




THE ART OF LIVING

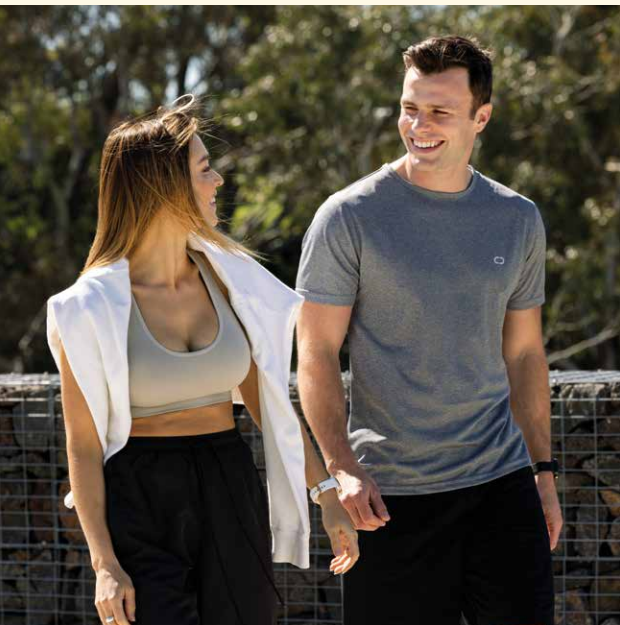


An aerial photograph of a suburban neighborhood. In the foreground, a lush green area with a small creek is visible, partially covered by a large, semi-transparent, grey circular graphic. The middle ground shows a dense residential area with modern houses and trees. The background shows a vast expanse of greenery and a distant city skyline under a clear blue sky.

An enclave of contemporary creekside living, Modeina is embraced on three sides by the naturally beautiful Kororoit Creek.

This makes it something of a sanctuary, a uniquely positioned opportunity to show the world that...

YOU HAVE ARRIVED



THE TIME TO MOVE UP

Immerse yourself in spaces good for the head and the heart.

Tranquil creek surrounds provide both a mental escape and healthy exercise experiences.

And there are kilometres of trails for walking, jogging or riding.

It's nature at your door, where you can live a healthier life at whatever pace you choose.





THE LIFE STYLE

It's time to live a life that offers you and your family the best, elevating each and every day with new experiences.

A life affirming haven that balances exclusivity with an inviting and inclusive community.

Modeina - for those who have moved beyond just aspiring, to well and truly realising their dreams.



A large, modern kitchen with dark wood cabinetry and a white countertop. A man and a woman are standing at the counter, looking at each other and smiling. The man is holding a glass of wine. There are three large, round, white pendant lights hanging from the ceiling. A large window in the background shows a view of greenery. On the counter, there is a loaf of bread, a bottle of wine, and some fruit.

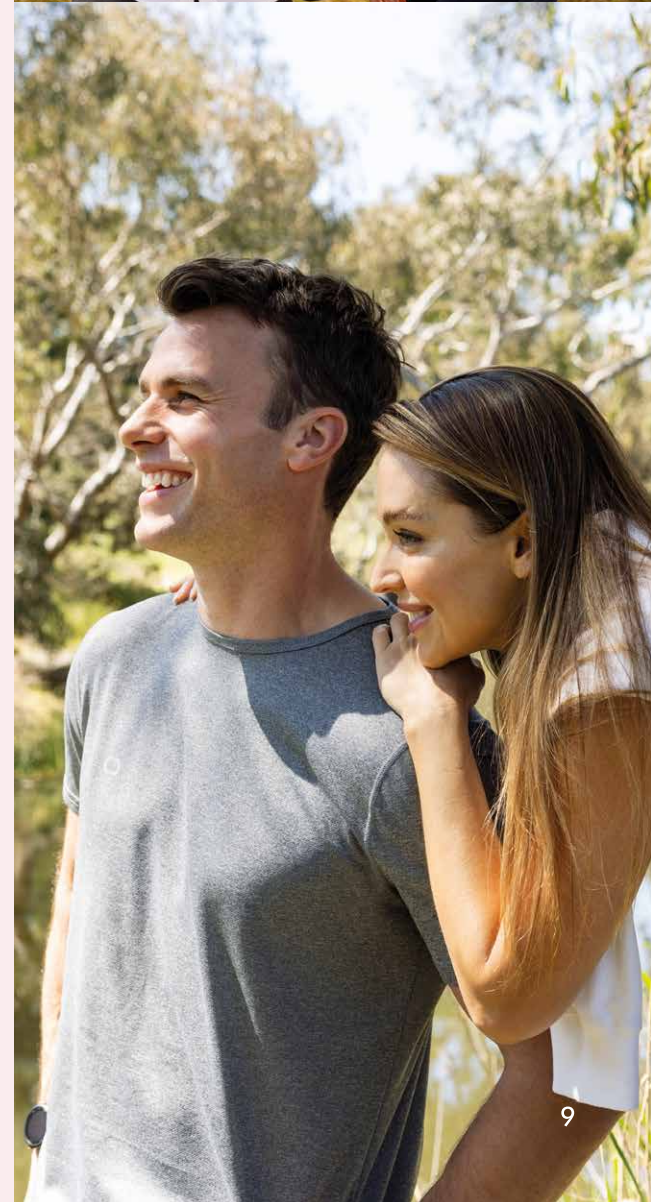
LIFE AT THE NEXT LEVEL

Your home will be your haven at the heart of it all with so many local amenities just a stone's throw away.

This is where you'll share your good fortune with good friends, in surroundings that will be the envy of those that visit.

This is a life surrounded by family and friends.

This really is The Art of Living.



THE STATUS



Owning your successes and honouring your achievements in life is what Modeina can do for you.

It's for those who live life with grace and understand the good things in life are to be enjoyed, but not taken for granted.

Surrounding Modeina you'll find more quality - from the cafes to the shopping experiences to the amenities and natural environment.

The perfect combination.





THE HOMES

You have the enviable opportunity to secure land from a choice of generously sized lots including elevated corner allotments with astounding vistas stretching along Kororoit Creek.

With well considered Building Guidelines, you'll be surrounded by other homes of a standard all will be proud of.

This is the opportunity for you to realise your dream with a visual style that reflects your own unique brand of sophistication.



THE GARDENS



Ian Barker Landscape Design - one of Melbourne's premier landscape design companies - has been chosen to design and construct every new Modeina front garden as part of the purchase. That also includes it being professionally maintained for the first 12 months.

As a Modeina purchaser, you'll choose from a collection of 8 individual front garden designs. Additionally, creekside lot purchasers will have a bespoke front garden designed and built by Ian and his team.

Honouring the beauty of the existing surroundings, your Ian Barker Landscape Design garden will truly reflect the essence of your home. Complementing the style you envisage, mood you want to create, or the outdoor oasis you wish for.



AT THE HEART OF IT ALL

Modeina is unique for many reasons but one of the best is its position within the surrounding area.

You are at the heart of it all.

Surrounded by an abundance of schools for children of all ages, sports grounds and recreational parks nearby, shopping centres, supermarkets, boutiques, hardware, medical - there are just so many amenities so close.

And getting to or from Melbourne is made easier with major arterial roads close by.

It's all here, waiting just for you.





AN EYE ON THE FUTURE

THE WELL

CON

NECTED

Your elegant enclave is close to schools, your kind of shopping, the airport, entertainment venues, community centres and beautiful outdoor spaces.

And it's within easy reach of the CBD via an easy drive or convenient public transport connections. So, wherever you're headed, the luxury of home is easy to retreat to.



From our family to yours, thank you for your interest.

We're proud to offer this exclusive invitation to those ready to take their living to the next level. A unique opportunity in the west to have your dream home in dream surrounds.

As a family we all work to maintain our father Bert's vision and heartfelt commitment to quality living and excellence in building communities with honesty and integrity.

THE DENNIS FAMILY



MODEINA



ANOTHER DENNIS FAMILY COMMUNITY

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