

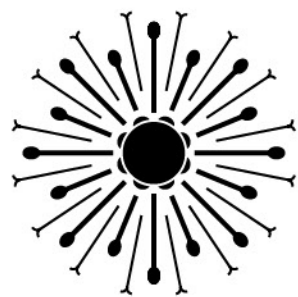
KWR  
RESIDENCES



Shire of Cardinia  
[waterwaysestate.com.au](http://waterwaysestate.com.au)

Koo Wee Rup | VIC 3981





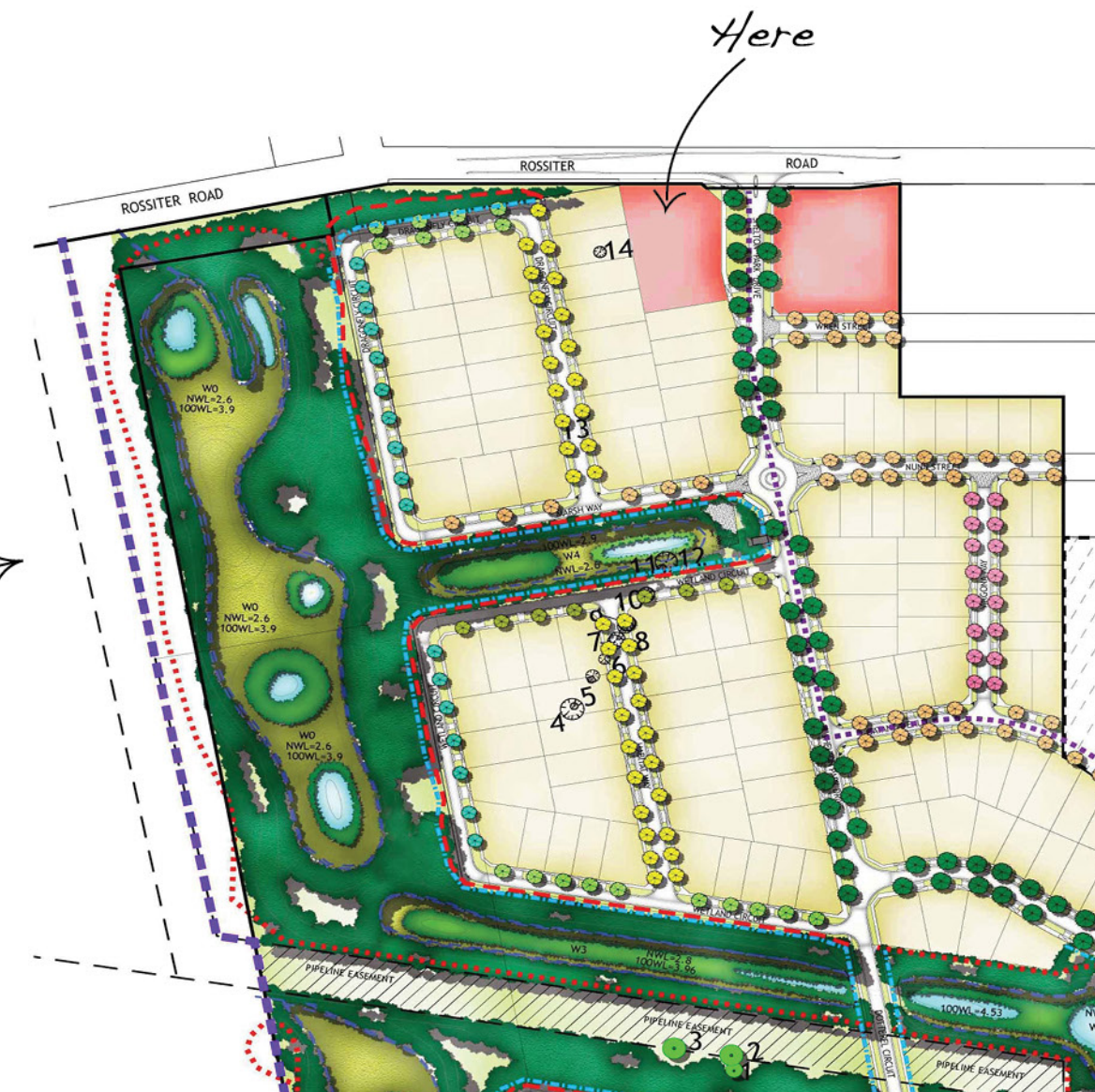
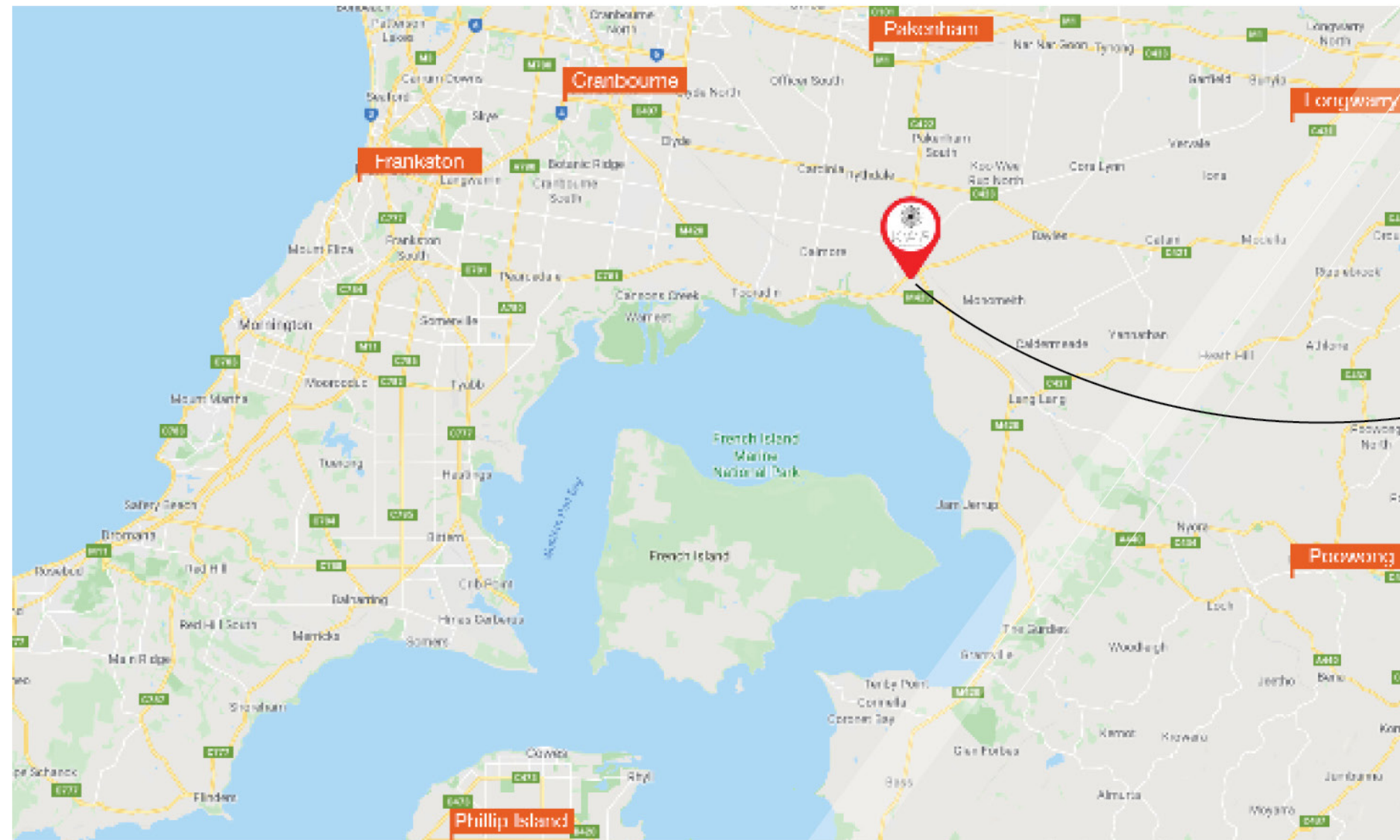
## KOO WEE RUP RESIDENCES

**A vibrant new opportunity to secure your dream home now!**

Koo Wee Rup is located 60 kms south-east of Melbourne CBD.

For the everyday needs of your family, Koo Woo Rup is an easy commute to a variety of educational, medical and other social services. For the growing family, Koo Wee Rup Primary School, St John the Baptist Primary School and Koo Wee Rup Secondary College offer something for everyone. Residents and visitors alike can enjoy many parks and waterways such as the Koo Wee Rup Swamp Lookout Tower, Cochrane Park & Bayles Fauna Reserve.

A hidden gem readily accessed from the South Gippsland Highway, This property has been designed to offer you privacy along with connectivity into the Victoria's charming Gippsland community.







## 5 Dwelling Shelton Park Drive Residence

### Residence 601

House Size	200 m <sup>2</sup>
Land Size	442 m <sup>2</sup>



### Residence 602

House Size	203 m <sup>2</sup>
Land Size	454 m <sup>2</sup>



### Residence 603

House Size	203 m <sup>2</sup>
Land Size	459 m <sup>2</sup>



### Residence 604

House Size	245 m <sup>2</sup>
Land Size	489 m <sup>2</sup>



### Residence 605

House Size	198 m <sup>2</sup>
Land Size	520 m <sup>2</sup>







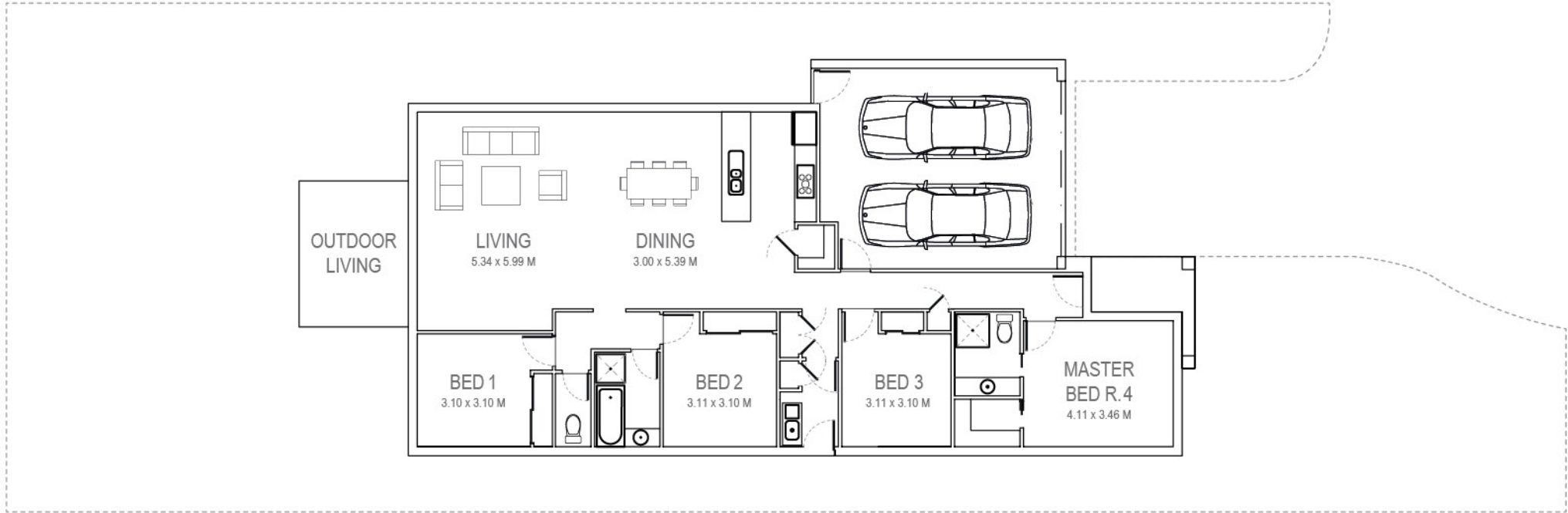
## Leading Edge Design and Outstanding Build Quality

This selection introduces a new standard of high-end design and liveability to a location that has become the cosmopolitan heartbeat of the South East. Each residence is so much more than a home, bringing the exclusive attributes of Melbourne's affluent inner-city dwellings.

### *Features*





Turn Key Inclusions \\\ Low Maintenance Landscaping  
Letterbox \\\ Fencing and Clothesline  
Stainless Steel Appliances \\\ LED Downlights  
Solar Hot Water





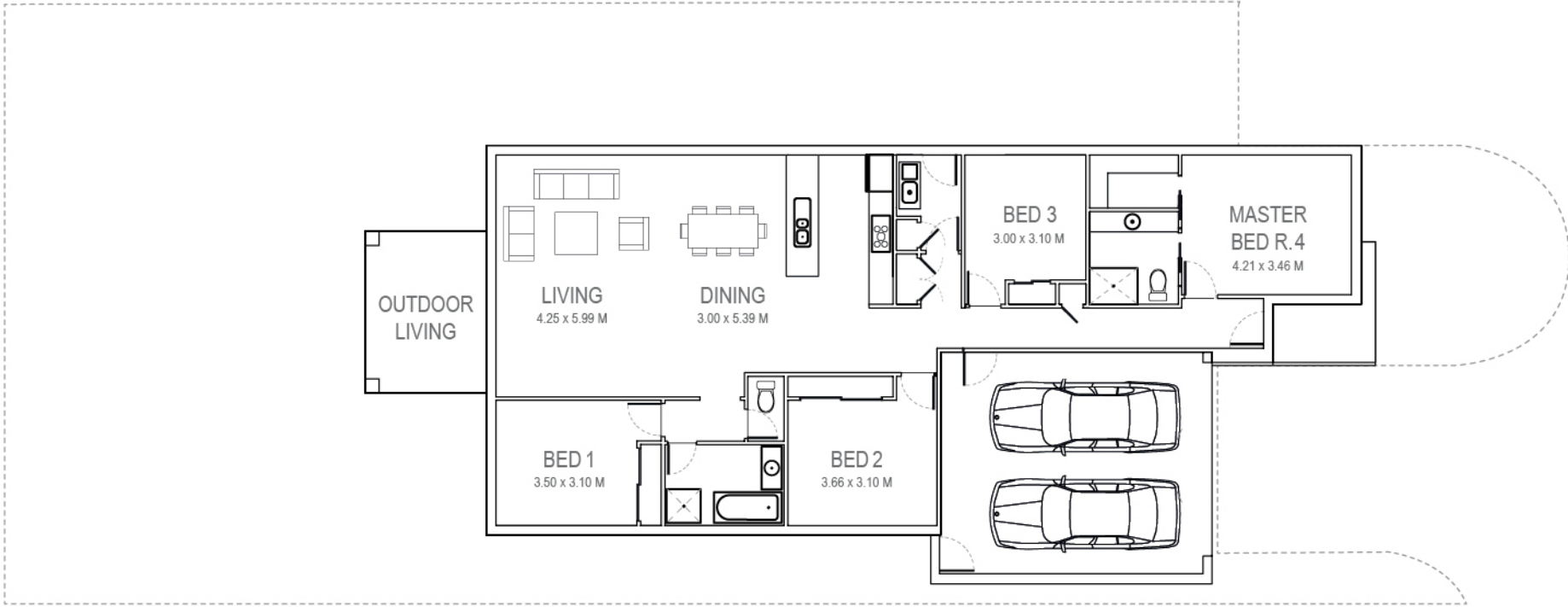
Residence 601

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	157.0	16.9
PORCH	4.8	0.5
GARAGE	38.3	4.1
OUTDOOR LIVING	12.0	1.3
TOTAL	200.1	21.5

House Size	200 m <sup>2</sup>				
Land Size R. 601	442 m <sup>2</sup>	4	2	2	2





Configurations

All homes are single storey with four bedrooms and two bathrooms, with the option of four floor plan designs.



Residence 602 & 603

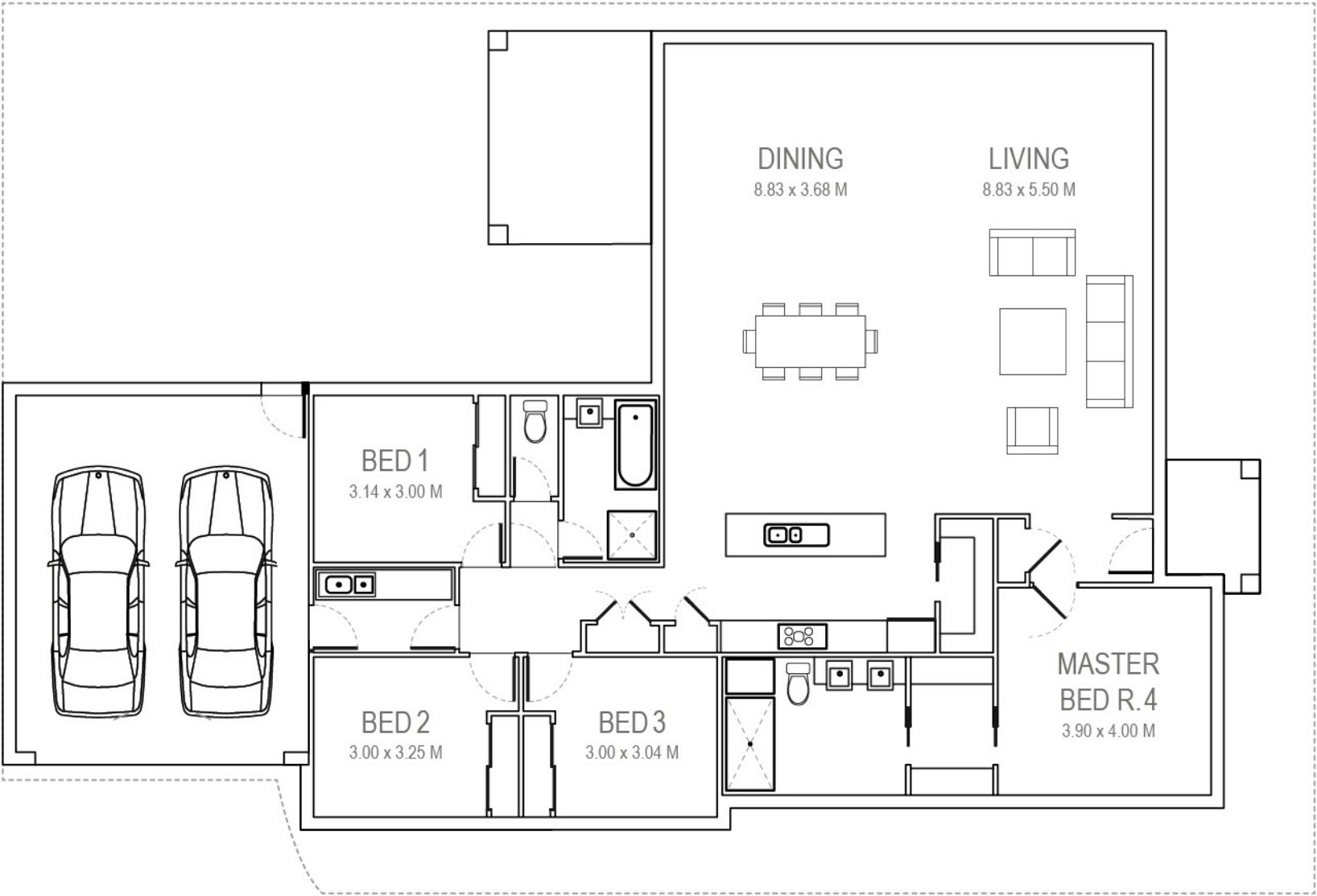
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	160.0	17.2
PORCH	4.3	0.5
GARAGE	38.9	4.2
OUTDOOR LIVING	12.0	1.3
TOTAL	203.2	21.9

House Size	203 m <sup>2</sup>				
Land Size R. 602	454 m <sup>2</sup>	4	2	2	2
Land Size R. 603	459 m <sup>2</sup>				

Configurations




All homes are single storey with four bedrooms and two bathrooms, with the option of four floor plan designs.





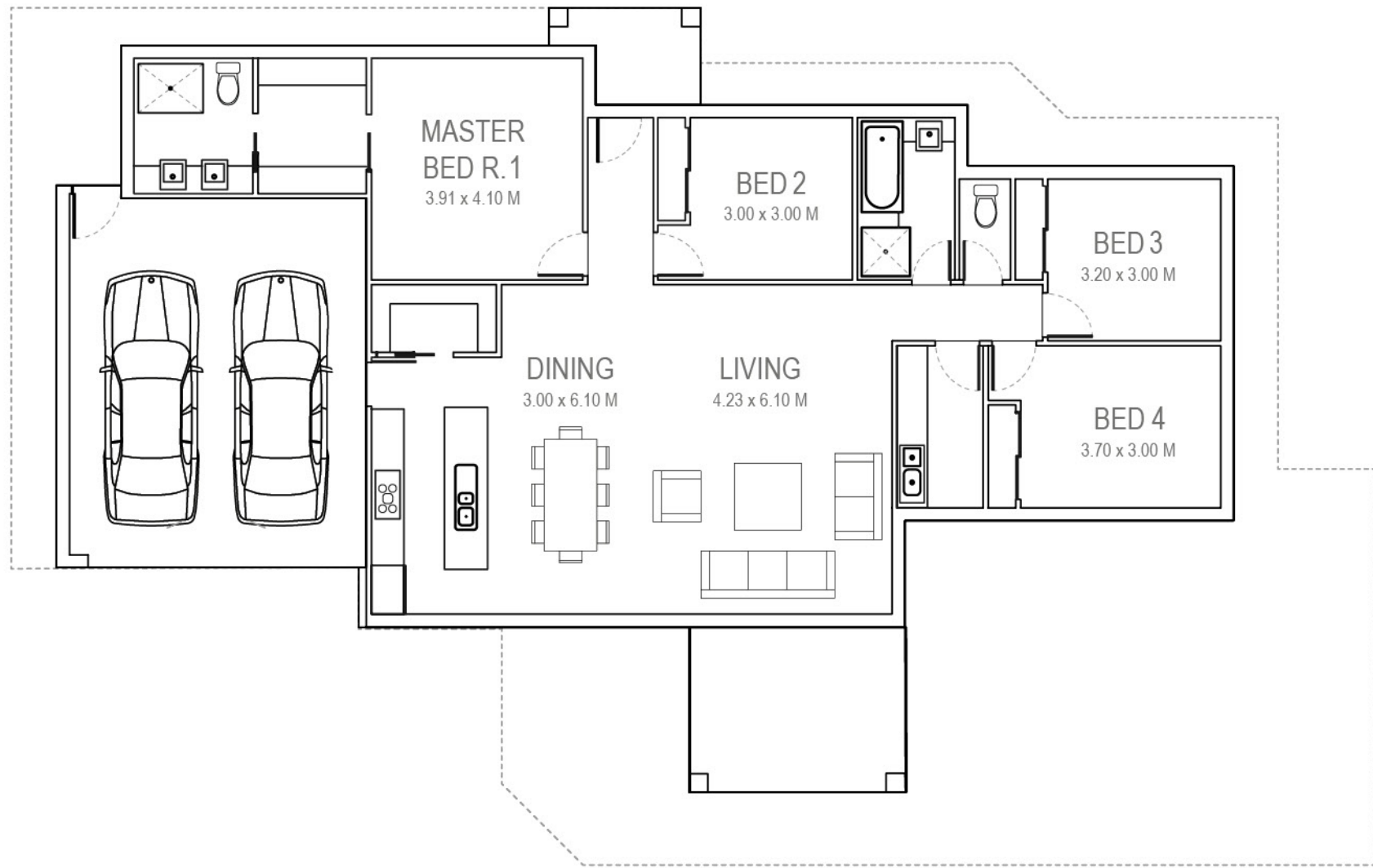
Residence 604

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	200.0	21.52
PORCH	4.0	0.4
GARAGE	41.0	4.4
OUTDOOR LIVING	12.0	1.3
TOTAL	245.0	26.4

House Size	245 m <sup>2</sup>				
Land Size R. 604	489 m <sup>2</sup>	4	2	2	2




Configurations

All homes are single storey with four bedrooms and two bathrooms, with the option of four floor plan designs.



### Residence 605

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	155.0	16.7
PORCH	4.0	0.4
GARAGE	39.4	4.2
OUTDOOR LIVING	12.0	1.3
<b>TOTAL</b>	<b>198.4</b>	<b>21.4</b>

House Size	198 m <sup>2</sup>				
Land Size R. 605	489 m <sup>2</sup>	4	2	2	2

### Configurations

All homes are single storey with four bedrooms and two bathrooms, with the option of four floor plan designs.





Premium Luxury Inclusions.  
Turnkey.  
***Ready to Move in.***

- 9ft Ceilings
- Raised Porches
- Render & Eaves
- 900mm Stainless Steel Appliances
  - 20mm Polished Edge Stone Benchtops to kitchen
  - Mirror Sliding Robe Doors
- Double/Larger Vanities to ENS
  - Laundry Cabinet
- Brickwork over all windows
  - Full Fencing Internal & External
  - Clothesline
- Colorbond Storage Shed
  - Front & Rear Native Designed Landscaping
- 10 Year Structural Guarantee







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