

# THE|RESERVE

152 ARMY ROAD  
PAKENHAM, VIC









# WELCOME TO **THE RESERVE**

The Reserve is a housing estate of 26 architecturally-designed townhouses in the semi-rural suburb of Pakenham. Each of these boutique homes has been crafted from the ground up with care, integrity, and thoughtfulness.

A community hub in it's own right, this estate is spectacularly landscaped and features several species of gum trees, oak, lily-pilly, daisies, and jasmine.

The Reserve is an ideal place to raise your family.



# FOR WHEN YOUR FAMILY COMES FIRST



Pakenham is a family-oriented suburb, with its neat estates, reserves, and lakes projecting an outdoorsy, rural aura.

Located 53km from the Melbourne CBD, Pakenham is a blend of rural and suburban—an ideal spot for those who crave the spaciousness of a fringe suburb without sacrificing CBD connectivity. In fact, two stations and convenient freeway access brings the commute down to less than an hour.

But you don't have to go into the city. Pakenham is a self-sufficient hub, boasting ample retail districts, a cultural centre, many schools, a variety of sporting facilities, and a golf course.



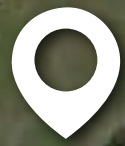


## A RELAXING RETREAT

The open sky of the country with spacious homes on beautiful estates make Pakenham a perfect retreat for those looking for an escape from the urban sprawl.

The Cardinia Cultural Centre offers theatre, cabaret, and comedy shows; the sports and aquatic centre is a great weekend activity with the kids, or maybe a lazy afternoon browsing the sales at Pakenham Central Marketplace is more up your alley.





# LANDMARKS

BEACONHILLS  
COLLEGE

DON JACKSON  
RESERVE

PAKENHAM  
PRIMARY SCHOOL

PRINCES  
HIGHWAY

BARBARA COURT  
RESERVE

PAKENHAM HEIGHTS  
KINDERGARTEN

ST PATRICK'S  
PRIMARY SCHOOL

KENNEDY  
CREEK

COMMERCIAL  
DISTRICT

PAKENHAM  
SECONDARY COLLEGE





THE RESERVE

# LEGEND

## PARKS & ENTERTAINMENT

Don Jackson Reserve	1.7 km
Barbara Court Reserve	2.7 km
Kennedy Creek	2.3 km
Commercial District	3.8 km

## EDUCATION

Pakenham Primary School	1.9 km
Pakenham Heights Kindergarten	2.4 km
Pakenham Secondary College	4.3 km
Beaconhills College	5.1 km
St Patrick's Primary School	4.3 km

## INFRASTRUCTURE

Princes Highway	1.5 km
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## THE LUXURY HOME YOU DESERVE

From top to bottom, these homes have been designed to offer residents the convenience and quality that modern buyers have come to expect. The homes feature wide and tall windows to brighten the rooms with natural light. The grey carpets with light walls and ceilings communicate a sense of space, and the finishes throughout are premium.





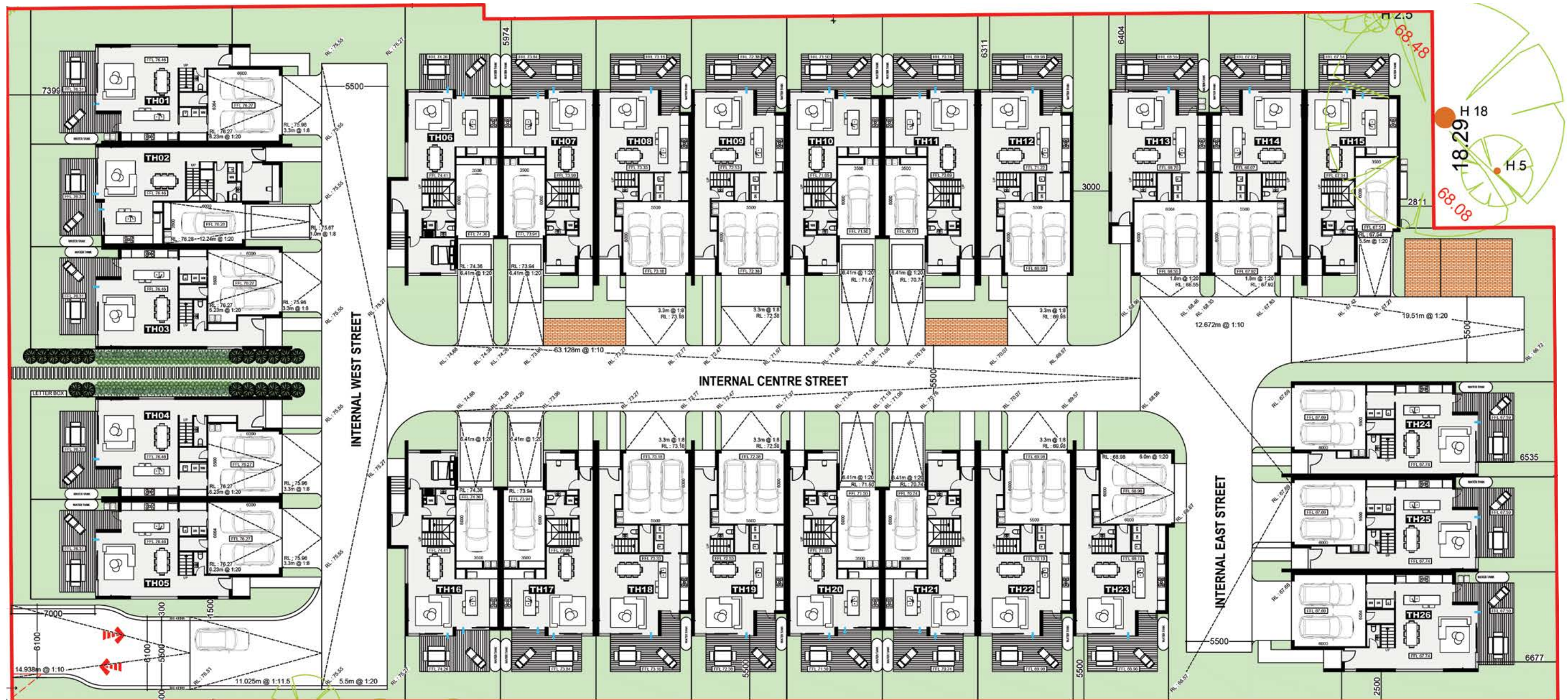
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UNIT NUMBER	TYPE	BED	BATH	CAR	DWELLING SIZE	LAND SIZE	PRICE
1	A - Corner	3	2.5	2	220m²	280m²	\$495,950.00
5	A - Corner	3	2.5	2	220m²	205m²	\$492,950.00
13	A - Corner	3	3.5	2	220m²	200m²	\$492,950.00
26	A - Corner	3	3.5	2	215m²	279m²	\$495,950.00
3	B - Double Garage	3	3.5	2	239m²	210m²	\$493,950.00
4	B - Double Garage	3	3.5	2	239m²	210m²	\$493,950.00
8	B - Double Garage	3	3.5	2	220m²	215m²	\$495,950.00
9	B - Double Garage	3	3.5	2	220m²	221m²	\$495,950.00
12	B - Double Garage	3	3.5	2	220m²	217m²	\$491,950.00
14	B - Double Garage	3	3.5	2	265m²	465m²	\$539,950.00
18	B - Double Garage	3	3.5	2	220m²	195m²	\$491,950.00
19	B - Double Garage	3	3.5	2	220m²	195m²	\$491,950.00
22	B - Double Garage	3	3.5	2	220m²	195m²	\$491,950.00
23	B - Double Garage	3	3.5	2	223m²	232m²	\$493,950.00
24	B - Double Garage	3	3.5	2	216m²	204m²	\$489,950.00
25	B - Double Garage	3	3.5	2	216m²	204m²	\$489,950.00
2	C - Tandem Garage	4	3.5	1	210m²	210m²	\$491,950.00
7	C - Tandem Garage	4	3.5	1	193m²	210m²	\$484,950.00
10	C - Tandem Garage	4	3.5	1	193m²	222m²	\$484,950.00
11	C - Tandem Garage	4	3.5	1	193m²	212m²	\$484,950.00
17	C - Tandem Garage	4	3.5	1	193m²	195m²	\$479,950.00
20	C - Tandem Garage	4	3.5	1	193m²	195m²	\$484,950.00
21	C - Tandem Garage	4	3.5	1	193m²	195m²	\$484,950.00
6	D - Tandem Garage	4	3.5	1	204m²	270m²	\$491,950.00
16	D - Tandem Garage	4	3.5	1	204m²	232m²	\$489,950.00



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## GROUND FLOOR PLAN



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FIRST FLOOR PLAN



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# WHERE YOU RELAX AND SPEND TIME WITH YOUR LOVED ONES

In a post-COVID world, a home that suits your lifestyle is more important than ever. The Reserve offers you the opportunity to build a new, better lifestyle around the people and things that are most important to you.







**PROPERTIES BUILT WITH PRIDE**

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