

17 — 19 Loranne Street

# Lora

BENTLEIGH

[LoraResidences.com.au](http://LoraResidences.com.au)

# Lora

BENTLEIGH

With a striking aesthetic in unison with its tree-lined locale, Lora is a daring ambition realised. Calibrated to take advantage of prestigious Bentleigh's noted eateries, schools and parks, yet peaceably located, this an offering of distinction.



Artist Impression

# Architecture & Design

Comprising 12 luxury three-bedroom townhouses and nine two-bedroom apartments over four floors, Lora is unified through a dazzling evergreen vertical garden rising from a central courtyard. Townhouses are spread over two levels, featuring spacious deck gardens and courtyards for outdoor living, and most have secure, private basement access. The apartments are amplified with generous balconies, some spanning two levels, and enjoying sun-drenched northerly aspects.

# A Raw Talent



Artist Impression





Artist Impression



Finished with a thoughtfulness carried through every aspect, each residence is built to inspire. Caesarstone Clamshell benchtops set an earthy tone in the kitchens, complemented with high-end Miele dishwashers, ovens and cooktops.

Artist Impression



# Remarkable Is The New Norm



Artist Impression



Caesarstone Clamshell benchtops are superbly paired with Terrazzo floor tiles and matte tile feature walls, while storage abounds in the bedrooms with floor-to-ceiling mirrored robes.

Artist Impression

# Location

Located in a tranquil leafy street just 350m from Bentleigh Railway Station, travel is with enviable ease from your new address. Conveniently 15km southeast of the CBD and 5km from Brighton Beach, tram and bus services are an added option, and Nepean Highway a mere two minutes away by car.



BENTLEIGH WEST PRIMARY SCHOOL 1 km

ROYAL BRIGHTON YACHT CLUB 5.9 km

Lora

ALDI BENTLEIGH 350 m

CENTRE RD SHOPPING STRIP 230 m

BENTLEIGH TRAIN STATION 350 m

BENTLEIGH BOWLING CLUB 900 m

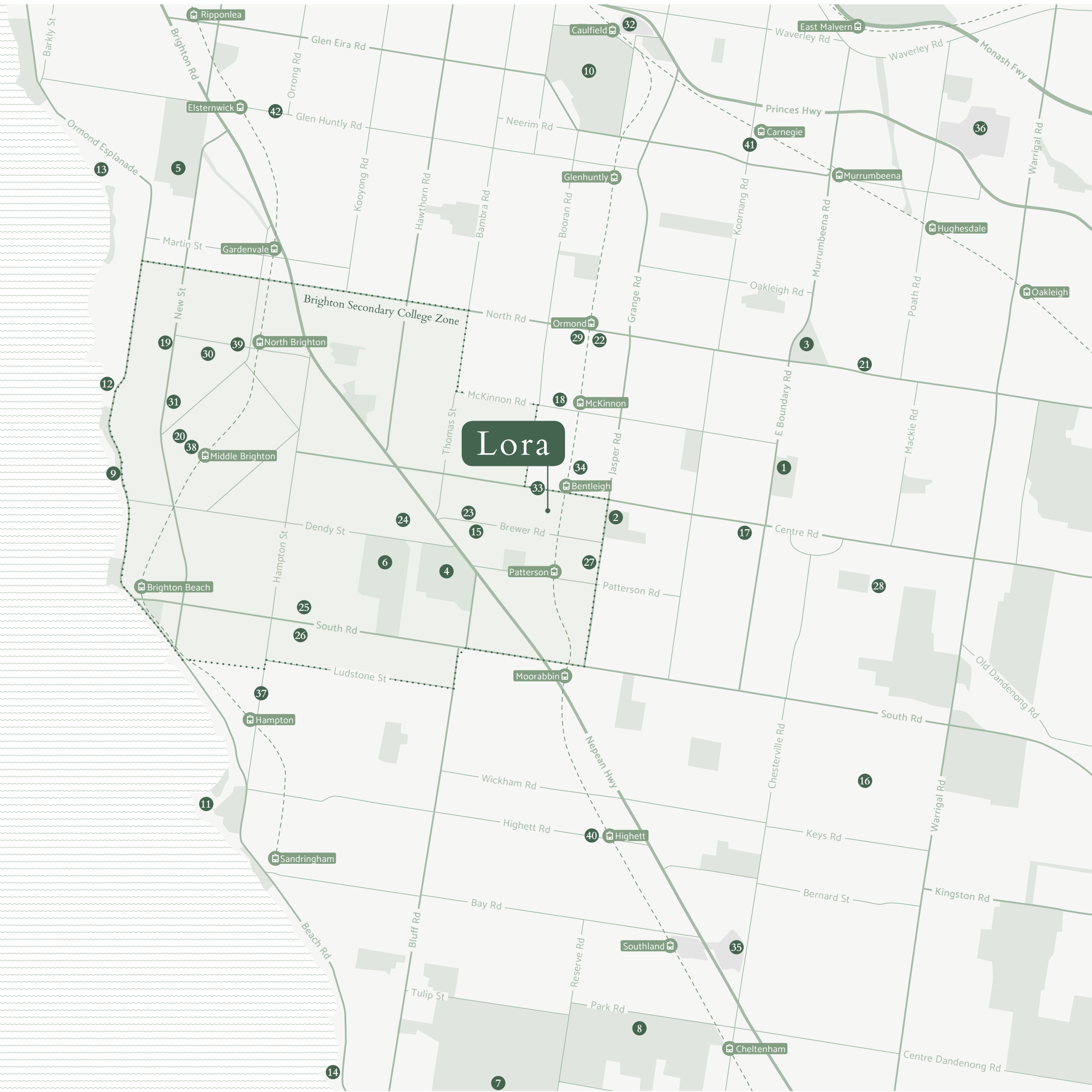
ST KILDA 8.7 km

BENTLEIGH LIBRARY 900 m

BENTLEIGH HODGSON RESERVE 1 km

WOOLWORTHS BENTLEIGH 850 m

MELBOURNE CBD 15 km



## Central Location

- 350m to Bentleigh Train Station
- 650m to Coles Bentleigh
- 5km Brighton Beach
- 9km to Chadstone Shopping Centre
- 15km to Melbourne CBD

## Parks & Recreation

1. GESAC
2. Bentleigh Reserve
3. Duncan Mackinnon Reserve
4. Dendy Park
5. Elsternwick Park
6. Brighton Public Golf Course
7. Royal Melbourne Golf Course
8. Victoria Golf Club
9. Brighton Beach
10. Caulfield Racecourse
11. Sandringham Yacht Club
12. Royal Brighton Yacht Club

## Cafés & Eateries

12. Olympic Bar & Restaurant
13. Sails on the Bay
14. The Cerberus Beach House
15. District Brewer
16. Far Bob's Bar and Grill
17. Merchant's Guild
18. Mr Burch
19. Cucina & Co
20. Hellenic Republic
21. Oasis Bakery
22. Jimmy Grants Ormond

## Education

23. Bentleigh West Primary School
24. Brighton Secondary College
25. St Leonard's College, Brighton
26. Haileybury
27. Our Lady of the Sacred Heart College
28. St James College
29. St Kevin's Primary School
30. Firkbank Grammar School
31. Brighton Grammar School
32. Monash University, Caulfield Campus

## Shopping

33. Bentleigh Centre Road Shopping
34. Bentleigh Sunday Market
35. Southland Shopping Centre
36. Chadstone Shopping Centre
37. Hampton Street Shopping
38. Church St, Brighton Shopping
39. Bay St, Brighton Shopping
40. Highett Rd Shopping
41. Koornang Rd, Carnegie Shopping
42. Glen Huntly Rd, Elsternwick Shopping

# Centrally, away from it all

## Cafés & Eateries

- Fifth Chapter
- Georgie Porgie
- Little Tommy Tucker
- Bentleigh Fresh Fruit Centre
- Sonder Pub
- Sushi Factory
- Taste of Pho
- Ripples
- Two King's Cafe

## Shopping

- Bentleigh Sunday Market
- Coles Bentleigh
- Woolworths Bentleigh
- Aldi Bentleigh
- Target

## Services

- Bentleigh Library
- Australia Post
- Bentleigh Dry Cleaners
- NAB Branch
- Commonwealth Bank Branch
- Bank of Melbourne Branch
- ANZ Branch
- Westpac Branch
- Bentleigh Centre Pharmacy
- Chemist Warehouse
- Bentleigh Veterinary Clinic
- F45 Bentleigh

Vibrant Centre Rd with its array of eateries and shops is 200m from your door, and Chadstone and Southland shopping centres a short drive. Schools of choice surround, with positioning in Brighton Secondary College's covered enrolment zone, Bentleigh West Primary School close and prestigious Brighton Grammar, Haileybury College, St Leonard's College and Firbank Grammar are nearby.

-  Brighton Secondary School Zone
-  Bus Line
-  Bus Stop
-  Train Line
-  Train Station
-  Bentleigh Centre Road Shopping District



# Lifestyle

Affirmed as one of bayside Melbourne's prime lifestyle destinations, Bentleigh fuses family-friendly authenticity with a contemporary vibe.

Culinary delight Merchants Guild, uber-cool District Brewer and child-friendly Little Tommy Tucker are brunch favourites, luxe nightspot Sonder a recent addition to a burgeoning bar scene together with Royal Brighton Yacht Club's Olympic Bar & Restaurant.



*Bentleigh Hodgson Reserve*



*Bentleigh Hodgson Reserve*



*Georgie Porgie*

Savour simple pleasures, with Bentleigh Hodgson Reserve a popular setting for play and fitness, expansive Dendy Park close by, and Duncan Mackinnon Reserve catering for an array of sports complete with new state-of-the-art pavilion and a 1200m walking track. Iconic Brighton Beach and wondrous Port Phillip Bay await.



*Brighton Beach*





*St Leonard's College*



*Firbank Grammar School*



*Chadstone Shopping Centre*

Want For Nothing



*The Owl & The Baker*



*Glen Eira Sports and Aquatic Centre*



*The Royal Melbourne Golf Club*

Wander to Bentleigh's Sunday market for eclectic wares, or venture to the divergent high street strips of neighbouring Brighton, Hampton and Highett. For the active, Glen Eira Sports and Aquatic Centre is a stone's throw with a 50m pool, personal training and spa and wellness facilities, and Royal Melbourne Golf Club the pinnacle of courses in the region.



*Bentleigh Train Station*



*Little Tommy Tucker*



*Sonder Bentleigh*

# 19.3%

More people make Bentleigh home each year. Between 2001 and 2016 the local population grew 19.3% to 16,153, fuelling house and apartment prices.

Source: Australian Bureau of Statistics

# 2030

Melbourne is Australia's fastest growing capital city, and will eclipse Sydney as the nation's biggest by 2030. By the early 2050s Melbourne will contain 8 million residents, with Bentleigh poised to benefit through its proximity to the city and established amenities.

Source: invest.vic.gov.au

# 72

Despite being close to the city, Bentleigh and its surrounds feature 72 open spaces, from vast parks to shady hollows and playgrounds, including Bentleigh Hodgson Reserve, Clapperton St Park, Halley Park, Marlborough St Reserve and Victory Park.

Source: Glen Eira Council

# 31.2%

Proximity to quality education institutions makes Bentleigh highly desired among families and young adults with 31.2% of people studying, of which 27.7% are in primary school, 25.1% in secondary school and 23.7% at a tertiary or technical institution.

Source: Australian Bureau of Statistics

# 50.1%

Solidified as a prestigious locale, half of working residents in Bentleigh are employed as managers and professionals.

Source: Australian Bureau of Statistics

# \$1.6 million

A prime bayside suburb, Bentleigh has a medium house sale price of \$1.6 million, well above the citywide median of \$855,000.

Source: REIV

# 1.7km

Central Bentleigh falls in the prized catchment zone for enrolment at highly-regarded Brighton Secondary College, a mere 1.7km away, which helps the suburb command a price premium.

# 5km<sup>2</sup>

A prized bayside pocket, Bentleigh spans just five square kilometres from Abergeldie Ave in the north, Tucker Rd in the east, South Rd and Nepean Highway in the south and Thomas St in the west.

Source: id.com.au

# \$600

Bentleigh is a keenly sought rental destination, posting a \$600 weekly median house rental price and \$451 for units, outpacing the respective metropolitan Melbourne medians of \$440 and \$415.

Source: REIV

# 27.1%

Bentleigh's units and apartments ranked fifth for growth Melbourne-wide in the December 2017 quarter compared with the previous three months, surging 27.1%.

Source: REIV

# 27.3%

Attracting high-calibre, affluent home buyers, more than a quarter of households in Bentleigh have a weekly income of more than \$3000.

Source: Australian Bureau of Statistics

# 15km

to CBD

# 5km

to Brighton Beach

# 9km

to Chadstone Shopping Centre

# 350m

to Bentleigh Railway Station

**THREE SIXTY°**  
PROPERTY GROUP

**TAYLOR  
REYNOLDS**

Disclaimer: All information, plans, dimensions, images, including artists impressions and computer generated images and particulars herein whether by measurement or visual representation are for general information only and do not constitute any representation by the Vendor or by its Agents or representatives. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein. Statements, images and representations are indicative only. Changes may be made during the further planning or development stages of any development and dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without notice. Whilst all reasonable care has been taken in providing this information the Developer and its related companies and their representatives, consultants and agents accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether purchaser, potential purchaser or otherwise. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.



Lora

BENTLEIGH