

A detailed botanical illustration in shades of blue and green, featuring various plants, flowers, and two birds. One bird is a yellow hummingbird in flight, and the other is a larger bird perched on a branch. The background is filled with intricate line drawings of leaves, stems, and flowers.

Maison

SIVASLI



The team at Sivasli are pleased to present our latest residential project, Maison.

Located in historic Sunbury, only 30 minutes north of Melbourne CBD, Maison has been conceived as a place for families to thrive and for downsizers to continue to enjoy the charm of this wonderful area in a low-maintenance, energy efficient home.

Our vision for Maison was a boutique collection of residences that would foster a strong sense of neighbourhood and community; an antidote to large over-developed estates.

We've started with the DNA of Sunbury itself, seamlessly blending suburban charm with contemporary living, offering a tranquil environment amidst picturesque landscapes, historic streets, and vibrant community life.

Maison takes its name and design inspiration from the French word for home, and with it, a sense of sophisticated, elegant and comfortable living.

We've worked to create a project that like its namesake embodies high-quality craftsmanship and elegant design. But beyond aesthetics, we were focused on providing choices for residents that were affordable, easy to care for and joyous.

Welcome home!

MAISON



Artist Impression

SUNBURY



Home base

Boutique in size, but large in choice, Maison features a variety of home options to cater for different life stages and styles.

Families, downsizers and investors will be able to select from a range of townhomes and units, each designed and oriented in a way that enhances a sense of space and connects to the outdoors.





Townhomes

A limited collection of only eight townhomes with three- or four-bedrooms have been designed with families in mind.

Some designs cleverly accommodate Work From Home, with a ground floor bedroom with en-suite located at the front of the residence, which can serve as a contained home office or study. Alternatively this configuration makes a great second master for elderly parents, teenagers or guests.

Artist Impression

Units

12 two-bedroom units, all with north facing living areas are an affordable choice for first home buyers, downsizers and investors.

Ground level units feature courtyard spaces as well as easy access, with no stairs. Upper level walk-up units enjoy elevated urban or mountain views.



Artist Impression



Artist Impression

Finished to perfection

Interiors are neutral but still bursting with character thanks to tones of stone, timber and those green gardens welcomed in from every window.



Artist Impression



Rest easy with quality finishes

Maison introduces a contemporary yet timeless aesthetic to the local streetscape. Defined by clean lines and elegant alabaster tones, the cohesive collection of residences are wrapped in green and flowering gardens.

Materials like linear weatherboards are combined with classic gabled roof-lines to charming effect, as an ode to traditional, Australian, residential architecture.

- 01. Lush landscaping
- 02. Hybrid timber flooring
- 03. Stone splashbacks
- 04. Soft plushpile carpets
- 05. Low-silica benchtops
- 06. Linear cladding

Be a part of something bigger

Connection to the outdoors plays a big role in our quality of life. Bright, airy spaces provide a feeling of spaciousness but also have a direct and measurable impact on our health and wellbeing.

Each Maison home incorporates a green landscaped yard, courtyard or terrace with scenic views of the Macedon ranges available.

The majority of homes enjoy north-south orientation to capture abundant natural light and are cross-ventilated for effective cooling.

MAISON



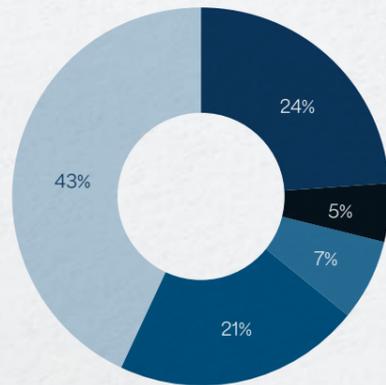
Artist Impression

SUNBURY

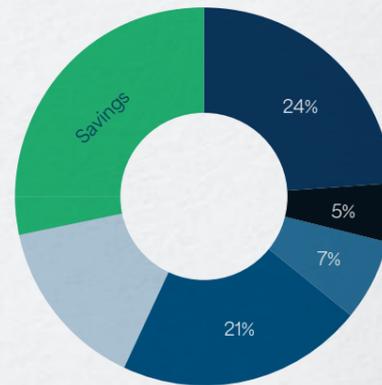
7-star energy efficient homes

Each Maison home will achieve a minimum 7-star NaTHERS rating in line with current best practice energy efficient design requirements. This means you will save money compared to an established home, with 7-star homes requiring 20 - 25% less energy to run than a 6-star home, and much less than the average home in Victoria which is only 2-stars.

- Appliances 24%
- Cooking 5%
- Lighting 7%
- Water Heating 21%
- Space Conditioning 43%



2015 residential baseline study of an average Australian home



Indicative savings of a 7-Star home compared with the 2015 average

Source: thesba.com.au

Sustainable features



Insulation

Keeping you warmer in winter and cooler in summer.



Cross-ventilation

Designed to allow natural air to flow through your home reducing the need for air conditioning.



LED Lighting

All lighting is LED to reduce energy requirements and keep your home well lit.



Landscaping

Landscaping incorporates species local to the area to support endemic ecosystems.



Water conscious

Individual water tanks collect rainwater for gardens, and tapware and appliances are water efficient.



North-south orientation

Majority of homes are north-south facing to maximise sunlight into living spaces and reduce requirement for heating.



Walkable

Located close to shops, schools and amenities to reduce reliance on car travel.



Energy Efficient

Modern appliances that are designed to be energy efficient and draw less power.



Maison

Sunbury Aquatic Centre

Sunbury Medical Centre

Roger Free Park

Sunbury Train Station

Sunbury Shopping District

Evans Street Grassland

Vineyard Road



Sunbury

Sunbury is an established suburb located only 35km from the Melbourne CBD in the City of Hume, lying directly between the northern and western growth corridors.

It is set to benefit from substantial growth in the region with 10,000 - 15,000 new jobs being created and predictions showing the population will almost triple by 2041.



Location

Sunbury Shopping District

- Sunbury Train Station
- Big W
- Coles
- Woolworths
- Morgan's SUPA IGA
- Cotton On
- Priceline
- Vics Food & Wine
- Sushi Sushi
- The Nook Cafe Sunbury
- Mac's Lounge
- Okami Japanese Restaurant
- Between 2 Buns
- Taco Bill

- The Spotted Owl Cafe
- District 3429 Restaurant
- Roquette Bar and Grill
- The Best Burger Bar
- Rice Scoop Cafe
- Kum Ling Chinese Dining
- Ma's Thai Restaurant
- Noodle Haven
- Itahlia Restaurant
- American Social
- Siam Taste Thai Restaurant
- Supercheap Auto
- Harris Scarfe Sunbury
- Chemist Warehouse

Cafes & Restaurants

- 01. Brown Cow Cafe
- 02. Melba Cafe
- 03. The Court Coffee Bar

Retail & Shopping

- 04. Woolworths
- 05. Bunnings Warehouse
- 06. The Good Guys
- 07. Target
- 08. ALDI
- 09. HomeCo Rosenthal
- 10. Foodworks
- 11. PETstock

Parks & Recreation

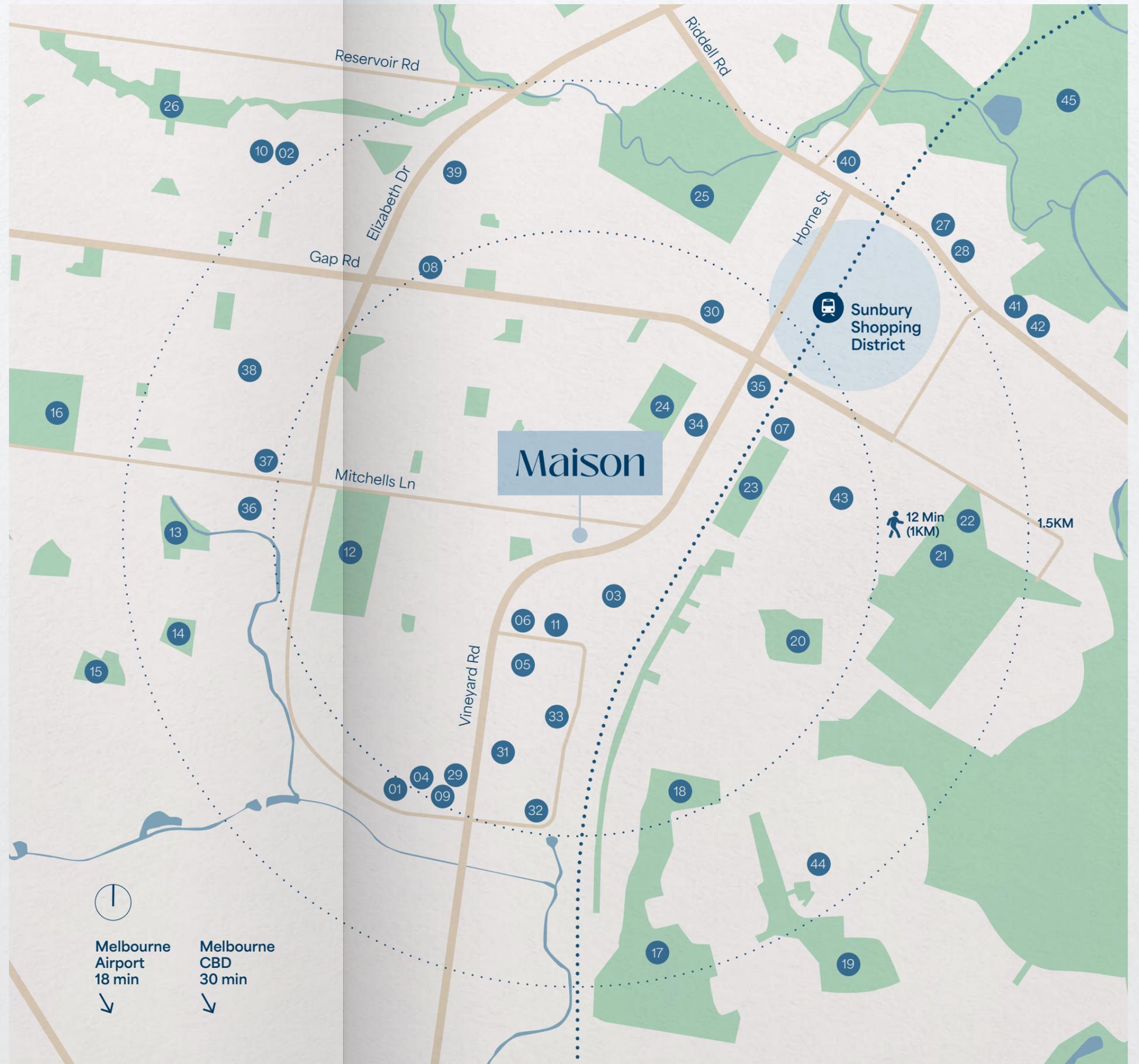
- 12. Langama Park
- 13. Sheffield Park
- 14. Lillee Park
- 15. Century Park Playground
- 16. Eric Boardman Memorial Reserve
- 17. Wanginu Park
- 18. Galaxy Land Playground
- 19. Sheoak Reserve
- 20. Parkview Drive Reserve
- 21. Sunbury Park Reserve
- 22. Sunbury Dog Park
- 23. Evans Street Grassland
- 24. Roger Free Park
- 25. Sunbury Recreation Reserve & Aquatic Centre
- 26. Heysen Drive Reserve

Health & Fitness

- 27. Sunbury Day Hospital
- 28. Macedon Street Dental Group
- 29. Pharmacy 4 Less
- 30. Sunbury Medical Centre
- 31. Powerhouse Gym
- 32. F45 Training
- 33. FitXSunbury
- 34. Snap Fitness
- 35. Body Fit Training

Education

- 36. Holy Trinity Catholic Primary School
- 37. Sunbury Downs College
- 38. Sunbury Heights Primary School
- 39. Sunbury West Primary School
- 40. Sunbury College
- 41. St Mary School 1913
- 42. Our Lady of Mount Carmel Primary School
- 43. Complete Kids Early Learning Centre
- 44. Sunbury Primary School
- 45. Salesian College



MAISON

SUNBURY

Plentiful local amenity

Sunbury, an historic suburb, is home to an established and growing community. Residents and visitors alike are attracted to its picturesque rural setting, rich history, and the vast array of lifestyle amenities.



Town centre

15 minutes – Target, BigW, Coles, IGA, Bunnings, cinemas, childcare, gyms, cafes, healthcare and all your weekly needs.



Entry to Macedon Ranges

National parks, arts and culture, history, markets, wineries and gourmet delights are only 20mins drive north.



Sunbury wine region

The closest wine region to Melbourne is located in Sunbury with the first vines in the area planted over 150 years ago.



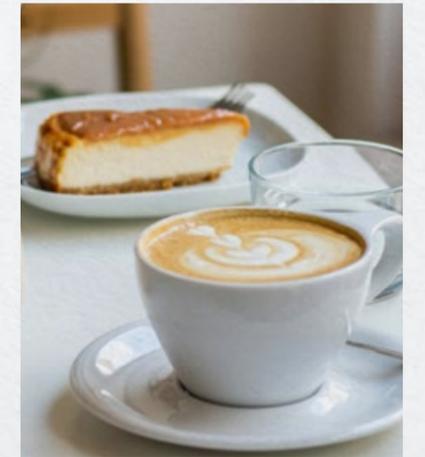
Picturesque township

Sunbury is one of Victoria's earliest European settlements, with historic homesteads and civic buildings.



Airport only 18 minutes away

Melbourne Airport is a major international gateway and employer. Located only 20km away.



Cafes & Lifestyle

Sunbury enjoys a vast array of dining establishments from casual to fine dining, pubs and breakfast bars, and a great coffee spot around every corner.



Major rail upgrades

The \$2.1bn upgrade of the Sunbury line is now complete, getting passengers to Melbourne CBD in under an hour.



Education

With 13 educational facilities plus Early Learning Centres within the suburb of Sunbury alone, residents will have access to a choice of schools to suit their values, needs and age from birth to tertiary.



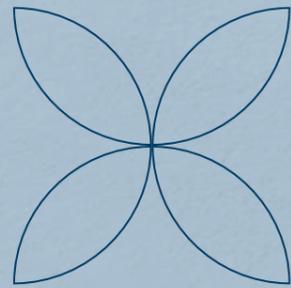
Parks & Recreation

A wealth of sports facilities including stadiums, sports fields, playgrounds and the Gonnawarra Golf Club.

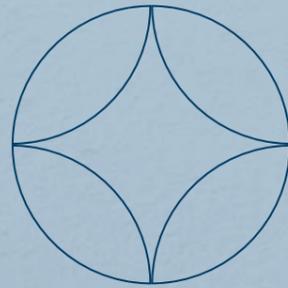
The Sivasli story

A family-owned and operated business, Sivasli's mission is to create quality homes for Australians that are built on a foundation of enduring design, sustainability and affordability. And they have been doing just that for the last 25 years.

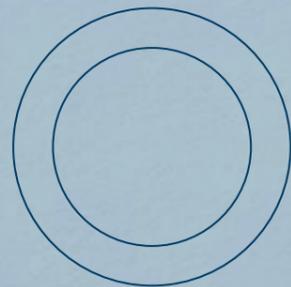
The Sivasli brand has been founded on four key principles: design excellence, quality, innovation and sustainability. It is these principles that are embedded in every Sivasli home and have shaped the vision and every design decision at Maison.



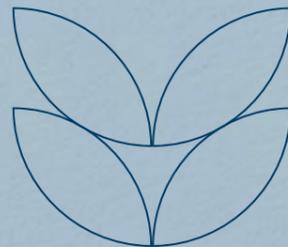
Design Excellence



Quality



Innovation



Sustainability

Elanor, Sunbury

Elanor Sunbury presents a stunning array of residences that embrace nature and modern design to form intimate sanctuaries within a well-connected community.



Surrey Green, Sunbury

Consisting of 62 bespoke villas or units with two or three bedrooms, Surrey Green is the product of years of experience building communities from the ground up. Sustainable finishes in a contemporary colour palette have been selected for their beauty and longevity so you're free to demand more from the everyday.



Nevida, Wyndham Vale

Nevida is a boutique collection of 2 and 3 bedroom residences located within the established Wynbrook Estate, a thriving new suburb of Wyndham Vale only 40 minutes from Melbourne CBD.



Parker Release, Wyndham Vale

Parker Release is the epitome of contemporary living nestled within the heart of Wyndham Vale's esteemed estate. Parker Release offers an unparalleled living experience. Set against the backdrop of Millbrook Drive Park, residents are treated to stunning views that epitomise tranquillity and natural beauty.



Annabelle, Laverton

Annabelle is an urban oasis of exceptional liveability in the heart of Melbourne’s thriving west. Offering a lifestyle that perfectly balances old-fashioned neighbourly values with design innovation and sustainability, Annabelle offers affordable, family-sized townhomes surrounded by a beautiful garden landscape.



Vera, Numurka

Vera is a collection of 28 residences within the regional suburb of Numurkah. Located north of Shepparton with transport links to Melbourne easily accessible. Vera offers stylish and contemporary living creating a feel of community within this emerging suburb.



Siyah, Thornhill Park

Siyah is a boutique collection of 3 and 4 bedroom residences in Thornhill Park, a thriving new suburb of Melton only 35 minutes from Melbourne’s CBD. Fusing community focused liveability with urban convenience against the beauty of a verdant rural backdrop, Siyah exceeds expectations for superbly well balanced contemporary living.



Edenville, Corio

Edenville will be a thriving urban sanctuary coming soon to the heart of Corio. With major upgrades now completed or in the works, Edenville Corio is set to become an amazing opportunity for families to live, work and play.



SIVASLI

Disclaimer: While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part of, and is not, an offer or a contract of sale. The Vendor does not warrant the accuracy of the information or representations contained in the marketing material and makes no promise, representation or warranty (express or implied) as to the accuracy, reliability or completeness of the contents of the marketing material. As purchaser you cannot rely on the marketing material. The Contract embodies the only representations on which you can rely in relation to the dimensions and specifications of the apartment.



MAISON