



523 Boronia Road, Wantirna

- Wantirna prime location, Victoria's Top Regency Park Primary School Zone, only few minutes drive to Westfield Knox Shopping Centre, easy access to the M3 freeway, 30 mins to Melbourne CBD!
- **School Zone**
- 750m walk to Regency Park Primary School (Victoria's Top)
- 3 mins drive to Wantirna College
- 5 mins drive to The Knox School
- **Connectivity**
- 200m walk to Route 901 bus stop
- 5 mins drive to Bayswater Station, with direct access to Melbourne CBD
- **Shopping**
- 3 mins drive to Westfield Knox Shopping Centre
- 4 mins drive to Wantirna Mall Shopping Centre
- 9 mins drive to Big Watermelon Grocer
- **Surrounding Parks**
- 850m walk to Schultz Reserve
- 6 mins drive to Koomba Park and Dandenong Creek Trail
- **Medical Centre**
- 2 mins drive to Knox Private Hospital



GROUND FLOOR



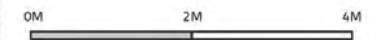
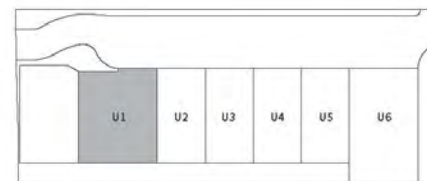
FIRST FLOOR

UNIT 1

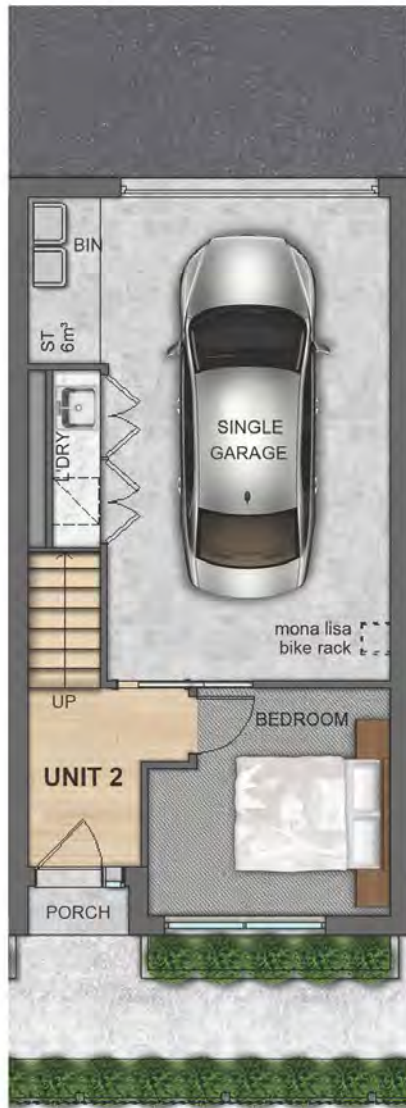
3 2.5 1

523 BORONIA ROAD
- WANTIRNA -

GROUND FLOOR	71.0 m ²	PORCH	1.0 m ²
FIRST FLOOR	62.8 m ²	BALCONY	15.0 m ²
PRIVATE OPEN SPACE	51.5 m ²		
TOTAL FLOOR AREA	16.12 SQ / 149.8 m²	TOTAL AREA	21.67 SQ / 201.3 m²



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



GROUND FLOOR



FIRST FLOOR



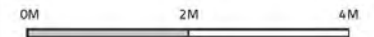
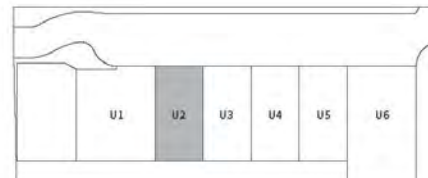
SECOND FLOOR

UNIT 2

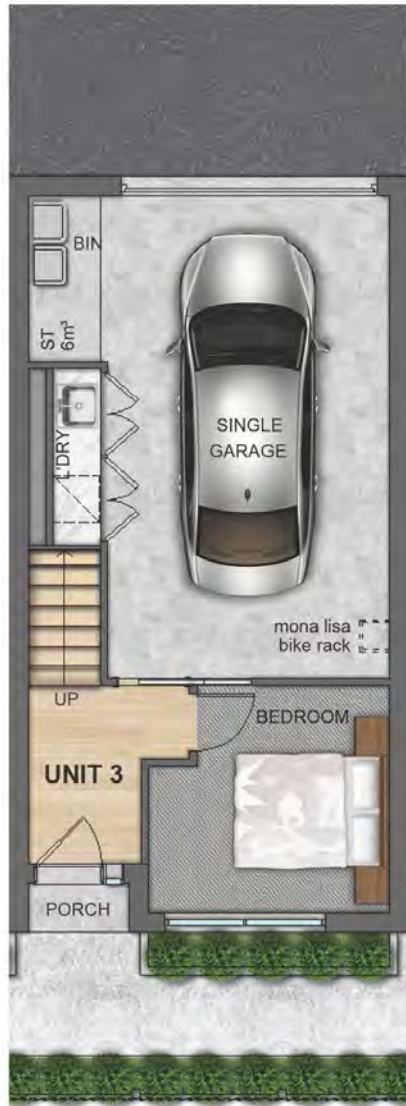
4 2 1

523 BORONIA ROAD
- WANTIRNA -

GROUND FLOOR	43.6 m ²	PORCH	1.0 m ²
FIRST FLOOR	47.6 m ²	BALCONY	15.0 m ²
SECOND FLOOR	41.2 m ²		
TOTAL AREA	15.97 SQ / 148.4 m ²		



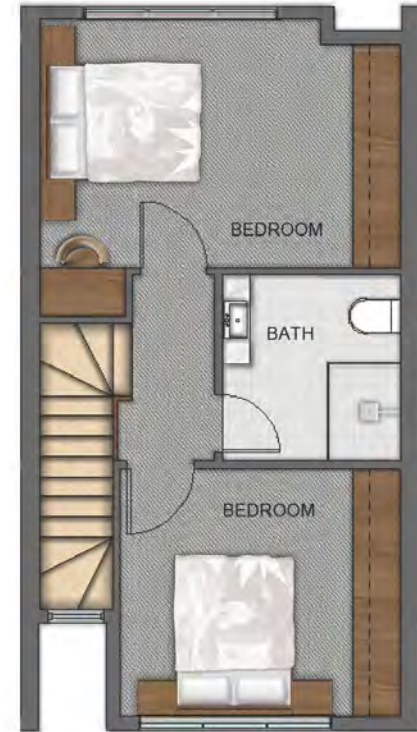
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



GROUND FLOOR



FIRST FLOOR



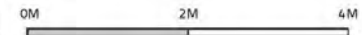
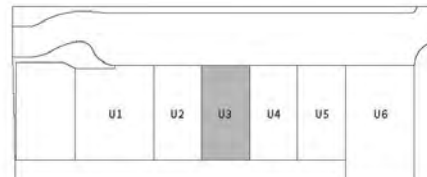
SECOND FLOOR

UNIT 3

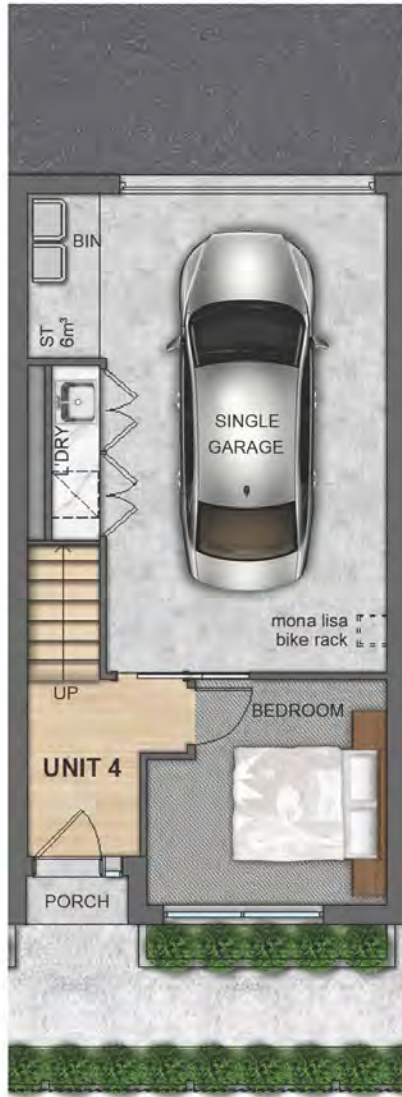
4 2 1

523 BORONIA ROAD
- WANTIRNA -

GROUND FLOOR	43.6 m ²	PORCH	1.0 m ²
FIRST FLOOR	47.6 m ²	BALCONY	15.0 m ²
SECOND FLOOR	41.2 m ²		
TOTAL AREA	15.97 SQ / 148.4 m²		



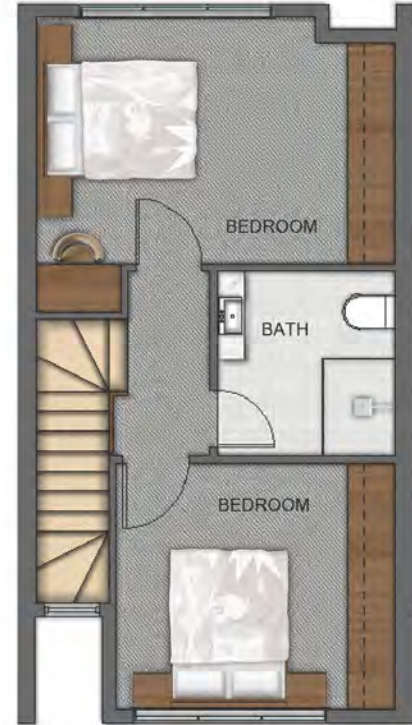
DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



GROUND FLOOR



FIRST FLOOR



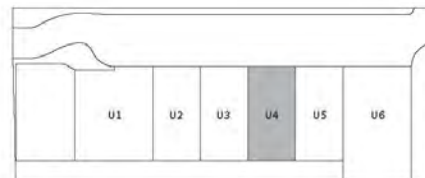
SECOND FLOOR

UNIT 4

4 2 1

523 BORONIA ROAD
- WANTIRNA -

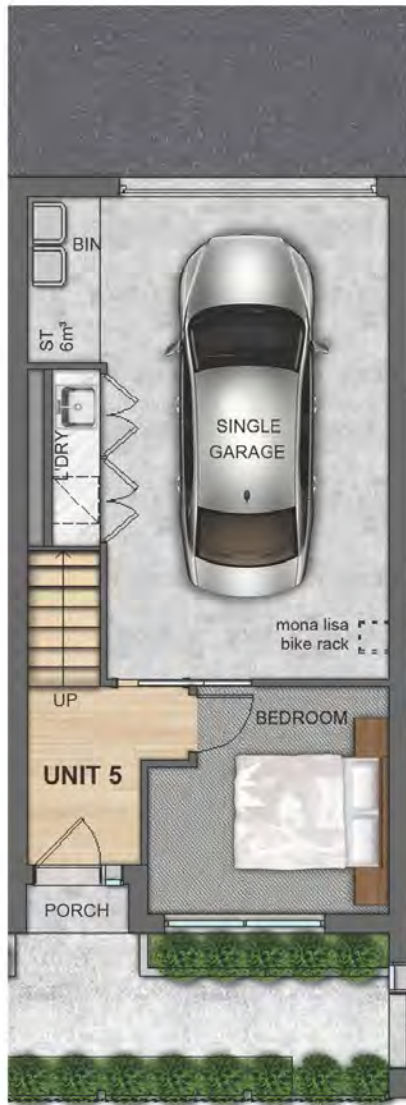
GROUND FLOOR	43.6 m ²	PORCH	1.0 m ²
FIRST FLOOR	47.6 m ²	BALCONY	15.0 m ²
SECOND FLOOR	41.2 m ²		
TOTAL AREA	15.97 SQ / 148.4 m ²		



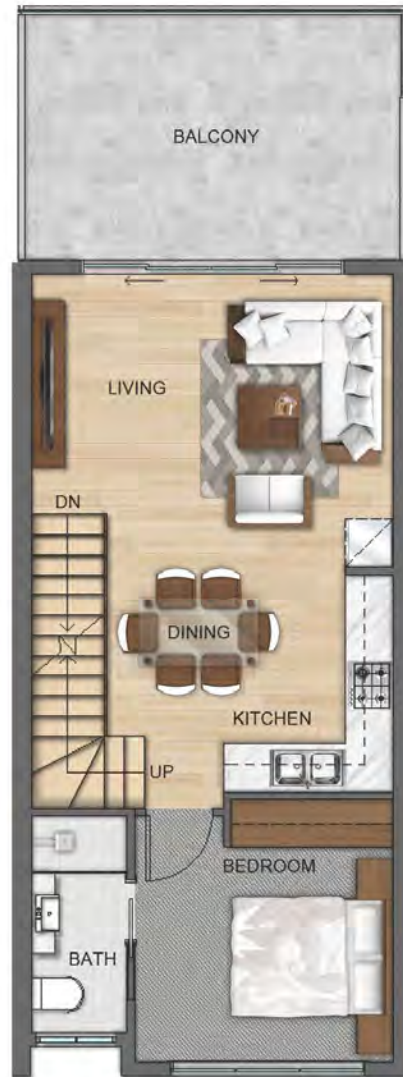
0M 2M 4M



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



GROUND FLOOR



FIRST FLOOR



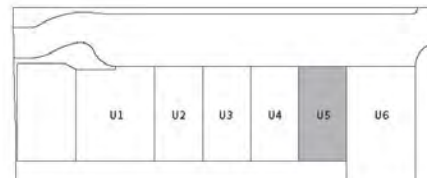
SECOND FLOOR

UNIT 5

4 2 1

523 BORONIA ROAD
- WANTIRNA -

GROUND FLOOR	43.6 m ²	PORCH	1.0 m ²
FIRST FLOOR	47.6 m ²	BALCONY	15.0 m ²
SECOND FLOOR	41.2 m ²		
TOTAL AREA	15.97 SQ / 148.4 m²		



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.



GROUND FLOOR



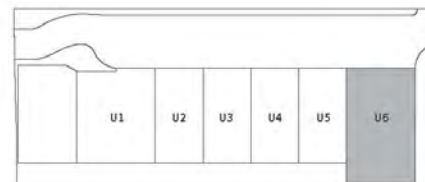
FIRST FLOOR

UNIT 6

3 2 2

523 BORONIA ROAD
- WANTIRNA -

GROUND FLOOR	78.5 m ²	PORCH	1.0 m ²
FIRST FLOOR	66.9 m ²	BALCONY	15.0 m ²
PRIVATE OPEN SPACE	27.5 m ²		
TOTAL FLOOR AREA	17.37 SQ / 161.4 m ²	TOTAL AREA	20.33 SQ / 188.9 m ²



DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser on or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.