

## Build the Home of Your Dreams at The Garden Residences!



## For Sale

5 100C Garden Road, Doreen VIC 3754

\$470,000

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### Build the Home of Your Dreams at The Garden Residences!

Welcome to The Garden Residences, where your dream home could become a reality. This is an exciting opportunity to secure one of just eight vacant lots available with each one offering the perfect blank slate to kickstart your new property journey. Depending on your needs and lifestyle, you can take your pick from a selection of lot sizes ranging from 300sqm all the way to 421sqm. All eight of these parcels of land are nestled along a quiet, family-friendly street where the kids can play and ride their bikes while you catch up with the neighbours. A gentle stroll will take you to picturesque reserves, the Patton Street Playground and the Doreen Fenced Dog Park for your furry friends. You're also within easy reach of local shops, dining options, the Plenty Valley Christian College, Doreen Primary School, Ivanhoe Grammar School and the Hazel Glen College. As if that wasn't already impressive enough, these vacant lots are just minutes from the centre of South Morang and Epping plus you'r...



### Justin Sciola

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## THE GARDEN

• RESIDENCES •



EXISTING RESIDENTIAL  
 firstnational  
 REAL ESTATE  
 South Morang

## THE GARDEN

• RESIDENCES •



firstnational  
 REAL ESTATE  
 South Morang



## THE GARDEN

• RESIDENCES •

100C GARDEN RD, DOREEN



### SCHOOLS

1. Plenty Valley Christian College
2. Ashley park primary school
3. Ivanhoe Grammar School
4. Hazel Glen College
5. St Paul the Apostle Catholic School

### SCHOOLS

6. Laurimar Primary School
7. Mernda Park Primary School
8. Mernda Central College
9. St Joseph's Catholic Primary School
10. Mernda Primary School
11. Doreen Primary School

### EARLY LEARNING

12. Plenty Kids Early Learning Centre
13. Butterflies Child Care & Early Learning Centre
14. Story House Early Learning Doreen
15. MCM Early Years Doreen

### PARKS & RESERVES

16. Orchard Park
17. Doreen Recreation Reserve
18. Serle Wetland Park
19. Plenty Gorge Park
20. Fortress Park

### PARKS & RESERVES

21. Timbertop Park
22. Laurimer Creek Reserve
23. Mernda Recreational Reserve

### PARKS & RESERVES

25. Mernda Village Shopping Centre
26. Laurimar Town Centre

### MEDICAL

27. En Point Health Care
28. Doreen Family Medical Practice

## Inspection and Auction Guidelines

The health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures:



Attendance for auctions and property inspections will be subject to a density quotient\*



All attendees are required to show proof of vaccination prior to entering the property.



All attendees are required to check in via QR prior to entering the property.



Face masks must be worn indoors at all times unless an exemption applies.



Maintain social distancing of 1.5m at all times.



Please refrain from touching any surfaces inc fixtures and fittings.

### \*For Fully Vaccinated Attendees:

Auctions and inspections are subject to a density quotient of 1 person per 4sqm indoors and 2sqm outdoors (limited to 500 people).

### Where Vaccination Status is Unknown:

Properties may be inspected by private appointment only, and limited to a single household at a time. Auction participation is strictly via on line or over the phone.

### We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms; or have been in contact with someone who is unwell;
- have been in contact with someone who has been diagnosed with or exposed to COVID-19;
- have returned from overseas in the last 14 days;
- have been in direct contact with a known person who has travelled interstate or overseas.

## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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