



Artist impression. Image courtesy of Burbank Urban.

BURBANK COLLECTION 4

EXPERIENCE THE LIFESTYLE BENEFITS OF INTELLIGENT PLANNING

A unique urban lifestyle is waiting for you at East Quarter, ideally positioned within the established community at Eliston. Leading urban planners have worked closely with National Pacific Properties to create a superior neighbourhood.

East Quarter is defined by intimate walkable spaces including the green linear park running its length and east-west green corridor, an urban design aesthetic focused on high quality, energy efficient homes, all within walking distance to kindergarten, primary and secondary schools.



Burbank

Drawing on the impressive track record of the Burbank Group, one of Australia's leading home builders and land developers for over 30 years, Burbank Urban caters to a diverse range of homebuyers seeking stylish living,

in the best locations, beyond traditional detached housing. Burbank Urban employs its multi-disciplinary expertise across the full project life cycle to deliver high quality townhome, apartment, mixed use and urban renewal projects.



THERE'S PLENTY NEARBY

SHOPS & RETAIL

- 1 Berwick Strip Shops
- 2 Casey Central Shopping Centre
- 3 Cranbourne Home Centre
- 4 Cranbourne Park Shopping Centre
- 5 Eden Rise Shopping Centre
- 6 Farmers' Market at the Old Cheese Factory
- 7 Hampton Park Shopping Centre
- 8 Hunt Club Village Shopping Centre
- 9 Lynbrook Village Shopping Centre
- 10 Selandra Rise Shopping Centre
- 11 Shopping on Clyde
- 12 The Avenue Village Shopping Centre
- 13 Thompsons Parkway Shopping Centre
- 14 Westfield Fountain Gate Shopping Centre
- 15 Clyde North Lifestyle Centre

CHILDCARE / KINDER

- 1 Aspire Childcare
- 2 Aussie Kindies ELC Cranbourne
- 3 Bambino's Kindergarten Cranbourne West
- 4 Bowen Street Pre-School
- 5 Clarendon St Pre-School
- 6 Casey Child Care & Kindergarten
- 7 Busy Bees at Cranbourne Central
- 8 Cranbourne Day Care & Kindergarten Centre
- 9 Fairhaven Kindergarten
- 10 Hillsmeade ELC & Primary School
- 11 Pebble Patch ELC
- 12 Rangebank Pre-School & Primary School
- 13 Selandra Rise Family & Children's Centre
- 14 Sierra Family Day Care
- 15 Springhill Drive ELC & Kinder

EDUCATION

- 1 Casey Grammar School
- 2 Chisholm Institute – Berwick & Berwick TEC Campuses
- 3 Chisholm Institute – Cranbourne Campus
- 4 Clyde Creek Primary School
- 5 Clyde North OSHC
- 6 Clyde Primary School
- 7 Clyde Secondary College
- 8 Courtenay Gardens Primary School
- 9 Cranbourne Carlisle Primary School
- 10 Cranbourne East Primary School & Secondary College
- 11 Cranbourne Park Primary School
- 12 Cranbourne Primary School
- 13 Cranbourne Secondary College
- 14 Cranbourne West Primary School
- 15 Federation University Berwick Campus
- 16 Haileybury College
- 17 Hillcrest Christian College
- 18 Hillsmeade Early Learning Centre & Primary School
- 19 Milestones Early Learning Centre Cranbourne East
- 20 Oorama Education
- 21 Ramleigh Park Primary School
- 22 Rangebank Pre-School & Primary School
- 23 St Agatha's Primary School
- 24 St Peters College, Cranbourne West Campus
- 25 St Peters College, Clyde North
- 26 St Thomas The Apostle Catholic Primary School
- 27 Tulliallan Primary School
- 28 Wilandra Rise Primary School

PARKS & RECREATION

- 1 Amstel Golf Club
- 2 Cascades on Clyde Park
- 3 Casey Fields Sporting Complex & Cranbourne Little Athletics Centre
- 4 Casey Race Recreation & Aquatic Centre
- 5 Clyde Recreation Reserve & Tennis Club
- 6 Cranbourne Golf Course
- 7 Cranbourne Racecourse
- 8 Cranbourne Wetlands Nature Conservation Reserve
- 9 Kingswim Clyde
- 10 Lawson Poole Reserve
- 11 Ranfurly Golf Course
- 12 Royal Botanic Gardens Cranbourne
- 13 Sweeney Reserve
- 14 Berwick Springs
- 15 The Casey Stadium
- 16 The Shed Skate Park

HEALTH & MEDICAL

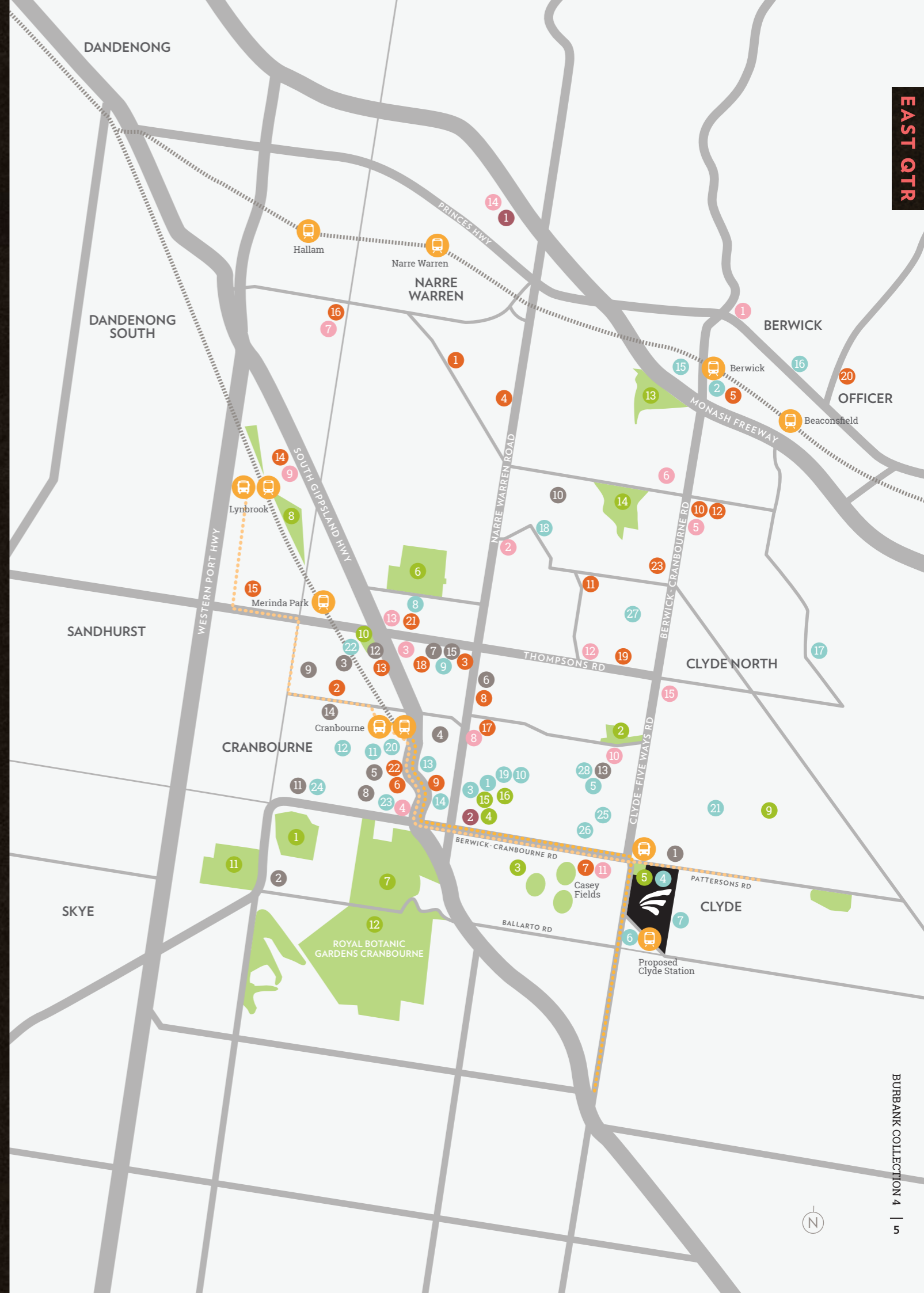
- 1 Ava Maria Dental
- 2 Camms Road Medical Centre
- 3 Casey Allied Health Cranbourne
- 4 Casey Gate Medical Centre
- 5 Casey Hospital
- 6 Casey Medical Centre – Cranbourne
- 7 Casey Medical Centre – Clyde
- 8 Cranbourne East Medical Centre
- 9 Cranbourne Stawell Clinic
- 10 Eden Rise Family Clinic
- 11 HealthMint Medical Centre
- 12 Langmore Clinic
- 13 Lesdon Avenue Medical Centre
- 14 Lynbrook Village Medical Centre
- 15 Marriott Waters Medical Centre
- 16 Parkway Medical Centre
- 17 Pro Health Family Medical Centre
- 18 Springhill Medical Centre
- 19 The Avenue Family Medical Clinic
- 20 The Medical Clinic
- 21 Thompson Road Clinic
- 22 Unique Medical Centre
- 23 Woodleigh Waters Medical Clinic

CIVIC

- 1 Bunjil Place Casey Council
- 2 Cranbourne library

TRANSPORT

- 796 Bus Route via Devon Meadows
897 Bus Route via Cranbourne Station











Artists impression. Subject to council approval.

PLANNED TO PERFECTION

The masterplan for Eliston sees notable lifestyle amenities, beautifully landscaped open spaces, schools, the future major town centre and train station right at your doorstep. A land of plenty in itself.

-  **COMPLETED RESIDENTIAL**
 At Eliston traditional land allotments are sold out with the majority of homes completed or well into construction.
-  **FUTURE TOWN CENTRE**
 Eliston is home to Clyde's future Major Town Centre which will offer a wide range of retail stores, services and entertainment options.

-  **PROPOSED TRAIN STATION**
 The State Government plans to open the Clyde train station on the doorstep to Eliston as an extension to the Cranbourne line.
-  **EDUCATION**
 Eliston Kinder & MCH centre, Clyde Creek Primary School and Clyde Secondary College offers a unique opportunity for residents to walk to school.

-  **PARKS & GARDENS**
 Enjoy an outdoor lifestyle with over 18HA of green open spaces, 3 neighbourhood parks, 3 sporting fields, plus a proposed indoor recreation centre.
-  **WETLANDS**
 Maple Park and Wetlands sit adjacent to East Quarter and create a tranquil space for our residents to enjoy.

BURBANK URBAN COLLECTION 4





3169
291m²

3168
291m²

3167
236m²

3166
236m²

3165
291m²

3164
242m²

NORTHVIEW TERRACE

MIDDLEVIEW TERRACE

EASTVIEW TERRACE

A UNIQUE DESIGN SHAPED BY GREEN INITIATIVES

Burbank Urban Collection 4 offers six spacious two storey homes featuring 3 or 4 bedrooms, main with ensuite, an open plan kitchen with family living and dining areas opening onto a private terrace, a study and a lockup garage.

Located near Maple Park and wetlands, a few minutes' walk to schools and Oak Park, living in the Burbank Collection you'll have the ideal combination of lifestyle and location, making it the perfect place to call home.



Burbank Collection 4



Artist impression. Image courtesy of Burbank Urban.



Artist impression. Image courtesy of Burbank Urban.

Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3169
PLAN BURBANK 4
LAND AREA 291m²
HOUSE SIZE 23.08sq

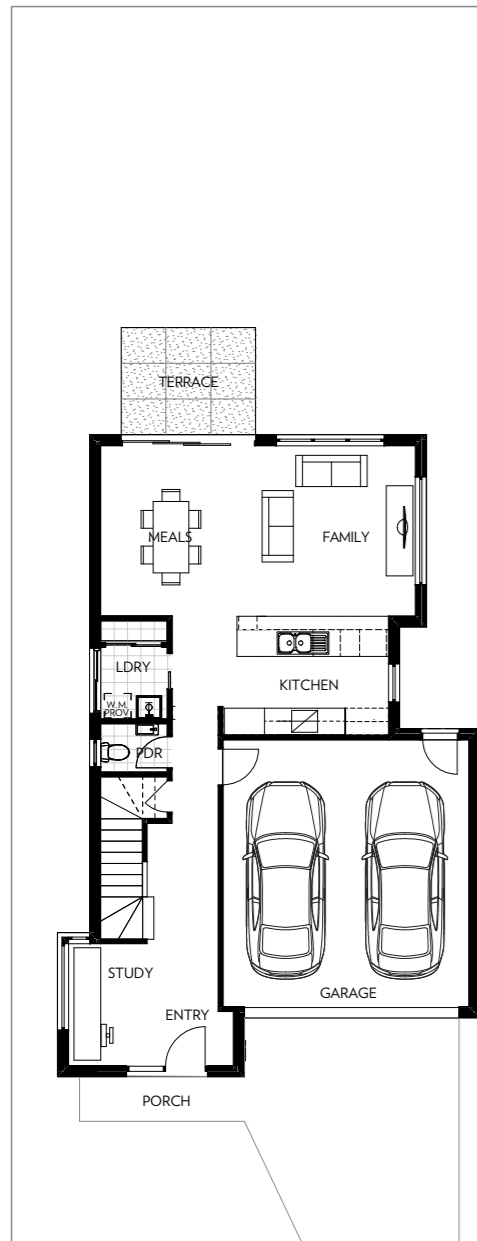
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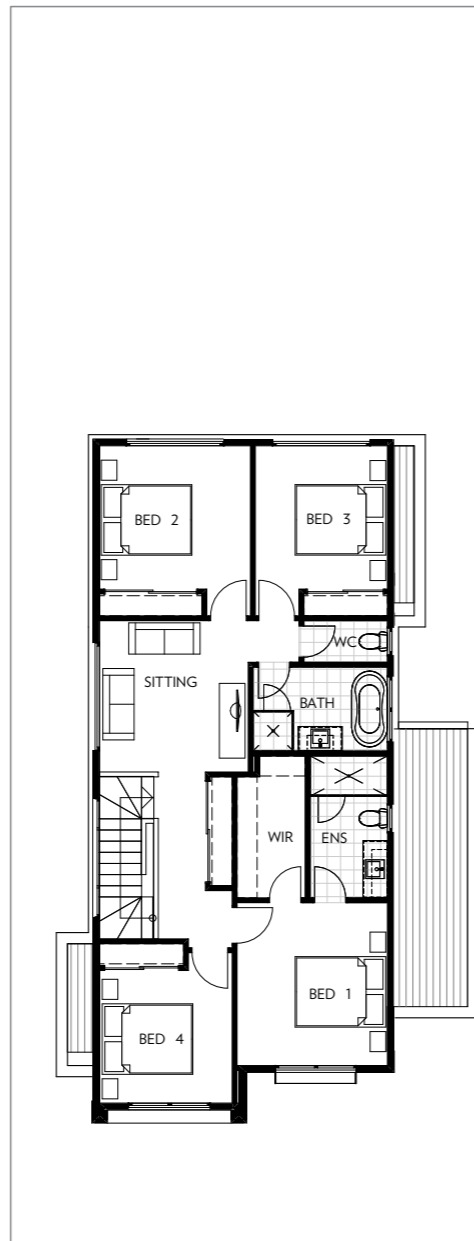
NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR



Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3168
PLAN BURBANK 4
LAND AREA 291m²
HOUSE SIZE 22.97sq

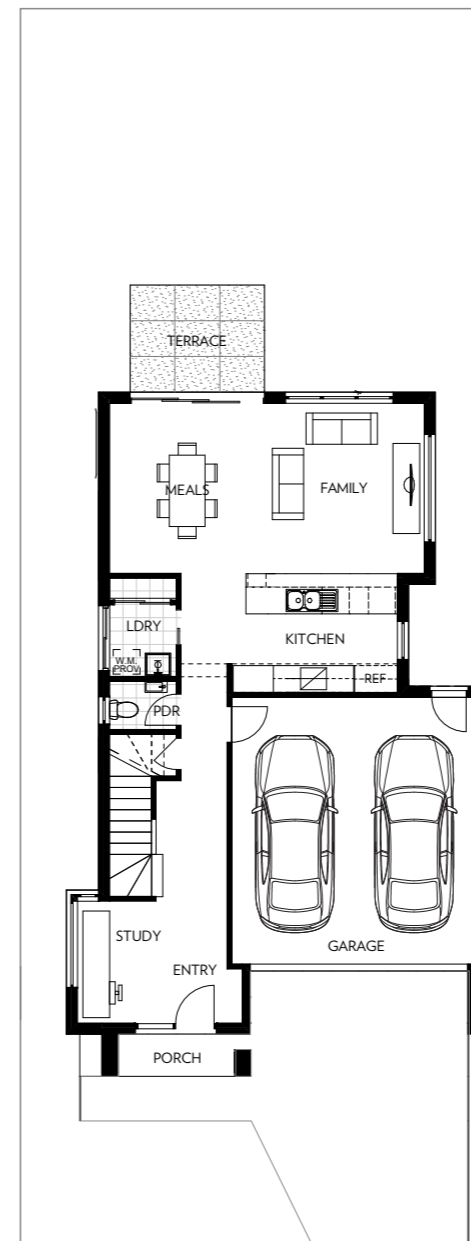
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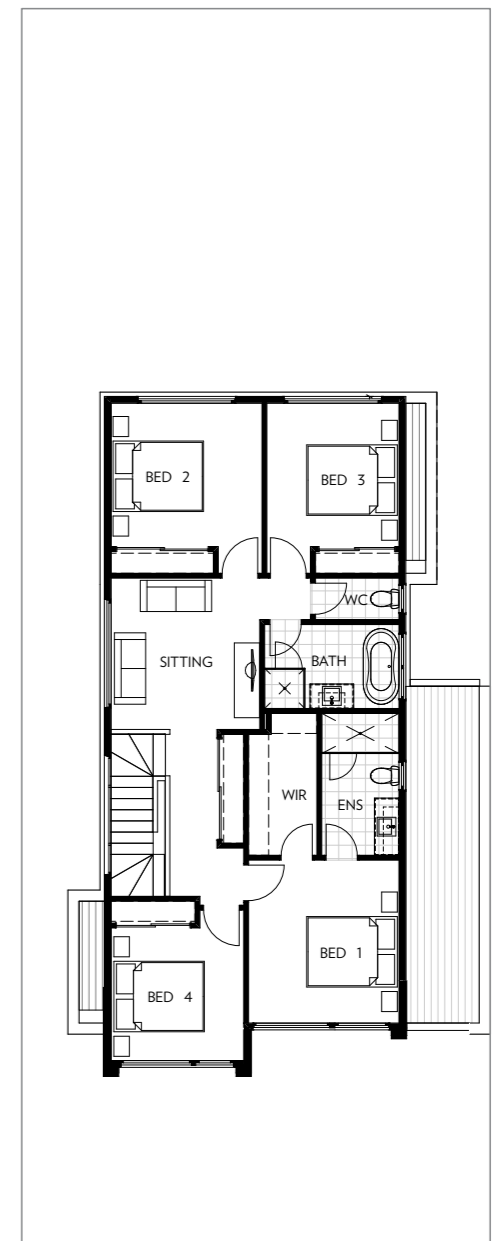
NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR



Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3167
PLAN BURBANK 4
LAND AREA 236m²
HOUSE SIZE 18.71sq

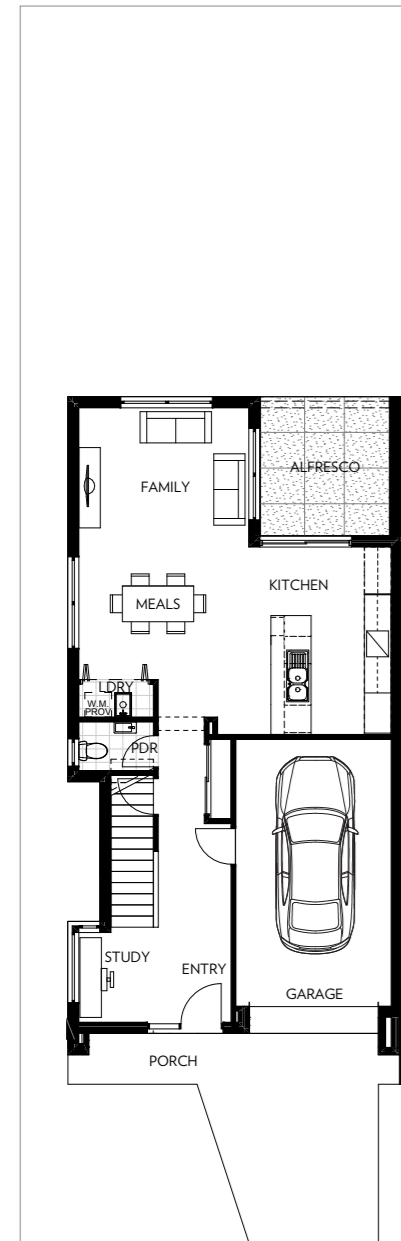
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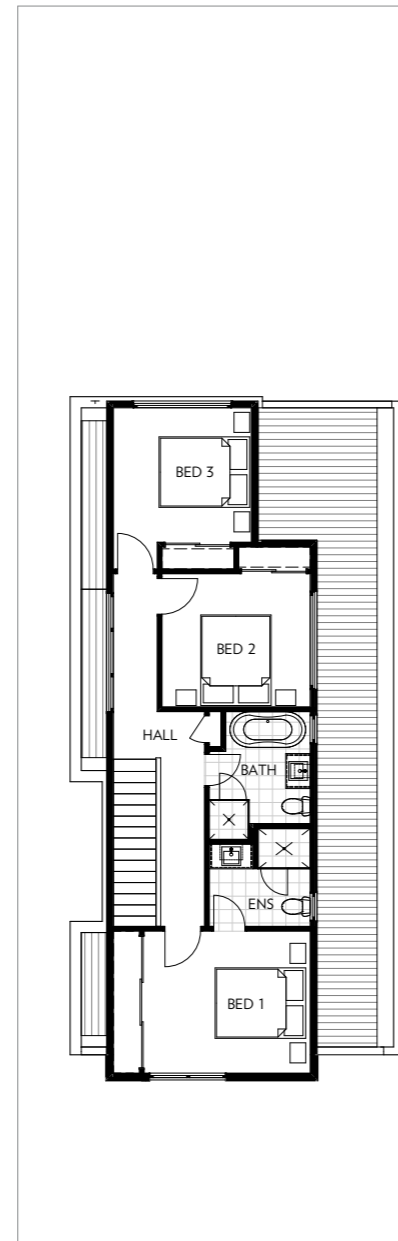
NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR



Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3166
PLAN BURBANK 4
LAND AREA 236m²
HOUSE SIZE 18.70sq

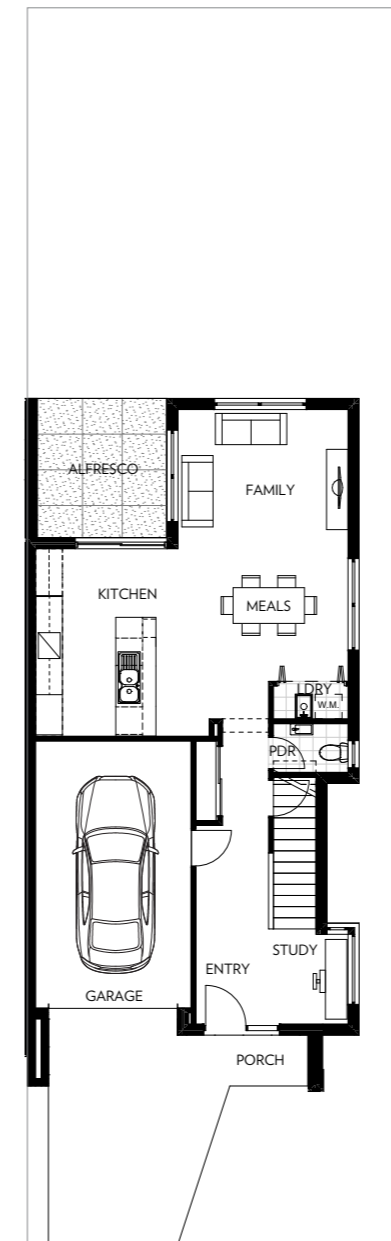
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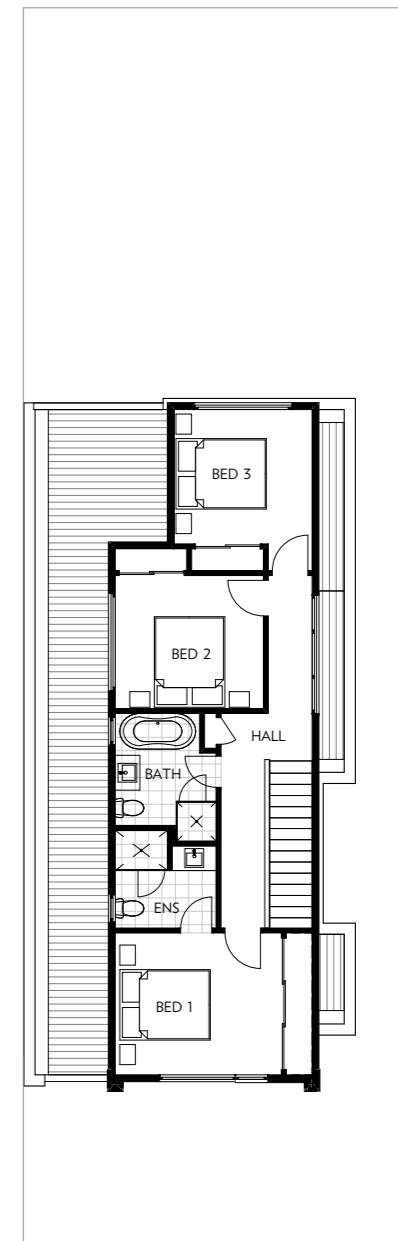
NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR



Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3165
PLAN BURBANK 4
LAND AREA 291m²
HOUSE SIZE 22.95sq

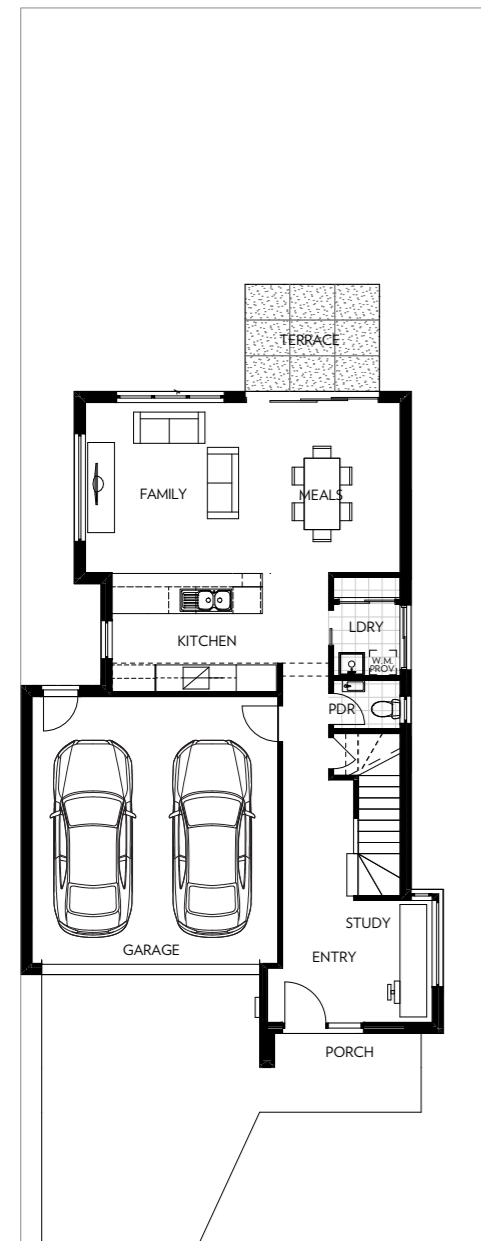
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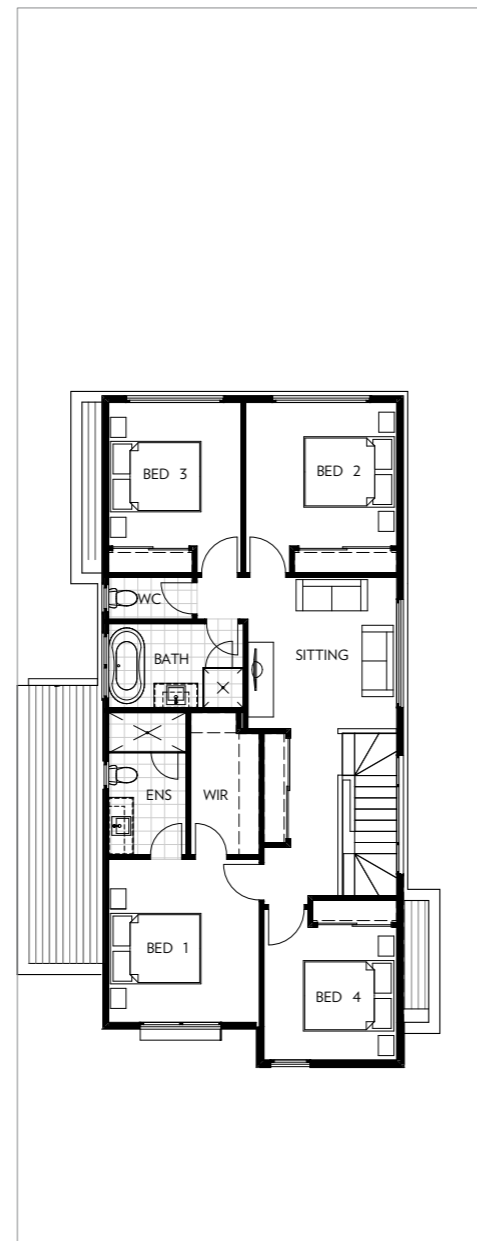
NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR



Burbank Collection 4
FLOOR PLANS

LOT NUMBER 3164
PLAN BURBANK 4
LAND AREA 242m²
HOUSE SIZE 22.99sq

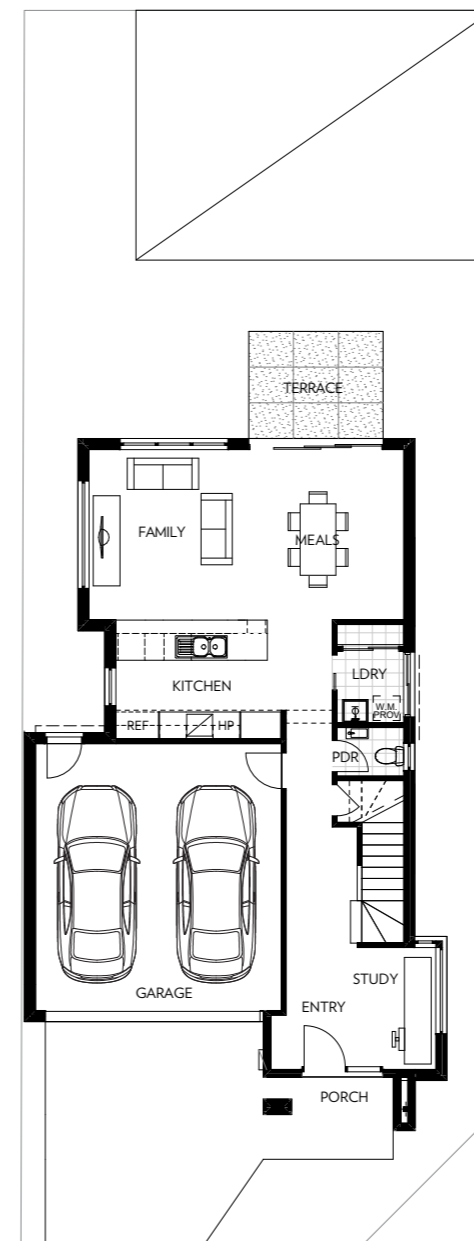
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NORTHVIEW TERRACE



GROUND FLOOR



FIRST FLOOR





TURNKEY INCLUSIONS

Burbank Collection 4 offers stunning, modern two storey homes with a contemporary architectural style. Each residence has been

cleverly designed to maximise space and light, ensuring your new home feels modern, inviting and without compromise.

FIXED PRICE BUILD CONTRACT

SUSTAINABILITY & ENERGY

- 7 Star Energy rating assessment & report.
- LED lighting throughout.
- Solar PV System 2.2kW including roof mounted collectors and inverter.
- Electric Vehicle charging provision.
- 4 Star heating & 4.5 star cooling.
- Electric Heat Pump hot water storage unit with inbuilt condenser.

EXTERNAL

- External colours and materials in accordance with predetermined palette.
- Ceiling Height: Ground Floor 2590mm / 1st Floor 2440mm.

Car accommodation

- Garage with remote controlled Colorbond sectional overhead door.

Windows & sliding doors

- Double glazed aluminium windows.
- Double glazed aluminium sliding doors to living area/s and laundry.
- Keyed window & sliding door locks throughout.
- Block out roller blinds to all clear glazing.
- Flyscreens to all openable windows and doors.

Landscape & external works

- Front landscaping, driveway, letter box and corner lot fencing to be provided as per the MDG garden plans.

INTERNAL

Internal colour & materials schedule

- Choice of two colour schemes.

Staircase

- Carpet finish.

Floor coverings

- Laminate timber look floating floor to Entry / Kitchen / Meals / Living
- Carpet to Bedrooms / Passage / Stairs.
- Porcelain tiles to Bathroom / Ensuite / WC / Powder / Laundry.

Kitchen

- Base Cabinets: Laminate natural finish to cabinets with melamine internals.
- Overhead Cupboards: Laminate natural finish white melamine internals.
- Pantry: Laminate natural finish with melamine shelves.
- Reconstituted stone benchtops.
- Tiled splashback.
- Stainless steel over mount 1 & 1/2 bowl sink.

Appliances

- Oven: 600mm electric fan forced.
- Cooktop: 600mm gas.
- Range Hood: 600mm concealed.
- Dishwasher: 600mm under bench.

Storage

- Robes with melamine shelf and metal hanging rail with vinyl sliding doors.
- Walk in Robes with melamine shelf and metal hanging rail and one shelf.
- Linen Cupboard with 4 melamine shelves.
- Broom Cupboard with melamine shelving.

Laundry

- Trough & Cabinet.

Bathroom / Ensuite

- Laminate natural finish cabinet with white melamine interior.
- Reconstituted stone benchtops.
- White acrylic freestanding back to wall bath.
- Mirror with polished edges to suit vanity.
- Back to wall, close coupled toilet suite.

Accessories

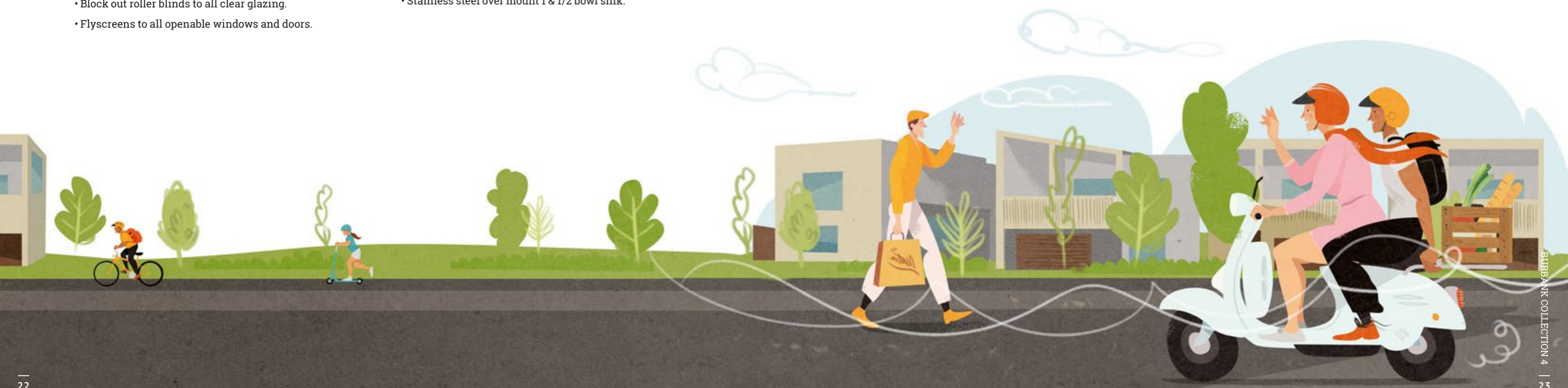
- Towel rail to Ensuite & Bathroom.
- Towel ring to Powder Room.
- Toilet roll holder to Ensuite, WC and Powder Room.

Electrical

- Double power points throughout.
- Hard wired smoke detectors.
- NBN connection point to family room.
- Data points to Study, Sitting room and Bed 1.
- TV Points to Family, Sitting room, and Bed 1.
- TV Antenna.

UPGRADES

- Speak to your sales consultant regarding available upgrades.





Artist impression. Image courtesy of Burbank Urban.

CONTACT THE ELISTON SALES TEAM

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