

polaris
3083

NOVA

A PROJECT BY DealCorp.

NOVA



HERITAGE & CONTEMPORARY
TERRACE HOMES

GALILEO GATEWAY & NOVA CIRCUIT BUNDOORA

A PROJECT BY DealCorp.



Heritage Terraces facade – Artist impression

THE HERITAGE TERRACES

Discover a spectacular selection of 22 three storey townhouses and 4 exclusive apartments housed within the restored heritage building that is the centrepiece of the Polaris village. First constructed in 1938 the Tudor Revival facade displays an elegant and imposing street presence and retains its original grand entrance off Galileo Gateway.

Experience an exquisite fusion of traditional and contemporary design. Heritage living rooms feature extra-high ceilings and traditional double-hung windows overlooking landscaped lawns and mature trees. Seamlessly integrated living spaces combine with modern kitchen and dining areas furnished with elegant joinery and superb design inclusions such as European SMEG appliances blend seamlessly with under bench sinks and stone benches and splashbacks. Exceptional finishes throughout include engineered timber floorboards and wool blend carpets. Enjoy year round comfort with split system heating and cooling to living rooms and master bedrooms.





Heritage Terraces living – Artist impression



Heritage Terraces kitchen — Artist impression

THE CONTEMPORARY TERRACES

Taking their cue from the formal symmetry of the heritage building, two storey contemporary terraces complete the natural axis of the site with a pedestrian spine running from the historic 'front door' on Galileo Gateway through to Nova Circuit, imbuing 28 mews townhouses with a unique sense of address and connection to the street. With landscape pockets providing an intimate outlook from the homes, interiors effortlessly blend with the outdoor living of balconies and courtyards to create an expansive, luxurious sense of space.

Step inside immaculate two and three bedroom homes, designed to maximise comfort and ease of use. Stunningly appointed with rich, natural materiality and subtle textures, each residence features a beautiful array of finishes and designer details. Enjoy a perfect combination of ground floor space and privacy with open plan family living on the first floor.





Contemporary Terraces facade — Artist impression







LIFE AT POLARIS
A LANDMARK LIFESTYLE DESTINATION

Just 14 kilometres north west of the CBD, Polaris 3083 welcomes you to the culture, heritage, community, convenience and healthy outdoor living that makes Melbourne the best in the world. Home to more than 750 residents, Polaris has been strategically planned over 12 hectares, with a vibrant, modern retail and dining precinct at its heart, a rich diversity of architecture, and friendly green neighbourhoods surrounded by native parklands.

Enjoy stress-free commuting with a network of quick transport links right at your door. The tram is at your doorstep with direct connectivity into the CBD. Spend your days off at local markets, or participating in weekend sports and family bike rides. Take in a round of golf or a day of shopping before a delicious dinner in the town centre and a short stroll home.

Dive into the thriving urban hub of Polaris Town Centre, combining lively social spaces with a brilliantly integrated living and shopping environment, featuring over 35 essential services and key retailers, including a full-size Woolworths, Dan Murphy's and Chemist Warehouse. Take advantage of immediate access to retail, business, health and beauty providers, and a state-of-the-art community centre – as well as stunning recreational facilities that give the town its distinctly cosmopolitan character.





Woolworths, Polaris 3083



North East Hub Playground, adjoining Polaris 3083



North East Hub Oval



Polaris 3083 entrance



Cafe Vorea, Polaris 3083

Location proximity

- 14km from Melbourne CBD
- 2 minutes to tram & bus stop
- Free shuttle bus to La Trobe University
- 5km to CityLink Freeway
- 25km from Melbourne airport
- Metro Ring Road (extension underway East from Greensborough to Eastern Freeway)

Surrounding amenities

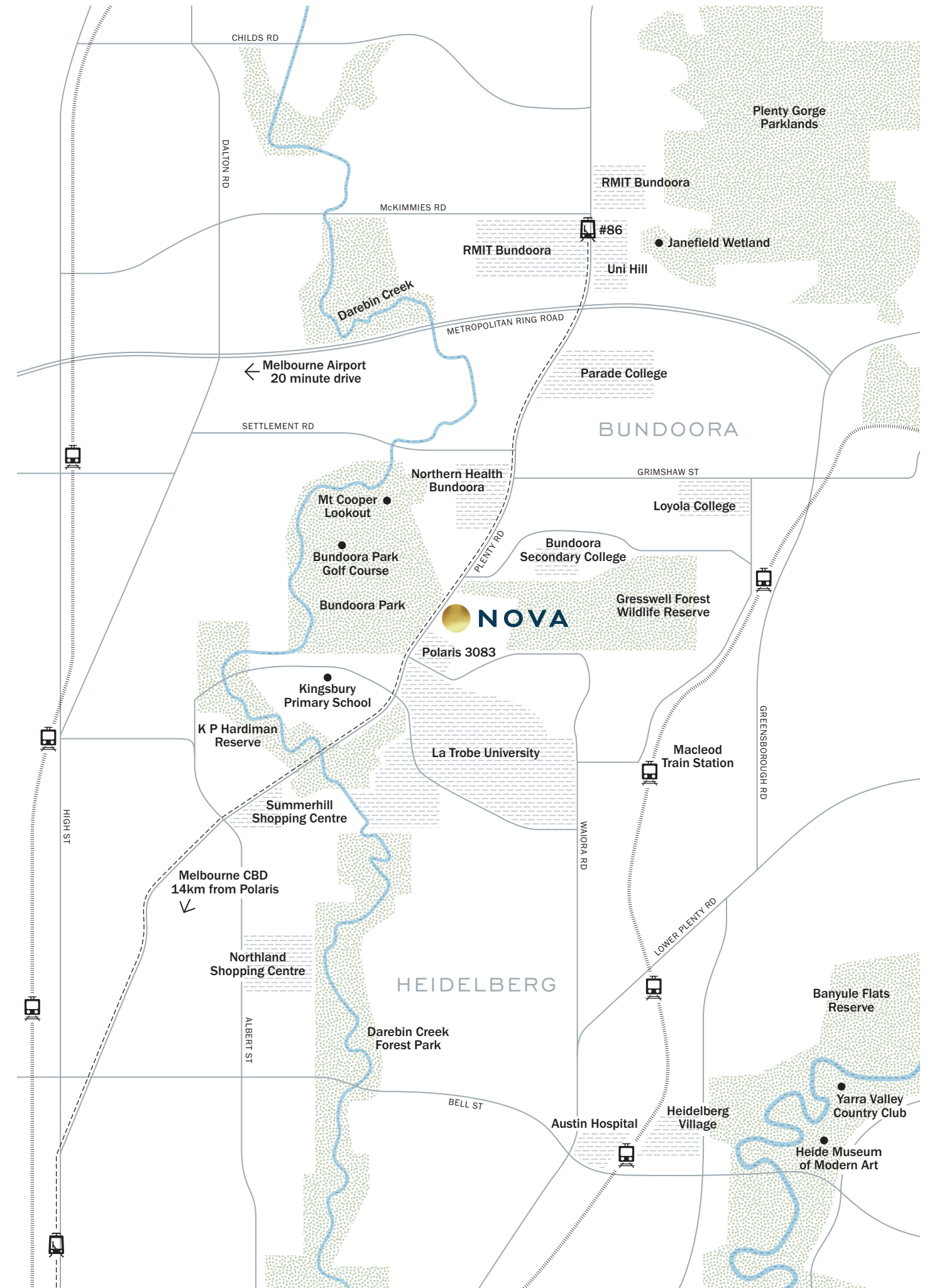
- Strathallan Golf Club
- Latrobe Golf Park
- Bundoora Park Public Golf Course
- Northland Shopping Centre
- Warringal Shopping Centre
- Settlement Road Shopping Park
- Gresswell Forest Wildlife Reserve
- Bundoora Park
- Olympic Park
- Preston Baseball Club
- Norris Bank Tennis Club
- Northpark Private Hospital
- Warringal Private Hospital
- Austin Hospital

Surrounding schools

- La Trobe University
- RMIT University Bundoora
- Parade College
- Loyola College
- Viewbank College
- Bundoora Secondary College
- Concord School
- Kingsbury Primary School
- Our Lady of Mercy College
- Mill Park Primary School
- Bundoora Primary school
- Streeton Primary School
- Bayule Primary School

Bundoora neighbourhood amenity

- 4 + Hospitals
- 2 Major Universities
- 3 Secondary Schools
- 3 Primary Schools
- 19 Parks & Reserves



**Polaris Town Centre
Neighbourhood Directory**

Supermarket & Groceries

- Dan Murphy's
- Good & More Asian Grocery
- We Meat Again Butchers
- Woolworths

Dining

- Golden Lanchow Soup Noodle
- Pho 999
- Polaris Dumpling Kitchen
- Sijori Malay Eatery
- SUFILTEN Japanese & Asian
- Vorea Café & Bistro

Services

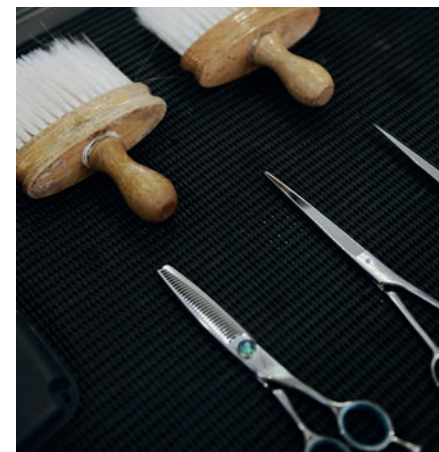
- Bundoora Dry Cleaner
- Natural Thai Massage & Day Spa
- Holiday XP Travel

Food & Drink

- Flipping Burgers
- Giorgio's Charcoal Chicken
- Gloria Jeans
- Healthy Fusion
- Kebab Centre
- Mei's Hot Pot Dips
- Miyoshi Sushi
- Pizza Hut
- Subway
- Teaser Tea
- Xi'an Famous Food

Health & Beauty

- Chemist Warehouse
- Jessie Hair, Nail & Beauty
- Polaris Medical Centre
- The Legends Room Barbershop



The Legends Room Barbershop



Pho 999



Mimi's Dumpling Kitchen



Travel



Woolworths



Vorea Bistro & Café



Flipping Burgers



Café treats



Gloria Jean's Coffees





NOVA

#86 Tram

Polaris 3083 Shopping Centre



Strathallan Golf Club
11 mins

La Trobe Wildlife Sanctuary
10 mins

La Trobe Indoor Sports Centre
14 mins

La Trobe Sports Park & Ovals
20 mins

North East Hub Oval
1 min

Polaris 3083
2 mins

La Trobe University
16 mins

NOVA

Bundoora Park Golf Course
5 mins

Bundoora Park Farm & Cafe
16 mins



La Trobe University



RMIT University, Bundoora Campus



La Trobe University

Exceptional Education Opportunities

Melbourne's northern 'University City', Bundoora has established itself as a leading centre for learning. Every age and stage are provided for with numerous childcare facilities and eight primary and secondary schools all operating in the immediate precinct.

Polaris invites older students to immerse themselves in an energised campus life brimming with activity, close to the rapidly expanding educational institutions of La Trobe University and RMIT. Engaging over 35,000 students and staff, these internationally-recognised institutions attract the world's best scholars and research teams.

The southern hemisphere's largest university, La Trobe recently announced a partnership with the State Government to fast-track delivery of its 'University City of the Future'. The partnership will transform the 235-hectare Bundoora campus, delivering \$5 billion in investment, 20,000+ new jobs and \$3.5 billion in Gross Regional Product (GRP) over the next ten years. The program includes a multi-stage health & wellbeing hub, first-class facilities for over 40,000 students, a \$150 million sports park and world class innovation precinct.

The campus also offers restaurants, shops, an art museum, sports and aquatic centre, entertainment venues and a popular wildlife sanctuary, adding diverse, high-quality amenity to the neighbourhood.





CELEBRATING 10 YEARS AT POLARIS
 AWARD-WINNING VISION OF COMMUNITY LIVING



Purchased from the State Government in 2008, the former site was one of the final remaining infill sites in Victoria, immediately adjoining La Trobe University and surrounded by native parklands and flourishing activity centres — an ideal location for a new, well-designed residential neighbourhood.

Working with the City of Darebin, Dealcorp developed a masterplan which included residential, commercial, mixed use, office and medical facilities — as well as a hotel to be announced late 2019. Awarded the highest environmental accreditation by the Urban Development Institute of Australia (UDIA), the Polaris Town Centre and residences have been recognised

for key advances in urban design. The carefully staged development has today completed over 120 townhouses and 230 apartments. More than 35 speciality shops, cafés and restaurants now operate alongside a large supermarket, liquor outlet and chemist. In less than a decade, Polaris 3083 has become a popular hub for locals and the surrounding communities.

Dealcorp is very proud to celebrate a 10 year commitment to this community with the introduction of Nova Terraces. The final residential stage and crowning glory of Polaris, Nova breathes new life into the centrepiece heritage building, revitalising its magnificent facade and introducing a new contemporary addition.

Dealcorp — Developer

For over 35 years, Dealcorp has built a revolutionary presence, developing landmark locations across Melbourne, pioneering contemporary, multi-residential projects and award winning master-planned communities for thousands of discerning residents. Leaders in identifying emerging locations and hotspots, DealCorp creates neighbourhood-defining lifestyle destinations in premier precincts. From award-winning master planned communities in Bundoora to top-end penthouse towers in South Yarra,

since 1984 Dealcorp has collaborated with prominent architects and consultants to create more than 50 lasting contributions to Melbourne's urban landscape. Every project we undertake represents a long-term commitment to build character, diversity, soul and community. We prize affordability and advanced design. We deliver innovation and support that lasts far beyond the final delivery. We are dedicated to building a modern Australian residential landscape of which we can all be proud.

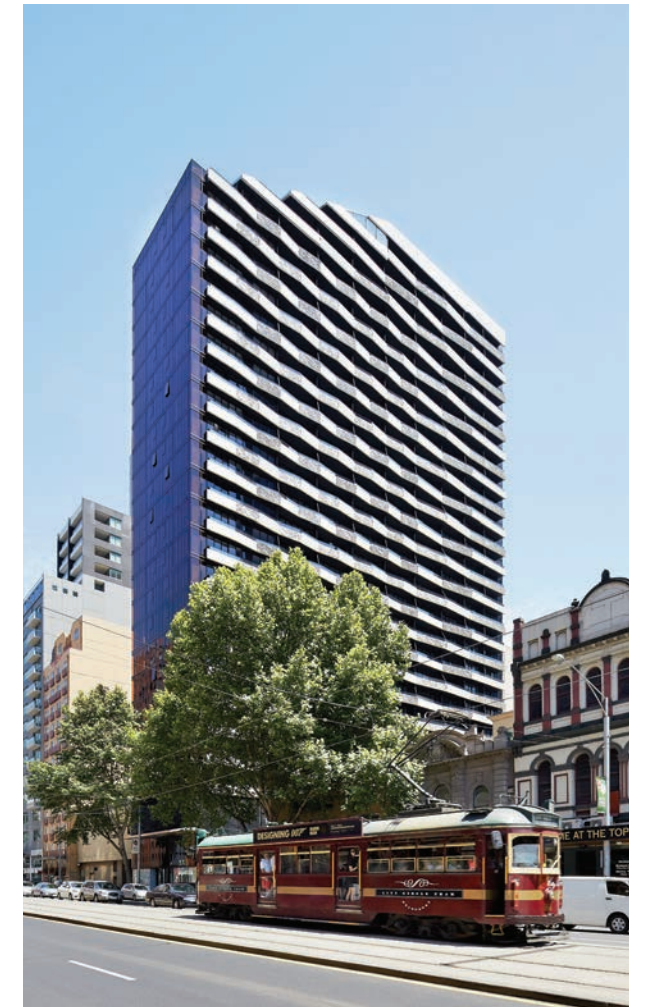
THE TEAM

EXPERIENCED INDUSTRY LEADERS

Below: C.F Row, Fitzroy; Bottom: Greville Prahran



Aura, CBD



MGS — Architects

Founded in 1985, award-winning Melbourne-based practice MGS Architects is led by industry luminaries Robert McGauran, Eli Giannini, Mun Soon, Chris Jones, Joshua Wheeler and Cameron Lacy. Encompassing architecture, urban planning, interior design and project management services, the firm's highly successful body of work includes projects all over the country and internationally. Widely respected for community housing and advocacy initiatives, MGS is guided by insight into community living, a philosophy of inclusivity, and commitment to creating long-lasting, adaptable environments that deliver daily value to the people who use them.

8 Bond, South Yarra



John Patrick — Landscape Architects

John Patrick Landscape Architects is a multi-disciplinary landscape consultancy based in Melbourne that has operated under the guidance of principal John Patrick since its inception in 1982. Undertaking a broad range of projects across Australia, the practice's work includes heritage sites, tree management and replacement plans, park master plans and residential projects. With a highly qualified team of landscape architects and an extensive portfolio of successful projects in heritage assessments, landscape conservation and management studies, the firm's expertise and experience is second to none.

Trinity College



NOVA



HERITAGE & CONTEMPORARY TERRACE HOMES

GALILEO GATEWAY & NOVA CIRCUIT BUNDOORA

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mgs



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