

The background features a series of concentric circles in two shades of blue, creating a tunnel-like effect. The circles are centered and overlap, with the inner circles being a lighter shade of blue and the outer ones being a darker shade. The text 'SANDEFORD' is positioned in the center of the image, rendered in a bold, orange, stylized font with a double-line outline.

SANDEFORD



COOL IS COMING

It's not often that a new and modern living experience becomes available in an established suburb like Carrum Downs. That's why we're happy to announce the arrival of Sandford, a new townhome community that's located at the heart of Carrum Downs. It's the perfect mix of the familiar and the new. A place to designed for today's new home owner looking to create a new life, in an established suburb that's going through its very own renaissance.

Sandford will consist of 162 modern townhomes all located in a secluded enclave that will form a tight-knit neighbourhood - a community within a community. A place closely connected to the things you need, and also a green sanctuary where you can catch your breath from the pace of a fast moving world.



PLACE FOR SPACE

Choose from a great range of townhomes to best suit your lifestyle. Each of our townhomes will be a modern statement of purposeful design, spacious living, and embody Modus Developments commitment to quality. You'll have peace-of-mind knowing that every detail has been considered to give the very best living experience possible. Like you, we believe that a home is more than four walls and roof over our head,

it includes the whole neighbourhood. Kids riding their bikes along the street, a quick chat a neighbour and a general feeling of being part of a community. This is why so much thought has gone into the Sandford neighbourhood. That's cool.



VILLAGE GREEN

When you enter the Sandford neighbourhood you will notice that it's different to other places. Think of a secret garden that offers residents peace and quiet, and modern tranquility from the everyday. Sandford is based on a plan that skilfully connects residents to the environment and to one another. Connecting the community will be a green corridor winding its way through the Sandford neighbourhood.

Residents will have access to intimate green spaces where kids can play, leafy pathways to connect the neighbourhood, and a green common that will be the perfect place for friends and family to meet and pass the time. What a way to live.

SOMETHING FOR YOU

Modern living isn't about one size fits all. A vibrant and thriving community is built on a diverse neighbourhood where there's something for everyone. Sandford will offer a great range of townhomes that you can make your own. Four, three and two bedroom floorplans with a mixture of two and three storey configurations will be available. Plus each townhome will be fixed price, there are no extra costs or add-ons, everything will be up-front, the way it should be. So no matter what your needs, you'll find a townhome to suit your modern lifestyle.



Artist's impression. Subject to detailed design and final approvals.



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CLOSE-KNIT COMMUNITY



Artist's impression. Maps and illustrations in this brochure are intended to be a visual aid only and do not necessarily depict the actual development. All information is subject to change without notice.



CLOSE FOR COMFORT

The great thing about living in a new home in an established suburb is that everything you need is already in place. Sandford is such a place. Secondary and primary schools, kindergarten, early learning centres, community library, nature reserve and shopping are all a short walk away. If you want to go further afield hop into the car and within minutes you'll have the sand between your toes at Carrum Beach.

Need a city fix? You've got direct access via EastLink. Head the other way and get onto the Peninsula Link and head to the Mornington Peninsula to sample some of the best food and wine in the region. It's another reason why Sandford is special.

modus

unique developments

Modus Unique Developments is the trusted name behind residential projects marked by a high degree of liveability and exceptional quality. Led by three directors with more than 120 years of combined experience, the entire team is driven by a vision to create new homes and new communities which deliver superb lifestyle choices, each in carefully selected locations. Known for in-fill masterplanned projects which add to the fabric of local communities, Modus Unique Developments works with selected partners to ensure its vision is realised, and will provide enduring value for purchasers.



Modus Development – The Haig Heidelberg Development.



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GENTON

Genton is a multi-award-winning architecture and design practice, with a reputation for inspired design and creating spaces and places that promote wellbeing and a sense of community.

Genton is a diverse and inclusive team of skilled Architects, interior designers, 3D-modellers and documentation experts, working seamlessly on the delivery of Urban Design, Masterplanning, Architecture & Interiors, across a range of sectors. They have developed a holistic appreciation of design processes, working closely with clients to achieve a collective vision.

The Genton team are committed to achieving smart and sustainable design, crafting bespoke interiors to compliment the end user's lifestyle and create a feeling of home in residential projects. Notable recent residential projects include the award-winning North Avoca Beachfront Residences, as well as Townhaus Apartments, West Melbourne.



The Morris Moor development designed by Genton.



TOWNLIVING™

by metricon

As Australia's largest home builder, for more than 40 years Metricon have remained at the forefront of innovative design and exceptional build quality. TownLiving build in some of the state's most desirable urban landscapes with easy access to facilities, services and infrastructure, sometimes only a few steps away. Metricon TownLiving is all about living where you want to live, how you want to live, with all the stunning fittings and features and quality workmanship that you would expect in a traditional Metricon home. Our homes are built to last, that's why we confidently support every Metricon home with a lifetime structural guarantee*. This means you can have the peace of mind for the entire time you live in the home!*



Modus Development – The Haig Heidelberg Development.

*For more information on our Lifetime Structural Guarantee visit <https://www.metricon.com.au/terms-conditions>



CONNECTED COMMUNITY

EDUCATION

- 1 Little Starters Early Learning & Kinder
- 2 Banyan Fields Primary School
- 3 Play 'N' Grow Early Learning Centre
- 4 Carrum Downs Secondary College
- 5 Carrum Downs Early Learning Centre
- 6 St Joachim's School
- 7 Rowellyn Park Primary School
- 8 Nepean Special School
- 9 Seaford Primary School

SHOPPING

- 1 Carrum Downs Regional Shopping Centre
- 2 Seaford Shopping Strip
- 3 Lakeview Shopping Centre

RESTAURANTS

- 1 Monta Verde
- 2 One Twenty Nine On Hall
- 3 Beach Cafe Seaford

KEY LANDMARKS

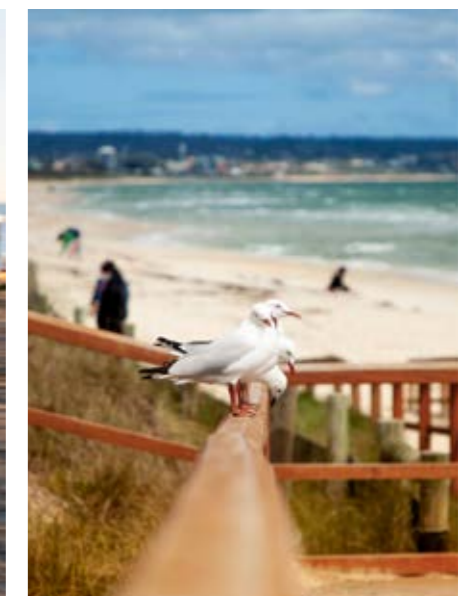
- 1 Eastlink
- 2 Peninsula Link
- 3 Edithvale Wetlands

GROCERIES

- 1 McCormicks Food Store
- 2 Woolworths Carrum Downs
- 3 Ritchies IGA Carrum Downs
- 4 Aldi Carrum Downs
- 5 IGA Carrum Downs

SPORTS AND RECREATION

- 1 Carrum Downs Library
- 2 Sandhurst Golf Course
- 3 Seaford Beach
- 4 The National Water Sports Centre
- 5 Carrum Beach





Sales Office (Coming Soon)
CNR Lats Avenue and Dexter Mews
Carrum Downs
VIC 3201

Register: sandfordliving.com

