



ELMSLIE
— COMMON —

Say hello to Elmslie

Elmslie Common is where you'll find your people. People who, like you, are looking for a place to call home. A home for themselves, their family, or the family they're thinking about. At Elmslie Common, you'll share more than just an address with your neighbours.

Here, in a development of sixty stylish townhouses, you'll be part of a genuine neighbourhood; a neighbourhood shaped on values of the past – like a sense of pride in where you live and taking care of others – while very much looking forward to a smarter, brighter future.

A 'common' is traditionally a place in the heart of a town or village where people gather, connect and meet. At Elmslie Common, that will be reflected in the harmony and diversity of the community, the convenience of the location, and the closeness to well-established schools, shops, transport, and sporting and entertainment places.

So, with a nod to the past and a clear vision of the future, grab today with both hands and start creating your own story and traditions at Elmslie Common. Designed and delivered by Peet – a company with our own 130 years of tradition.



An active life, a healthy life

Get outside and into the great outdoors! There are so many opportunities to make the most of every day at Elmslie Common. Take on the dinosaurs at Megasaurus Park or pack a picnic and head to the magnificent Royal Botanic Gardens Cranbourne, just ten minutes away.

Whatever your passion, your sport or your preferred outdoor activity; the many parks, the expansive playing fields at Casey Fields, the Casey Indoor Sports Centre and Casey RACE mean there's no excuse not to get active, outdoors, and healthy. It's good for everyone's physical and emotional wellbeing!



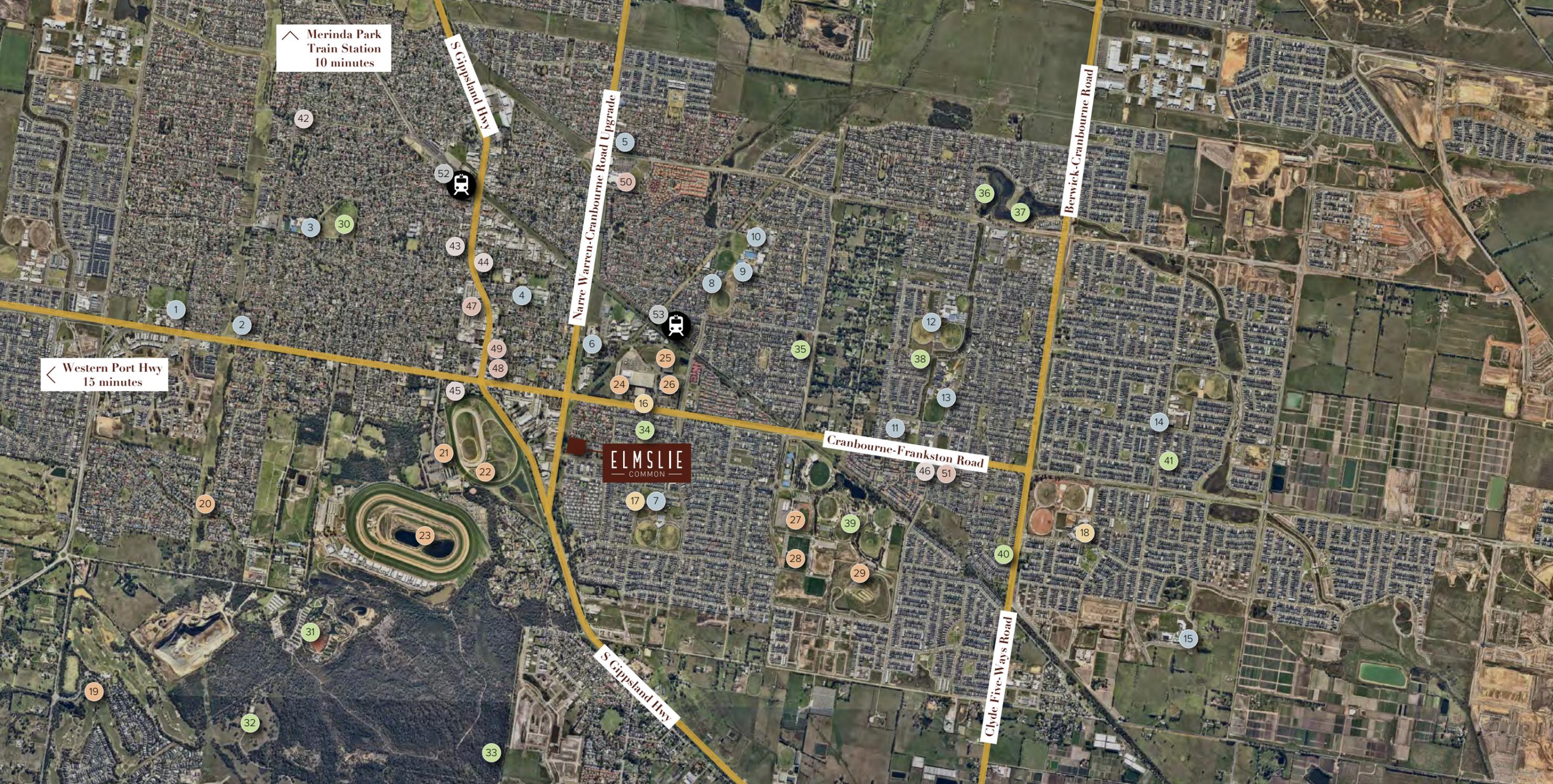
Live at the heart of... everything

Elmslie Common is located in sought-after Cranbourne East, within walking distance of the Cranbourne city centre.

This places you right in the heart of a vibrant, thriving, well-established community with everything you need close at hand; from local cafes, bars and restaurants to schools and parks, cinemas and sports fields, and great shopping.

The Melbourne CBD is less than an hour away by train (the Cranbourne train station is a quick five-minute drive away) or by car – from Elmslie Common it's easy to hop on either the South Gippsland Highway or the Monash Freeway.





An established neighbourhood

Schools/Learning Centres

- 1 St Peter's College
- 2 Learning Ladder ELC Cranbourne
- 3 Cranbourne West Primary School
- 4 Cranbourne Secondary College
- 5 Goodstart Cranbourne East
- 6 Casey Grammar School
- 7 Casey Fields Primary School
- 8 Hunt Club Children's Centre
- 9 Cranbourne East Primary School
- 10 Cranbourne East Secondary College
- 11 St Thomas The Apostle Catholic Primary School
- 12 Wilandra Rise Primary School
- 13 St Peter's College, Clyde North Campus
- 14 Ramleigh Park Primary School
- 15 Clyde Secondary College

Community Centres & Library

- 16 Cranbourne Library
- 17 Livingston Family & Community Centre
- 18 Eliston Family & Community Centre

Sports & Athletics

- 19 Settlers Run Golf & Country Club
- 20 Cherryhills Drive Basketball Court
- 21 Cranbourne Turf Club
- 22 Cranbourne Racecourse
- 23 Cranbourne Training Complex
- 24 Casey Stadium
- 25 The Shed Skatepark
- 26 Casey RACE
- 27 Casey Fields Regional Athletics Centre
- 28 Melbourne City FC
- 29 Casey BMX club

Parks & Gardens

- 30 J & P Cam Reserve
- 31 Royal Botanic Gardens Cranbourne
- 32 Woodlands Picnic Area
- 33 Stringybark Picnic Area
- 34 Megasaurus Playground
- 35 Duck Pond Park
- 36 Cascades On Clyde Garden
- 37 Cascades On Clyde Wetlands
- 38 Selandra Reserve
- 39 Casey Fields Playspace & Village Green
- 40 Pasadena Fenced Dog Park
- 41 Ramleigh Park Playground

Medical / Vet

- 42 Camms Road Medical Centre
- 43 Melbourne Pathology Cranbourne
- 44 Casey & Cranbourne Vet Hospital
- 45 Monash Health - Cranbourne Integrated Care Centre
- 46 Casey Medical Centre-Clyde

Groceries / Shopping

- 47 Cranbourne Park Shopping Centre
- 48 The Cranbourne Market
- 49 Aldi
- 50 Hunt Club Village Shopping Centre
- 51 Shopping on Clyde

Train Station

- 52 Cranbourne Train Station
- 53 Future Cranbourne East Train Station



Contemporary urban homes



Contemporary urban homes for a modern urban community.

Elmslie Common comprises 60 3 and 4 bedroom townhouses, each one with a striking contemporary elevation designed to instil a pride of individual ownership. Floorplans will suit singles, couples and families with either kids, grandkids or no kids, so they're ideal for everyone.

Best of all, homes at Elmslie Common will be finished and ready to move into, complete with a number of 6-star efficiency features that will make everyday life more comfortable while saving you money on household bills.

Your brand new, low maintenance, sustainable lifestyle is waiting for you at Elmslie Common!

There's nowhere quite like home



Artist's Impression

At the end of the day, it's a good feeling to open your front door and instantly feel at home.

The interior décor at Elmslie Common homes have been chosen by the professional stylists at Bailey Studios to complement and enhance your relaxed lifestyle. Natural, earthy tones are balanced with the sophisticated hues of grey to create modern, beautifully designed spaces that create the perfect opportunity for you to add your own unique style.

FEATURES

- Window coverings and floor coverings
- Ceramic floor and wall tiles
- Carpets in all bedrooms
- LED lighting
- Engineered stone benchtops
- Stainless-steel kitchen appliances
- Soft-close cupboards and drawers
- Landscaping and fencing
- Sustainability features to help reduce power and water bills

Please ask your sales consultant for more information about your specific home.



LIGHT FINISHES

- 1. Wet Area Floor Tile / 2. Carpet / 3. Timber Laminate Flooring / 4. Kitchen & Laundry Splashback Tile
- 5. Kitchen, Bathroom & Ensuite Benchtop / 6. Kitchen Cabinetry / 7. Bathroom & Ensuite Cabinetry
- 8. Ceiling, Cornice & Architrave / 9. Wall Paint



DARK FINISHES

- 1. Wet Area Floor Tile / 2. Carpet / 3. Timber Laminate Flooring / 4. Kitchen & Laundry Splashback Tile
- 5. Kitchen, Bathroom & Ensuite Benchtop / 6. Kitchen Underbench & Overheads, Bathroom & Ensuite Cabinetry
- 7. Ceiling, Cornice & Architrave / 8. Wall Paint

Beautiful interiors

Hassle-free purchase

We believe in keeping it simple, so we'll make your move as simple and stress-free as possible with an easy sign-up process and minimal paperwork. There is just one contract to sign, and a 5% deposit, with nothing more to do and nothing more to pay until completion. We'll give you an estimated date for settlement and help with securing finance from your financial institution.

Throughout the process, our team will provide you with updates, and will be available to answer any queries you have about the construction of your home.

When the build is complete, your home is ready for you to move into with absolutely nothing more to do! We offer a six-month maintenance period, and a six and a half-year structural warranty, giving you peace of mind that any repairs will be covered. See contract of sale for all terms and conditions.



- LEGEND**
- Townhouses
 - 16m / 7.3m ROAD
 - 12.0m ROAD
 - Retaining Wall
 - Shared path
 - Electrical kiosk
 - Landscaped open space
 - Indicative street tree planting

The Peet Story



At Peet, we create communities where people find their home, all across Australia.

We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

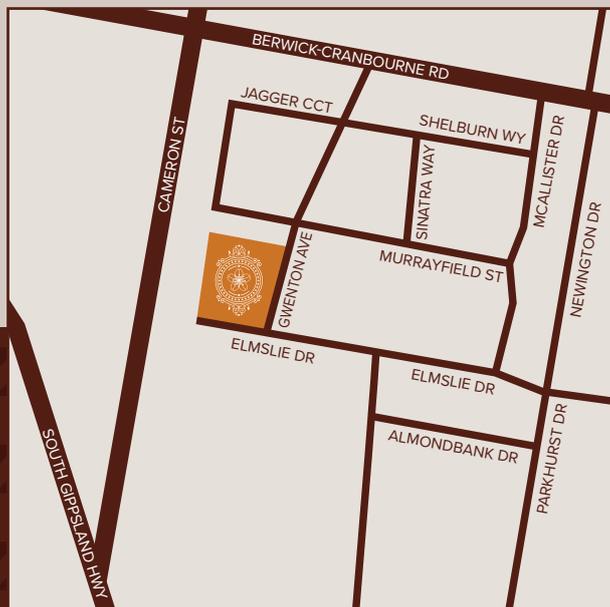
Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live.

People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and 130 years of placemaking.





FOR MORE INFORMATION

elmsliecommon.com.au

Contact 0488 863 289

We acknowledge the Traditional Owners of Country on the lands that we are on throughout Australia.

We recognise Traditional Owners and Custodians continuing connection to land, waters, culture and communities.

We pay respect to their Elders past and present.

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