



48 DUNDEE ST BY M3 GROUP

Crafted for Reservoir





Homes for Generations

“We design spaces for quality living. Our projects are influenced by their local surroundings. Refined. Harmonious. With a real point of difference.”

— Vincent Mancuso, Director

M3 Group is passionate about creating spaces that consider how you want to live. With firm foundations in architecture, construction and development, our projects are trusted for their enduring quality and thoughtful designs, built to stand the test of time. Every decision we make is intentional. Each material. Every detail. From site selection and intuitive layouts to curated palettes and landscaping, we strive for the perfect balance of functionality, beauty and liveability.

Committed to sustainability and reducing our carbon footprint, our townhomes aim for 6-star energy ratings. Double glazing to all windows enhances insulation and energy efficiency while reducing noise transmission. An all-encompassing approach to our design and architectural process brings a new high-end offering to Reservoir. Rather than simply ticking off the boxes - we deliver something different.

Welcome to 48 Dundee Street

A collection of only five, 48 Dundee Street offers a choice of townhomes with two or three bedrooms, and a single or double garage. Taking design cues from traditional forms, they feature twin gable roofs, recesses and fenestrations that create visual interest. Beautiful symmetry and repetition

to the façade add attractive street appeal. The curated material palette further celebrate a contemporary scheme. We pay homage to Reservoir's unique character, while elevating standards for quality living.





**“Inspired by traditional forms,
our townhomes exude charming
street appeal, showcasing
quality workmanship,
functional spaces and a
contemporary aesthetic.”**

— Gianni Mancuso, Architect

**Well considered.
Well designed.
Well crafted.**

With a focus on practical layouts to maximise usable space, our townhomes feature open plan living, kitchen, and dining spaces. Expect only the best quality finishes, fittings and SMEG appliances. There is a sense of flow and movement, with outlooks to the courtyard and abundant natural light.

The generous ceiling height provides a spacious and open feel to the living area, creating an inviting and comfortable atmosphere. This is the pulse of your home. Where loved ones connect. Where life happens. Where memories are made.





**Uncompromising.
Beautiful.
Made to last.**

Retreat to the first floor, and into your private sanctuary. Many bedrooms enjoy their own ensuites, modern and elegant in equal measure. Walk-in and built-in robes offer generous storage, soft grey carpet adds plushness underfoot. Block-out roller blinds come as standard for your comfort. In the bathrooms, full-height grey porcelain tiles, black timber-look cabinetry, and Arcisan matte black fixtures create a calm, contemporary space. In the master ensuite, the stand-alone bathtub becomes the centrepiece. Escape. Relax. Rejuvenate.

Artist Impression



Edwardes Lake Park — 8min drive

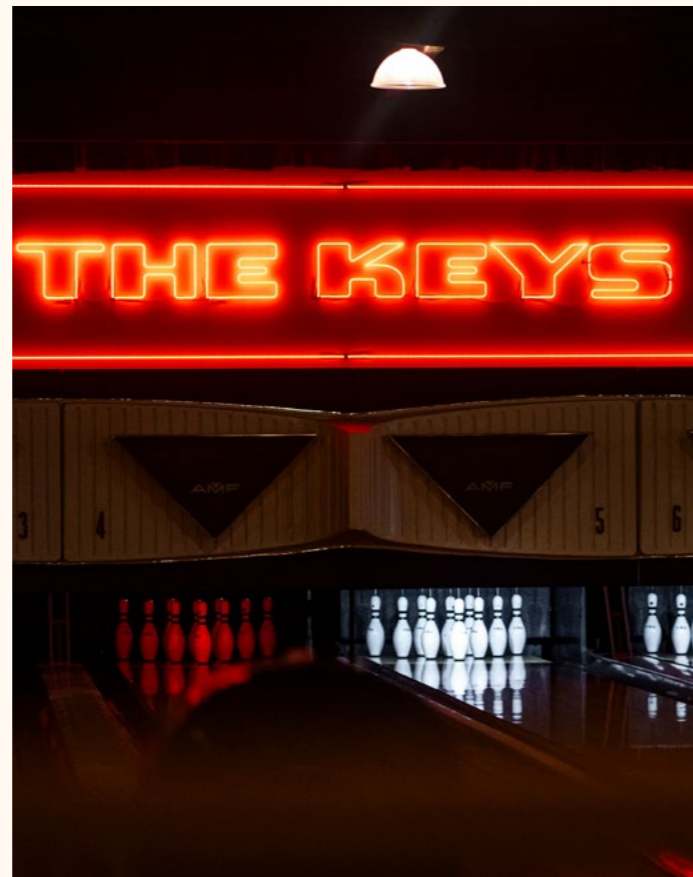
Authentic.
Local.
Natural.



The Keys — 15min drive



Cono Gelateria — 10min drive



The Keys — 15min drive



Pausa Pranzo — 15min drive

Reservoir presents a lifestyle enriched with vibrant and natural amenity.

Nestled just 12 kilometres from Melbourne’s city centre, this northern corridor is fast becoming an even more desirable place to live.

At M3 Group, we carefully select our sites to deliver the best of modern living and suburban charm. Our townhomes are walking distance to many popular reserves and the sprawling Bundoora Park. Whether you’re into cycling, golf or nature walks, revel in Reservoir’s lush surrounds.

As you explore the neighbourhood, discover its many local gems, including cafes, eateries and every convenience. Venture a little further and immerse in the diverse food precincts of Preston Market, High Street and Sydney Road. Well-connected by public transport, Ruthven Train Station is also within easy reach, making your commute a breeze.

For all your shopping needs, Summerhill and Northland Shopping Centres are just minutes away. Growing families will also appreciate a choice of public and independent schools nearby, as well as the sprawling campus of La Trobe University. Reservoir is the place to be, to thrive, to love.



Vibrant. Convenient. Connected.

Dining & Eateries

1. Northside
2. Lady Bower Kitchen
3. Phon Pi Sai
4. Stuffed Lamb
5. Clayton & Me
6. Kaneo Restaurant
7. Dimattina Coffee
8. Sycamore Meadows
9. Off the Boat Pizzeria
10. Gellibrand Café
11. La Pinta
12. The Keys
13. Cono Gelateria
14. Pausa Pranzo
15. The Golden Peanut
16. Tyler's Milkbar
17. Takeaway Pizza
18. Bundoora Park Farm and Cafe

Sports & Wellness

19. Reservoir Leisure Centre
20. Darebin Community Sports Stadium
21. Preston Reservoir Bowls Club
22. Edwardes Lake Park

Education

23. Academy for Kids
24. Dolph Business School
25. St Stephen's Catholic Primary School
26. Reservoir Primary School
27. Reservoir West Primary School
28. Reservoir East Primary School
29. La Trobe University
30. Reservoir Views Primary School

Shopping

31. Reservoir Shopping Village
32. Preston Shopping Village
33. Preston Market
34. Northland

Transport

35. Loddon Ave/Plenty Rd Tram Stop (86 Tram)

Crafted by M3 Group

An enduring legacy

Founded over 30 years ago, M3 Group is proudly a family business. An amalgamation of three entities created to serve our clients and projects, we offer a wealth of knowledge across consulting, architecture, and construction, collaboratively and independently. Our approach to the design and architectural process ensures we bring a new level of high-end design and layouts to our projects.

Built on passion

We have since delivered over 1,000 architectural and consulting projects, as well as numerous client-side, development management, as well as domestic and commercial construction projects throughout Victoria. All in addition to our own development pipeline.

Defining higher standards

Our multifaceted service is committed to high quality outcomes and nurturing long-term partnerships. We take pride in delivering to the exceptional standards we envision for all our projects. There is no compromise to liveable proportions, or the quality of our fixtures, fittings, and appliances. Nothing stock standard applies to anything we do, setting new benchmarks in every locale where our projects come to life.

2 Little Newmarket Street, Northcote



2 Little Newmarket Street, Northcote

La Storia, Carlton



48 Dundee St

By M3 Group

Designed and
delivered by
M3 Group



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