

118 BOORAN ROAD . GLEN HUNTLY

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Choosing a quality new development in Glen Huntly, Melbourne, is a savvy decision, as it seamlessly merges modern luxury with the allure of a well-established community.

Offering residents the convenience of not only proximity to diverse amenities, such as excellent schools, and a vibrant cultural scene, but all coupled within easy reach of the dynamic offerings of Melbourne's city centre. This strategic location not only ensures a contemporary and sophisticated living experience but also positions residents at the nexus of urban excitement and suburban tranquillity, embodying the essence of smart and discerning living in one of Melbourne's most sought-after locales.

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1. Architectural Design



118 Booran Road, Glen Huntly

EXTERIOR DESIGN

These two brilliant double-storey homes in **Glen Huntly** redefine suburban living with their elegant design and thoughtful layout. Ample outdoor space surrounds these residences, offering the perfect setting for family gatherings or moments of relaxation.

With generous garage space, practicality meets luxury seamlessly. The intelligently designed living areas and the master bedroom located upstairs ensures a private retreat. Accompanied by three additional bedrooms, these homes cater perfectly to family needs, providing a balance of sophistication and functionality, making them the epitome of the perfect family abode in the heart of **Glen Huntly**.

118 Booran Road, Glen Huntly

INTERIOR DESIGN

The well-designed open-plan kitchen, living, and dining areas in these homes offer a seamless blend of functionality and style, providing families with ample space for shared moments.

The thoughtfully crafted layout promotes connectivity, allowing for effortless interaction and a sense of togetherness. With a focus on both practicality and aesthetics, these spaces become the heart of the home, where families can gather, cook, dine, and create lasting memories in an environment that fosters comfort and modern living.





DESIGNER KITCHEN



The well-designed kitchen and butler's pantry exemplify quality and functionality with premium finishes and ample storage solutions. Every detail is meticulously crafted to enhance the cooking experience, from high-end appliances to cleverly organised cabinets.



The butler's pantry offers an additional level of convenience, providing discreet storage and preparation space. This culinary haven combines aesthetics with practicality, ensuring that the heart of the home is not only stylish but also a model of efficiency for everyday living.

ENSUITE BATHROOM



The beautiful Ensuite in these homes exudes luxury, featuring double sinks that add a touch of sophistication.

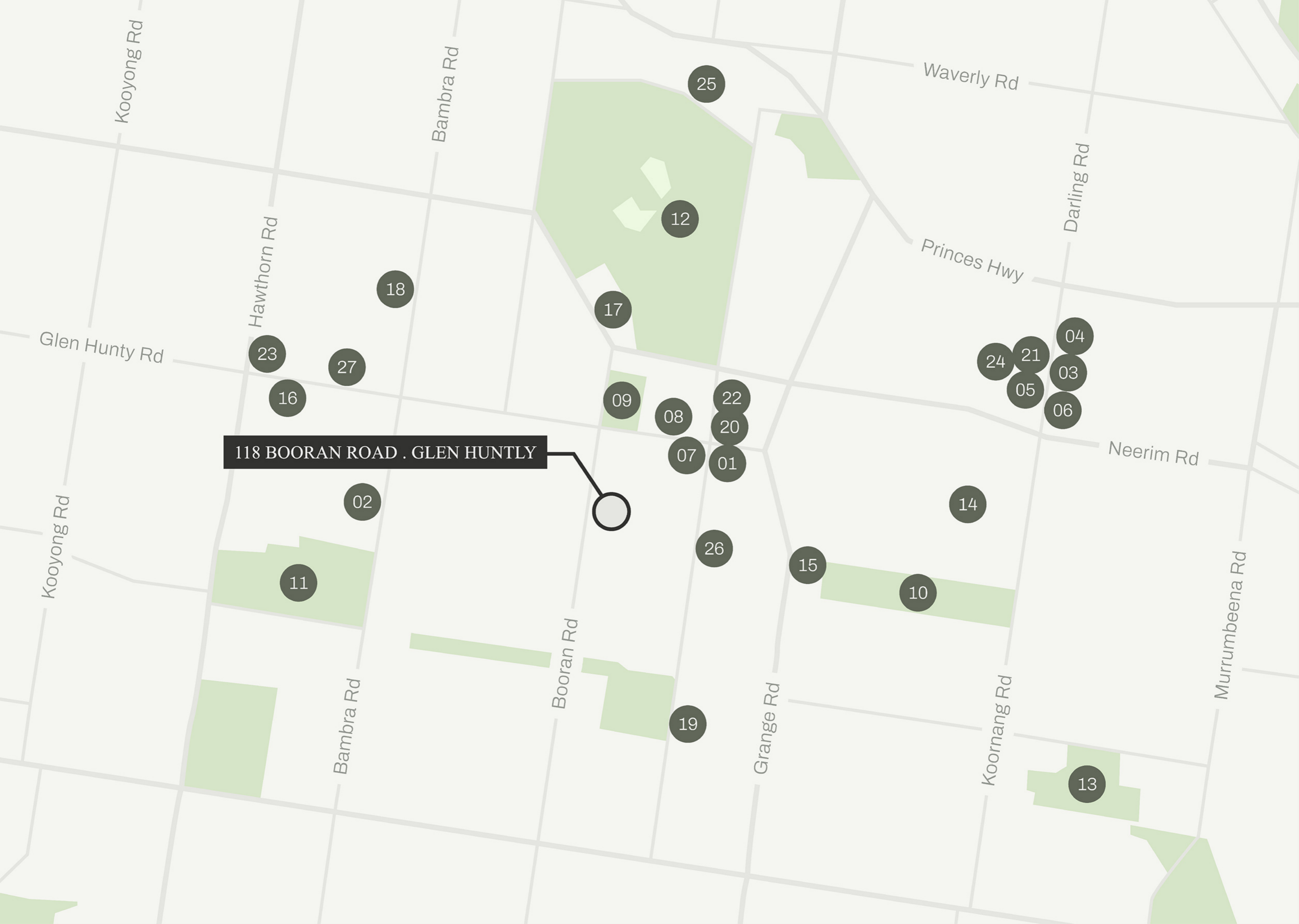
The large shower, adorned with a skylight, invites abundant natural light, creating a spa-like ambiance.



This thoughtfully designed space not only intelligently enhances functionality but also elevates the everyday experience with an infusion of modern elegance and luxurious comfort.



2. Location & Map



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CAFES & DINNING

01. The Servedy
02. Café D'Lish
03. Coco's Patisserie
04. Paradai Thai
05. Kimchi Grandma Restaurant
06. Eastern Dumpling House
07. Burger Bliss
08. Anabella Pizza Restaurant

PARKS & GARDENS

09. Booran Reserve
10. Lord Reserve
11. Princes Park
12. Caulfield Racecourse
13. Packer Park

SCHOOLS

14. Carnegie Primary School
15. Glen Huntly Primary School
16. Melbourne Montessori School
17. Glen Eira College
18. Monash University
19. Kilvington Grammar School

SHOPPINGS

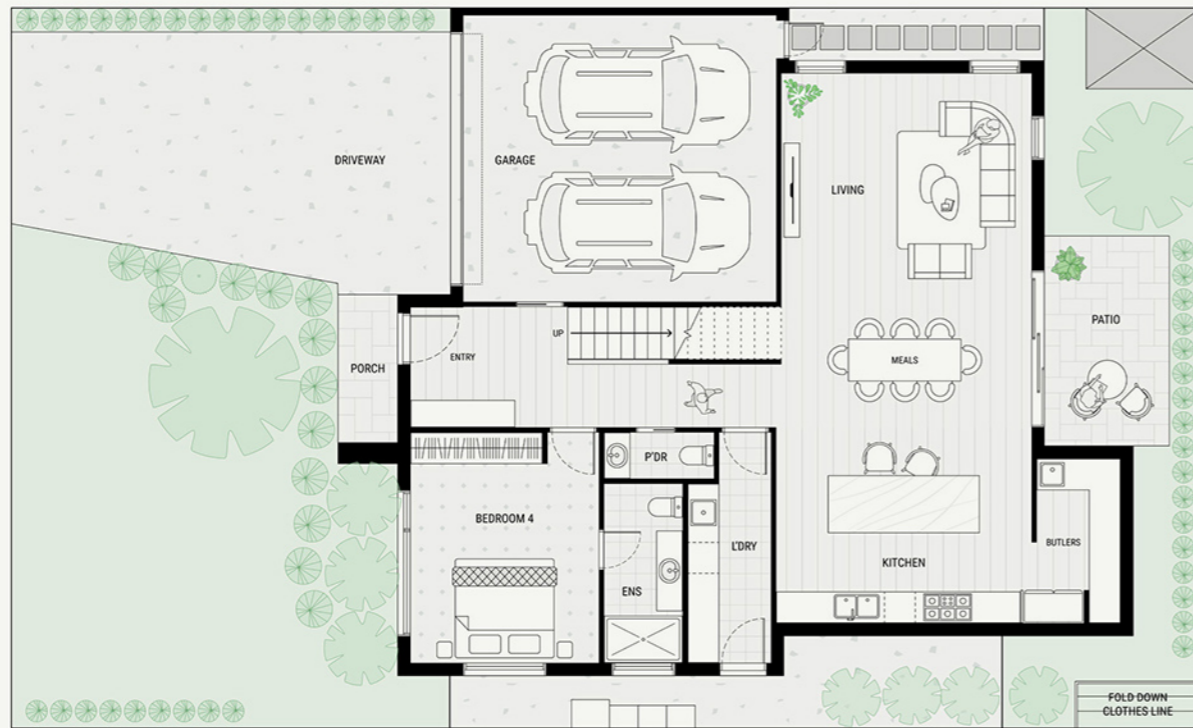
20. BWS Glen Huntly
21. Sunny's Fruit and Vegies
22. Woolworths Glen Huntly
23. Foodworks
24. Woolworths Carnegie

TRAMS & TRAINS

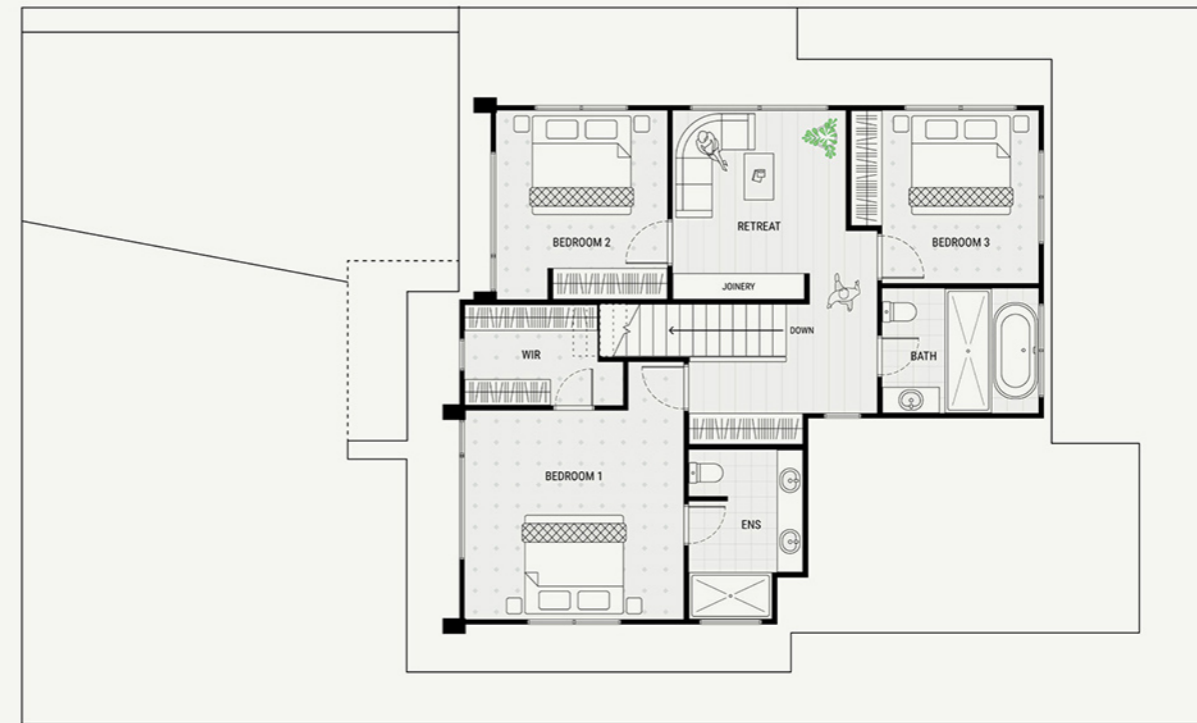
25. Caulfield Station
26. Glen Huntly Station
27. 67 Tram

3. Floorplans

DWELLING ONE



Ground Floor



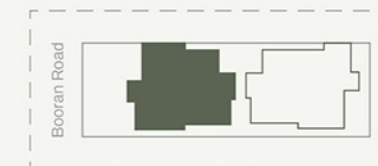
First Floor

118 BOORAN ROAD
Glen Huntly

Bedroom(s)	4	Ground	117.65 m ²
Bathroom/P'DR(s)	2	First	91.81 m ²
Ensuite(s)	2	Porch	4.05 m ²
Storage	1	Garage	38.46 m ²
Garage (Car Space)	1(2)	Total	251.97 m²



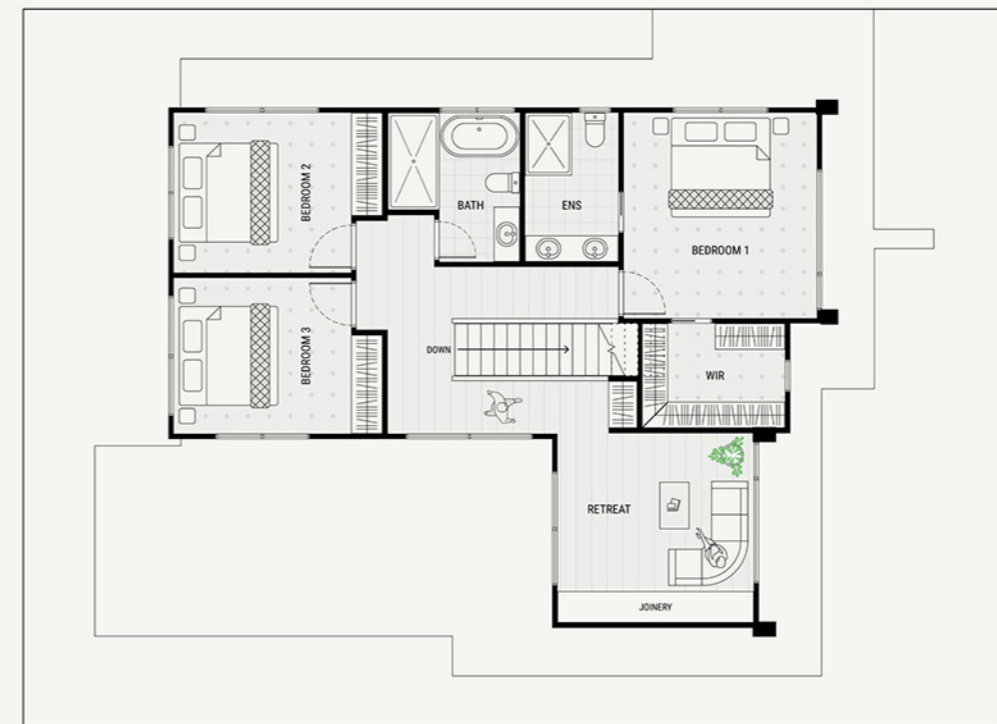
ENS - Ensuite P'DR - Powder Room
L'DRY - Laundry WIR - Walk In Robe



DWELLING TWO



Ground Floor



First Floor

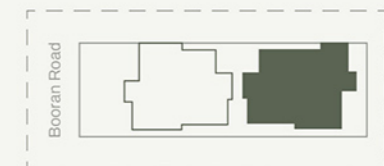
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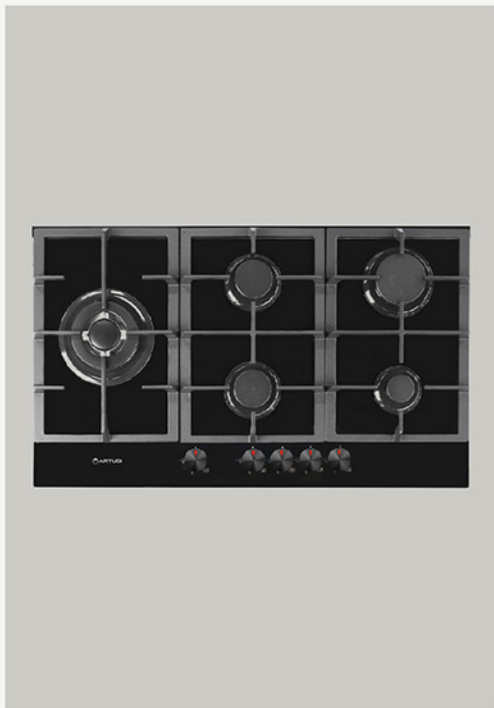


ENS - Ensuite P'DR - Powder Room
LDRY - Laundry WIR - Walk In Robe



4. Fixtures & Fittings

DESIGNER KITCHEN



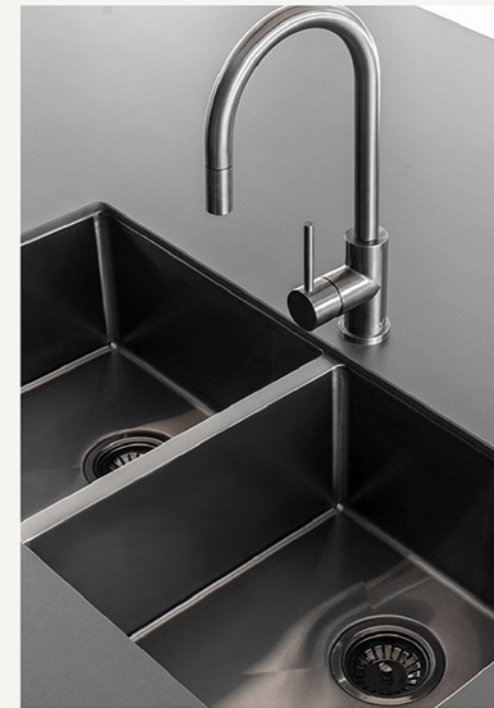
Artusi - 90cm 5 Burner Gas
CAGH9000B
Black Glass



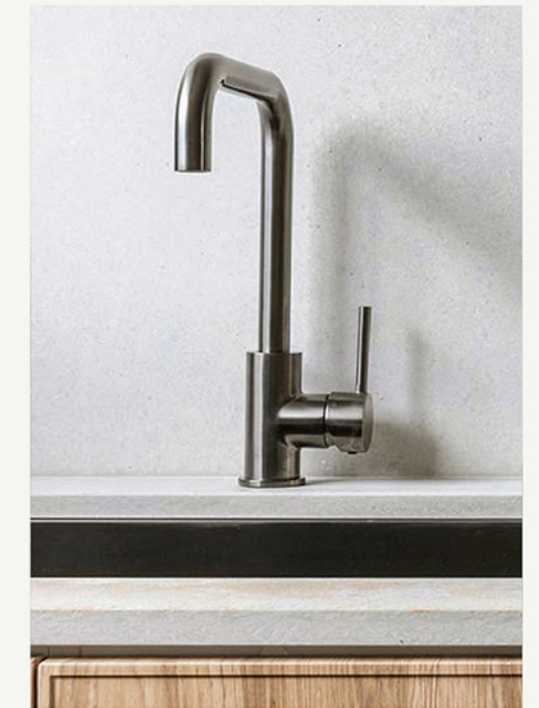
Artusi - 90cm Built-in Oven
CAO900B
Black



Artusi - Fully Integrated Dishwasher
ADWFI603
As Per Joinery



Double Kitchen Sink
Zalo 855mm
Stainless Steel



Eden Square
Kitchen Mixer
Dwelling One: Brushed Gunmetal
Dwelling Two: Brushed Nickel

LAUNDRY



Elysian Commercial
Pull Out Kitchen Mixer

Dwelling One: Brushed Gunmetal
Dwelling Two: Brushed Nickel



Single Sink
Seba 550mm

Stainless Steel



Stone Ambassador
Engineered Stone

Casablanca



Pull Handle
L865 Ski Pull 16mm

Dwelling One: Matte Black



Como Hook
41x25mm

Dwelling Two: Brushed Nickel

BATHROOM



Elysian Minimal
Mixer & Spout Set

Dwelling One: Brushed Gunmetal
Dwelling Two: Brushed Nickel



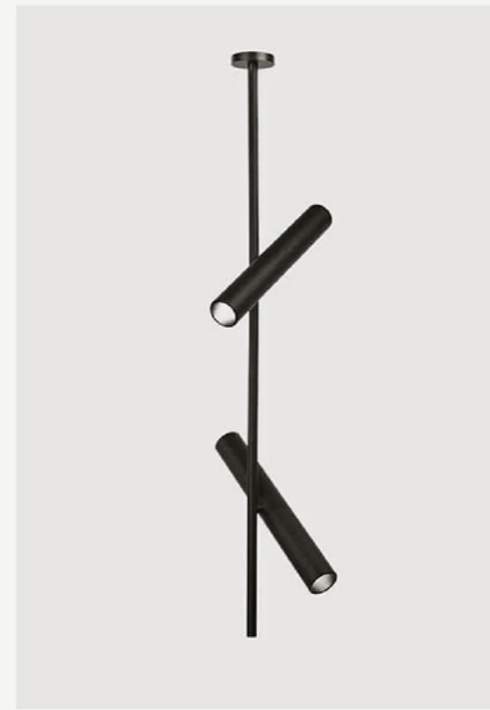
Finley Shower
Rail Set

Dwelling One: Brushed Gunmetal
Dwelling Two: Brushed Nickel



Back To Wall Bath
Caroma Urbane li 1800mm

White



Light
Gemini Duo

Dwelling One: Black



Wall Light
Forte G120 9mm

Dwelling Two: White Smoke

ENSUITE



Halo Curve Rectangular
Aluminium Wall Mirror

Dwelling One: Black Edge Mirror



Thermogroup Pill Polished
Edge Mirror

Dwelling Two: Mirror



Toilet Pan
Asher

White Gloss



Toilet Roll Holder
Cali

Dwelling One: Brushed Gunmetal
Dwelling Two: Brushed Nickel



Basin
Celine Semi Inset

White Matte

5. The Team

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

Marketing & Sales

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.

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