

# L U N A R

Melbourne, Australia

# L U N A R

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Polaris 3083 aerial view

# A GROWING PROPERTY HOT SPOT



## A thriving community in Bundoora

Bundoora, commonly known as Melbourne’s ‘University City’ has established itself as one of Melbourne’s leading areas for property investment. Just 14km north of an international capital city, the precinct is often distinguished by two of Australia’s top performing universities that

add to its amenity and booming population growth. As demand surges outward from city and fringe areas, the flow on effect to Bundoora is evident. Home values have increased significantly and are expected to grow as the university grows and employment opportunities expand.

- Distance  
**14km from CBD**  
14kms from Melbourne CBD, with direct transport link by road and light rail.
- Population  
**48% increase**  
Population:  
2007 – 24,831.  
2012 – 27,155.  
Set to increase by 48% by 2021.
- Demographic  
**35 year-olds**  
The median/average age of the people in Bundoora is 35 years of age.
- Infrastructure  
**25,000 jobs**  
Approx. 25,000 jobs in Bundoora alone.

Location

- 14km from Melbourne CBD
- 2 minutes walk to tram & bus stop
- Free shuttle bus to La Trobe University
- 5km to CityLink Freeway
- 20km to Melbourne airport

Polaris Town Centre

- Full sized supermarket
- Medical Centre
- Red Cross Centre
- Everyday retailers and eateries
- Childcare Centre
- Community Centre & gardens

Surrounding

- Strathallan Golf Club
- Latrobe Golf Park
- Bundoora Park Public Golf Course
- La Trobe & North Park Private Hospitals
- Northland Shopping Centre
- Warringal Shopping Centre
- Settlement Road Shopping Park
- Gresswell Forest Wildlife Reserve
- Bundoora Park
- Olympic Park
- Preston Baseball Club
- Norris Bank Tennis Club
- Reservoir Private Hospital
- Northpark Private Hospital
- Warringal Private Hospital
- Austin Hospital

Schools

- La Trobe University
- RMIT University Bundoora Campus East
- Parade College
- Loyola College
- Viewbank College
- Bundoora Secondary College
- Concord School
- Kingsbury Primary School
- Our Lady of Mercy College
- Mill Park Primary School
- Bundoora Primary school
- Streeton Primary School
- Banyule Primary School

Shopping

Parkland

University

--- 86 Tram Line

||||| Upfield Train Line

~ Waterways



Bundoora Park



La Trobe University



Polaris 3083 Town Centre



Polaris Woolworths



Melbourne CBD



# A LEADER IN LEARNING

Victoria is home to Australia's leading universities



La Trobe University



La Trobe University

## International Students

### 30% enrolled in Victoria

Of Australia's international student population in 2014, approx. 30% (175,000 students) were enrolled in Victorian education institutions.

## La Trobe University

### 36,000 students

Over 36,000 students study at La Trobe and over 24,000 of them are at the Bundoora campus. Over 5,000 students at La Trobe are international students.

## La Trobe University

### Top 100 in the world

La Trobe University is ranked in the top 100 emerging universities in the world (Times Higher Education, The 100 Under 50 Universities, 2014)

## Student Profile

### 75% Live locally

75% of La Trobe Bundoora's student population lives in the surrounding 4 municipalities along with 50% of its workforce.

## Investment

### \$500 million

AUD \$500million invested in infrastructure and new centres for learning and research.



La Trobe University

## La Trobe University

Conveniently located beside Polaris 3083, La Trobe University has become an educational, employment and cultural community hub for Melbourne's north. The university's reputation and award winning research achievements have placed it in high international regard.

La Trobe offers leading facilities with targeted curriculums across business, science, technology and sport, and prides itself on delivering a safe, friendly and comfortable learning environment, with immediate access to transport, and is currently planning a \$5 billion expansion to the campus.

polaris  
3083  
TOWN CENTRE

## A Shining Star For Modern Living

Polaris is a leading master-planned residential and lifestyle destination in Melbourne's booming north, just 14km from the CBD. Contemporary architecture features across a series of diverse neighbourhoods that connect to both nature and a modern town centre, delivering an enviable lifestyle to a prospering community.

The urban oasis is the result of a 10 year AUD\$500Million investment in Melbourne's northern expansion. Established in 2013 and growing rapidly to meet relentless demand, the precinct is an award-winning example of sustainable and visionary planning. Polaris 3083 is a shining central figure in that expansion.



Paulina Povolny, Stellar townhouse purchaser at Polaris 3083

"We were very thorough in researching the market before buying our townhouse at Stellar in Polaris. Land in Bundoora is at a premium at the moment so we decided to buy in early as once the land goes it will be difficult to find quality like this in an already established area."



## A Vibrant Shopping and Dining Precinct

Polaris' town centre is a flourishing hub of activity. The area features abundant places to meet, relax and socialise surrounded by boutique shops, local grocers, national retailers and a tasteful mix of cafés, eateries and restaurants. Commerce and culture, residential design and community combine to give the town its distinctly cosmopolitan character.



## Award Winning Design

Awarded the highest environmental accreditation by the Urban Development Institute of Australia (UDIA), Polaris Town Centre and residences have been recognised for key advances in sustainability.

An uncompromising commitment to both its environment and its community has seen Polaris become Victoria's very first mixed-use development to achieve a top ranking under the UDIA's newly raised technical standards.





## Close and Convenient

Easy and efficient transport connections place Polaris' residents at the centre of everything. Walk, ride a bike or take advantage of immediate transport connections at your door.

Bundoora is home to fantastic primary and secondary schools as well as La Trobe University and RMIT, Australia's largest tertiary institution. Two of Melbourne's prominent shopping destinations

enrich the location's retail appeal; Northland with over 330 globally renowned retailers and a modern cinema centre, and Uni Hill's 91 designer outlets.

## AN URBAN OASIS

**At the heart of Melbourne's 'University City' and central to one of Australia's fastest growth corridors Polaris 3083 integrates diverse and architecturally unique residential design along tree-lined boulevards humming with life.**

An effortlessly cosmopolitan town and designer residential precinct finds a perfect balance between the hectic pace of urban life and the tranquility of Bundoora's abundant green spaces and waterways.

Set apart from a flourishing shopping and dining precinct yet just a 2 minute walk away, Lunar Apartments deliver the best in innovative modern design, underscored by environmentally sustainable principals. Architecture by multi-

award winning Clarke Hopkins Clarke focuses on premium quality and modern function as priorities for each residence. Light filled living with distinctly upmarket finishes and luxury inclusions will impress with their timeless style and ease of living.



LUNAR

SITE PLAN



Dimensions are approximate. All floor plans, images etc are illustrative only and prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Minimal changes may occur during development with some dimensions, areas, fittings and finishes subject to change without notice at the developer's discretion.

## APARTMENTS



## Apartment Living

Lunar Apartments introduce a refreshing new perspective for modern living. The four level design impresses with strong linear and geometric forms to define each residence, while cantilevered sections and recesses create cleverly protected balconies that can be enjoyed across all seasons.

Glass balustrades and timber style cladding adds interest and function to a classic, contemporary design embracing 41 one, two and three bedroom apartments, with private outdoor zones and laundry. Most apartments also include a study nook and external storage amenity.

With beautiful outlooks surrounded by greenery and trees, the apartments also feature a secure basement parking facility, with allocated parking bays for vehicles and bicycles.



Artist Impression

## Modern Essentials

Intelligent design introduces the ultimate in convenience, comfort and easy living while premium finishes and detailing offer a refined sense of luxury. Open plan apartments revel in abundant natural light flowing in from floor to ceiling windows and across spacious interiors. A fresh white colour palette is warmed by timber flooring in the living areas, and natural wool fibre loop pile carpets in the bedrooms.

Jade colour accents and contemporary grey tones feature across cabinetry, tiling and paving while marble surfaces add depth and dimension to each zone.

A focus on space, durability and ease can be seen throughout. Full height kitchen joinery offers extra storage while seamlessly integrating the latest in stainless steel, quality appliances.

Living areas are warm and welcoming with views across Polaris' green landscapes. In the bathrooms, clean white surfaces, mirrored cabinetry, a floating timber veneer vanity and feature mosaic tiling has designer impact. Bedrooms are fitted with full height wardrobes to enhance the highly considered private spaces designed to enrich a busy modern life.



## Light and Space

Re-imagined for larger lifestyles, a selection of three bedroom apartments have been redesigned for those who want more. With expansive floorplans that maximise flow and connectivity to the outdoors, each space has been customised with a unique sense of spatial awareness and dedication to detail.

Wide open living spaces segue into balconies and courtyards, enjoying unrivalled natural light flowing throughout. A palette of touch-me textures and calming tones are borrowed from nature to give each apartment a relaxed and welcoming aesthetic.

Flush, full height joinery becomes part of the overall flow, tactfully concealing layers of storage with a suite of high performance appliances. A range of premium fittings and finishes are crafted with care, designed for living on a luxurious scale.

**TOWNHOUSES**



Lunar Townhouses

Artist Impression



Artist Impression

## Townhouse Living

Set against green landscapes, Lunar Townhouses bring lifestyle luxury to the neighbourhood. A carefully integrated yet distinctly individual series of 14, two level townhouses balance interlocking forms of exposed brickwork and cladding inspired by their location.

Each 3 – 4 bedroom residence has its own entrance and 2 car spaces. Design encourages the

open flow of space and light and offers flexible zones for dining, entertaining and lounging that seamlessly extend to a private, outdoor courtyard.

Floorplans cater to every stage of family life and include 2 bathrooms and an additional ground level powder room and laundry. A 4th room on the upper or lower level can

be used as a separate study, office, media room or bedroom, and most master bedrooms open to a private balcony.

Larger than apartments and more affordable than traditional homes, townhouses come with individual street addresses and potential for land value appreciation, making them a leading choice for buyers.



Artist Impression

## Spacious Luxury

Lunar Townhouses bring refined city style to the north. Beautiful design is illuminated by abundant light entry through walls of floor-to-ceiling glazing. Spacious layouts and generously appointed kitchens feature custom made cabinetry, an island bench with marble finish waterfall edge, integrated appliances and smart storage

solutions. Private courtyards extend the living area for entertaining or relaxing weekends at home.

A natural colour palette of modern ash greys, pale oak and warming timber references the surrounding environment. Premium floor coverings include wool textured loop pile carpets

to bedrooms, complemented by timber finish flooring to living areas. Bathrooms feature timber grain veneer vanities that are wall hung with mirrored cabinetry providing added storage. Sleek modern lines, floor and wall tiling, frameless showers and polished tapware complete the design.

## A DECADE OF POLARIS 3083

**In 2010, a northern star was born.  
Polaris 3083 grew from one of the last remaining  
infill sites in inner Melbourne into the thriving,  
lively community we know today.**

Just 14 kilometres north west of the CBD, Polaris 3083 welcomes you to the culture, heritage, community, convenience and healthy outdoor living that makes Melbourne the best in the world.

Home to more than 1000 residents, Polaris has been strategically planned over 12 hectares, with a vibrant, modern retail and dining precinct at its heart, a rich diversity of architecture, and friendly green neighbourhoods surrounded by native parkland.

Enjoy stress-free commuting with a network of quick transport links right at your door. The tram is at your doorstep with direct connectivity into the CBD. Spend your days off at local markets, or participating in weekend sports and family bike rides. Take in a round of golf or a day of shopping before a delicious dinner in the town centre and a short stroll home.

Dive into the thriving urban hub of Polaris Town Centre, combining

lively social spaces with a brilliantly integrated living and shopping environment, featuring over 35 essential services and key retailers, including a full-size Woolworths, Dan Murphy's and Chemist Warehouse.

Take advantage of immediate access to retail, business, health and beauty providers, and a state-of-the-art community centre — as well as stunning recreational facilities that give the town its distinctly cosmopolitan character.



Polaris 3083 Town Centre



Polaris 3083 at sunset

# DealCorp.

AWARDS

polaris  
3 0 8 3

is the proud recipient of



2016 UDIA  
Urban Renewal  
Project Award



2017 UDIA  
Environmental  
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EnviroDevelopment  
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237 NAPIER ST FITZROY

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Project Award



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