



THE
PRINCETON

—
McKINNON



E D E N H E M

DEVELOPED BY



E D E N H E M
PROPERTY GROUP





NEWLY ESTABLISHED

Gracious indoor
and outdoor living
within strolling
distance of the best
of McKinnon.

**Quality, amenity, sanctuary —
enjoy harmonious living at
The Princeton.**

29-31 PRINCE EDWARD AVENUE
McKINNON
THEPRINCETONS.COM



Artist impression



DESIGN

UNDERSTATED & INTEGRATED

The Princeton exudes understated elegance. Its low-rise form and cleverly articulated angular facade help it settle into the existing tree-lined streetscape. A thoughtful union of brick, metal and textured concrete, its exterior is attractive and confidently unassuming. Each residence features an ample terrace or a courtyard for gardening and outdoor entertaining. Basement parking and storage is neatly out of view, while the communal entryway is lush with welcoming landscaping.











DESIGN

HARMONY INDOORS & OUT

Whether it's a one-, two- or three-bedroom residence, every inch of every home offers superb quality fittings, fixtures and finishes. But perhaps The Princeton's most significant interior feature is the exterior — the way inside and out interact with complete harmony.

The overall effect is that of a personal sanctuary where escaping, relaxing and entertaining are in the very fabric of the design itself.









LANDSCAPE

A LANDSCAPED RETREAT

McKinnon was once a sweeping green tableau of market gardens. In keeping with this green tradition and the surrounding leafy amenity that exists today, The Princeton employs significant and sensitive landscaping throughout.

Designed by John Patrick, the allotment is bordered with a luxuriant selection of mature and semi-mature trees, shrubs and climbers, providing every residence with verdant outlooks. The entry experience features large deciduous and evergreen trees, generous lawns and feature paving. Upper-level residences enjoy large terraces, while those at ground level have decked terraces and the opportunity to personalise large raised planters.



DETAIL

FINISH WITH FLOURISH

Granite surfaces highlight the kitchen and bathroom, engineered timber floors imbue warm style to the living areas, and luxurious touches such as designer lighting, European stainless-steel appliances, full-height cabinetry and elegant design details can be found throughout. The overall sensation is one of welcoming relaxation and undeniable quality.







FITTINGS & FIXTURES

GENERAL FINISHES

APARTMENT WALLS	Generally natural white paint finish to plasterboard
SKIRTINGS	Generally natural white paint finish
INTERNAL DOORS	Generally natural white paint finish to doors
CORNICES	Square set
CEILING FINISHES	Natural white paint finish to plasterboard
TERRACE FLOOR	Timber decking on ground floor and 300 x 600mm Axis grey textured porcelain tile on upper levels
APARTMENT ENTRYWAY	300 x 600mm Axis Grey textured porcelain tile
METAL PALISADE FENCING	Vertical metal slats in charcoal
DRIVEWAY PAVING	Mix between two types of 40mm bluestone/basalt paver with different finishes
FRONT FACADE BRICKS	Semi-reflective silver brick finish
ENTRANCE/BALCONY CEILINGS	Timber finish

LIVING & DINING

FLOORING	Dark option – Premium oak European high-quality lacquer wooden floorboards in Kilimanjaro Light option – Premium oak European high-quality lacquer wooden floorboards in Eiger
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KITCHEN

JOINERY PANELS	Timber-look laminate
JOINERY PANELS	2PAC polyurethane paint
JOINERY SKIRTINGS	Laminate
BENCHTOP & ISLAND BENCH	Viscount white granite
SPLASHBACK	Viscount white granite
SINK	1 or 1¼ bowl stainless steel under-mounted sink
KITCHEN TAP	Chrome finish goose-neck kitchen mixer
GAS COOKTOP	European 60cm 4-burner gas cooktop (ILVE or similar)
ELECTRIC OVEN	European fully integrated 600mm stainless-steel & glass-finish oven (ILVE or similar)
MICROWAVE OVEN	European fully integrated microwave oven (ILVE or similar)
DISHWASHER	European fully integrated dishwasher (ILVE or similar)
RANGEHOOD	European fully integrated under-cabinet rangehood (ILVE or similar)
REFRIGERATOR	Fully integrated fridge & bottom mount freezer (Liebherr or similar)

LAUNDRY

SPLASHBACK	100 x 300mm satin white subway ceramic tile
FLOOR TILE	300 x 600mm expansive white satin-finish ceramic tile
TROUGH	White & stainless-steel finish laundry trough & cabinet
TAPWARE	Trough mixer chrome finish goose-neck laundry mixer (purchaser option – matt black finish)
TAPWARE	Washing machine taps; pair of chrome-finish washing machine stops

LIGHTING

BEDROOMS	Recessed LED downlights
KITCHEN	Recessed LED downlights
KITCHEN	Featured pendant over island bench (purchaser upgrade)
BATHROOM	Featured wall sconce

BEDROOM

CARPET	Dark option – Green Square wool loop carpet in Dark Ember Light option – Green Square wool loop carpet in Evening Dusk
WARDROBE	Mirror finish doors

BATHROOM

FLOOR	Dark option – 300 x 600mm Dark Charcoal porcelain matt tile Light option – 300 x 600mm Belga Grey porcelain matt tile
VANITY WALLS	100 x 300mm featured subway tile in united white satin
WALLS	300 x 600mm expansive white satin finish ceramic tile
TOILET	White ceramic pan with in-wall cistern & white flush plate
VANITY	Composite stone top with black frame and timber veneer finish and storage draws
VANITY BASIN	Under-counter white ceramic basin
BENCHTOP	Viscount white granite
JOINERY	Timber-look laminate
BASIN MIXER	Chrome-finish wall-mounted basin mixer set
SHOWER HEAD	Chrome-finish overhead shower head
SHOWER MIXER	Chrome-finish wall mixer
SHOWER SCREEN	Chrome-finish semi-frameless shower screen
MIRROR CABINETS	Mirror doors with internal glass shelves and timber-look laminate surround

HEATING & COOLING

A/C HEATING	Allowed for Samsung/Mitsubishi (or similar) wall-hung split A/C units to living areas only
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ELECTRICAL

In general, we will supply the following as per the Australian Standard at a minimum:

- Provide a system suitable for the reception and distribution of television, video and sound signals;
- Provide television input sockets at the premises cabling head-end for the distribution of three in-house television channels on separate channels of the networker;
- Intercom security (including car park);
- NBN fibre access points to all apartments;
- Digital VHF/UHF open broadcast antenna (located on roof);
- 90cm satellite dish (located on roof);
- Free-to-Air access points;
- Foxtel ready





SWATCHES



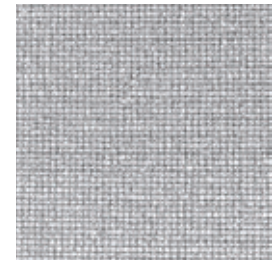
FLOORING

DARK OPTION

Premium oak European floorboards in Kilimanjaro

LIGHT OPTION

Premium oak European floorboards in Eiger



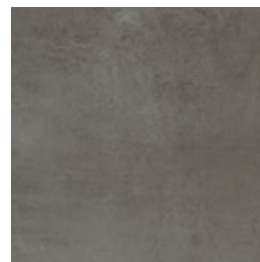
CARPET

DARK OPTION

Green Square wool loop carpet in Dark Ember

LIGHT OPTION

Green Square wool loop carpet in Evening Dusk



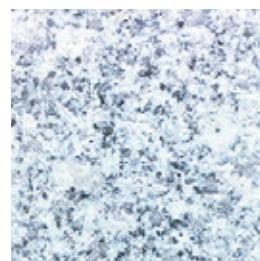
BATHROOM FLOOR

DARK OPTION

300 x 600mm Belga Dark Charcoal porcelain matt tile

LIGHT OPTION

300 x 600mm Belga Grey porcelain matt tile



SPLASHBACK & BENCHTOPS

Viscount White granite

LEVEL B2



LEVEL B1



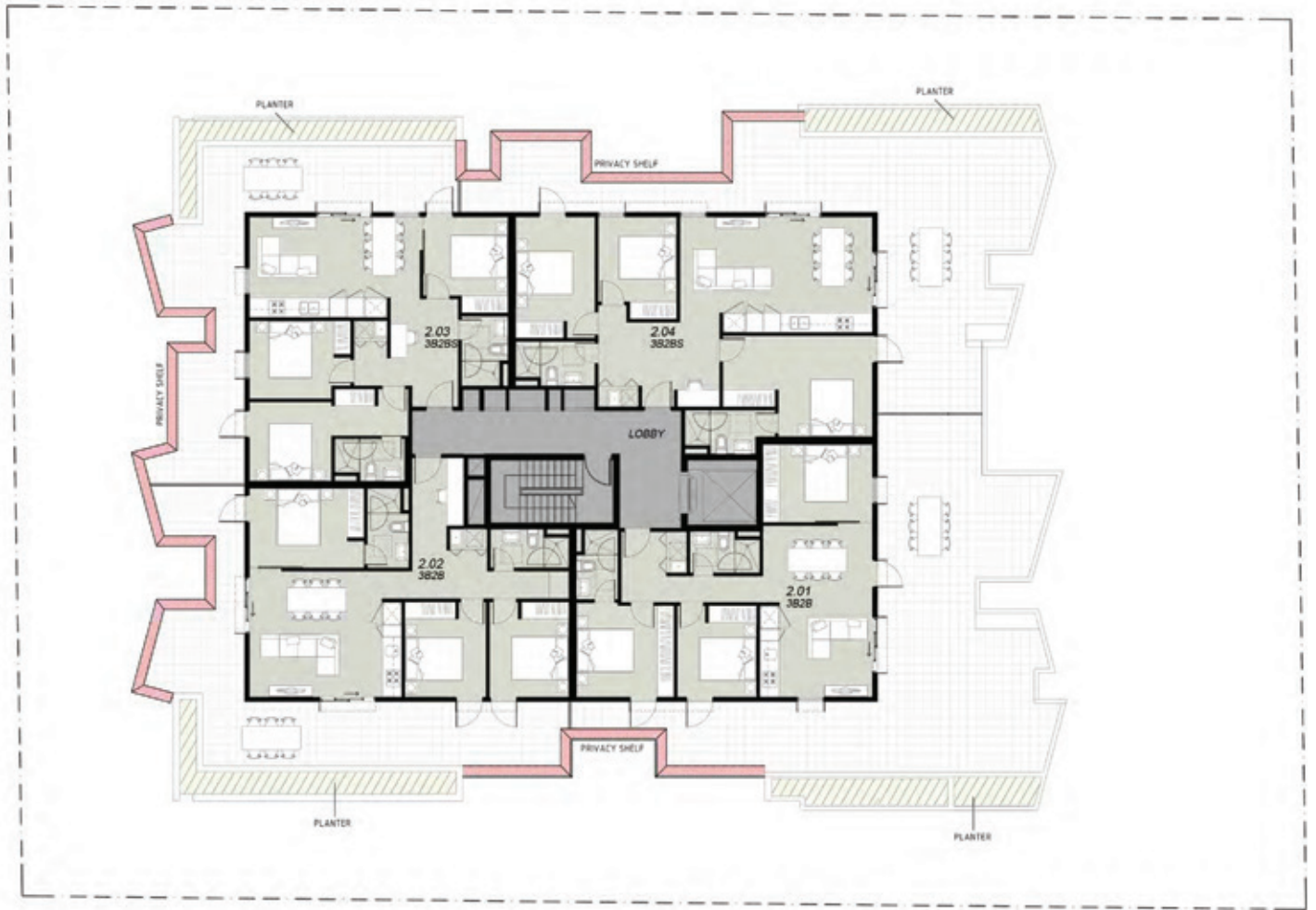
LEVEL G



LEVEL I



LEVEL 2



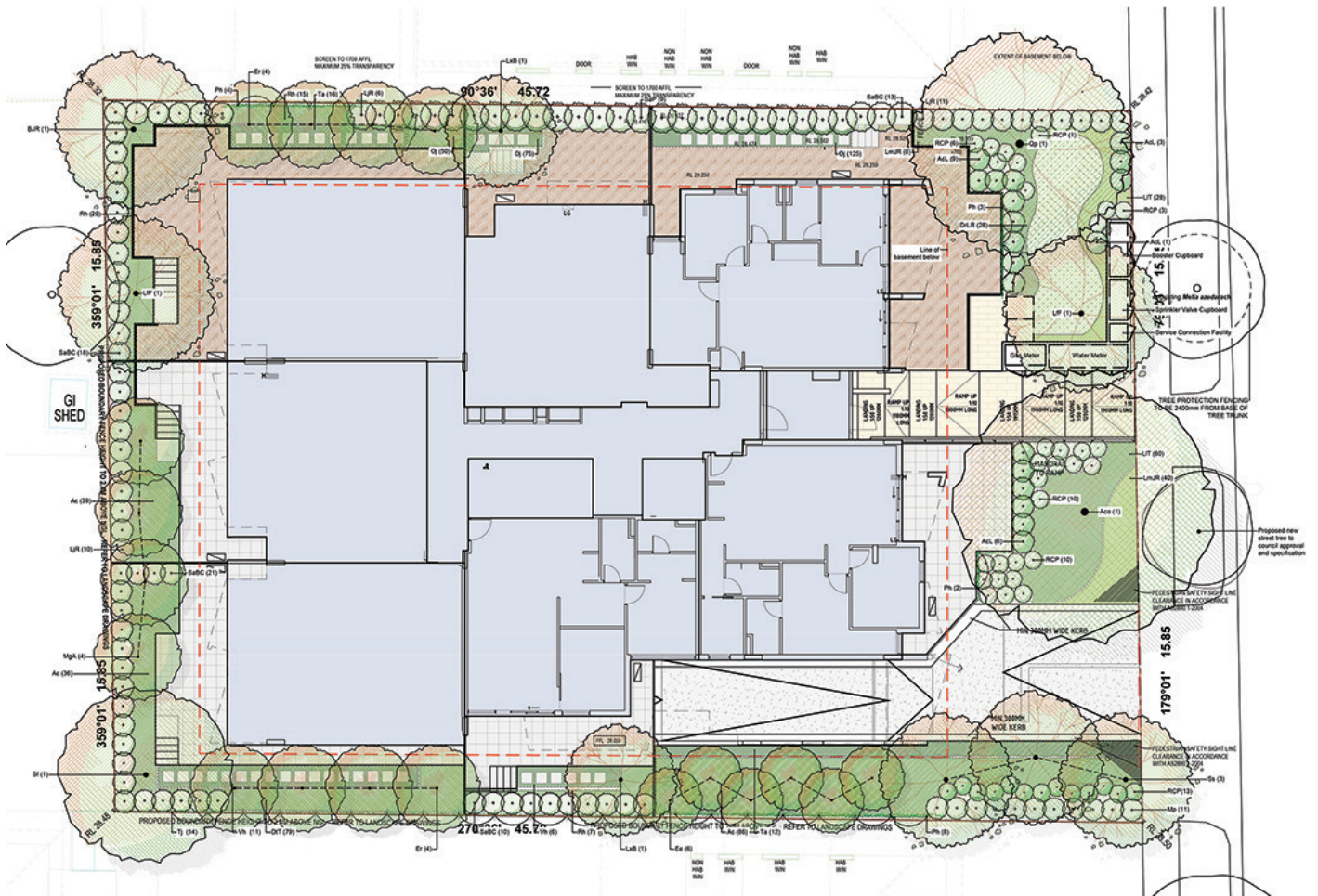
DISCLAIMER

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LANDSCAPE PLAN



PLANT SPECIES

TREES

COMMON NAME	BOTANICAL NAME	Code
Smooth bark apple	Angophora costata	Aco
Jerilderie red brachychiton	Brachychiton acerifolius	BJR
Eumundi quandong	Elaeocarpus eumundi	Ee
Blueberry ash	Elaeocarpus reticulatus	Er
Fantasy crepe myrtle	Lagerstroemia faurieri	LFF
Bilox crepe myrtle	Lagerstroemia indica	LxB
Alta bull bay magnolia	Magnolia grandiflora 'Alta'	MgA
Pin oak	Quercus palustris	Qp
Pinnacle lilly pilly	Syzygium australe	SaP
Chinese tallow wood	Sapium sebiferum	SS
Weeping lilly pilly	Syzygium floribundum	Sf

SHRUBS

COMMON NAME	BOTANICAL NAME	Code
Dwarf river wattle	Acacia cognata	AcL
Japanese privet	Ligustrum japonicum	LJR
Cosmic pink Indian hawthorn	Rhaphiolepis indica	RCP

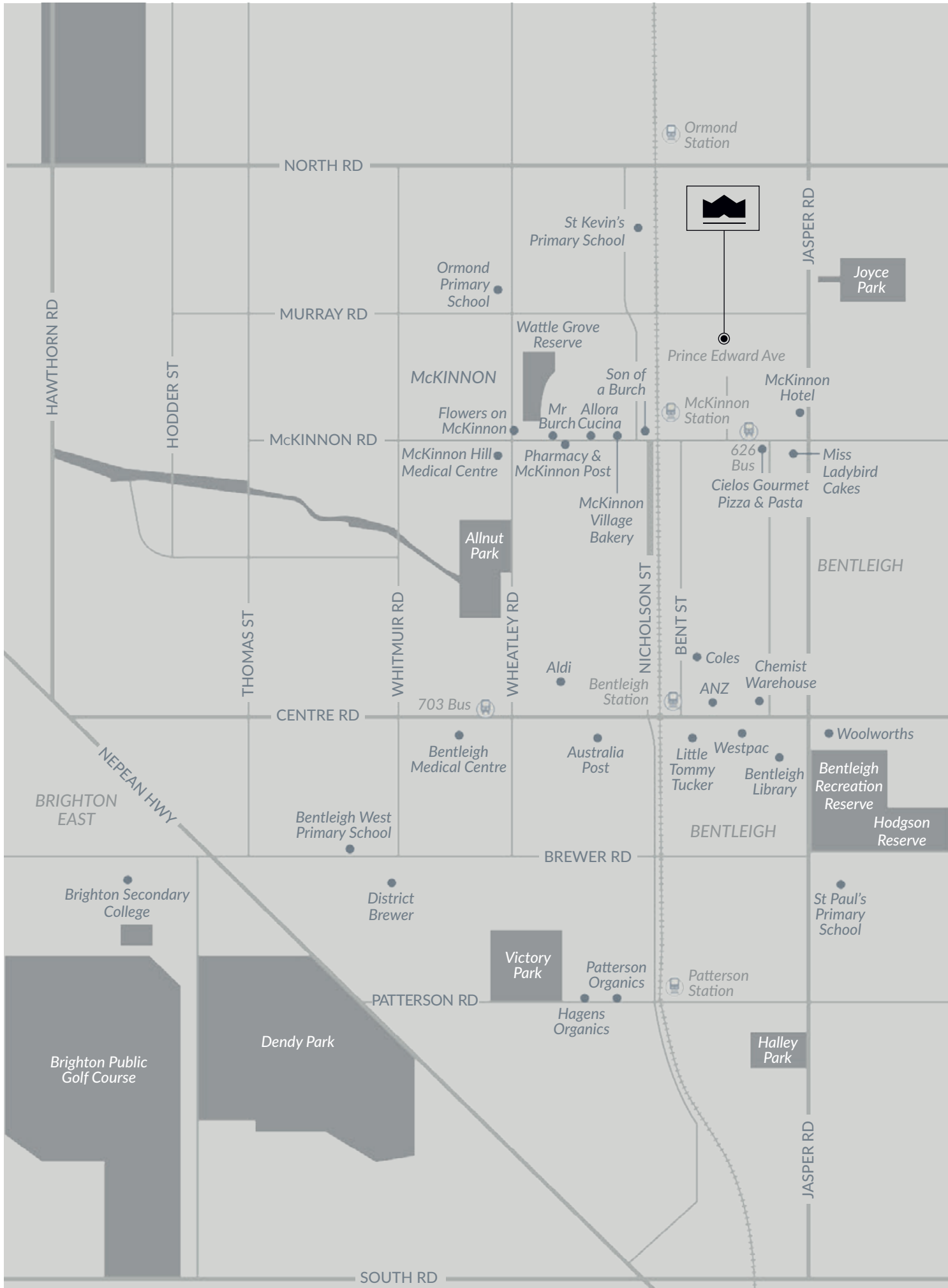
Orange jessamine	Murraya paniculata	Mp
Bush Christmas lilly pilly	Syzygium australe	SaBC

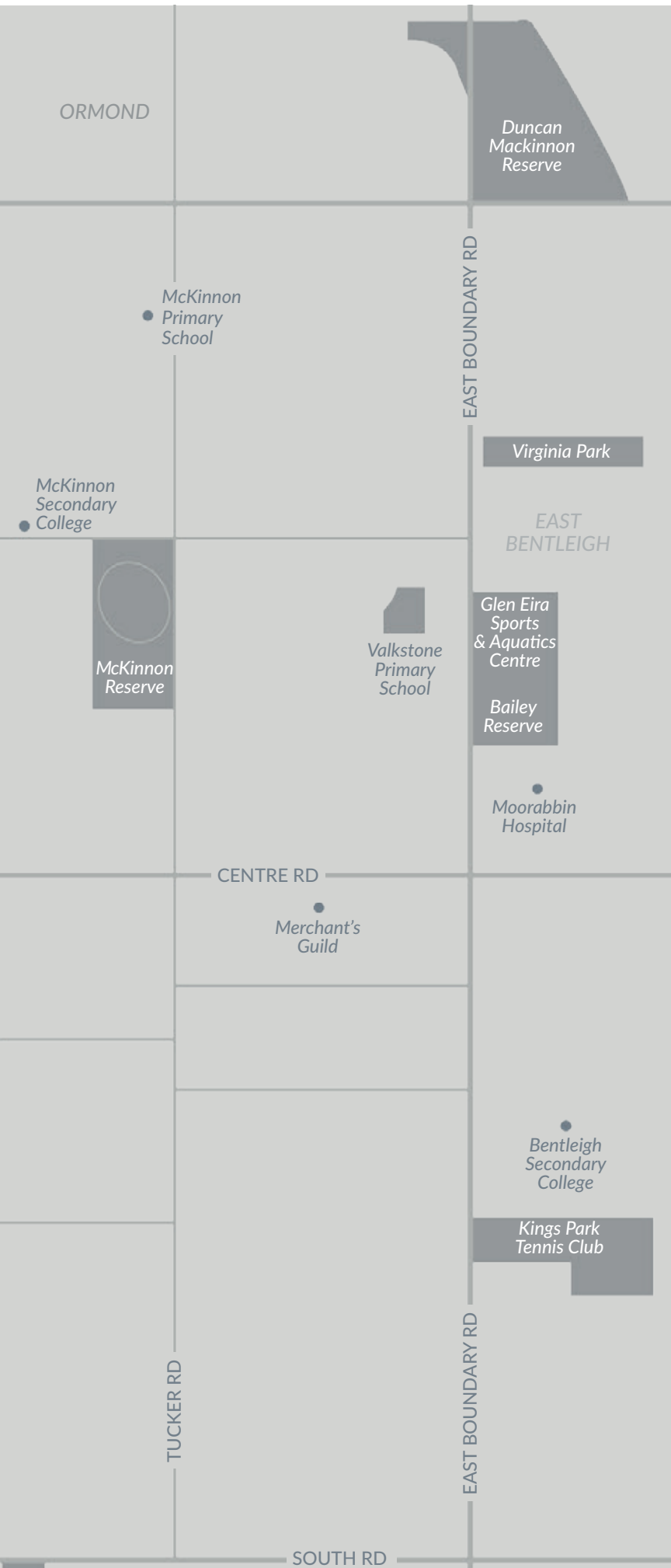
GROUNDCOVERS & GRASSES

COMMON NAME	BOTANICAL NAME	Code
Renga lily	Arthropodium cirratum	Ac
Little rev flax lily	Dianella revoluta	DrLR
Tasred flax lily	Dianella tasmanica	DtT
Just right evergreen giant	Liriope muscari	LmJR
Tanika mat-rush	Lomandra longifolia	LIT
Mondo grass	Ophiopogon japonicus	Oj
Butcher's broom	Ruscus hypoglossum	Rh
Yellow star jasmine	Trachelospermum asiaticum	TA
Native Violet	Viola hederacea	Vh

CLIMBERS

COMMON NAME	BOTANICAL NAME	Code
Silver vein creeper	Parthenocissus henryana	Ph
Star jasmine	Trachelospermum jasminoides	Tj





SURROUNDS

AN IDEAL SITUATION

A serene, community feel. And ready access to an enviable choice of lifestyle attractions. Welcome to McKinnon.

From The Princeton's ideal position in this ideally situated suburb, everything is in easy reach. McKinnon, Ormond and Bentleigh shops are within strolling distance. Parks and major leisure centres abound. And the schools are plentiful. McKinnon originally sprouted around the train station established here in 1884 – a station, along with Ormond just up the track, that has just undergone significant renewal. At The Princeton, even Melbourne city is just a short trip away.



SURROUNDS

YOUR LOCAL VILLAGE

The unique village atmosphere of McKinnon is often envied but rarely emulated. In the village itself, time seems to slow. But in the immediate surrounds all evidence points to a vibrant and progressive neighbourhood; the renewed train station, the selection of fine schools, including high-performing McKinnon Secondary College, the burgeoning café and restaurant scene, immaculate parkland such as Wattle Grove Reserve and Allnutt Park, the amazing Glen Eira Sports and Aquatic Centre, the charming McKinnon Hotel, and McKinnon Hill Medical Centre. All at your doorstep.



Wattle Grove Reserve



TEAM

AN INTEGRATED COLLABORATION

Edenhem set out to develop The Princeton to be all at once understated, of superior quality, and harmoniously integrated within its peaceful surrounds. To achieve this, it collaborated with highly experienced design professionals sensitive to their vision; architects and interior designers Hayball and landscape architect John Patrick.

DEVELOPER

Edenhem is a specialist property development group with an emerging presence in Melbourne's property market. It creates environments with thought and consideration, spaces that are made to live in. Edenhem collaborates and engages top-tier experts in architecture, design, project sales and construction to bring high-quality residences to Melbourne's most desirable suburbs.

E D E N H E M

LANDSCAPE ARCHITECT

The principal, John Patrick has managed the firm since its inception in 1982. The practice is based in Melbourne and serves a range of clients locally, interstate and internationally. The practice has carried out a broad range of commissions encompassing both small-and large-scale projects for private, corporate and government clients. John Patrick provides excellence in design to every client and applies innovative solutions that are responsive to client needs and resources.





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