NEST

AT THE HILL

NESTATTHEHILL.COM

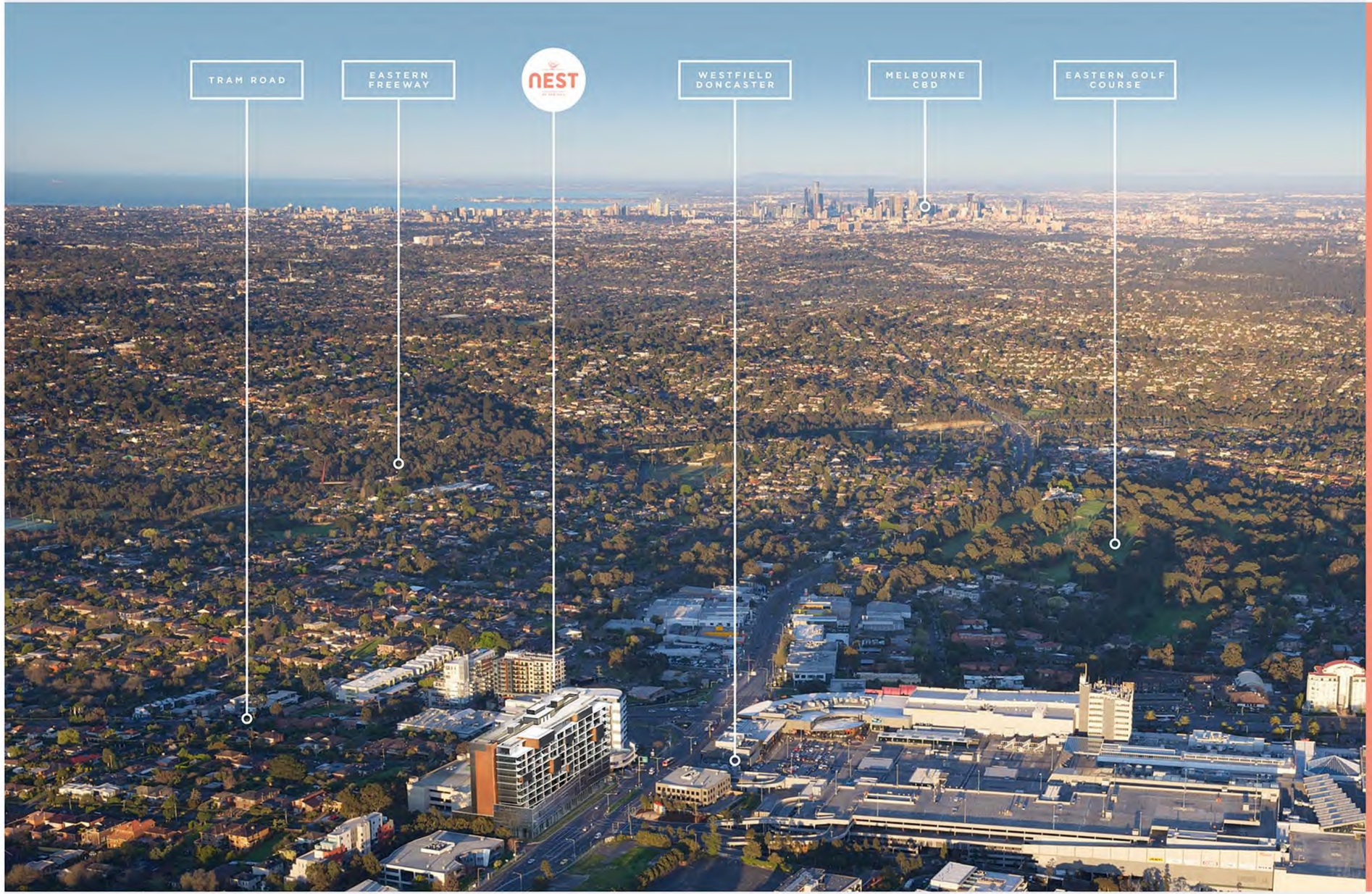
Come home to Nest at the Hill, Melbourne.

Nest at the Hill will be the **largest apartment** development in Doncaster, with **249** apartments, **4** townhouses and **6** retail units over 11 storeys.

Located on the **highest point** adjacent to Westfield shopping centre on Doncaster Hill, most units enjoy spectacular panoramic views of Melbourne.

Nest at the Hill will be a **prime development** for the Doncaster suburb of Melbourne.

ARTIST IMPRESSION OF NORTHERN EXTERIOR

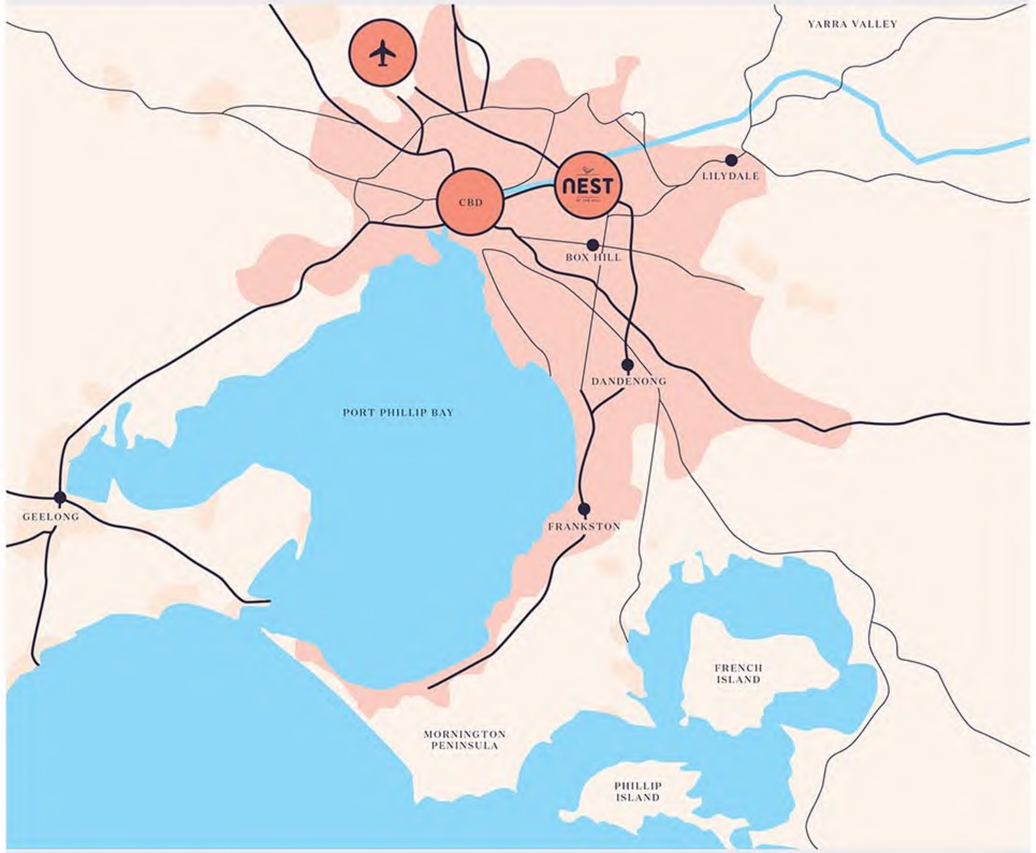


Perched a top the coveted Doncaster Hill in one of Melbourne's most affluent suburbs.

From this prime position at the top of Doncaster Hill, across the road from Westfield Shopping Centre, you are able to truly appreciate the unique privileges this location affords. Situated on one of the highest points in metropolitan Melbourne, Nest at the Hill offers sweeping vistas over city, mountain and lake and surrounded by everything you need to build a modern nest, including a range of transport options connecting you to the rest of Melbourne.

NEST AERIAL

Connecting you to the rest of Melbourne.



3.7 km to Box Hill

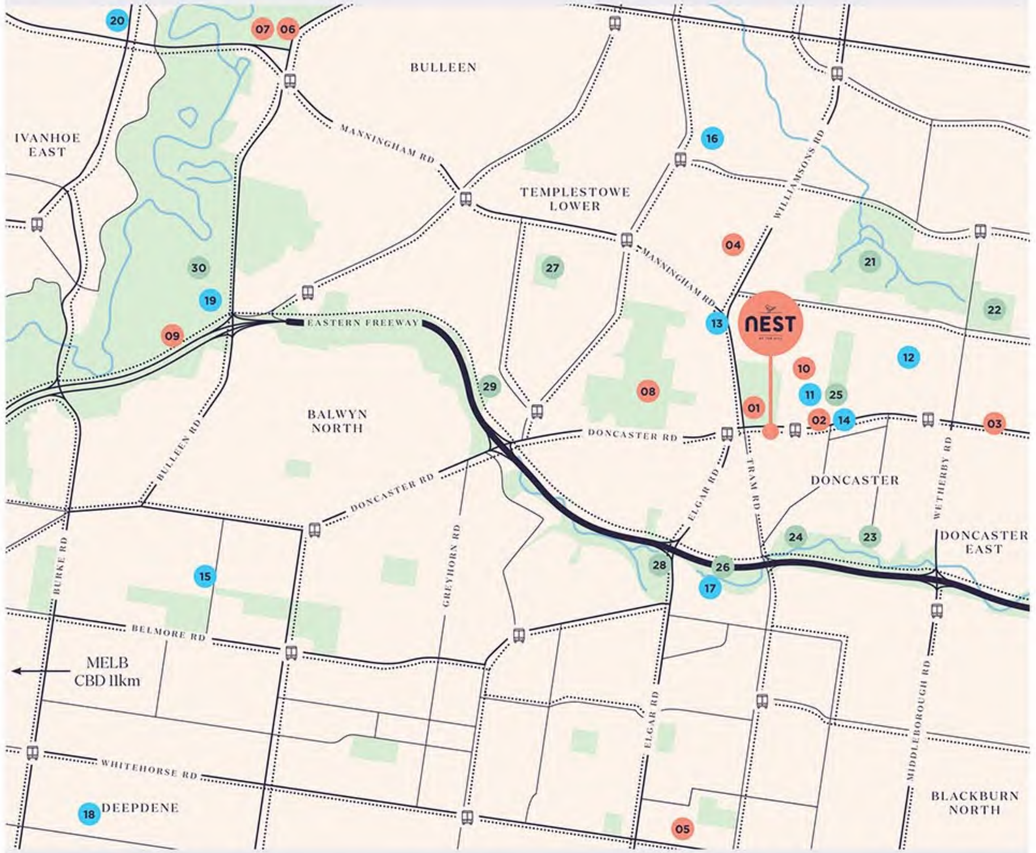
18.9 km to CBD

37 km to Melbourne Airport

Transportation

- 400m to Westfield Bus Terminus
- 1 km to M3 highway
- 2.4km to Park & Ride

In the centre of the affluent suburb of Doncaster.



Lifestyle

01 Westfield Shopping Centre
02 Doncaster Library
03 Jackson Court Shopping Centre
04 Aquarena Aquatic & Leisure Centre
05 Box Hill Central
06 Heide Museum of Modern Art
07 Cafe Vue at Heide
08 Eastern Golf Course
09 Freeway Golf Course
10 Doncaster Bowling Club

Schools

11 Doncaster Primary School
12 Doncaster Secondary College
13 St Gregory the Great Primary School
14 Doncaster Kindergarten
15 Balwyn High School
16 Templestowe College
17 Box Hill North Primary School
18 Camberwell Grammar School
19 Carey Grammar Sportsgrounds
20 Our Lady of Mercy College

Parks & Trails

21 Ruffey Lake Park
22 Rieschiecks Reserve
23 Eram Park Trails
24 Tram Road Reserve
25 Schramms Reserve
26 Frank Sedgman Reserve
27 Timber Ridge Reserve
28 Elgar park
29 Park Avenue Reserve
30 Bulleen Park

Bus Route

Westfield Doncaster

Fashion

Carla Zampatti
Country Road
Bally
Ralph Lauren
Sass & Bide
Zimmerman
Witchery
Gant
Hugo Boss
Oroton
Tommy Hilfiger
Zara
Alannah Hill
Diana Ferrari
Guess
Mares
Calibre

Banks

ANZ
Bank of Melbourne
Bankwest
Commonwealth Bank
NAB
Westpac

Food

Secret Kitchen
Dessert Story
Coles
Woolworths

Beauty

Aesop
Jurlique
Mecca Cosmetica
L'Occitane en Provence
Endota Spa

Health

Doncaster Physio & Sports clinic
Fitness First
Shoppingtown Dental
Medibank

Services

Australia Post
Telstra
Virgin Mobile
Vodafone

Electrical

Apple Store
Dick Smith
JB Hi Fi

Department Stores

Myer
David Jones
Big W
Target
Kmart

Lifestyle

Adairs
T2
Wheel & Barrow
Village Cinemas
Aesop
Mimco

Adjacent to the second largest shopping centre in Melbourne.

Westfield Doncaster is just across the road from Nest at the Hill and is the reigning fashion mall with over **400** local and international retailers.

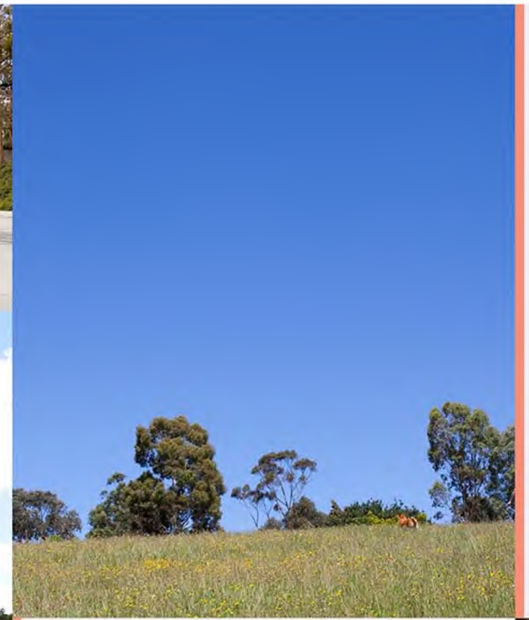
Whether you know what you need, or you plan on spending a whole day finding out, you'll never be left wanting in these hallowed halls of fashion. Westfield shopping centre is the **2nd largest shopping centre** in the **State of Victoria** with a large variety of shops and restaurants, cinemaplex and major bus interchange which means the gateway to Melbourne is right on your doorstep.

RESTAURANTS

Excellent coffee, with that little something extra.

Café Vue at Heide is more than a lunch stop; it is a retreat from the daily grind. Sit down and enjoy viennoiserie with a view, or pick up an epicurean picnic basket and lose yourself in the Heide Gardens.

Indulge your eyes and nurture your intellect. Spend the day exploring the vibrant world of modern and contemporary art at one of Australia's most important cultural institutions, The Heide Museum.



PARKS

Make peace with Monday with a morning jog along Eram Park Trails.

Make the most of the Sunday afternoon sun with a picnic by Ruffey Lake. The union of unspoiled nature and bustling cultural hub is an uncommon and highly sought-after lifestyle package; one that is embodied in Nest at the Hill. With the mix of dynamic urban expanses and lush green oases, you will never be left wanting for either bright lights or park trails.

SCHOOLS

A full spectrum of academic excellence on show in Doncaster.

From their very first day at Doncaster Kindergarten, your children are en route to achievement. The broad range of primary and secondary options, including Doncaster Secondary College, Templestowe College and extensive curriculum at Carey Grammar, will ensure stimulation from day one right through to graduation.

Designed by award winning architect K2LD, Nest at the Hill features a sleek façade constructed from glass, steel and concrete.

A modernist design that bridges that gap between restrained and bold. Modern shapes, clean lines and dynamic forms create a sense of timelessness that withstand fluctuations of style and taste. Winter gardens provide a private space to relax and unwind.

A new level of environmental sustainability.

Nest at the Hill incorporates many energy saving and environmentally sensitive features contributing to a safe environment and low maintenance costs.

- 7.2 stars energy rating requirement (20% above requirement).
- Solar PV system on roof
- Green switches and optional home control systems.
- High efficiency LED lighting.
- Rainwater harvesting.
- Use of sustainable and safe materials with intelligent design qualifies Nest at the Hill as a 4 Green Star development.

ARTIST IMPRESSION OF SOUTHERN EXTERIOR

A Nest with a great range of amenities to come home to.

An **impressive lobby** with **concierge service** is accompanied by **retail shops, cafés and restaurants** on the ground level.

Two function rooms are at your disposal, along with **two roof top terraces with BBQ** facilities providing panoramic views over Melbourne.

A **private pool** and **gym facilities** provide residents with the perfect place to exercise.

Secure **basement car spaces** and **bike parking** for residents provide enduring peace of mind.

Additional storage areas for all apartments ensure ultimate convenience.

ARTIST IMPRESSION OF LOBBY

Restfulness and rejuvenation takes many forms in your new Nest, with a wealth of communal facilities promoting health of both the body and the mind.

Here, you can glide through the crystal blue waters of your own **resort style pool**, or rise up on an endorphin high from the **private residents' gym**.

2 function rooms are available for indoor activities such as table tennis, board games or private parties and functions.

ARTIST IMPRESSION OF POOL AREA

Enjoy a bird's view of Melbourne at the roof terraces of Nest at the Hill.

Nest at the Hill features **2 exclusive rooftop terraces** – one Northside and one Southside. Designed by landscape architect, **Tim Fitzgerald**, the airborne green spaces creates two rooftop oases for you and your guests to experience the height and enjoy panoramic views over Melbourne and surrounds.

Entertain with style. The rooftop terraces are equipped with **BBQ and Dining facilities**. Bread can be broken amongst friends, stories shared and connections made. Wine and dine with **spectacular views** and leave an everlasting impression. One which you can enjoy every day.

ARTIST IMPRESSION OF ROOF TERRACE

Nest at the Hill enjoys unobstructed panoramic views of Melbourne.

WEST

NORTH

View from 12th Floor Northern Roof BBQ Terrace

EAST

SOUTH

View from 12th Floor Southern Roof BBQ Terrace

Living spaces at Nest at the Hill are designed and finished with care to provide people a home and space for their own ever-changing narratives.

As narratives change, so do your requirements of home, which is why flexibility lies at the heart of Nest's interior principles. Spaces are designed not only to reflect its inhabitants, but also to change alongside them. Flexible features such as track lighting gives you the ability to endlessly re-create and re-form your nest according to your needs.

Quality finishes and well planned spaces provide a sound foundation for home to be built at Nest at the Hill.

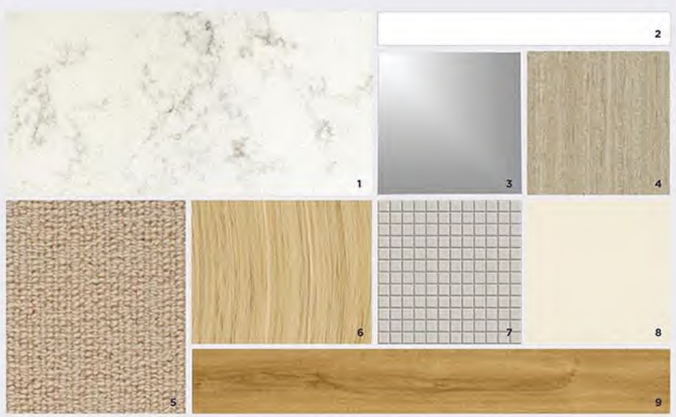
ARTIST IMPRESSION OF LIVING AREAS

Two interior schemes are offered.

Light Dove Scheme

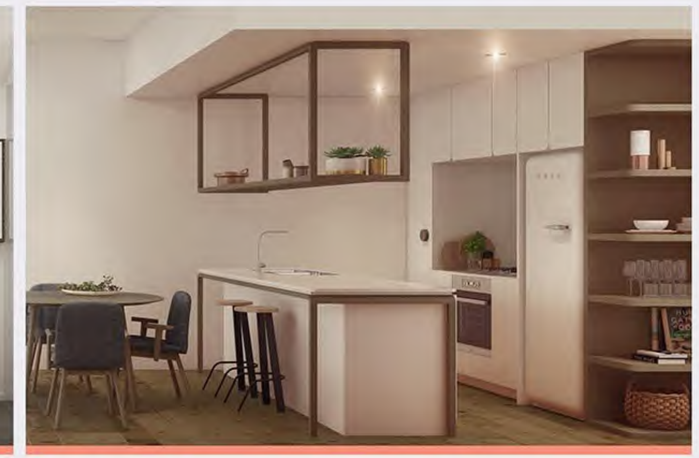
The language of light is spirited, open and welcoming. Apartments within Nest at the Hill with the 'light dove' colour scheme are made to be warm and friendly; to impart energy even when you have none. White laminate joinery, marbled tiles and softly-spoken timber accents work in harmony to brighten and to open up the spaces; to facilitate living that is both light-hearted and light-filled.

1. Reconstituted Stone Splashback & Benchtop
2. Joinery
3. Bathroom Mirror
4. Bathroom Timber Laminate
5. Bedroom Carpet
6. Kitchen Feature Joinery
7. Bathroom Shower Wall Tile
8. Bathroom Floor Tile
9. Kitchen & Living Timber Flooring

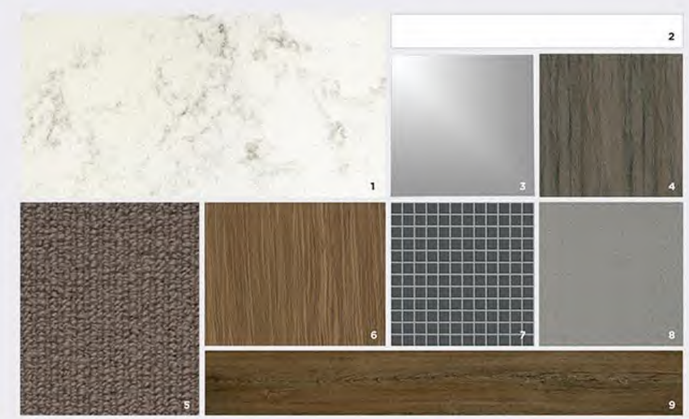


Dark Owl Scheme

Apartments designed around the 'dark owl' colour scheme are built for character and ambience. Rich carpets, deep timbers and shaded tiles work together to deliver a smouldering moodiness and a sense of trans-seasonal warmth to the interior of each apartment. These apartments are for those with a penchant for the dramatic and an insatiable taste for the elegant.



1. Reconstituted Stone Splashback & Benchtop
2. Joinery
3. Bathroom Mirror
4. Bathroom Timber Laminate
5. Bedroom Carpet
6. Kitchen Feature Joinery
7. Bathroom Shower Wall Tile
8. Bathroom Floor Tile
9. Kitchen & Living Timber Flooring



Team

SHC Group

K2LD

Developed by

SHC Group | *parent of its Australian development company, Nest at the Hill Pty Ltd*

Sin Heng Chan Group, based in Singapore, is an award winning developer of luxury properties. It has undertaken a number of award winning projects such as Gilstead Brooks strata houses, NOMU apartments, Victoria Park bungalows, Watten Residences and Barker 9 in Singapore. SHC Group has also done projects in Malaysia, Indonesia and most recently, Nozomi Views and the Trees in Niseko, Japan. As such, SHC Group has gained a reputation for elegant & innovative design and quality of its developments.

SHC Group continues to expand its property business with projects around the region with an emphasis on unique design, attention to detail and quality.

www.sinhengchan.com.sg

Designed by

K2LD

With offices in Melbourne and Singapore, K2LD is fresh, dynamic architectural studio that offers the personal touch of a boutique practice and the expertise of a large organisation. K2LD is dedicated to delivering high, design focused solutions on every project. This is evidenced by the firm's extensive portfolio of published work, ranging from individual houses and commercial fitouts to multi-residential developments, hotels and large-scale commercial projects. No build outcome is identical; the key focus being on the design journey and the establishment of ongoing client relationships.

Project Team

Civil & Structural Engineers	WSP Structures
Building Services & Sustainability Design	WSP Buildings
Fire Consultants	WSP Buildings
Landscape architecture	Fitzgerald Frisby Landscape
Geotechnical Investigation	Douglas Partners
Traffic Consultant	SALT
Waste Management	Leigh Design
Quantity Surveyor	WSP Buildings
Land Surveyor	Bosco Jonson

The information contained within this brochure is indicative and from information purpose only. It does not constitute any representation made by the vendor and/or its agents. All images, views and diagrams and/or artist impressions are indicative only. Whilst all care has been taken in preparation of this brochure, no warranty is given and all parties should rely on their own enquiries and carefully check the terms of contract prior to purchase.

Fixtures & Fittings

Kitchen

Miele 4-burner Cooktop

Miele 60cm Oven

Miele Concealed Rangehood

Miele Semi-integrated Dishwasher

Chrome Pull-out Mixer

Stainless Steel L5 Undermount Sink

Chrome Laundry Mixer

Stainless Steel Laundry Trough

Bathroom

Chrome Basin & Shower Mixer

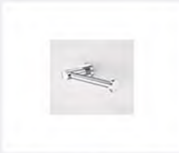
Chrome Wall Spout

Above Counter Basin

Chrome Rail With Hand Shower & Soap Dish

Toilet Suite

Towel Rail



Toilet Roll Holder

Robe Hook

FOR MORE INFORMATION VISIT

www.NestAtTheHill.com