



Malia

Carrum



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A project by
Elmbury Property Group

34 McLeod Road, Carrum



Chapter One
The Malia Story

Malia

Malia is located moments away from the soft sand and calming waves of Carrum beach.

Bring a resort lifestyle into your day to day with a choice of four individually designed homes with an array of restaurants, cafes and shops at your doorstep.

Indulge in expansive living spaces bathed in natural light, and allow the exemplary finishes to brighten your day.





A boutique collection of four contemporary homes nestled in the thriving heart of Carrum

A combination of contemporary materials, thoughtfully designed spaces and convenient location culminate in a series of four boutique homes worthy of the locale. With direct access to the coastal Carrum beach and Patterson River, Malia offers a relaxed lifestyle while being moments from cafes, parks and local amenities.

Malia embodies
contemporary style and
thoughtful design to meet
the evolving needs of
modern lifestyles



CK Au
Elmbury Property Group



500m to Carrum Beach







Chapter Two
The Homes



Thoughtful, open-plan living spaces connect effortlessly to peaceful outdoor sanctuaries

Engineered oak floorboards evoke a warm atmosphere of unity that join vast living and dining spaces. Large sliding doors then connect through to calming private outdoor entertaining spaces.

Homes One, Two and Three provide a leafy haven with picturesque verdant gardens, while Home Four offers residents year-round entertaining with a light-filled north-facing balcony.

Create memories at the heart of each home with functional and well-appointed kitchens

Abundant kitchen cabinetry house
Bosch stainless steel appliances which
foster cooking in style.

Light and bright stone benchtops
contrast against the captivating
Tundra Blue splashbacks and warm
cabinetry to create an inspired space
for family and friends to gather.



Artist's impression



Artist's impression



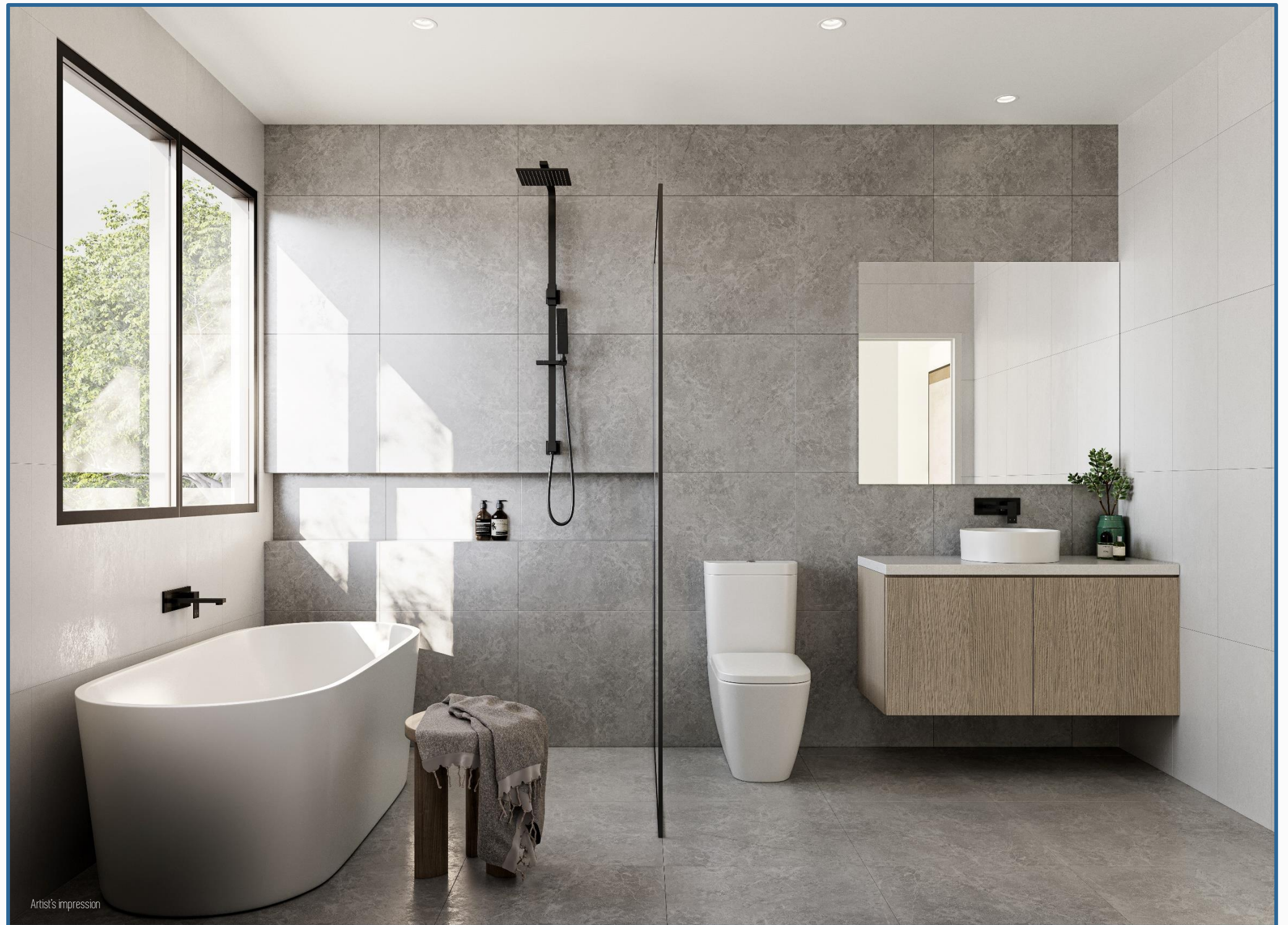




Artist's impression

Experience tranquillity with private ensuites and stylish bathrooms

Residents can unwind amongst contemporary floor-to-ceiling porcelain tiles, a wall-hung vanity with a chic above-counter basin and bold black tapware. A black framed shower screen with twin head shower completes the space.



Artist's impression



Chapter Three
The Lifestyle



Patterson River

Located only 500m away from the Carrum foreshore, Malia is in the heart of the action — with bustling cafes, shops, parks and the train all a short stroll from your door



Mr Smoke Stack



Beach Bar

Raymond Au

Raymond Au
Elmbury Property Group

500m to Patterson River







Cafés

- 1 Settle Gretel
- 2 Freddie's Kitchen
- 3 Beach Bar
- 4 The Little French Deli
- 5 Bonbeach Tuck Shop

Restaurants

- 6 Ajisai Carrum Japanese Restaurant
- 7 Patterson Place Café
- 8 Mr Smoke Stack
- 9 Shavans Indian Restaurant
- 10 Kun Yao Thai Restaurant
- 11 Burgled

Beaches & Parks

- 12 Carrum Beach
- 13 Carrum Rocks
- 14 Patterson River Launching Way
- 15 Roy Dore Reserve and Playground
- 16 Bonbeach Beach
- 17 Chelsea Beach and Victory Park
- 18 Chelsea Bicentennial Park
- 19 Patterson Lake Recreation Reserve
- 20 Keast Park
- 21 Riviera Reserve and Playground
- 22 Edithvale-Seafood Wetlands
- 23 Kananook Creek Reserve

Sports & Recreation

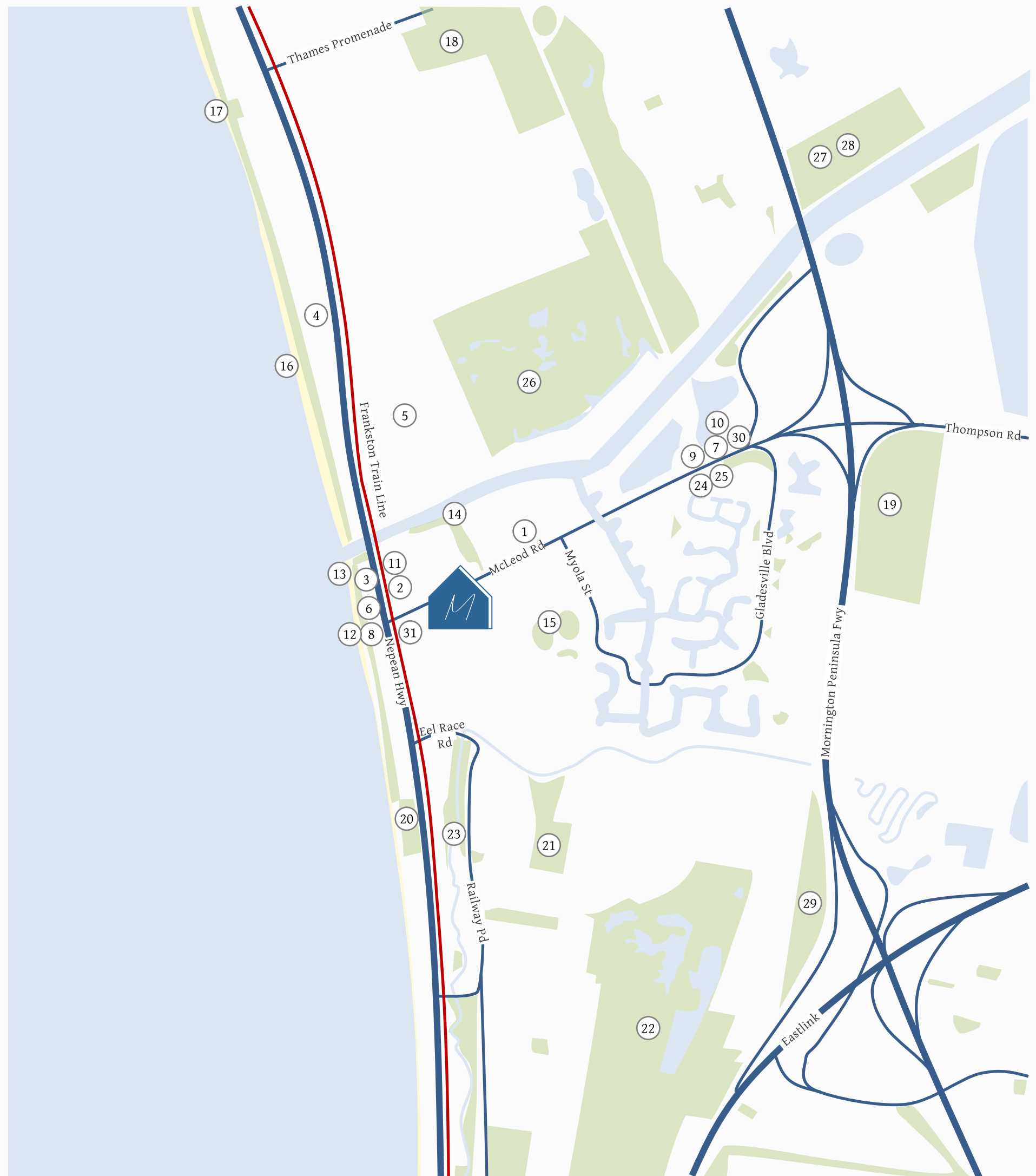
- 24 Patterson Lake Library
- 25 Patterson Lake Community Centre
- 26 Patterson River Golf Club
- 27 National Water Sports Centre
- 28 Melbourne Cable Park
- 29 Frankston City Motorcycle Park

Shopping

- 30 Lakeview Shopping Centre
- 31 Aldi

Transport

- Frankston Train Line (City – Frankston)





Carrum Rocks



Patterson River

Enjoy daily walks along Carrum beach, directly accessible via the newly redeveloped underpass. Alternatively, enjoy riverside scenery also only a 500m stroll away at Patterson Lakes Launching Way.

Well serviced by multiple transport options, Carrum Train Station offers direct access to the CBD while buses are right at the doorstep.



Carrum Train Station



Carrum Foreshore Playground



Roy Dore Playground



Carrum Foreshore

Roy Dore Reserve offers idyllic, tree-lined surrounds to complement your relaxed outdoor lifestyle, just minutes walk from your doorstep.

Enjoy local experiences at the National Water Sports Centre or the Melbourne Cable Park, or catch a quiet moment at the local Patterson River Golf Club.



Roy Dore Reserve



The Little French Deli



Beach Bar



Settle Gretel

Visit the popular Settle Gretel or Beach Bar and enjoy your favourite coffee with family and friends. Finish your weekend by heading out for a culinary experience at Shavans, or become a regular patron of Ajisai.





Chapter Four
The Team

Elmbury Property Group
Developer



Elmbury is a bespoke Melbourne-based residential development group that creates impactful residences and communities that people can proudly call home.

A personal touch is injected into each project in partnership with a boutique team of innovative architects, builders and designers who share the same passion for design excellence and creating homes that foster human connection.



Residential Building Design
Architect



Residential Building Design is an experienced architectural practice that specialises in medium density developments - townhouse and dual occupancies, apartments, new homes and renovations. The Founder Tim Reid, previously a founder of Ikonmidis Reid, has over 25 years experience.

Residential Building Design focuses on providing creative, unique and appropriate architectural solutions that maximise each site's potential. Residential Building Design brings together an understanding of the development, planning and building process with the needs and wants of home owners in order to design and deliver functional, stylish and contemporary homes.



Jellis Craig Armadale
Sales Agent



Established in 1991, the Jellis Craig network is a business based on ethics, integrity and personal service. With a commitment to progressive thinking, Jellis Craig has continually evolved and grown within the property industry to become one of Melbourne's leading real estate groups.

Jellis Craig's network of strategically located offices are positioned across Melbourne's most sought after suburbs and reach into local, interstate and international markets, where they pride themselves and focus on providing a distinctly different real estate experience





Sales Enquiries

Stephen Bowtell

+61 455 038 022

stephenbowtell@jellisraig.com.au

Register your interest

MaliaCarrum.com.au

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