



# BEACH HOUSE

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SANDRINGHAM TERRACES



CAPTURE THE VERY BEST OF BEACHSIDE LIVING IN THE PREMIER BAYSIDE SUBURB OF SANDRINGHAM - 16 SUPERBLY DESIGNED TERRACES, SET AMONG ESTABLISHED GARDENS BENEATH THE MAJESTIC GREEN CANOPY OF AN ANCIENT AFRICAN OLIVE TREE.



LIFE IS  
BETTER  
AT THE  
BEACH



CBD  
12.5KM

HAMPTON  
VILLAGE

SANDRINGHAM  
YACHT CLUB

SANDRINGHAM  
BEACH

BEACH  
HOUSE  
TERRACES

SANDRINGHAM  
VILLAGE

SOUTHLAND  
SHOPPING  
CENTRE

SANDRINGHAM  
GOLF CLUB

ROYAL  
MELBOURNE  
GOLF CLUB  
500M

DISCOVER AN EXCEPTIONAL OUTDOOR LIFESTYLE WITH ALL THE CONVENIENCE AND CHARM OF A VIBRANT SEASIDE COMMUNITY. IMAGINE A DAILY WALK, INVIGORATING RUN OR COMING HOME TO THE BLISS OF A QUICK DIP AFTER WORK AT ONE OF THE CITY'S BEST BEACHES. THIS IS OPEN-AIR LIVING AT ITS FINEST.

STROLL AROUND THE CORNER TO BUSTLING SANDRINGHAM VILLAGE, BRIMMING WITH SHOPS, SUPERMARKET, BUTCHERS, DELICATESSENS, BAKERIES, FRUITERERS AND TAKEAWAY OUTLETS. SAMPLE HIP LOCAL CAFES. GET TO KNOW MELBOURNE'S DISTINGUISHED SAND-BELT GOLF COURSES. POP OVER TO THE CINEMAS AND VAST RETAIL CHOICES OF NEARBY SOUTHLAND. TAKE ADVANTAGE OF A PRIME LOCATION THAT PUTS YOU A SHORT WALK AWAY FROM SANDRINGHAM'S ICONIC RAILWAY STATION AND BUS SERVICES, AND WITHIN EASY REACH OF HAMPTON AND BRIGHTON.



1. ULYSSES BOOKSTORE, SANDRINGHAM VILLAGE; 2. LIMONCELLO, SANDRINGHAM VILLAGE; 3. HAMPTON VILLAGE; 4, 8. SANDRINGHAM BEACH; 5. BEACH ROAD, SANDRINGHAM; 6. BAY ROAD FRUIT & DELI MARKET, SANDRINGHAM VILLAGE; 7. COLES SUPERMARKET, SANDRINGHAM VILLAGE; 9. FRANKIE + COCO, HAMPTON VILLAGE



**650m**  
SANDRINGHAM BEACH



**300m**  
SANDRINGHAM VILLAGE



**350m**  
SANDRINGHAM TRAIN STATION



**1.2km**  
SANDRINGHAM YACHT CLUB



**2.4km**  
HAMPTON VILLAGE



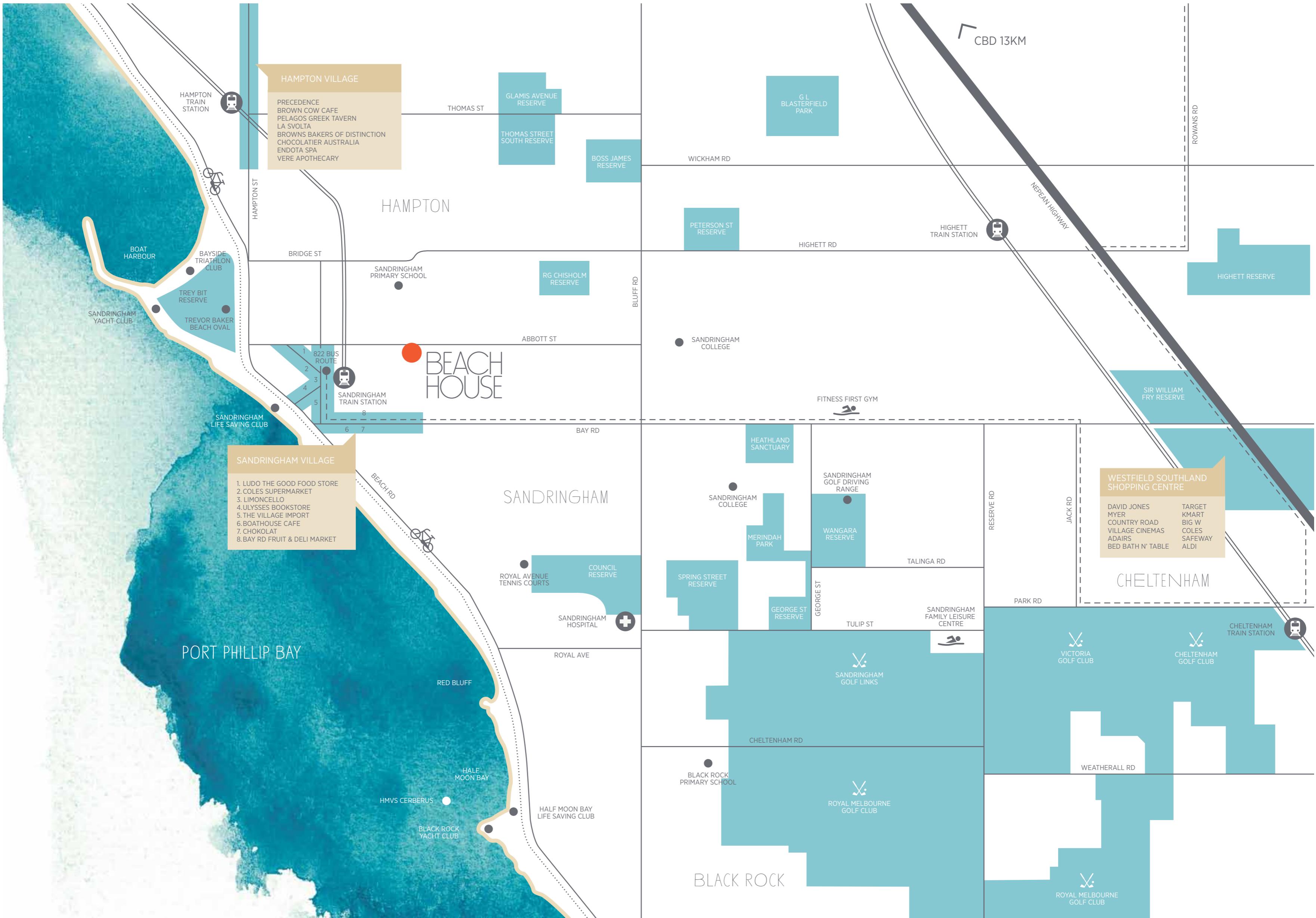
**3.8km**  
SOUTHLAND SHOPPING CENTRE



**1.2km**  
ROYAL MELBOURNE GOLF CLUB



**3.5km**  
HALF MOON BAY



CBD 13KM

**HAMPTON VILLAGE**

- PRECEDENCE
- BROWN COW CAFE
- PELAGOS GREEK TAVERN
- LA SVOLTA
- BROWNS BAKERS OF DISTINCTION
- CHOCOLATIER AUSTRALIA
- ENDOTA SPA
- VERE APOTHECARY

**SANDRINGHAM VILLAGE**

- LUDO THE GOOD FOOD STORE
- COLES SUPERMARKET
- LIMONCELLO
- ULYSSES BOOKSTORE
- THE VILLAGE IMPORT
- BOATHOUSE CAFE
- CHOKOLAT
- BAY RD FRUIT & DELI MARKET

**WESTFIELD SOUTHLAND SHOPPING CENTRE**

DAVID JONES	TARGET
MYER	KMART
COUNTRY ROAD	BIG W
VILLAGE CINEMAS	COLES
ADAIRS	SAFeway
BED BATH N' TABLE	ALDI

HAMPTON TRAIN STATION

SANDRINGHAM TRAIN STATION

HIGHETT TRAIN STATION

CHELtenham TRAIN STATION

BEACH HOUSE

PORT PHILLIP BAY

SANDRINGHAM

BLACK ROCK

CHELtenham

HAMPTON

BOAT HARBOUR

BAYSIDE TRIATHLON CLUB

TREY BIT RESERVE

TREVOR BAKER BEACH OVAL

SANDRINGHAM YACHT CLUB

SANDRINGHAM LIFE SAVING CLUB

SANDRINGHAM PRIMARY SCHOOL

SANDRINGHAM COLLEGE

SANDRINGHAM COLLEGE

ROYAL AVENUE TENNIS COURTS

SANDRINGHAM HOSPITAL

RED BLUFF

HALF MOON BAY

HMVS CERBERUS

BLACK ROCK YACHT CLUB

HALF MOON BAY LIFE SAVING CLUB

BLACK ROCK PRIMARY SCHOOL

ROYAL MELBOURNE GOLF CLUB

ROYAL MELBOURNE GOLF CLUB

VICTORIA GOLF CLUB

CHELtenham GOLF CLUB

CHELtenham TRAIN STATION

SANDRINGHAM FAMILY LEISURE CENTRE

SANDRINGHAM GOLF LINKS

SANDRINGHAM GOLF DRIVING RANGE

WANGARA RESERVE

MERINDAH PARK

SPRING STREET RESERVE

HEATHLAND SANCTUARY

TALINGA RD

GEORGE ST RESERVE

GEORGE ST

TULIP ST

SANDRINGHAM COLLEGE

SANDRINGHAM GOLF DRIVING RANGE

SANDRINGHAM GOLF LINKS

SANDRINGHAM FAMILY LEISURE CENTRE

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GET AWAY  
EVERY DAY



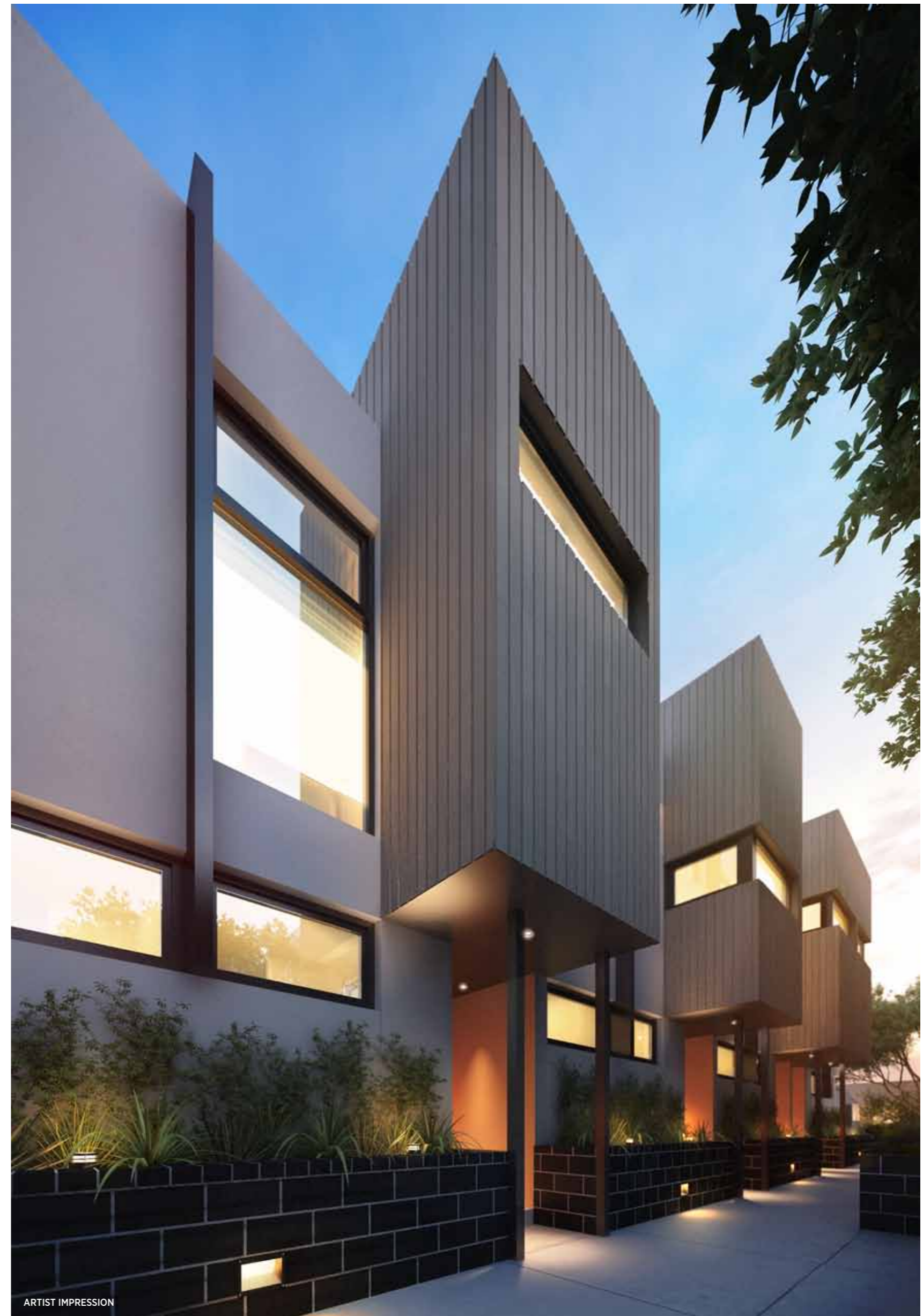


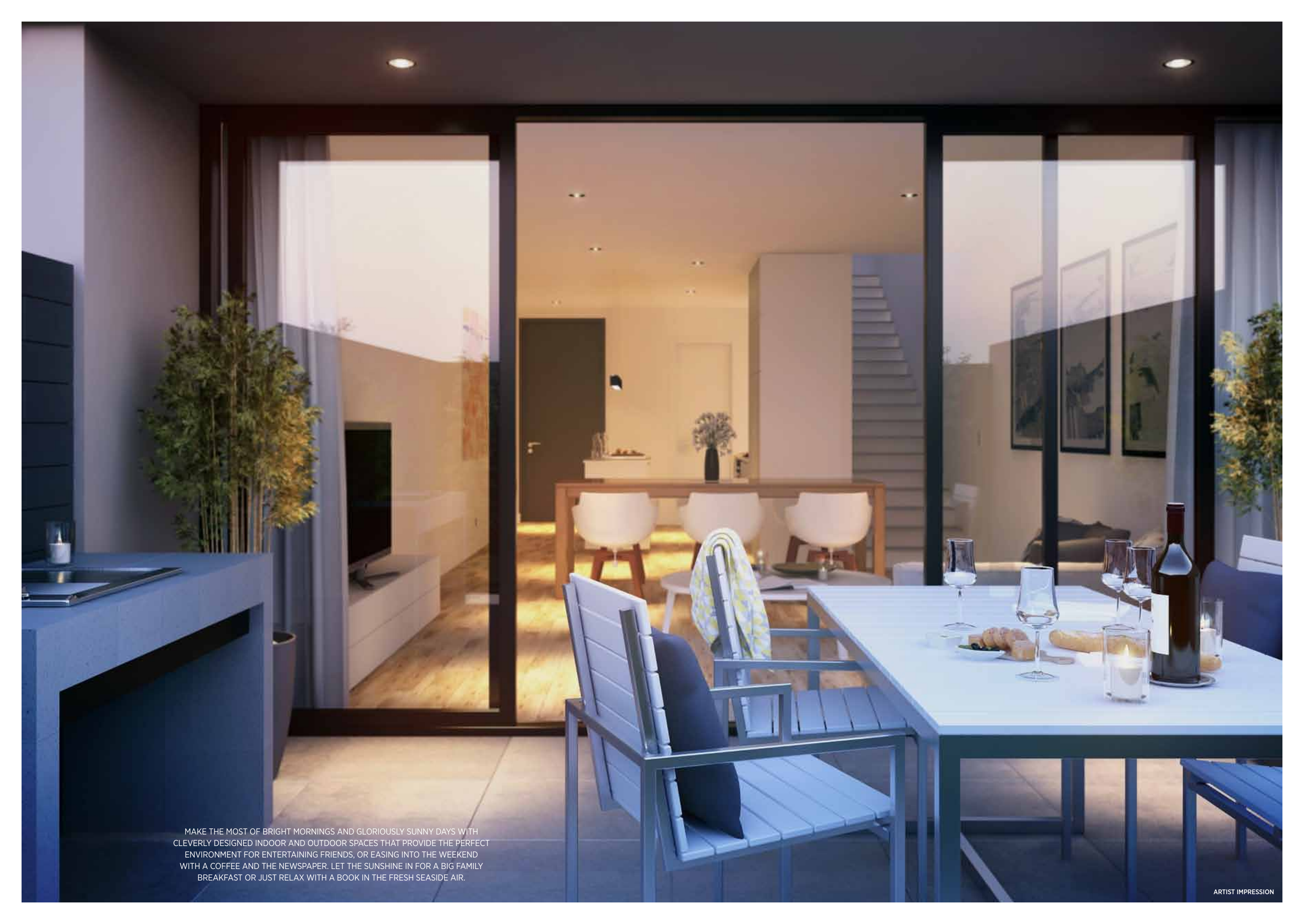
COME HOME TO SUN, SEA AND  
SOPHISTICATION IN ELEGANT  
2 & 3 BEDROOM TERRACE HOMES,  
IMMACULATEDLY DESIGNED TO  
REFLECT THE LIGHT AND BRIGHT  
LIFESTYLE OF AN EXCLUSIVE  
BAYSIDE LOCATION.

DESIGNED BY EMINENT MELBOURNE ARCHITECTURAL FIRM, AWARD-WINNING  
BRUCE HENDERSON ARCHITECTS, AND GRACEFULLY NESTLED IN TRANQUIL, LEAFY  
SURROUNDS, BEACH HOUSE INVITES YOU TO EXPERIENCE THE CASUAL SOPHISTICATION  
OF A CHIC, CONTEMPORARY BLEND OF TIMBER, GLASS AND EARTHY FINISHES.



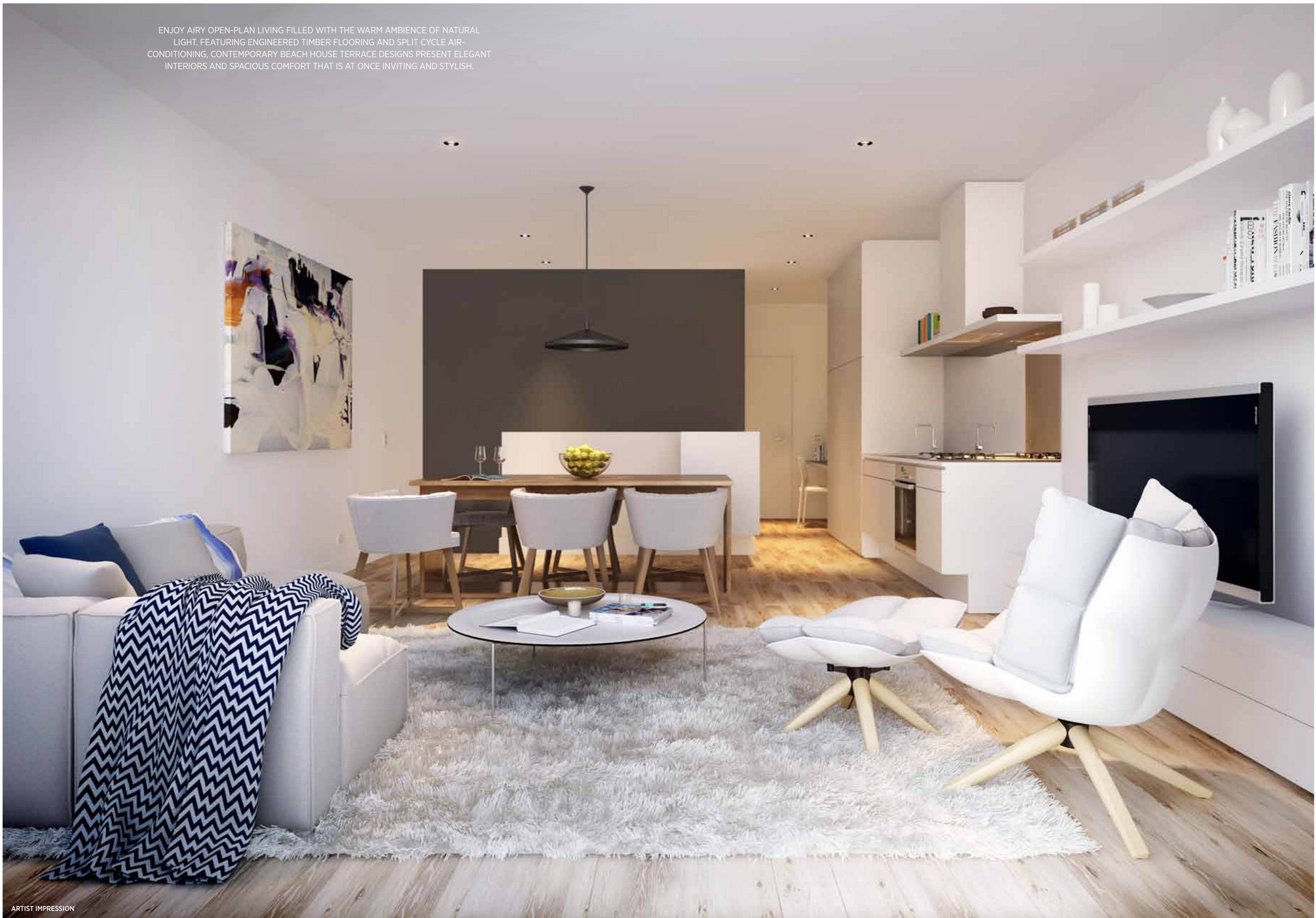
WITH THE DISTINGUISHED CHARACTER OF A CLASSIC 'MEWS' DESIGN, ENJOY SECURE AND SHELTERED ACCESS TO YOUR HOME IN A STRIKING CENTRAL COURT. EXQUISITE LANDSCAPING COMBINES WITH HANDSOMELY DETAILED ARCHITECTURAL EXTERIORS TO CREATE AN EXCLUSIVE, PRIVATE SANCTUARY.





MAKE THE MOST OF BRIGHT MORNINGS AND GLORIOUSLY SUNNY DAYS WITH CLEVERLY DESIGNED INDOOR AND OUTDOOR SPACES THAT PROVIDE THE PERFECT ENVIRONMENT FOR ENTERTAINING FRIENDS, OR EASING INTO THE WEEKEND WITH A COFFEE AND THE NEWSPAPER. LET THE SUNSHINE IN FOR A BIG FAMILY BREAKFAST OR JUST RELAX WITH A BOOK IN THE FRESH SEASIDE AIR.

ENJOY AIRY OPEN-PLAN LIVING FILLED WITH THE WARM AMBIENCE OF NATURAL LIGHT. FEATURING ENGINEERED TIMBER FLOORING AND SPLIT CYCLE AIR-CONDITIONING, CONTEMPORARY BEACH HOUSE TERRACE DESIGNS PRESENT ELEGANT INTERIORS AND SPACIOUS COMFORT THAT IS AT ONCE INVITING AND STYLISH.



WITH AMPLE PROPORTIONS AND LUXURY FEATURES, GOURMETS CAN GO TO TOWN IN THEIR BEACH HOUSE KITCHEN. QUALITY STAINLESS STEEL FITTINGS AND EUROPEAN APPLIANCES ENSURE DURABILITY AND RELIABLE PERFORMANCE. STONE BENCHTOPS, TOUGHENED MIRROR GLASS SPLASHBACKS AND HIGH GLOSS FINISHES COMBINE TO KEEP A CAREFULLY CONSIDERED DESIGN LOOKING GREAT LONG INTO THE FUTURE.



INDULGE YOURSELF. BEACH HOUSE BATHROOMS ARE DESIGNED TO BE GENEROUS AND ALLURING. WITH CERAMIC WALL AND FLOOR TILES, LAVISH SHOWER RECESSES AND QUALITY CHROME FITTINGS, STEP INTO A CHIC SANCTUM AND EXPERIENCE THE PERFECT BALANCE OF SMOOTH FUNCTIONALITY AND INTIMATE LUXURY.



IMMACULATELY FINISHED, BEACH HOUSE'S SUPERB QUALITY SHOWS IN A WEALTH OF BRILLIANTLY COMPOSED DETAILS FROM WOOL CARPET, TO SUBTLE ARRANGEMENTS OF DOWNLIGHTS, MIRRORED SLIDING ROBES AND A SELECTION OF SUPERIOR NATURAL MATERIALS, BEACH HOUSE INTERIORS DEMONSTRATE A METICULOUS DESIGN APPROACH THAT FOCUSES ON A TOTAL LIVING EXPERIENCE.



LIVE BY THE  
SEA, PLAN  
BY THE TIDES,  
FOLLOW  
THE SUN



## INVEST IN YOUR FUTURE

SANDRINGHAM POSSESSES A UNIQUE, NATURAL ASSET WHOSE VALUE ONLY INCREASES OVER TIME - THE BEACH - MATCHING AN OUTSTANDING LEVEL OF PUBLIC AMENITY TO PUT LOCAL PROPERTY VALUES IN THE UPPER ECHELONS OF THE MARKET. ONE OF MELBOURNE'S MOST AFFLUENT SUBURBS, SANDRINGHAM IS PERFECTLY PLACED TO CAPITALISE ON THE FUTURE GROWTH OF FIRMS AND ECONOMIC ACTIVITY.

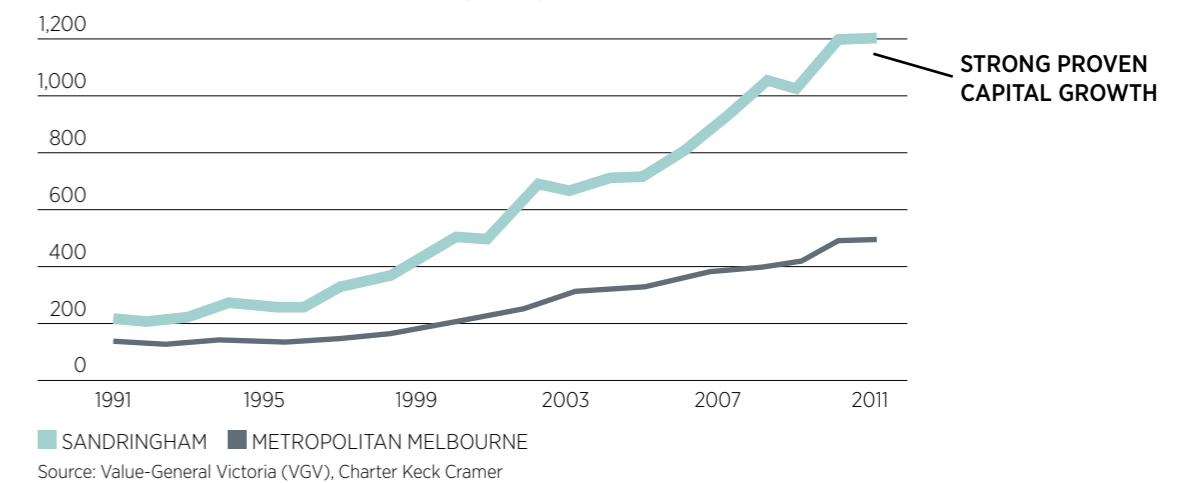
AS A PROPERTY INVESTMENT, SANDRINGHAM ENJOYS A NUMBER OF KEY ADVANTAGES. NUMEROUS MAJOR LOCAL EMPLOYMENT NODES, EXCELLENT PUBLIC TRANSPORT, NEARBY HOSPITALS, DIVERSE HIGH QUALITY SHOPPING PROVIDERS, AND RECREATION FACILITIES (SUCH AS THE YACHT CLUB, EXCLUSIVE 'SANDBELT' GOLF COURSES AND, OF COURSE, THE BEACH) ARE ALL SIGNIFICANT ASSETS ADDING TO THE RESIDENTIAL APPEAL OF THE AREA.

MOREOVER, FOLLOWING THE 2006 RE-ZONING OF THE BAYSIDE BUSINESS & ECONOMIC AREA (BBEA), SANDRINGHAM AND ITS SURROUNDS HAVE BECOME HIGHLY SOUGHT-AFTER BY NEW BUSINESSES SEEKING A BOUTIQUE AND QUALITY ADDRESS.

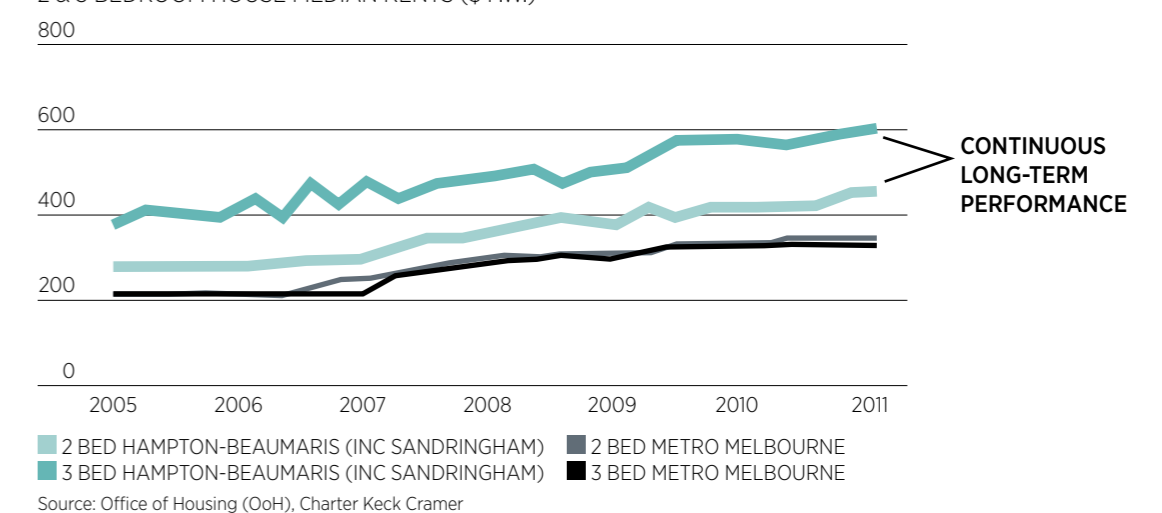
WITH AROUND 88 HECTARES ZONED BUSINESS 3, THERE ARE CURRENTLY 300 BUSINESSES IN THE BBEA. OVER 60 BUSINESSES HAVE MOVED TO THE BBEA SINCE 2001 AND THERE HAS BEEN SIGNIFICANT INVESTMENT OVER THE LAST 2-3 YEARS. GROWTH IN THE AREA'S WORKING POPULATION (AN ESTIMATED 4,360 JOBS) HAS BROUGHT A CORRESPONDING INCREASE IN HOUSING DEMAND.

HOUSE PRICES DEMONSTRATE THE AREA'S ATTRACTIVENESS TO THE MARKET. OVER THE PERIOD 1991-2011, PRICES IN SANDRINGHAM INCREASED AT 9.3% P.A., A RATE GREATER THAN THE METROPOLITAN MELBOURNE EQUIVALENT (7.0% P.A.). IN 2011, THE MEDIAN HOUSE PRICE IN SANDRINGHAM WAS \$1,200,000, A 145% PREMIUM ON MEDIAN HOUSE PRICES OBSERVED ACROSS METROPOLITAN MELBOURNE (\$490,000).

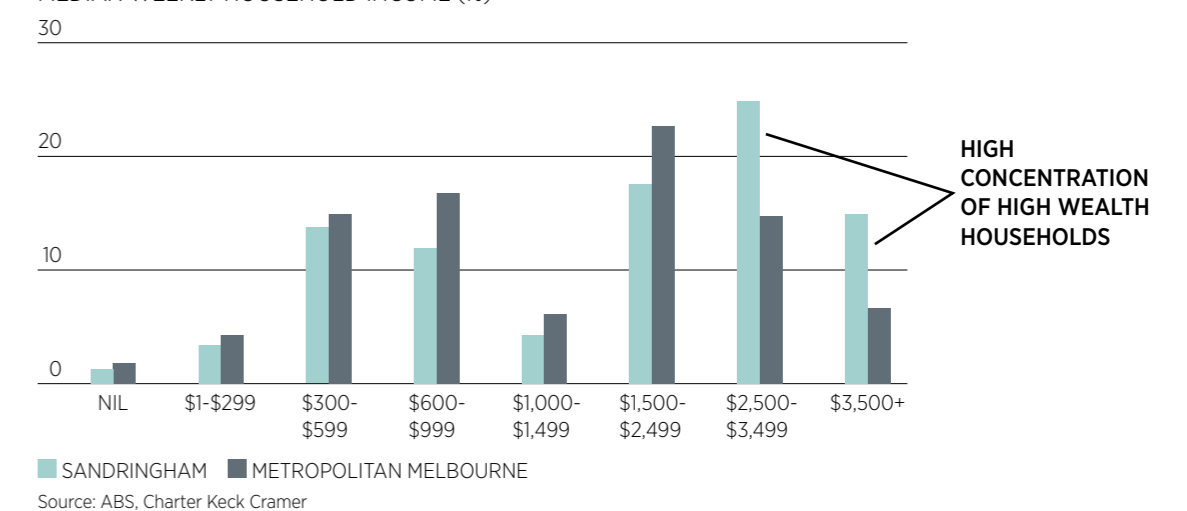
MEDIAN SANDRINGHAM HOUSE PRICES (\$ '000)



2 & 3 BEDROOM HOUSE MEDIAN RENTS (\$ P.W.)



MEDIAN WEEKLY HOUSEHOLD INCOME (%)



## THE TEAM

### GOAL PROPERTY GROUP

GOAL PROPERTY GROUP IS A PROGRESSIVE DEVELOPMENT COMPANY THAT PARTNERS WITH LEADING PLANNERS, ARCHITECTS AND BUILDERS TO DELIVER PROJECTS THAT ARE AMONG THE VERY BEST IN MELBOURNE. A DYNAMIC COMPANY, GOAL RESPONDS QUICKLY TO MARKET CONDITIONS AND PLACES A STRONG EMPHASIS ON PROVIDING UNIQUE OPPORTUNITIES IN QUALITY LOCATIONS.

WITH A 'CONSUMER FOCUSED' APPROACH TO PROPERTY DEVELOPMENT, GOAL HARNESSSES A PASSION FOR INTEGRATING OUTSTANDING DESIGN WITH AMENITY-RICH LOCATIONS. OUR PROJECTS PROVIDE MORE THAN JUST A HOME - THEY DELIVER A LIFESTYLE.

[GOALPROPERTYGROUP.COM.AU](http://GOALPROPERTYGROUP.COM.AU)



### BRUCE HENDERSON ARCHITECTS

A MELBOURNE INSTITUTION FOR OVER 30 YEARS, BHA IS ONE OF AUSTRALIA'S LEADING ARCHITECTURAL FIRMS, WITH EXTENSIVE INTERNATIONAL EXPERIENCE. BHA'S REPUTATION FOR INNOVATIVE DESIGN SOLUTIONS IS BALANCED BY A PRACTICAL APPROACH THAT DELIVERS ENDURING, SUSTAINABLE ARCHITECTURE OF QUALITY.

WITH OFFICES IN SOUTH YARRA, LONDON, DUBAI AND HANOI, THE COMPANY HAS BUILT AN ENVIABLE WEALTH OF EXPERIENCE IN ALL ASPECTS OF BUILDING DESIGN, PLANNING AND DEVELOPMENT FOR PRIVATE, CORPORATE, INSTITUTIONAL, GOVERNMENT, NATIONAL AND INTERNATIONAL CLIENT ORGANISATIONS.

[BH-ARCHITECTS.COM](http://BH-ARCHITECTS.COM)

brucehenderson architects



(CLOCKWISE FROM TOP LEFT) ORRONG CRESCENT - CAULFIELD NORTH;  
SEED TOWNHOUSES - MALVERN EAST; OXFORD STREET - OAKLEIGH; THE BAY - SANDRINGHAM



**CONTACT GOAL PROPERTY GROUP**  
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