

CASABELLA @ PRESTON

10 CLINCH AVENUE, PRESTON

OSANRAE







ARTIST'S IMPRESSION

THERE'S A NEW LANDMARK IN PRESTON

9 kilometres north of Melbourne's Central Business District is one of Australia's most vibrant, progressive, colourful and culturally diverse suburbs: Preston.

And in the centre of Preston is a new development that's modern, luxurious and sophisticated.

CASABELLA@Preston. Perfectly positioned, perfectly built, the perfect investment.





PERFECTION IN THE HEART OF PRESTON

This architecturally-designed building focuses on functionality and style, providing true city living in comfort and luxury.

- < 1 & 2 bedroom apartments with expansive indoor & outdoor living
- < 2 levels of secure basement car parking
- < Universities & schools nearby including La Trobe University and NMIT
- < Public transport and cosmopolitan shopping at your doorstep
- < Preston Market (Melbourne's thriving fresh food destination) 200m away
- < Strong capital growth with high rental returns
- < Just 9km north of Melbourne CBD







Overall Plan

Basement 1

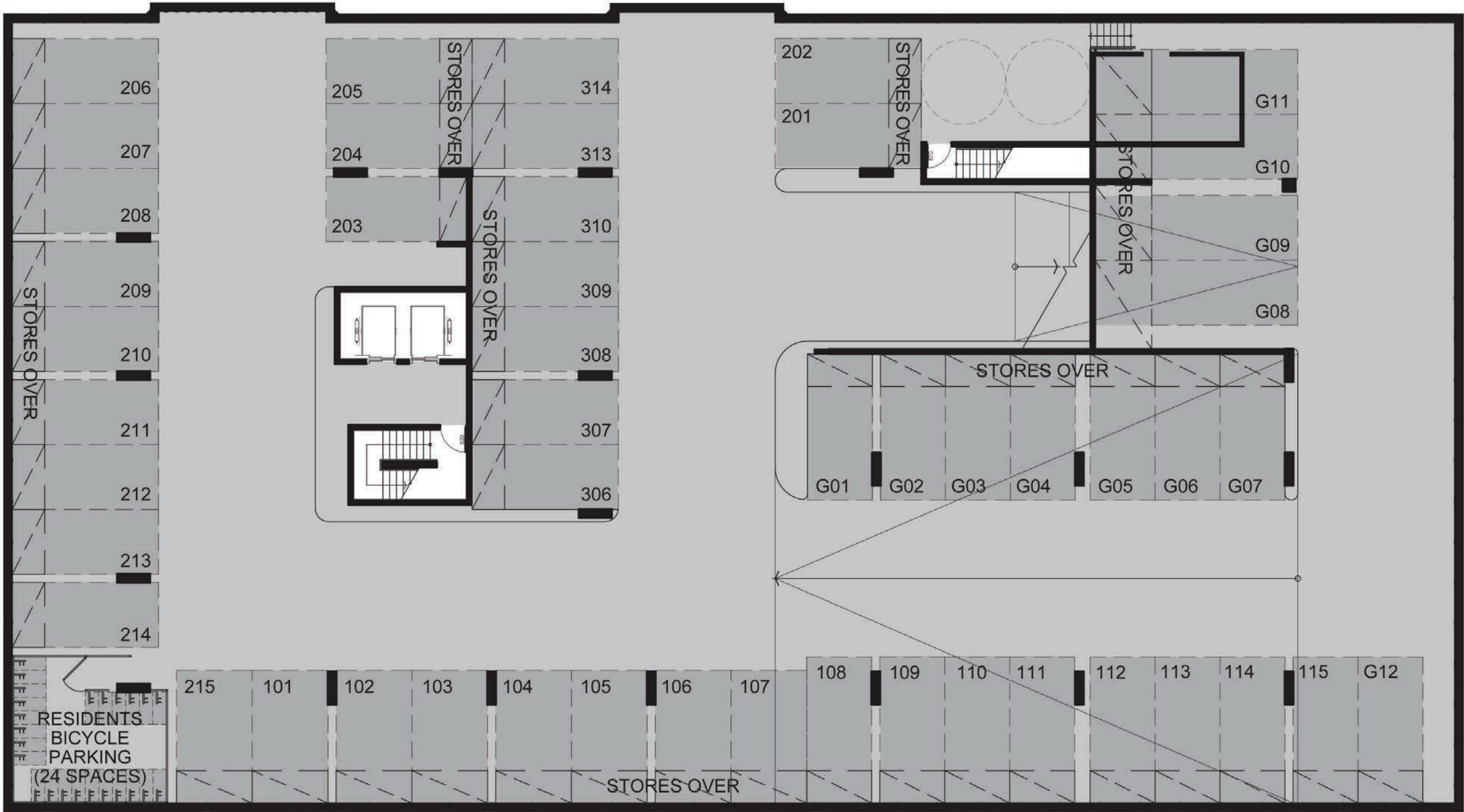


CLINCH AVENUE



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Basement 2



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Ground floor



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First floor



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Second floor



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Third floor



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Fourth floor



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Fifth floor



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Sixth floor



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Seventh floor



CLINCH AVENUE



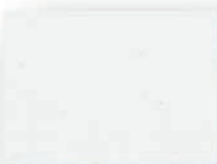
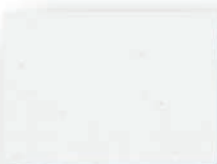
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Finishes & Fittings Schedule

PAINT

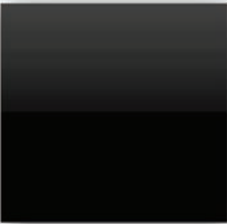
PRODUCT	DESCRIPTION	IMAGE
General wall colour	Low Sheen Acrylic White - Low VOC	
General ceiling colour	Low Sheen Acrylic White - Low VOC	
General skirting, architrave and internal door colour	Semi-Gloss Acrylic White - Low VOC	
Apartment entry doors	Semi-Gloss Acrylic - Low VOC	

DARK SCHEME FLOOR FINISHES

PRODUCT	DESCRIPTION	IMAGE
Bathroom and Ensuite Floors/Walls	600 x 300 Ceramic or Porcelain Tiles - Grout colour to match tile	
Bedrooms	Wool Blend Carpet	
General Floor	Timber Floor Natural (Bamboo)	
Apartment Balcony	600 x 300 Ceramic or Porcelain Tiles - Grout colour to match tile	

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DARK SCHEME JOINERY FINISHES

PRODUCT	DESCRIPTION	IMAGE
Kitchen Kicker	Brushed Aluminium Laminate	
Kitchen & Bathroom Joinery	Vinyl Gloss Wrap Feature Laminate - Internal carcass and shelving to be white melamine. All visible edges of doors to be in LM2 finish.	
Bathroom and Ensuite Mirror	4mm Mirror Polished Edge	
Kitchen Splash Back	Glass Splash Back Black	
Kitchen Benchtop	Black Reconstituted Stone	

LIGHT SCHEME FLOOR FINISHES

PRODUCT	DESCRIPTION	IMAGE
Bathroom and Ensuite Floors/Walls	600 x 300 Ceramic or Porcelain Tiles - Grout colour to match tile	
Bedrooms	Wool Blend Carpet	
General Floor	Timber Floor Natural (Bamboo)	
Apartment Balcony	600 x 300 Ceramic or Porcelain Tiles - Grout colour to match tile	

LIGHT SCHEME JOINERY FINISHES

PRODUCT	DESCRIPTION	IMAGE
Kitchen Kicker	Brushed Aluminium Laminate	
Kitchen & Bathroom Joinery	Vinyl Gloss Wrap Feature Laminate - Internal carcass and shelving to be white melamine. All visible edges of doors to be in LM2 finish.	
Bathroom and Ensuite Mirror	4mm Mirror Polished Edge	
Kitchen Splash Back	Glass Splash Back Black	
Kitchen Benchtop	Black Reconstituted Stone	

BATHROOM FIXTURES

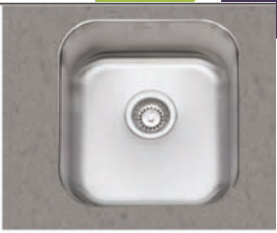
PRODUCT	DESCRIPTION	IMAGE
Selected Bathroom and Ensuite Basin	600w wall hung basin	
Bathroom and Ensuite Basin	700w wall hung basin	
Bathroom and Ensuite Basin	900w wall hung basin	
Bathroom and Ensuite Basin Mixer	Chrome Basin Mixer	
Bathroom and Ensuite Toilet	Back to wall, rear inlet toilet suite. Soft close seat included.	

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BATHROOM FIXTURES

PRODUCT	DESCRIPTION	IMAGE
Bathroom and Ensuite Toilet roll holder	Single roll chrome toilet roll holder	
Bathroom and Ensuite Toilet rail	600mm Chrome single towel rail	
Bathroom and Ensuite Robe Hook	Chrome single robe hook	
Bathroom and Ensuite Shower Shelf	460w Chrome Shower shelf	
Bathroom and Ensuite Shower Mixer	Chrome wall mounted shower mixer	
Bathroom and Ensuite Shower Rose	Chrome overhead shower and arm	
Bathroom and Ensuite Shower Screen	Semi Frameless glass shower screen	

KITCHEN APPLIANCES

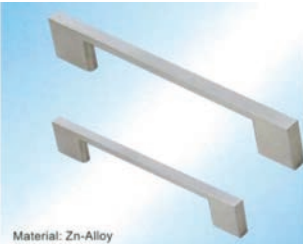
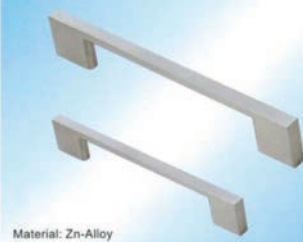
PRODUCT	DESCRIPTION	IMAGE
Kitchen Sink	Under mount stainless steel sink	
Kitchen Mixer	Chrome sink mixer	
Selected Kitchen Dishdrawer	Integrated dish drawer	
Kitchen Oven	European stainless steel electric oven	
Kitchen Range hood	European stainless steel integrated rangehood	
Kitchen Cooktop	European stainless steel gas cooktop	

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LAUNDRY FIXTURES

PRODUCT	DESCRIPTION	IMAGE
Laundry Trough	35 Litre compact laundry tub and cabinet. White powder coat finish.	
Laundry Mixer	Chrome Laundry Mixer	
Washing machine taps	Inside cabinet washing machine taps	

DOOR HARDWARE

PRODUCT	DESCRIPTION	IMAGE
Entrance Apt door handle	Chrome door lever with lock	
General door handles	Chrome door lever	
Bathroom Door handle & Lock	Chrome door lever with lock	
Doorstops	Chrome door stop	
Under bench joinery	100mm Satin nickel handle	 Material: Zn-Alloy
Full height cupboard doors Kitchen pantry, laundry doors	250mm Satin nickel handle	 Material: Zn-Alloy

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The image features a dark grey background with vibrant, multi-colored geometric shapes in the corners. These shapes are composed of overlapping triangles and polygons in shades of yellow, cyan, magenta, and lime green, creating a modern, abstract design.

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VICTORIA, AUSTRALIA