



THE
SHORES
SEAFORD

6 7 - 6 8 N E P E A N H I G H W A Y , S E A F O R D

ENJOY YOUR SUNSETS WHEN THE WATER
IS THE COLOUR OF THE SKY.

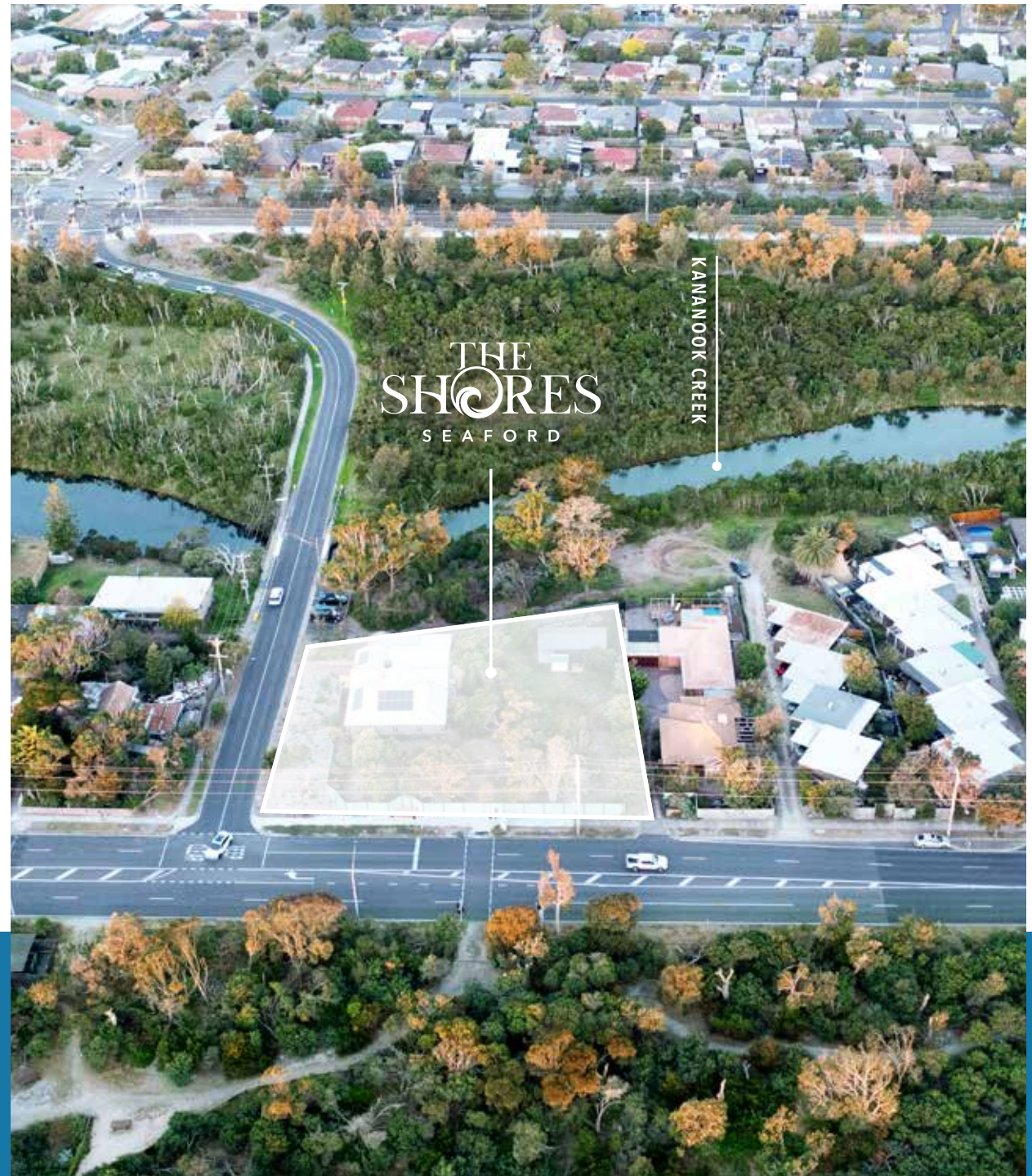


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LOCATION

Located just 36km from Melbourne's CBD, The Shores is the highly affordable bayside gem that you've been waiting for. Perfect for work, family and leisure. With excellent access to the city via the Nepean Highway and Seaford train station, you'll easily travel between your bayside haven and the suburbs that stretch up to Melbourne's energetic centre.



THE SHORES

SEAFORD

NEPEAN HWY

ARMSTRONGS RD



JUST BEYOND YOUR DOORSTEP, THE SEAMLESS BLEND OF SEA AND SKY CREATES A BREATHTAKING SIGHT.

And when you want to get away from it all, the picturesque surrounds of the Mornington Peninsula are right on your doorstep. In little more than half an hour you'll be a world away, savouring the finer things in life at some of Victoria's finest beaches, wineries and eateries.






**ONLY 40M TO
THE SAND**

**THE
SHORES**
SEAFORD

BEACH ACCESS

Discover a tranquil retreat at 67-68 Nepean Highway, where the captivating Seaford beach awaits just steps from your door. Picture yourself strolling across the street to be greeted by pristine white sands and shimmering turquoise waters. This address is more than just a location; it is an invitation to find solace, rejuvenation, and a renewed sense of wonder.

GREAT LIFESTYLE

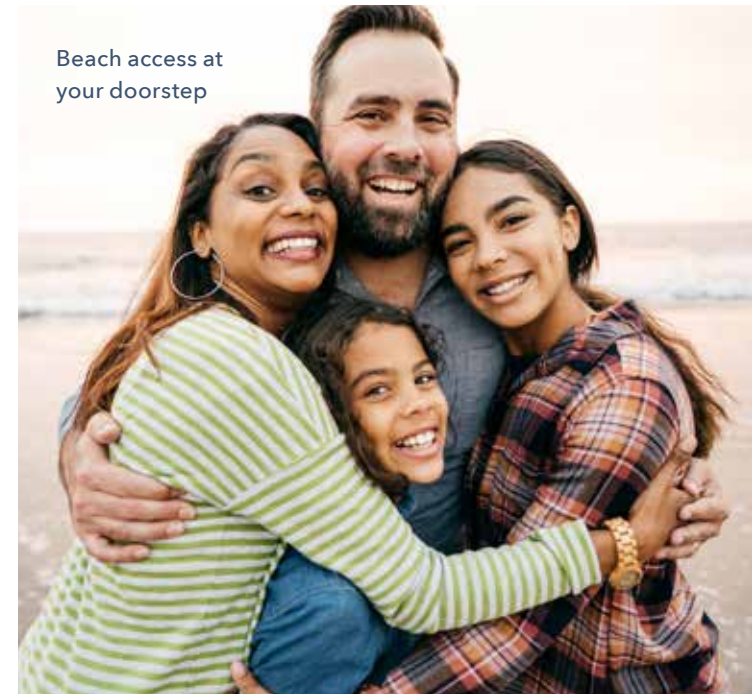
Seaford Beach is 5km of white sand



1.2km to Seaford Train Station



Beach access at your doorstep



10 min drive to Peninsula Kingswood Country Golf Club



2km to Seaford Foreshore Reserve



1km to 38 South Bar & Cafe



600m away from Coffee for the People Roasting Co and Cafe



EXPERIENCE THE SEASIDE LIFESTYLE IN SEAFORD

Indulge in the breathtaking beauty of Seaford's expansive beachfront, stretching over five kilometers. With its pristine sandy shores and crystal-clear waters, this coastal paradise offers an idyllic setting for swimming and a wide range of beach activities. In fact, the Seaford beach is renowned for its cleanliness and has been consistently rated as one of the cleanest in the entire state.

Surrounding the area, you'll discover a network of park reserves and creeks that are a haven for nature enthusiasts. Embark on leisurely strolls

along the well-maintained walking pathways and witness the vibrant array of flora and fauna that call this coastal sanctuary home.

Embrace the seaside lifestyle in Seaford and relish in the harmony of nature, whether you're basking in the sun on the pristine beach, partaking in water activities, or immersing yourself in the scenic beauty of the park reserves and creeks. Discover the perfect balance of tranquility and adventure as you embrace all that this coastal gem has to offer.

LOCAL AMENITIES

EAT & DRINK

- 1 Riviera Hotel
- 2 Seaford Fish and Chippery
- 3 38 South Beach Bar & Cafe
- 4 Seaford Charcoal & Grill
- 5 Thai Beach Cafe
- 6 Suzi Wong Chinese Restaurant
- 7 Seaford RSL
- 8 Spanish Bar
- 9 Tres Mexican
- 10 Ordain Bistro
- 11 Seaford Coffee Train
- 12 18-EightyEight
- 13 Beach Cafe Seaford
- 14 Coffee for the people
- 15 Crackerjack Beachfront Restaurant

RECREATION

- 16 Run Fit
- 17 North Seaford Tennis Club
- 18 Seaford United Soccer Club
- 19 Gravity Zone
- 20 Seaford Little Athletics Centre
- 21 New Earth Womens Wellbeing Sanctuary
- 22 Seaford AFL & Netball Club
- 23 Seaford Junior AFL & Netball Club

SHOP

- 24 Woolworths Seaford
- 25 Friendly Grocer IGA
- 26 IGA Xpress Seaford North

EDUCATION

- 27 Seaford North Primary School
- 28 Seaford Primary School
- 29 Patterson River Secondary College
- 30 Seaford Park Primary School

CHURCH

- 31 St. Anne's Catholic Church

TRANSPORT

- 32 Seaford Station
- 33 Bus 780 bus stop





ARCHITECTURE

Immerse yourself in the exquisite beauty of Port Phillip Bay every day with The Shores, where clever design seamlessly integrates the stunning beachside location.

Choose from our thoughtfully designed townhouses, offering captivating views of the beach or the tranquil creek, all encompassed by lush green surroundings. The relaxed yet charming exterior boasts a combination of timber and feature tiling, while the luxurious interior provides the perfect sanctuary for relaxation and stylish entertaining.

Experience the epitome of high living as you indulge in the refreshing sea breeze at The Shores.



THE SHORES CLEVER DESIGN MAKES THE MOST OF THIS STUNNING LOCATION.



INTERIORS

The Shores interiors are defined by expansive open-plan living, high-end finishes and Fisher & Paykel appliances.



LIVING SPACE



Enhance your living experience in this expansive haven, where you can unwind and fully embrace the captivating beauty of the outdoors. Designed to maximize your connection to either the bay or the creek, and adorned with ample natural light and ventilation, this living space provides the ideal environment for both entertaining and unwinding with your cherished ones.

KITCHEN

Indulge your culinary passions in this exquisite yet down-to-earth space, where the perfect blend of sleek stone and honed timber harmoniously coalesce. With a generous island breakfast bar, a well-appointed pantry, and an abundance of drawers and cabinets, this kitchen ensures a clutter-free cooking experience.

Fully integrated with premium Fisher & Paykel stainless steel appliances, the kitchen seamlessly merges with the invitingly open living area, thanks to the smooth timber floorboards that create a seamless transition.



Artist impression





Artist impression

BATHROOMS

Immerse yourself in an atmosphere of openness and elegance, brought to life by the pristine neutral tones. These crisp hues accentuate the sophistication of the stone vanities, adding a touch of timeless beauty to each bathroom.

Completing the classic aesthetic are the mirrored cabinets, elevating the stylish design of every bathroom. These reflective surfaces not only amplify the visual appeal but also contribute to the overall sense of refinement in each space.

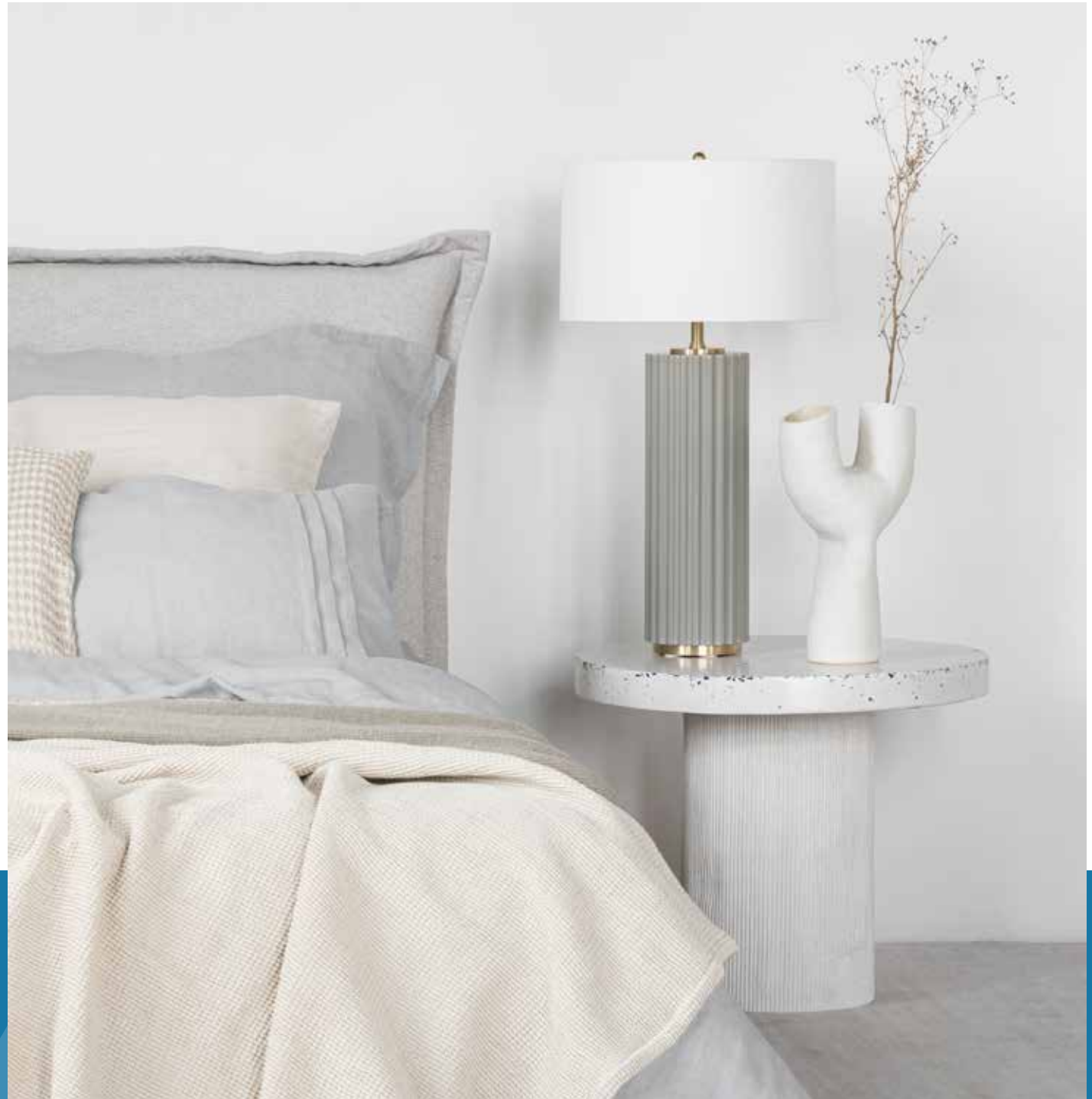


Artist impression



BEDROOMS

Step into the spacious haven of your bedroom, where natural lighting floods the space, creating an ambiance of tranquility and serenity, abundance of natural light brings a sense of calmness and rejuvenation, making your bedroom the ideal sanctuary to unwind, recharge, and find solace from the outside world. Whether it's curling up with a good book or simply basking in the peaceful atmosphere, your bedrooms offer the perfect retreat for relaxation and inner peace.





FLOORPLANS

All 12 townhouses at The Shores have been designed to capture the light and spirit of this tremendous bayside location. In addition to featuring 3-bedrooms and 3-bathrooms, each townhouse comes with two car spaces.

The combination of clever design, spacious rooms and an amazing location makes The Shores a rare opportunity. One certainly not to be missed.



CHOOSE FROM 12 BRIGHT AND CREATIVE TOWNHOUSE DESIGNS.



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 1



3



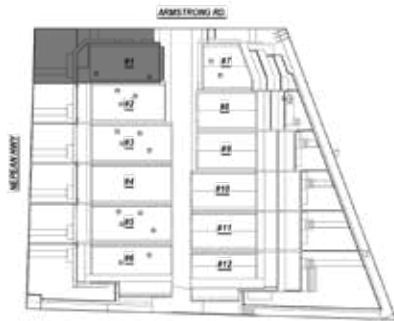
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2

Ground Floor Plan	30m ²	Total Internal Area	
First Floor Plan	60m ²	(<i>ex. garage</i>)	155m ²
Second Floor Plan	65m ²	Total External Area	88m ²
Garage	37m ²	Total Balconies	14m ²
First Floor Balcony	9m ²	Total POS	76m ²
Second Floor Balcony	5m ²	Land Size	142m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 2



3



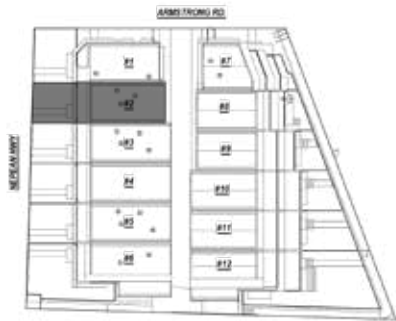
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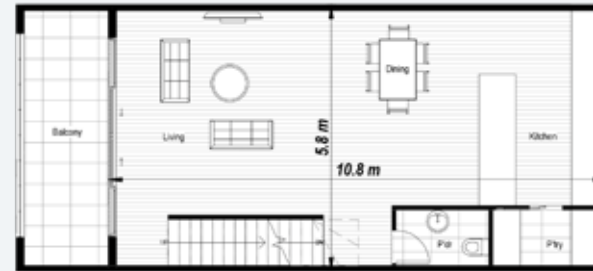
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Ground Floor Plan	34m ²	Total Internal Area	
First Floor Plan	63m ²	(ex. garage)	160m ²
Second Floor Plan	63m ²	Total External Area	61m ²
Garage	36m ²	Total Balconies	24m ²
First Floor Balcony	12m ²	Total POS	37m ²
Second Floor Balcony	12m ²	Land Size	106m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 3



4



4



2

Ground Floor Plan	34m ²	Total Internal Area	
First Floor Plan	68m ²	(<i>ex. garage</i>)	170m ²
Second Floor Plan	68m ²	Total External Area	62m ²
Garage	36m ²	Total Balconies	24m ²
First Floor Balcony	12m ²	Total POS	38m ²
Second Floor Balcony	12m ²	Land Size	107m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 4



3



3.5



2

Ground Floor Plan	34m ²	Total Internal Area	
First Floor Plan	73m ²	(<i>ex. garage</i>)	176m ²
Second Floor Plan	69m ²	Total External Area	58m ²
Garage	36m ²	Total Balconies	19m ²
First Floor Balcony	7m ²	Total POS	39m ²
Second Floor Balcony	12m ²	Land Size	108m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 5



4



4



2

Ground Floor Plan	34m ²	Total Internal Area	
First Floor Plan	68m ²	(<i>ex. garage</i>)	170m ²
Second Floor Plan	68m ²	Total External Area	64m ²
Garage	36m ²	Total Balconies	24m ²
First Floor Balcony	12m ²	Total POS	40m ²
Second Floor Balcony	12m ²	Land Size	109m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 6



4



4



2

Ground Floor Plan	36m ²	Total Internal Area	
First Floor Plan	83m ²	(ex. garage)	184m ²
Second Floor Plan	65m ²	Total External Area	92m ²
Garage	36m ²	Total Balconies	23m ²
First Floor Balcony	12m ²	Total POS	69m ²
Second Floor Balcony	11m ²	Land Size	138m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 7



3



3.5



2

Ground Floor Plan	32m ²	Total Internal Area	
First Floor Plan	59m ²	(ex. garage)	137m ²
Second Floor Plan	46m ²	Total External Area	52m ²
Garage	36m ²	Total Balconies	23m ²
First Floor Balcony	11m ²	Total POS	29m ²
Second Floor Balcony	12m ²	Land Size	96m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 8



4



4



2

Ground Floor Plan	33m ²	Total Internal Area	
First Floor Plan	62m ²	(<i>ex. garage</i>)	145m ²
Second Floor Plan	51m ²	Total External Area	41m ²
Garage	38m ²	Total Balconies	24m ²
First Floor Balcony	12m ²	Total POS	17m ²
Second Floor Balcony	12m ²	Land Size	86m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 9



4



4



2

Ground Floor Plan	40m ²	Total Internal Area	
First Floor Plan	68m ²	(<i>ex. garage</i>)	159m ²
Second Floor Plan	51m ²	Total External Area	54m ²
Garage	39m ²	Total Balconies	33m ²
First Floor Balcony	15m ²	Total POS	54m ²
Second Floor Balcony	18m ²	Land Size	99m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 10



4



4



2

Ground Floor Plan	44m ²	Total Internal Area	
First Floor Plan	73m ²	(ex. garage)	173m ²
Second Floor Plan	56m ²	Total External Area	66m ²
Garage	39m ²	Total Balconies	37m ²
First Floor Balcony	19m ²	Total POS	29m ²
Second Floor Balcony	18m ²	Land Size	111m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOWNHOUSE 11



4



4



2

Ground Floor Plan	44m ²	Total Internal Area	
First Floor Plan	72m ²	(ex. garage)	172m ²
Second Floor Plan	56m ²	Total External Area	79m ²
Garage	39m ²	Total Balconies	37m ²
First Floor Balcony	19m ²	Total POS	42m ²
Second Floor Balcony	18m ²	Land Size	124m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOWNHOUSE 12



4



4



2

Ground Floor Plan	43m ²	Total Internal Area	
First Floor Plan	83m ²	(<i>ex. garage</i>)	178m ²
Second Floor Plan	52m ²	Total External Area	133m ²
Garage	39m ²	Total Balconies	36m ²
First Floor Balcony	20m ²	Total POS	97m ²
Second Floor Balcony	16m ²	Land Size	180m ²

All dimensions are approximate



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE
SHORES
SEAFORD