



## 12 Waianiwa Place



North Ridge Living is proud to present a selection of Single story, standalone fee simple title homes.

Welcome to the epitome of contemporary living and a lifestyle of luxury and convenience.



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# Elmbridge Mews



## Elmbridge Mews - Where Less Is More

Positioned within a semi-rural landscape, Elmbridge Mews by North Ridge Living will host an exclusive collection of 24 thoughtfully curated homes tailored towards those seeking a sophisticated downsizing experience.

Construction will be led by the award-winning DaleCo Built, which secured six accolades at the 2023 Master Builder Awards, ensuring superior craftsmanship and a focus on low-maintenance living.

Designed carefully by Dean Gant, Architectural designer to suit a variety of lifestyles, the collection includes two and three-bedroom layouts, with select plans offering dual living areas, which can easily be converted into an additional bedroom.

Each home is secured by a 10-year warranty and features a Trendz kitchen with Bosch appliances, reinforcing top-tier quality. This is complemented by professional landscaping, customisable interior colour schemes, and optional enhancements, including solar, security systems and more.

With the advantage of a freehold title, you'll enjoy full ownership and potential for capital gain, all within a close-knit community. For those interested in experiencing the quality firsthand, a show home within the subdivision offers a tangible sense of the lifestyle on offer.

Bordered by a stream and adjacent to Prestons Park, this location offers a scenic walkway to local amenities, with proximity to New World, Burwood Hospital, and easy routes to the city and beaches, further elevating the appeal.

Elmbridge Mews is more than just a place to live—it's a quality-crafted community, perfect for those wanting to embrace a leisurely pace of life in a like-minded neighbourhood.



# The Process



**By integrating refined construction processes and collaborating with skilled tradesmen, we achieve exceptional results in our homes.**

The completion of our show home in just 86 days stands as a testament to the dedication and work ethic of the North Ridge team and our valued partners.



## Our Partners:



# The Location



Situated along Mairehau Road, these homes perfectly align with the priorities of both investors and homebuyers. Boasting close proximity to major transport routes, cycleways, green spaces, schools, and shopping centers, they offer an unmatched blend of convenience and accessibility.

See what's in the area...

- Burwood Hospital
- Bus Stops
- New World Prestons
- Bottle Lake Forrest
- Beaches and Reserves
- Multiple Golf Courses
- Home base Shopping Centre
- The Palms



Sourced From Google Maps

# Site Plan

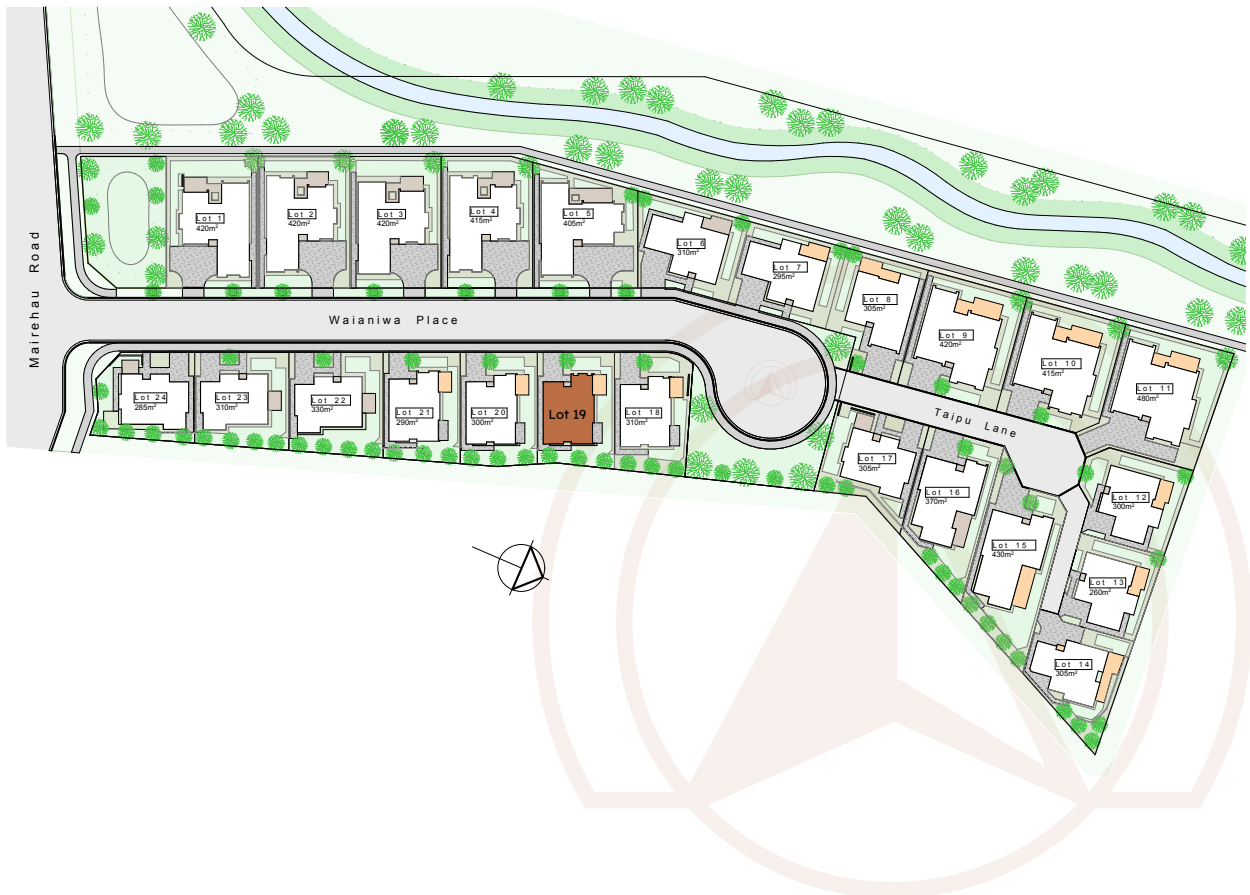


Take a closer look at the 205 Mairehau Road layout.

## 12 Waianiwa Place



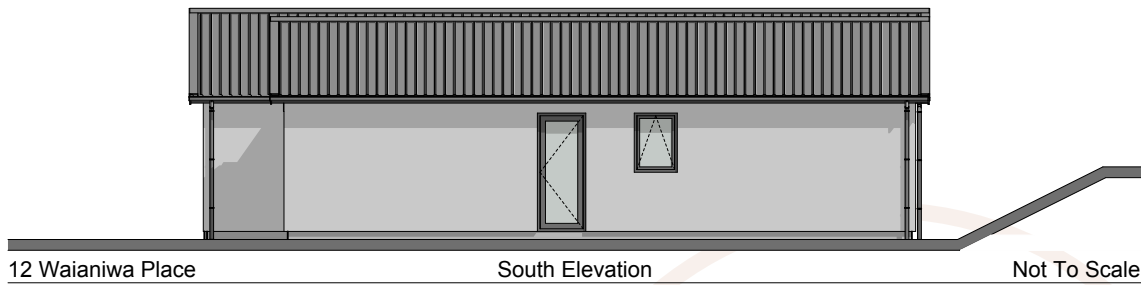
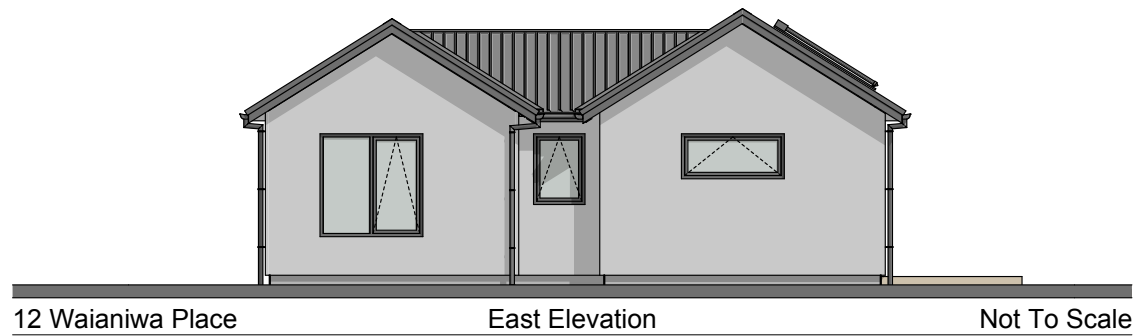
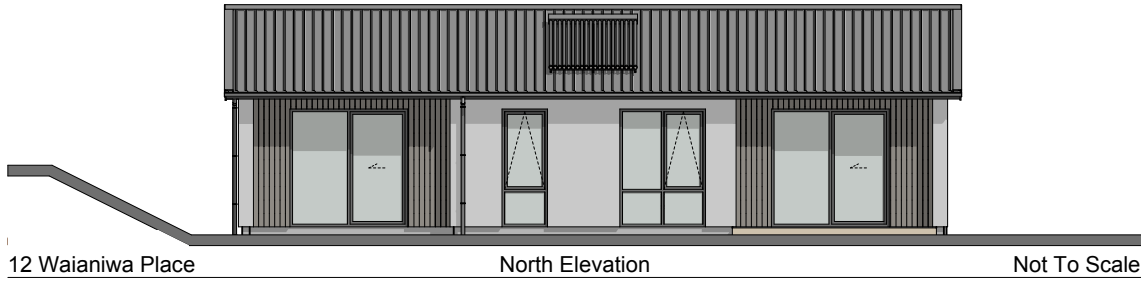
## 12 Waianiwa Place, Location



# Elevations



12 Waianiwa Place, Elevations



# Floor Plan



2 Bedroom home with ensuite, study, pitched ceilings and feature schist stone entry wall.

Dean Gant - Architectural Designer



Floor Area	111.8m <sup>2</sup>
Living	3.8 x 3.8m
Dining	4.1 x 2.6m
Bedroom 1	3.8 x 3.2m
Bedroom 2	3.2 x 3.0m
Garage	5.6 x 3.5m

12 Waianiwa Place, Site Area 300m<sup>2</sup>



# Landscaping Plan



Our vision is to curate outdoor spaces that improve the ownership experience for owners and residents. We have carefully planned the landscape and garden design to ensure each home features outdoor areas that complement the internal spaces and invite people outside. The planting selection highlights the changing seasons, offering year-round flowering interest with a thoughtfully chosen blend of native and exotic plants, attracting native birdlife to the development. Each garden bed is designed for minimal upkeep while maintaining layered, textured, and distinctive plantings. This results in elegant spaces that set the scene for relaxed outdoor living. -Craig, Form Garden Architecture



# Renders



Artists impressions



# Our Show Home



We are excited to invite you to view our completed show home, which offers a perfect example of the space, quality and style you can expect throughout the rest of the development. - Logan Freeman, Harcourts





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