

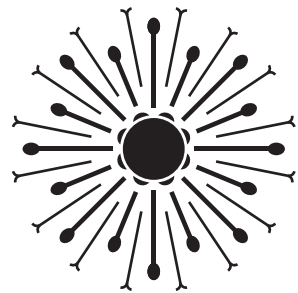
KWR  
RESIDENCES



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

Koo Wee Rup | VIC 3981





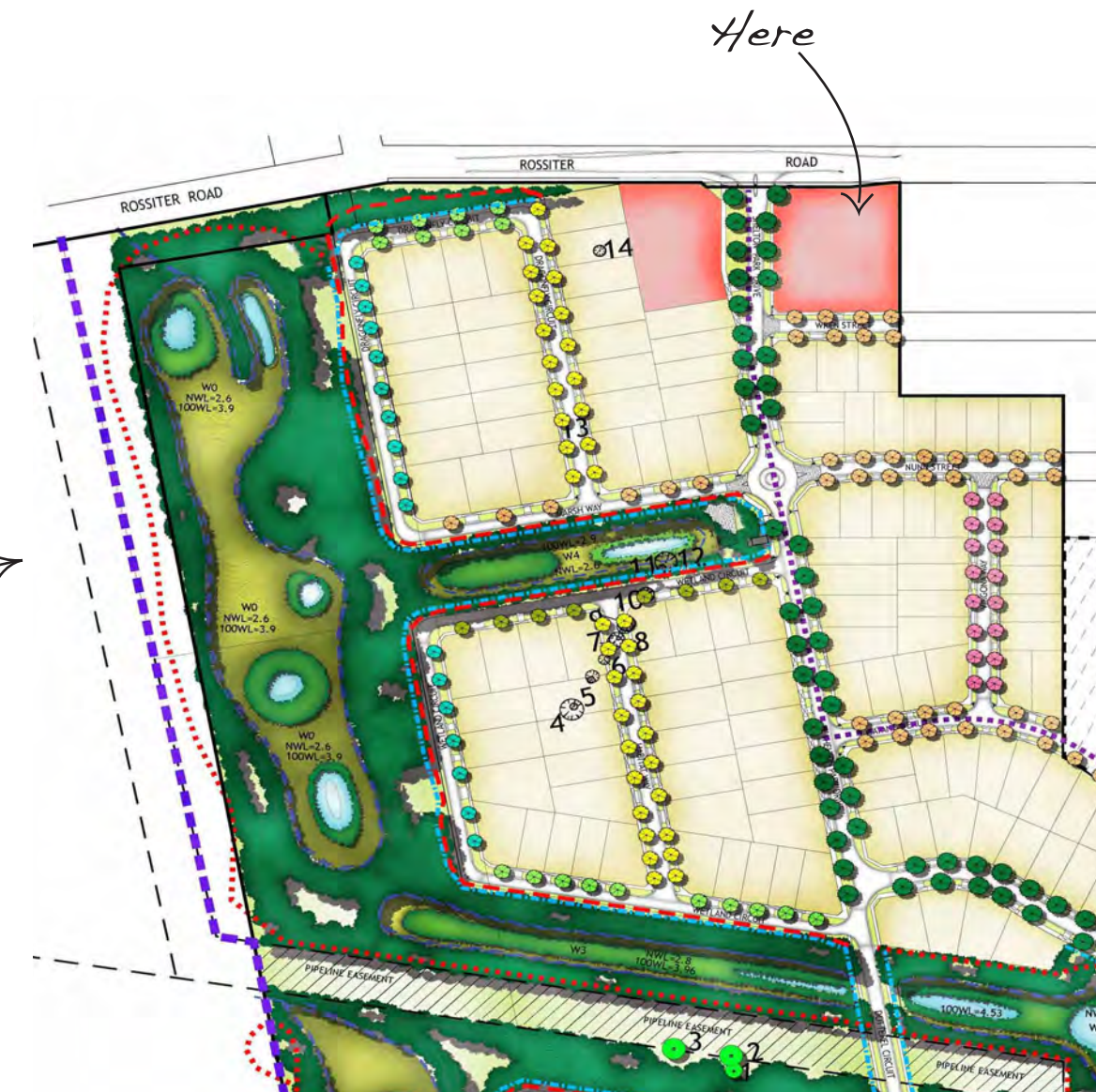
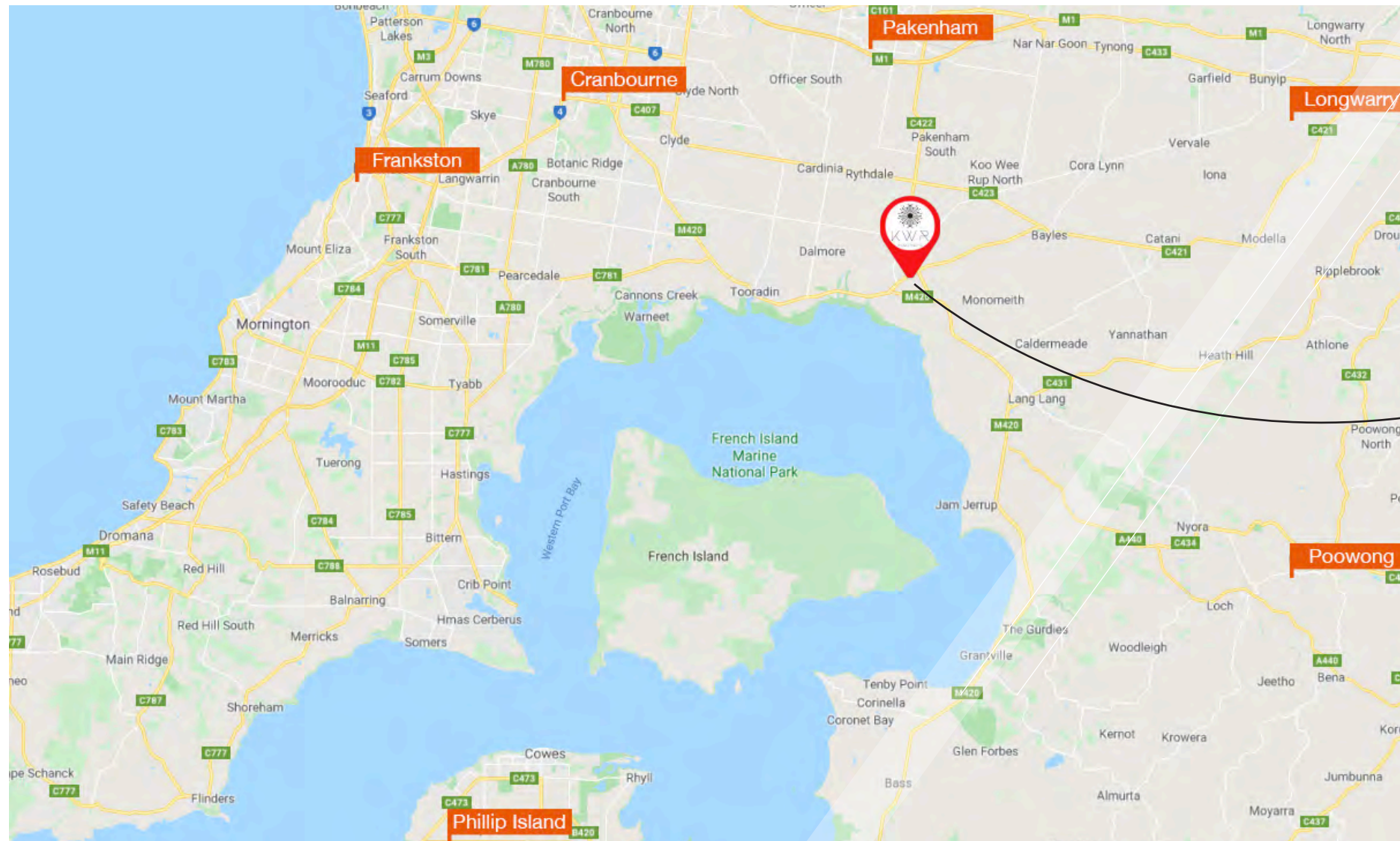
## KOO WEE RUP RESIDENCES

**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.







8 Dwelling  
Wren Street Residence

Residence 501		 4	 2	 2	 2
House Size	255 m <sup>2</sup>				
Land Size	559 m <sup>2</sup>				
Residence 502		 4	 2	 2	 2
House Size	274 m <sup>2</sup>				
Land Size	492 m <sup>2</sup>				
Residence 503		 4	 2	 2	 2
House Size	233 m <sup>2</sup>				
Land Size	480 m <sup>2</sup>				
Residence 504		 4	 2	 2	 2
House Size	227 m <sup>2</sup>				
Land Size	343 m <sup>2</sup>				
Residence 505		 4	 2	 2	 2
House Size	227 m <sup>2</sup>				
Land Size	348 m <sup>2</sup>				
Residence 506		 4	 2	 2	 2
House Size	243 m <sup>2</sup>				
Land Size	475 m <sup>2</sup>				
Residence 507		 4	 2	 2	 2
House Size	301 m <sup>2</sup>				
Land Size	483 m <sup>2</sup>				
Residence 508		 4	 2	 2	 2
House Size	259 m <sup>2</sup>				
Land Size	465 m <sup>2</sup>				





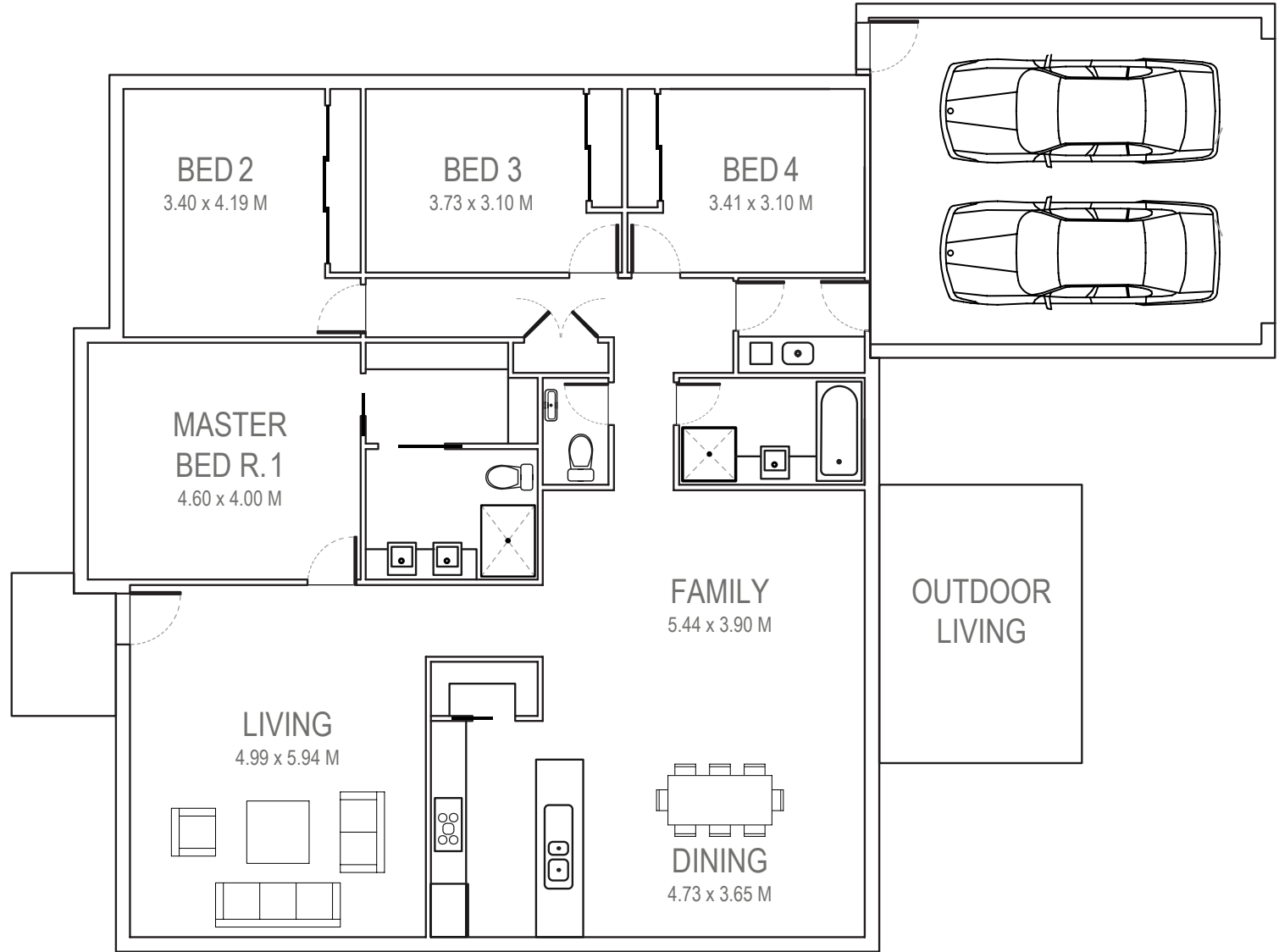
## Leading Edge Design and Outstanding Build Quality

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





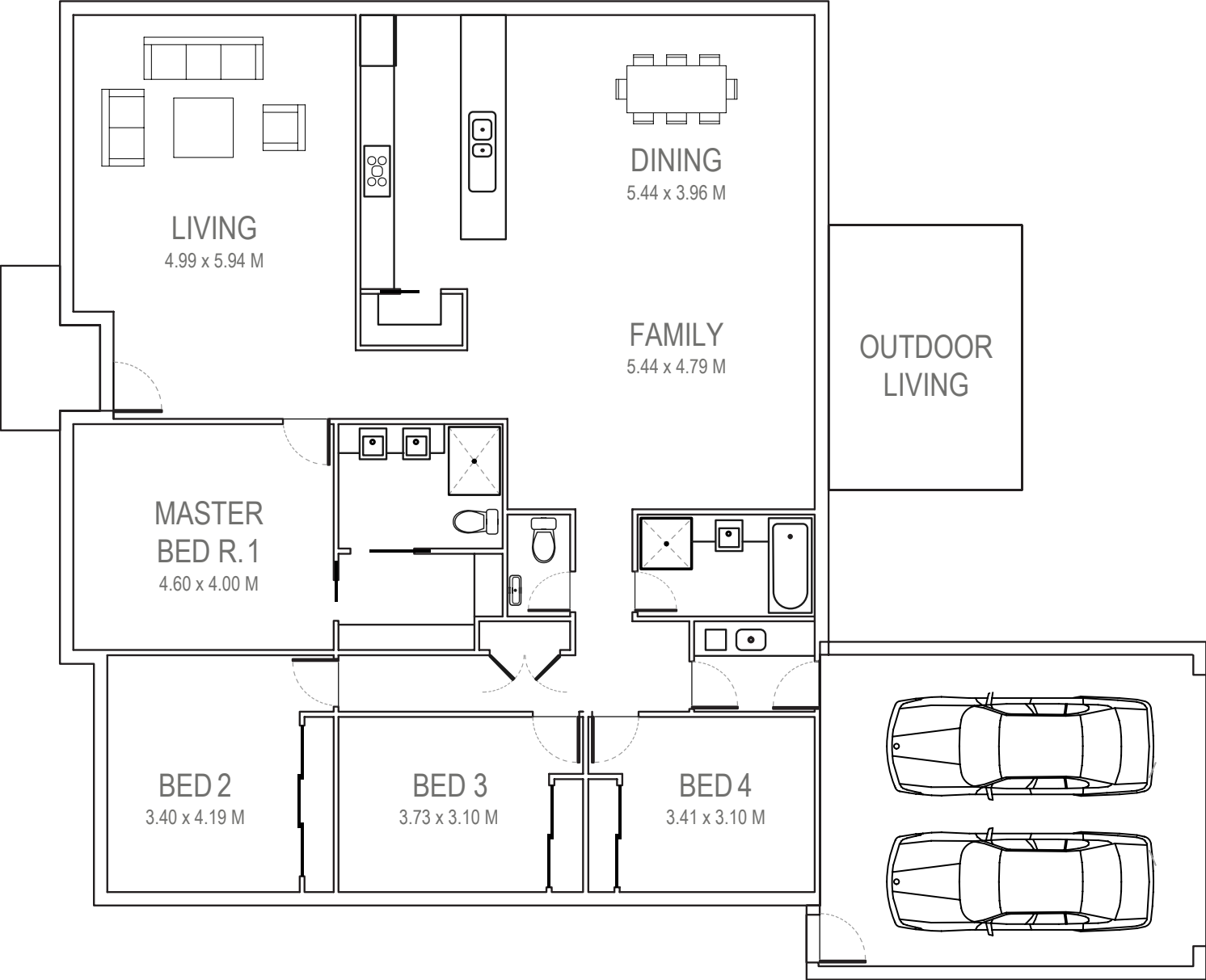
## Residence 501

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	193.6	20.8
PORCH	4.0	0.4
GARAGE	16.0	1.7
OUTDOOR LIVING	41.1	4.4
TOTAL	254.7	27.4

House Size	255 m <sup>2</sup>				
Land Size R. 501	559 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 502

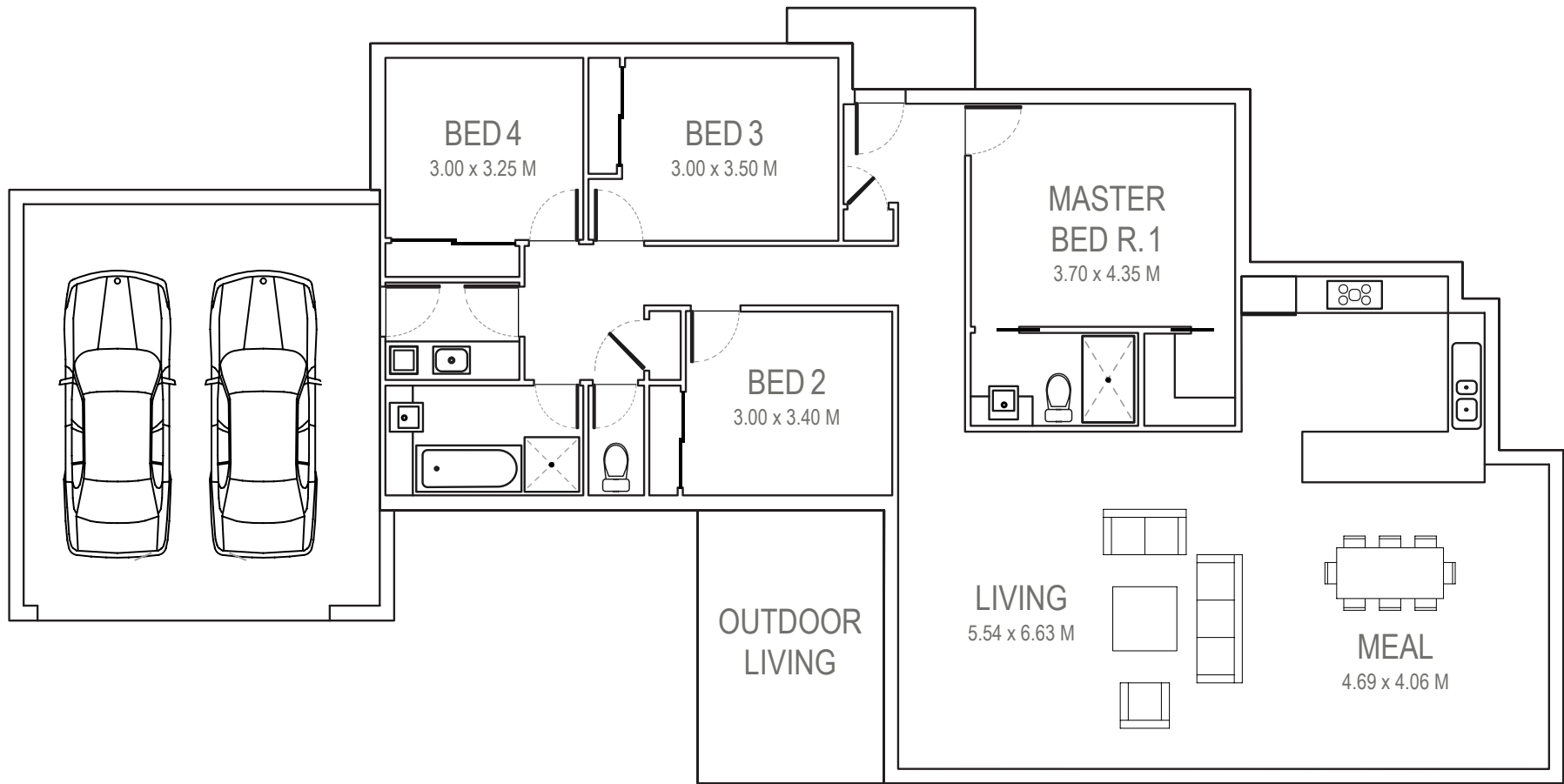
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	213.2	22.9
PORCH	4.1	0.4
GARAGE	16.0	1.7
OUTDOOR LIVING	41.1	4.4
<b>TOTAL</b>	<b>274.4</b>	<b>29.5</b>

House Size	274 m <sup>2</sup>				
Land Size R. 501	492 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.





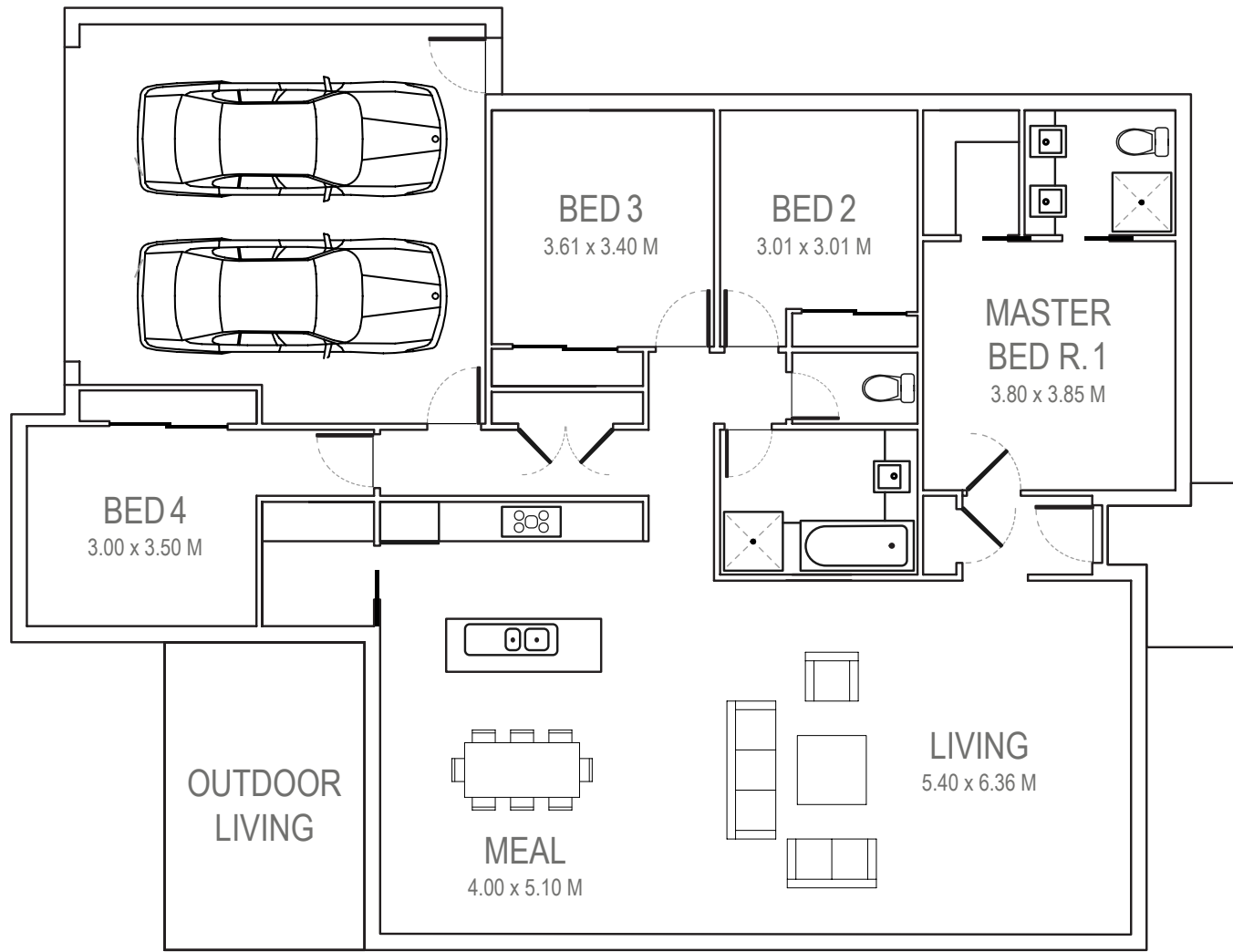
Residence 503

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	172.6	18.6
PORCH	3.3	0.4
GARAGE	13.7	1.5
OUTDOOR LIVING	43.5	4.7
TOTAL	233.1	25.1

House Size	233 m <sup>2</sup>				
Land Size R. 501	480 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 504

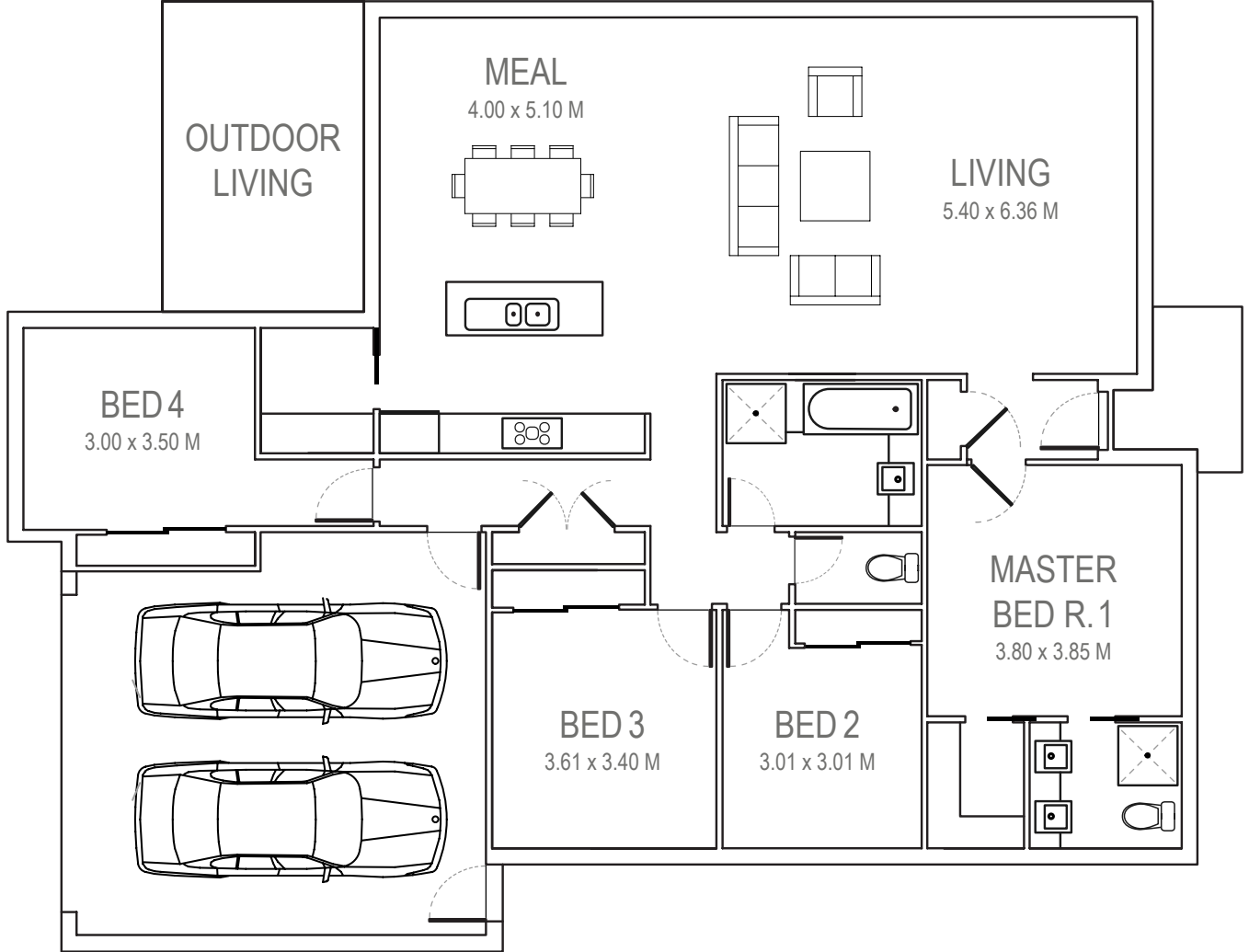
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	170.6	18.3
PORCH	3.7	0.4
GARAGE	14.3	1.5
OUTDOOR LIVING	39.2	4.2
<b>TOTAL</b>	<b>277.4</b>	<b>24.5</b>

House Size	227 m <sup>2</sup>				
Land Size R. 501	343 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 505

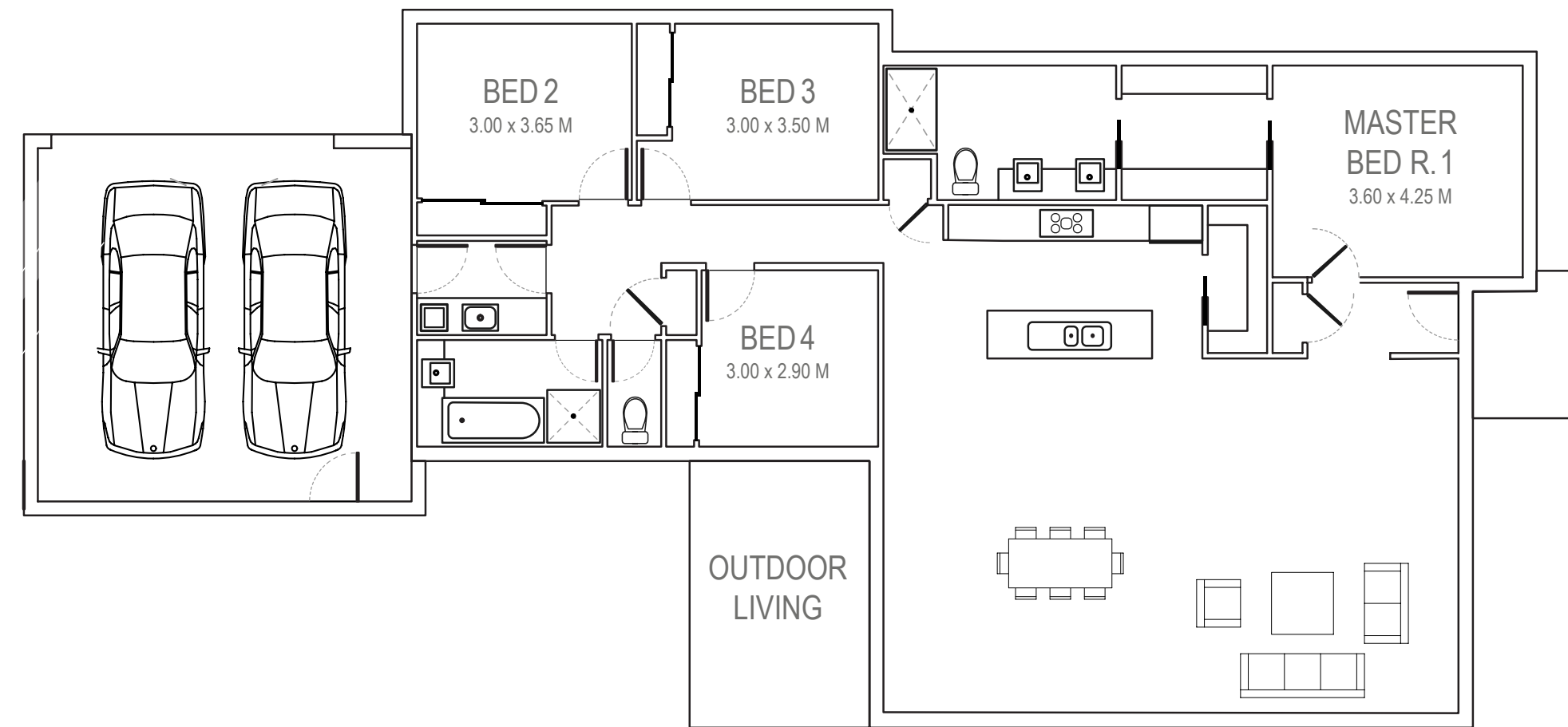
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	170.6	18.3
PORCH	3.7	0.4
GARAGE	14.3	1.5
OUTDOOR LIVING	39.2	4.2
TOTAL	277.4	24.5

House Size	227 m <sup>2</sup>				
Land Size R. 501	348 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 506

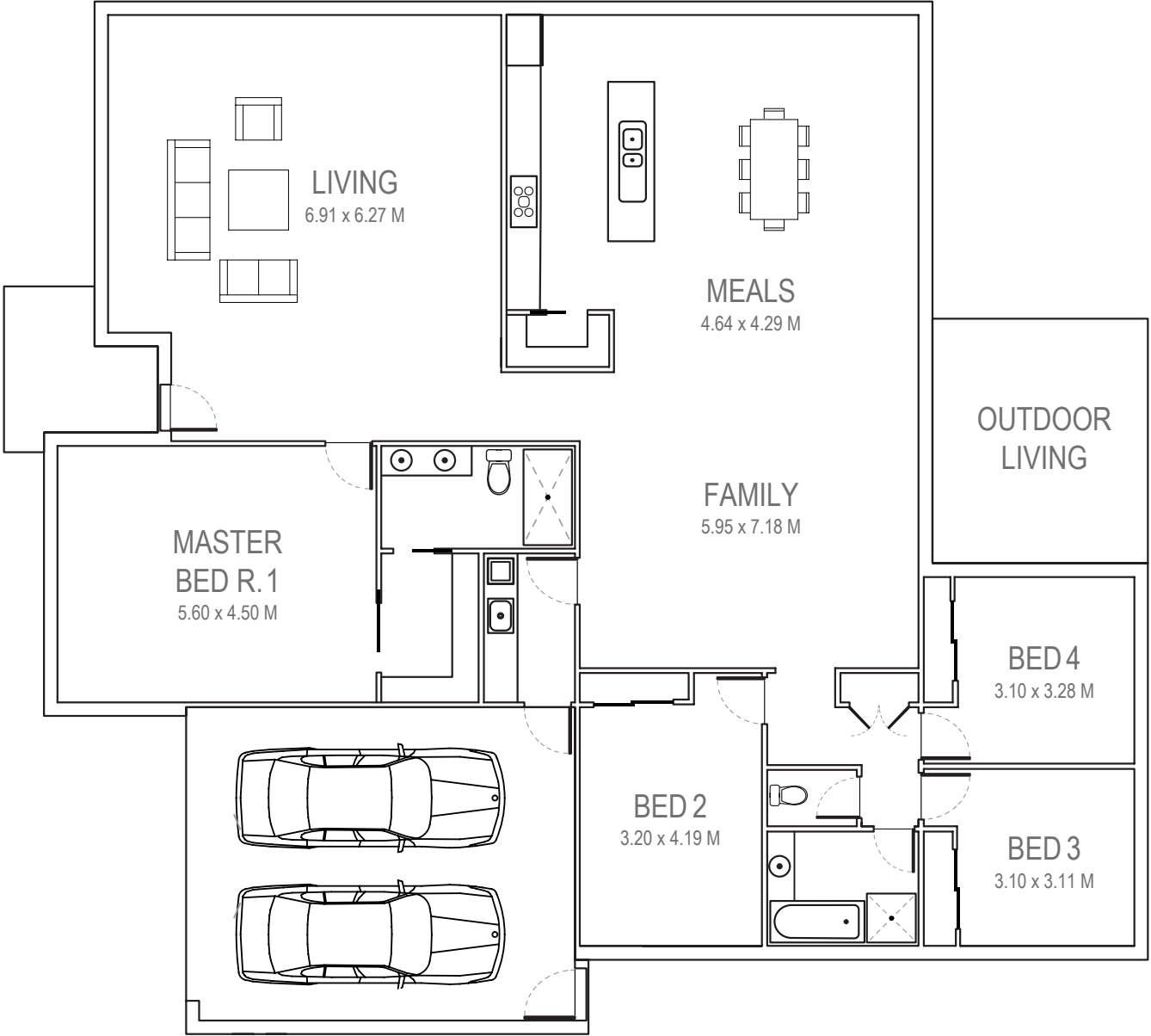
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	182.5	19.6
PORCH	4.0	0.4
GARAGE	13.8	1.5
OUTDOOR LIVING	42.9	4.6
<b>TOTAL</b>	<b>243.2</b>	<b>24.5</b>

House Size	243 m <sup>2</sup>				
Land Size R. 501	475 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 507

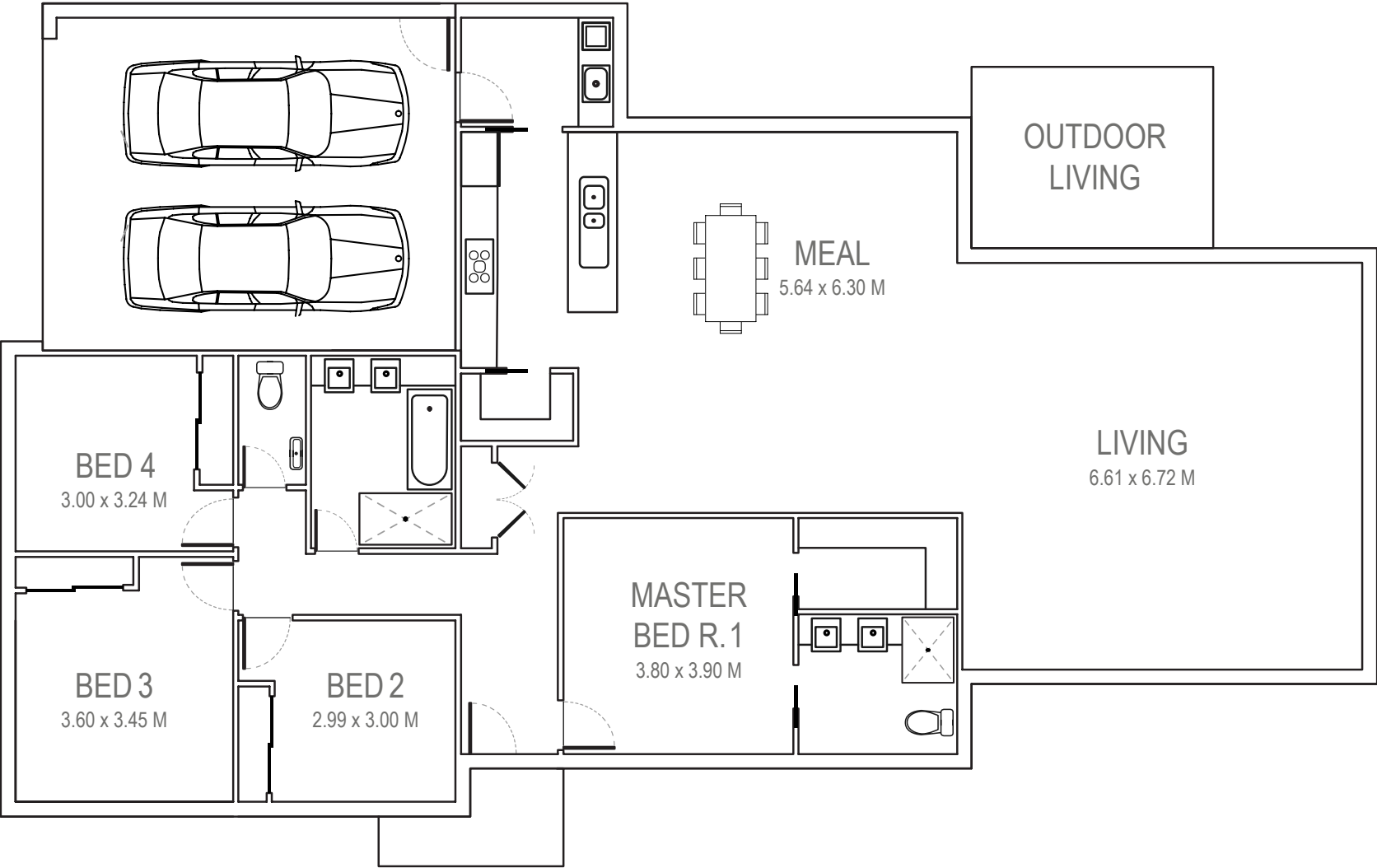
AREA	m <sup>2</sup>	sq's
GROUND FLOOR	239.7	25.8
PORCH	6.0	0.6
GARAGE	16.2	1.7
OUTDOOR LIVING	39.5	4.3
<b>TOTAL</b>	<b>301.4</b>	<b>32.4</b>

House Size	301 m <sup>2</sup>				
Land Size R. 501	483 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 508

AREA	m <sup>2</sup>	sq's
GROUND FLOOR	203.7	21.9
PORCH	3.7	0.4
GARAGE	12.0	1.3
OUTDOOR LIVING	39.2	4.2
TOTAL	258.6	27.4

House Size	257 m <sup>2</sup>				
Land Size R. 501	465 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.



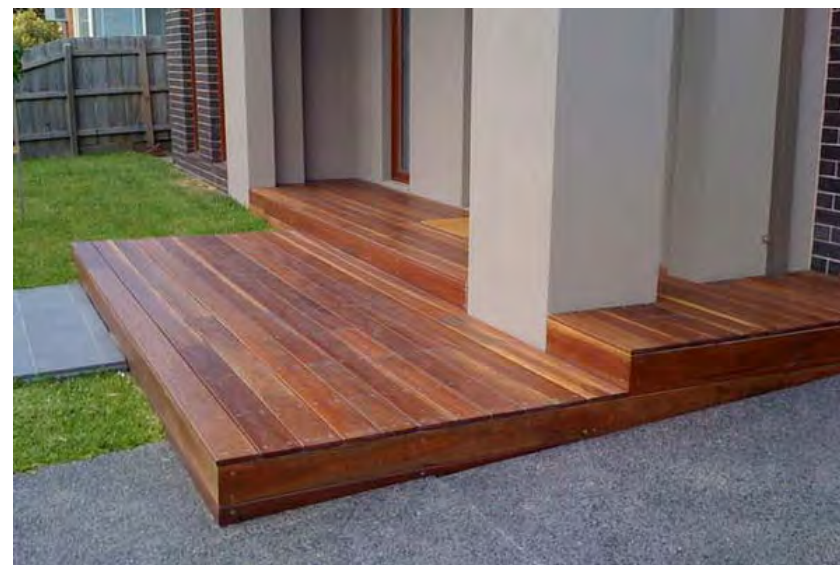


Premium Luxury Inclusions.  
Turnkey.

***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

***Refer to individual floorplans***







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