

DEVELOPING OUR CITY

KINGSTON PARK APARTMENTS BY HALLMARC

Address \ 1146 Nepean Highway, Highett

Developer \ Hallmarc Developments

Building and interior design \
Hallmarc Developments

Landscape design \ GBLA Graeme Bentley
Landscape Architects

Sales \ 9555 1553

Display apartments \
1146 Nepean Highway, Highett

Open \ Tuesday-Thursday, Saturday and
Sunday noon-3pm or by appointment

» www.kingstonparkapartments.com.au

PRICING GUIDE

One-bedroom	from \$365,000
Two-bedroom	from \$500,000
Two-bedroom plus study	from \$615,000

STANDARD FEATURES

- Fisher & Paykel kitchen appliances
- Caesarstone benchtops
- Glass splashbacks
- Custom joinery
- Carpets in living and bedrooms
- Two interior schemes
- Floor-to-ceiling porcelain tiles in wet areas
- Large shower recesses
- Programmable ducted reverse-cycle heating and cooling
- Roof condensers
- External ducting for exhausts
- Custom-fitted built-in or walk-in wardrobes with mirrored doors
- Full-height opening doors to Juliet balcony (two-bedroom apartments)
- European or separate laundry
- Main bedroom designed for king-size bed
- Balconies from eight to 33 square metres

ECO GREEN RATING

- Seven-star energy rating
- Tinted double glazing on all windows and glazed doors
- LED light fittings throughout
- High-rating thermal and acoustic insulation
- Rainwater harvesting for gardens
- Stormwater diversion to reserve lake

FACILITIES

- Secure basement car parking with store rooms and bicycle racks
- High-speed lift access
- Colour video intercom
- Remote security access
- Fibre-optic cabling for phone, data and television
- CCTV cameras and sensor-activated lighting in common areas
- Landscaped gardens
- Private security access to Sir William Fry Reserve



KINGSTON PARK APARTMENTS \ HIGHETT

First-time apartment dwellers in a recently completed Highett development are discovering the joys of low-maintenance living next door to eight hectares of parkland and close to Southland shopping centre, trains and beaches.

Kingston Park Apartments' first stage, completed late last year, has 134 flats in three architect-designed low-rise buildings set in landscaped surrounds with private access to neighbouring Sir William Fry Reserve. First-stage apartments of up to 115 square metres with northern aspects or park views are still available with prospective buyers now able to check the positioning of the planned second stage in a new display.

Hallmarc managing director Michael Loccisano says most residents are owner-occupiers, with an estimated split of 60 per cent downsizers, 30 per cent young couples and singles, and 10 per cent investors.

"We offer a better deal for downsizers because our apartments are bigger, with better-quality finishes and well-considered layouts at a better per square-metre price than opposition projects," Loccisano says.

"The majority of our buyers are first-time apartment dwellers and they're delighted with low-maintenance living. We surveyed buyers after completion and we were overwhelmed at the responses."

New residents Alain and Patricia Kimtia sold their family house to move into a two-bedroom, two-bathroom-plus-study apartment directly looking onto the park; more recently they bought a second apartment as an investment.

"We wanted to live closer to the city and Highett gives us good access – we commute by train to work in the city and Hawthorn. We can walk to Southland and the station and we're five minutes' drive from Sandringham beach. We wanted a lifestyle change closer to work, restaurants, cafés, beaches and shops," Alain says.

"I have retired the lawn mower and the whipper snipper and we step outside onto our balcony and look onto William Fry reserve.

We have our own park and don't even have to maintain it."

Alain says they looked at city apartments but got a better deal at Kingston Park.

"The city apartments are small and high rise with many apartments per floor so you would have to wait for lifts, and parking is an issue for visitors. There's a lot of parking here, it's convenient. For us Kingston Park ticked all the boxes and when we walked into the full-sized display apartment we could see ourselves living here and paid a deposit immediately."

Loccisano says while many of the premium apartments with park views have been snapped up off the plan and during construction, a number of buyers have been waiting to see the finished product and fully appreciate the aspect of individual apartments.

Some premium apartments are now available and a new display in the third building has just opened to show buyers the quality of design, finishes and aspects and how the position of the planned second stage will work with each apartment.

"If you are in the market right now, you can buy a completed apartment knowing exactly what quality, finishes and aspect you are buying. You can buy and sell in the same market, which takes the guesswork and risk away. We also offer our buyers settlement flexibility if they need it," Loccisano says.

Designed by Hallmarc architects, the first stage's three buildings have classic rendered façades, angled for views over the parklands, north to the city or east to the Dandenongs. Natural light and ventilation are optimised in the 10 floor plans, with near full-width sliding doors to balconies of eight to 33 square metres.

Kingston Park's seven-star energy rating includes double glazing and highly rated insulation. All apartments have secure basement parking with personal storage rooms. \

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LOCATION Kingston Park is next door to eight hectares of parklands with some of Melbourne's best golf courses and beaches less than five minutes' away by car. It may be quicker for residents to walk the 500 metres to Southland than look for parking during peak periods and Highett station is also an easy walk at 900 metres. Local schools include Sandringham and Cheltenham secondary colleges. \