

Experience luxury living in Bentleighs newest two-townhouse development, featuring an enviable floorplan and exquisite quality finishes.

# 11 FAIRBANK ROAD

BENTLEIGH

**Little Fish**  
Property Developments





# 11 FAIRBANK ROAD

## BENTLEIGH

### BRILLIANT LOCATION

Melbourne's South East gem, where tranquil tree-lined streets meet urban convenience. Premier schools, parks, and a vibrant community hub await in this haven of suburban comfort.

Situated in Melbourne's coveted South East, Bentleigh stands as a testament to excellent locality and superb livability. Boasting tree-lined streets and a charming suburban atmosphere, this enclave seamlessly blends tranquility with urban convenience.

Residents revel in the proximity to premier schools, parks, and an array of cultural and recreational facilities. The vibrant Centre Road precinct offers a diverse range of boutique shops, cafes, and restaurants, creating a dynamic community hub. With easy access to public transport and major roadways, Bentleigh ensures swift connectivity to Melbourne's bustling city center, making it an ideal haven for those in search of a ultimate balance of suburban comfort and metropolitan accessibility.

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## A STRIKING FACADE

These twin townhouses boast a captivating facade, a symphony of architectural brilliance. Positioned flawlessly on a spacious block, their commanding presence is enhanced by meticulous design. A seamless blend of modern aesthetics and classic charm creates undeniable street appeal, making these residences an epitome of elegance in every detail.







## FIRST CLASS FLOORPLAN

11 Fairbank Road captivates with its incredible street appeal, showcasing a contemporary façade meticulously crafted with carefully selected materials that seamlessly blend style and functionality. The generously sized garage adds to the allure, providing both practicality and aesthetic balance to this modern architectural gem. This residence not only promises eye-catching design but also emphasizes thoughtful details, setting it apart as a pinnacle of contemporary elegance.

Boasting 4 bedrooms 2 with WIRs and Ensuite, Kitchen Butlers Pantry, Study, Upstairs Retreat, Living and Dining plus Alfresco, these homes literally have it all.



## OPEN PLAN PERFECTION

The minimalist kitchen offers a wealth of features, including a spacious island bench, a sleek 900mm cooktop, and other ingenious amenities. Enhancing functionality, the generous butler's pantry serves as an ideal storage haven. The large island bench not only provides a practical workspace but also offers a scenic view of the outdoor alfresco space, seamlessly merging the culinary experience with the charm of nature in a perfect balance of form and function of open plan living.







## PRIVATE OASIS

A sanctuary of relaxation, upstairs en suite features carefully curated high-quality fixtures and finishes illuminated by abundant natural light. This sophisticated space seamlessly leads to an oversized master bedroom, creating a harmonious retreat that exudes both comfort and elegance.





# AN IDEAL POSITION WITHIN MELBOURNE'S SOUTH EAST

Bentleigh's prime location is a haven for families, offering proximity to excellent schools and a wealth of amenities, making it an ideal community for a fulfilling family lifestyle. The neighborhood's charm is enhanced by its convenient access to parks, shops, and family-friendly activities, creating a welcoming and nurturing environment for residents of all ages.

## RETAIL

- 01. Dendy Plaza
- 02. Bentleigh Shopping Centre
- 03. Woolworths Moorabbin
- 04. Mercedes-Benz Brighton
- 05. Harvey Norman

## LOCAL AMENITY

- 06. Holmesglen Private Hospital
- 07. Monash Health, Moorabbin Hospital

## EDUCATION

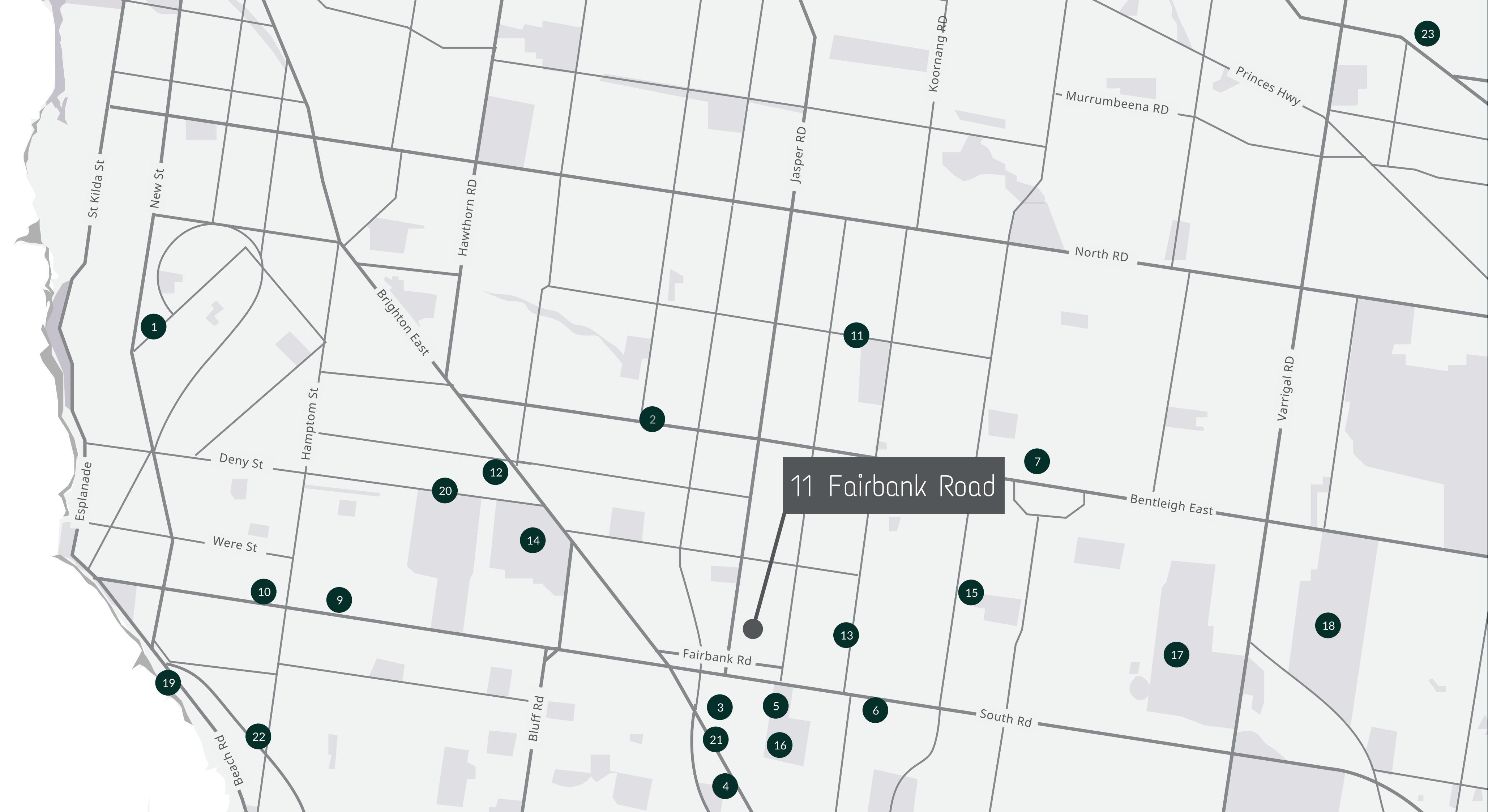
- 08. Moorabbin Primary School
- 09. St Leonard's College
- 10. Haileybury Castlefield, Brighton
- 11. McKinnon Secondary College
- 12. Brighton Secondary College
- 13. Tucker Road, Bentleigh Primary School

## SPORT AND RECREATION

- 14. Dendy Park
- 15. Glen Eira Sports and Aquatic Centre
- 16. RSEA Park
- 17. Yarra Yarra Golf Club
- 18. Commonwealth Golf Club
- 19. Hampton Beach
- 20. Brighton Public Golf Course

## PUBLIC TRANSPORT

- 21. Moorabbin Train Station
- 22. Hampton Station
- 23. 627 Bus to Chadstone



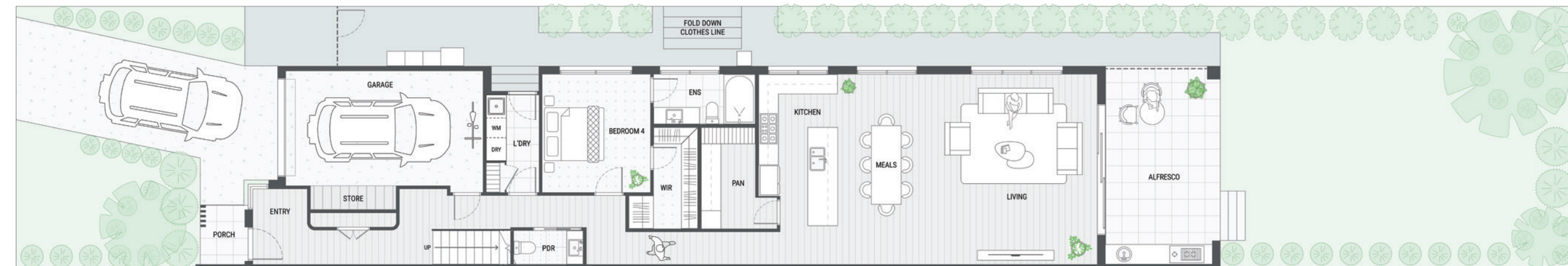




# DWELLING ONE



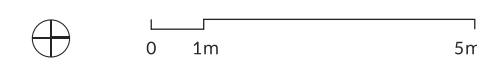
First Floor



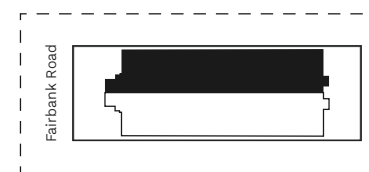
Ground Floor

**11 FAIRBANK ROAD**  
BENTLEIGH

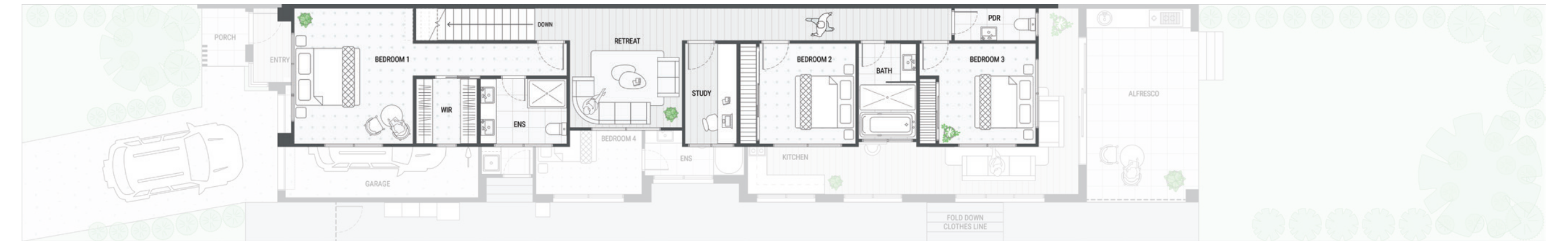
|             |   |               |                       |
|-------------|---|---------------|-----------------------|
| Bedroom(s)  | 2 | Internal Area | 720 m <sup>2</sup>    |
| Bathroom(s) | 4 | Balcony / POS | 21.47 m <sup>2</sup>  |
| Storage     | 2 | Garage        | 24.07 m <sup>2</sup>  |
| Garage      | 2 | Total Area    | 278.19 m <sup>2</sup> |



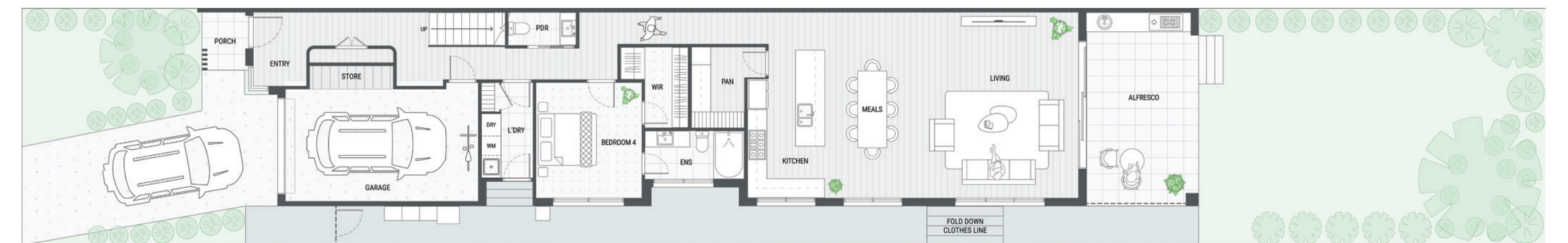
L'DRY - Laundry PAN - Pantry PDR - Powder Room ENS - Ensuite  
DRY - Dryer Machine WIR - Walk In Robe WM - Washing Machine



# DWELLING TWO



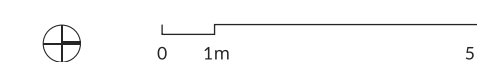
First Floor



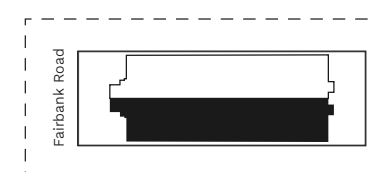
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# KITCHEN & LAUNDRY

Exceptional laundry and kitchen fixtures showcase superior craftsmanship. Meticulously chosen fittings seamlessly blend durability with elegance, elevating utility spaces into stylish havens that stand the test of time.



Impeccable design defines our kitchens and laundries, boasting superior craftsmanship. Carefully selected fittings seamlessly marry durability with elegance, transforming functional spaces into timeless, stylish havens that endure the rigors of daily life.



## PRODUCT

01. Gas Cooktop-Smeg-CG905CNGX2
02. In Oven-Built-OB90S9MEX3-90CM
03. Fully Integrated Dishwasher-Smeg
04. Rangehood-Bosch-DHL895DAU
05. Double bowl sink-Aqua-CH7745R.KS
06. Elysian Kitchen Mixer

## FINISH

- As per joinery
- Stainless Steel
- Stainless Steel
- Stainless Steel
- Stainless Steel
- Brushed Nickel







Our lavish ensuite and bathroom fixtures epitomize unwavering quality. Meticulously chosen for their durability and sophistication, these fixtures infuse spaces with a blend of luxury and functionality, elevating your daily routines.



## BATH & ENSUITE

Exquisite ensuite and bathroom fixtures exemplify uncompromising quality. Thoughtfully selected, these fixtures embody durability and sophistication, enhancing the spaces with a touch of luxury and functionality

PRODUCT

- 07. Rectangular Wall Mirror 60\*90 CM
- 08. Reba Above Counter Basin 360\*360
- 09. Elysian Minimal Mixer & Spout Set
- 10. Isabella Wall- Faced Toilet Suite
- 11. Dana Round Shower Head 250mm
- 12. Gas BBQ LPG in Premium (Q3600)

FINISH

- Black
- Gloss White
- Brushed Nickel
- Gloss White
- Brushed Nickel
- Black









## PROPERTY DEVELOPMENT

### Little Fish Property Developments

Little Fish is a Melbourne-based full-service residential property development company, distinguished by its specialization in client-side project management. With a focus on residential projects, we offer comprehensive solutions tailored to our clients' unique needs. Our seasoned team, equipped with deep industry knowledge, ensures the successful execution of each project, from concept to completion. We pride ourselves on delivering exceptional value, overseeing every aspect of the development process, and exceeding client expectations in the ever-evolving property development landscape.

[www.littlefishproperties.com.au](http://www.littlefishproperties.com.au)

## PROJECT MARKETING

### Little Fish Real Estate

Matt Bracken is renowned in Melbourne as a premier Project Marketing specialist. With years of hands-on experience and a deep understanding of market dynamics, he consistently delivers innovative strategies, driving success for clients. His expertise and insights make him a trusted leader in the field, setting benchmarks for excellence.

[www.brackenhall.com.au](http://www.brackenhall.com.au)

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