

# ELISTON PLACE

ELISTON



ESTABLISHED ALREADY





Picture a **PLACE**

Established Already







# ELISTON PLACE

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EST. ALREADY

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ELISTON

# Established Already



# Live in a place that’s established already

Eliston is a vibrant, masterplanned community in Clyde, shaped by its rich farming heritage and designed for the future. Over the years, it has grown into a well-connected neighbourhood with townhomes, parks, schools, playgrounds, sports precincts, walkable green spaces and cycling trails – enhancing everyday life at Eliston.



**SPORTS AND RECREATION**

Life at Eliston is designed around the outdoors with Clyde recreation reserve featuring 3 full sized AFL ovals, cricket nets, tennis courts, netball, 2 pavilions and 3 recreational parklands.





ELM PARK



OAK PARK

**PARKS, PLAYGROUNDS AND WETLANDS**

Eliston's parks all feature green open kick-about spaces, cleverly designed multi-ability playgrounds, skate park, basketball courts and exercise equipment fostering community interaction and activity. The new wetlands walking trail is 650m with two exercise stations along the trail, perfect for a run or gentle stroll.



WETLANDS



A thriving community  
where green space  
meets great living







CLYDE CREEK PRIMARY SCHOOL



CLYDE CREEK PRIMARY SCHOOL

**EDUCATION FOR ALL AGES**

Home to the Eliston kindergarten, Clyde Creek Primary School, and the Clyde Secondary College within walking distance, you can access all levels of education without having to travel.





**A THRIVING COMMUNITY BUILT FOR LIVING,  
GROWING AND BELONGING**

Community is at the core of Eliston, fostering connections with families through welcoming streets, parks, and shared spaces. Local businesses and sporting clubs support a vibrant lifestyle, while schools and green spaces provide opportunities for growth and activity. Eliston is built for belonging, where families thrive and everyday living is made easy.





# Local amenity

## SHOPS & RETAIL

- 1 Berwick Strip Shops
- 2 Casey Central Shopping Centre
- 3 Cranbourne Home Centre
- 4 Cranbourne Park Shopping Centre
- 5 Eden Rise Shopping Centre
- 6 Farmers' Market at the Old Cheese Factory
- 7 Hampton Park Shopping Centre
- 8 Hunt Club Village Shopping Centre
- 9 Lynbrook Village Shopping Centre
- 10 Selandra Rise Shopping Centre
- 11 Shopping on Clyde
- 12 The Avenue Village Shopping Centre
- 13 Thompsons Parkway Shopping Centre
- 14 Westfield Fountain Gate Shopping Centre
- 15 Clyde North Lifestyle Centre

## CHILDCARE/KINDER

- 1 Aspire Childcare
- 2 Aussie Kindies ELC Cranbourne
- 3 Bambino's Kindergarten Cranbourne West
- 4 Bowen Street Pre-School
- 5 Clarendon St Pre-School
- 6 Casey Child Care & Kindergarten
- 7 Busy Bees at Cranbourne Central
- 8 Cranbourne Day Care & Kindergarten Centre
- 9 Eliston Kindergarten
- 10 Fairhaven Kindergarten
- 11 Hillsmeade ELC & Primary School
- 12 Pebble Patch ELC
- 13 Rangebank Pre-School & Primary School
- 14 Selandra Rise Family & Children's Centre
- 15 Sierra Family Day Care
- 16 Springhill Drive ELC & Kinder

## PARKS & RECREATION

- 1 Amstel Golf Club
- 2 Cascades on Clyde Park
- 3 Casey Fields Sporting Complex & Cranbourne Little Athletics Centre
- 4 Casey Race Recreation & Aquatic Centre
- 5 Clyde Recreation Reserve & Tennis Club
- 6 Cranbourne Golf Course
- 7 Cranbourne Racecourse
- 8 Cranbourne Wetlands Nature Conservation Reserve
- 9 Kingswim Clyde
- 10 Lawson Poole Reserve
- 11 Ranfurly Golf Course
- 12 Royal Botanic Gardens Cranbourne
- 13 Sweeney Reserve
- 14 Berwick Springs
- 15 The Casey Stadium
- 16 The Shed Skate Park

## EDUCATION

- 1 Casey Grammar School
- 2 Chisholm Institute – Berwick & Berwick TEC Campuses
- 3 Chisholm Institute – Cranbourne Campus
- 4 Clyde Creek Primary School
- 5 Clyde North OSHC
- 6 Clyde Primary School
- 7 Clyde Secondary College
- 8 Courtenay Gardens Primary School
- 9 Cranbourne Carlisle Primary School
- 10 Cranbourne East Primary School & Secondary College
- 11 Cranbourne Park Primary School
- 12 Cranbourne Primary School
- 13 Cranbourne Secondary College
- 14 Cranbourne West Primary School
- 15 Federation University Berwick Campus
- 16 Haileybury College
- 17 Hillcrest Christian College
- 18 Hillsmeade Early Learning Centre & Primary School
- 19 Milestones Early Learning Centre Cranbourne East
- 20 Oorama Education
- 21 Ramleigh Park Primary School
- 22 Rangebank Pre-School & Primary School
- 23 St Agatha's Primary School
- 24 St Peters College, Cranbourne West Campus
- 25 St Peters College, Clyde North
- 26 St Thomas The Apostle Catholic Primary School
- 27 Tulliallan Primary School
- 28 Wilandra Rise Primary School

## HEALTH & MEDICAL

- 1 Ava Maria Dental
- 2 Camms Road Medical Centre
- 3 Casey Allied Health Cranbourne
- 4 Casey Gate Medical Centre
- 5 Casey Hospital
- 6 Casey Medical Centre – Cranbourne
- 7 Casey Medical Centre – Clyde
- 8 Cranbourne East Medical Centre
- 9 Cranbourne Stawell Clinic
- 10 Eden Rise Family Clinic
- 11 HealthMint Medical Centre
- 12 Langmore Clinic
- 13 Lesdon Avenue Medical Centre
- 14 Lynbrook Village Medical Centre
- 15 Marriott Waters Medical Centre
- 16 Parkway Medical Centre
- 17 Pro Health Family Medical Centre
- 18 Springhill Medical Centre
- 19 The Avenue Family Medical Clinic
- 20 The Medical Clinic
- 21 Thompson Road Clinic
- 22 Unique Medical Centre
- 23 Woodleigh Waters Medical Clinic

## CIVIC

- 1 Bunjil Place Casey Council
- 2 Cranbourne library
- 3 Eliston Family & Community Centre

## TRANSPORT

- 796 Bus Route via Devon Meadows
- 897 Bus Route via Cranbourne Station





ELISTON PLACE

Elevated living  
within Eliston's most  
inspired precinct yet



# Inspired by design. Surrounded by nature. Built for life.

A unique urban lifestyle is waiting for you at Eliston Place, ideally positioned within the established community at Eliston.

This carefully planned new precinct is defined by its intimate walkable neighbourhood, abundant landscaped parklands, central green linear park, and an urban design aesthetic focused on high quality, energy efficient townhomes.

Enjoy exclusive townhome living, all within walking distance to kindergarten, primary and secondary schools, as you begin a life at Eliston Place.











MAPLE PARK &  
WETLANDS

CLYDE RECREATION  
RESERVE

ELISTON  
KINDERGARTEN  
& CLYDE CREEK  
PRIMARY SCHOOL

OAK PARK

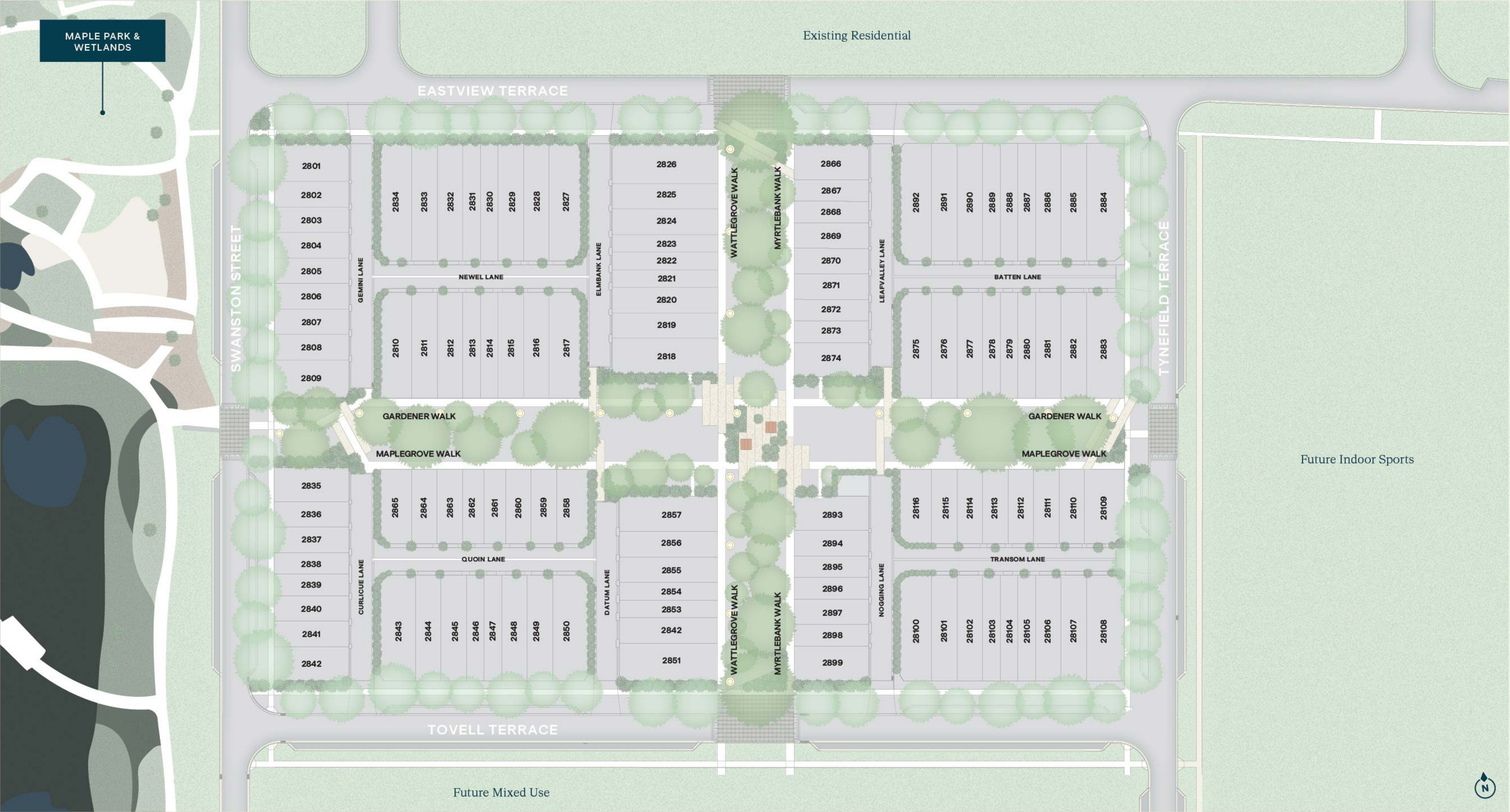
# ELISTON PLACE



# Eliston Place masterplan, where lifestyle leads design

Eliston Place has been carefully shaped to reflect the way you want to live. Choose from customisable layouts designed to suit your lifestyle, with the option of traditional or reverse living. Framed by curated landscape themes and considered streetscapes, each home is positioned to maximise natural light, outlook and connection.

- 1 CLYDE RECREATION RESERVE
- 2 ELM PARK
- 3 OAK PARK
- 4 MAPLE PARK & WETLANDS









## FLOORPLANS

Where architecture  
meets lifestyle, every  
detail considered



# Townhome living, perfected in form and function

The Eliston Place range of low maintenance two storey home designs will deliver superior quality and liveability, with a minimum 7 star energy rating, achieved through clever design and environmentally sensitive features including solar panels, double glazing and other energy efficient and sustainable living initiatives.









TOWNHOME

# Dovelet

 **3**
 **2**
 **2**

Ground Floor	72m <sup>2</sup>
First Floor	74m <sup>2</sup>
Total Internal	146m <sup>2</sup>
Garage	42m <sup>2</sup>
<b>TOTAL AREA</b>	<b>188m<sup>2</sup> / 20.2sq</b>

Dovelet landscape schemes: A1, A2 and B1.  
Floorplan shown with A2.

Upgrade available: PDR to ground floor option.



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GROUND FLOOR



FIRST FLOOR



TOWNHOME

# Glade

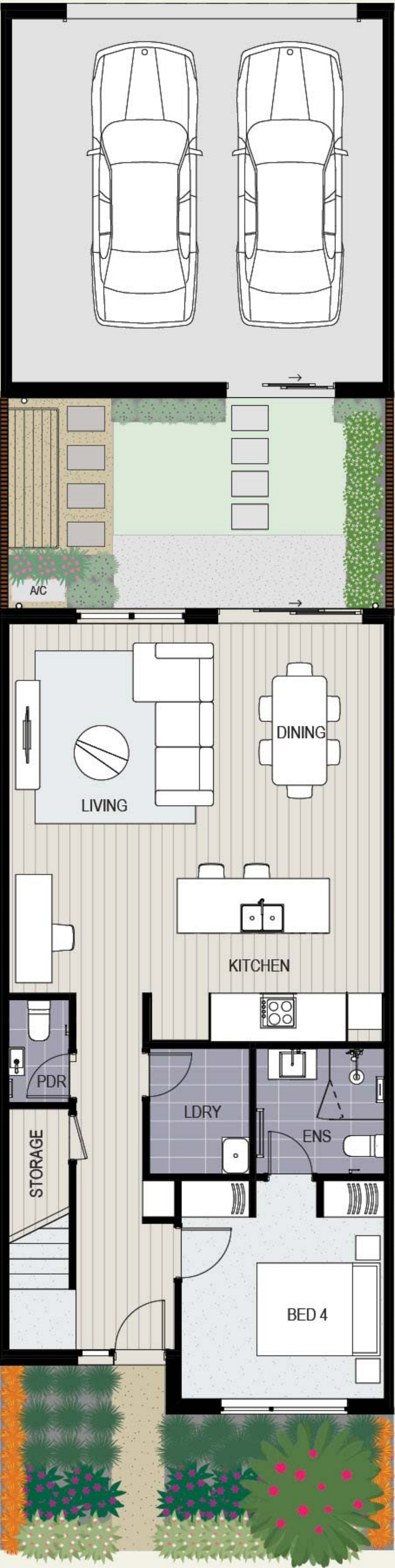
 **4**  **3**  **2**  **2**

Ground Floor	84m <sup>2</sup>
First Floor	88m <sup>2</sup>
Total Internal	172m <sup>2</sup>
Garage	42m <sup>2</sup>
<b>TOTAL AREA</b>	<b>214m<sup>2</sup> / 23sq</b>

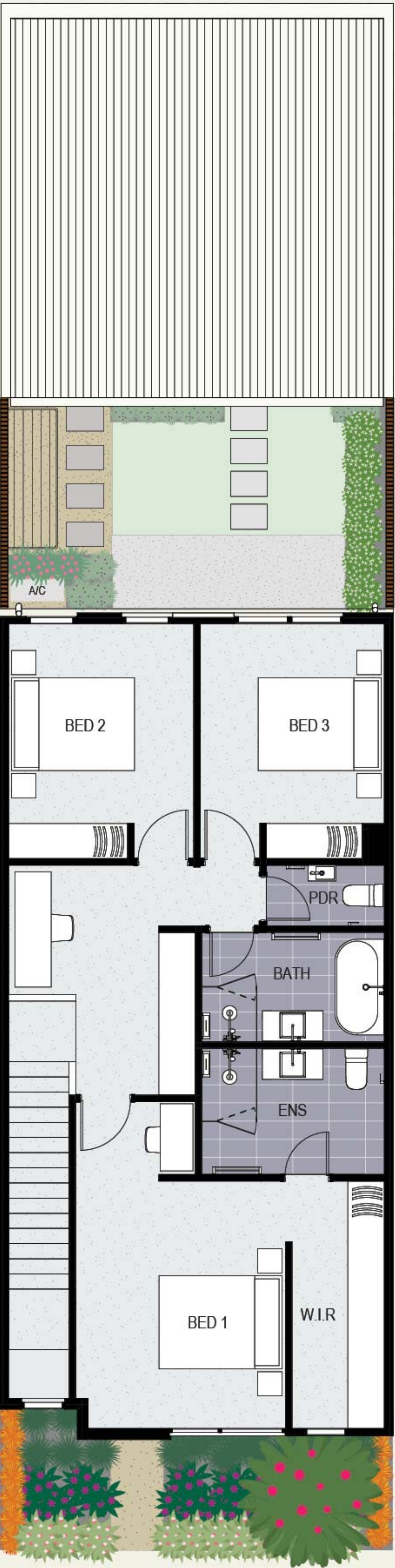
Glade landscape schemes: A2, B1 and B2.  
Floorplan shown with B1.  
  
Upgrade available: 3 bed 2 living option.



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GROUND FLOOR



FIRST FLOOR



TOWNHOME

# Haven

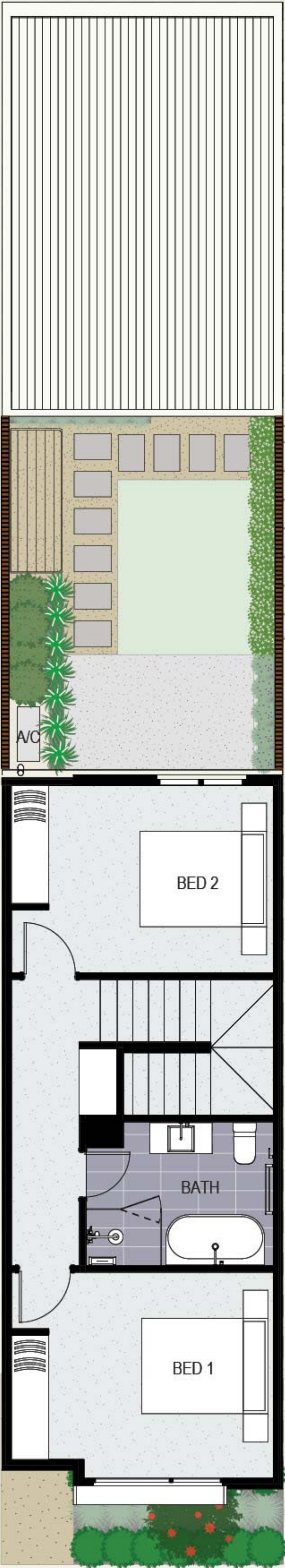
2 1 1 1

Ground Floor	51m <sup>2</sup>
First Floor	75m <sup>2</sup>
Total Internal	126m <sup>2</sup>
Garage	29m <sup>2</sup>
TOTAL AREA	155m <sup>2</sup> / 16.7sq

Haven landscape schemes: C1 and C2.  
Floorplan shown with C1.



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TOWNHOME

Heath

3

2

2

2

Ground Floor	54m <sup>2</sup>
First Floor	87m <sup>2</sup>
Total Internal	141m <sup>2</sup>
Garage	41m <sup>2</sup>
Balcony	17m <sup>2</sup>
TOTAL AREA	199m <sup>2</sup> / 21.4sq

Heath landscape scheme: D1 and D2.



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GROUND FLOOR



FIRST FLOOR



TOWNHOME

# Serin

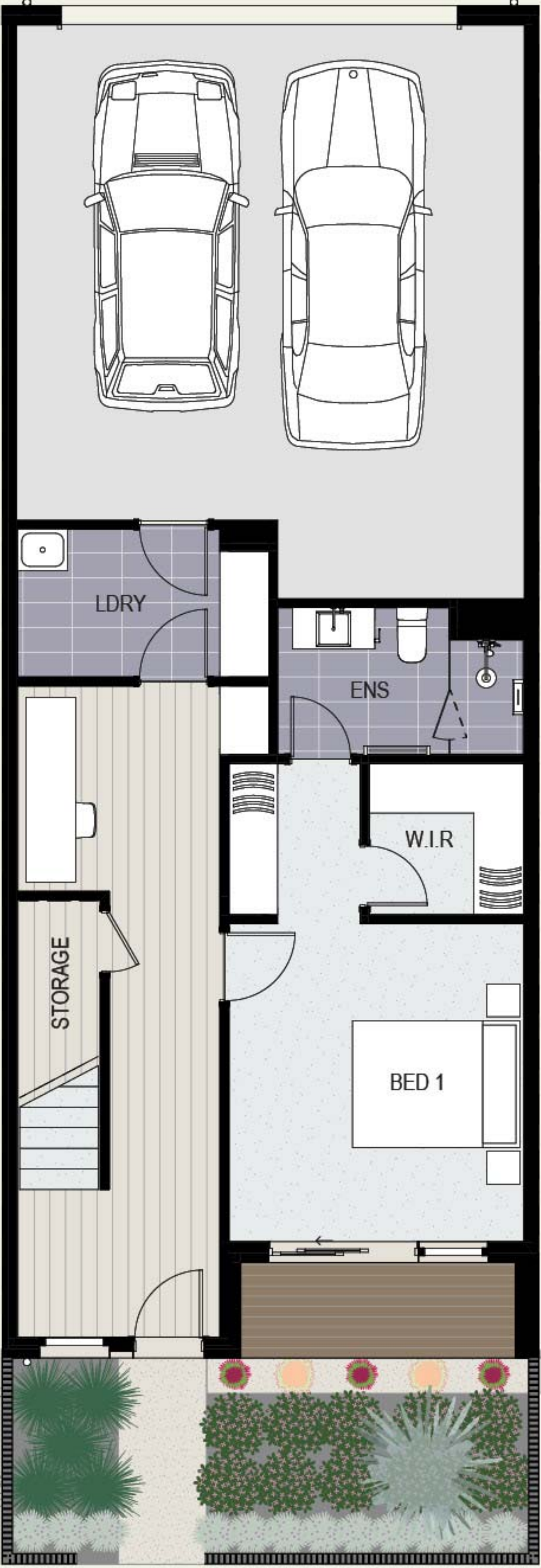
3 2 1 2

Ground Floor	59m <sup>2</sup>
First Floor	92m <sup>2</sup>
Total Internal	151m <sup>2</sup>
Garage	44m <sup>2</sup>
Balcony	17m <sup>2</sup>
TOTAL AREA	212m <sup>2</sup> / 22.8sq

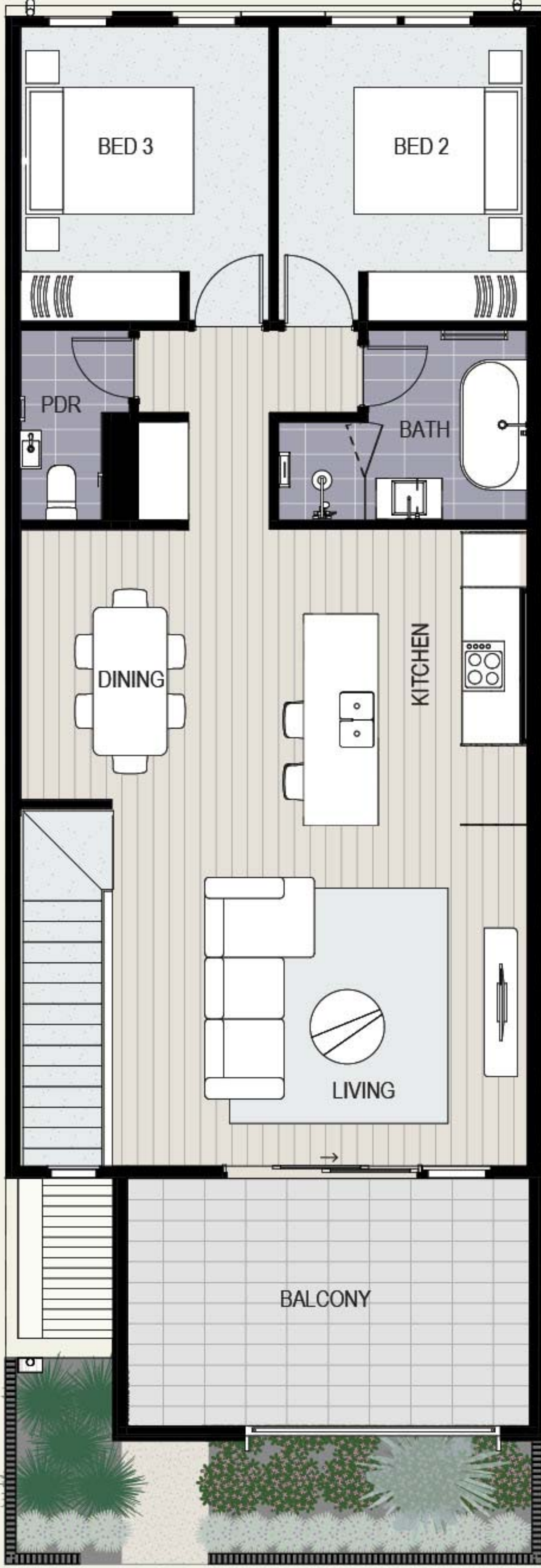
Serin landscape scheme: E.



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GROUND FLOOR



FIRST FLOOR



TOWNHOME

Tern

2

1

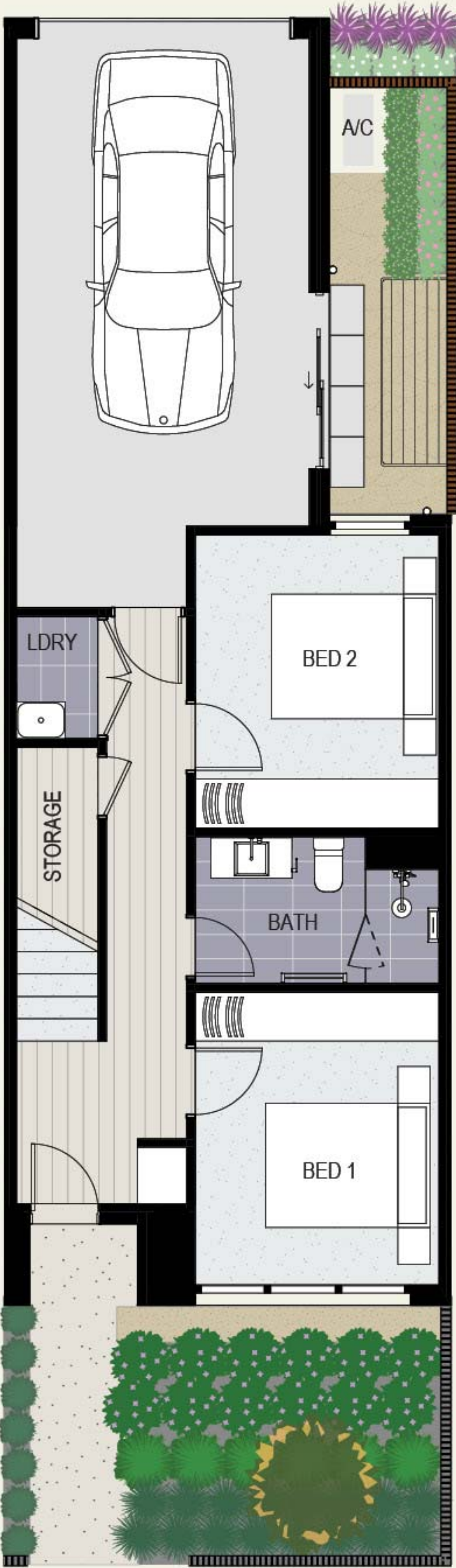
1

Ground Floor	52m <sup>2</sup>
First Floor	61m <sup>2</sup>
Total Internal	113m <sup>2</sup>
Garage	25m <sup>2</sup>
Balcony	23m <sup>2</sup>
TOTAL AREA	161m <sup>2</sup> / 17.3sq

Tern landscape scheme: F.



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GROUND FLOOR



FIRST FLOOR



TOWNHOME

# Vale

4 2 1 2

Ground Floor	65m <sup>2</sup>
First Floor	94m <sup>2</sup>
Total Internal	159m <sup>2</sup>
Garage	40m <sup>2</sup>
Balcony	23m <sup>2</sup>
TOTAL AREA	222m <sup>2</sup> / 23.9sq

Vale landscape scheme: G.



GROUND FLOOR



FIRST FLOOR



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TOWNHOME

# Willow

4 3 2

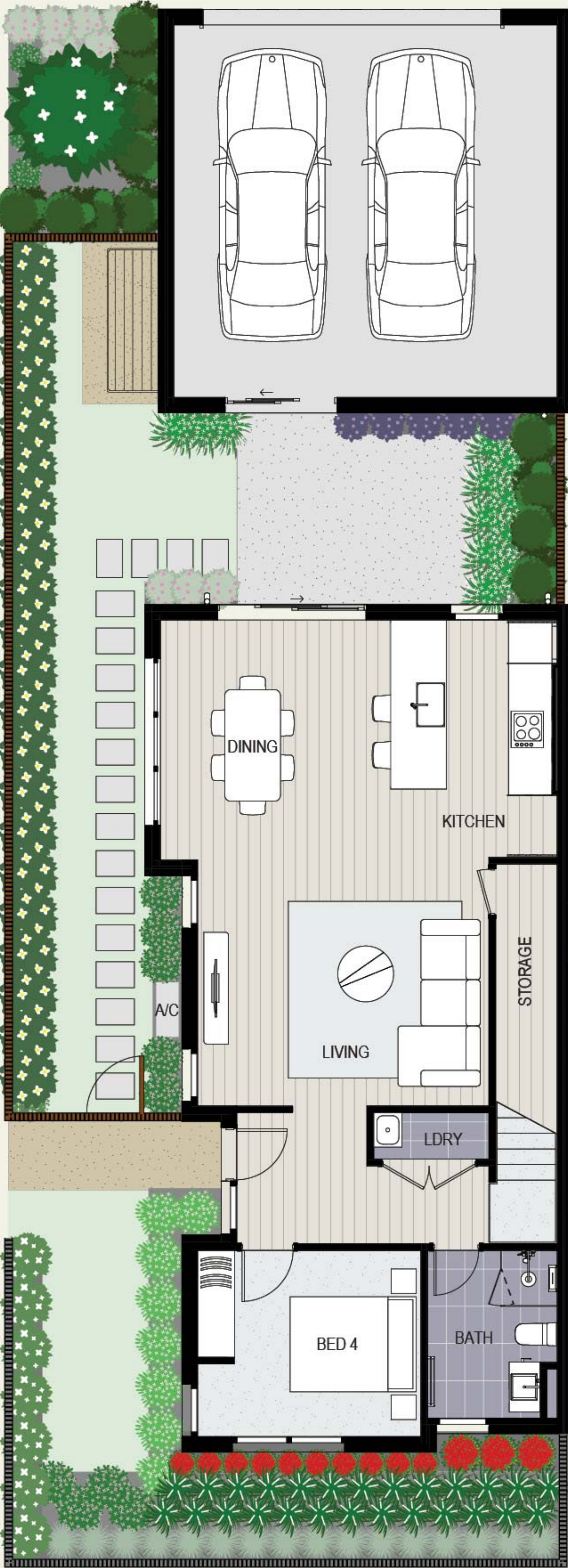
Ground Floor	86m <sup>2</sup>
First Floor	83m <sup>2</sup>
Total Internal	169m <sup>2</sup>
Garage	43m <sup>2</sup>
Balcony	11m <sup>2</sup>

TOTAL AREA 223m<sup>2</sup> / 24sq

Willow landscape scheme: H.  
Upgrade available: 2 living option and 5 bed option.



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GROUND FLOOR



FIRST FLOOR







INTERIOR SCHEMES

# Crafted for modern family living



# Refined living

Our Interior Schemes are designed to take the worry out of coordinating the elements of your new townhome. The fittings and fixtures are designed to match either colour scheme – from stone benchtops, cabinetry, tiles, laminate flooring and blinds. All you need to do is decide which colour scheme matches your style.





# Ivory scheme

Light and airy, characterised by bright benchtops and splashbacks.

A combination of light and soft timber laminates, muted timber floors and subtle textured tiles.



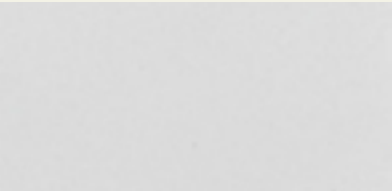
**1. PAINT**  
Taubmans Casper White



**2. CARPET**  
Anchor



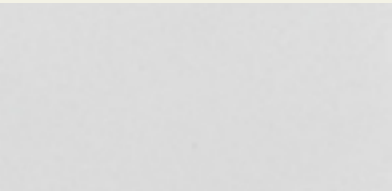
**3. STONE – KITCHEN ISLAND**  
Zayan



**4. STONE – REAR BENCH & BATHROOM**  
Pearl White



**5. SPLASHBACK**  
White Satin



**6. SPLASHBACK (UPGRADE OPTION)**  
Pearl White



**7. CABINETRY**  
White



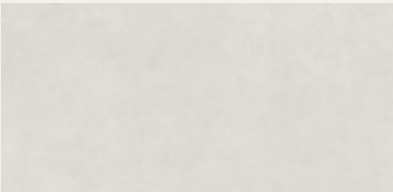
**8. CABINETRY (UPGRADE OPTION)**  
White Absolute Matte



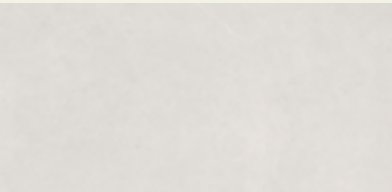
**9. CABINETRY – WOODGRAIN**  
Natural Walnut



**10. CABINETRY – WOODGRAIN (UPGRADE OPTION)**  
Natural Walnut Absolute Grain



**11. TILES – FLOORS AND WALLS**  
Syrus Stone White Matte



**12. TILES – BALCONY**  
Syrus Stone White Extra Textured



**13. LAMINATE FLOORING**  
Saint-Tropez

















# Onyx scheme

Earthy in its tones characterised by grey benchtops and splashbacks.

A combination of dark grey and timber laminates, contrasting timber floors and rich textured tiles.



1. PAINT  
Taubmans Casper White



2. CARPET  
Lava



3. STONE – KITCHEN ISLAND  
Graphene



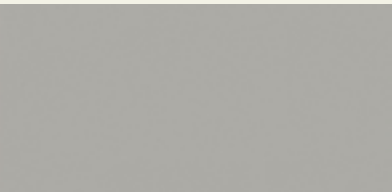
4. STONE – REAR BENCH & BATHROOM  
Graphene



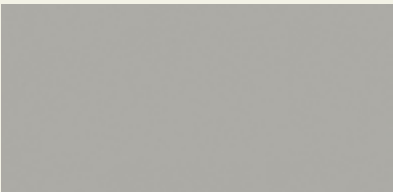
5. SPLASHBACK  
Graphite Satin



6. SPLASHBACK (UPGRADE OPTION)  
Graphene



7. CABINETRY  
Pewter



8. CABINETRY (UPGRADE OPTION)  
Pewter Absolute Matte



9. CABINETRY – WOODGRAIN  
Midnight Oak



10. CABINETRY – WOODGRAIN (UPGRADE OPTION)  
Midnight Oak Absolute Grain



11. TILES – FLOORS AND WALLS  
Syrus Stone Grey Matt



12. TILES – BALCONY  
Syrus Stone Grey Extra Textured



13. LAMINATE FLOORING  
Antibes

















GARDEN LANDSCAPING

Shaped by vision,  
detail, and greenery



# Established to flourish, climate-smart gardens built for today’s lifestyle and tomorrow’s environment

## LOW-MAINTENANCE, DROUGHT-TOLERANT DESIGN

Each garden features hardy, drought-tolerant plants that thrive with minimal attention—perfect for busy lifestyles. Extensive use of mulch helps suppress weeds and retain moisture, reducing the need for ongoing irrigation and upkeep.

## AESTHETIC PLANTING WITH COLOUR AND TEXTURE

A carefully selected plant palette introduces a variety of tones—from lime green and silvery blue to rich reds and yellows—creating vibrant, layered gardens that complement each other.

## HIGH-QUALITY, COHESIVE MATERIALS

Landscaping features custom sculptural letterbox pillars, bluestone paving, stepping stones, and other refined finishes. Materials are selected to complement the broader Eliston community, while elevating the feel of each private residence.

## FUNCTIONAL AND FLEXIBLE OUTDOOR LIVING SPACES

Designed to maximise everyday livability, outdoor areas offer space for seating, dining, and entertaining. Where space allows, patches of lawn provide the perfect spot for children, pets, and relaxed outdoor enjoyment.

## ENHANCED PRIVACY THROUGH STRATEGIC PLANTING

Larger growing shrubs are positioned to screen side boundaries, adding natural greenery while enhancing privacy and comfort in a medium-density setting.

## TAILORED TO INDIVIDUAL HOME ORIENTATION

Each garden is uniquely designed to suit the orientation and layout of its home, ensuring ideal sunlight exposure, plant performance and visual appeal. This tailored approach ensures year-round beauty and functionality.











SUSTAINABILITY

# Green-focused community



# Home to a unique sustainably designed community

Eliston Place is a green-focused community with energy efficient townhomes. Our smart, sustainable designs offer both cost savings and environmental benefits.



### SOLAR POWERED LIGHTS

Solar powered lights are used in the public reserves, further reducing greenhouse emissions in Eliston Place.



### RAINWATER COLLECTION

Rainwater is collected from the roads and used to irrigate the garden beds in each of the laneways.



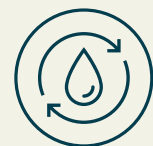
### RECYCLED MATERIALS

Our public reserves use recycled materials such as topsoil from the original farm, recycled timber for street furniture and ‘green’ concrete.



### ACCESSIBLE GREENSPACE

Completed public reserves will be waiting for you when you move into your new home, with easy access to amenity and walkways to the surrounding parks and wetlands.



### RECYCLED WATER

All of the public reserves and private gardens use recycled water for irrigation parks and wetlands.



### DROUGHT TOLERANT & EDIBLE PLANTS

Drought tolerant plants have been carefully selected to reduce water use, and public reserves will feature edible plants such as lemon trees and herb gardens.



### 7 AND 8 STAR ENERGY RATING

Enjoy the comfort of a 7 or 8 Star energy rated home, showcasing the best of sustainable design principles and construction techniques.



### ALL ELECTRIC HOMES

All electric homes are more efficient than gas/electric homes, providing lower day to day running costs and a reduction in greenhouse emissions.



### DOUBLE GLAZING

Each home has the safety and energy saving benefits of double glazed windows. Your home will be naturally warmer in winter and cooler in summer with the added benefit of reducing external noise.



### 2.0KW SOLAR SYSTEM

Every home will include a 2.0kW solar energy system, which will help to reduce your power bills and add to the value of your new home.



### 4 STAR HEATING, 4.5 STAR COOLING

Home designs will feature highly efficient heating and cooling which will reduce greenhouse emissions and help to lower your energy bills.



### HEAT-PUMP HOT WATER

Heat pump hot water systems are three times more efficient than gas hot water systems, resulting in lower monthly bills and reduced greenhouse gas emissions.





ARTIST IMPRESSION

07

TURNKEY

# Inclusions

E  
EST. ALREADY  
P



# Standard inclusions

## Kitchen

### APPLIANCES

- Oven: 600mm under bench oven
- Cooktop: 600mm induction cooktop
- Range Hood: 600mm undermount rangehood
- Dishwasher: 600mm freestanding dishwasher
- Microwave space
- Sink: Stainless steel double bowl sink overmount
- Chrome sink mixer
- Laminate (Laminex Natural) base and overhead cupboards and draw door panels
- Tile splashback
- 20mm stone benchtops

## Bathroom/Ensuite

- White above counter 400x400mm basin
- Chrome basin mixer
- Chrome wall mixer for bath and shower
- Chrome rail shower
- Chrome bath spout
- Semi frameless shower screen with pivot door
- 1500mm white back to wall bath
- White wall faced toilet with slim seat
- Chrome toilet roll holder
- Chrome double towel rail
- Chrome robe hook
- Chrome shower shelf
- Laminate (Laminex Natural) base and overhead cupboards and draw door panels
- 20mm stone benchtops
- Polished edge mirror above vanity
- Wall tiles to the shower – 2100mm high
- Tile vanity Splashback
- Floor tiles including skirting

## Powder Room

- White wall hung 500x250mm basin with bottle trap
- Chrome basin mixer
- Chrome hand towel holder
- Polished edge mirror above vanity
- Floor, skirting and splashback tiles

## Laundry

- 45L Trough & Cabinet
- Chrome sink mixer
- Floor, skirting and splashback tiles
- Chrome washing machine points

## General

- Fixed costs
- Choice of Ivory or Onyx colour scheme
- Laminate flooring to main living areas
- Carpet flooring to balance of home, including stairs
- 3 coat wall and ceiling paint system
- Satin chrome internal passage lever handles
- Satin chrome front entry lever set
- Satin chrome external lever sets
- Wardrobes with 2100mm high vinyl sliding doors, 1x melamine shelf and chrome hanging rod
- 2700mm ceiling height to main living floor and 2550mm to alternate floor
- Linen closet with 4x melamine shelves
- 75mm cove cornice to entire house
- 65x18mm single bevel architraves and skirtings
- Flyscreens to all openable windows
- Blockout blinds to all habitable windows (excluding windows with obscure glass)

## Electrical

### HEATING/COLLING

- Split system to main living area
- Electric panel heaters with thermostats to bedrooms and secondary living areas
- Electric heat pump hot water service with 220L storage tank
- LED downlights throughout, including under cover external areas
- Double power points throughout
- 2x free to air TV points connected to an antenna
- 1x telephone/NBN point
- Ceiling exhaust fan above showers

## Green Initiatives

- 7-star energy rating
- All electric homes
- Double glazing
- LED lighting throughout
- Heat pump hot water
- 2kW solar system
- 4 star heating & 4.5 star cooling (minimum)
- EV charger ready
- Solar battery ready

## External

- Front and rear landscaping
- Fencing
- Clothesline
- Letterbox



ARTIST IMPRESSION





ARTIST IMPRESSION

AN ESTABLISHED

# Team





ELISTON, CLYDE

**NATIONAL PACIFIC PROPERTIES – DEVELOPER**

Founded in 2005, National Pacific Properties has built a portfolio of market-leading communities that are exceptional, vibrant, and well-designed. Each development begins with a strong focus on planning, delivery, and attention to detail—creating places that residents can be proud to call home.

At Eliston, community is at the heart of everything the company does. Carefully considered masterplanning, urban design, and superior landscaping have resulted in an abundance of accessible parks, playgrounds, and green spaces.



**DKO – ARCHITECT & INTERIOR DESIGNER**

DKO is a globally connected, award-winning design practice with studios across Australia, New Zealand, and Southeast Asia.

In Perth, the team combines international thinking with local insight to shape places that reflect how people live today and into the future.

From bespoke homes to growing communities, their work is grounded in thoughtful architecture, lasting quality, and a respect for place, people, and planet—creating spaces that feel personal, considered, and made to belong.

DKO



TOWNHOUSES AT WOODLEA BY DKO, ROCKBANK





FERNTREE BUSINESS PARK, NOTTING HILL

#### MDG – LANDSCAPE ARCHITECT

MDG is an established and highly regarded practice that has been operating in Melbourne for over 30 years. Their work spans a broad range of scales and locations, bringing considerable skill and experience to every project undertaken.

The practice recognises the importance of creating a strong and cohesive landscape character—designing engaging and pleasant spaces that enhance personal wellbeing and facilitate positive experiences for all users.



BURWOOD BRICKWORKS, BURWOOD

#### BURBANK URBAN – BUILDER

Drawing on the impressive track record of the Burbank Group, one of Australia's leading home builders and land developers for over 30 years, Burbank Urban caters to a diverse range of homebuyers seeking stylish living, in the best locations, beyond traditional detached housing. Burbank Urban employs its multi-disciplinary expertise across the full project life cycle to deliver high quality townhomes, apartment, mixed use and urban renewal projects.



#### RPM – SALES & MARKETING AGENT

RPM's journey began in 1994 with a mission to help more Australians unlock their property potential through house, land, and medium-density developments. Since then, the organisation has grown to become an industry leader with an expanding national presence, offering a comprehensive suite of services designed to maximise the property journey.

With a strong focus on research, product development, and innovative sales and marketing initiatives, RPM remains committed to transforming good projects into vibrant and inclusive communities.



RPM OFFICE, SOUTHBANK



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# Eliston sales team

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