

HS



HERMITAGE SUNBURY

cool, calm, connected



A close-up, low-angle shot of a bicycle wheel on a paved surface. The wheel is on the right side of the frame, showing the spokes and the tire. The pavement is textured and has several shadows cast across it, likely from the bicycle and other objects out of frame. The overall tone is muted and slightly desaturated.

Cool ————— Sunbury

# The Setting

Sunbury strikes the ideal balance between country and urban living thanks to its established amenities, its proximity to the city and its idyllic natural landscape rich in heritage.

Named after Sunbury on the Thames in England, Sunbury is renowned for being the birthplace of the Ashes, the home of the much-loved Sunfest, and a gateway to the Victorian Goldfields. It boasts stunning heritage buildings, an independent cinema, a booming café scene and a thriving art culture. And only a stones throw away is Victoria's oldest wine region, the iconic Macedon Ranges and Daylesford. No matter your lifestyle or interest it's all here for you.



Ball Court Hotel



Goonarra Vineyard



St Mary's Anglican Church



The Spotted Owl Cafe



Tom's Park



HomeCo Rosenthal



Royal Hotel Sunbury

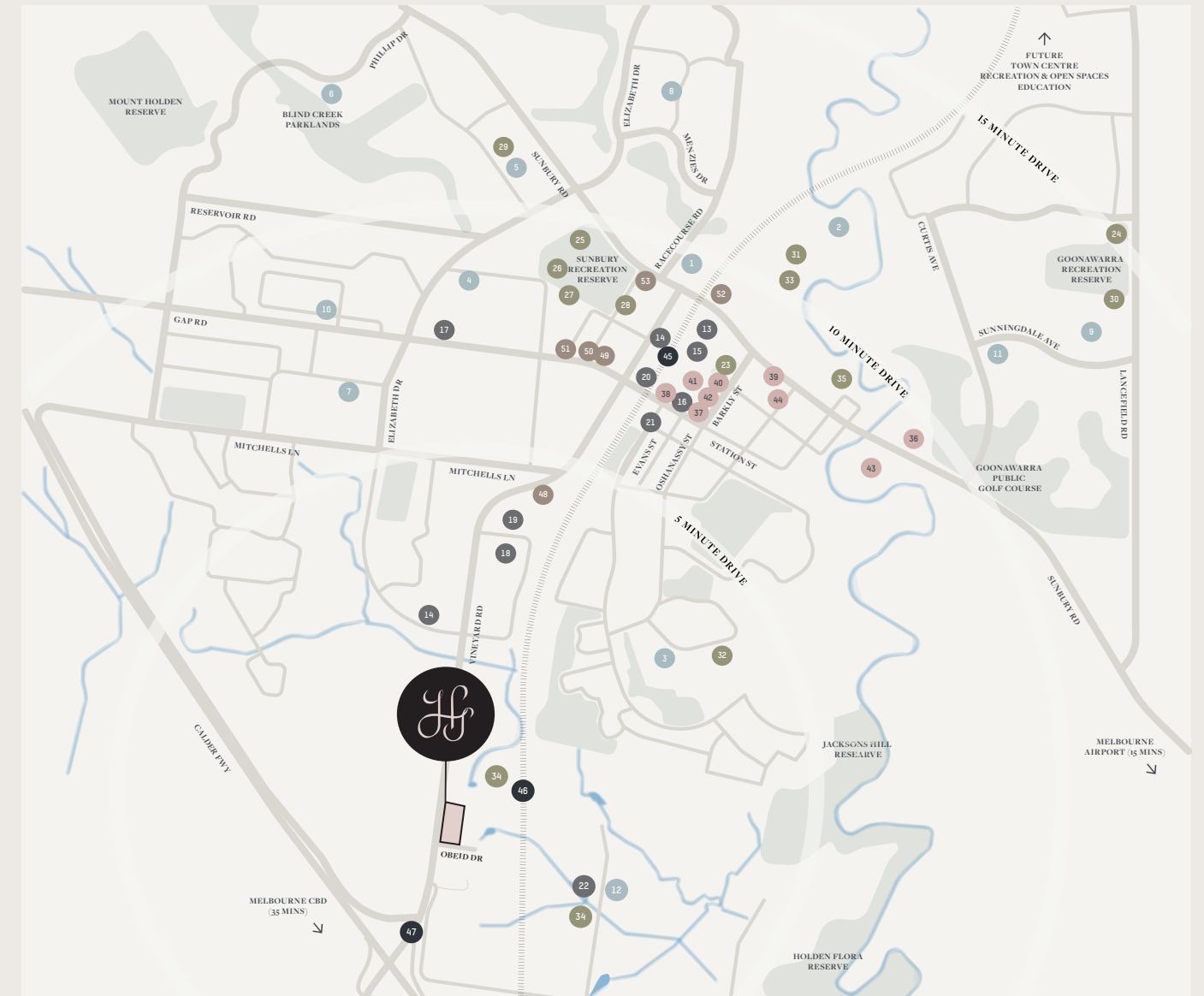
## CONVENIENCES

Locals can enjoy a laidback lifestyle with a wealth of cafés, restaurants, bars, shops, parks and sports centres on their doorstep. Sunbury offers a rare opportunity to live close to the city where Melbourne is an easy 30-minute drive via the Calder Freeway, metro trains and buses are a short 8-minute drive away, and a future train station only 300 metres from the estate. This prime location makes it a cinch to zip into the city for dinner with friends or to catch a footy game at the MCG.

Sunbury Central and Sunbury Terrace provide a central hub for shopping while O'Shannassy and Evans Streets are lined with hip cafés, wine bars and art galleries. Theatre buffs can enjoy an evening out at

the impressive historic Boilerhouse Community Arts Centre or explore colour and creativity at the annual Sunbury Arts Society Show.

The significant number of quality schools, especially primary schools, adds to Hermitage's family-friendly appeal. The Sunbury Reserve & Sunday Market is a leisurely stroll away from the development. Goonawarra Golf Club, Rupertswood, Clarke Oval and Sunbury Aquatic Centre all encourage an active outdoor lifestyle for empty nesters and adventure seekers alike.



### EDUCATION

1. Sunbury College
2. Salesian College
3. Sunbury Primary School
4. Sunbury West Primary School
5. St Anne's Catholic Primary
6. Killara Primary School
7. Sunbury Heights Primary
8. Kismet Primary School
9. Goonawarra Primary School
10. Dobell Avenue Kindergarten
11. Sunningdale Avenue Children's Centre
12. Future Government School

### RETAIL

13. Sunbury Square
14. Woolworths
15. Coles
16. IGA
17. Aldi
18. Bunnings Warehouse
19. The Good Guys
20. Big W
21. Target
22. Future Town Centre

### LEISURE

23. Sunbury Public Park Reserve
24. Sunbury Community Garden
25. Sunbury Recreation Reserve (Clarke Oval)
26. Sunbury Football Club
27. Sunbury Skatepark
28. Sunbury Aquatic & Leisure Centre
29. Sunbury Lawn Tennis Club
30. East Sunbury Netball Club
31. Reading Cinemas Sunbury
32. Sunbury Art Society
33. Rupertswood Football Club / Oval
34. Future open space
35. The Nook

### FOOD AND DRINK

36. Goona Warra Vineyard
37. Spotted Owl Cafe
38. The Olive Tree Hotel
39. Ball Court Hotel
40. Vics Food & Wine
41. Royal Hotel
42. Augustus Gelatery
43. Craiglee Winery
44. The Valley Cellar Door Sunbury

### TRANSPORT

45. Sunbury Train Station
46. Future Train Station
47. Calder Freeway entrance

### MEDICAL

48. Vineyard Medical Centre
49. Sunbury Medical Centre
50. Sunbury Radiology
51. Gap Road Medical Centre
52. Sunbury Day Hospital
53. Sunbury Specialist Centre



DIGGERS REST  
5 MINUTES

MELBOURNE CBD  
(CALDER FREEWAY)  
30 MINUTES

SUNBURY WEST  
PRIMARY SCHOOL  
10 MINUTES

CNR OBEID DRIVE  
& VINEYARD ROAD  
WE ARE HERE



MACEDON RANGES  
35 MINUTES

SUNBURY SHOPPING PRECINCT  
7 MINUTES

SUNBURY TRAIN STATION  
10 MINUTES

FUTURE TRAIN STATION  
1 MINUTE

FUTURE PRECINCT  
2 MINUTES

MELBOURNE AIRPORT  
15 MINUTES

SUNBURY PRIMARY SCHOOL  
10 MINUTES



Calm

Estate



# Abundance

Hermitage offers a rare opportunity to live close to the city while enjoying an abundance of green spaces and pretty, tree-lined streetscapes. Each townhouse is bordered by gum trees and positioned on its own private estate, and only moments from the town centre or the Calder Freeway to get you to Melbourne's CBD.

Threaded with heritage walking tracks and trails, the countryside surrounding Hermitage is ripe for exploration. Residents can access sweeping park-lands, walking paths and bike tracks from their own peaceful pocket of the secluded estate.



Magnificent views of South Sunbury frame each individual townhouse. Indigenous flora and fauna enhance the feeling of sanctuary and retreat, and visits from native wildlife are a part of everyday life.

A private parkland space for residents is under development and a planned childcare centre will make life even more idyllic for young families. See kookaburras, galahs, waterbirds and echidnas at Jackson Creek and Albert Road Nature Reserve, or venture out to the state's oldest homestead, Emu Bottom, built in 1836, to uncover Australia's pioneering history.

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primary schools, adds to Hermitage's family-friendly appeal. The Sunbury Reserve & Sunday Market is a leisurely stroll away from the development. Goonawarra Golf Club, Rupertswood Football Oval and Sunbury Aquatic Centre, encourage an active outdoor lifestyle for empty nesters and adventure seekers alike.

Heritage plaques are affixed to historic buildings, churches and bridges around town, and horseracing fans can drop in on retired Melbourne Cup racehorses at the Living Legends' stables. With an inimitable wine region so close at hand and so much to see and discover, the living is easy at Hermitage.





## HIGH STANDARDS

Merging high-end living with durable design, the 65 townhouses at Hermitage are spread across a boutique estate. Residents can choose between two floorplan types in flexible configurations designed to suit all lifestyle stages and promote individuality.

Open-plan kitchen areas and oversized living rooms flow through to generous bedrooms and bathrooms that have enough storage space for today and tomorrow. An abundance of natural light brings the outside world in and celebrates the unique setting.

A material palette of robust Australian timber and complementary earth tones retains a direct connection to the local countryside. Each townhouse is designed to evolve in response to residents' changing needs and preferences, achieving the ideal balance of comfort and sophistication.

Close to wineries, cellar doors and plenty of gourmet destinations, an unhurried and peaceful life at Hermitage is assured.



### Finishes

- Stone benchtops to kitchens and bathrooms
- Multi-purpose island benches
- European-designed appliances including gas cooktops
- Semi-frameless shower screens
- Chrome tapware

### Quality Build

- Well-appointed living zones
- Flush modern cabinetry
- Powder-coated aluminium window & sliding door frames
- Architecturally designed open-plan living, for the modern lifestyle
- Plush carpet to bedrooms
- Ceramic tiling to bathrooms

### Natural Light and Orientation

- Layouts designed to maximise natural light
- Expanses of glazing to kitchen and living areas
- Neutral colour palettes allow for bright sun-drenched rooms

### Storage

- Colorbond storage sheds
- Built-In Robes
- Full-height kitchen pantry with open shelving
- Double garages

### Security

- Remote-controlled garage roller doors
- Flyscreens to all opening windows
- Smoke detectors (hardwired with battery backup)
- Keyed locks to all opening windows & sliding doors

### Green Thinking

- 6-star energy rating certification
- Solar hot water systems
- Energy-efficient LED lighting
- Fibrewool Wall & Ceiling Batts for insulation
- Landscaped areas to include a mixture of native and exotic species to enhance the ecological value of the estate

FLOORPLAN ONE  
CABERNET

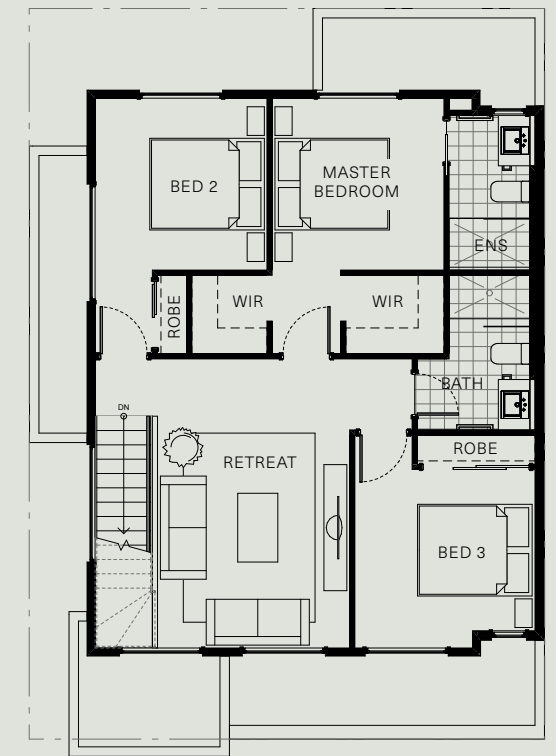
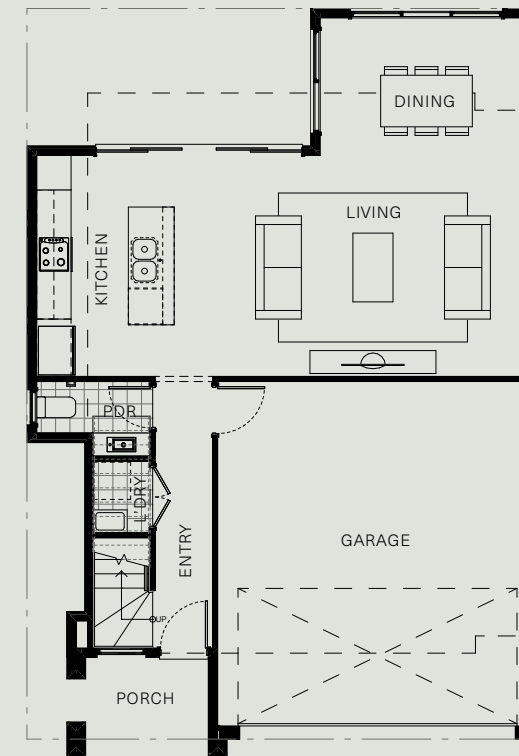
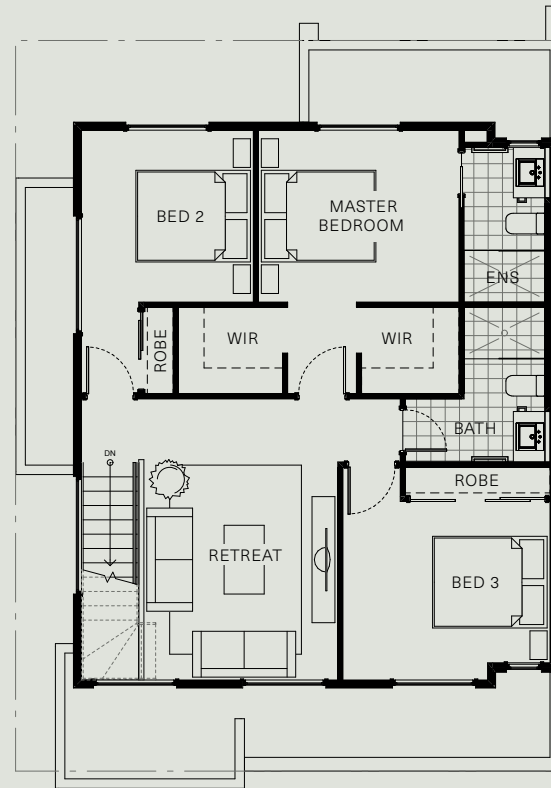
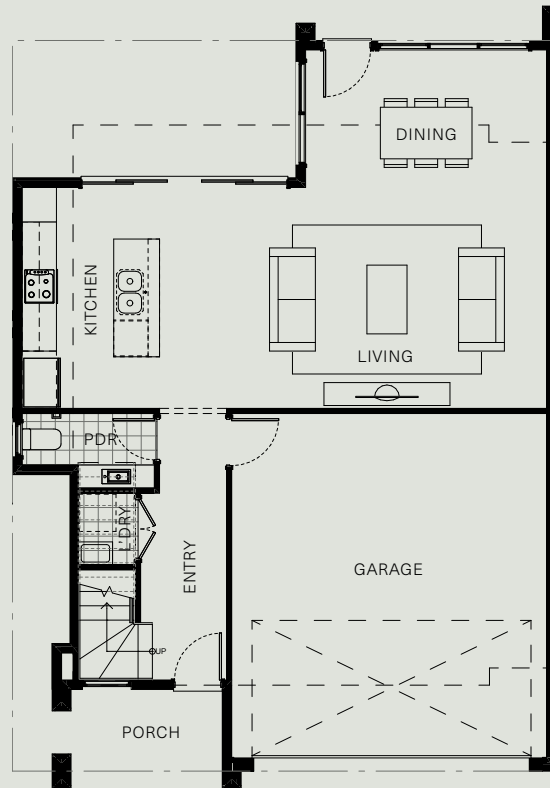
FLOORPLAN TWO  
CHARDONNAY

GROUND

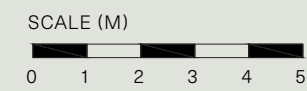
FIRST FLOOR

GROUND

FIRST FLOOR

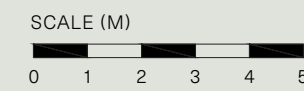


2 LEVEL  
3 BEDROOM




GROUND FLOOR	64.09m <sup>2</sup>
GARAGE	36.30m <sup>2</sup>
FIRST FLOOR	83.17m <sup>2</sup>
TOTAL LIVING AREA	189.02m <sup>2</sup>
PORCH	5.46m <sup>2</sup>

2 LEVEL  
3 BEDROOM



GROUND FLOOR	58.19m <sup>2</sup>
GARAGE	36.30m <sup>2</sup>
FIRST FLOOR	78.24m <sup>2</sup>
TOTAL LIVING AREA	177.32m <sup>2</sup>
PORCH	4.59m <sup>2</sup>



Connected ————— Past

# The Legacy

In 1996, Joseph and Ellie Obeid bought the Diggers Rest vineyard from Frank Hogan and carried on his fine winemaking tradition. Appealing to its more recent history, Obeid Drive is named after the Obeid family.

Hermitage sits on an idyllic stretch of the original Diggers Rest vineyard, surrounded by the gently undulating plains and valleys that have always created excellent conditions for producing elegant wines.





## CHARMED HERITAGE

Living at Hermitage is all about celebrating Sunbury's rich and varied history and connecting with its close-knit, established community.

Home to family-owned vineyards and award-winning wineries, Sunbury's wine region is famous for its dry-climate drops, including a 2004 Shiraz judged the best in the world. Most of its wineries are close to the main township and within an easy drive of each other.

Sunbury's connection with Victoria's history and development is well-known, and it's widely regarded as the gateway to the Goldfields. The old Sunbury Courthouse, the bluestone homestead at Craiglee Vineyard, and what's left of Aitken's Gap Gaol offer a glimpse into times past and strengthen its small-town charm.



JACKSON'S CREEK, SUNBURY

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**Image credit** Creator - Harvey, John Henry, 1855-1938, photographer.  
**Source:** State Library Victoria

# HERMITAGE SUNBURY

## A WINNING TEAM

Hermitage is proudly brought to you by Obeid Property Group and Alpha 14 Property Group.



Obeid Property Group specialise in the design, development and delivery of quality residential living throughout Melbourne.

With outstanding end to end products, Obeid Property Group ensures each project is completed on schedule, using reputable builders and quality finishes. After many successful developments the Obeid Property Group is known to be one of Melbourne's premium developers.

Alpha14 Property Group is a privately owned property development company operating in the commercial, industrial, retail, childcare and residential sectors in some of Melbourne's most sought after suburbs and inner city locations. Founded in 2011, the company has completed and has current projects in development valued in excess of \$.5 Billion. Alpha14's fast growing success is a testament to its highly driven management team boasting more than 50 years of collective industry experience, and its priority to deliver high-end results within short time frames.

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