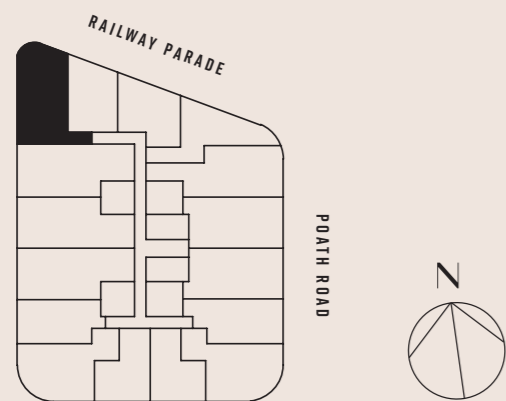
Terraces 9m<sup>2</sup>

Total 93m<sup>2</sup>

# Rosella

MURRUMBEENA

## FIRST LEVEL



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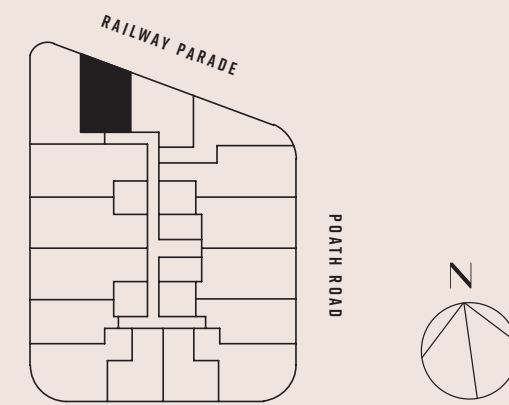


# APT 102

🛏 1 🪑 1 🚗 1

Internal	53m <sup>2</sup>
Terraces	10m <sup>2</sup>
Total	63m <sup>2</sup>

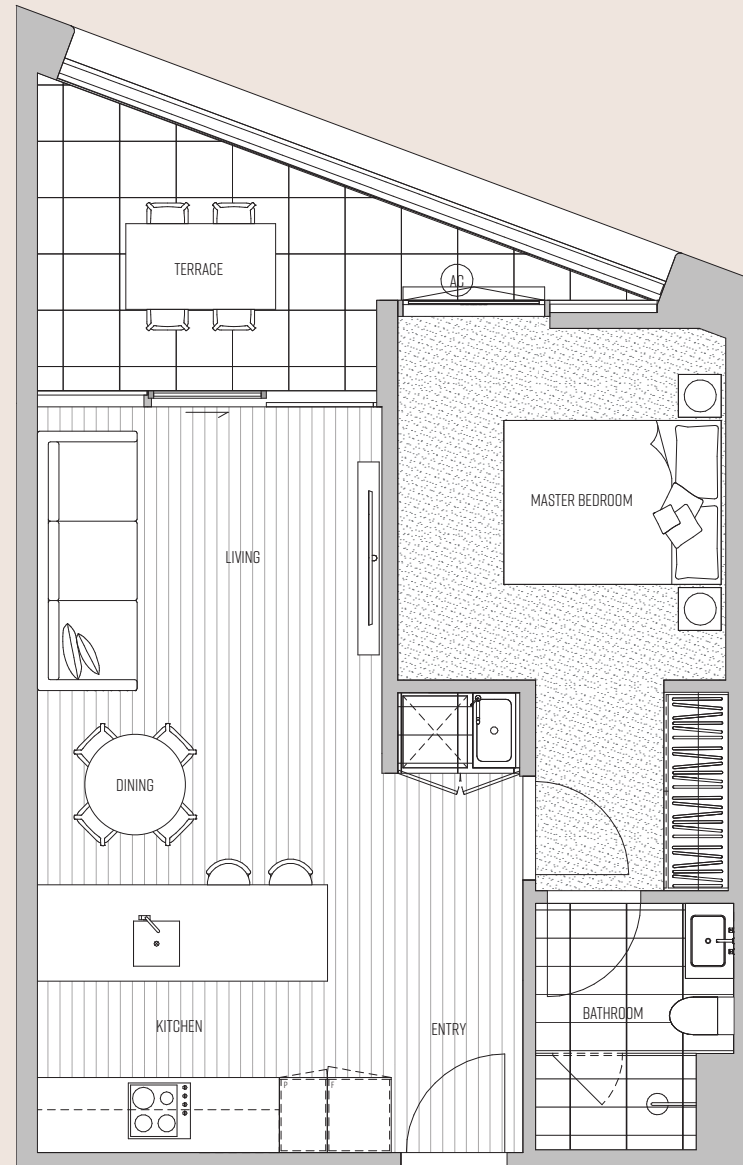
## FIRST LEVEL



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# Rosella

MURRUMBEENA

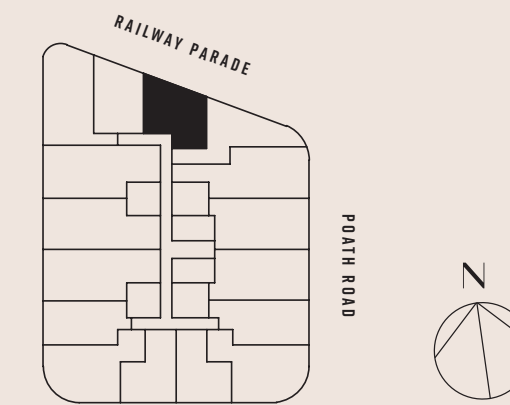


# APT 103

🛏 1 🪑 1 🚗 1

Internal	52m <sup>2</sup>
Terraces	11m <sup>2</sup>
Total	63m <sup>2</sup>

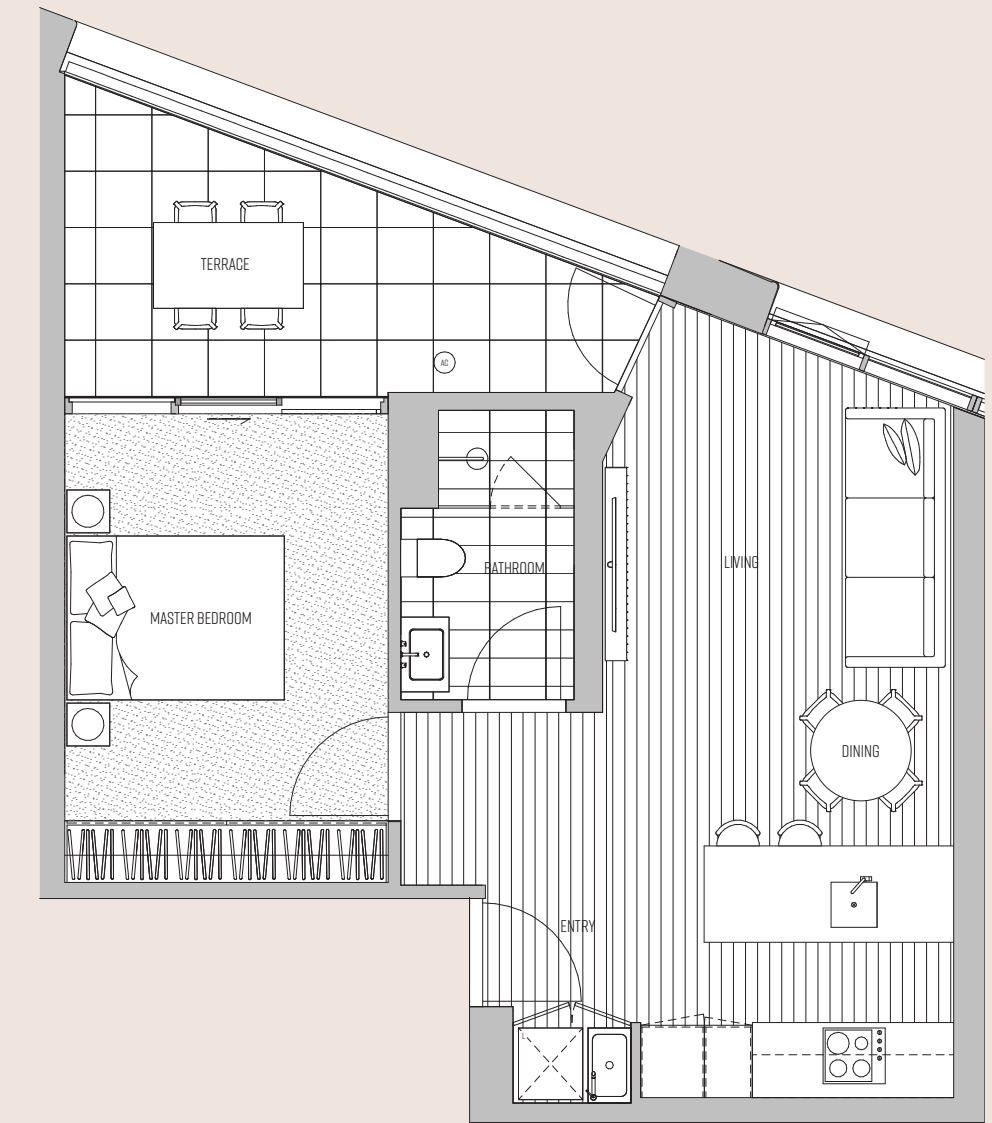
## FIRST LEVEL



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# Rosella

MURRUMBEENA



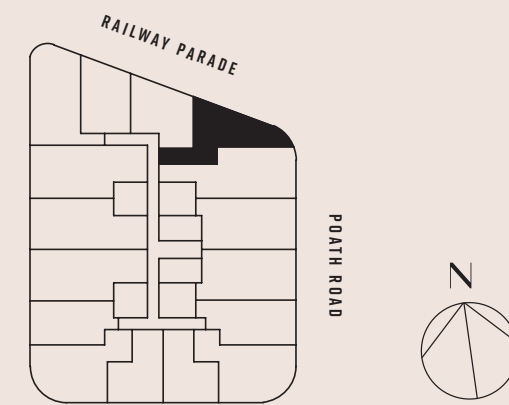


# APT 104

🛏 1 🚿 1 🚗 1

Internal	61m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>70m<sup>2</sup></b>

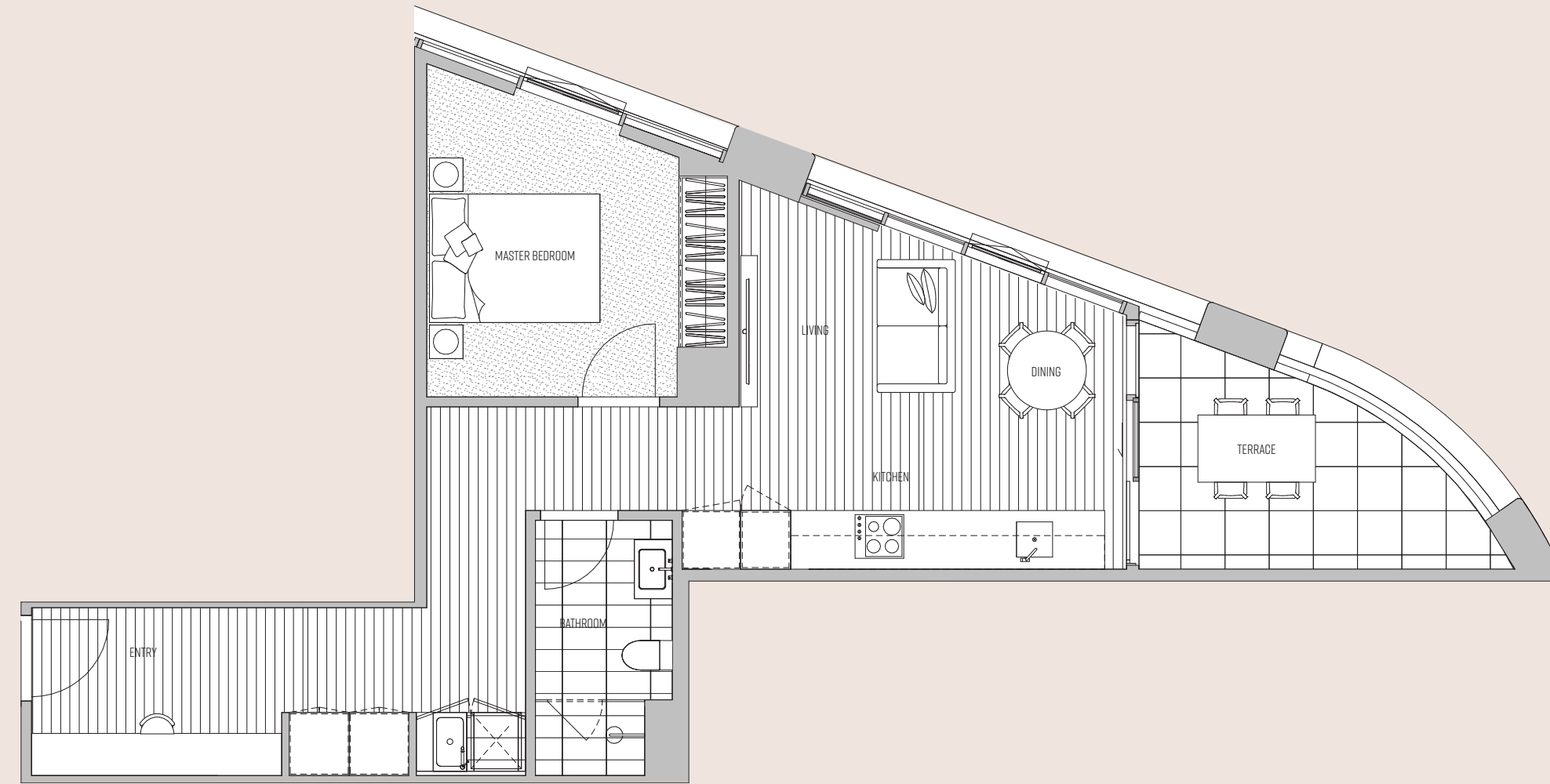
## FIRST LEVEL



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# Rosella

MURRUMBEENA

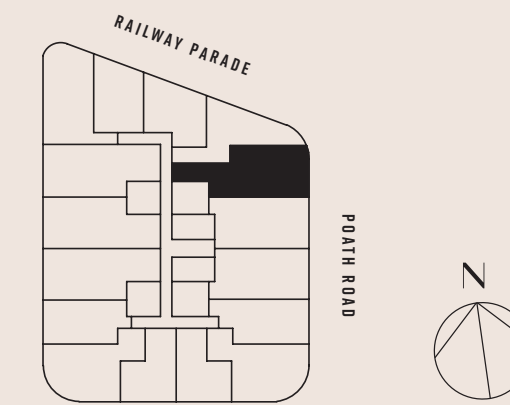


# APT 105

🛏 2 🚿 2 🚗 1

Internal	88m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>97m<sup>2</sup></b>

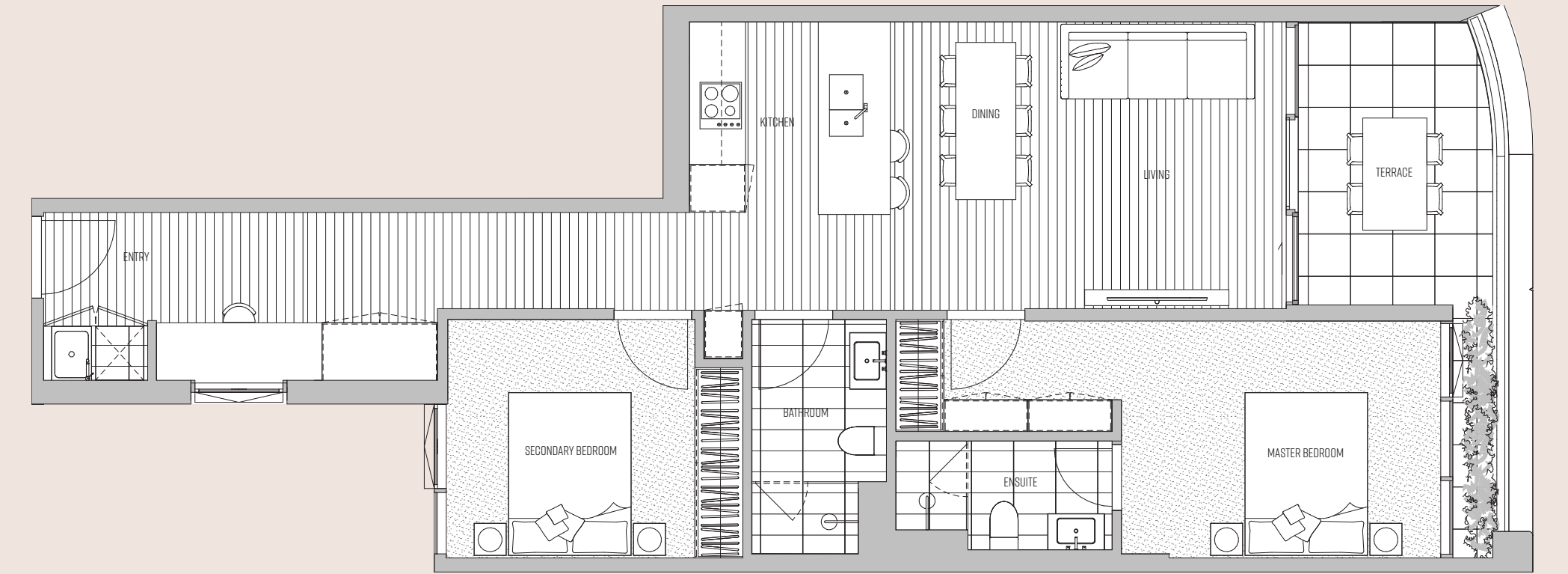
## FIRST LEVEL



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# Rosella

MURRUMBEENA





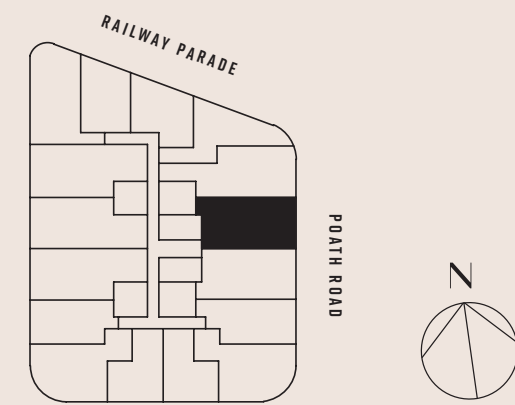
# APT 106

🛏️ 2 🪑 2 🚗 1

Internal 78m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 87m<sup>2</sup>

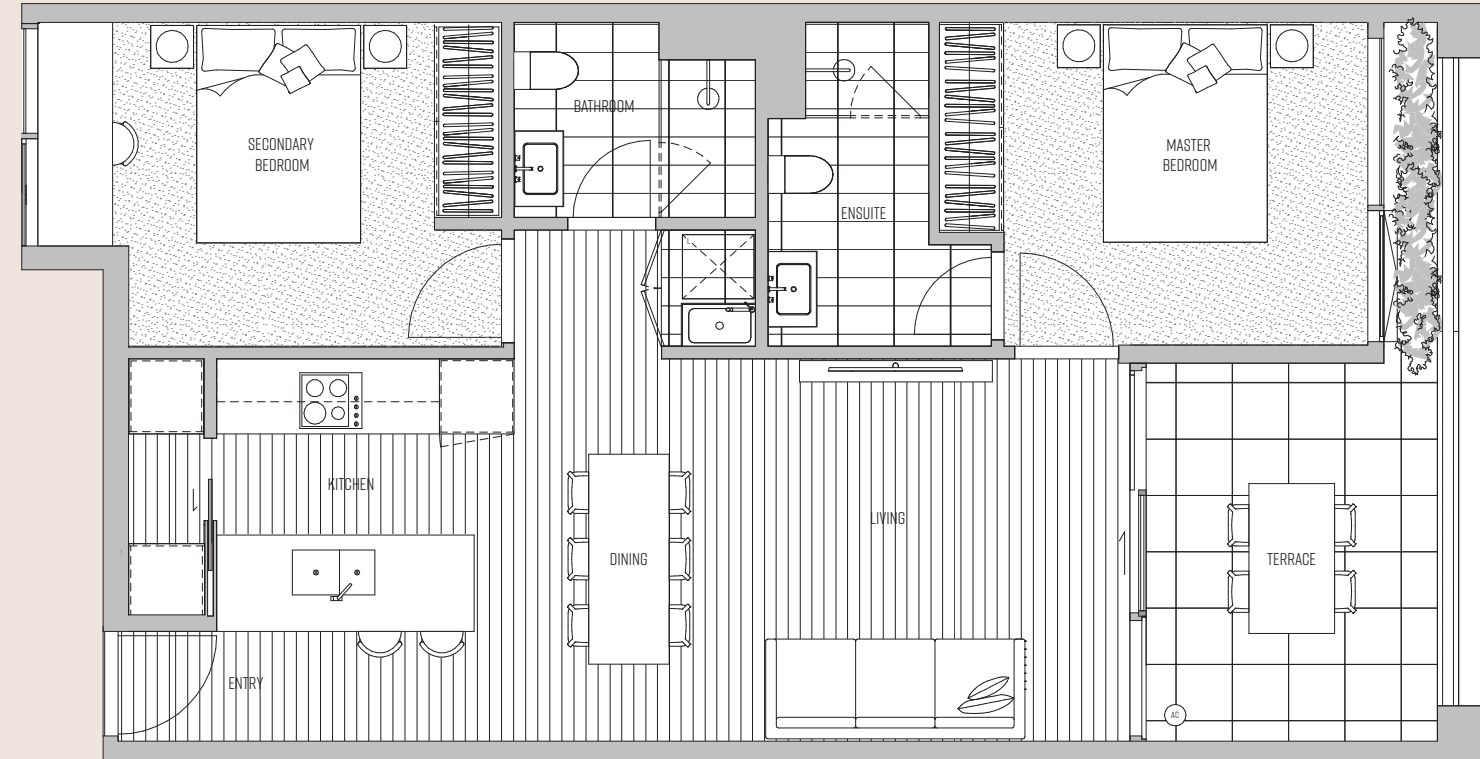
## FIRST LEVEL



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# Rosella

MURRUMBEENA



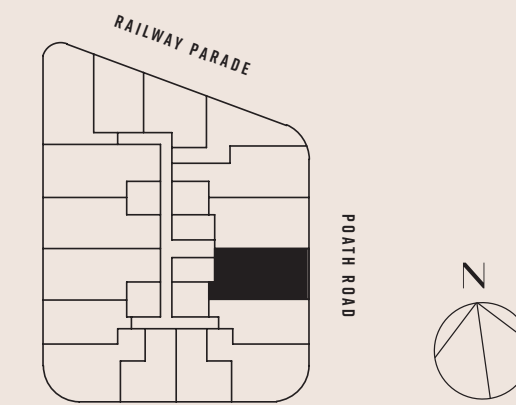
# APT 107

🛏️ 2 🪑 2 🚗 1

Internal 78m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 87m<sup>2</sup>

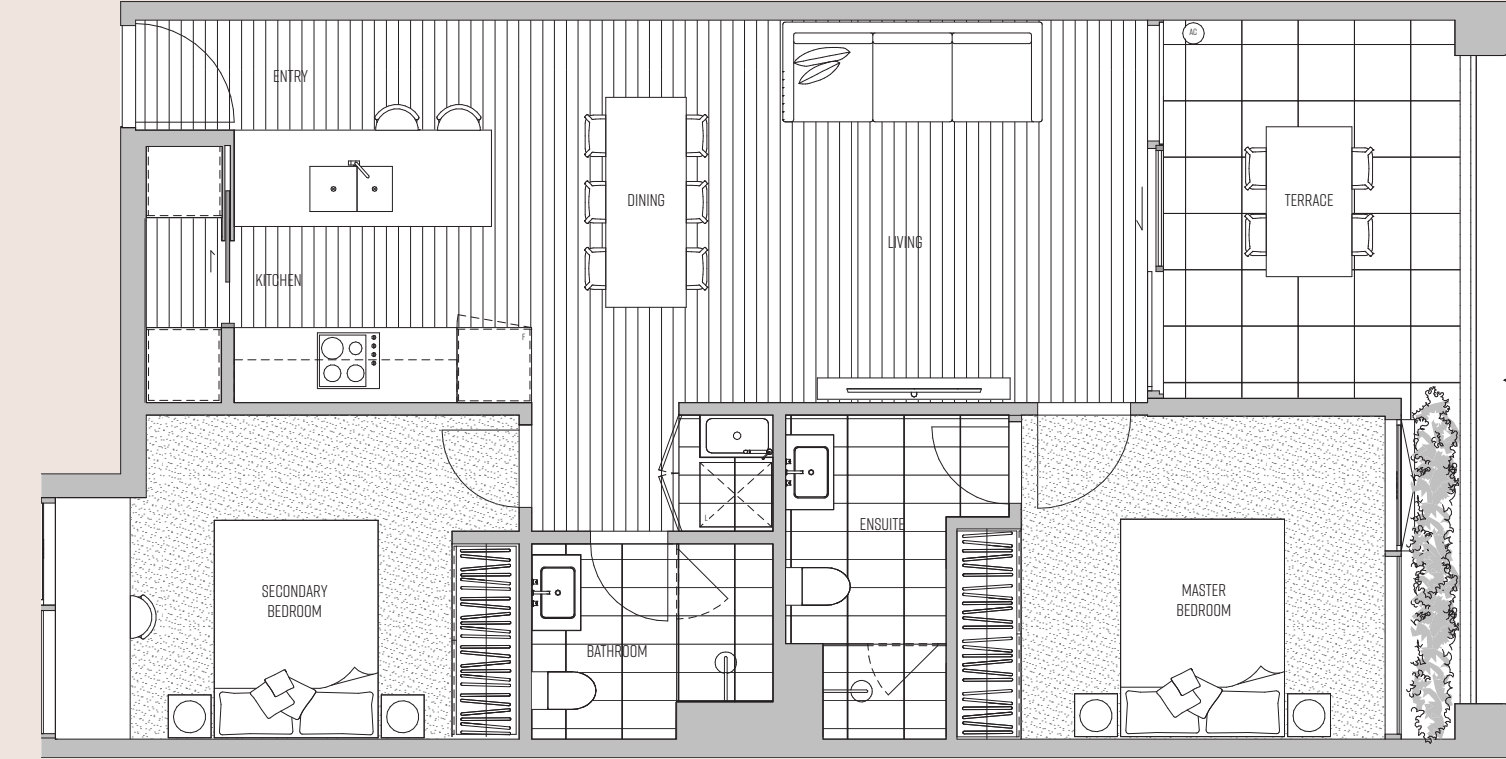
## FIRST LEVEL



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# Rosella

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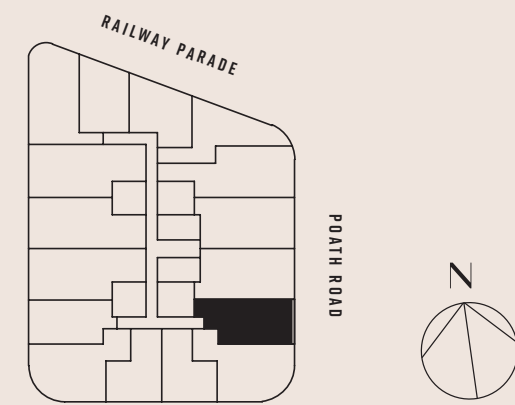
# APT 108

🛏 1 🚿 1 🚗 1

Internal 58m<sup>2</sup>  
Terraces 10m<sup>2</sup>

Total 68m<sup>2</sup>

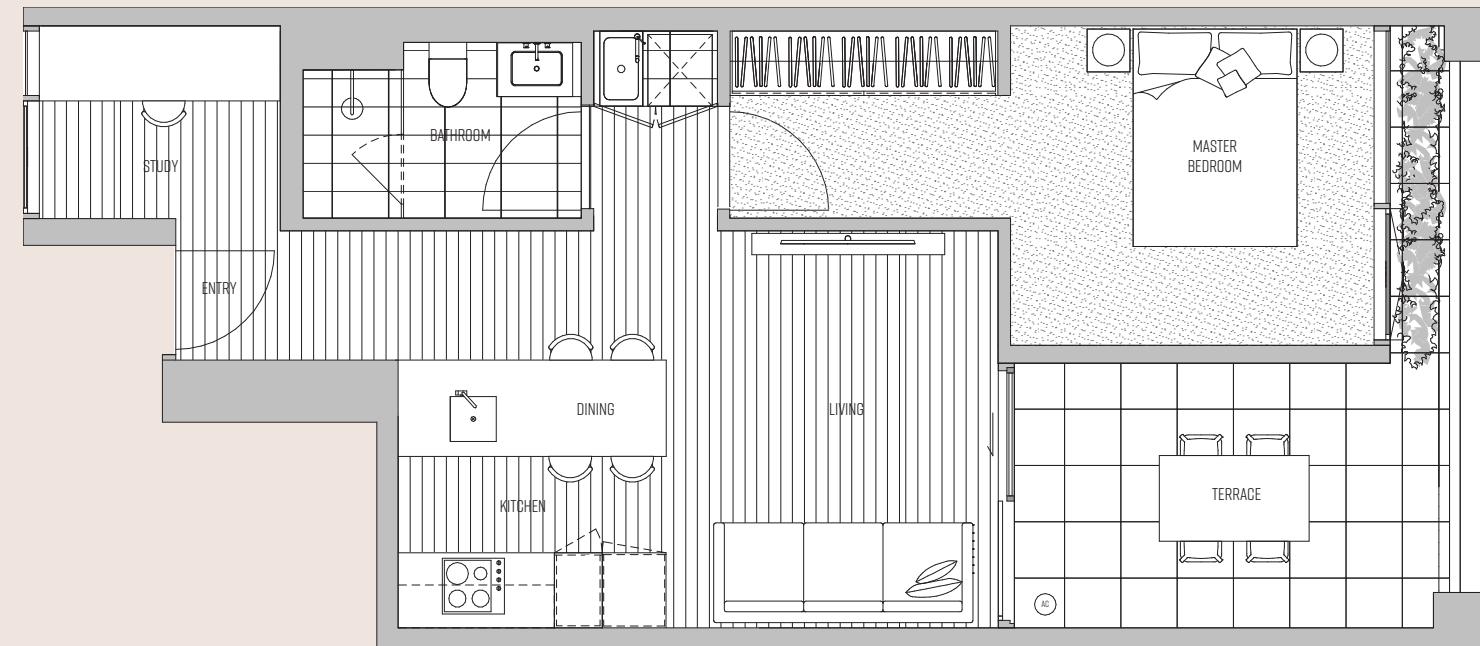
## FIRST LEVEL



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# Rosella

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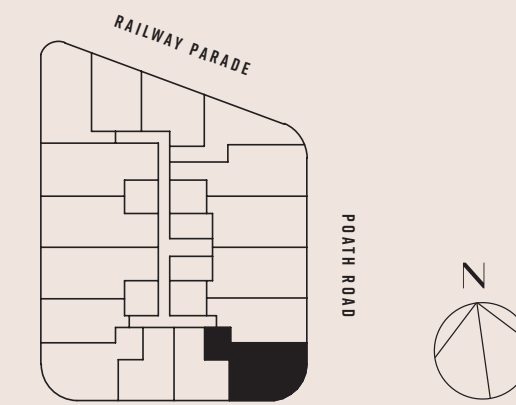
# APT 109

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Internal 80m<sup>2</sup>  
Terraces 8m<sup>2</sup>

Total 88m<sup>2</sup>

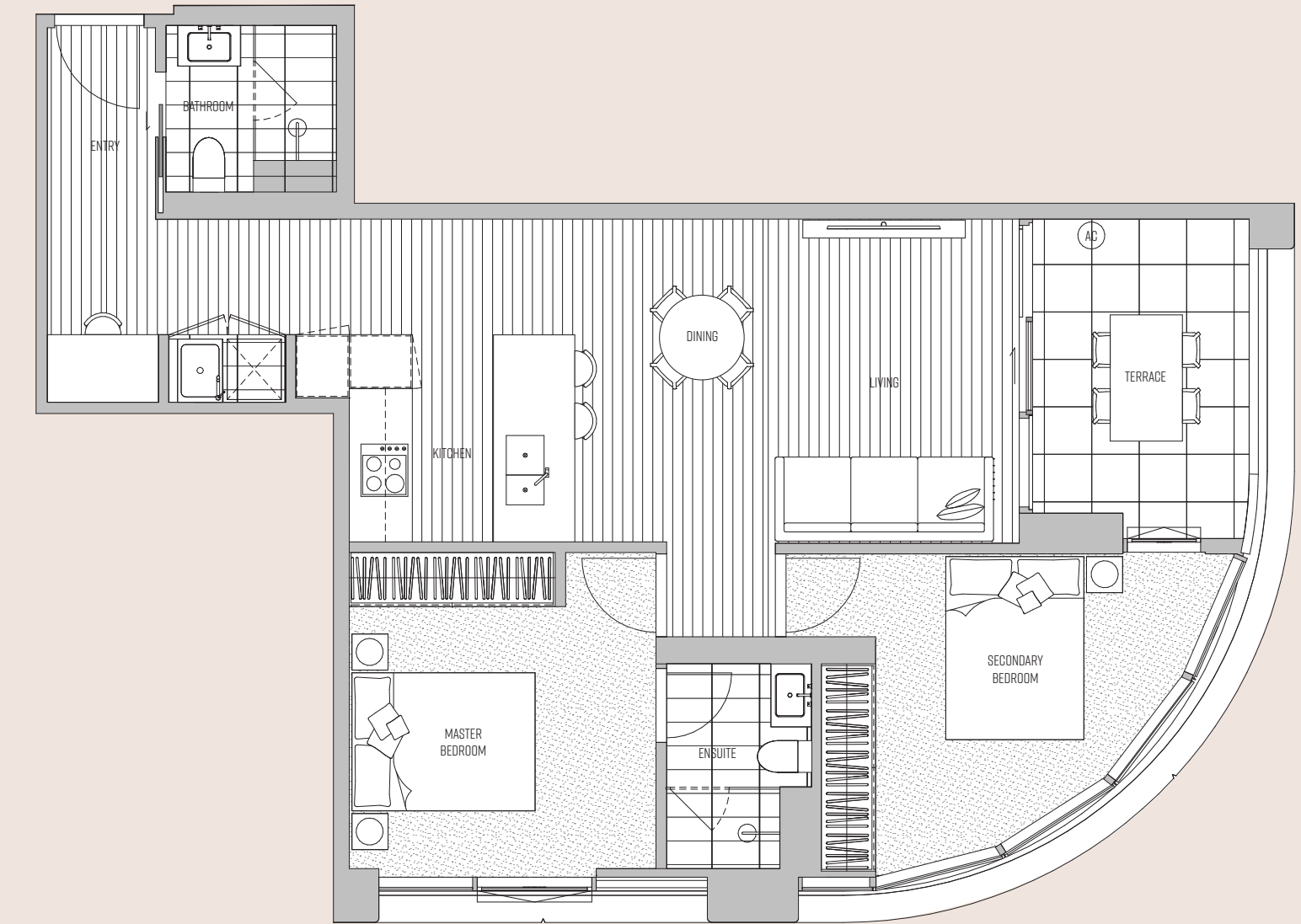
## FIRST LEVEL



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# Rosella

MURRUMBEENA



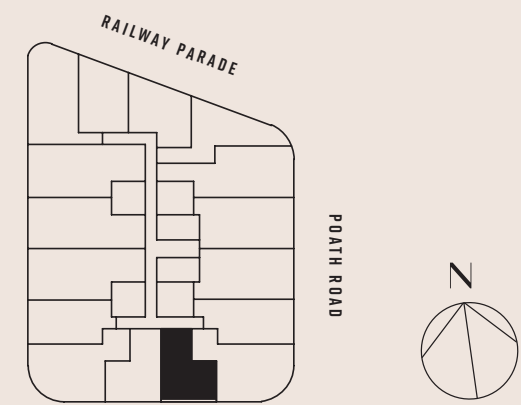


# APT 110

🛏 1 🚿 1 🚗 1

Internal	50m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>59m<sup>2</sup></b>

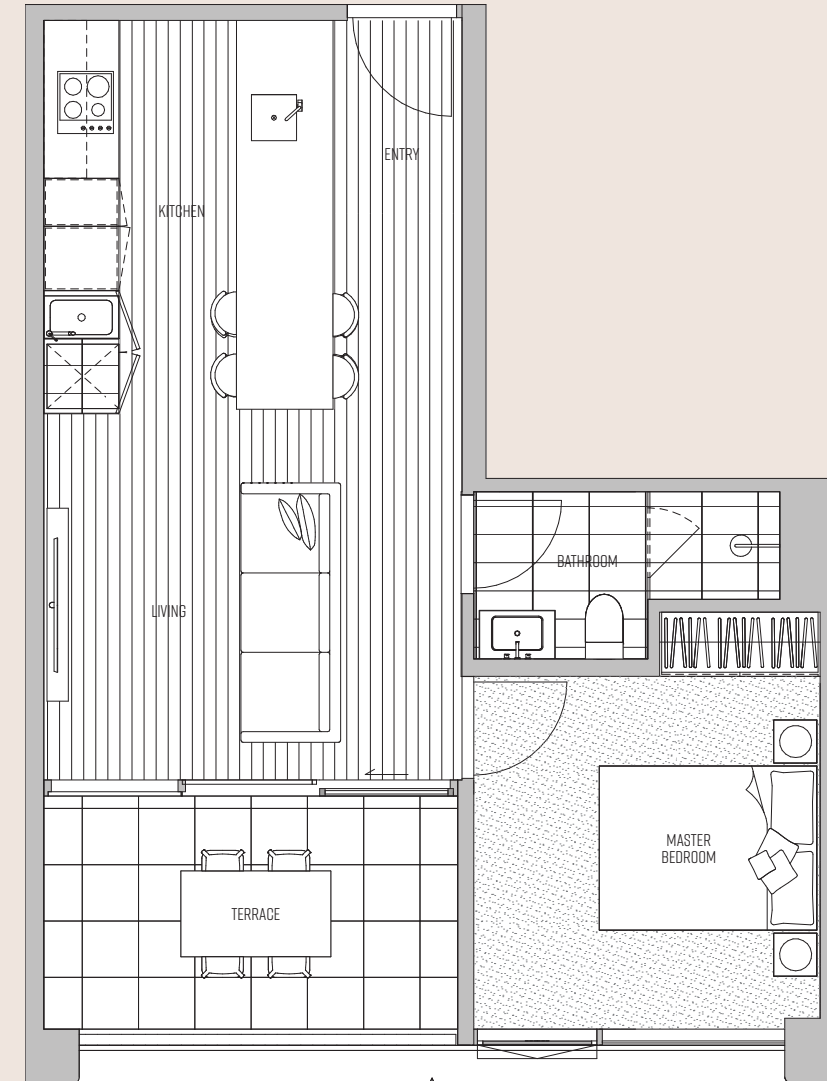
## FIRST LEVEL



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# Rosella

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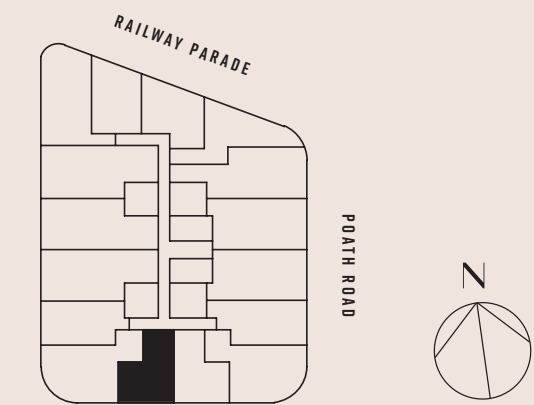


# APT 111

🛏 1 🚿 1 🚗 1

Internal	50m <sup>2</sup>
Terraces	8m <sup>2</sup>
<b>Total</b>	<b>58m<sup>2</sup></b>

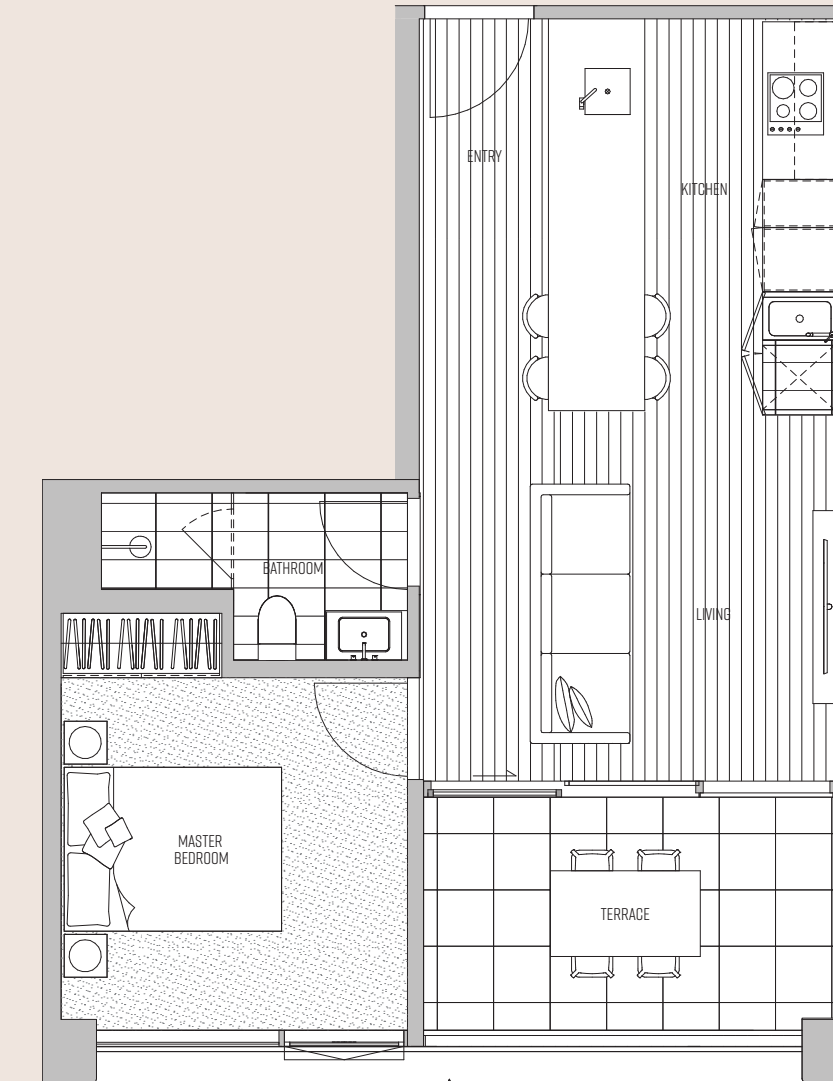
## FIRST LEVEL



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# Rosella

MURRUMBEENA





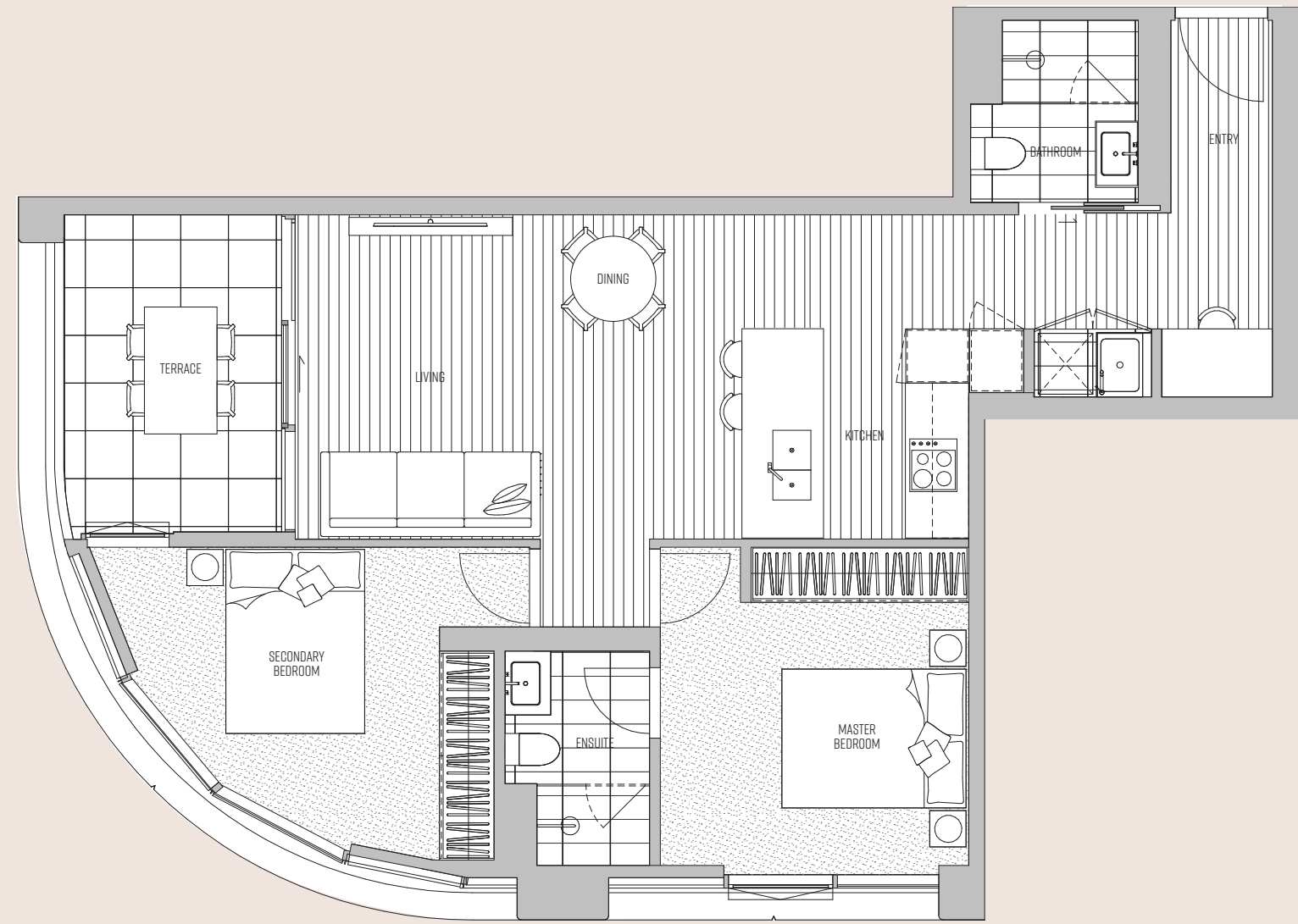
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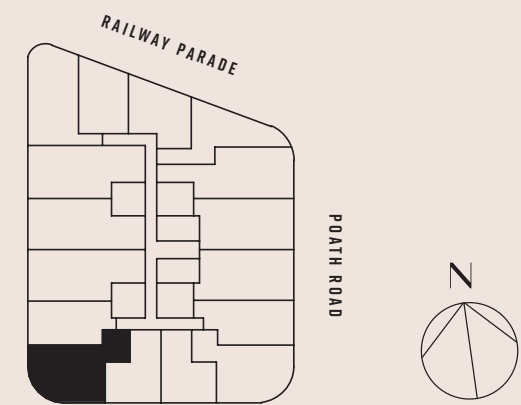
Internal	81m <sup>2</sup>
Terraces	9m <sup>2</sup>
Total	90m <sup>2</sup>

# Rosella

MURRUMBEENA



## FIRST LEVEL



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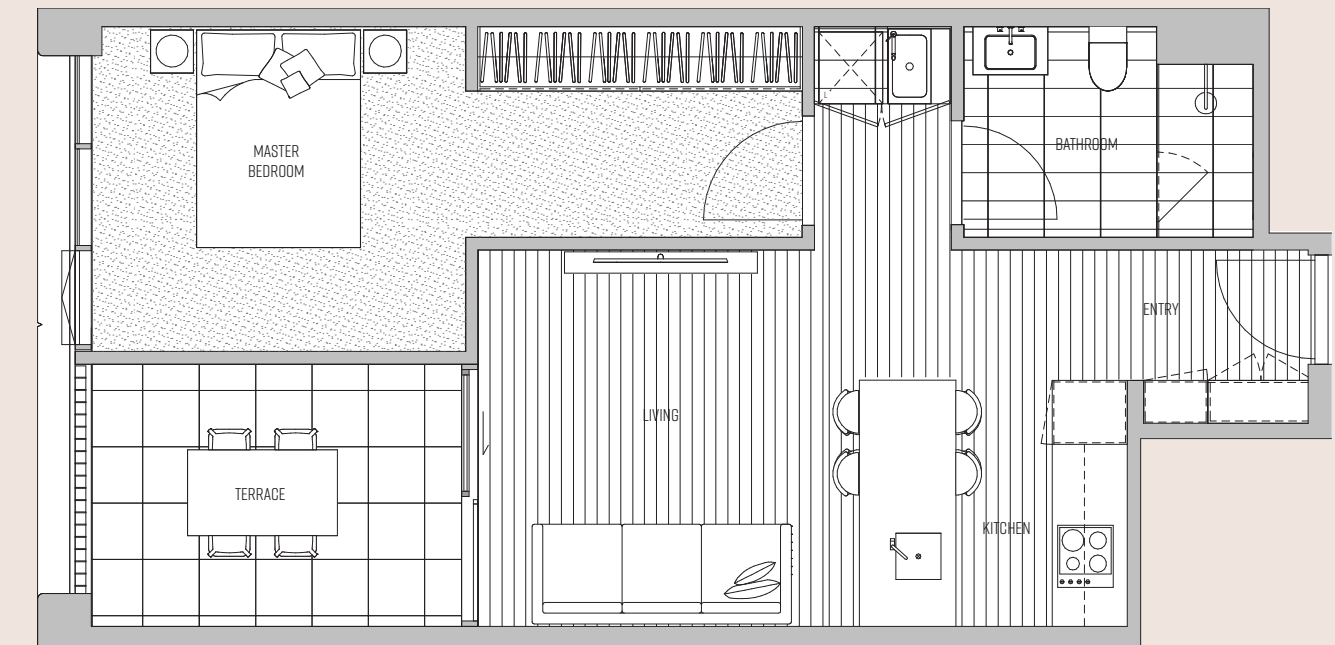
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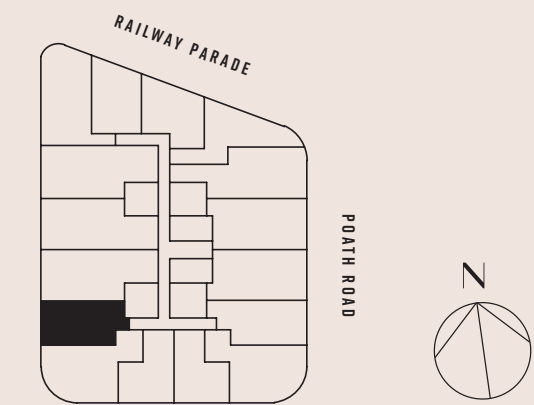
Internal	56m <sup>2</sup>
Terraces	9m <sup>2</sup>
Total	65m <sup>2</sup>

# Rosella

MURRUMBEENA



## FIRST LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.





# APT 114

🛏 3 🚿 2 🚗 2

Internal	87m <sup>2</sup>
Terraces	12m <sup>2</sup>
<b>Total</b>	<b>99m<sup>2</sup></b>

# Rosella

MURRUMBEENA

# APT 115

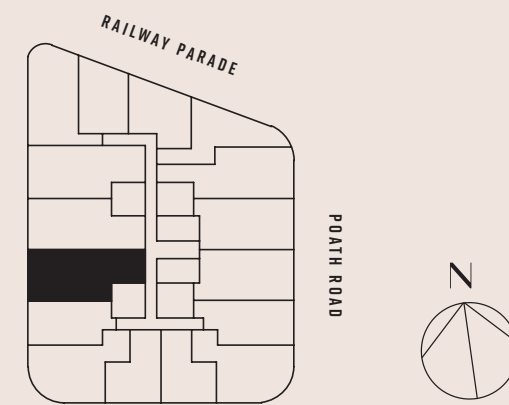
🛏 3 🚿 2 🚗 2

Internal	87m <sup>2</sup>
Terraces	12m <sup>2</sup>
<b>Total</b>	<b>99m<sup>2</sup></b>

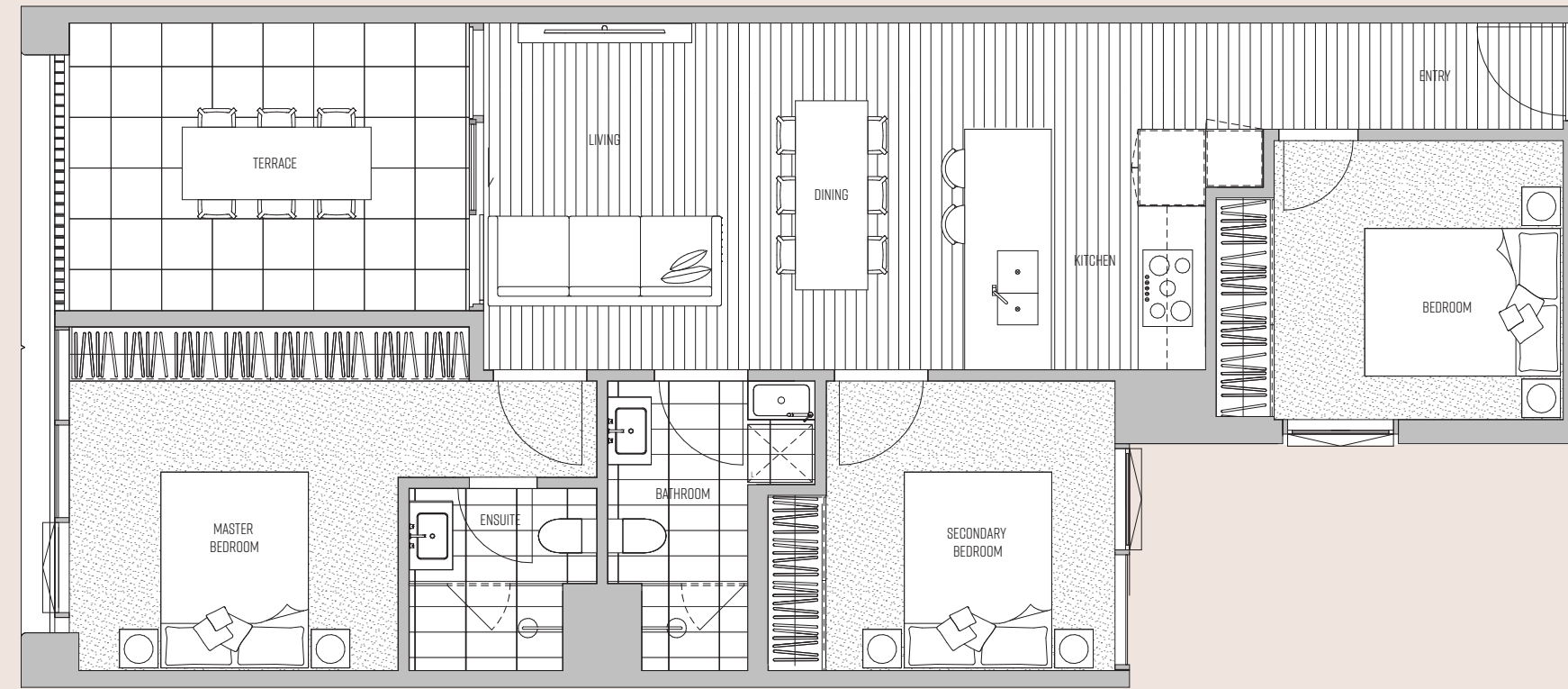
# Rosella

MURRUMBEENA

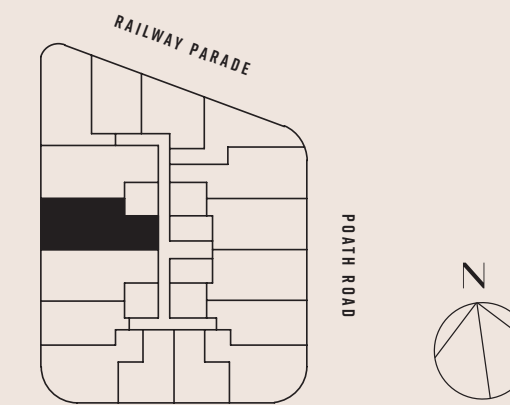
## FIRST LEVEL



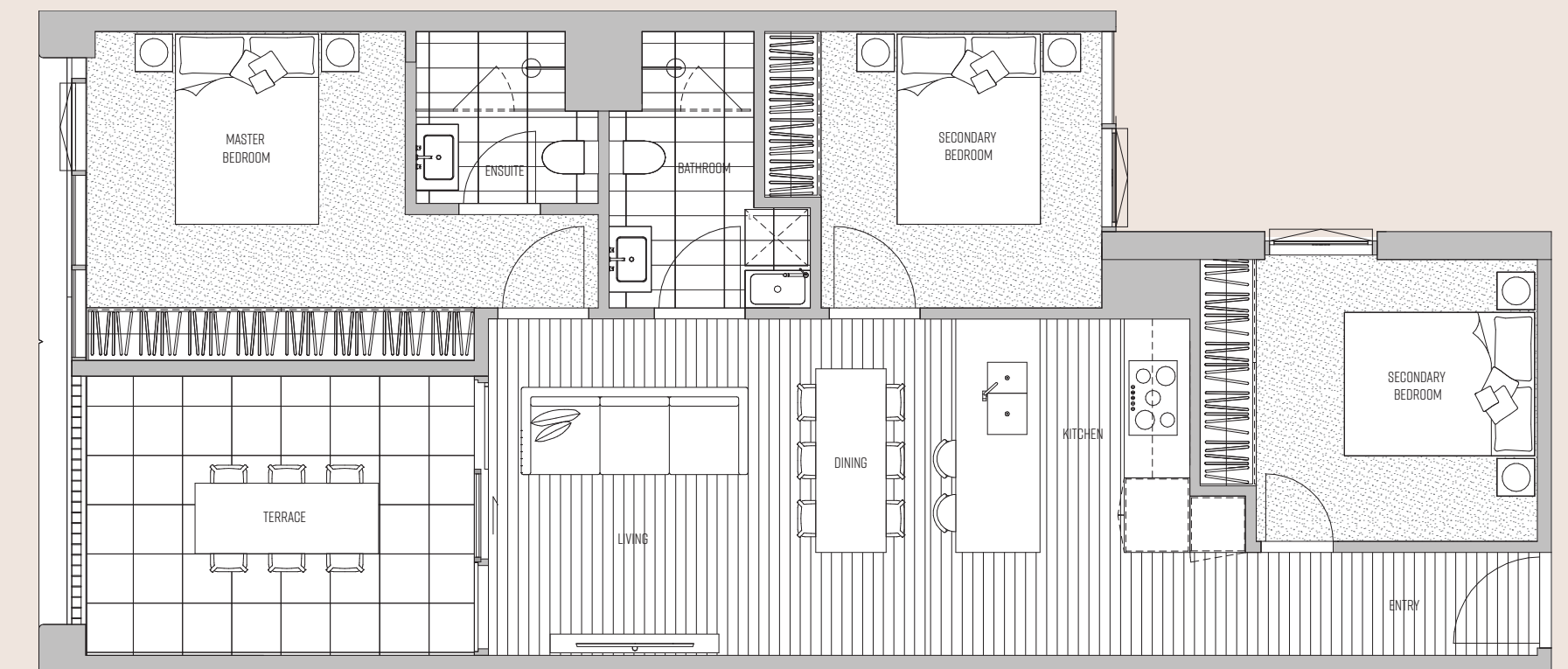
Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



## FIRST LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.





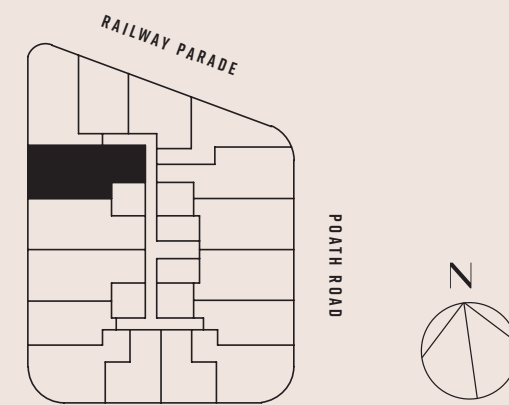
# APT 116

🛏 3 🚿 2 🚗 2

Internal 89m<sup>2</sup>  
Terraces 13m<sup>2</sup>

Total 102m<sup>2</sup>

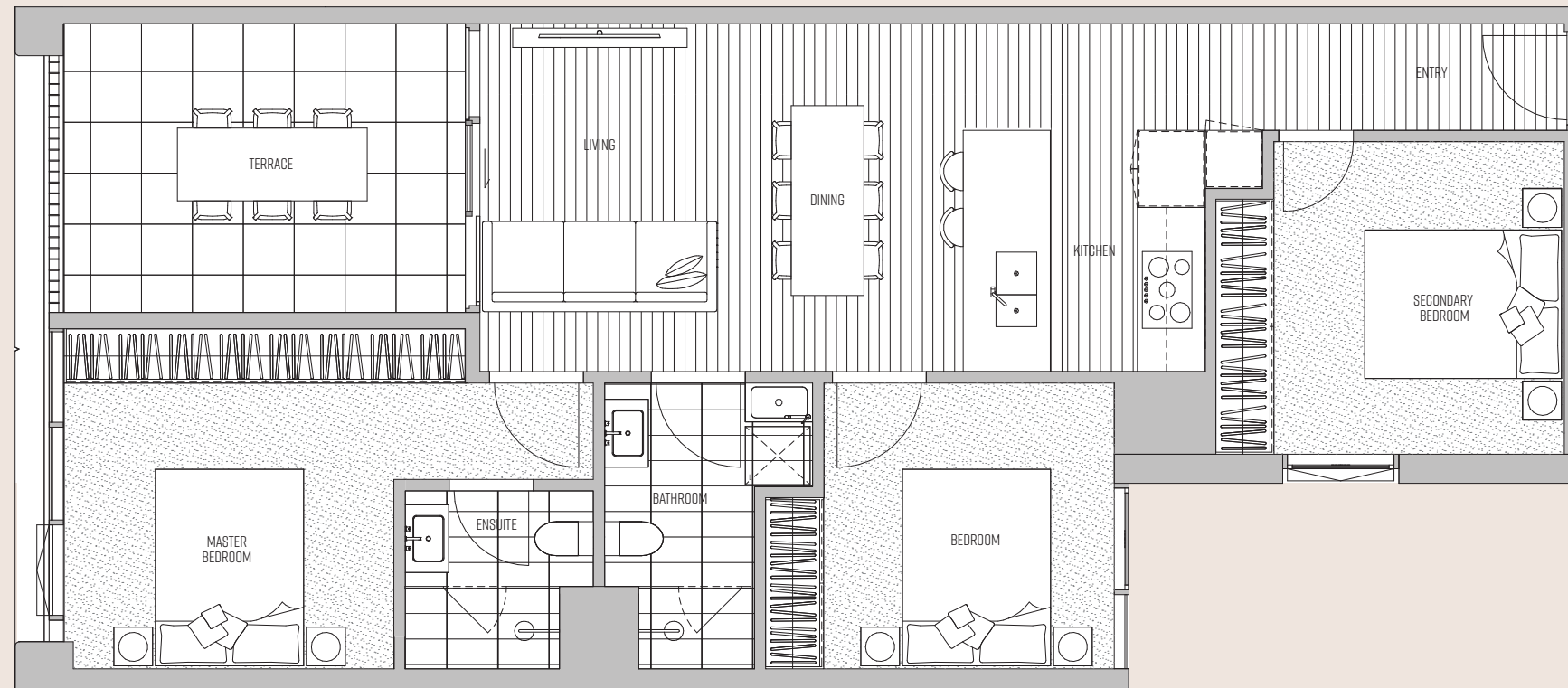
## FIRST LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



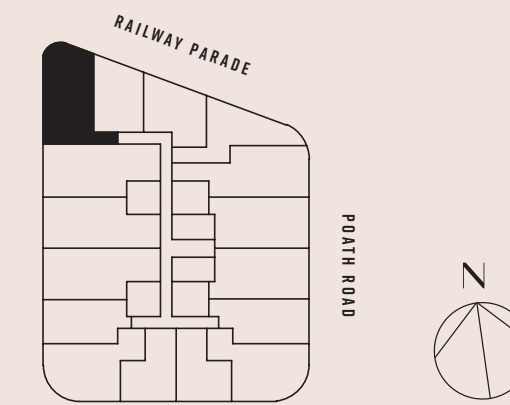
# APT 201

🛏 2 🚿 2 🚗 1

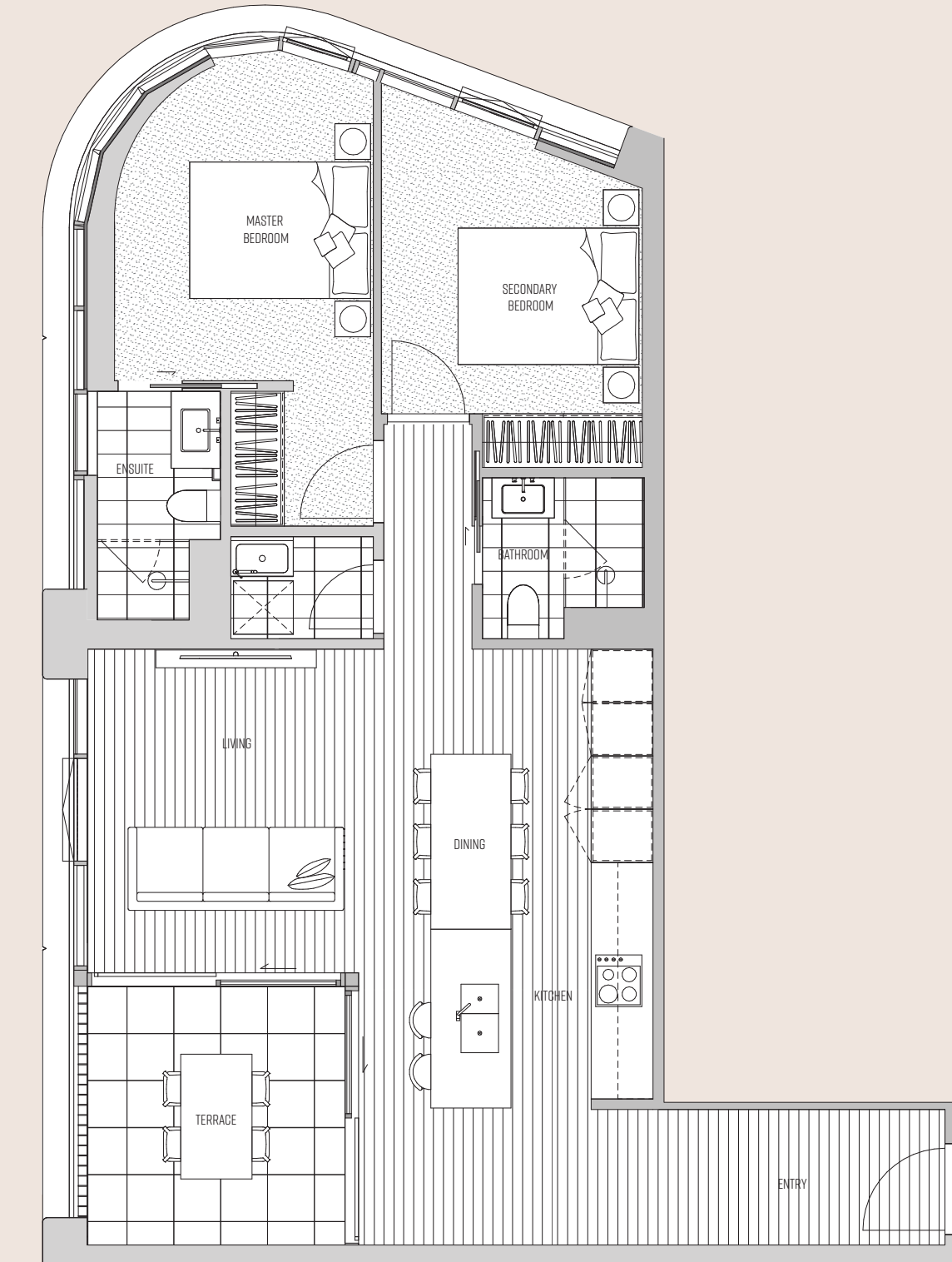
Internal 84m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 93m<sup>2</sup>

## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# Rosella

MURRUMBEENA

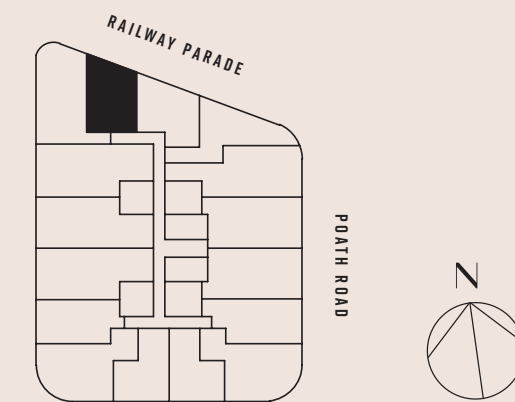


## APT 202

🛏 1 🪑 1 🚗 1

Internal	53m <sup>2</sup>
Terraces	10m <sup>2</sup>
Total	63m <sup>2</sup>

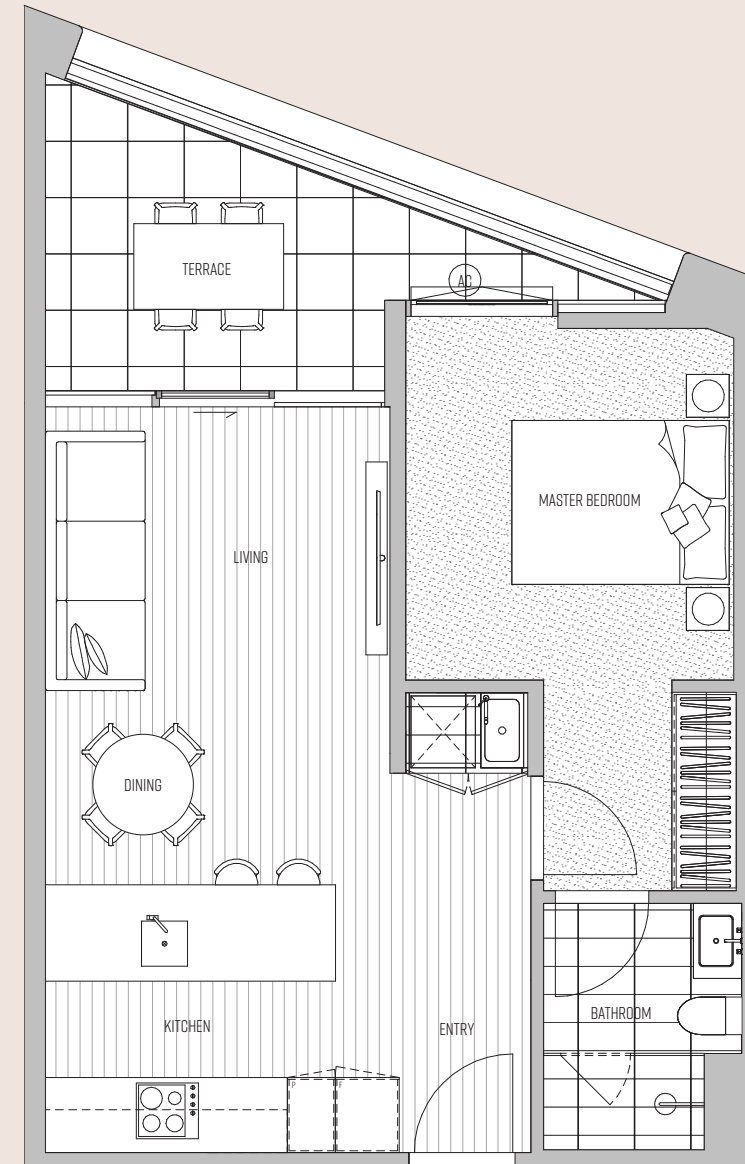
### SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

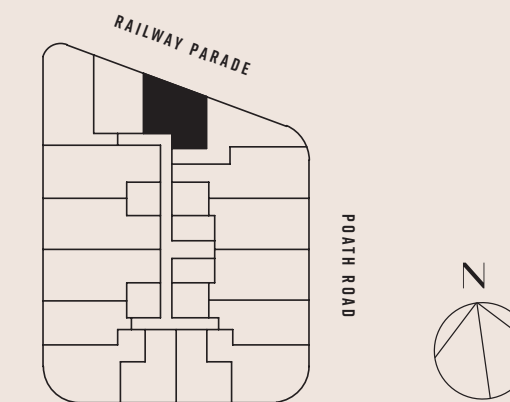


## APT 203

🛏 1 🪑 1 🚗 1

Internal	52m <sup>2</sup>
Terraces	11m <sup>2</sup>
Total	63m <sup>2</sup>

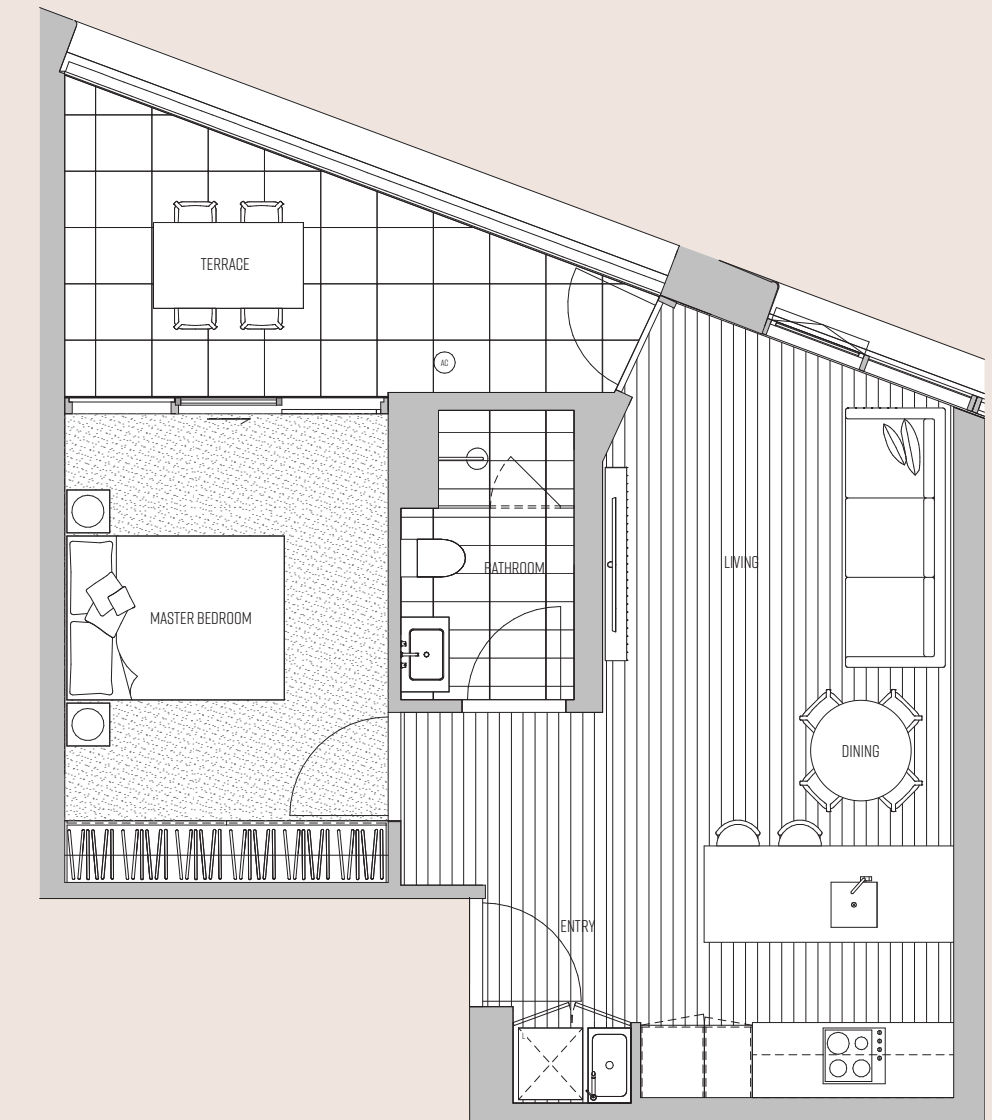
### SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





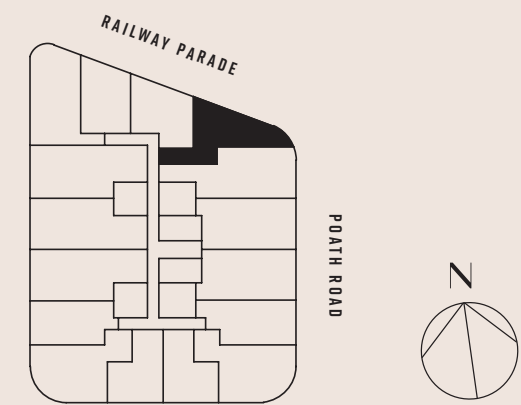
# APT 204

🛏 1 🪑 1 🚗 1

Internal 61m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 70m<sup>2</sup>

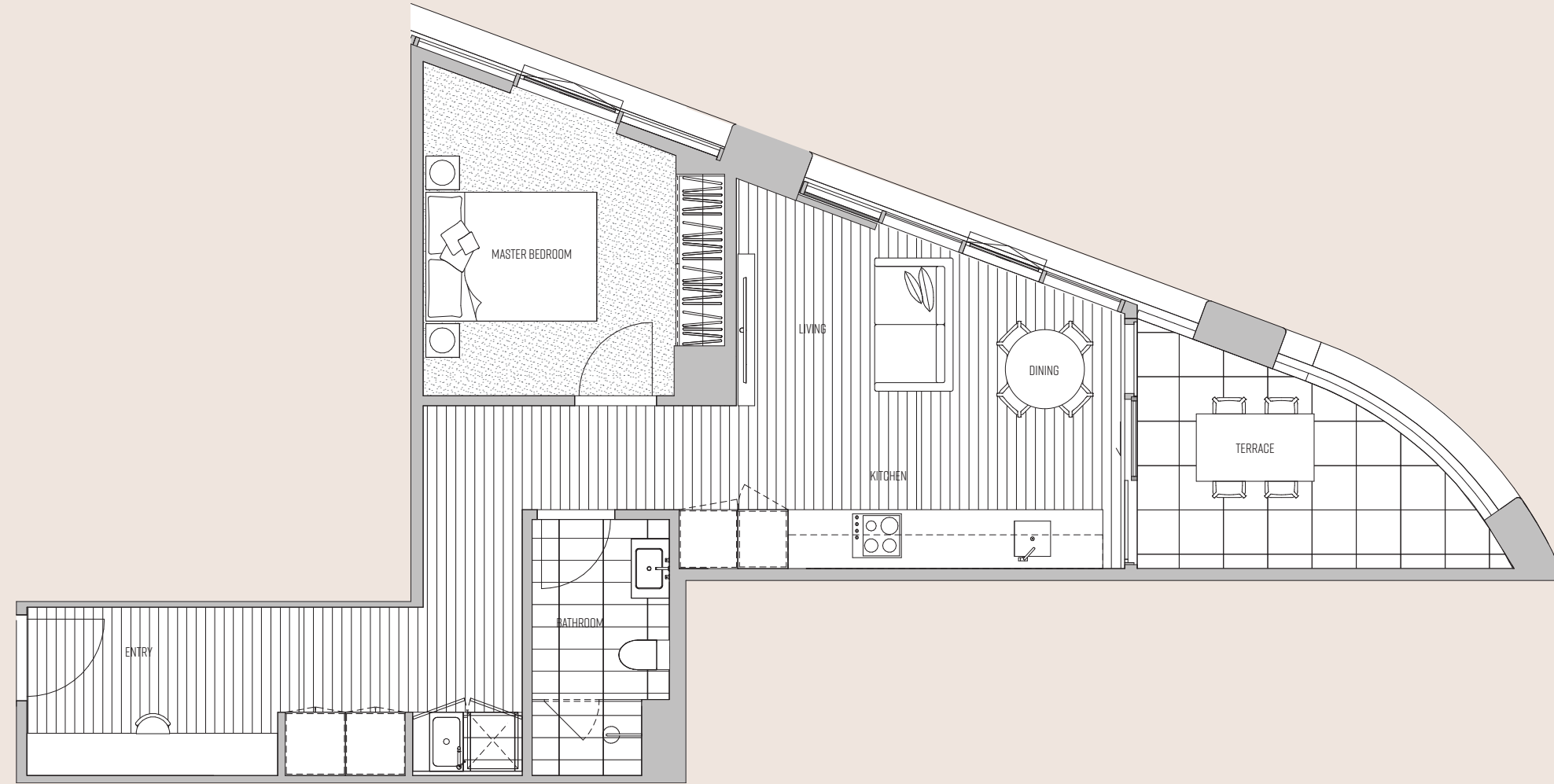
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



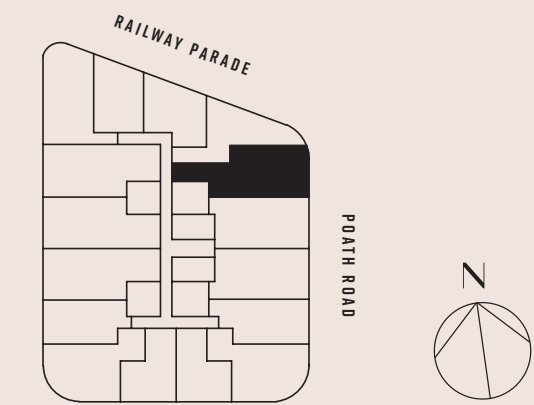
# APT 205

🛏 2 🪑 2 🚗 1

Internal 88m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 97m<sup>2</sup>

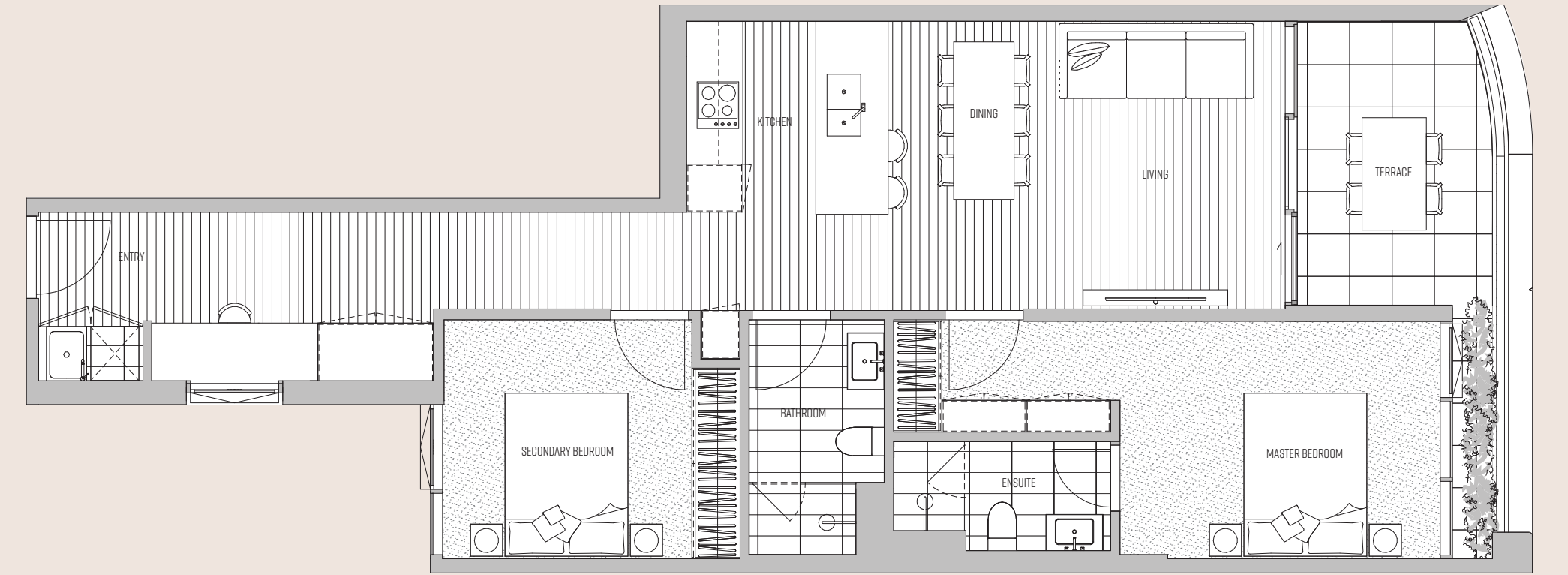
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





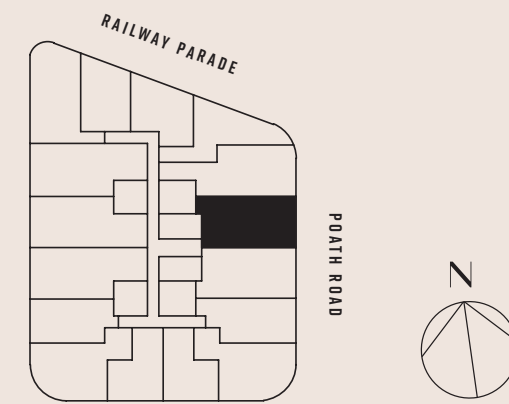
# APT 206

🛏 2 🚪 2 🚗 1

Internal 78m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 87m<sup>2</sup>

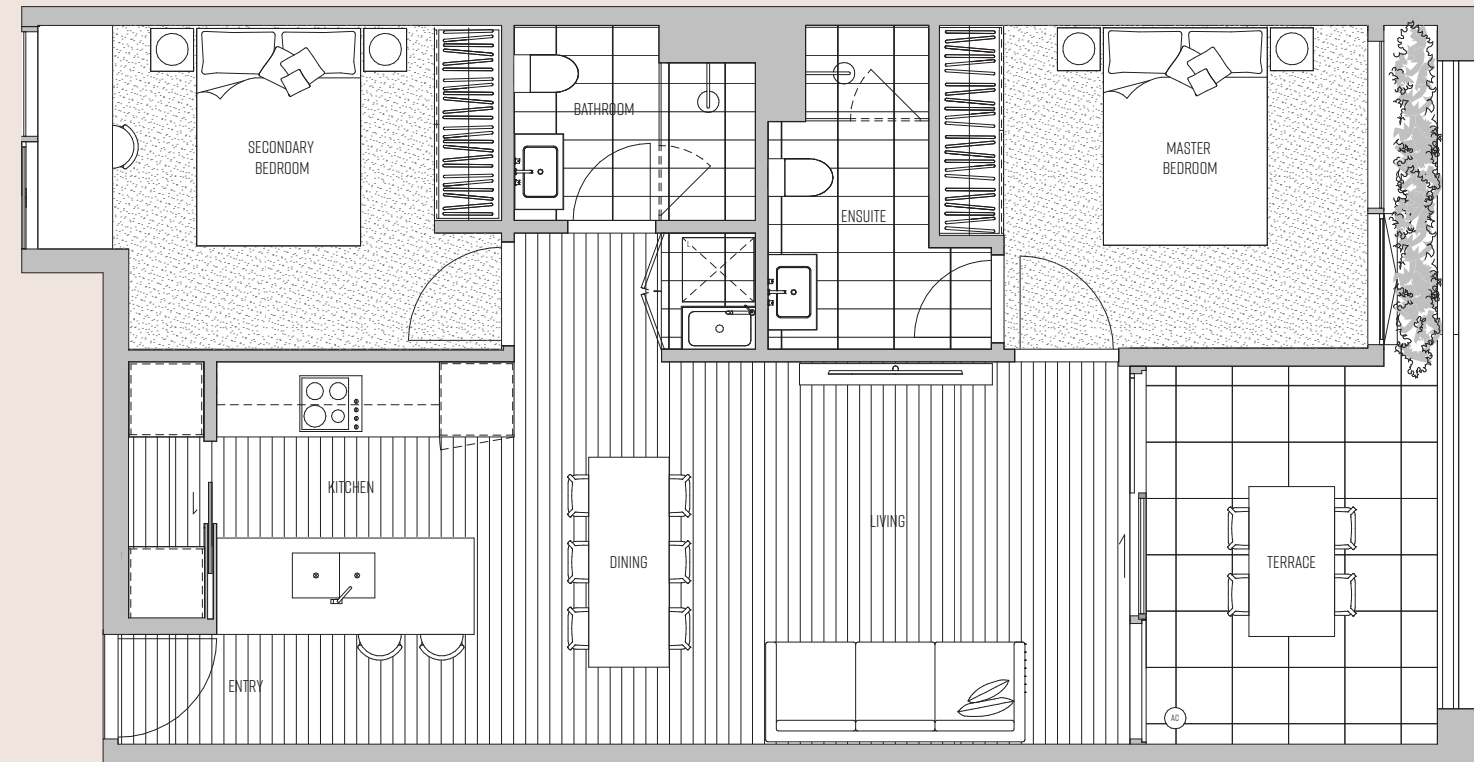
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



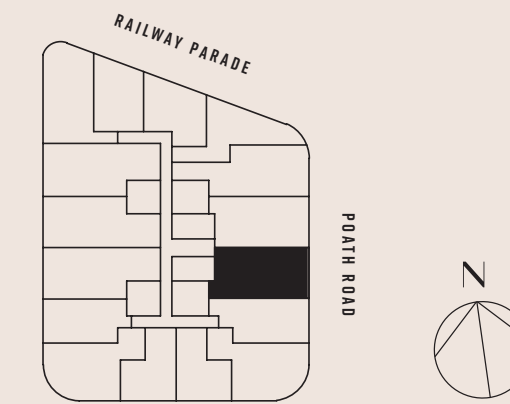
# APT 207

🛏 2 🚪 2 🚗 1

Internal 78m<sup>2</sup>  
Terraces 9m<sup>2</sup>

Total 87m<sup>2</sup>

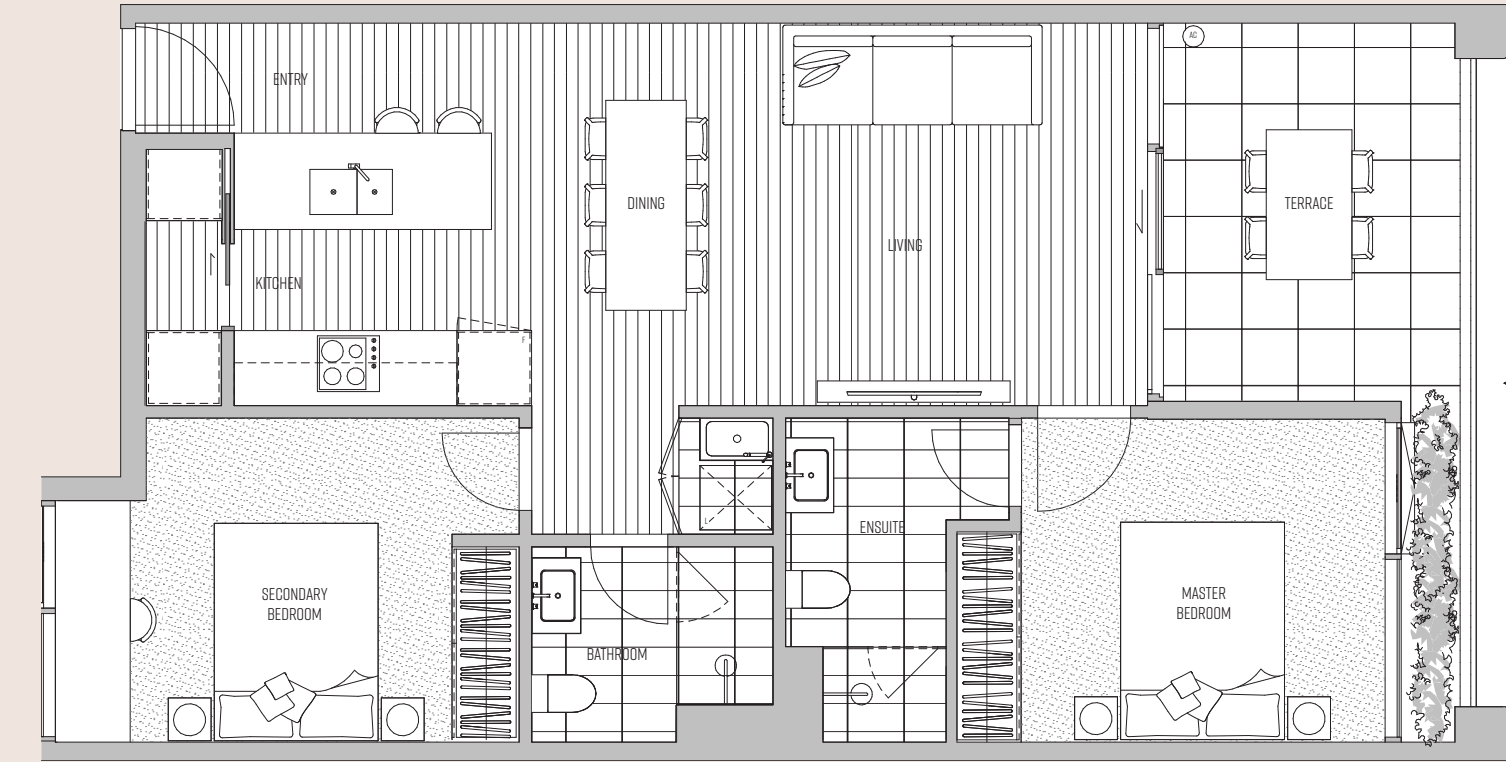
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



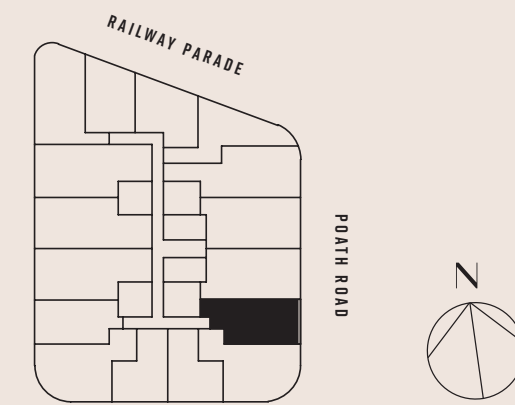


# APT 208

🛏 1 🚿 1 🚗 1

Internal	58m <sup>2</sup>
Terraces	10m <sup>2</sup>
Total	68m <sup>2</sup>

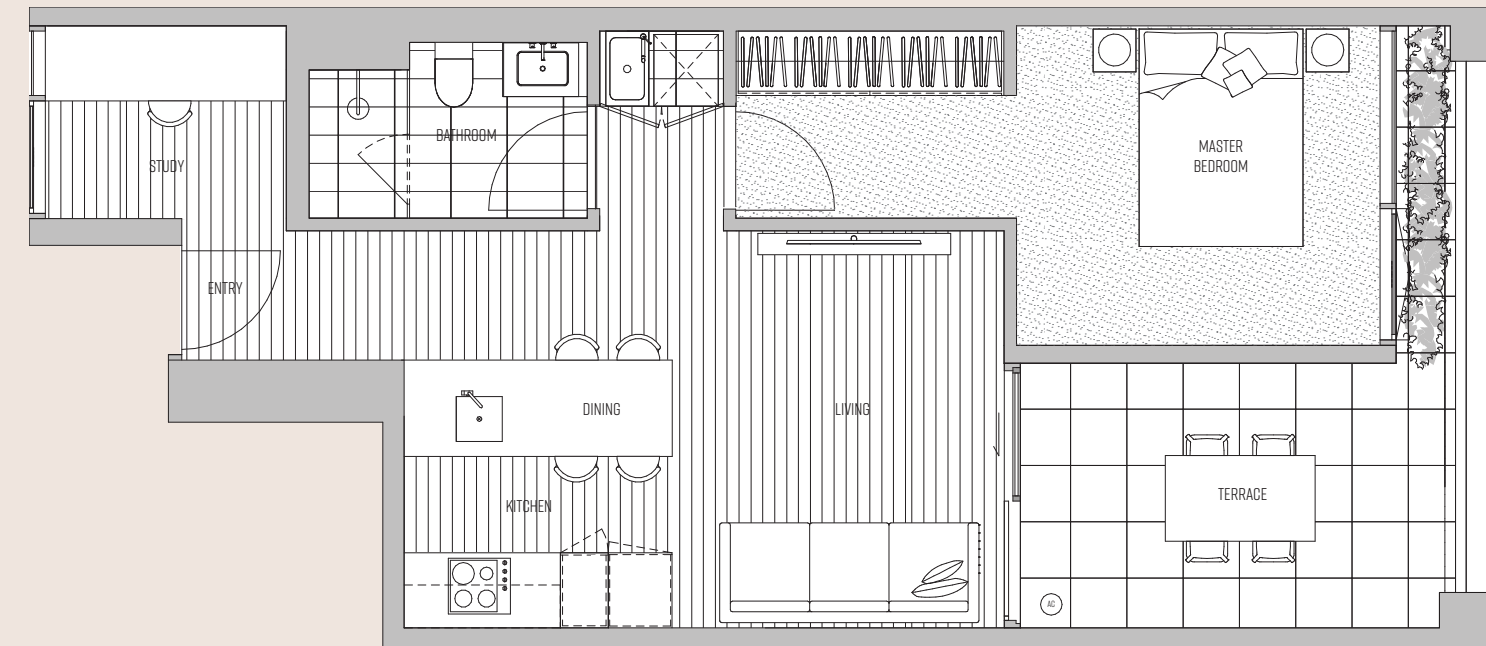
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

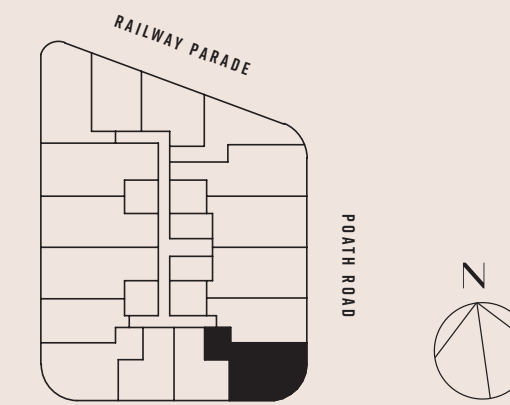


# APT 209

🛏 2 🚿 2 🚗 1

Internal	80m <sup>2</sup>
Terraces	8m <sup>2</sup>
Total	88m <sup>2</sup>

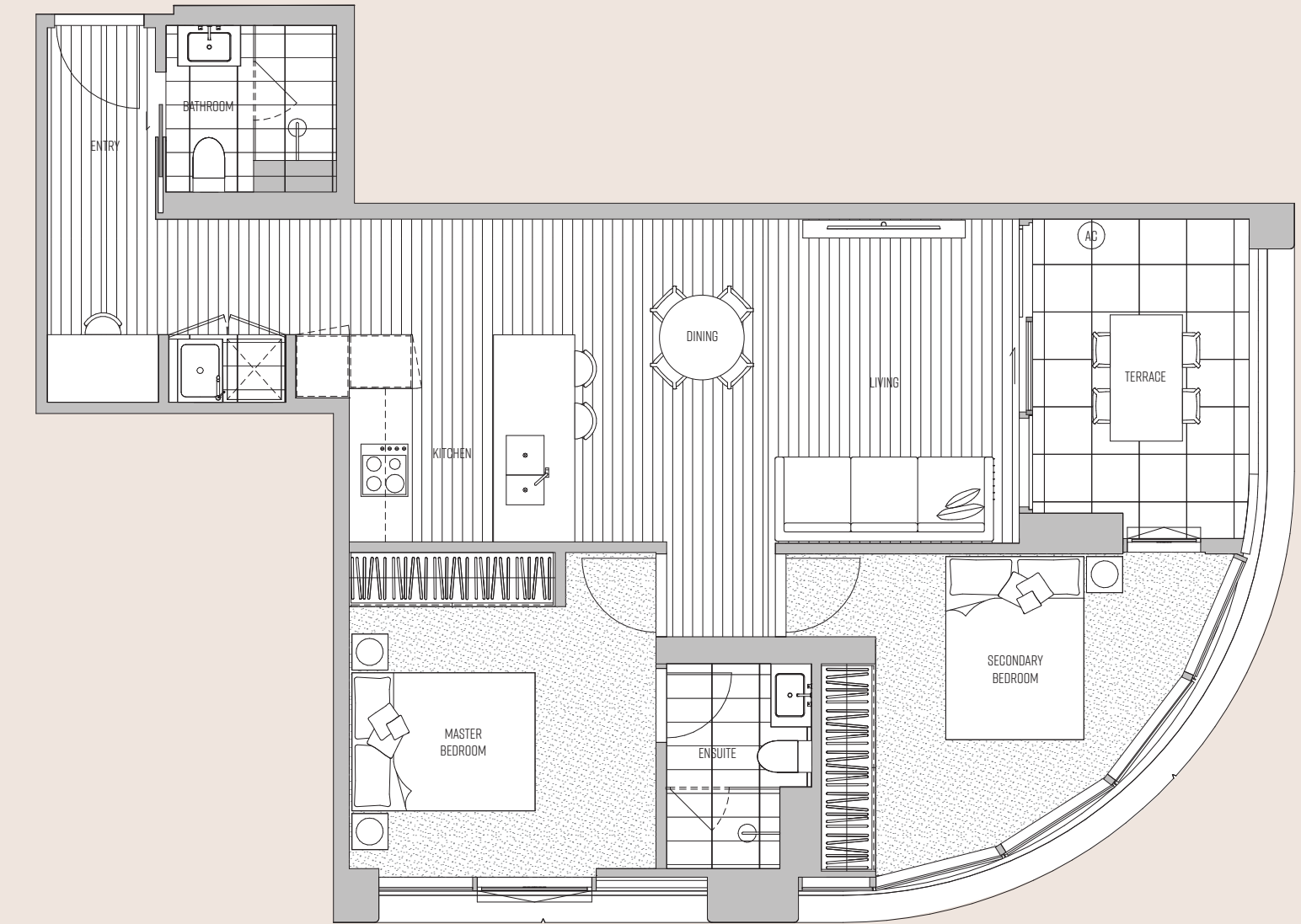
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





# APT 210

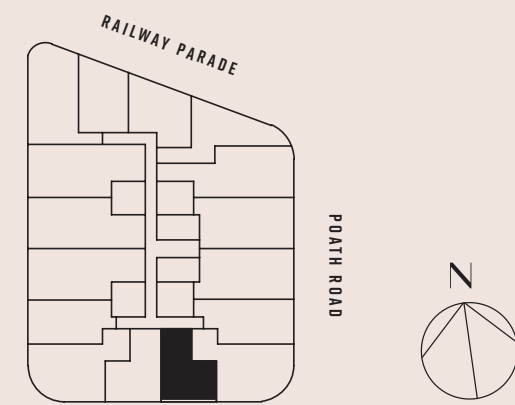
🛏 1 🚿 1 🚗 1

Internal 50m<sup>2</sup>

Terraces 9m<sup>2</sup>

Total 59m<sup>2</sup>

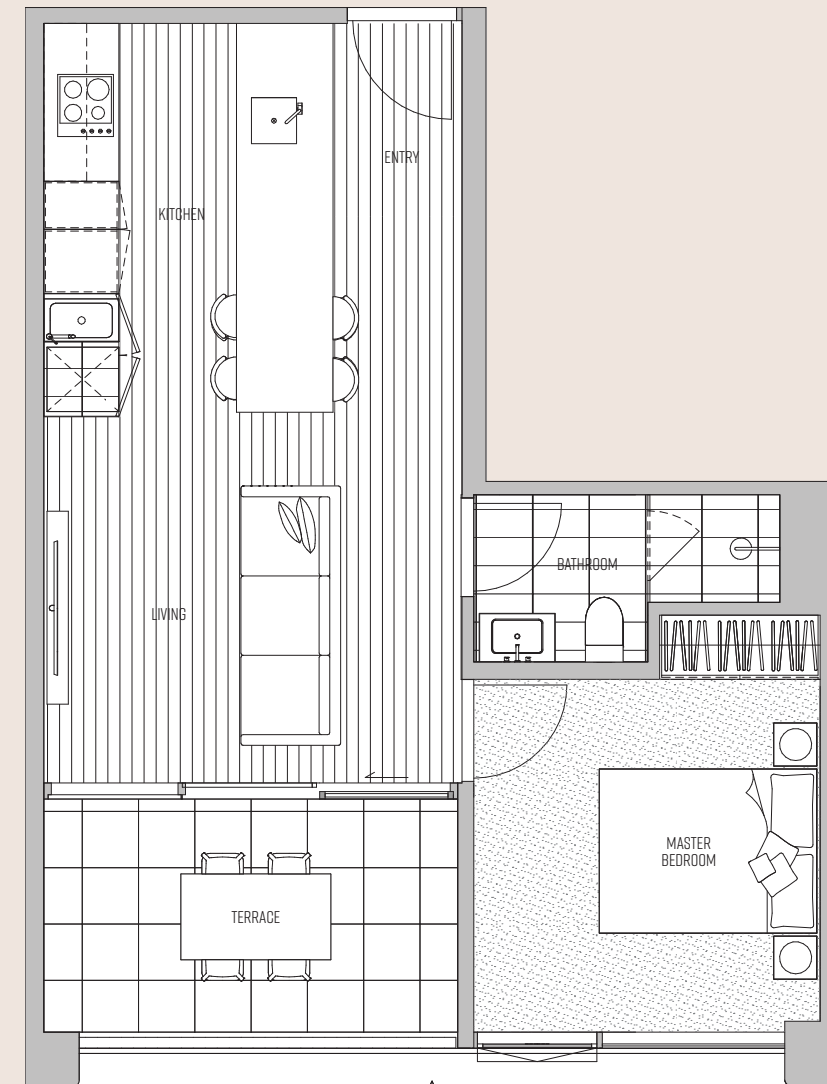
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 211

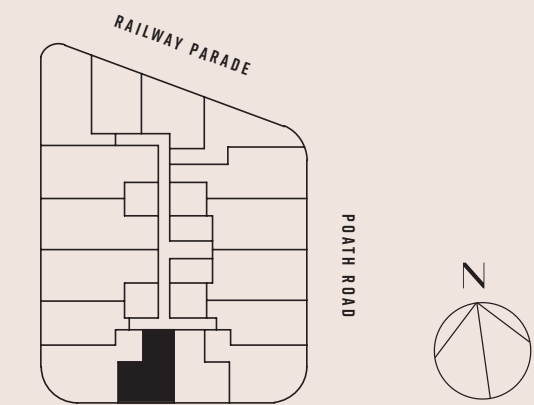
🛏 1 🚿 1 🚗 1

Internal 50m<sup>2</sup>

Terraces 8m<sup>2</sup>

Total 58m<sup>2</sup>

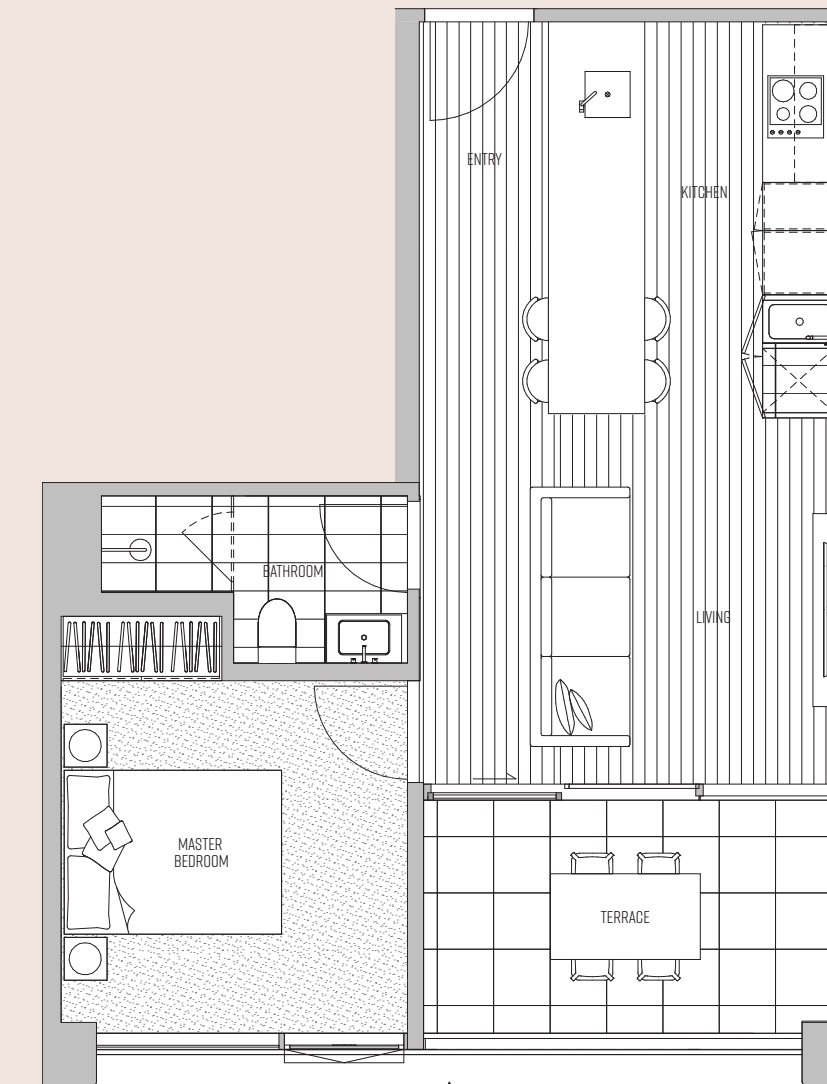
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





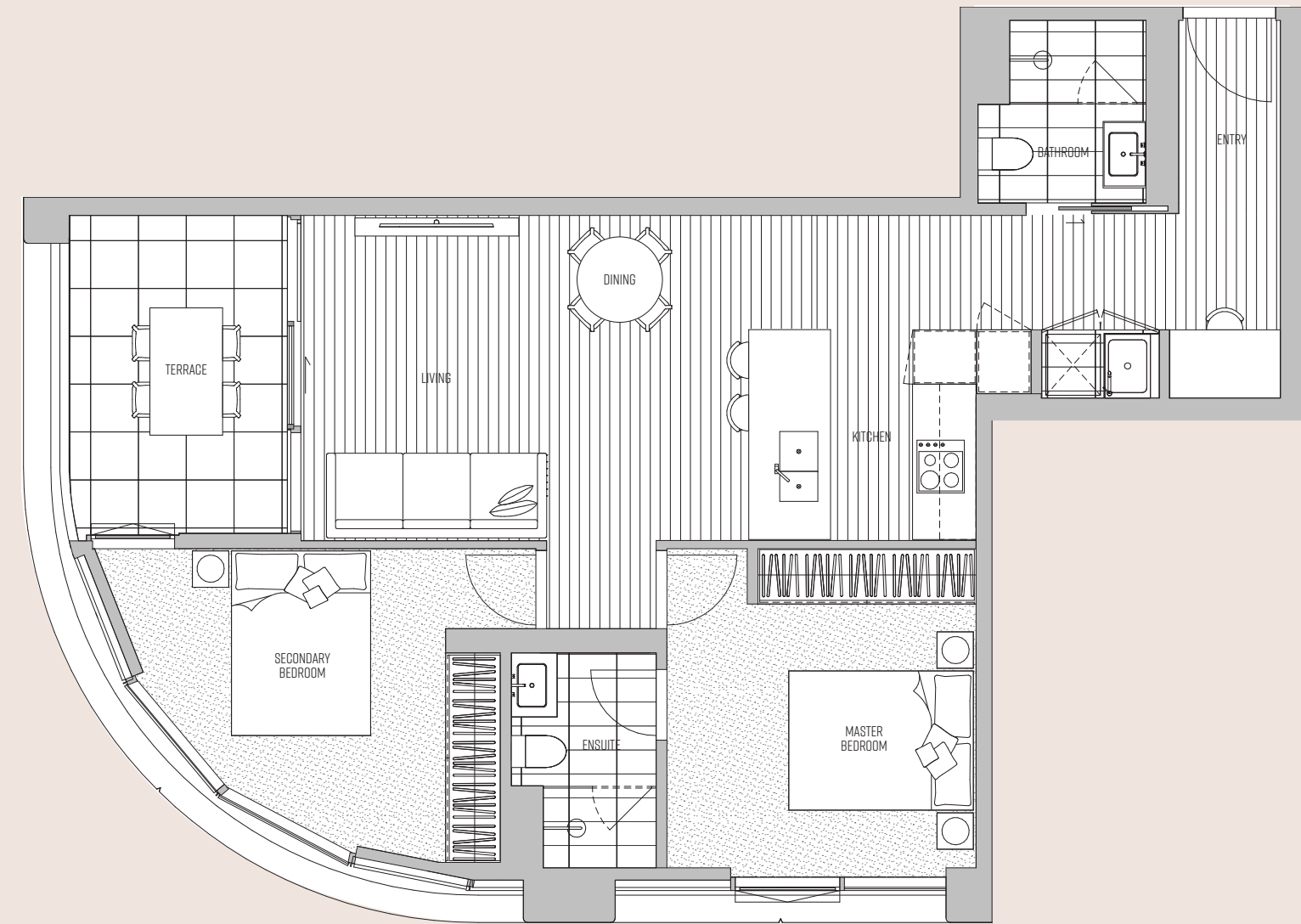
# APT 212

🛏️ 2 🪑 2 🚗 1

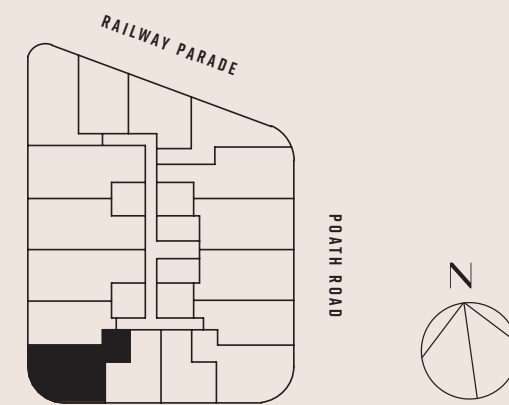
Internal	81m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>90m<sup>2</sup></b>

# Rosella

MURRUMBEENA



## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



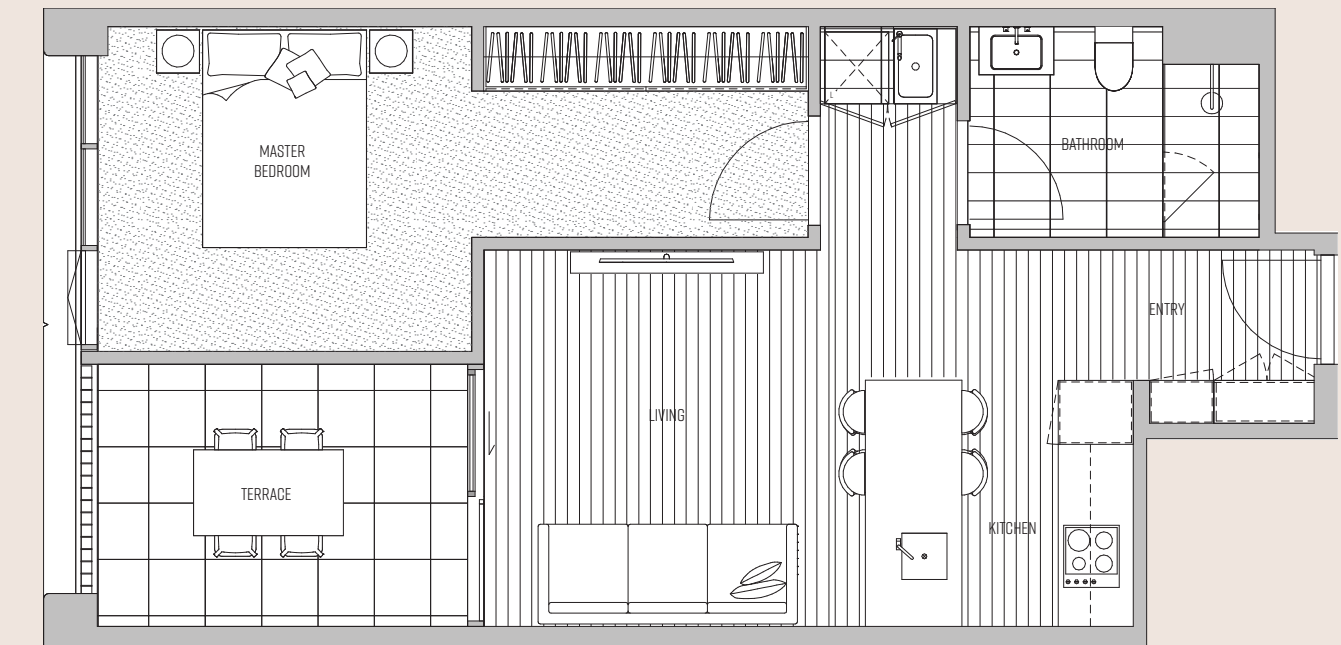
# APT 213

🛏️ 1 🪑 1 🚗 1

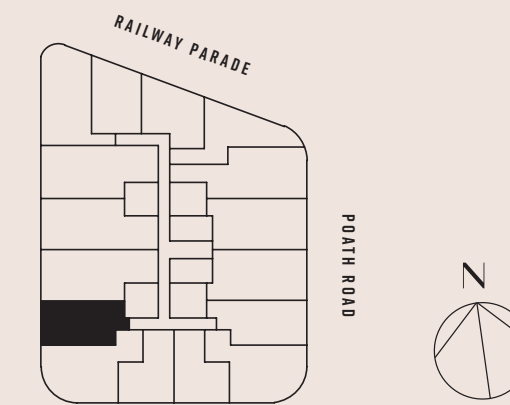
Internal	56m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>65m<sup>2</sup></b>

# Rosella

MURRUMBEENA



## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.





# APT 214

🛏 3 🚿 2 🚗 2

Internal	87m <sup>2</sup>
Terraces	12m <sup>2</sup>
<b>Total</b>	<b>99m<sup>2</sup></b>

# Rosella

MURRUMBEENA

# APT 215

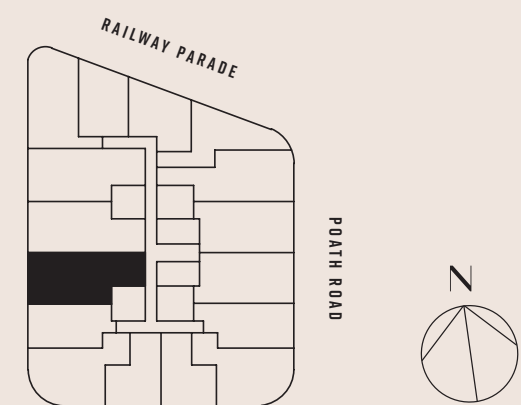
🛏 3 🚿 2 🚗 2

Internal	87m <sup>2</sup>
Terraces	12m <sup>2</sup>
<b>Total</b>	<b>99m<sup>2</sup></b>

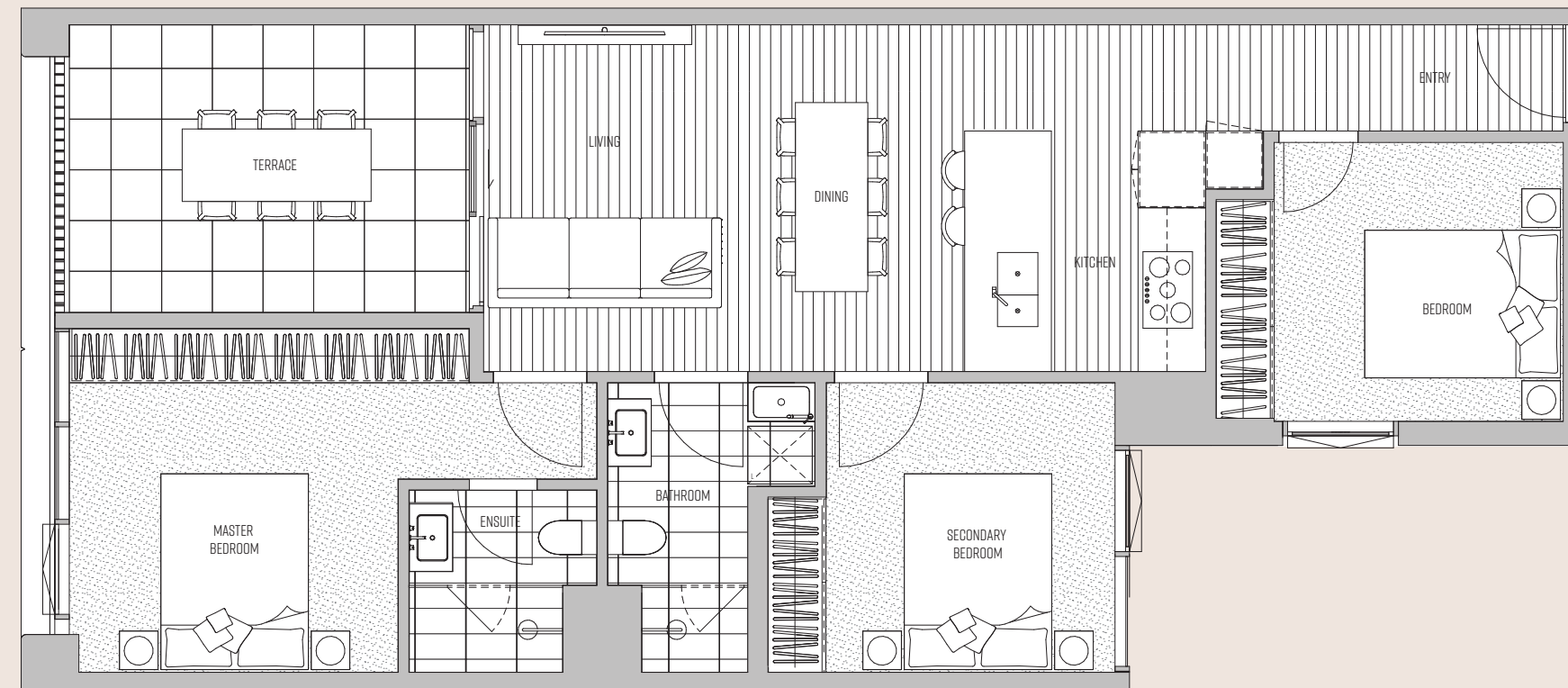
# Rosella

MURRUMBEENA

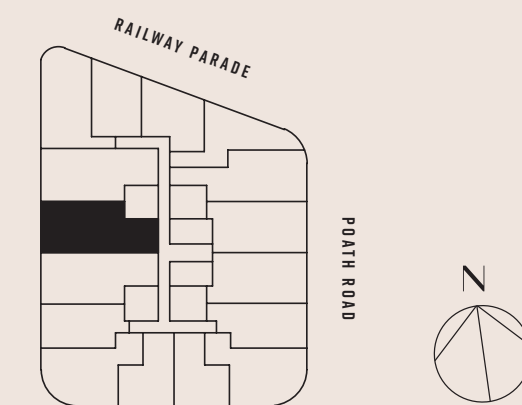
## SECOND LEVEL



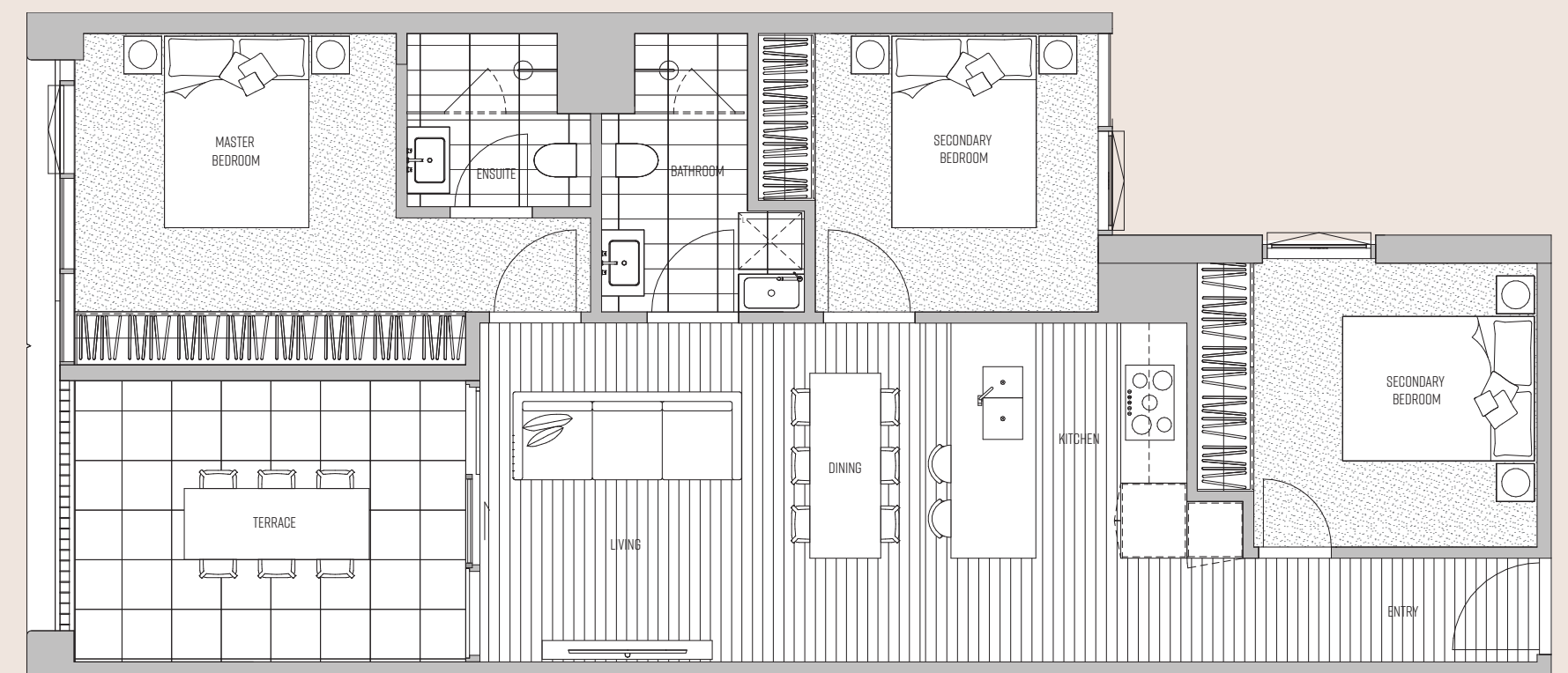
Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



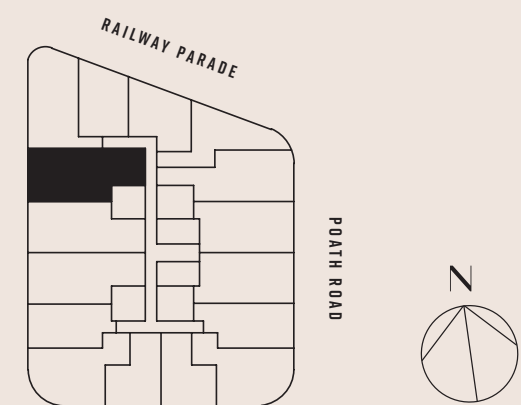


# APT 216

🛏 3 🚿 2 🚗 2

Internal	89m <sup>2</sup>
Terraces	13m <sup>2</sup>
<b>Total</b>	<b>102m<sup>2</sup></b>

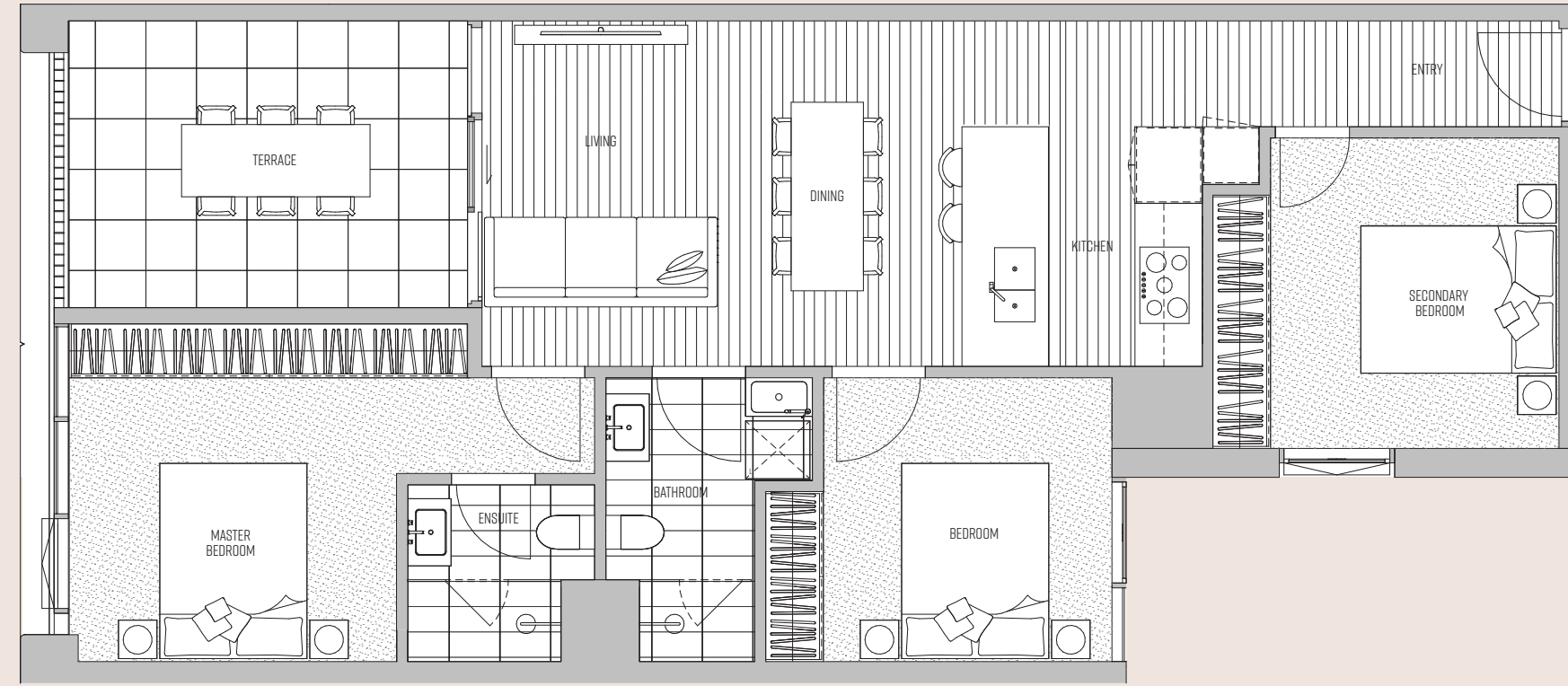
## SECOND LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

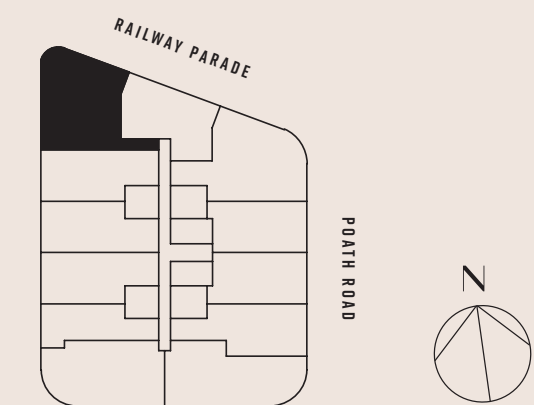


# APT 301

🛏 2 🚿 2 🚗 1

Internal	79m <sup>2</sup>
Terraces	57m <sup>2</sup>
<b>Total</b>	<b>136m<sup>2</sup></b>

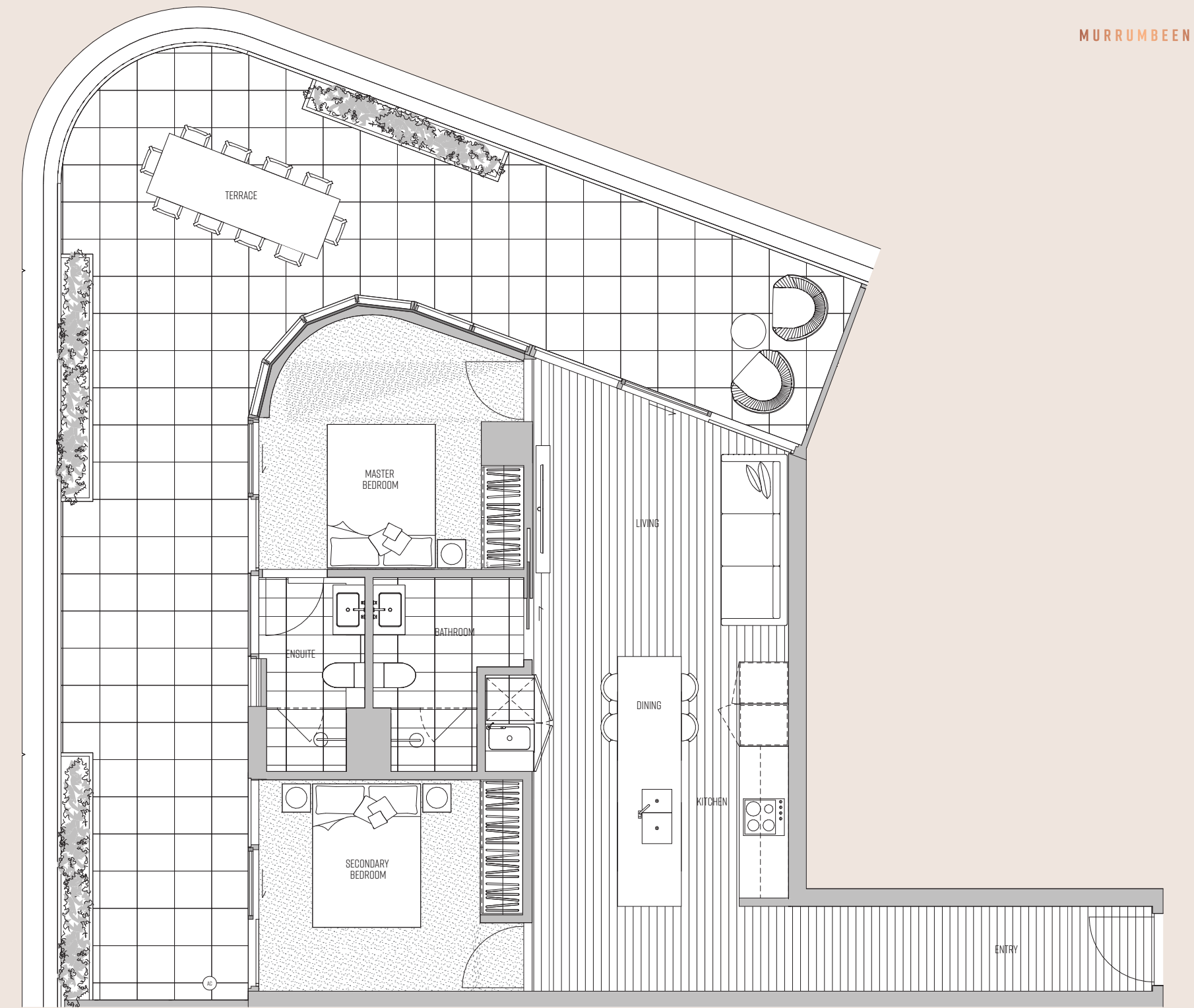
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



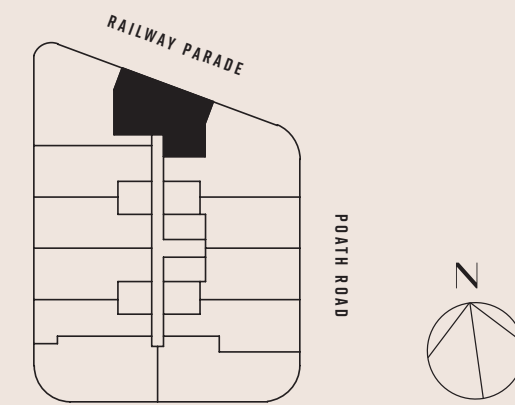


# APT 302

🛏️ 2 🚿 1 🚗 1

Internal	68m <sup>2</sup>
Terraces	32m <sup>2</sup>
Total	100m <sup>2</sup>

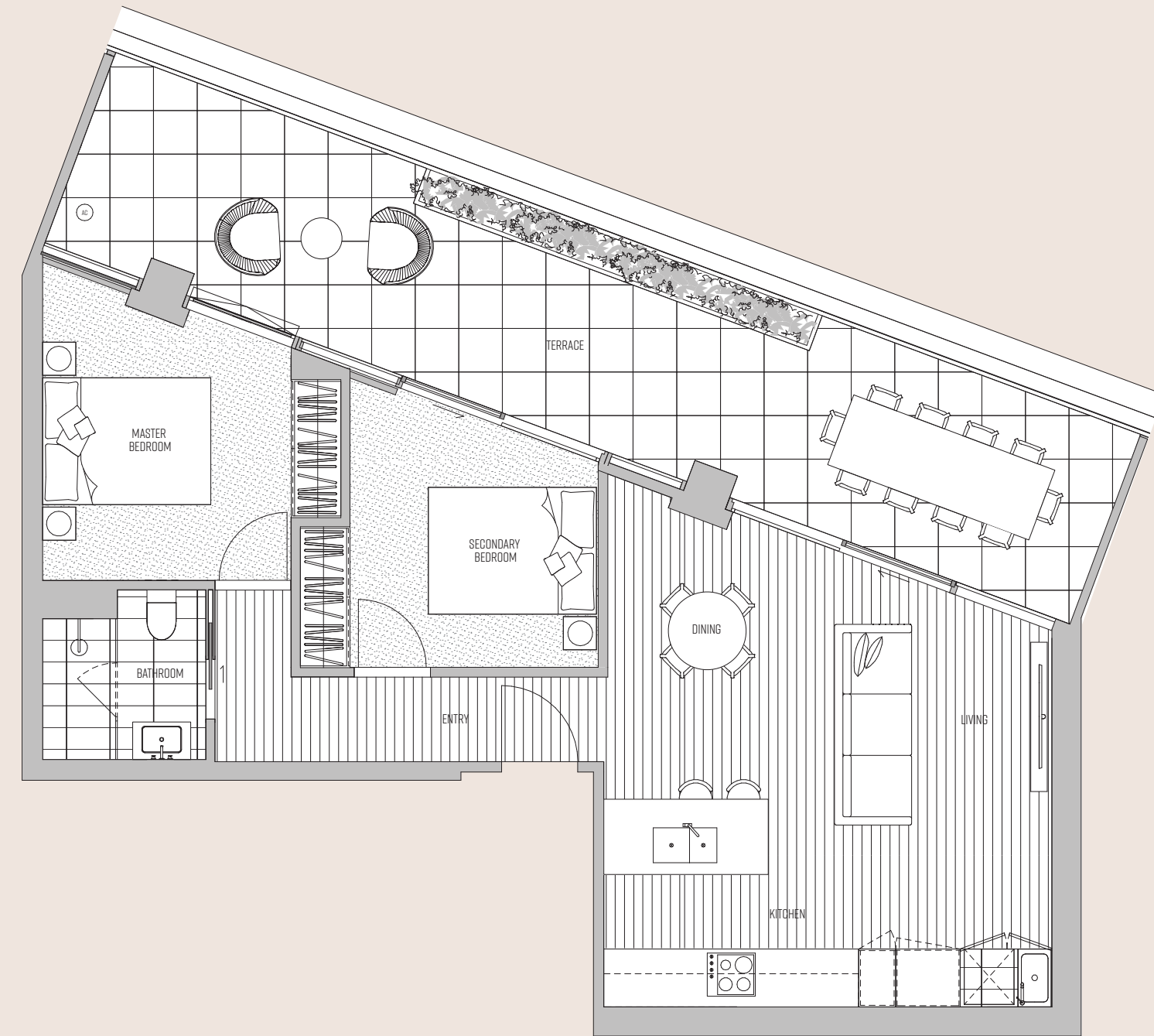
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

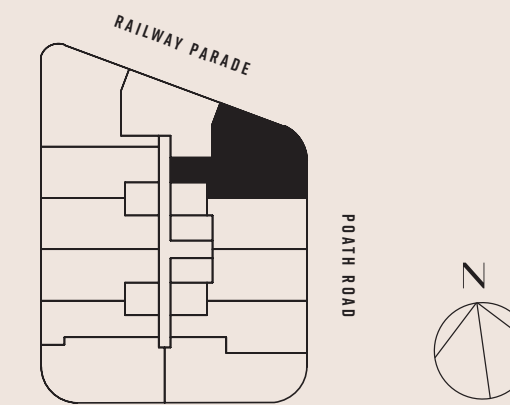


# APT 303

🛏️ 3 🚿 2 🚗 2

Internal	106m <sup>2</sup>
Terraces	44m <sup>2</sup>
Total	150m <sup>2</sup>

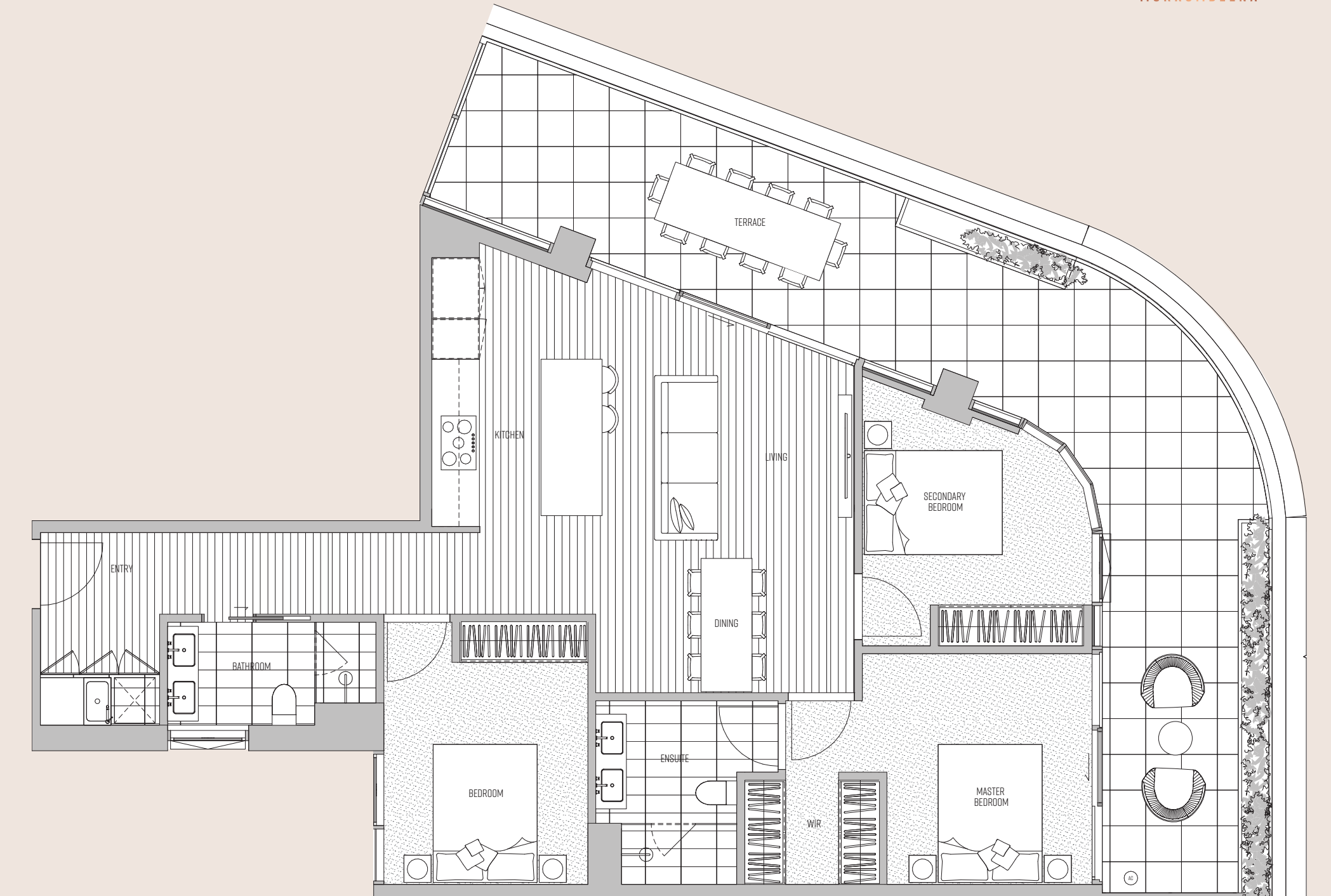
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





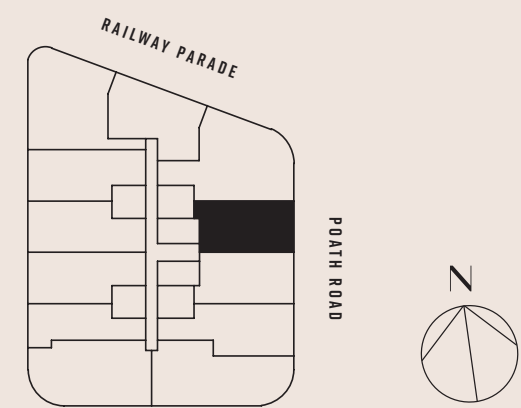
# APT 304

🛏 2 🚿 1 🚗 1

Internal 72m<sup>2</sup>  
Terraces 17m<sup>2</sup>

Total 89m<sup>2</sup>

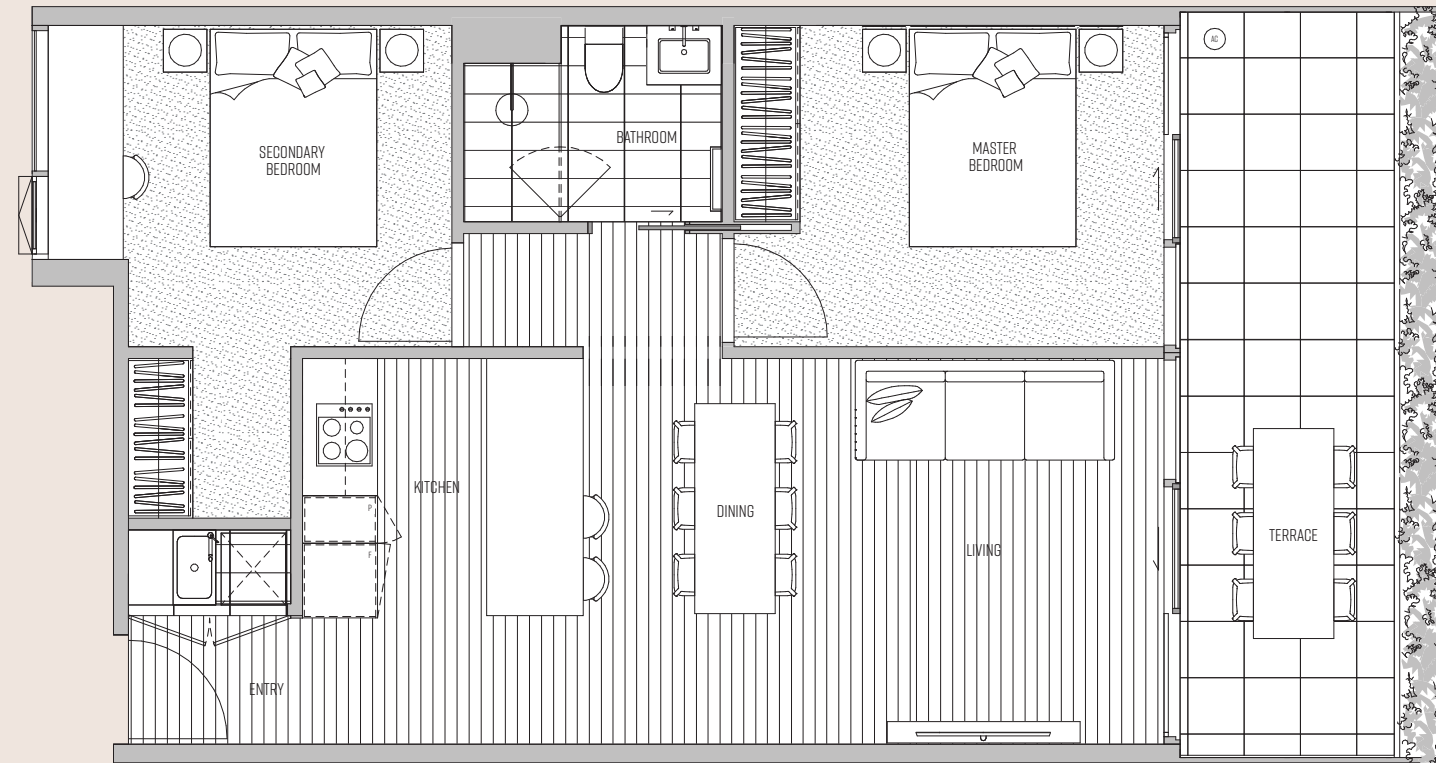
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



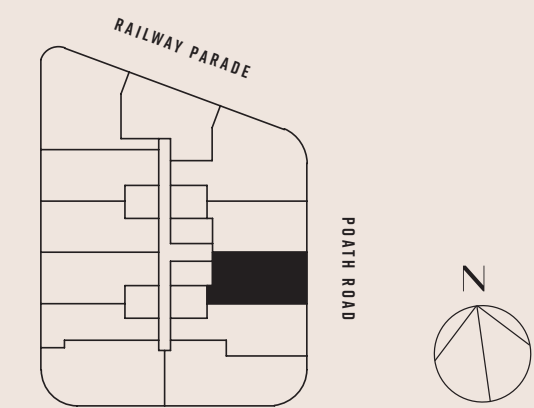
# APT 305

🛏 2 🚿 1 🚗 1

Internal 72m<sup>2</sup>  
Terraces 17m<sup>2</sup>

Total 89m<sup>2</sup>

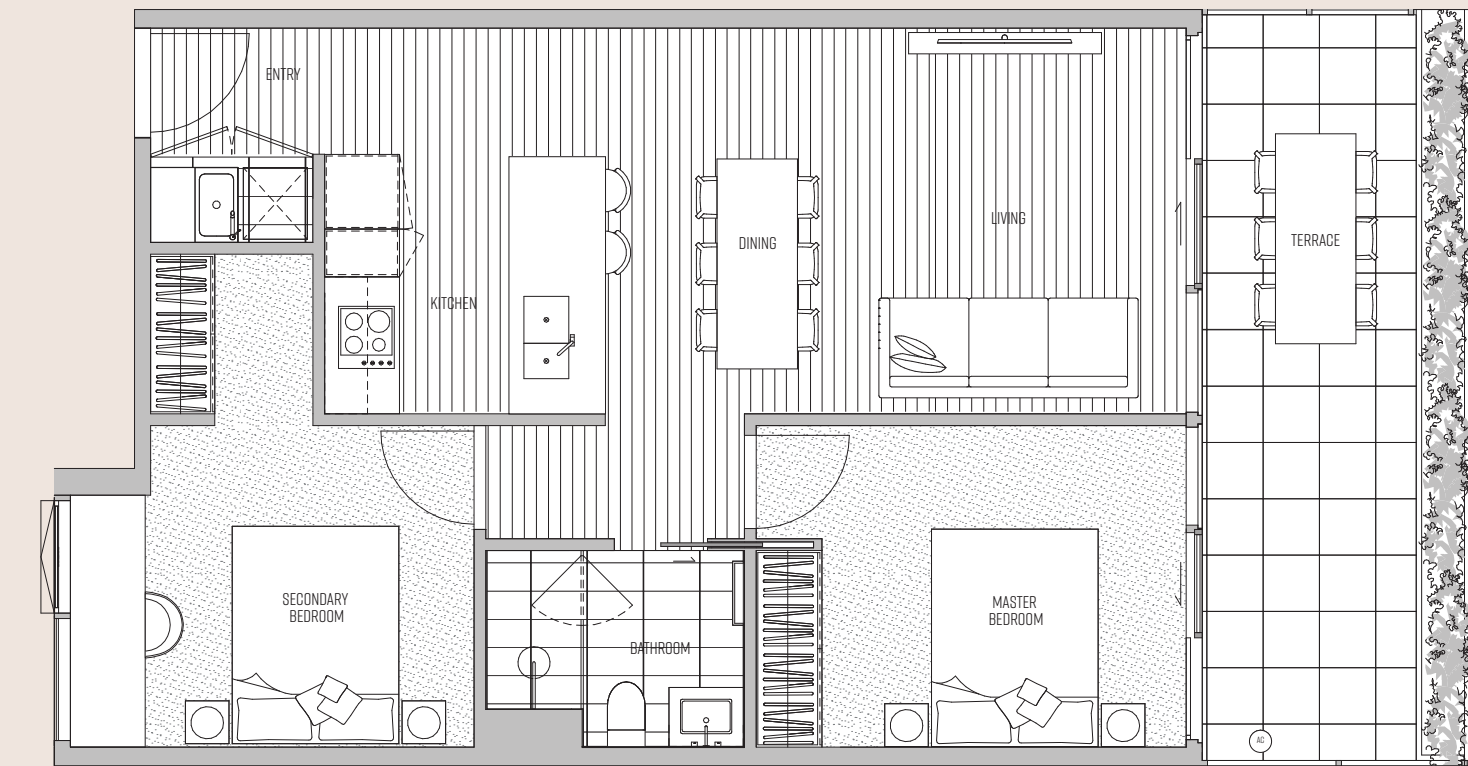
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





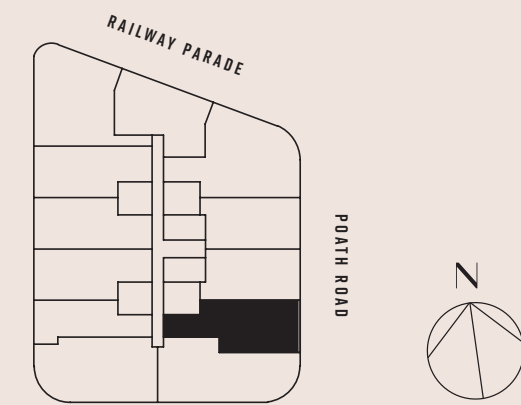
# APT 306

🛏️ 2 🚿 2 🚗 1

Internal 86m<sup>2</sup>  
Terraces 17m<sup>2</sup>

Total 103m<sup>2</sup>

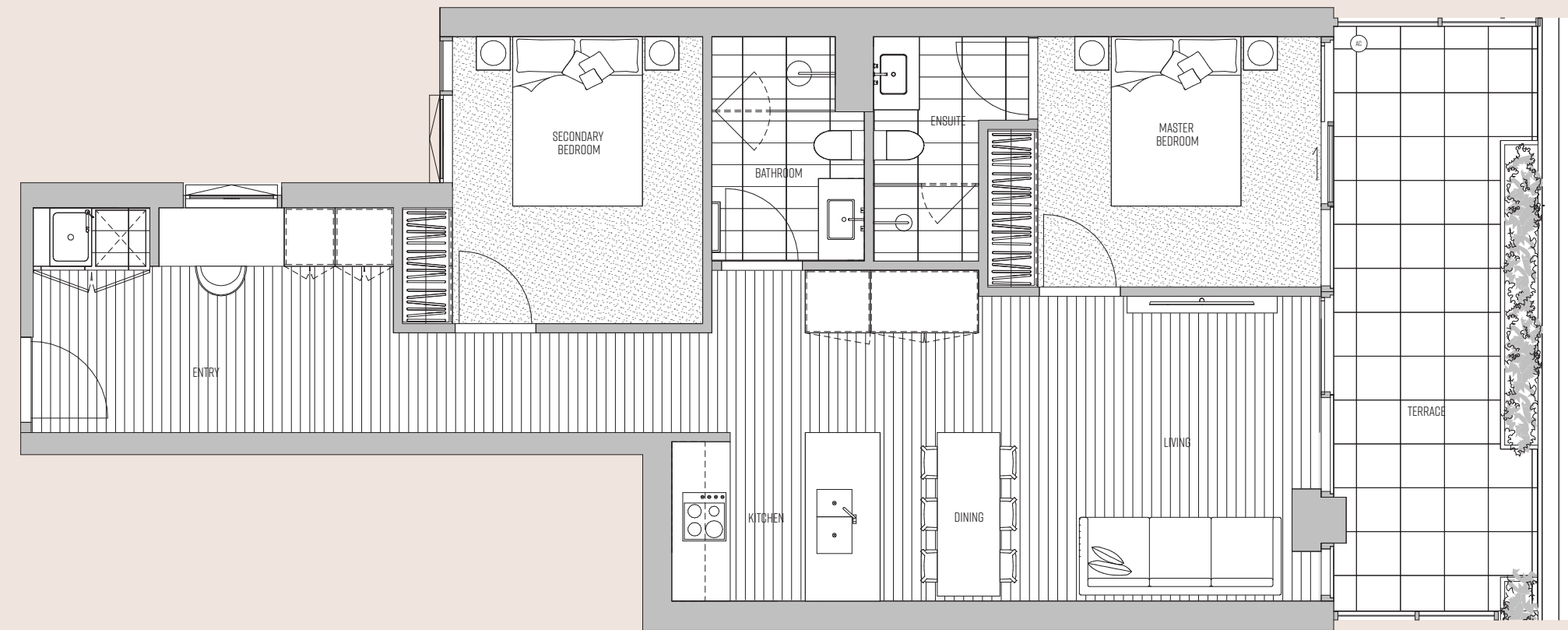
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



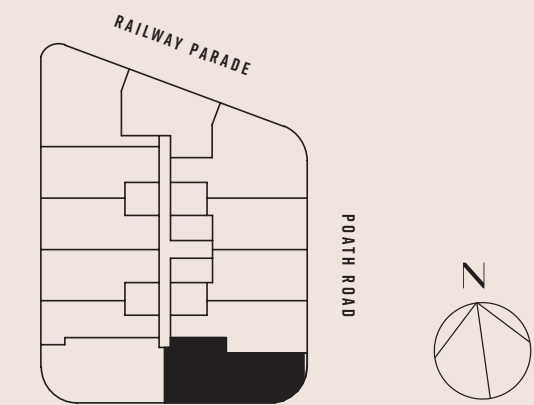
# APT 307

🛏️ 2 🚿 2 🚗 1

Internal 79m<sup>2</sup>  
Terraces 51m<sup>2</sup>

Total 130m<sup>2</sup>

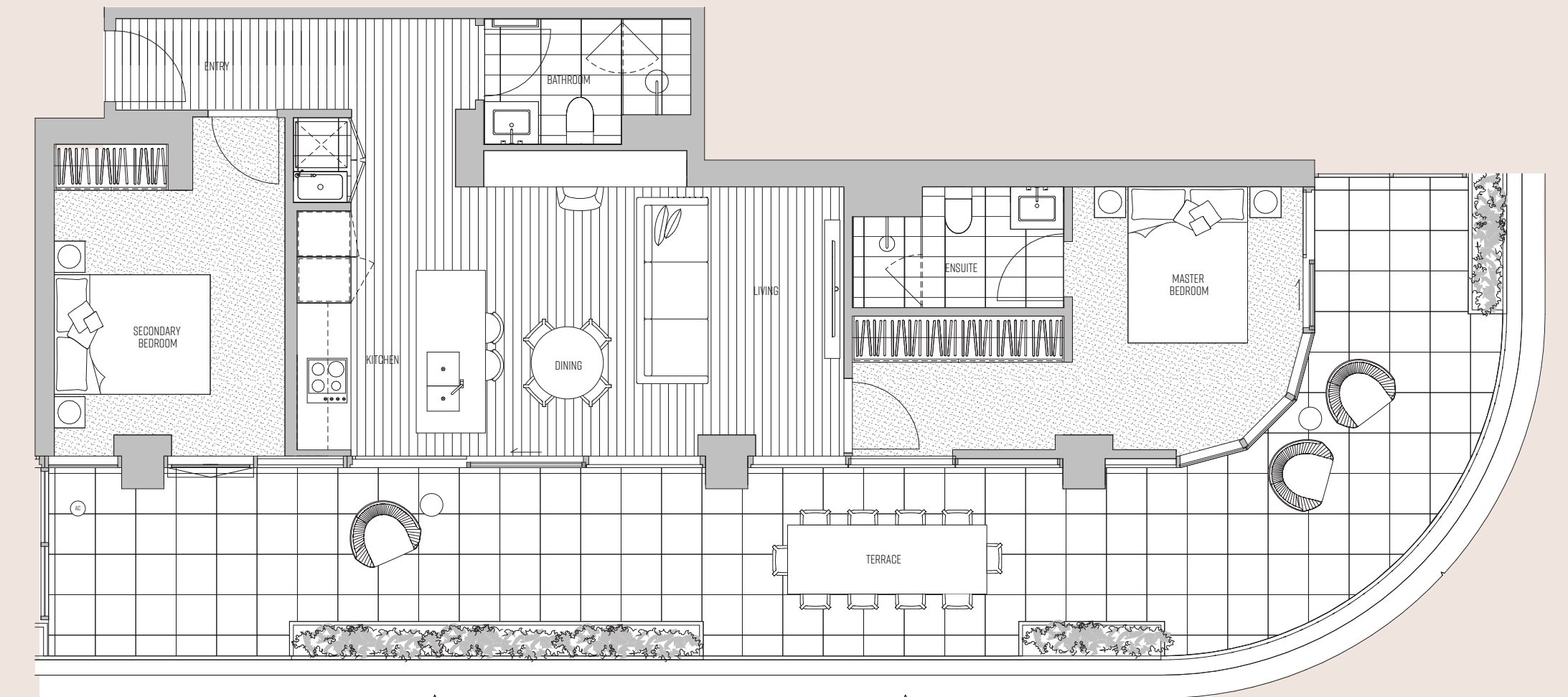
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





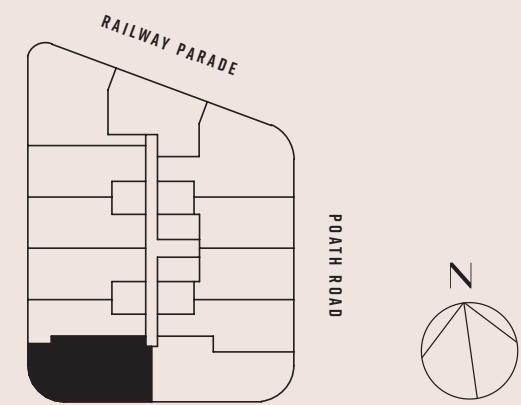
# APT 308

🛏️ 2 🚿 2 🚗 1

Internal 80m<sup>2</sup>  
Terraces 51m<sup>2</sup>

Total 131m<sup>2</sup>

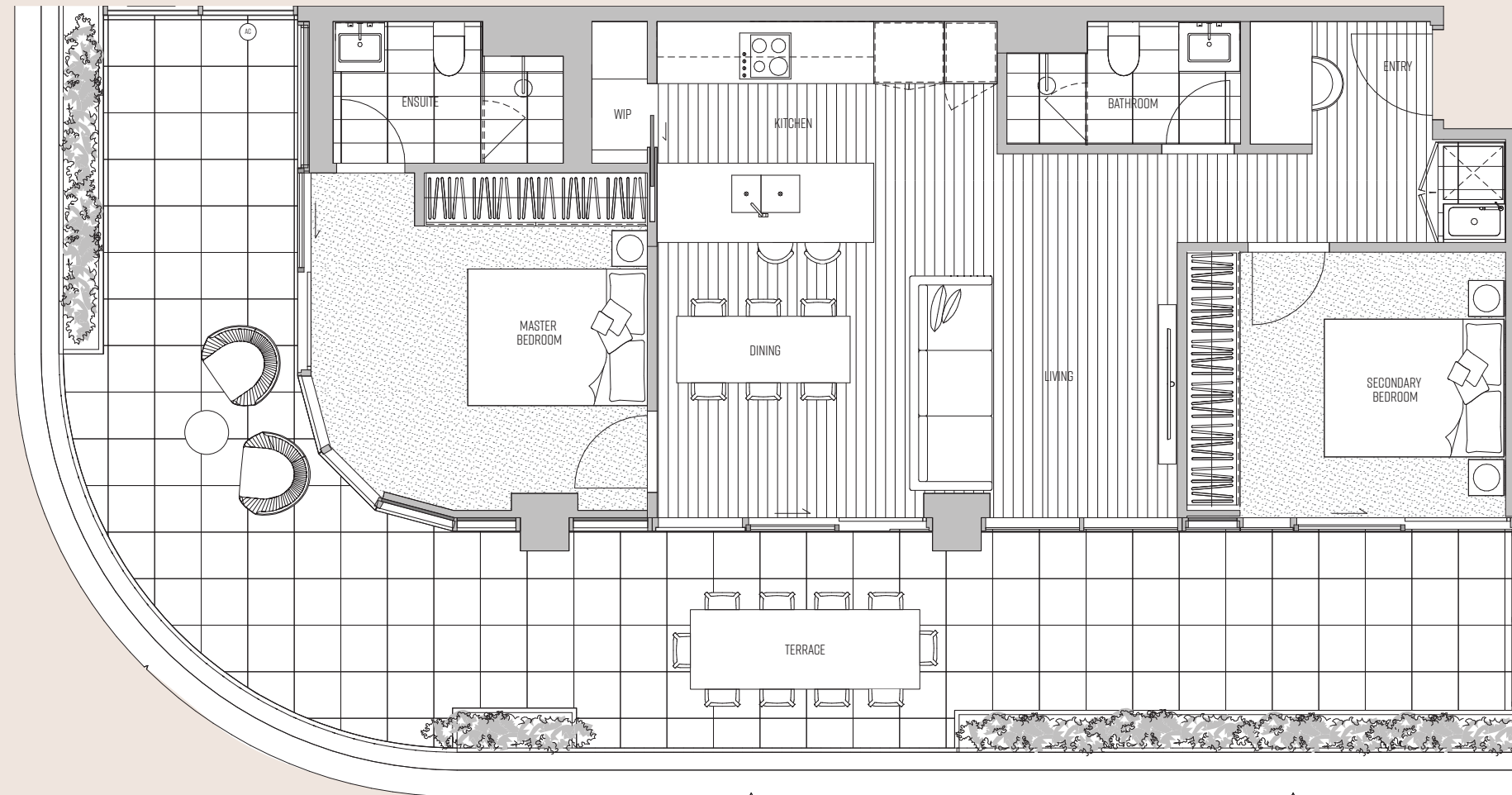
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



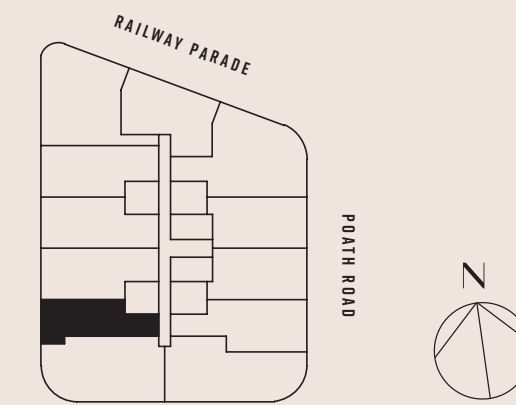
# APT 309

🛏️ 1 🚿 1 🚗 1

Internal 56m<sup>2</sup>  
Terraces 13m<sup>2</sup>

Total 69m<sup>2</sup>

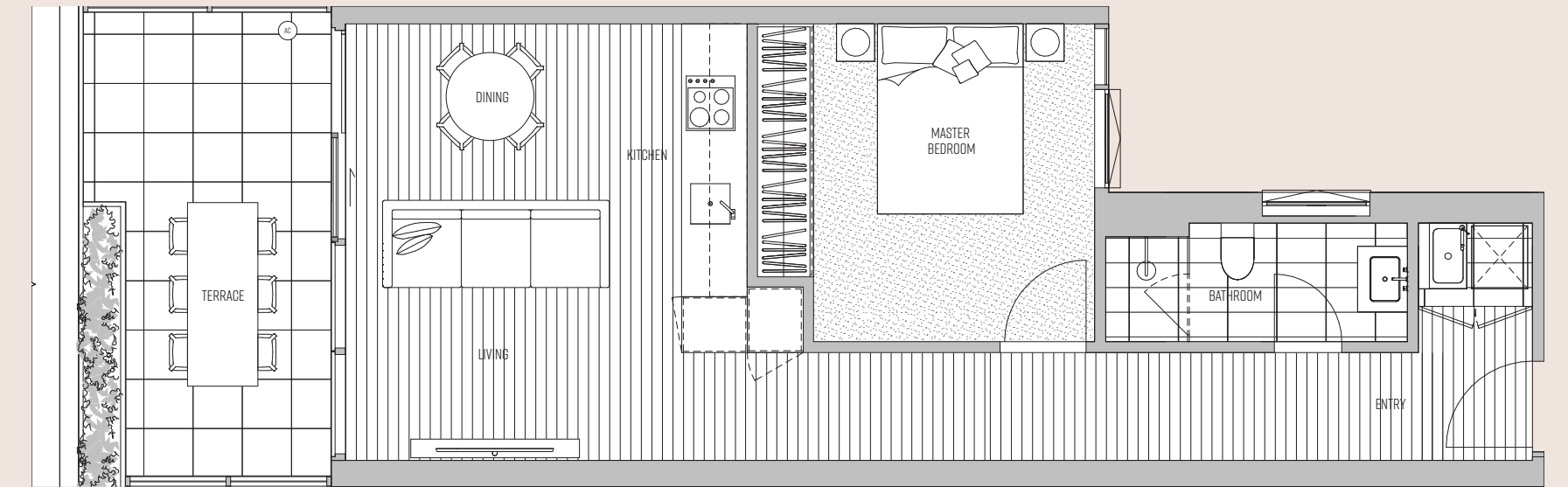
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





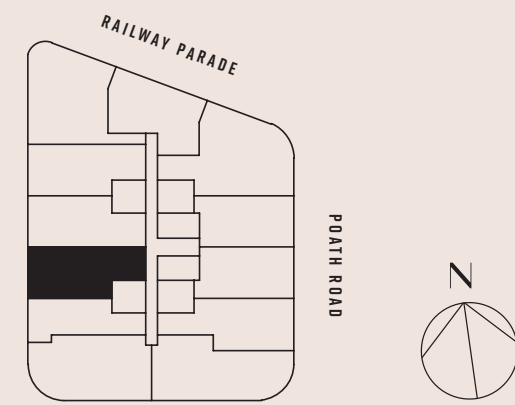
# APT 310

🛏 2 🚿 2 🚗 1

Internal 80m<sup>2</sup>  
Terraces 18m<sup>2</sup>

Total 98m<sup>2</sup>

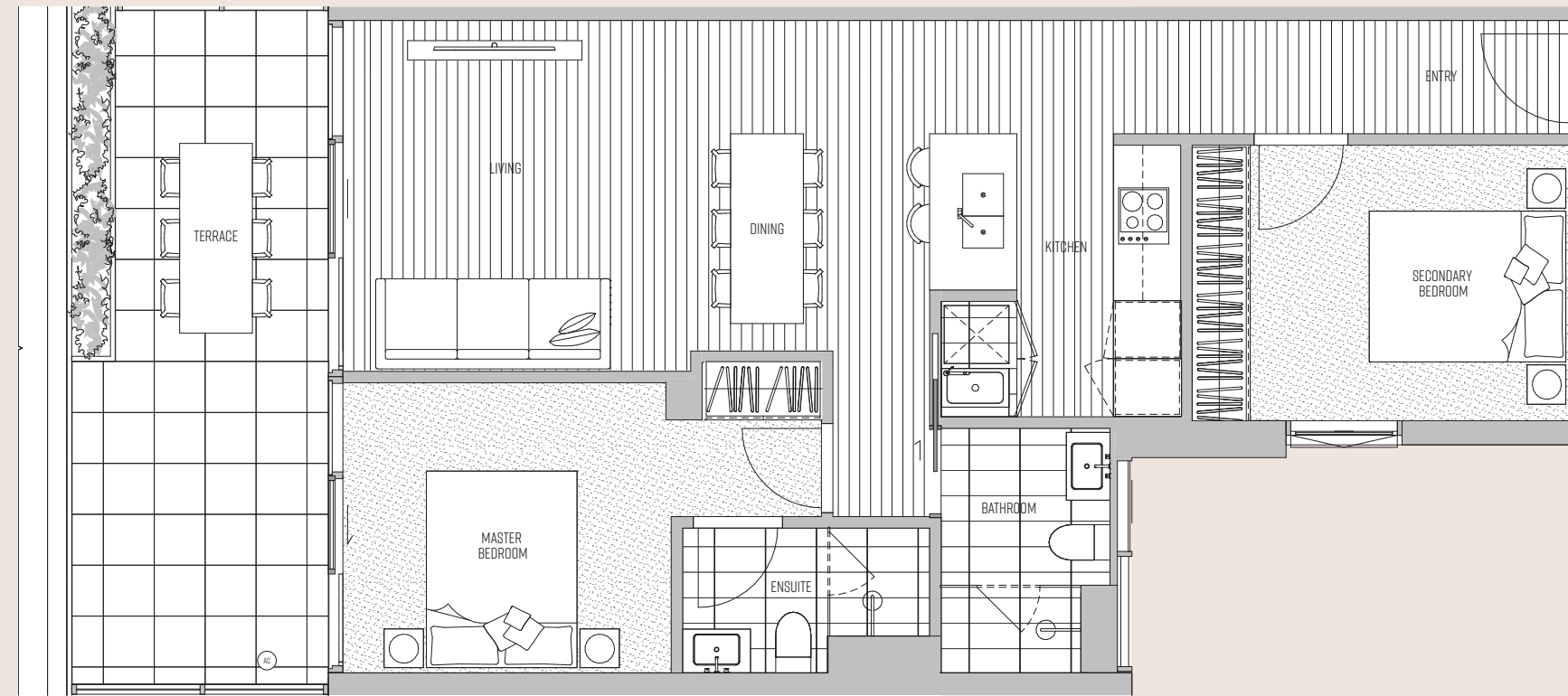
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



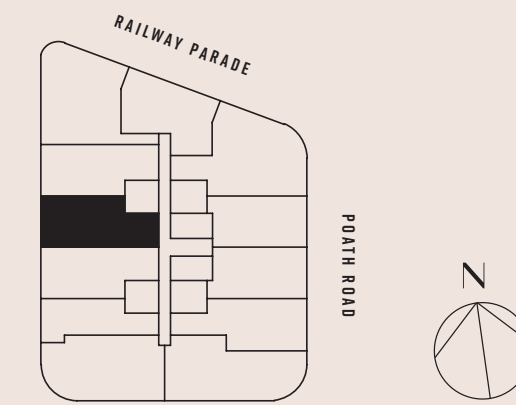
# APT 311

🛏 2 🚿 2 🚗 1

Internal 80m<sup>2</sup>  
Terraces 18m<sup>2</sup>

Total 98m<sup>2</sup>

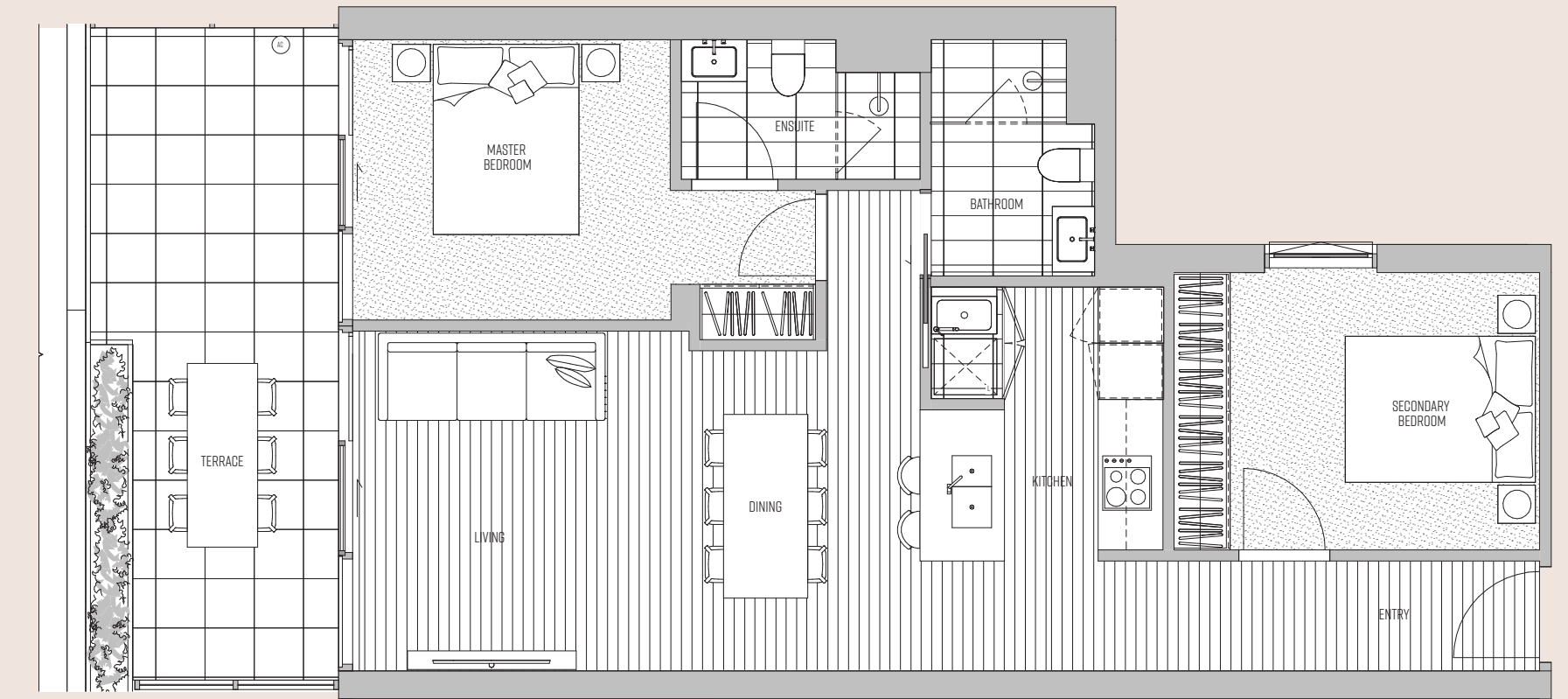
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





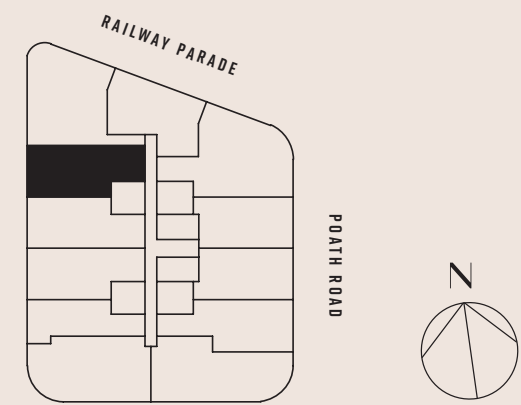
# APT 312

🛏 2 🚿 2 🚗 1

Internal 81m<sup>2</sup>  
Terraces 18m<sup>2</sup>

Total 99m<sup>2</sup>

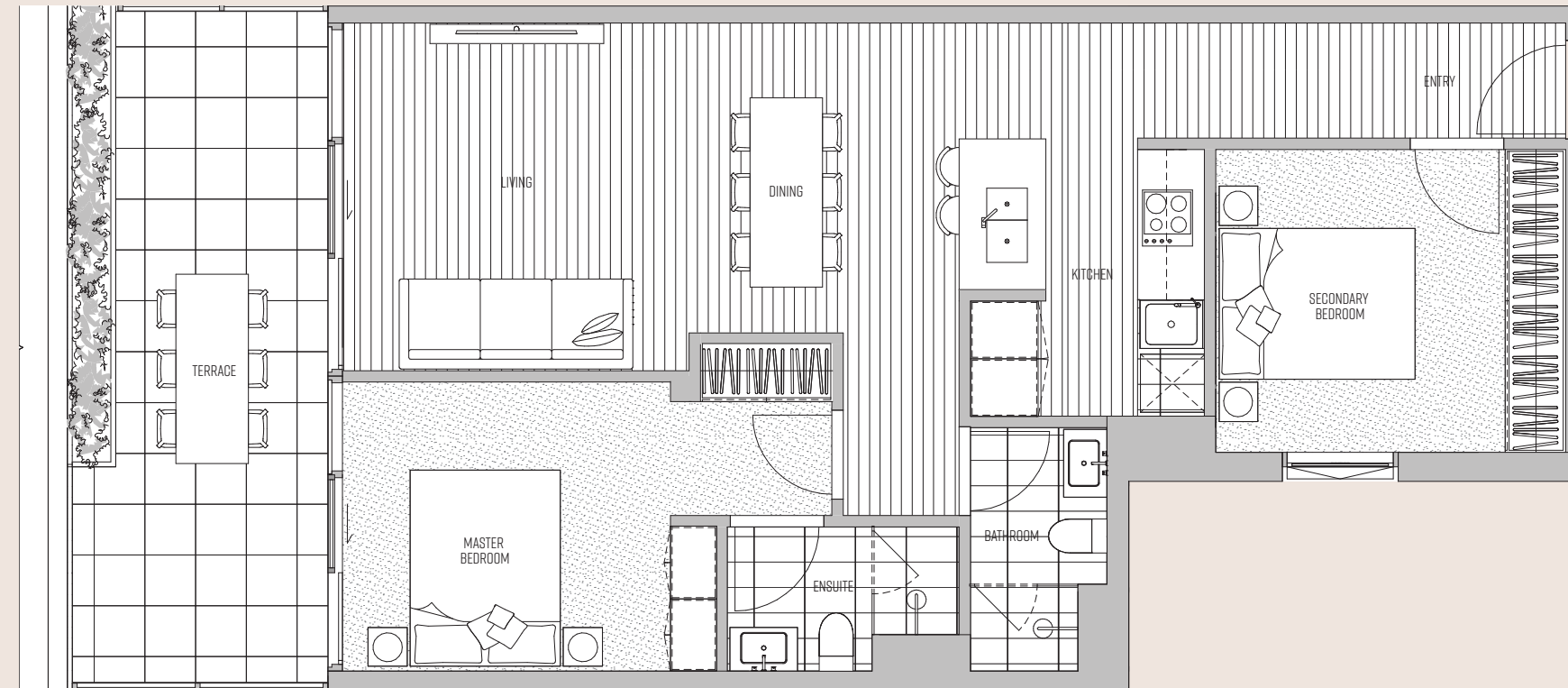
## THIRD LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



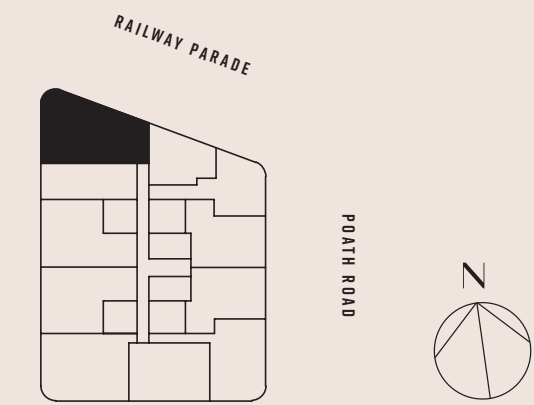
# APT 401

🛏 2 🚿 2 🚗 1

Internal 82m<sup>2</sup>  
Terraces 32m<sup>2</sup>

Total 114m<sup>2</sup>

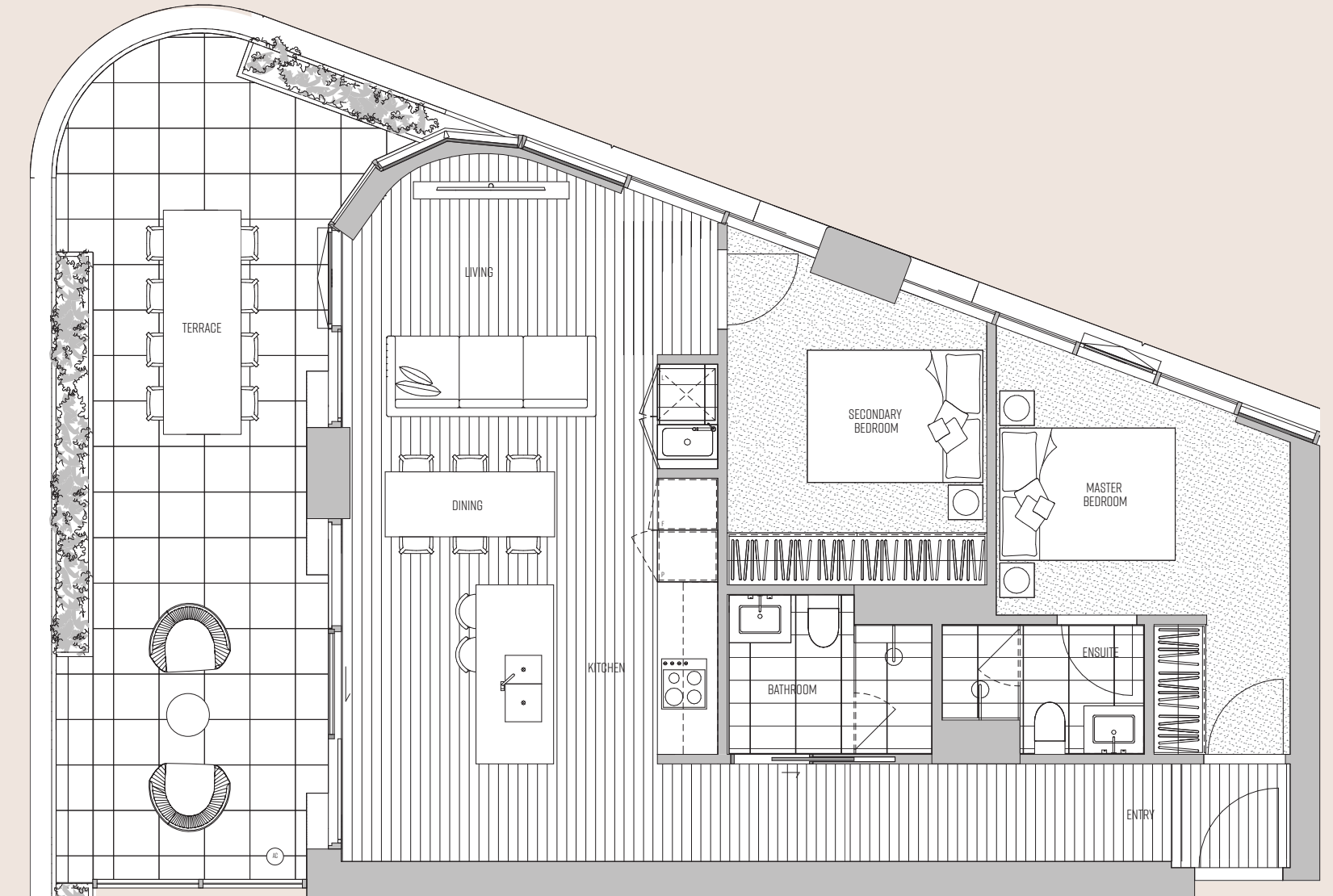
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

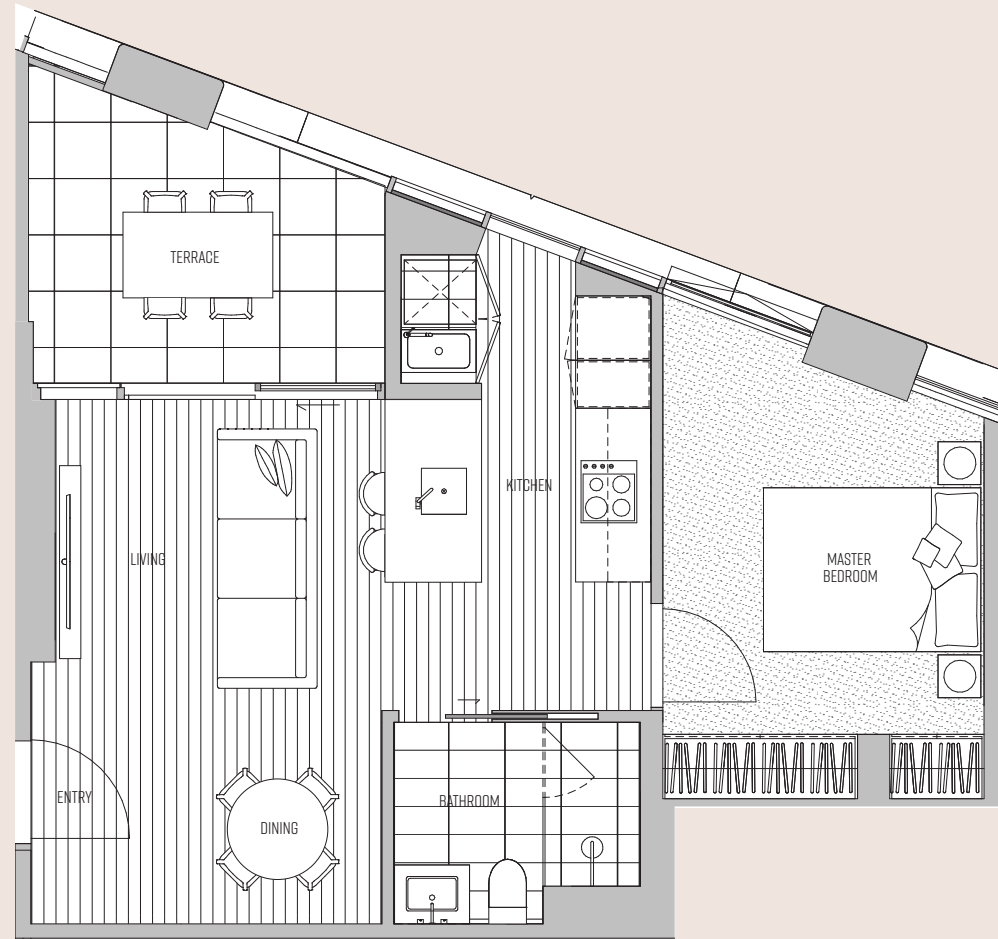




# APT 402

🛏 1 🚿 1 🚗 1

Internal	50m <sup>2</sup>
Terraces	8m <sup>2</sup>
<b>Total</b>	<b>58m<sup>2</sup></b>



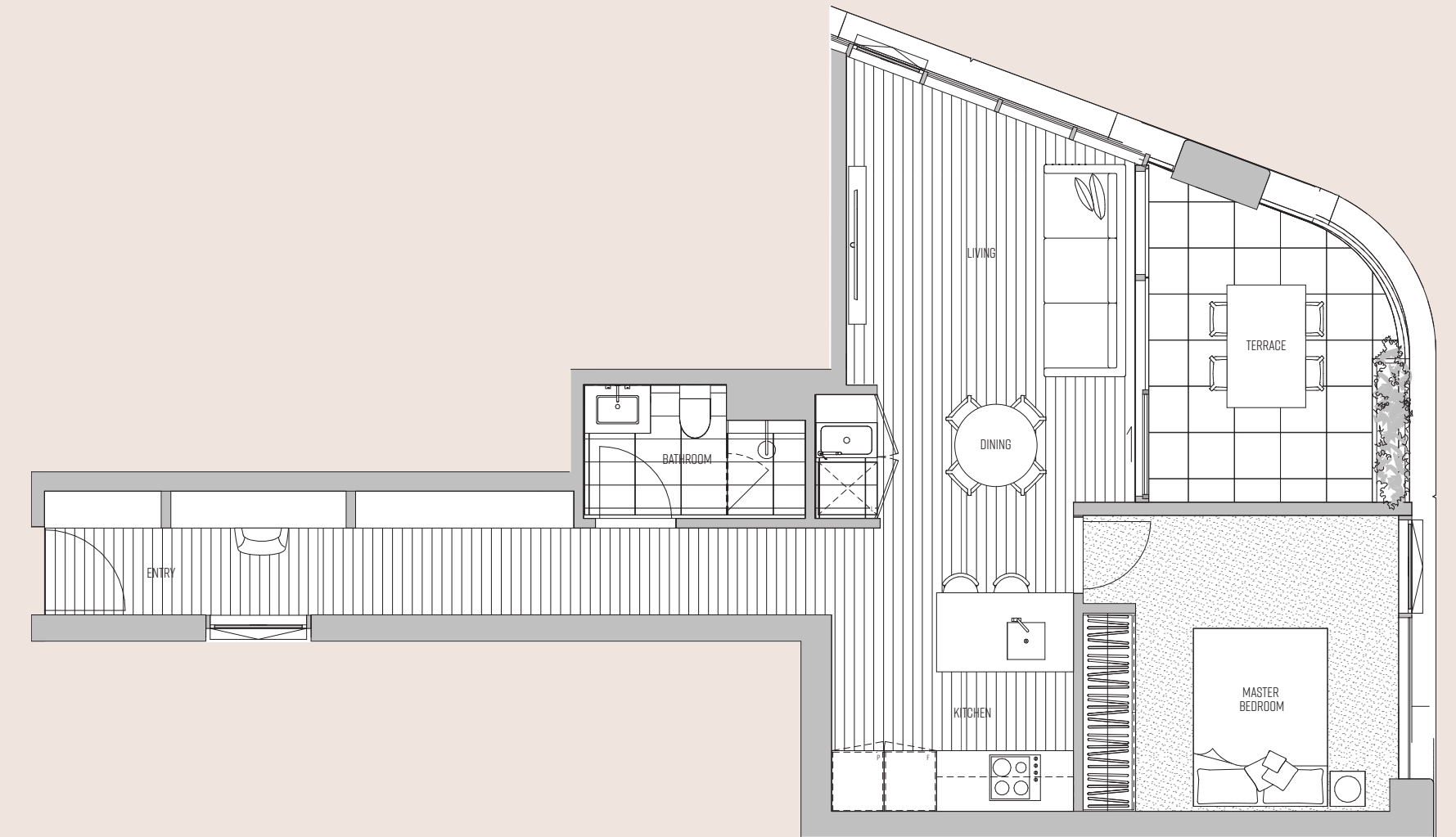
# Rosella

MURRUMBEENA

# APT 403

🛏 1 🚿 1 🚗 1

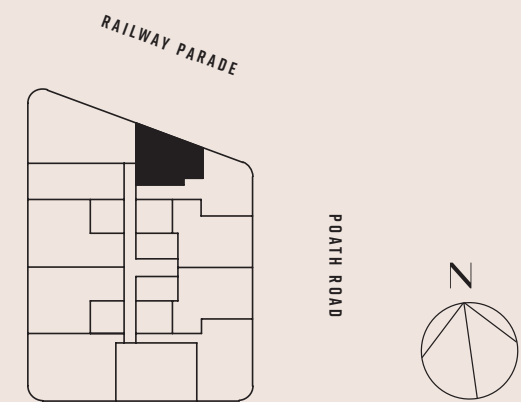
Internal	62m <sup>2</sup>
Terraces	8m <sup>2</sup>
<b>Total</b>	<b>70m<sup>2</sup></b>



# Rosella

MURRUMBEENA

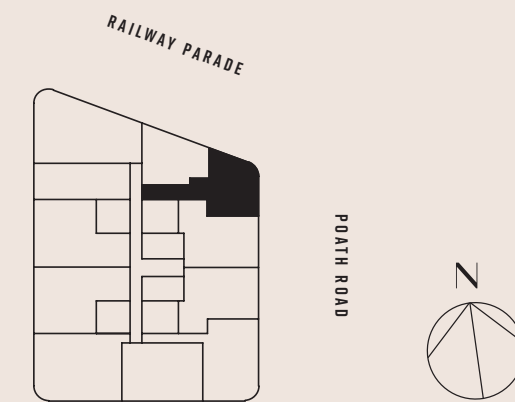
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.





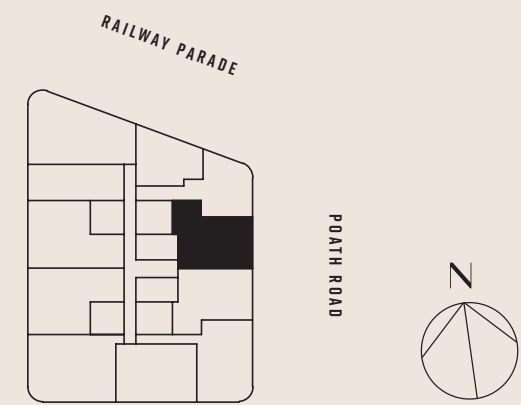
# APT 404

🛏 2 🚿 2 🚗 1

Internal 70m<sup>2</sup>  
Terraces 10m<sup>2</sup>

Total 80m<sup>2</sup>

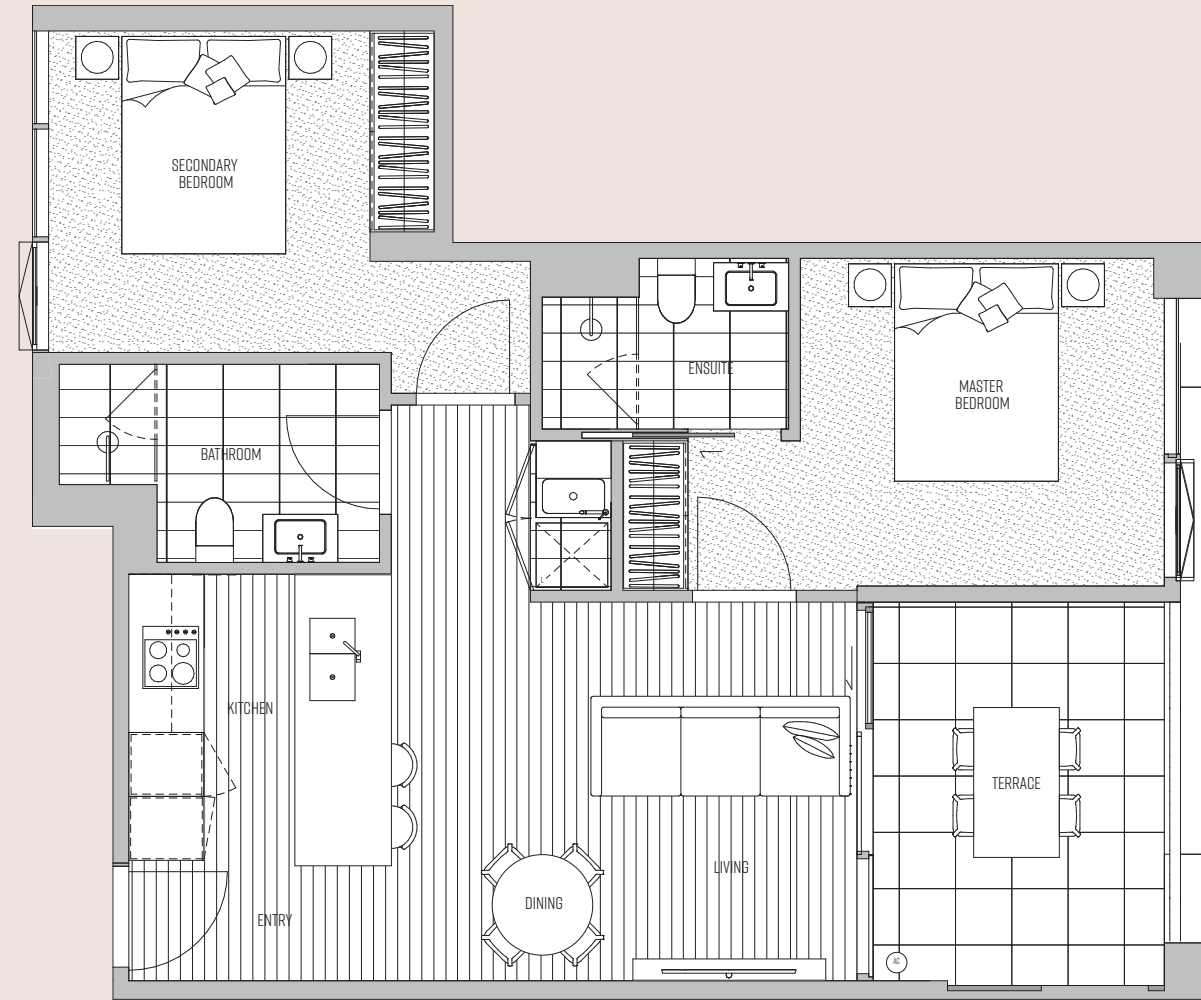
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



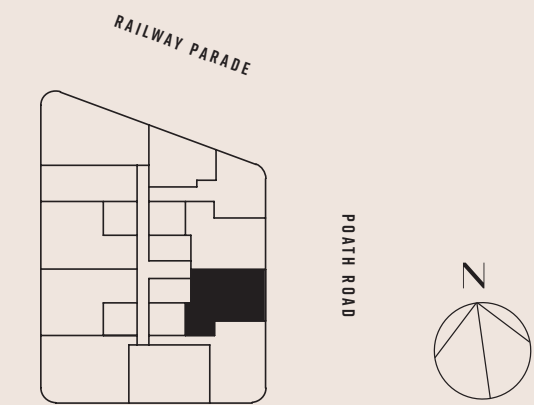
# APT 405

🛏 2 🚿 2 🚗 1

Internal 70m<sup>2</sup>  
Terraces 10m<sup>2</sup>

Total 80m<sup>2</sup>

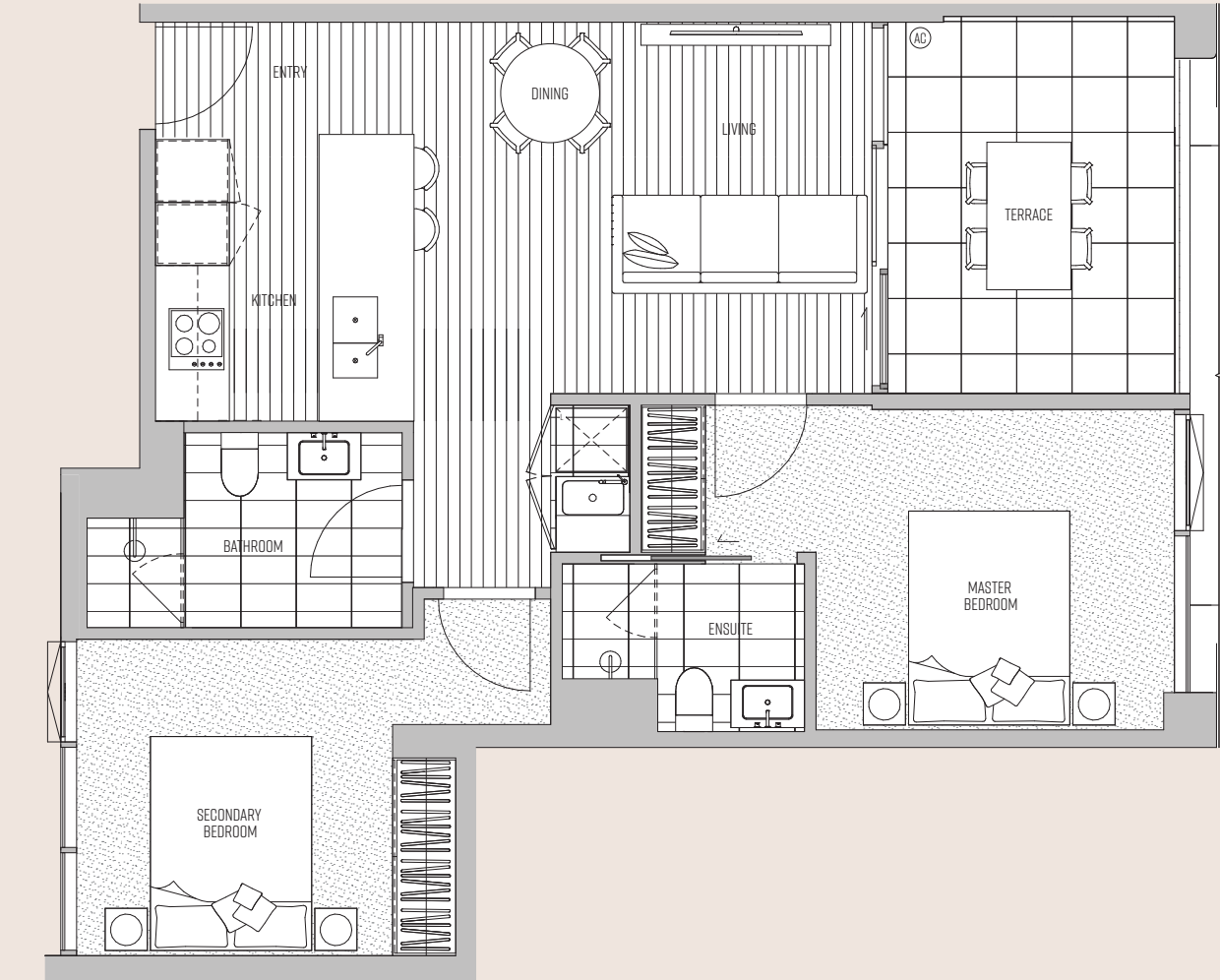
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

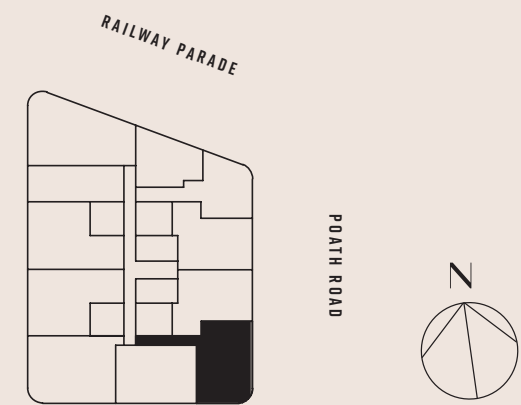


# APT 406

🛏️ 2 🚿 2 🚗 1

Internal	81m <sup>2</sup>
Terraces	8m <sup>2</sup>
<b>Total</b>	<b>89m<sup>2</sup></b>

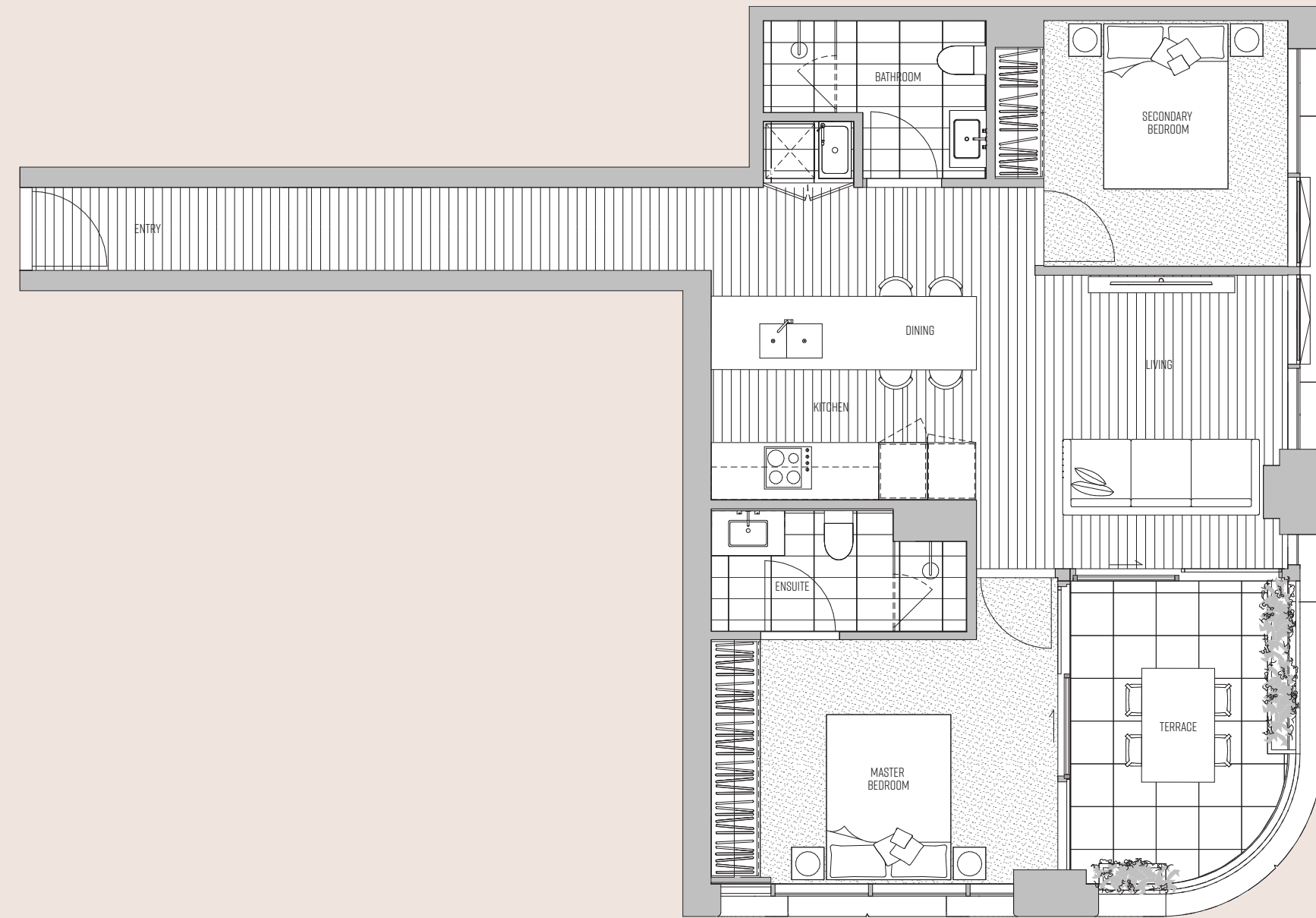
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

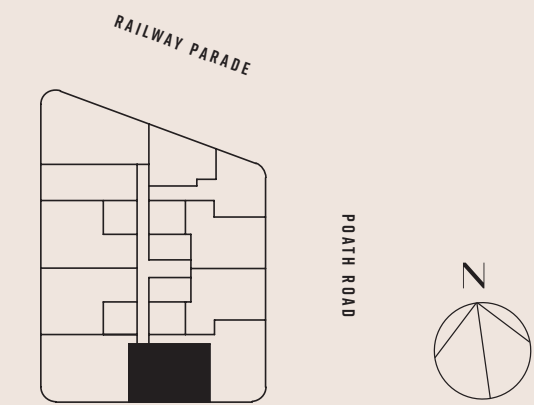


# APT 407

🛏️ 2 🚿 2 🚗 1

Internal	76m <sup>2</sup>
Terraces	9m <sup>2</sup>
<b>Total</b>	<b>85m<sup>2</sup></b>

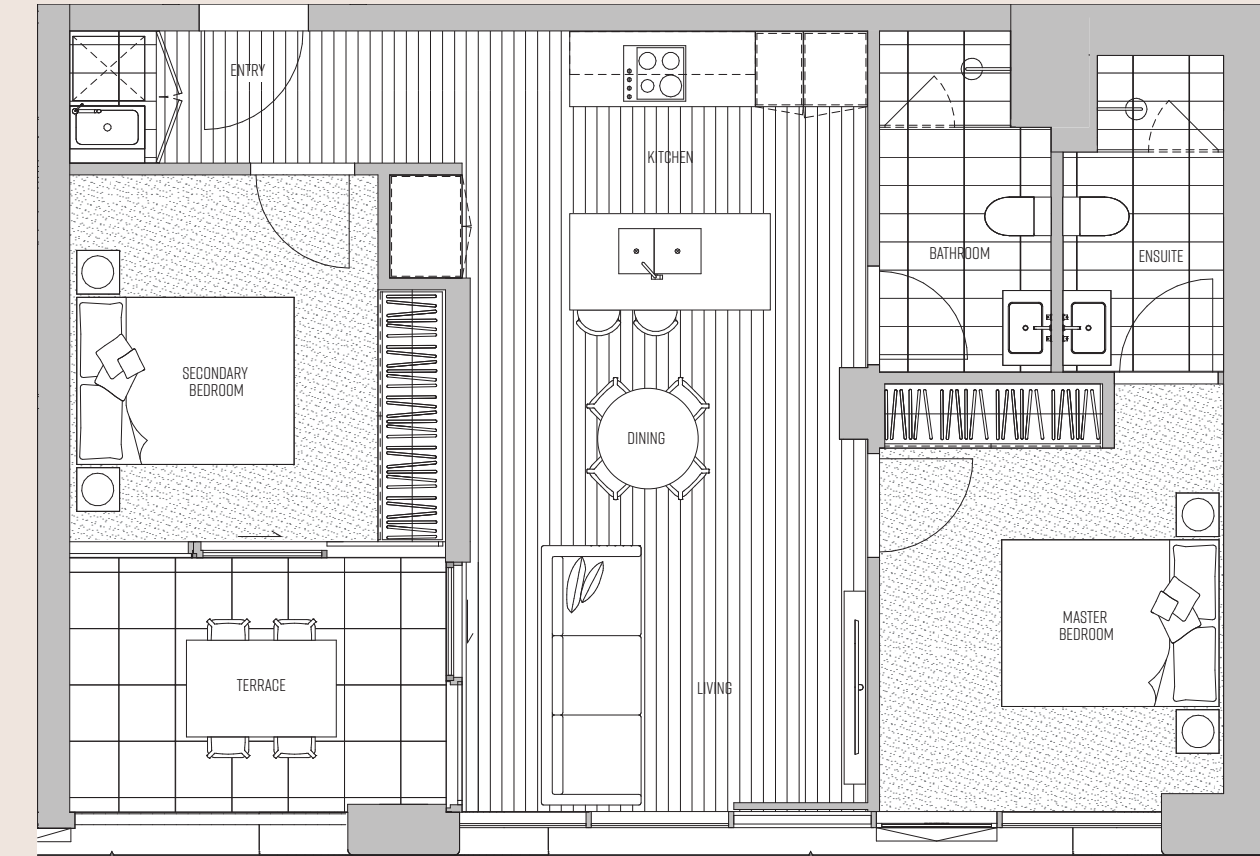
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA

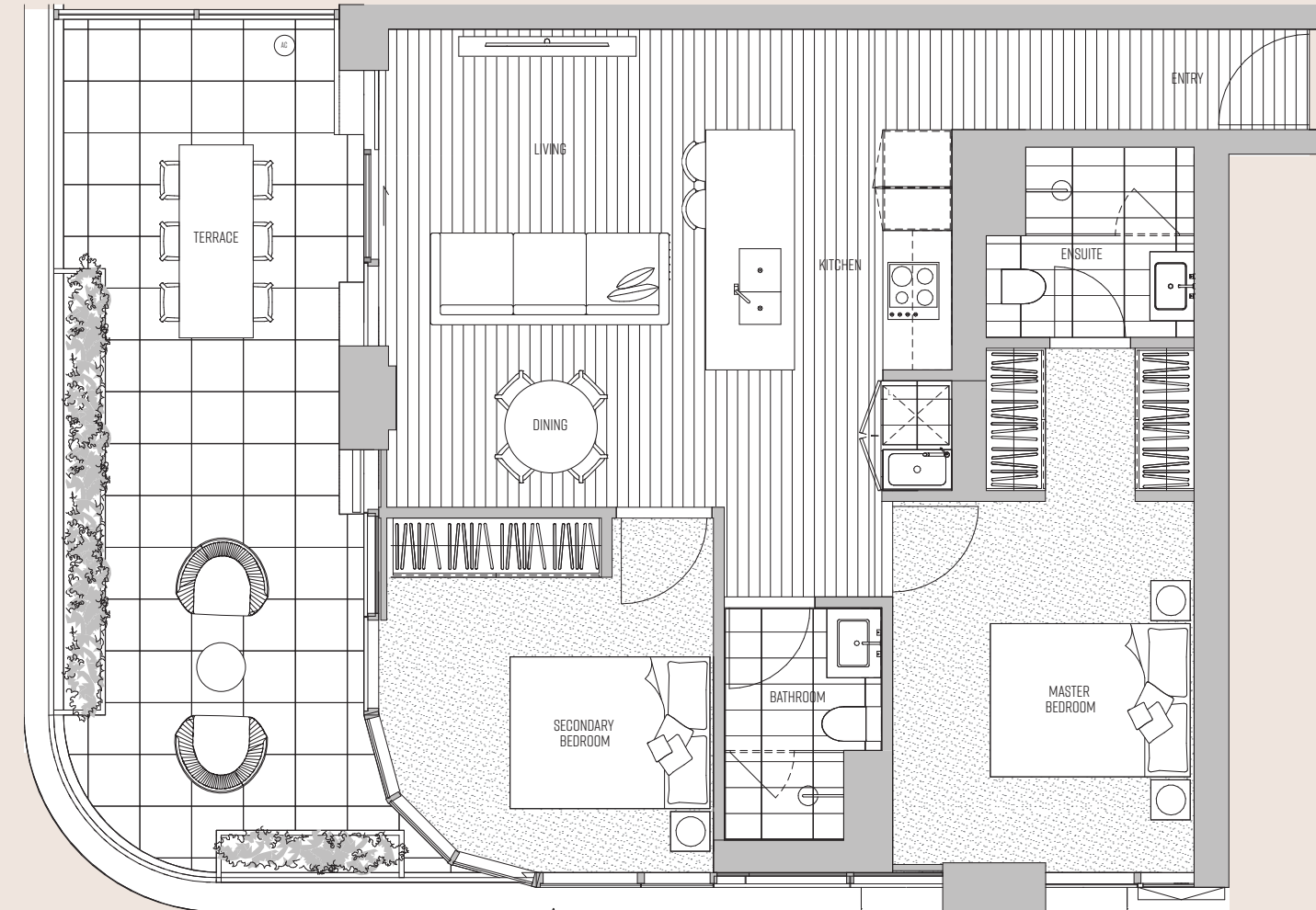




# APT 408

🛏 2 🚿 2 🚗 1

Internal	78m <sup>2</sup>
Terraces	26m <sup>2</sup>
<b>Total</b>	<b>104m<sup>2</sup></b>



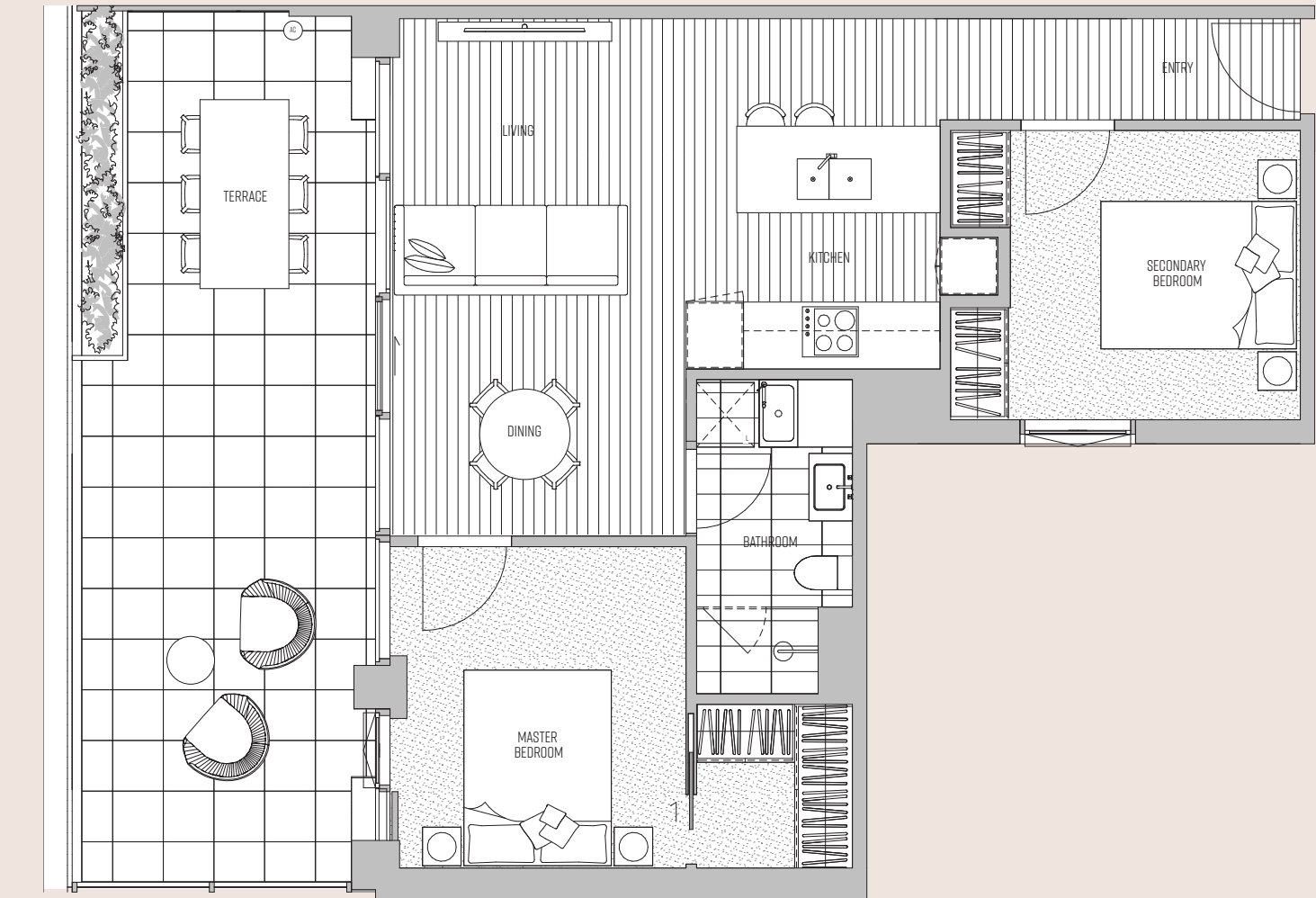
# Rosella

MURRUMBEENA

# APT 409

🛏 2 🚿 2 🚗 1

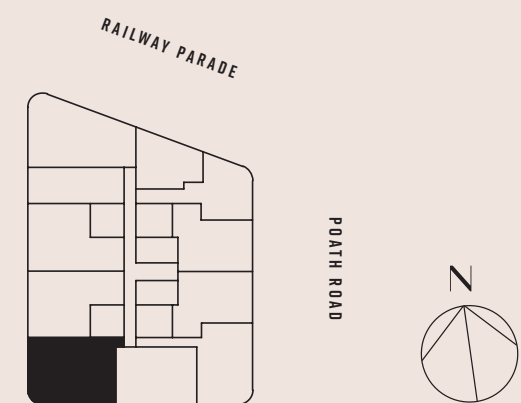
Internal	69m <sup>2</sup>
Terraces	28m <sup>2</sup>
<b>Total</b>	<b>97m<sup>2</sup></b>



# Rosella

MURRUMBEENA

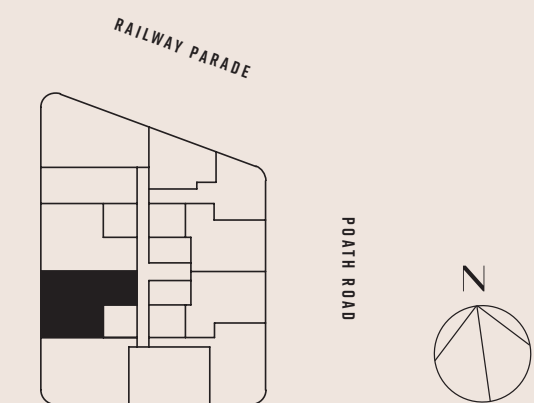
## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

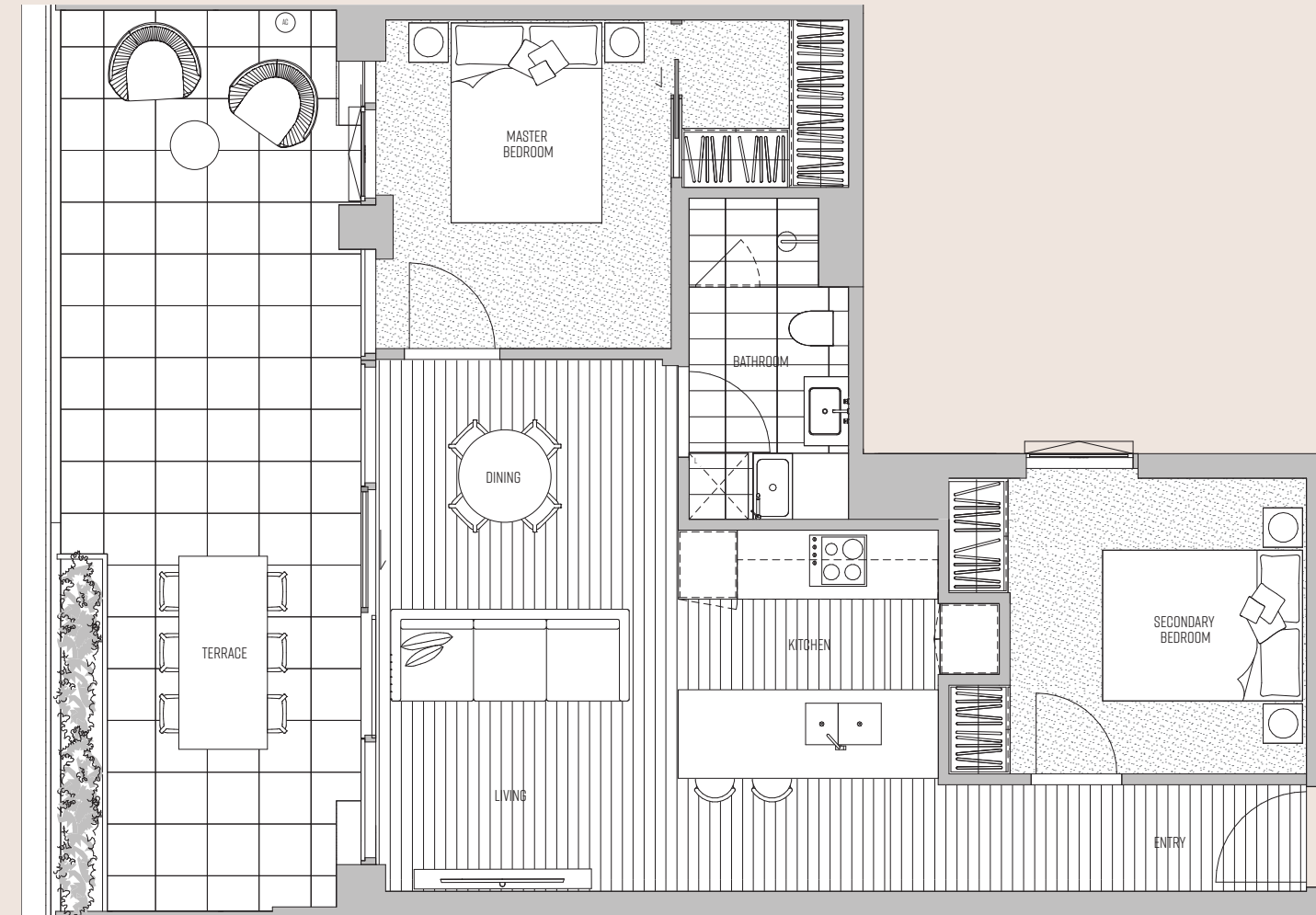


# APT 410

🛏 2 🚿 1 🚗 1

Internal 69m<sup>2</sup>  
Terraces 28m<sup>2</sup>

Total 97m<sup>2</sup>

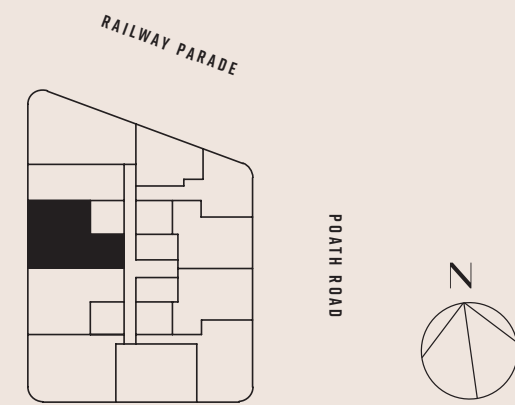


# Rosella

MURRUMBEENA



## FOURTH LEVEL



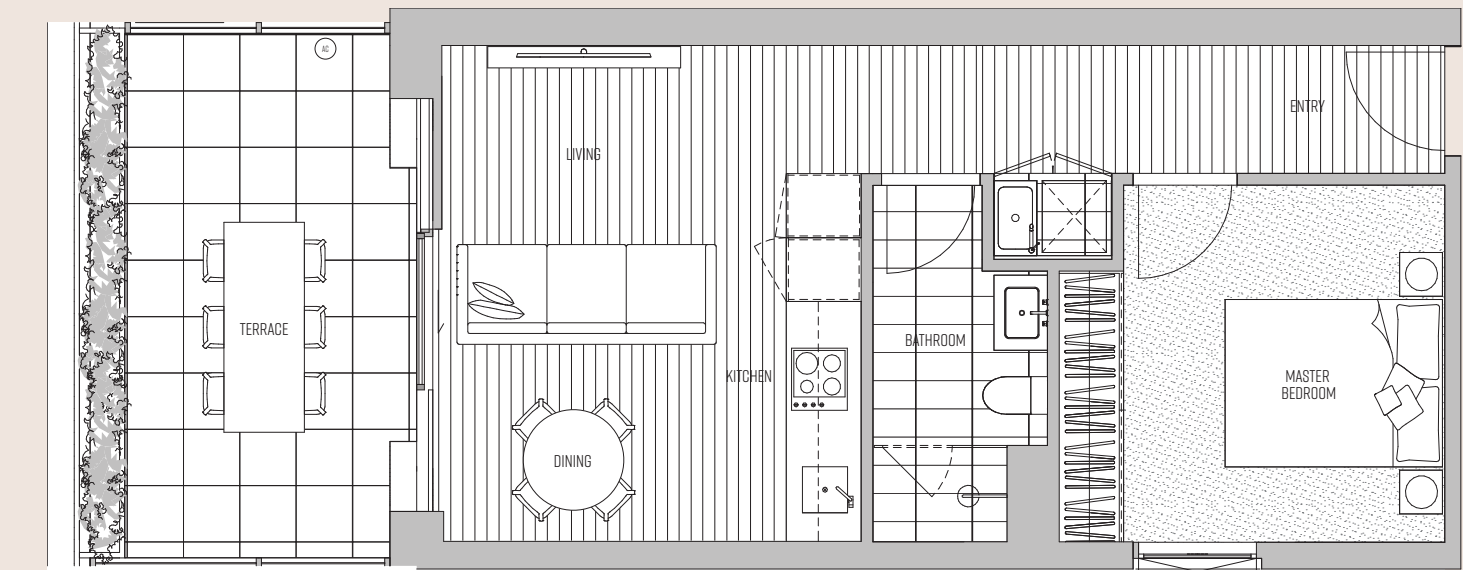
Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# APT 411

🛏 1 🚿 1 🚗 1

Internal 50m<sup>2</sup>  
Terraces 15m<sup>2</sup>

Total 65m<sup>2</sup>

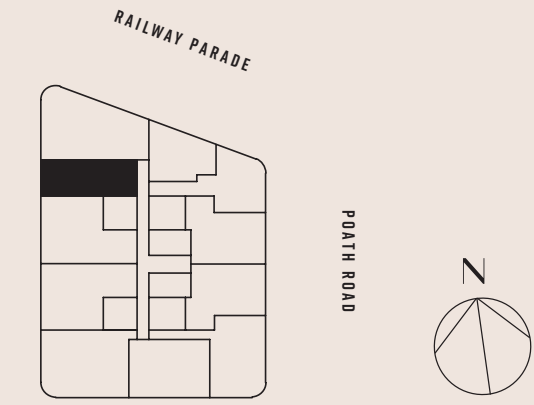


# Rosella

MURRUMBEENA



## FOURTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# APT 501

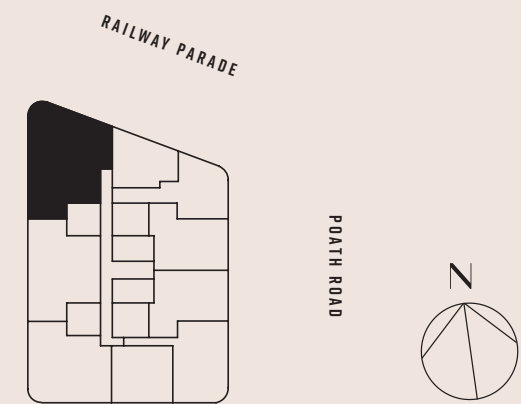
🛏 2 🚿 2 🚗 1

Internal 87m<sup>2</sup>

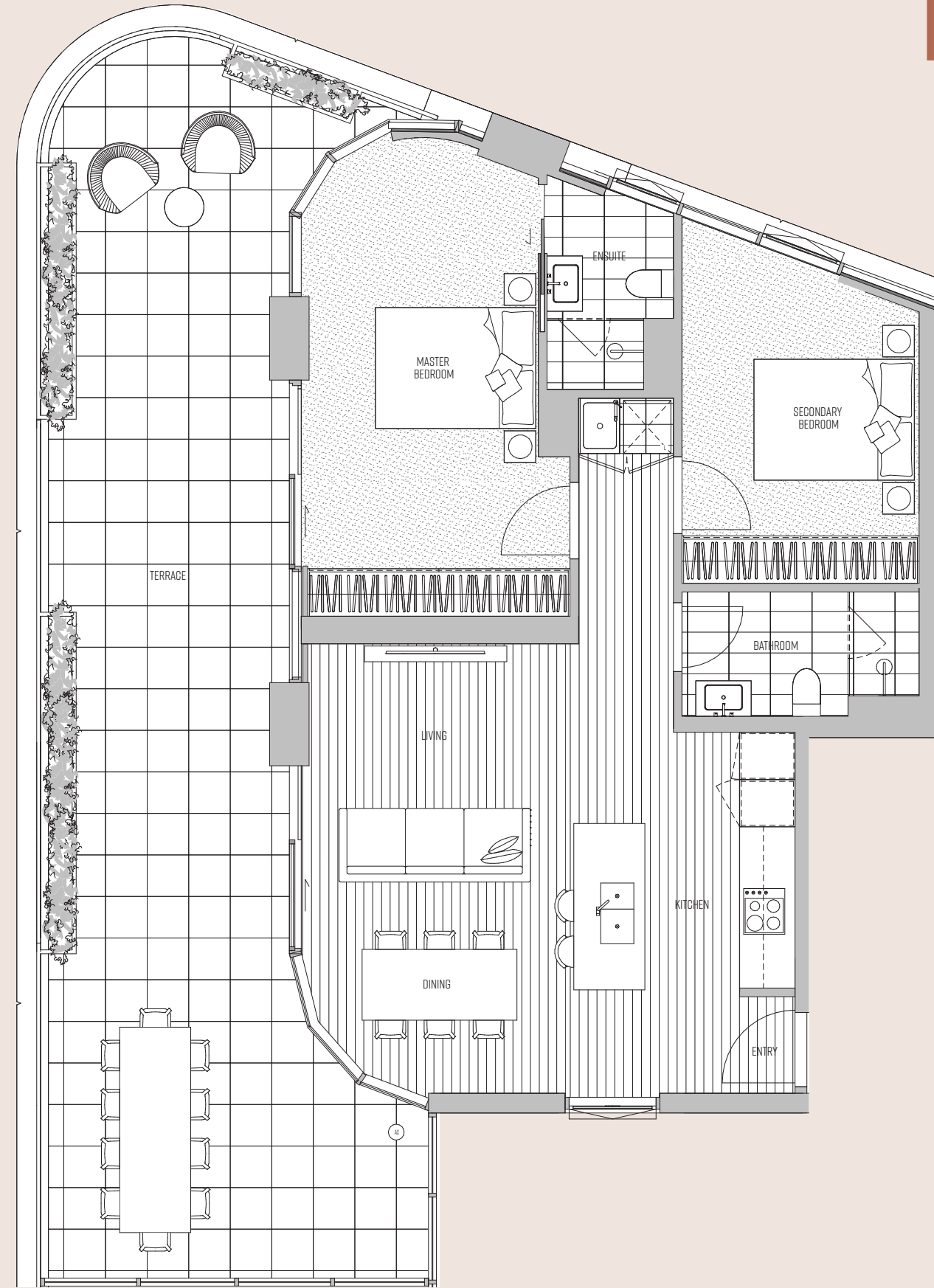
Terraces 55m<sup>2</sup>

Total 142m<sup>2</sup>

## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# Rosella

MURRUMBEENA



# APT 502

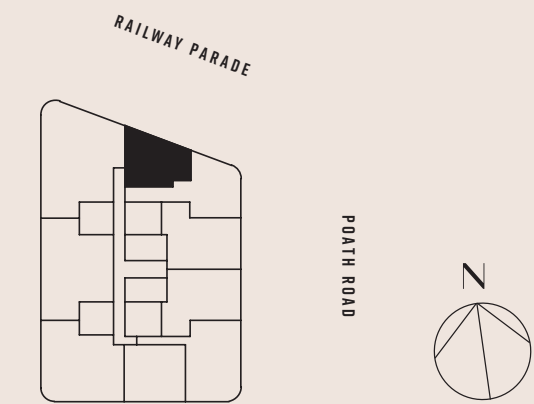
🛏 1 🚿 1 🚗 1

Internal 50m<sup>2</sup>

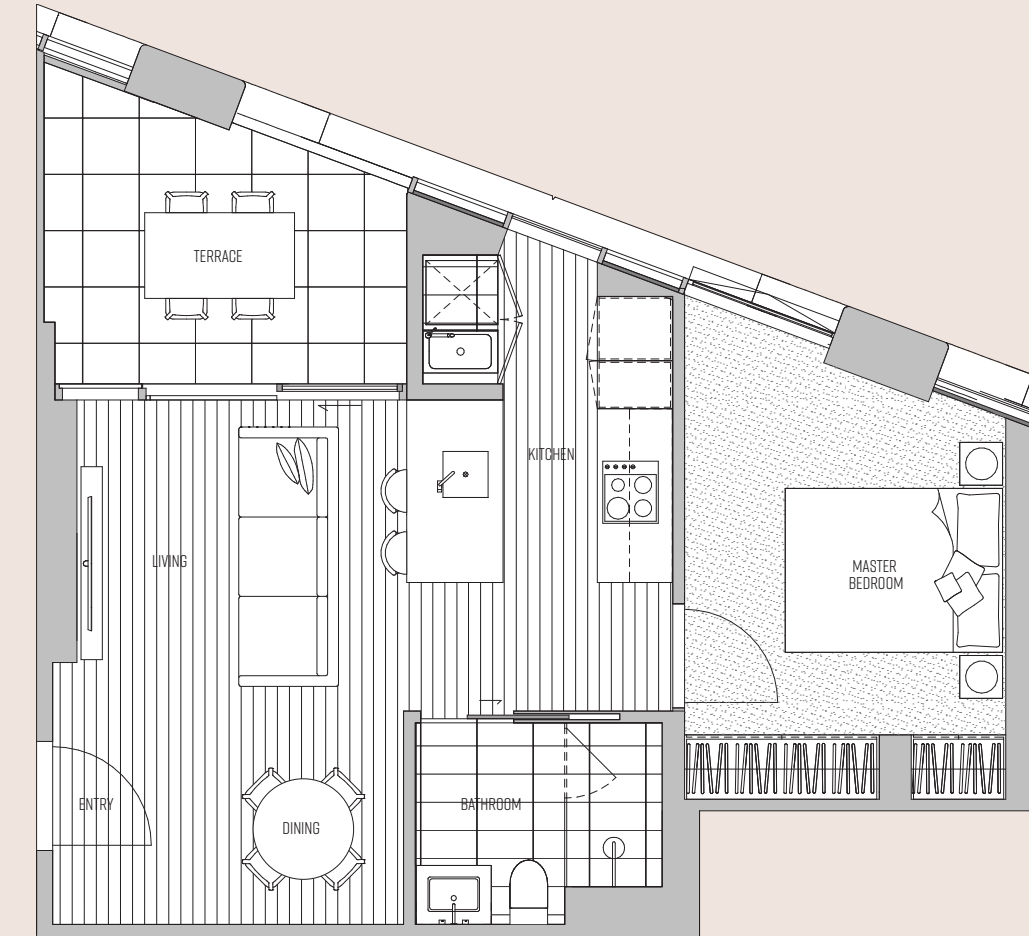
Terraces 8m<sup>2</sup>

Total 58m<sup>2</sup>

## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# Rosella

MURRUMBEENA



# APT 503

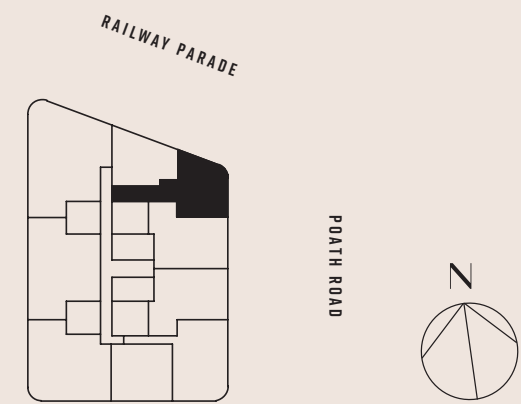
🚗 1 🚲 1 🚊 1

Internal 62m<sup>2</sup>

Terraces 8m<sup>2</sup>

Total 70m<sup>2</sup>

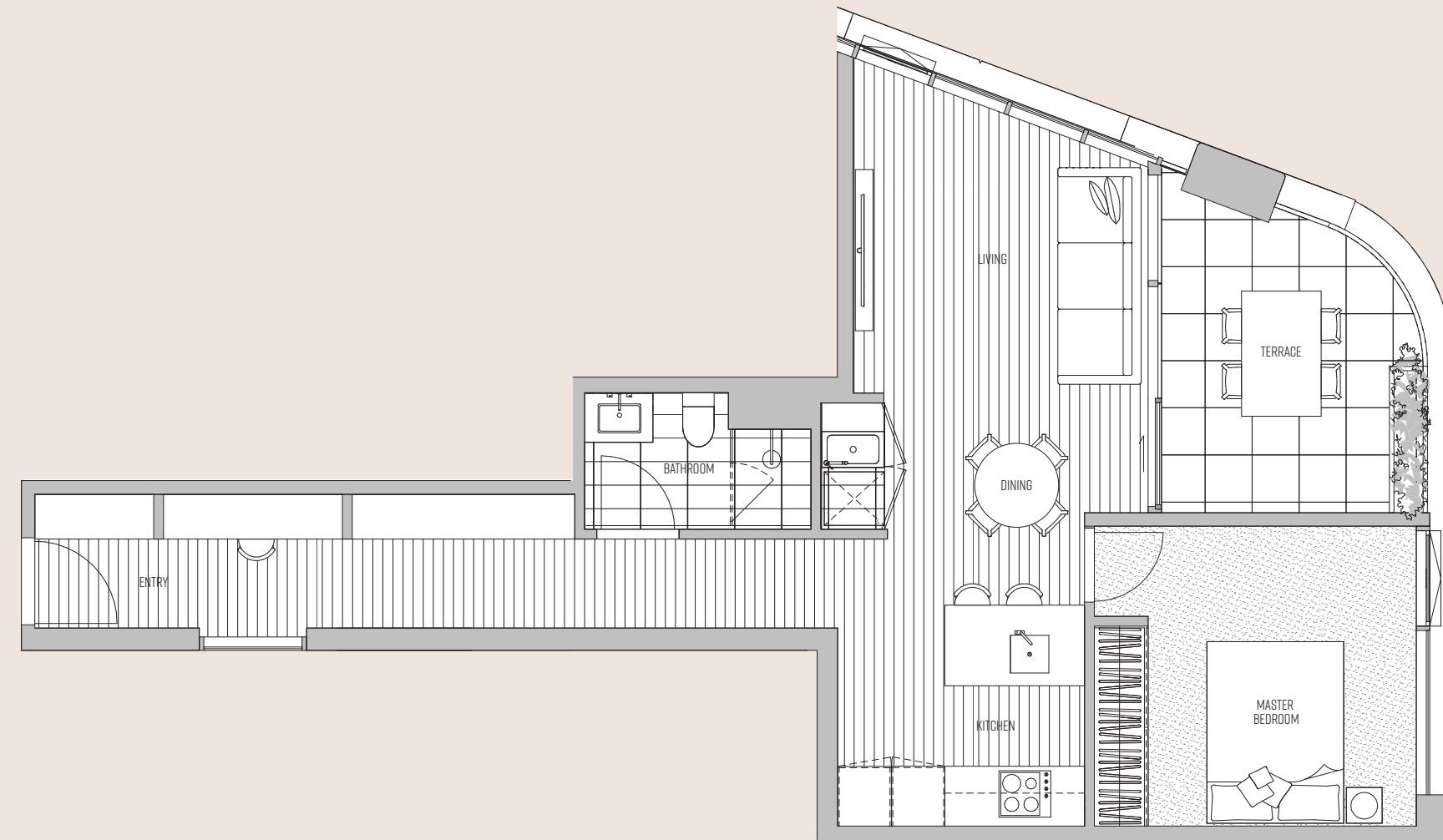
## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 504

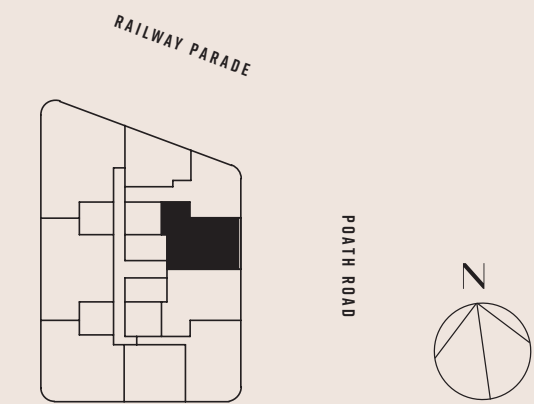
🚗 2 🚲 2 🚊 1

Internal 70m<sup>2</sup>

Terraces 10m<sup>2</sup>

Total 80m<sup>2</sup>

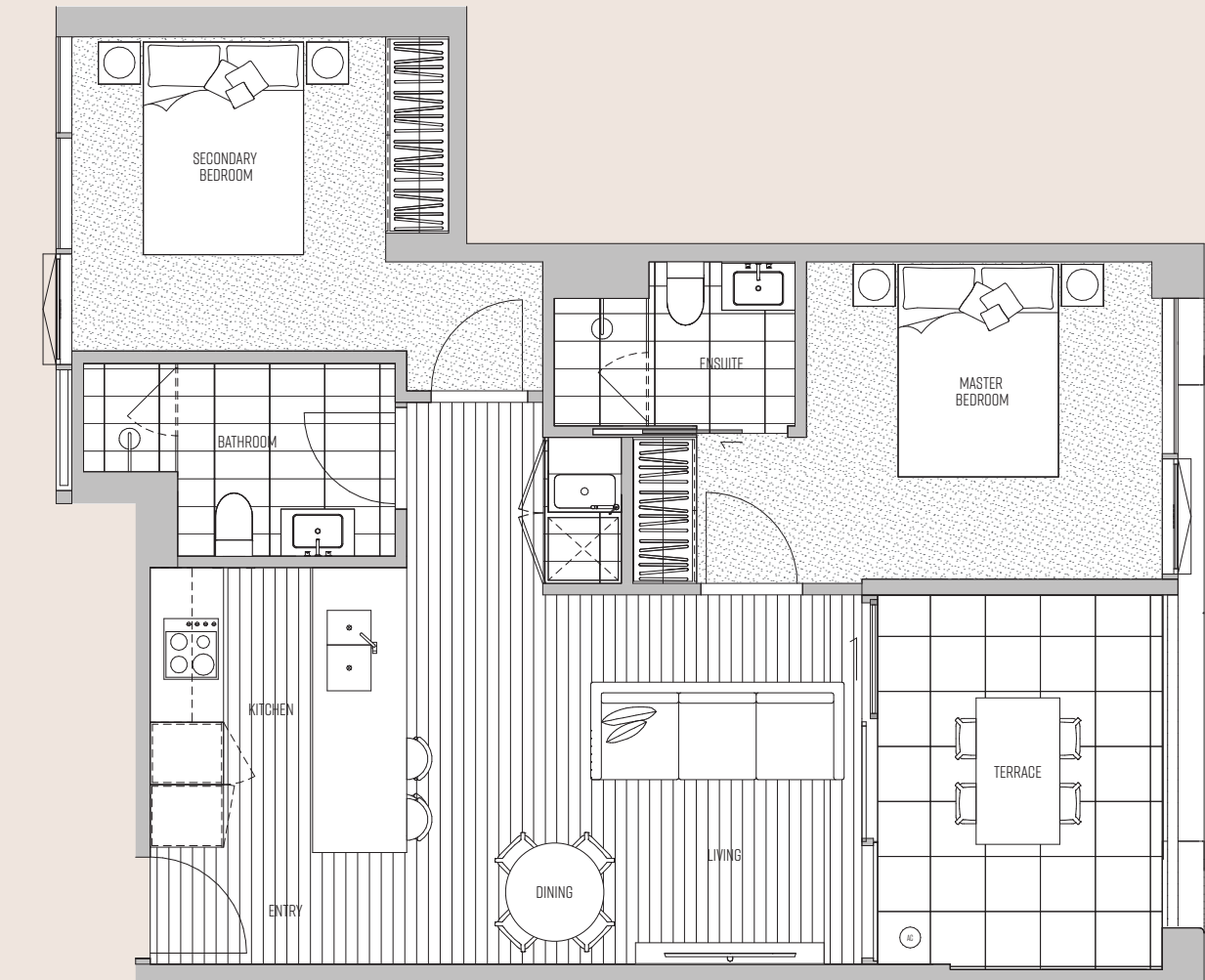
## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





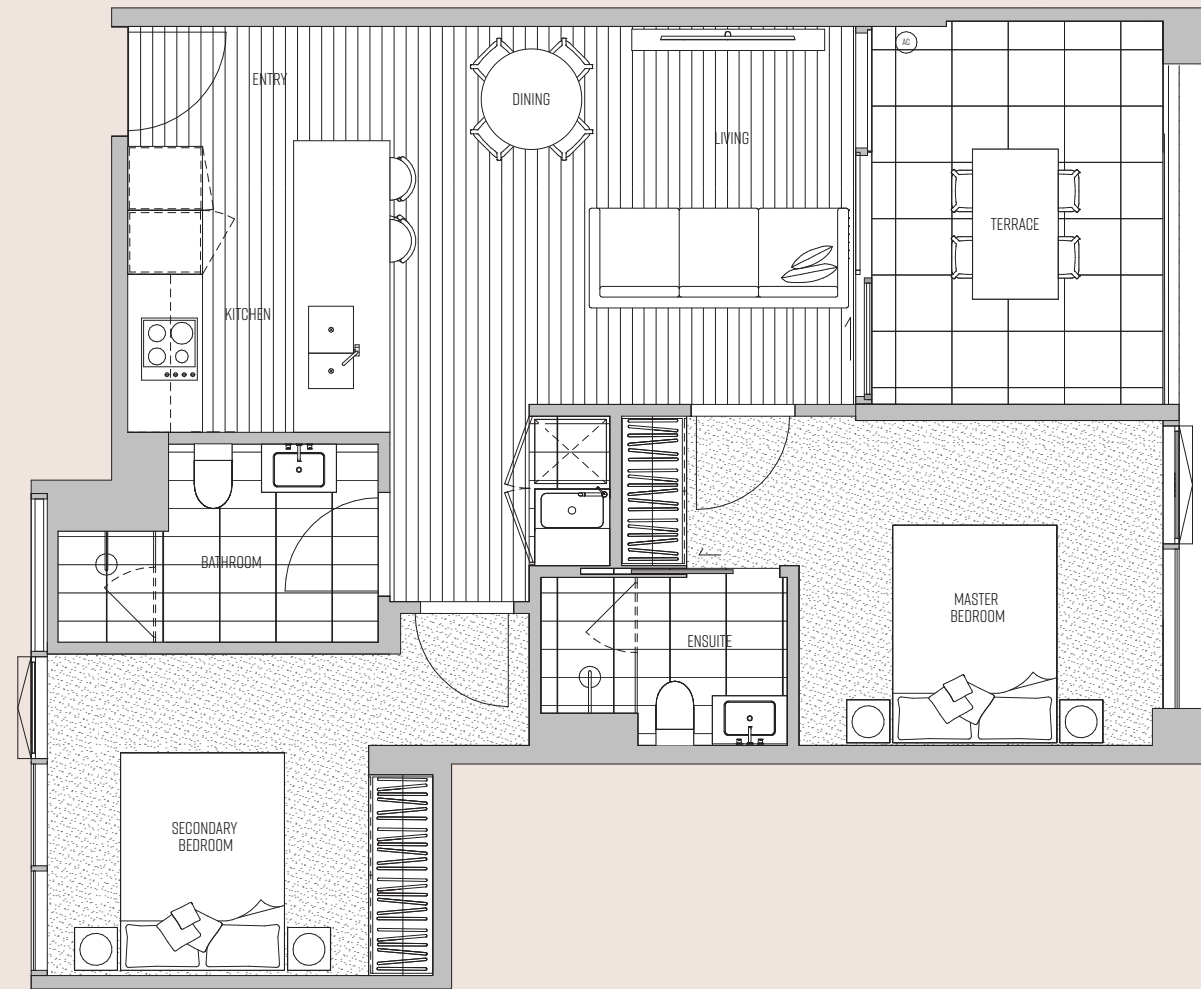
# APT 505

🏠 2 🛏 2 🚗 1

Internal 69m<sup>2</sup>

Terraces 10m<sup>2</sup>

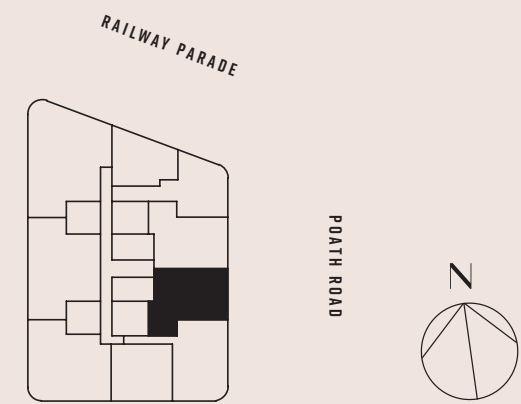
Total 79m<sup>2</sup>



# Rosella

MURRUMBEENA

## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



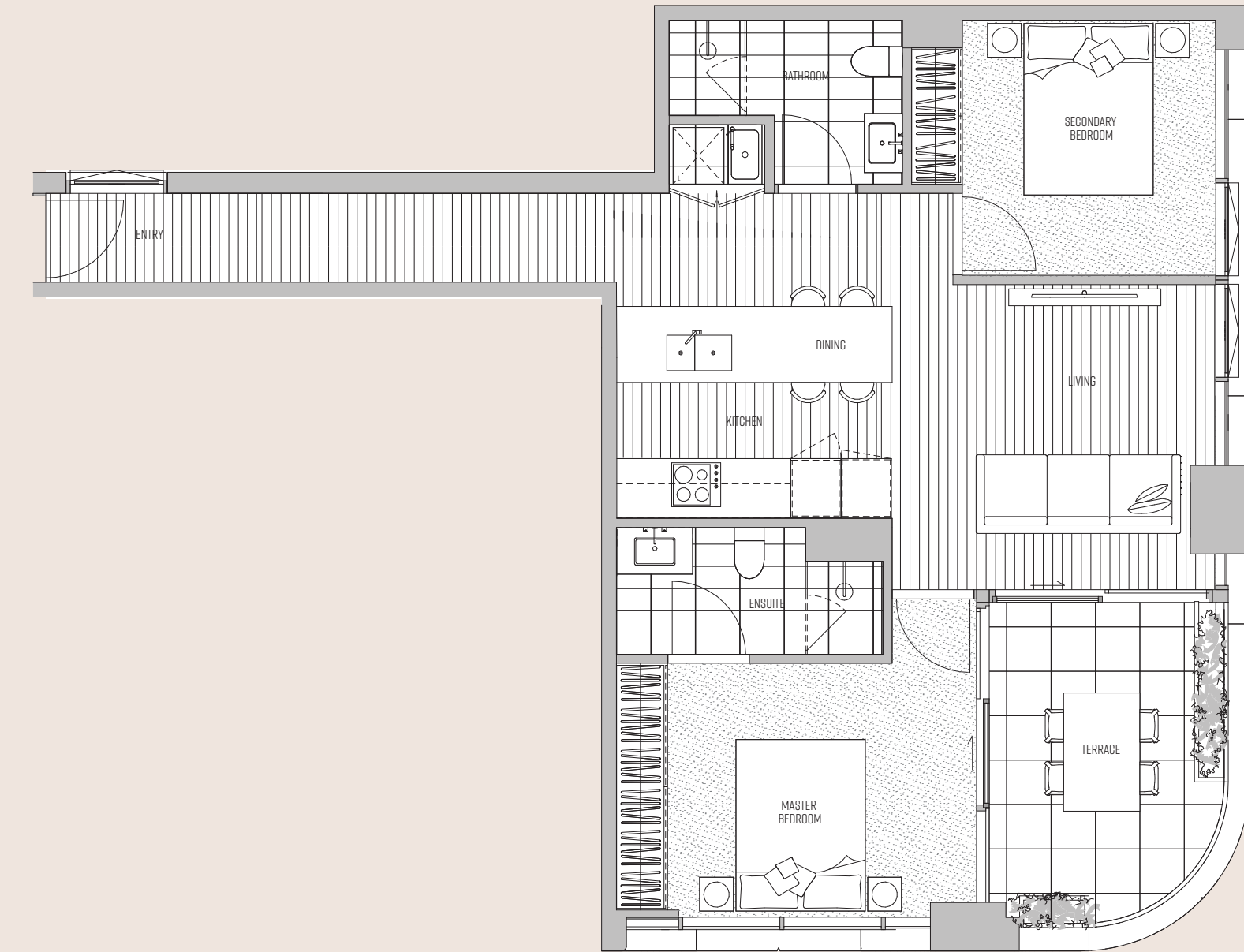
# APT 506

🏠 2 🛏 2 🚗 1

Internal 79m<sup>2</sup>

Terraces 8m<sup>2</sup>

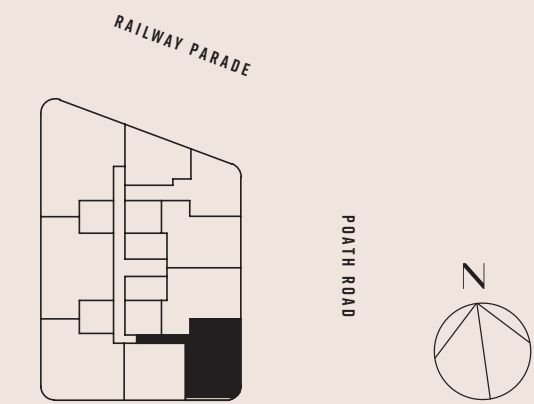
Total 87m<sup>2</sup>



# Rosella

MURRUMBEENA

## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

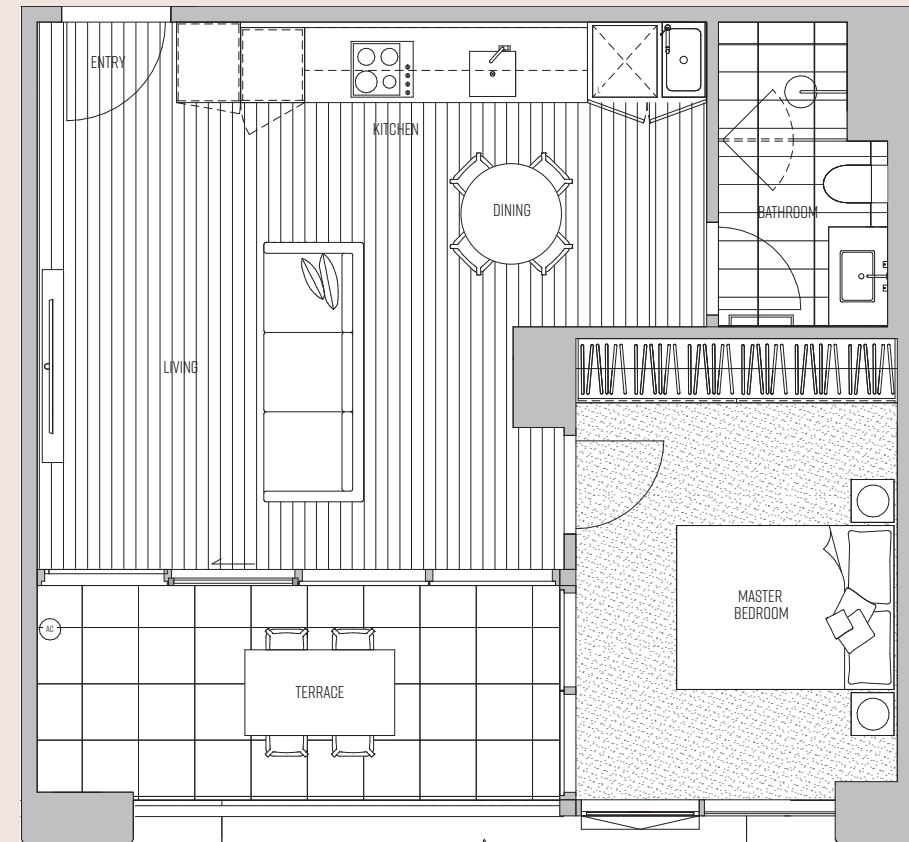


# APT 507

🚗 1 🚶 1 🚊 1

Internal	54m <sup>2</sup>
Terraces	10m <sup>2</sup>

Total	64m <sup>2</sup>
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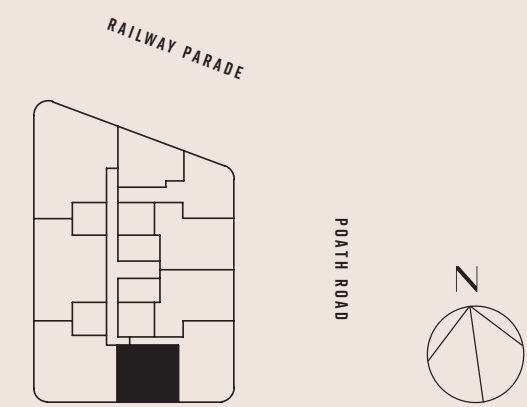


# Rosella

MURRUMBEENA



## FIFTH LEVEL



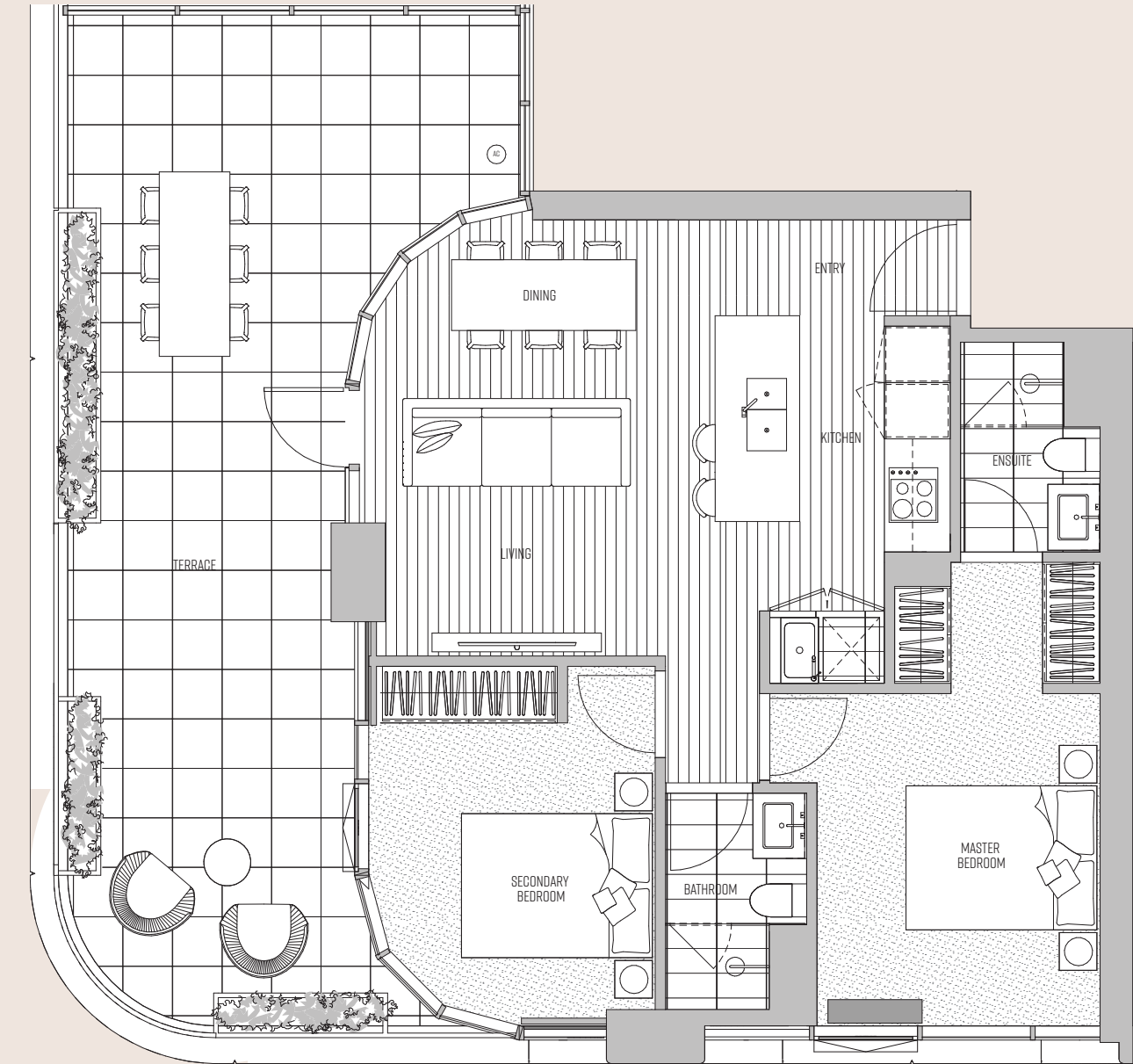
Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# APT 508

🚗 2 🚶 2 🚊 1

Internal	70m <sup>2</sup>
Terraces	39m <sup>2</sup>

Total	109m <sup>2</sup>
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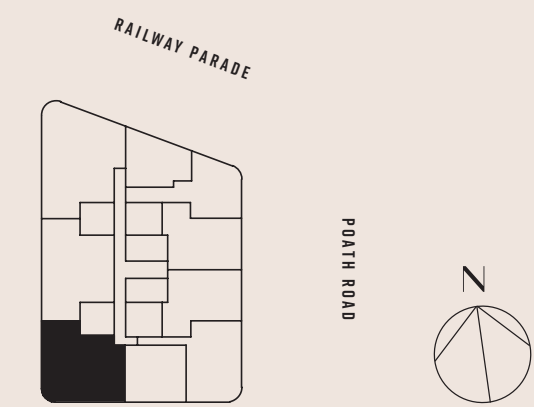


# Rosella

MURRUMBEENA



## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.



# APT 509

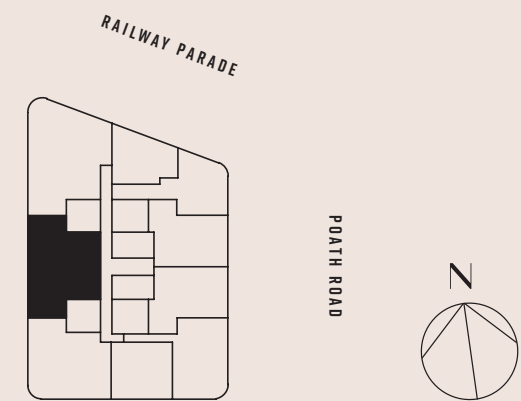
🛏 1 🚿 1 🚗 1

Internal 59m<sup>2</sup>

Terraces 55m<sup>2</sup>

Total 114m<sup>2</sup>

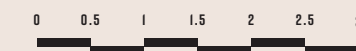
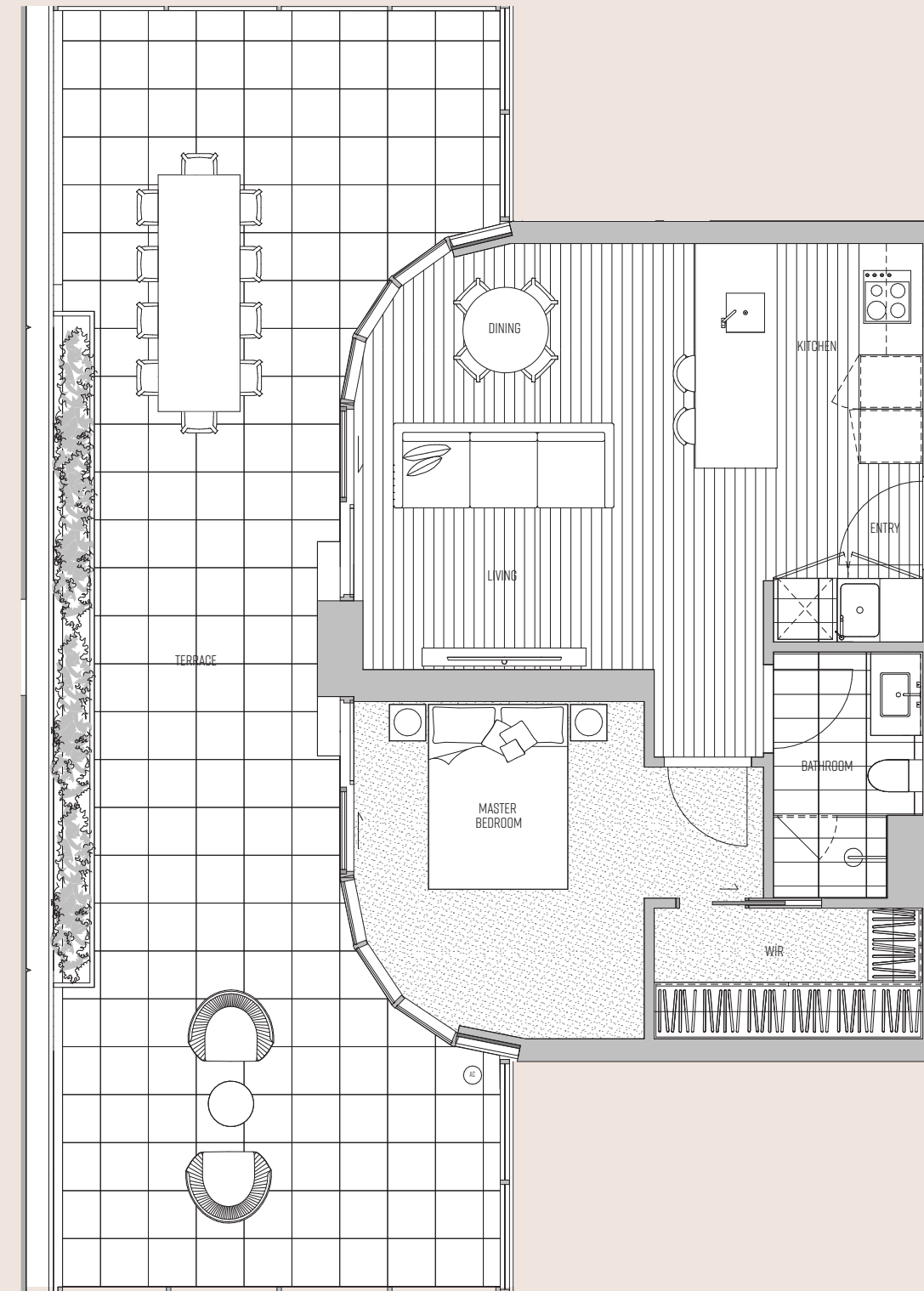
## FIFTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 601

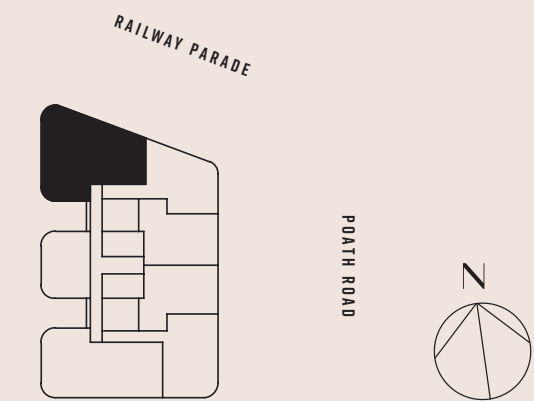
🛏 3 🚿 2 🚗 2

Internal 92m<sup>2</sup>

Terraces 38m<sup>2</sup>

Total 130m<sup>2</sup>

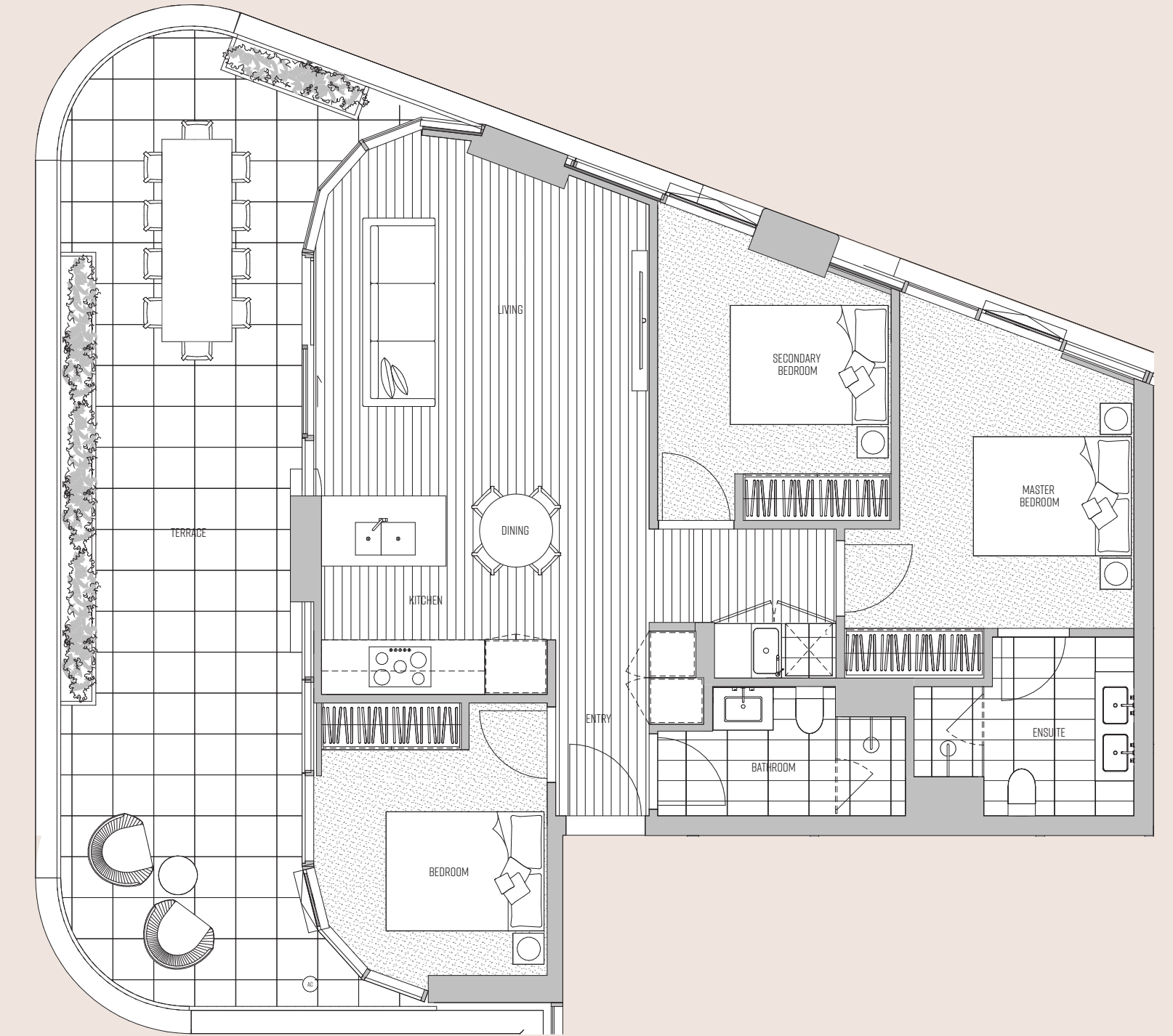
## SIXTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 602

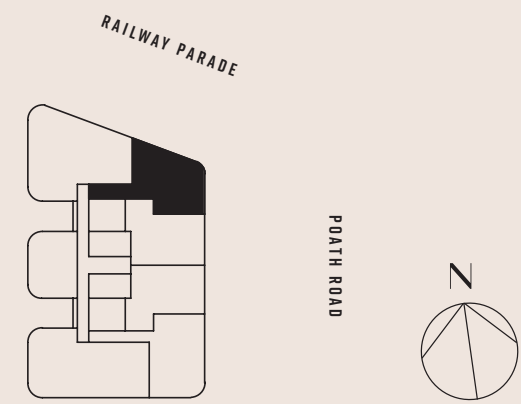
🛏 2 🚿 1 🚗 1

Internal 81m<sup>2</sup>

Terraces 9m<sup>2</sup>

Total 90m<sup>2</sup>

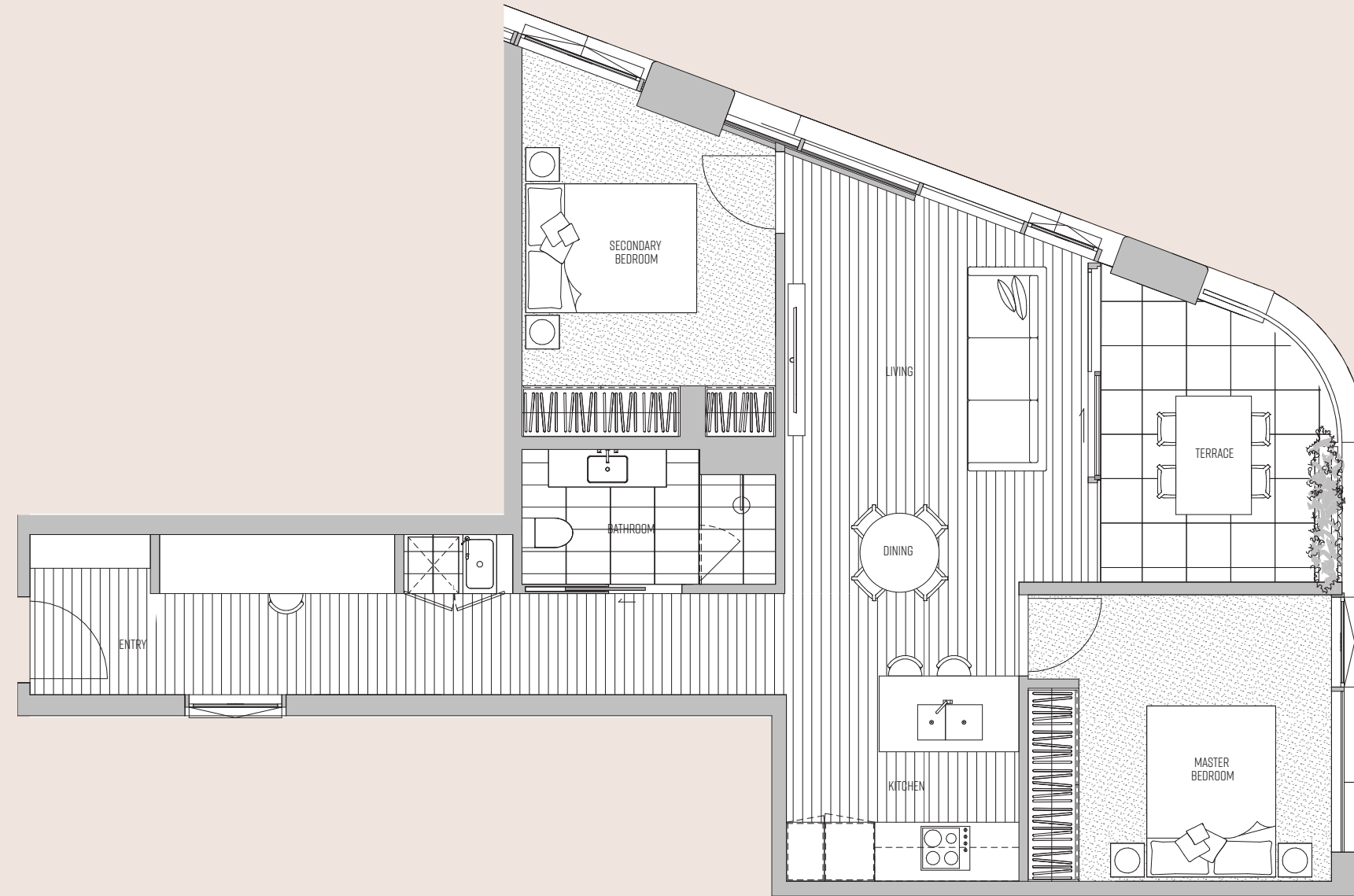
## SIXTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 603

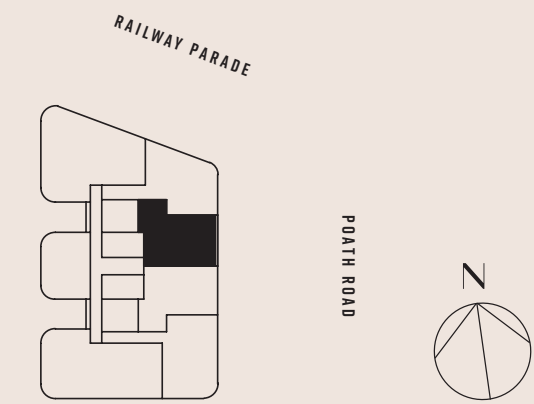
🛏 2 🚿 2 🚗 1

Internal 69m<sup>2</sup>

Terraces 10m<sup>2</sup>

Total 79m<sup>2</sup>

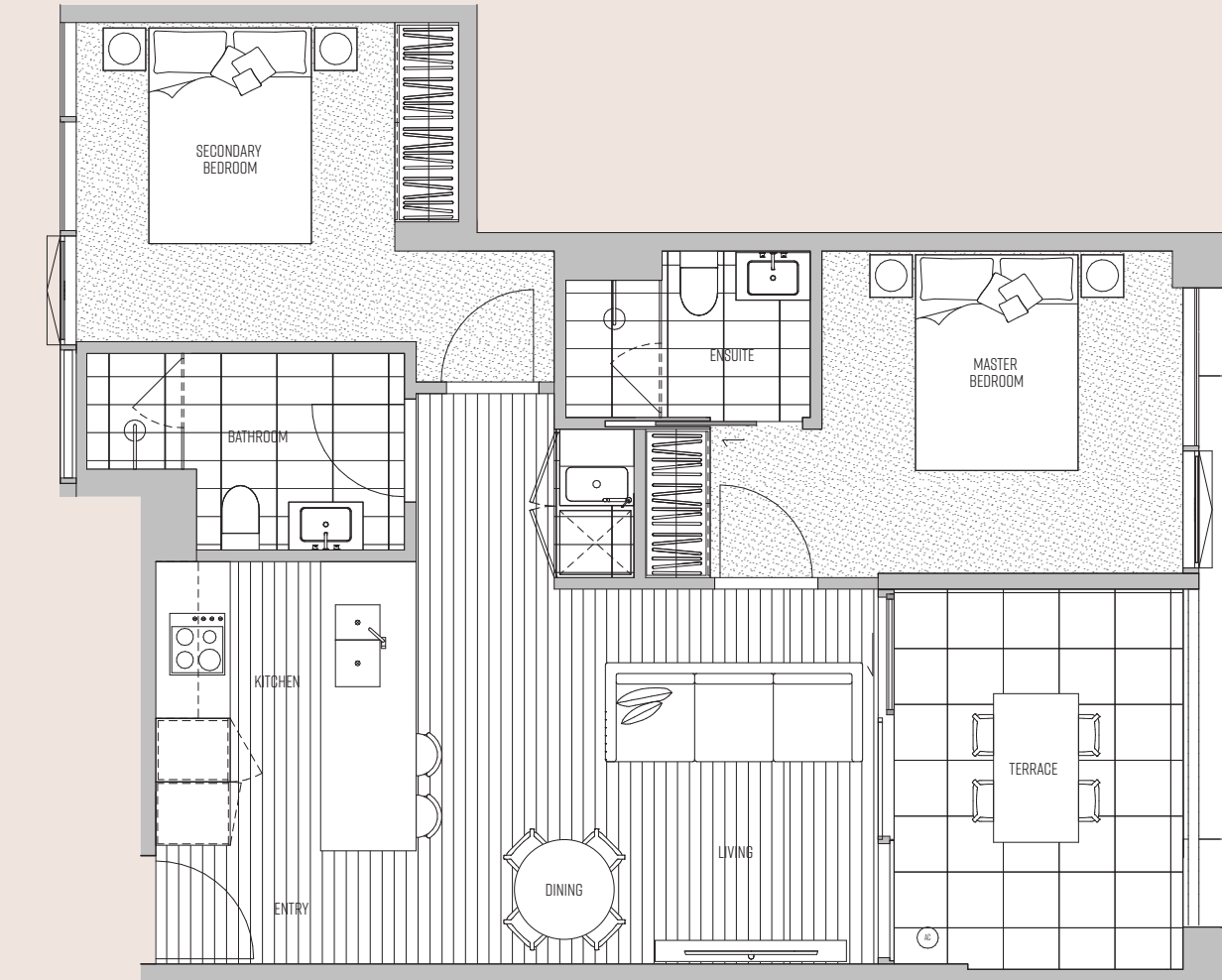
## SIXTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA





# APT 604

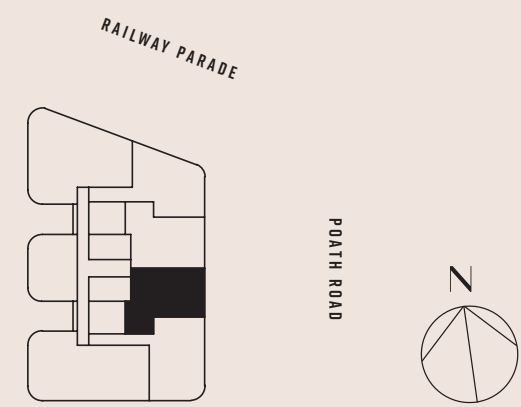
🚗 2 🚲 2 🚊 1

Internal 70m<sup>2</sup>

Terraces 10m<sup>2</sup>

Total 80m<sup>2</sup>

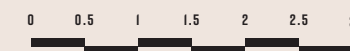
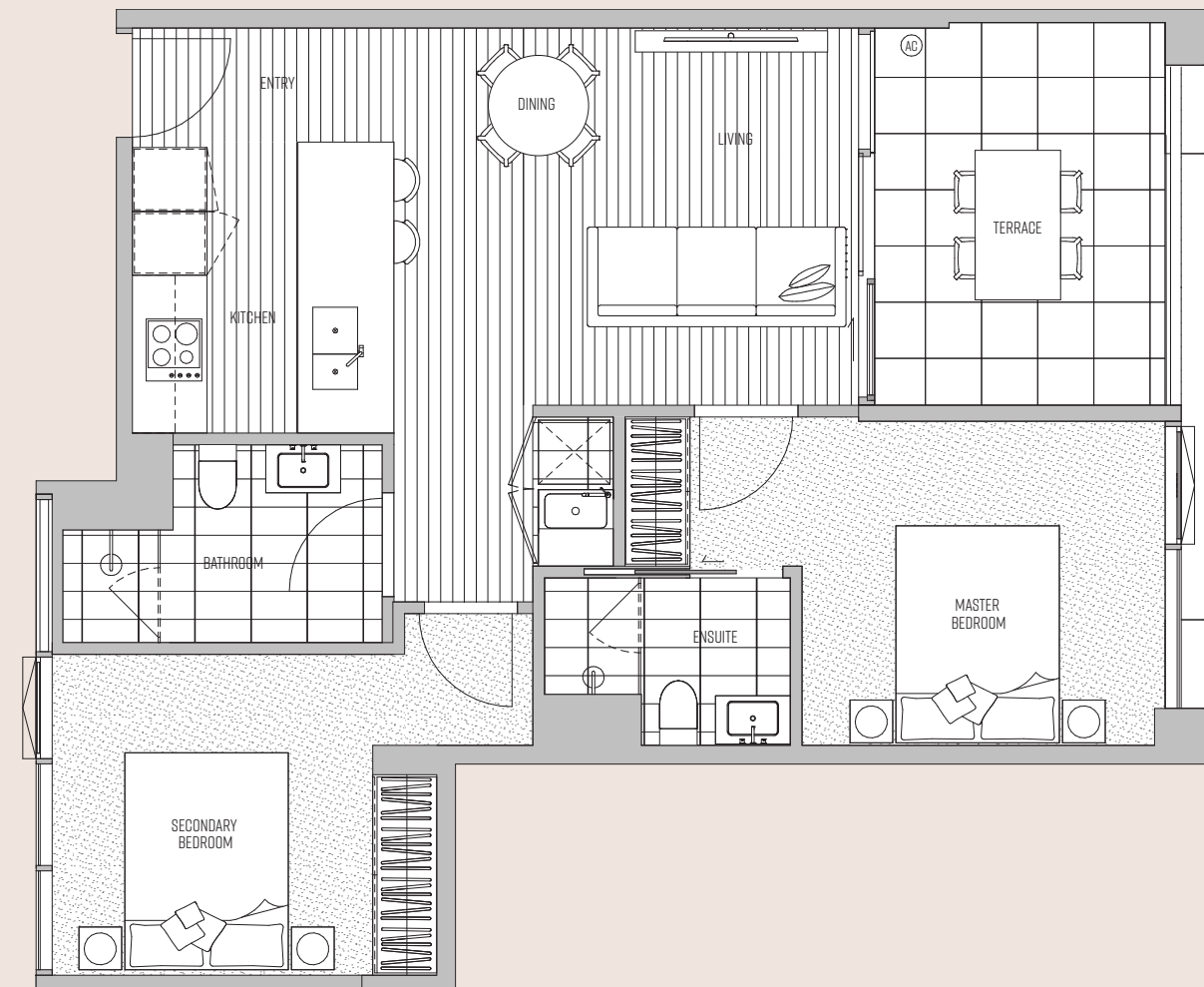
## SIXTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 605

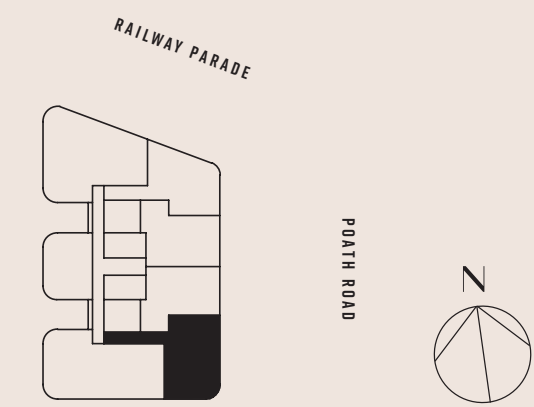
🚗 2 🚲 2 🚊 1

Internal 82m<sup>2</sup>

Terraces 10m<sup>2</sup>

Total 92m<sup>2</sup>

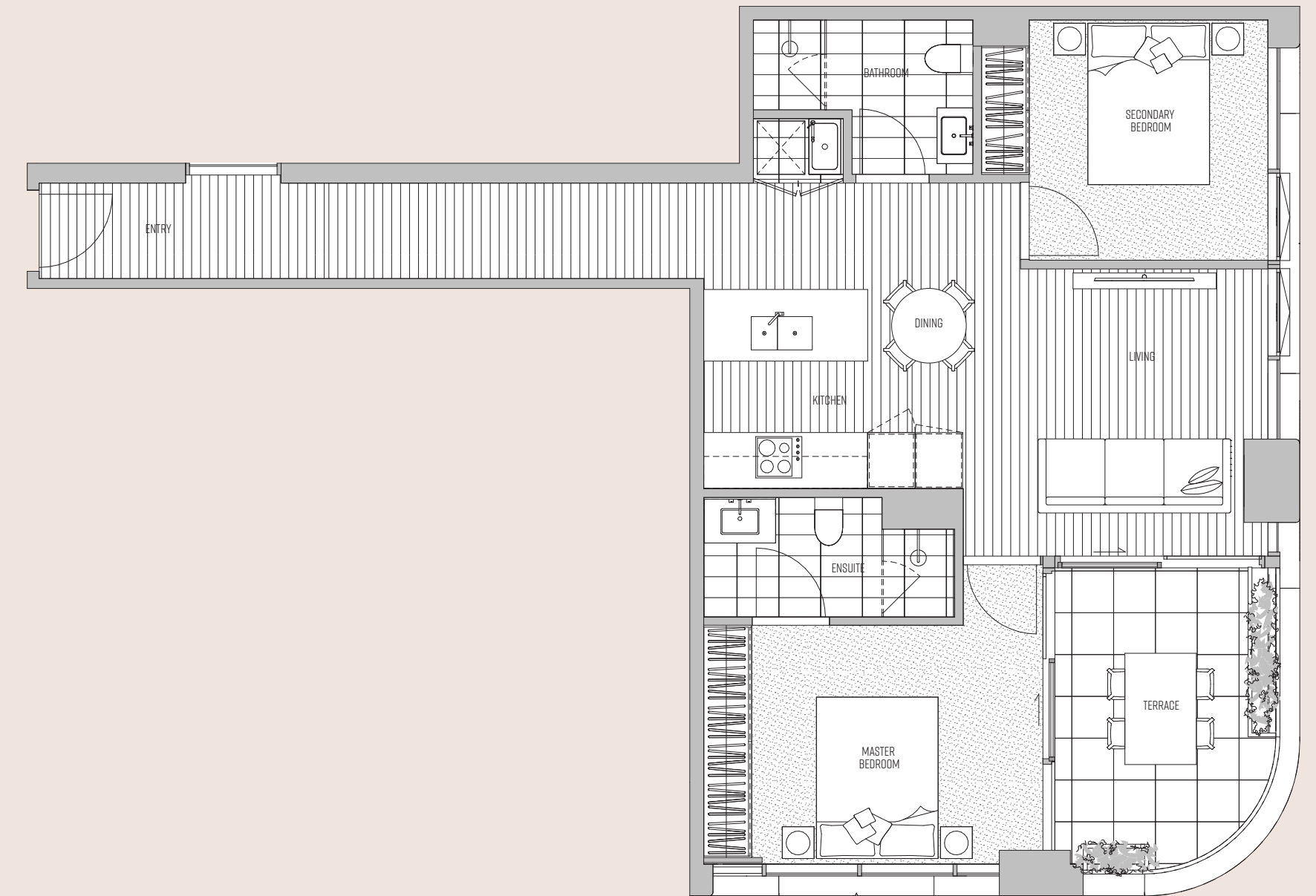
## SIXTH LEVEL



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.

# Rosella

MURRUMBEENA



# APT 606

🛋️ 3 🛏️ 2 🚿 2

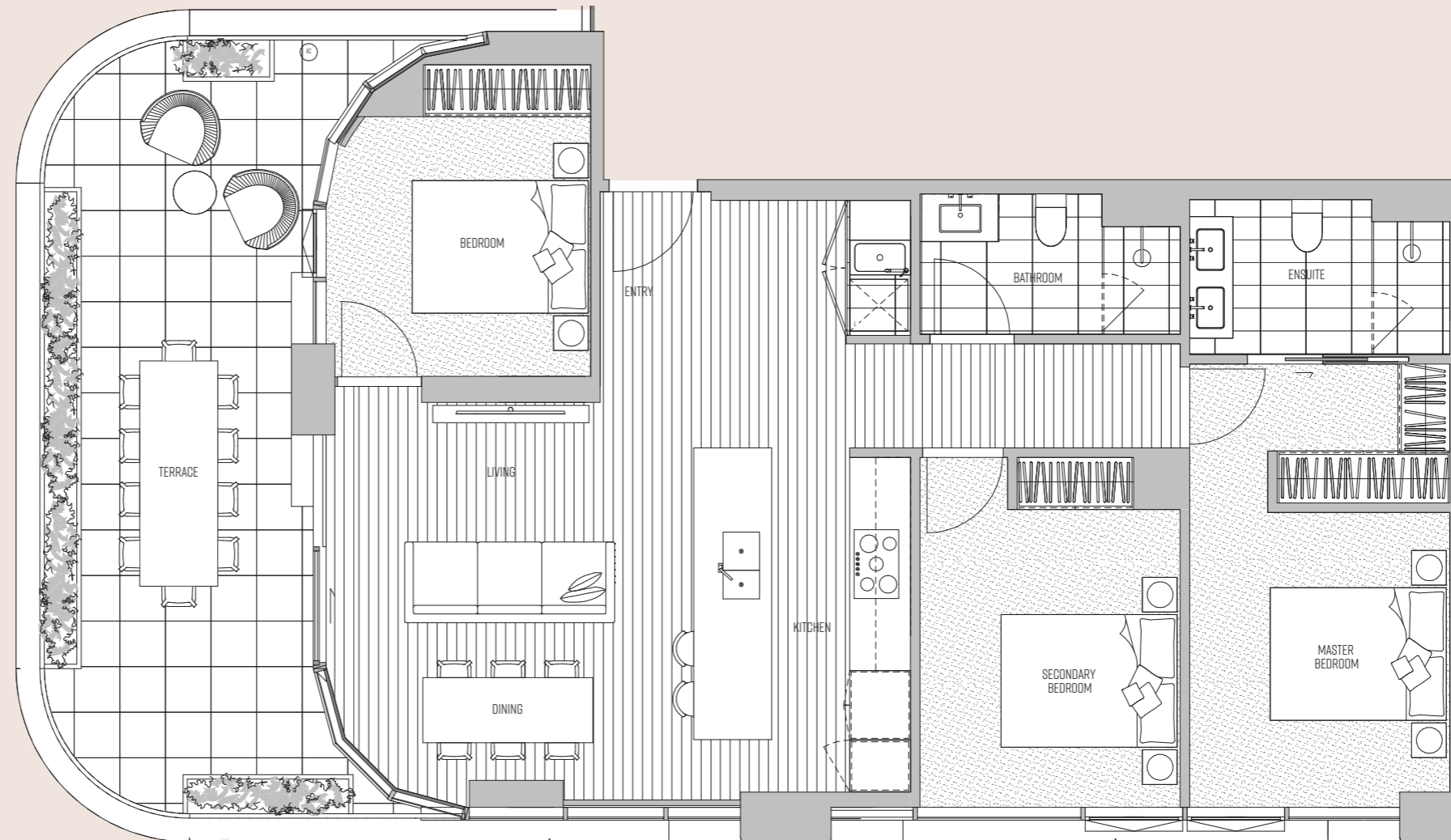
Internal 104m<sup>2</sup>

Terraces 27m<sup>2</sup>

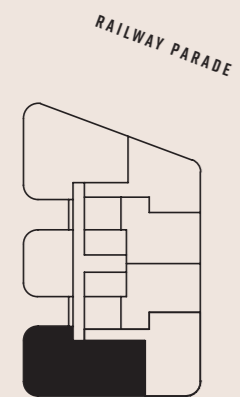
Total 131m<sup>2</sup>

# Rosella

MURRUMBEENA



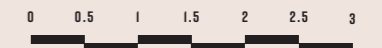
## SIXTH LEVEL



PATH ROAD



Plans are indicative only and may differ as a result of documentation and construction. Sizes may vary. Furniture not included.





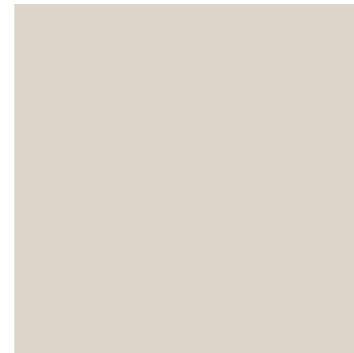
50 ROSELLA ST  
KITCHENS



**BENCHTOPS & SPLASHBACKS**  
Signorino Natural Stone Old Grey Tundra Slab



**TIMBER FLOORS**  
Oak 82mm wide



**JOINERY**  
Amaro Joinery Finish Laminate



**PREMIUM JOINERY**  
Boston Oak Joinery Finish Laminate



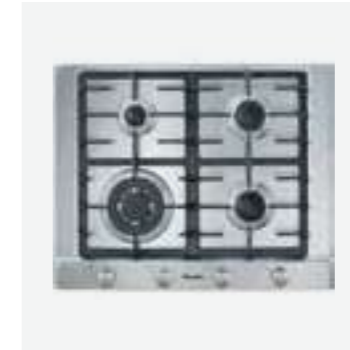
**KITCHEN MIXER**  
Gun Metal



**FRIDGE/FREEZER (1&2 BED APT)**  
Fisher & Paykel Integrated Fridge/Freezer



**DBL FRIDGE/FREEZER (3 BED APT)**  
Fisher & Paykel Integrated Fridge/Freezer



**GAS COOKTOP (1&2 BED APT)**  
Miele 650mm Gas Cooktop



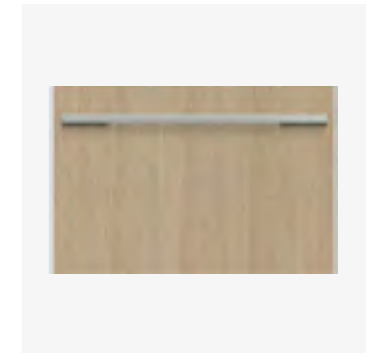
**GAS COOKTOP (3 BED APT)**  
Miele 900mm Gas Cooktop



**RANGEHOOD (1&2 BED APT)**  
Miele 530mm Undermount Rangehood



**RANGEHOOD (3 BED APT)**  
Miele 900mm Undermount Rangehood



**DISHDRAWER (1&2 BED APT)**  
Fisher & Paykel Integrated Dishdrawer



**DISHWASHER (3 BED APT)**  
Miele Integrated Dishwasher



**SINK (1 BED APT)**  
Stainless Steel 450mm Sink



**SINK (2&3 BED APT)**  
Stainless Steel 900mm Sink

All items are included in every apartment unless otherwise specified.

50 ROSELLA ST  
BATHROOMS & ENSUITES



**TOWEL RAIL**  
Gun Metal



**RAIL & HAND SHOWER**  
Gun Metal



**SHOWER SHELF**  
Gun Metal



**TAP & MIXER SET**  
Gun Metal



**ROBE HOOK**  
Gun Metal

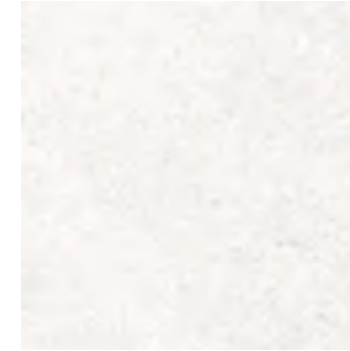


**TOILET ROLL HOLDER**  
Gun Metal



**SHOWER MIXER**  
Gun Metal

50 ROSELLA ST  
BATHROOMS & ENSUITES



**FLOOR & WALL TILES**  
Ceramic Floor & Wall Tiles 600mm



**JOINERY**  
Amaro Joinery Finish Laminate



**PREMIUM JOINERY**  
Boston Oak Joinery Finish Laminate



**BASIN**  
700x900mm Basin



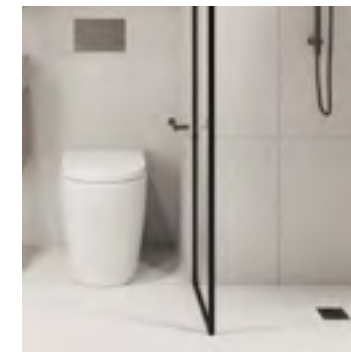
**DOUBLE BASIN (3 BED APART)**  
Double 1400mm Basin



**TOILET**  
Wall Faced Toilet Pan



**FLUSH PLATE**  
Dual Flush Plate



**SHOWER SCREEN DETAILING**  
Black Powder Coated Frame

50 ROSELLA ST  
LAUNDRY



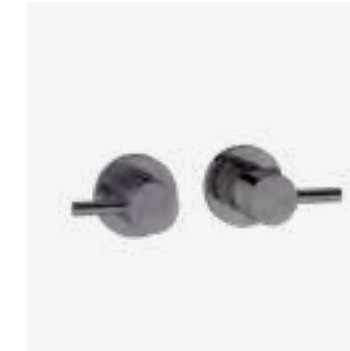
**TIMBER FLOORS**  
Oak 82mm wide



**BENCHTOPS & SPLASHBACKS**  
Signorino Natural Stone Old Grey Tundra Slab



**LAUNDRY SPOUT**  
Gun Metal Gooseneck Spout



**WALL TAPS**  
Gun Metal



**MACHINE STOP TAPS**  
Washing Machine Stop Taps



**JOINERY**  
Amaro Joinery Finish Laminate



**PREMIUM JOINERY**  
Boston Oak Joinery Finish Laminate



**SINK**  
Undermount Sink Bowl 430m

50 ROSELLA ST  
BEDROOMS & WALK IN ROBES



**CARPETS**  
Plush, Heavy Duty, 80% Wool



**ROBE HANDLES**  
Metallic Robe Handles 1040mm



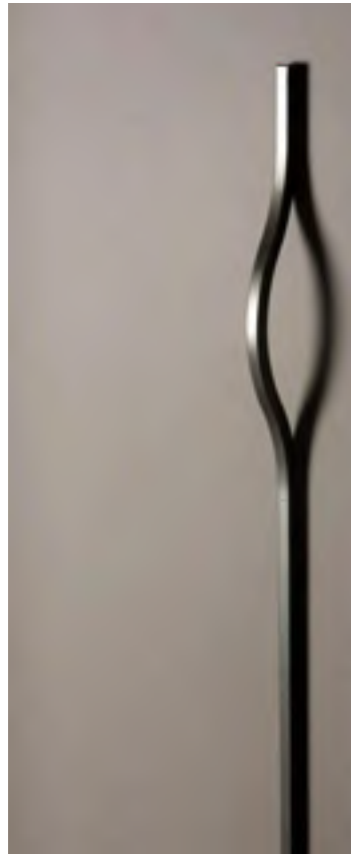
**JOINERY**  
Amaro Joinery Finish Laminate



**PREMIUM JOINERY**  
Boston Oak Joinery Finish Laminate



50 ROSELLA ST  
GENERAL



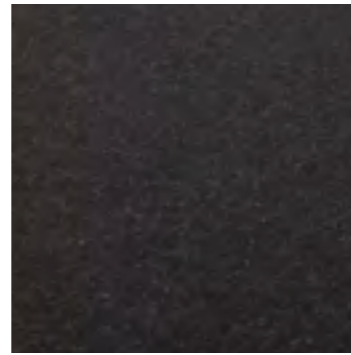
**JOINERY HANDLES**  
Metallic Joinery Handles 1040mm



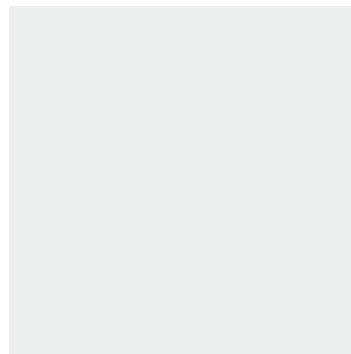
**JOINERY HANDLES**  
Metallic Joinery Handles 160mm



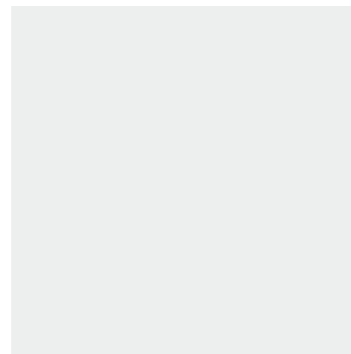
**DOOR HANDLES**  
Gun Metal Door Handles



**PAVERS**  
External Pavers 600x600mm



**WALL & CEILING PAINT**  
Dulux General Wall & Ceiling Paint



**WET AREA WALL & CEILING PAINT**  
Dulux - Wash & Wear



































