



ARDOR





## THE ESSENCE OF A CONTEMPORARY, EASY LIFESTYLE

Quality boutique living, surrounded by aspirational, must have real estate in a desirable, leafy suburb.

Mix in modern architectural design values, light-filled living spaces, full digital connectivity, the latest in energy efficient LED lighting and air conditioning, and a great extension of your indoor/outdoor living.

Top it off with high quality finishes, European appliances, and a modern interior colour palette offset by warm timber flooring.





# ARDOR



Standard Inclusions



# INCLUSIONS

ITEM	DESCRIPTION	IMAGE
Kitchen Basin	Stainless Steel	
Kitchen Mixer Tap	Chrome Finish	
Oven	Stainless Steel	
Slideout Rangehood	Stainless Steel	
4 Burner Cooktop	Stainless Steel	
Dishwasher	Stainless Steel	



# INCLUSIONS

ITEM	DESCRIPTION	IMAGE
Bathroom Vanity	White Finish	
Bathroom Tap	Chrome Finish	
Shower Rose	Stainless Steel	
Shower Mixer	Stainless Steel	
Toilet	White Finish	

# INCLUSIONS

ITEM	DESCRIPTION	IMAGE
Door Handles	Quality Chrome Door Handles	
Laundry Trough	Chrome Finish	
Air Conditioning	Reverse Cycle	
LED Downlight	White Finish	

# ARDOR

Effective as of July 2014

Please note: We reserved the right to vary or substitute items or brands named, according to availability.

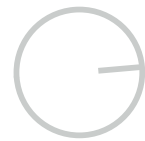
DISCLAIMER: The information contained in this material is based on information available to the author at the date of publication, however, no warranty is given as to the accuracy of the information or correctness of any opinion contained in this material. Any person relying on the information or opinions contained in this material do so at their own risk. Any person who intends to make financial or business decisions should rely upon their own assessment of the information or opinions and obtain independent verification or advice from qualified professionals.

# ARDOR



## UNIT 11

Level	G
Bedrooms	3+Study
Bathroom	3
Living Area	117.5m <sup>2</sup>
Balcony	86m <sup>2</sup>
Total Space	203.5m <sup>2</sup>
Capark	2



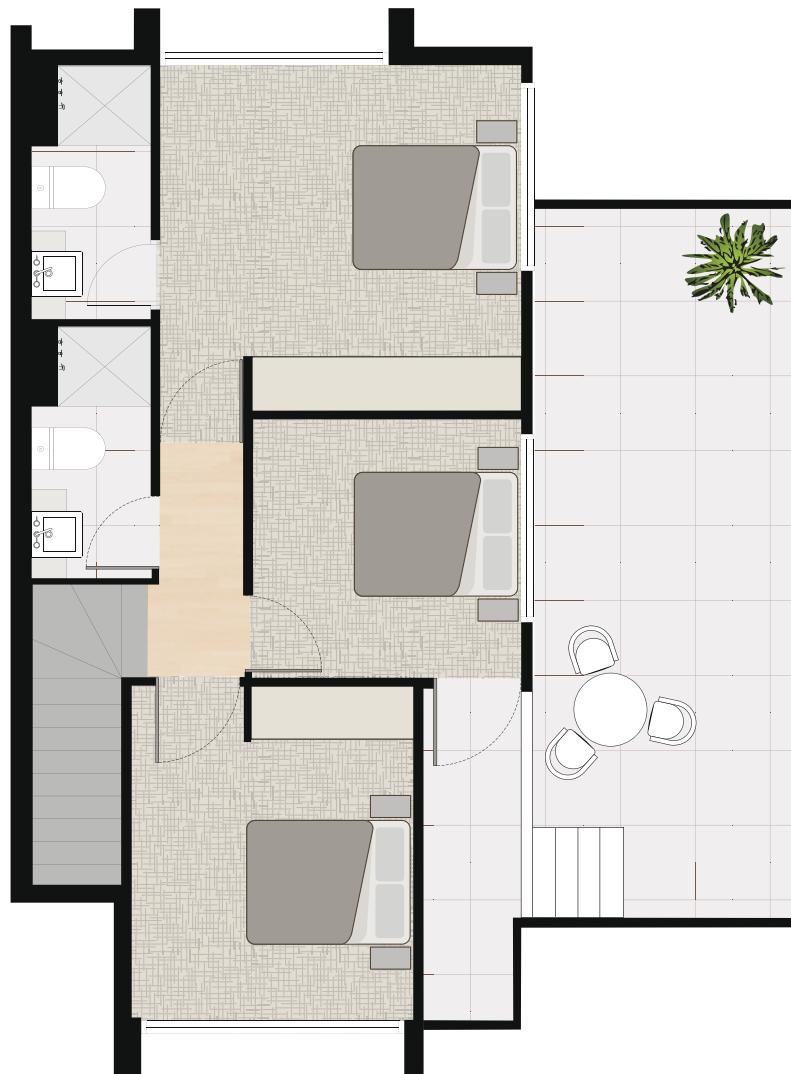


# ARDOR



## UNIT 11

Level	1
Bedrooms	3+Study
Bathroom	3
Living Area	117.5m <sup>2</sup>
Balcony	86m <sup>2</sup>
Total Space	203.5m <sup>2</sup>
Capark	2

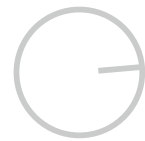


# ARDOR



## UNIT 10

Level	G
Bedrooms	3+Study
Bathroom	3
Living Area	116.5m <sup>2</sup>
Balcony	41.5m <sup>2</sup>
Total Space	158m <sup>2</sup>
Capark	2

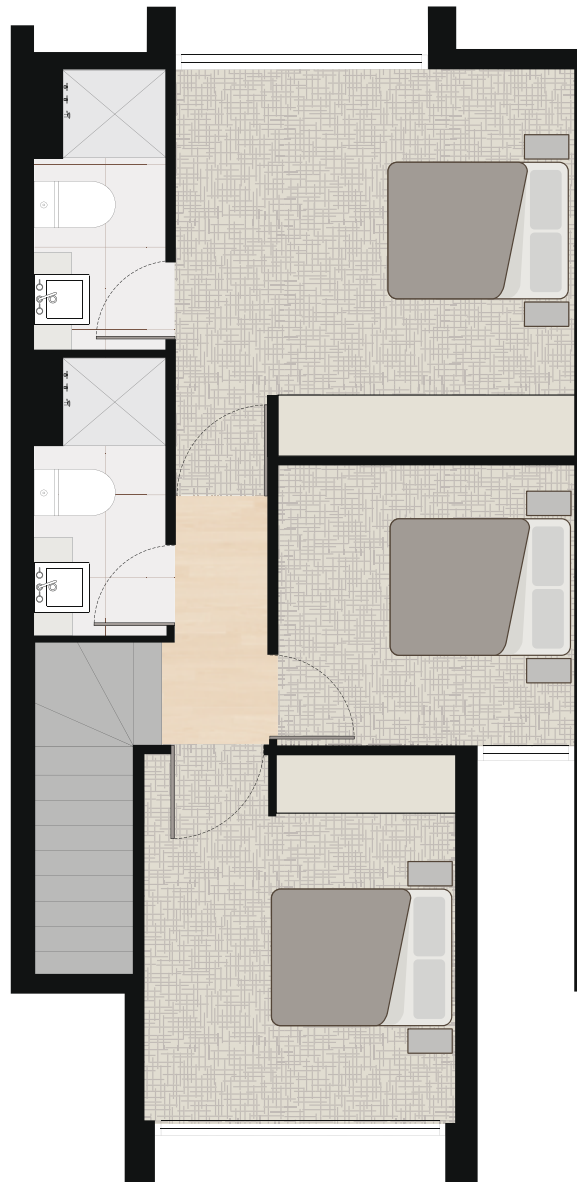
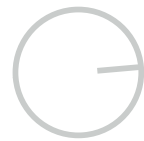


# ARDOR



## UNIT 10

Level	1
Bedrooms	3+Study
Bathroom	3
Living Area	116.5m <sup>2</sup>
Balcony	41.5m <sup>2</sup>
Total Space	158m <sup>2</sup>
Capark	2



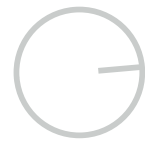


# ARDOR



## UNIT 9

Level	G
Bedrooms	3+Study
Bathroom	3
Living Area	116.5m <sup>2</sup>
Balcony	41.5m <sup>2</sup>
Total Space	158m <sup>2</sup>
Capark	2



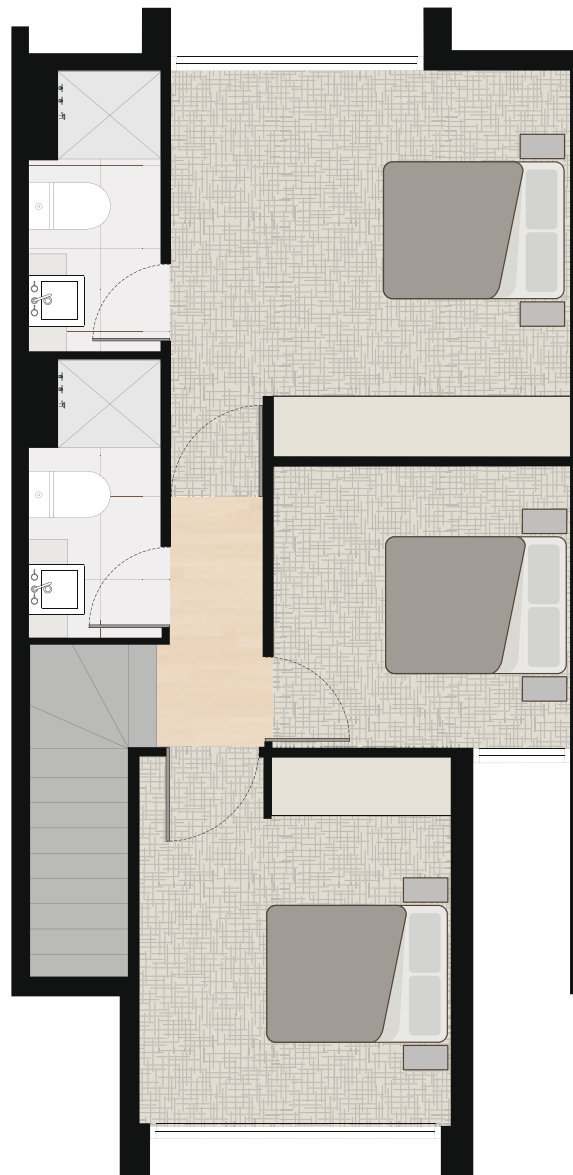
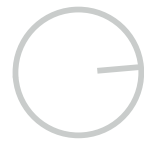
# ARDOR



## UNIT

9

Level	1
Bedrooms	3+Study
Bathroom	3
Living Area	116.5m <sup>2</sup>
Balcony	41.5m <sup>2</sup>
Total Space	158m <sup>2</sup>
Capark	2

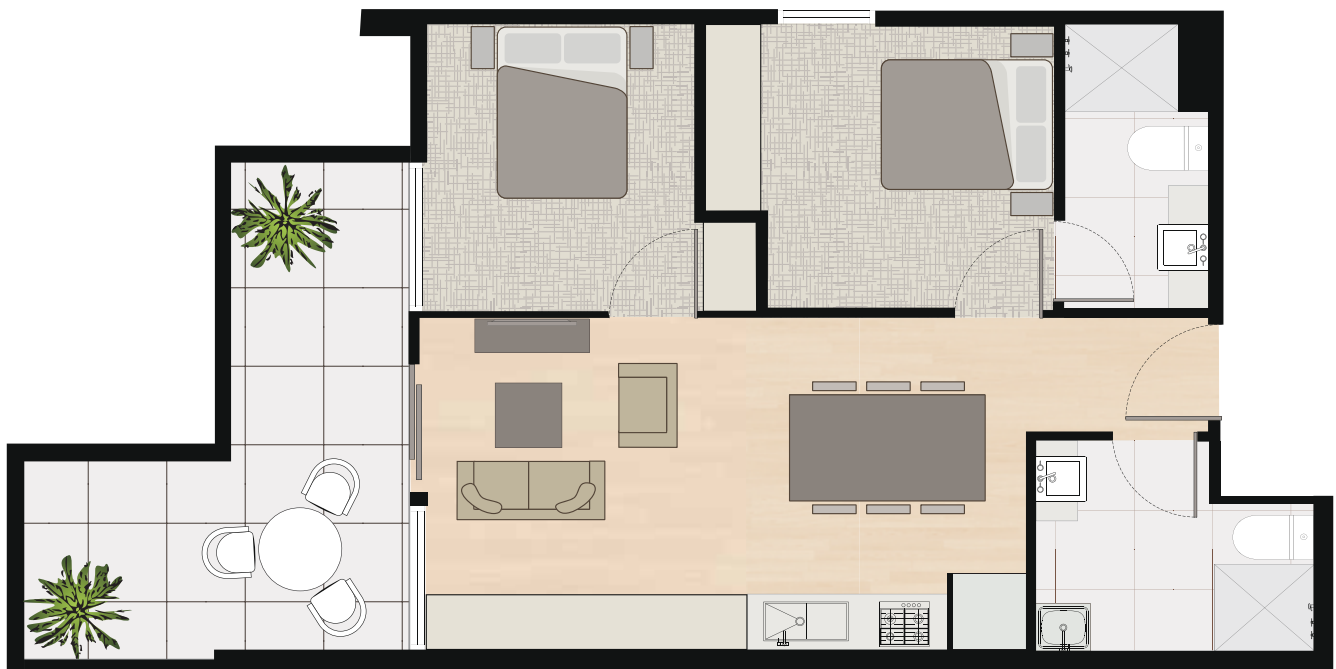
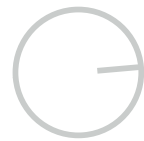


# ARDOR



## UNIT 8

Level	2
Bedrooms	2
Bathroom	2
Living Area	58m <sup>2</sup>
Balcony	15.5m <sup>2</sup>
Total Space	73.5m <sup>2</sup>
Capark	1



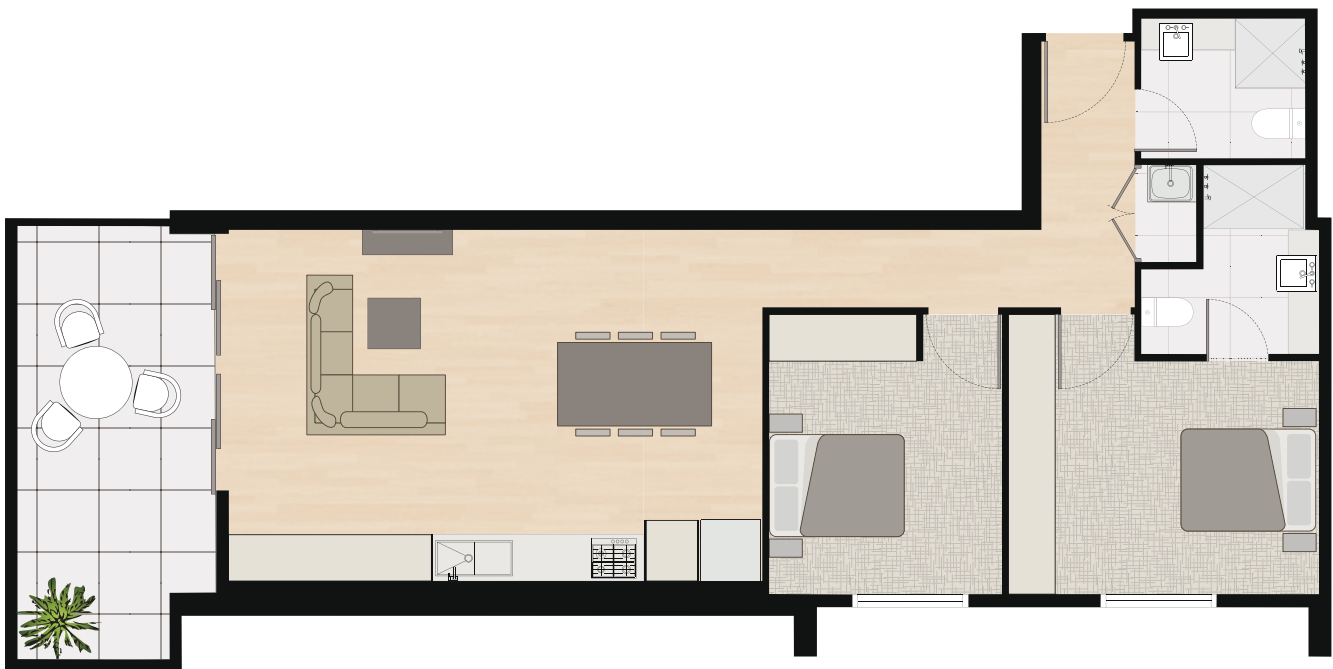
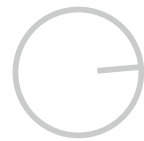


# ARDOR



## UNIT 7

Level	2
Bedrooms	2
Bathroom	2
Living Area	82.3m <sup>2</sup>
Balcony	16m <sup>2</sup>
Total Space	98.3m <sup>2</sup>
Capark	1

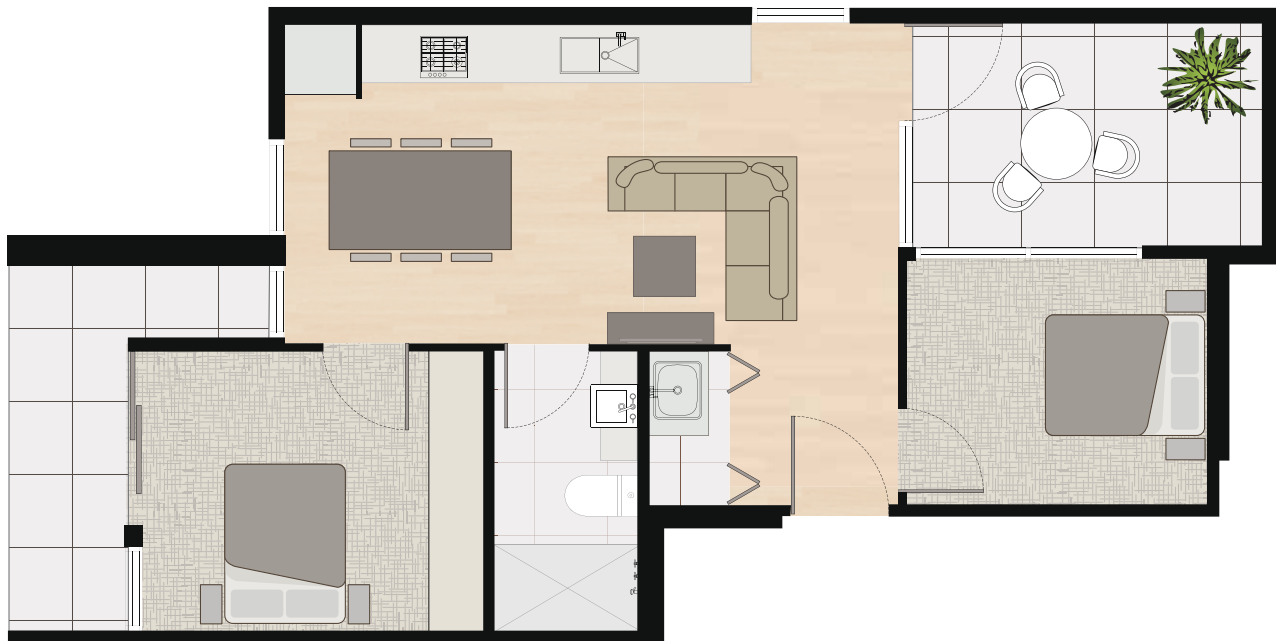
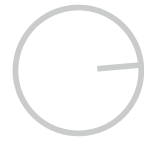


# ARDOR



## UNIT 6

Level	1
Bedrooms	2
Bathroom	1
Living Area	54.5m <sup>2</sup>
Balcony	14m <sup>2</sup>
Total Space	68.5m <sup>2</sup>
Carpark	1

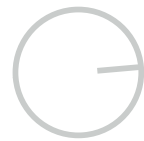


# ARDOR



## UNIT 5

Level	1
Bedrooms	2
Bathroom	1
Living Area	70.5m <sup>2</sup>
Balcony	7m <sup>2</sup>
Total Space	77.5m <sup>2</sup>
Capark	1



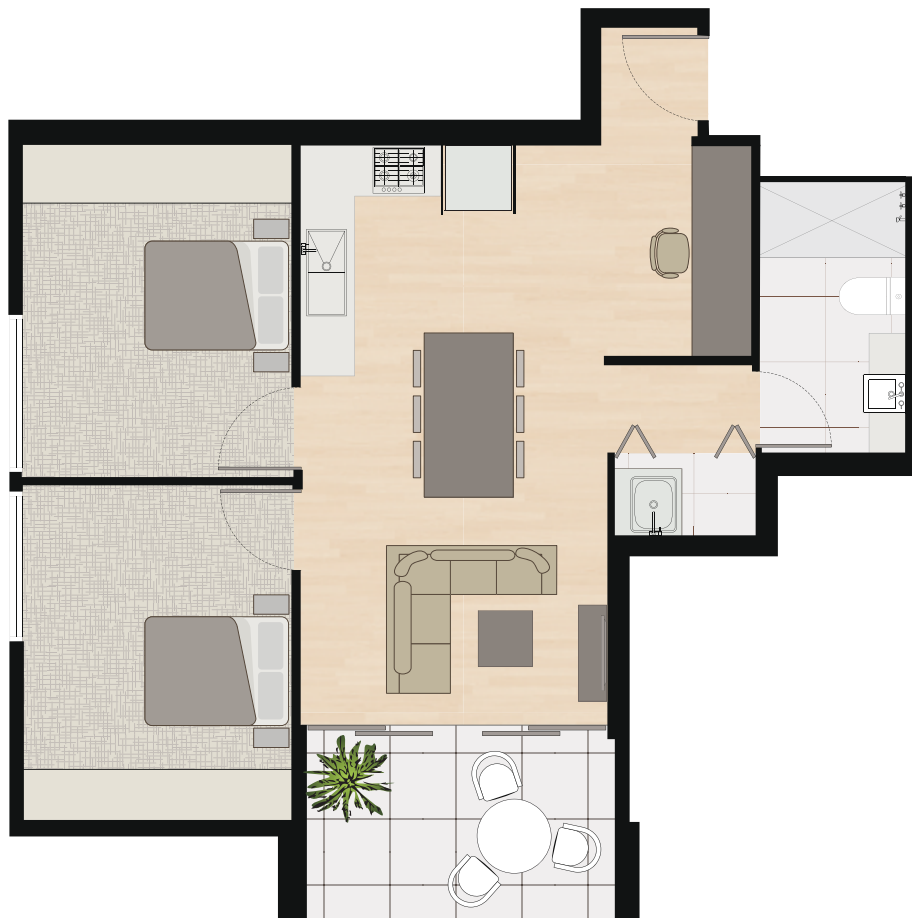


# ARDOR



## UNIT 4

Level	1
Bedrooms	2
Bathroom	1
Living Area	66.5m <sup>2</sup>
Balcony	7.5m <sup>2</sup>
Total Space	74m <sup>2</sup>
Capark	1

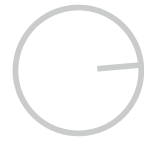


# ARDOR



## UNIT 3

Level	G
Bedrooms	2
Bathroom	1
Living Area	70m <sup>2</sup>
Balcony	36m <sup>2</sup>
Total Space	106m <sup>2</sup>
Capark	1

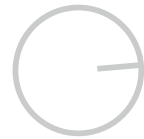


# ARDOR



## UNIT 2

Level	G
Bedrooms	2
Bathroom	1
Living Area	70.5m <sup>2</sup>
Balcony	22.5m <sup>2</sup>
Total Space	93m <sup>2</sup>
Capark	1

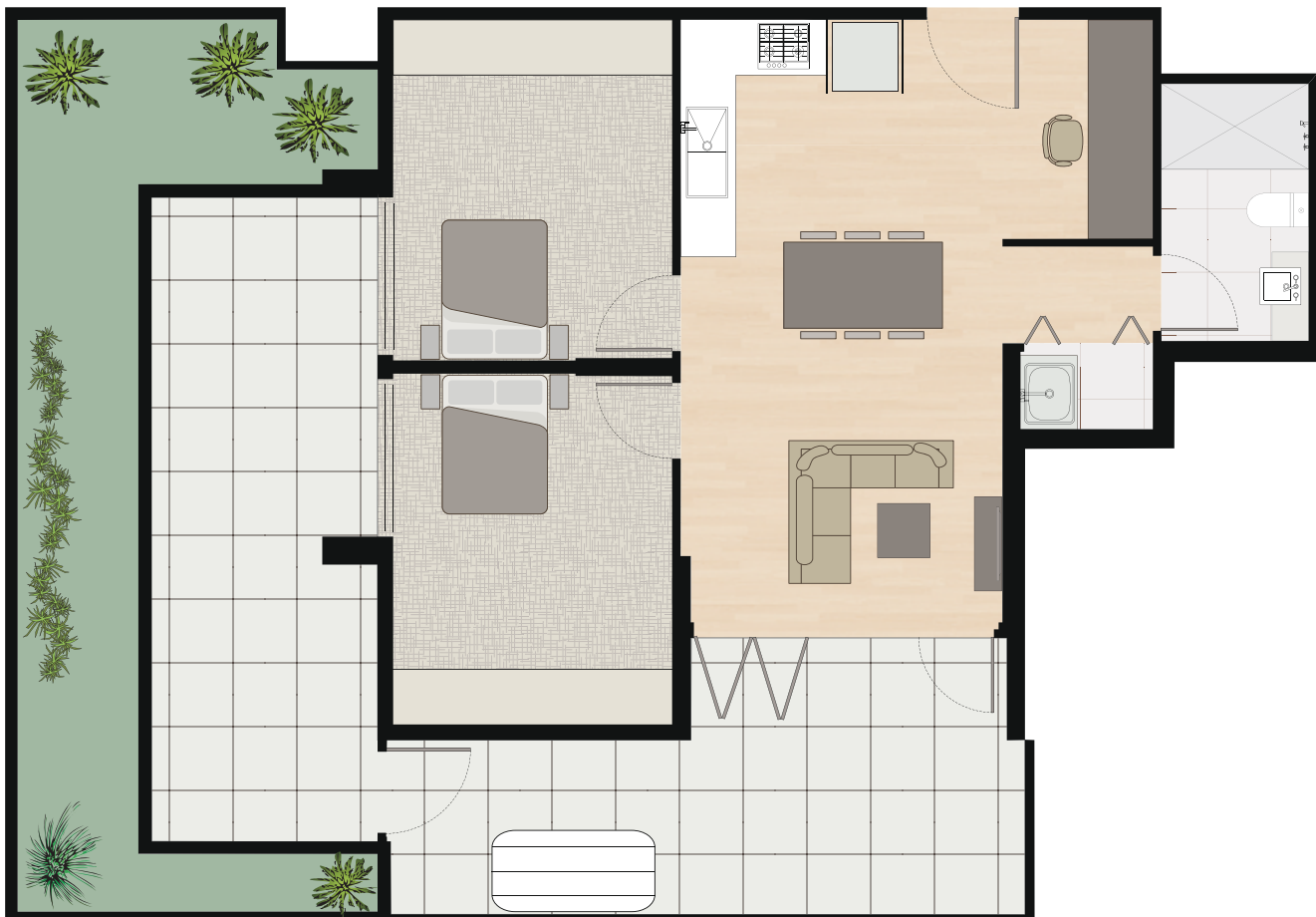


# ARDOR



## UNIT 1

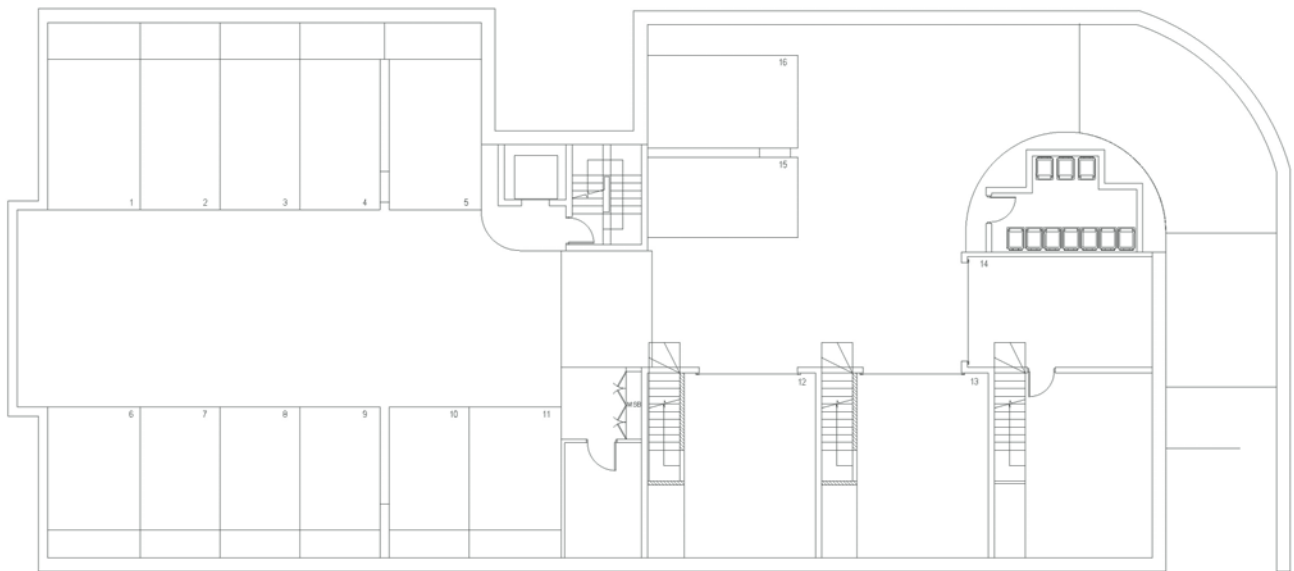
Level	G
Bedrooms	2
Bathroom	1
Living Area	64.5m <sup>2</sup>
Balcony	34m <sup>2</sup>
Total Space	98.5m <sup>2</sup>
Capark	1



# ARDOR



## BASEMENT

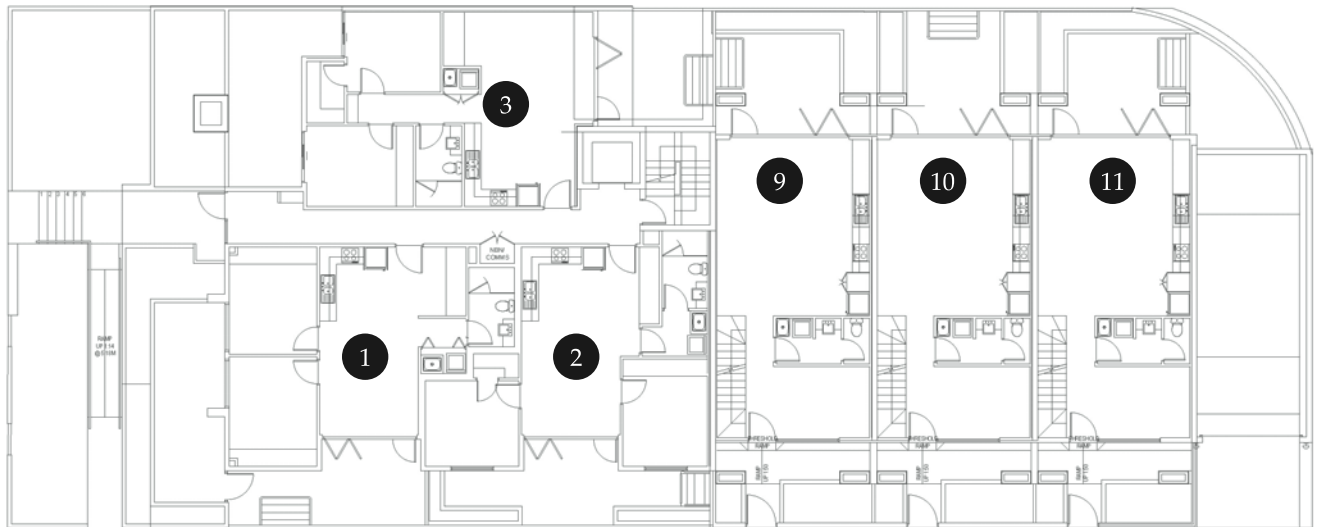




# ARDOR



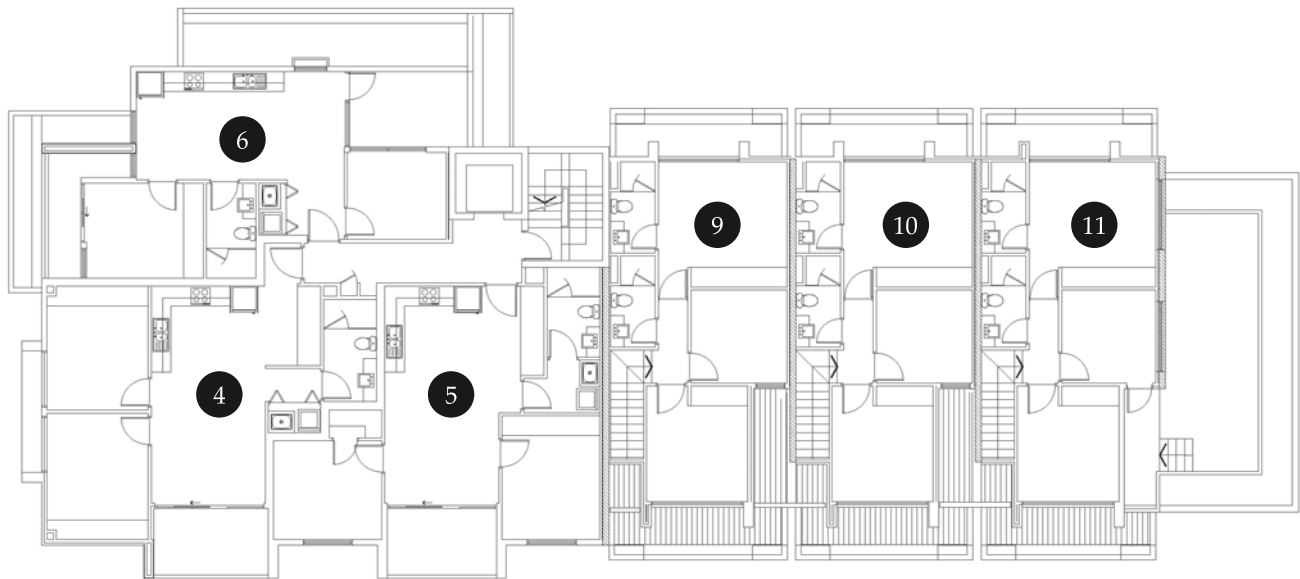
## GROUND FLOOR



# ARDOR



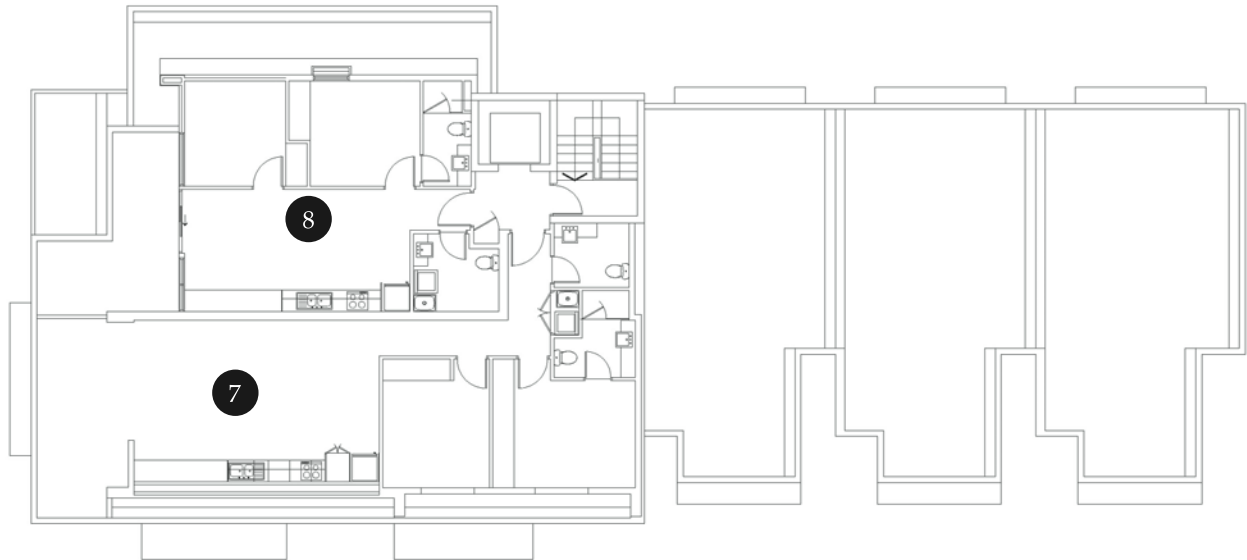
## FIRST FLOOR



# ARDOR



## SECOND FLOOR



# LOCATION



SITUATED AMIDST A  
MIRRYAD OF AMENITY,  
ARDOR IS POSITIONED  
FOR EASY LIVING

1. Belmore Village Shopping Strip	250 mtrs
2. Balwyn East Kindergarten	240 mtrs
3. Boroondara Sports Complex	1.2 kms
4. Eastern Freeway	2.2 kms
5. Mont Albert Primary School	1.4 kms
6. Eastern Golf Club	3.1 kms
7. Westfield Shopping Centre	4.6 kms
8. Surrey Hills Village & Rail Station	2.5 kms
9. Palace Cinemas Balwyn	3.0 kms

