



fernhill

S A N D R I N G H A M L I V I N G A T I T S F I N E S T





fernhill
sandringham









Shopping List
- Bread
- Milk
- Toilet paper
- Coffee

Pasta Sauce
- 300g olive oil
- 100g minced garlic
- 1 onion sliced
- 100g corn
- 100g chopped tomatoes
- 100g beef



Fernhill is located in the heart of Sandringham, one of Melbourne's most prestigious Bayside suburbs and just 17kms from Melbourne's central city. It is a popular location for beach goers with close proximity to public transportation and highly regarded Primary and Secondary Schools, leisure and recreation facilities such as Sandringham Yacht Club, Beaumaris Yacht Squadron, Trevor Barker Beach Oval and some of Australia's leading sandbelt golf courses. Fernhill is only a few hundred metres from Sandringham Shopping Village and 5 minutes drive to Southland Shopping Centre.

Sandringham
Yacht Club

Trevor Barker
Beach Oval

Sandringham
Railway Station

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Sandringham
Primary School

Sacred Heart
Primary School





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Key attractions:

- Sandringham Yacht Club
- Sandringham Golf Links, Victoria Golf Club and Royal Melbourne Golf Course
- 1 min drive to railway station
- 2 min drive to Sandringham beach
- Close to sought after Primary and Secondary schools
- 500m to Sandringham shopping village
- 5 min drive to Southland Shopping centre.



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Floor Plans



- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 1- lower ground floor

area: 71sqm

courtyard: 31sqm

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4 fernhill road sandringham



- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



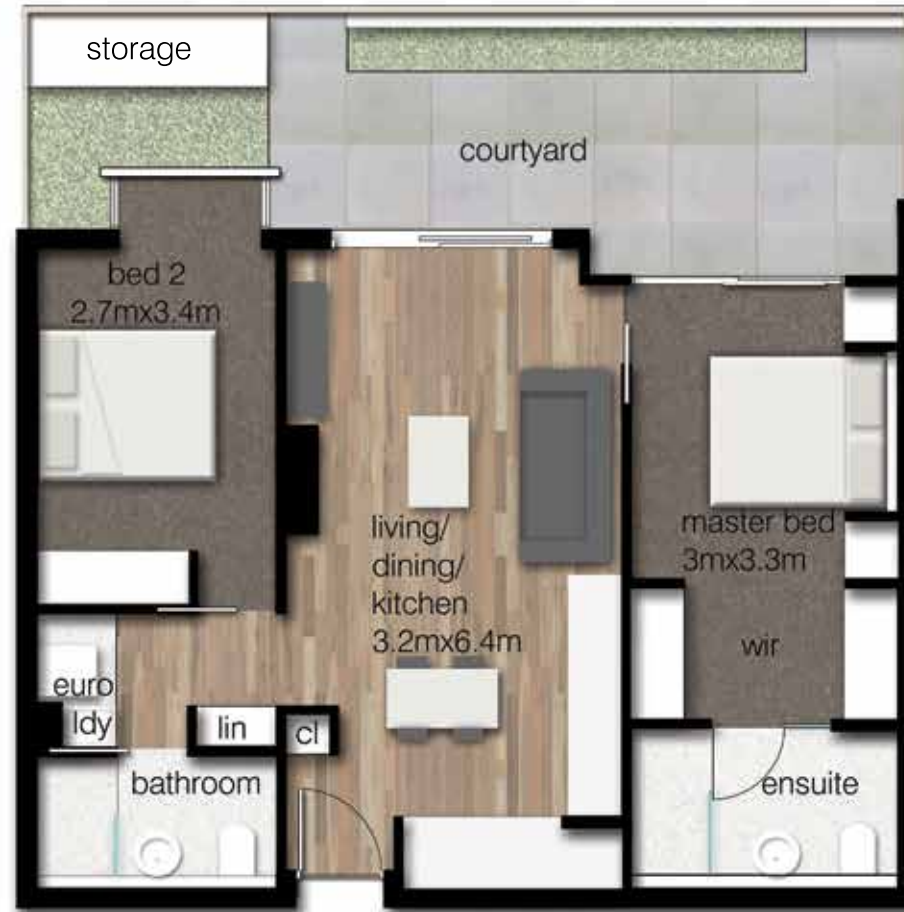
apartment 2- lower ground floor
 area: 72sqm
 courtyard: 27sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 3- lower ground floor
 area: 73 sqm
 courtyard: 25 sqm

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- 3 bedrooms
- 2 bathrooms
- 1 powder room
- open plan living /dining
- double storey
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate laundry
- video intercom to secure entrance
- 2 secure basement carparks
- secure private storage
- lift

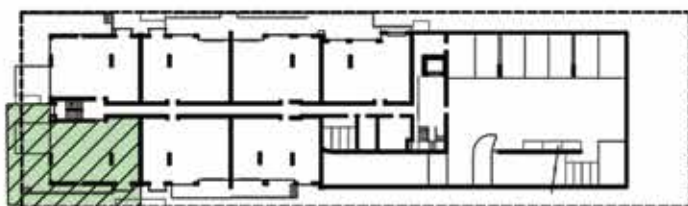


apartment 4- lower ground/basement
 area: 118sqm
 courtyard: 70sqm



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- 3 bedrooms
- 2 bathrooms
- 1 powder room
- open plan living /dining
- double storey
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate laundry
- video intercom to secure entrance
- 2 secure basement carpark
- secure private storage
- lift



apartment 5- lower ground/basement
area: 118sqm
courtyard: 76sqm

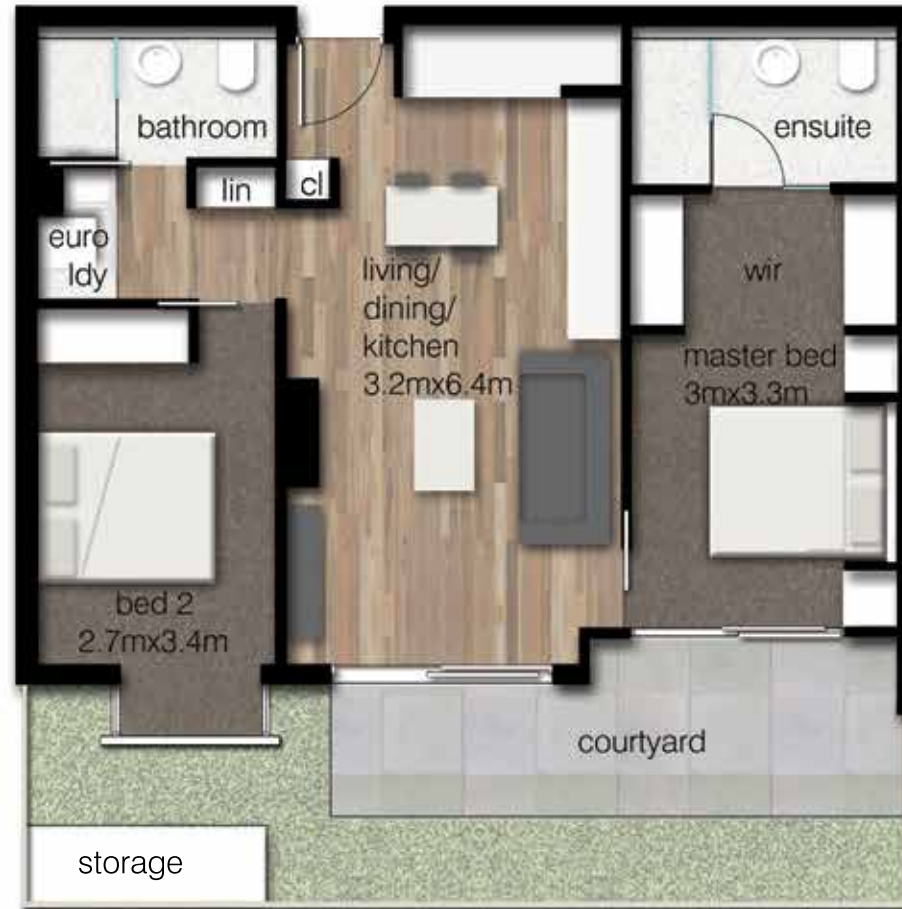


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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 6- lower ground floor

area: 73 sqm

courtyard: 25 sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



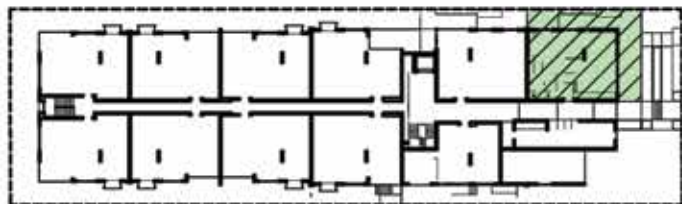
apartment 7- lower ground floor

area: 70sqm

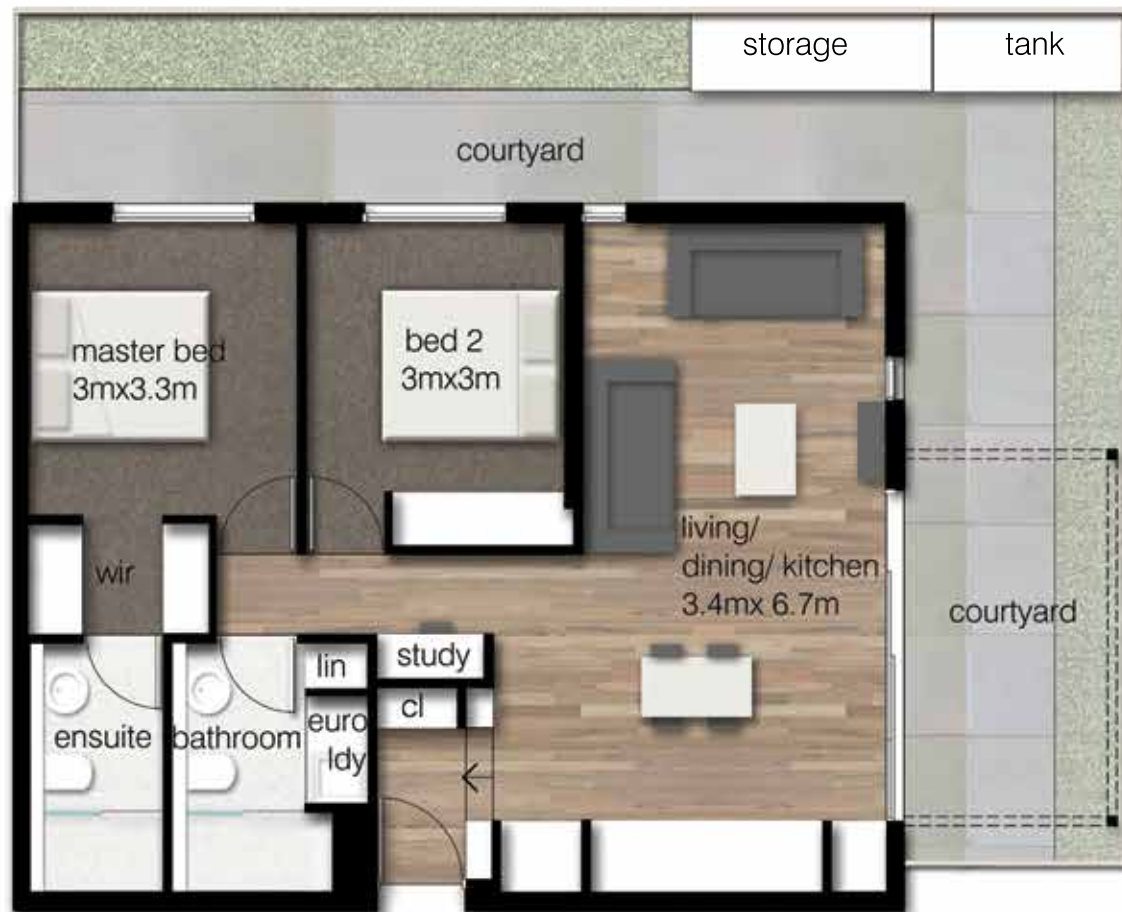
courtyard: 28sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



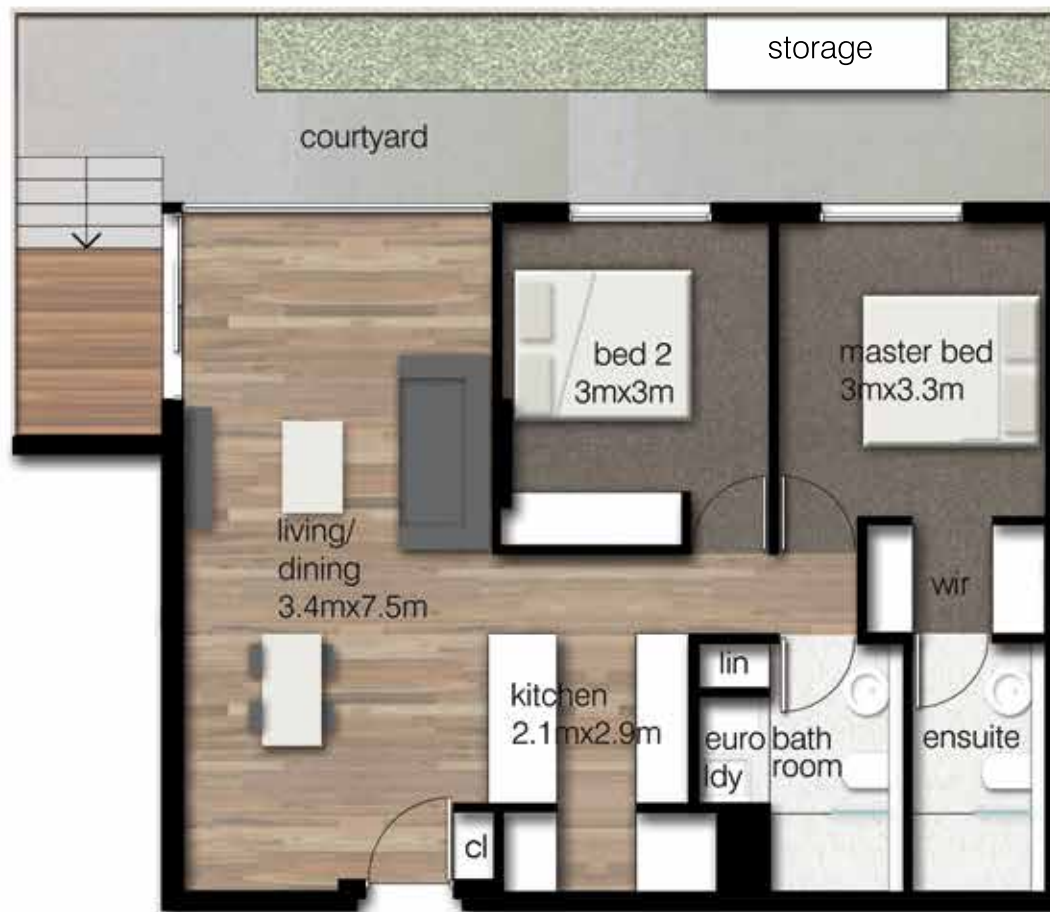
apartment 8- ground floor
 area: 77sqm
 courtyard: 45sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to private courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 9- ground floor
area: 77sqm
courtyard: 30sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment10- ground floor
 area: 70sqm
 balcony: 13sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 11- ground floor
 area: 67sqm
 balcony: 8sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



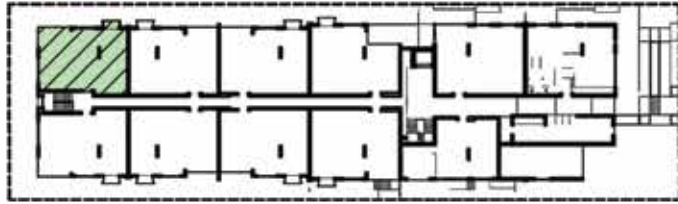
apartment 12- ground floor

area: 67sqm

balcony: 8sqm

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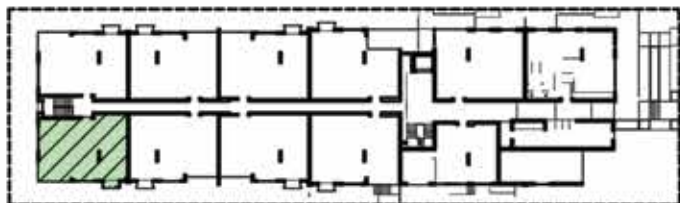
- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 13- ground floor
 area: 64sqm
 balcony: 8sqm

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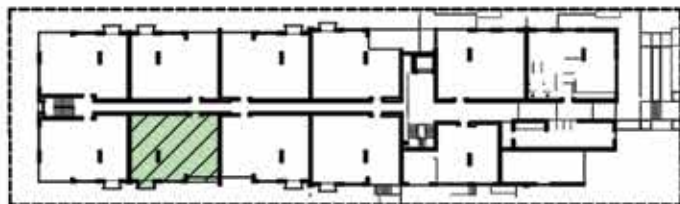
- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 14- ground floor
 area: 64sqm
 balcony: 8sqm

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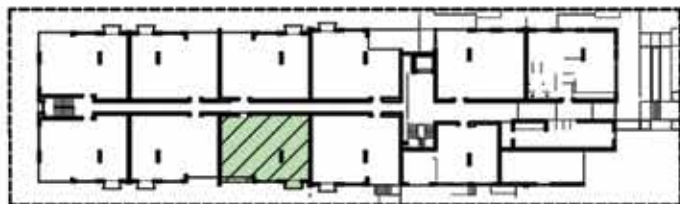
- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 15- ground floor
 area: 66sqm
 balcony: 7sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 16- ground floor
area: 65sqm
balcony: 7sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 17 - ground floor
 area: 70sqm
 balcony/courtyard: 28sqm

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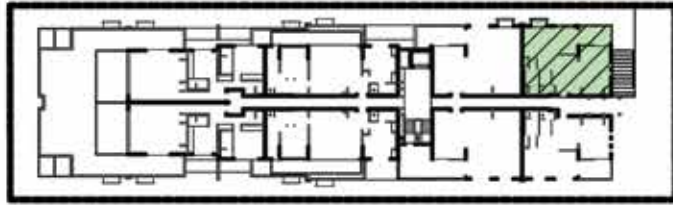
- 2 bedrooms
- 1 bathroom
- 1 powder room
- open plan living /dining
- sliding doors to courtyard
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 18 - ground floor
 area: 62sqm
 courtyard 27sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 19- first floor
 area: 70sqm
 balcony: 8sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



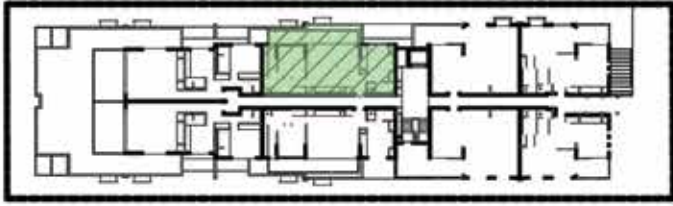
apartment 20- first floor

area: 70sqm

balcony: 12sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



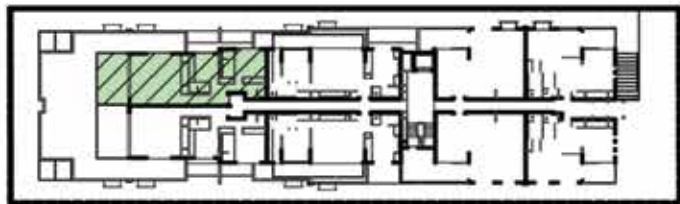
apartment 21 - first floor

area: 81sqm

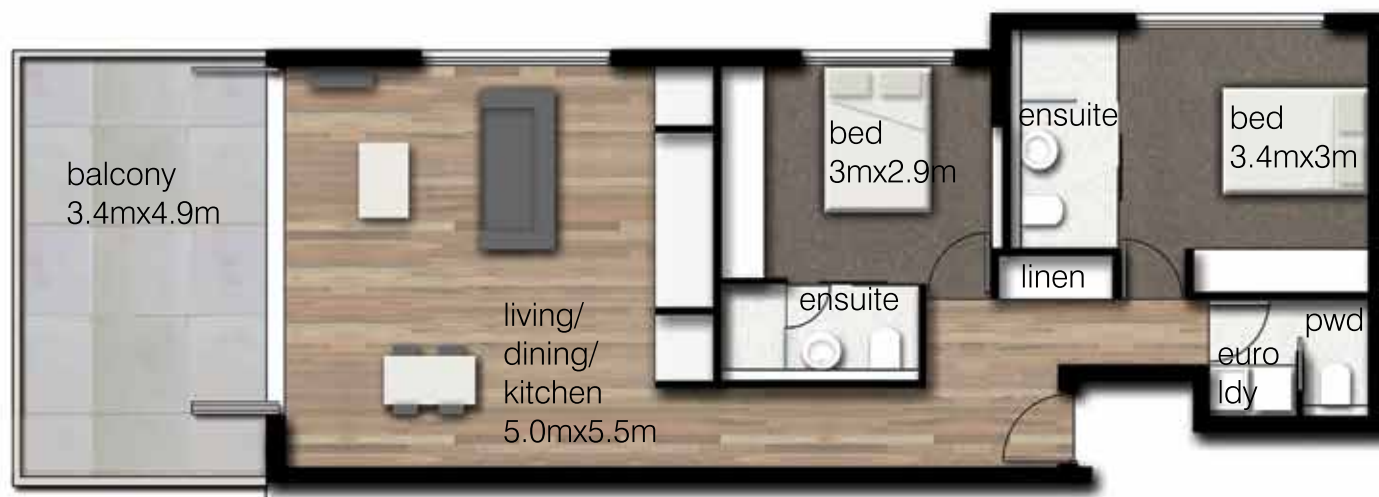
balcony: 13sqm

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- 2 bedrooms
- open plan living /dining
- 2 bathrooms
- 1 powder room
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- 2 secure basement carpark
- secure private storage
- lift



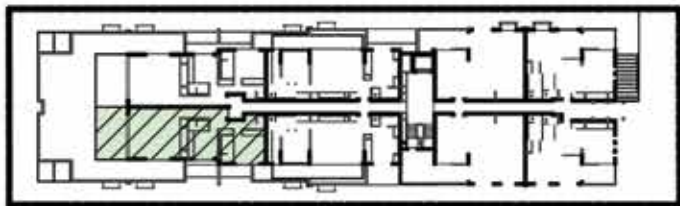
apartment 22 - first floor

area: 86sqm

balcony 17sqm

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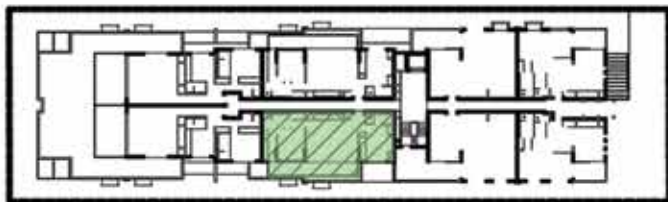
- 2 bedrooms
- open plan living /dining
- 2 bathrooms
- 1 powder room
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- 2 secure basement carparks
- secure private storage
- lift



apartment 23 - first floor
 area: 86sqm
 balcony 17sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



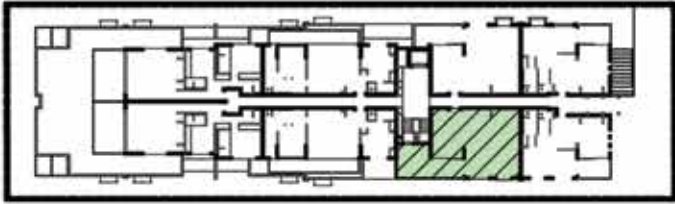
apartment 24 - first floor

area: 81sqm

balcony: 13sqm

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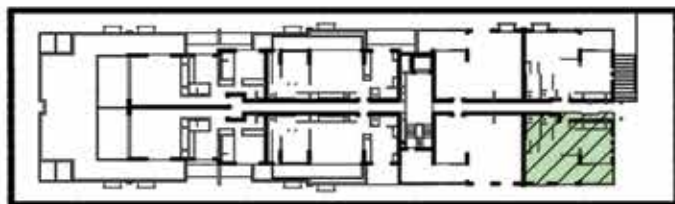
- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



apartment 25- first floor
 area: 69sqm
 balcony: 22sqm

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- 2 bedrooms
- 2 bathrooms
- open plan living /dining
- sliding doors to balcony
- bosch gas appliances
- smartstone benchtops
- gas hot water
- 6 star energy efficiency
- polished timber floors
- floor to ceiling tiles
- separate euro laundry
- video intercom to secure entrance
- secure basement carpark
- secure private storage
- lift



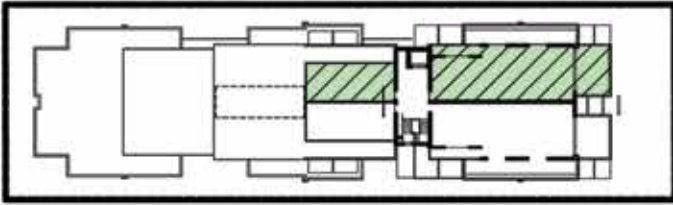
apartment 26- first floor

area: 65sqm

balcony: 8sqm

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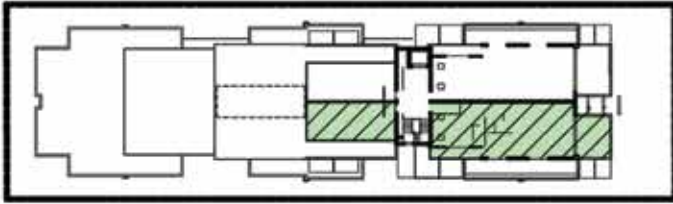
- 2 bedrooms
- open plan living /dining
- private roof deck
- 1 bathroom
- 1 shower
- 1 powder room
- separate euro laundry
- 2 balconies
- 2 secure basement carparks
- secure storage
- 6 star energy efficiency
- Bosch Appliances
- Smartstone benchtops
- floor to ceiling tiles
- polished timber floors
- video intercom to secure entrance



apartment 27 - second floor
 area: 93sqm
 balconies: 29sqm
 roof deck: 40sqm

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- 2 bedrooms
- open plan living /dining
- private roof deck
- 1 bathroom
- 1 shower
- 1 powder room
- separate euro laundry
- 2 balconies
- 2 secure basement carparks
- secure storage
- 6 star energy efficiency
- Bosch Appliances
- Smartstone benchtops
- floor to ceiling tiles
- polished timber floors
- video intercom to secure entrance



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WORLD'S MOST LIVEABLE CITY

For good reason, Melbourne is recognised as having one of the highest standards of living in the world. It is a city of extraordinary diversity and for the past 4 years has been ranked by The Economist as the #1 Most Liveable City in the world.

	2014		2013		2012		2011	
Ranking	City	Rating	City	Rating	City	Rating	City	Rating
1	MELBOURNE	97.5	MELBOURNE	97.5	MELBOURNE	97.5	MELBOURNE	97.5
2	VIENNA	97.4	VIENNA	97.4	VIENNA	97.4	VIENNA	97.4
3	VANCOUVER	97.3	VANCOUVER	97.3	VANCOUVER	97.3	VANCOUVER	97.3
4	TORONTO	97.2	TORONTO	97.2	TORONTO	97.2	TORONTO	97.2
5	ADELAIDE	96.6	CALGARY	96.6	CALGARY	96.6	CALGARY	96.6
6	CALGARY	96.6	ADELAIDE	96.6	ADELAIDE	96.6	HELSINKI	96.2
7	SYDNEY	96.1	SYDNEY	96.1	SYDNEY	96.1	SYDNEY	96.1
8	HELSINKI	96.0	HELSINKI	96.0	HELSINKI	96.0	PERTH	95.9
9	PERTH	95.9	PERTH	95.9	PERTH	95.9	ADELAIDE	95.9
10	AUCKLAND	95.7	AUCKLAND	95.7	AUCKLAND	95.7	AUCKLAND	95.7

Melbourne is home to The Crown Casino and Entertainment Complex. The complex incorporates several nightclubs, multiple restaurants, fashion outlets and luxury brands such as Prada, Burberry Louis Vuitton, Versace, Bulgari and Omega SA. It is considered the largest city complex in the southern hemisphere and one of the largest in the world.

Melbourne sets the highest benchmark for Australia's food culture. It has something to offer diners of all persuasions with thousands of restaurants, cafes, coffee roasting shops, bars and pubs. From ethnic to European, American to Japanese, the cuisines are wide and varied and can be found all over Melbourne,

Melbourne is recognised as the fashion capital of Australia, and is haven for fashion lovers. The city offers international designer boutiques and quirky shops hidden in its famous laneways and arcades.

With designated retail precincts such as Emporium, QV, the GPO, Melbourne Central and Bourke Street Mall, you can easily lose yourself in those beautiful interlocking malls. You can also enjoy Chapel St in South Yarra, High St Armadale, Southland Shopping Centre and Chadstone Shopping Centre.



