

CHELSWORTH

I V A N H O E

Âensons



EMBRACE CONTEMPORARY
LIVING AND ENDURING
STYLE AT CHELSWORTH,
YOUR GATEWAY TO IVANHOE.

With vistas overlooking the leafy treetops and extending to the Melbourne CBD, Bensons Property Group bring these classically designed residences to Ivanhoe. Presenting the perfect blend of sophistication and tranquility, Chelsworth is surrounded by the best in education, transport and leisure, affording residents a new level of lifestyle sophistication.





YOUR GATEWAY TO PARKLANDS



A DESIRED ADDRESS OF DISTINCTION

Chelsworth is perfectly positioned to experience the essence of Ivanhoe living with its close proximity to lush parklands and enviable amenity.

Discover some of Melbourne's most picturesque parklands such as Chelsworth Park, Ivanhoe Park and Wilson Reserve, and enjoy walking or cycling along the Main Yarra Trail and Darebin Creek Trail – all in close proximity to Chelsworth.

Perfectly positioned for connectivity, a short walk to Ivanhoe station and extensive bus routes provide regular and immediate access to surrounding suburbs and the CBD. Alternatively, take the Eastern Freeway for a quick 20-minute trip to all your favourite CBD locations or continue south-east to explore the wonders Victoria has to offer.

Main Yarra Trail



YOUR GATEWAY TO IVANHOE VILLAGE

LIVE THE DESIRABLE IVANHOE LIFESTYLE

Ivanhoe is a suburb renowned for its abundance of private and public school offerings. Highly-regarded primary and secondary schools such as Ivanhoe Grammar School and Ivanhoe Girls Grammar School, are all within easy reach by car or public transport connections.

Step out to the bustling Upper Heidelberg Road for vibrant café culture, top restaurants, boutiques and daily shopping needs.

Residents can also be at the heart of the festive season with the Boulevard Christmas Lights on their doorstep, which draw thousands of people from all over the state each year.



Ivanhoe Girls Grammar School

“Prestigious educational facilities and family friendly amenities have made Ivanhoe one of the most highly sought-after suburbs in Victoria.”



Fire Station Cucina











Cafe 'n' Addictions

On weekends, residents of Chelsworth can practice their golf swing at Ivanhoe Public Golf Course or for art-lovers, visit the Ivanhoe Makers Market or Hatch Contemporary Arts Space.

Chelsworth is at the heart of Ivanhoe's cultural sophistication and enviable amenity. Take a 10-minute drive to Westfield Doncaster's high-end fashion boutiques and vibrant entertainment precinct or immerse yourself in the eclectic array of retail and dining options in bustling Upper Heidelberg Road.

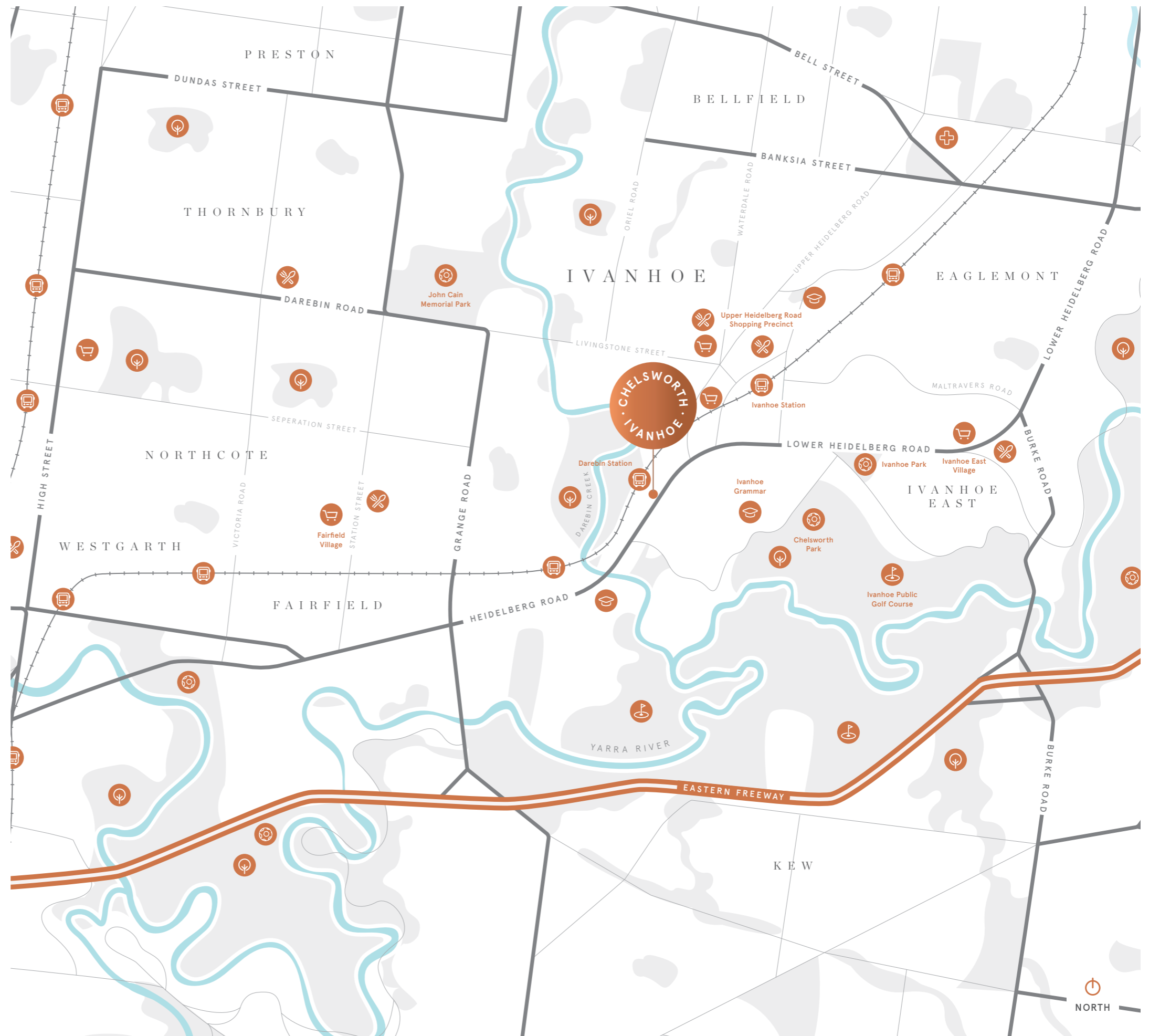
LEGEND

- | | |
|--|---|
|  EATERIES |  EDUCATION |
|  TRAIN STATIONS |  PUBLIC PARKS |
|  GOLF COURSES |  SPORTS RESERVES |
|  RETAIL |  AUSTIN HOSPITAL |

8 KM TO MELBOURNE CBD

 20 MINUTES BY TRAIN

 20 MINUTES BY CAR



AMENITIES

"Ivanhoe is home to many established families, while an abundance of amenities as well as proximity to public transport and major arterials makes it a popular choice for all ages."

 Ivanhoe Population
12,171⁺

 Median Rent
\$420^{*}

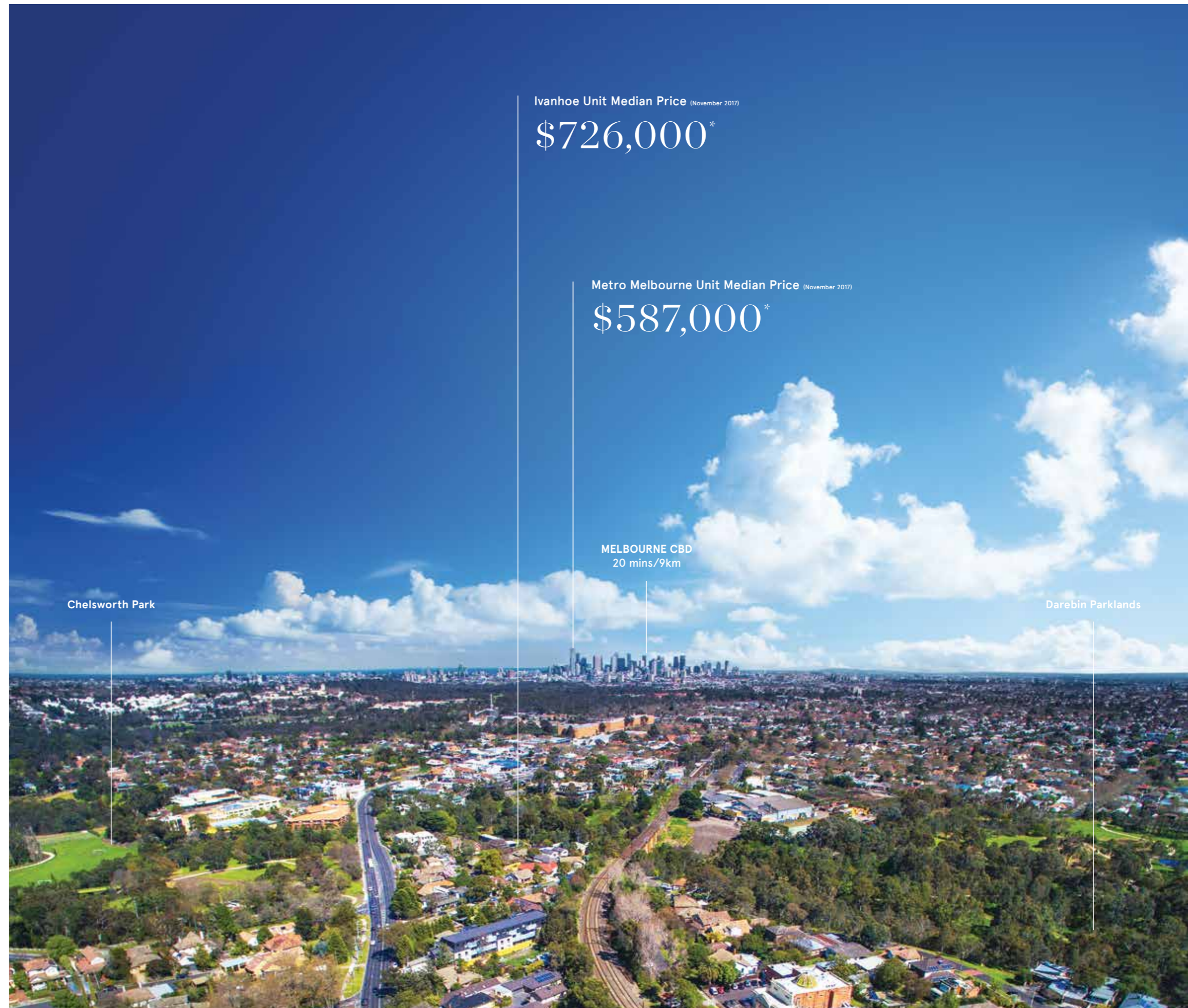
 Vacancy Rate
1.81%⁺

 Annual Capital Growth
6%^{*}

Sources as at November 2017

^{*} REA Group

⁺ Real Estate Investar





PREMIUM CRAFTSMANSHIP & CLASSIC DESIGN

“The contemporary façade incorporates a public artwork with a landscape motif responding to the character of Ivanhoe.”

Renowned BG Architecture set a new benchmark in contemporary design, elegance and architectural innovation. The contemporary façade showcases the best of modern architecture, presenting itself as a piece of public artwork and grand complement to the streetscape.

One, two and three-bedroom apartments boast expansive interior spaces infused with an abundance of natural ventilation. Private balconies and expansive terraces complete Chelsworth’s exceptional home collection, designed to surpass expectations.

Chelsworth showcases a stunning form shaped to capture CBD and mountain views. The façade features a combination of face brick and timber cladding finishes that provide a soft visual blend with the surroundings. Upon entering Chelsworth, you are captivated by an immediate sense of home as the warm timber and naturally inspired colour scheme flows through the lobby and generous corridors.

“The apartments are practical in use and sophisticated in design, embracing an urban, stylish aesthetic.”

SPACES THAT FLOW EFFORTLESSLY

Each residence has been designed with a classic, neutral palette, displaying a timeless canvas for residents to add their personal touches to this welcoming space. Filled with natural light, the living and dining zones flow in an uninterrupted experience of style and comfort, complemented by full-height, glass sliding doors to private terraces, allowing outdoor relaxation whilst taking in the surrounding vistas and views of the Melbourne CBD.

Unique floorplans have been created with functional living in mind, through innovative and dynamic design to enrich the living experience.



DESIGNED TO DELIGHT

An elegant statement of functionality and intelligent design, the spacious kitchen area will delight the most discerning chef. Quality European appliances combine with porcelain material, stone benchtops and custom-designed joinery with a concealed fridge upgrade option. A versatile island bench to most apartments is perfect for breakfast and as a generous server for both casual and formal dining.





Artist Impression

“Kitchens have been designed with the home cook in mind, with functionality and multi-use furniture a key feature to each apartment.”

“A classic colour scheme throughout the home allows residents to overlay and incorporate their individual style.”



Artist Impression

PAMPER YOURSELF IN A CLASSIC SETTING

Elegant bathrooms feature timber vanities, textural mosaic tiles and premium fixtures in a contemporary experience of refined luxury. Mirrored cabinets and bespoke shelving store all the essentials for everyday pampering. Repose in serene comfort in bedrooms designed for a restful retreat from the demands of daily living.

AN EXPERIENCED TEAM

^Bensons

Bensons Property Group was founded in 1994 by Elias Jreissati, whose strategic leadership and vision has built a collection of nation-wide businesses dedicated to delivering exceptional living. The success of Bensons can be attributed to its attention to detail and pride in craftsmanship. The family-led group is dedicated to delivering exceptional living, premium experiences, and a positive impact in local communities, going beyond physical buildings, underpinned by thoughtful planning and excellent execution.

Bensons has consistently delivered landmark projects, designed by acclaimed architects, to deliver superb apartments and homes. Selectively developing in the inner city suburbs, close to the vibrancy and amenities of our culturally rich cities, ensures quality of living is at the forefront of each project.

bensonsproperty.com.au



Donna Brzezinski and Adam Grundmann have established individual reputations for architectural quality and creativity during their combined 30 years in professional practice. Donna and Adam have built a passionate team of professionals with a diverse range of talent and disciplines, with BG Architecture now recognised for its design adaptability and expectation for high quality.

From inception to completion, BG Architecture provide a professional service tailored to suit their client's requirements with each project brief formulated in close consultation with the client.

BG Architecture pride themselves for their open communication skills, enjoying long standing relationships with clients, builders, local councils and consultants. BG Architecture strive to achieve the highest quality outcome on every project with thorough documentation and exacting on site administration.

bgarchitecture.com.au

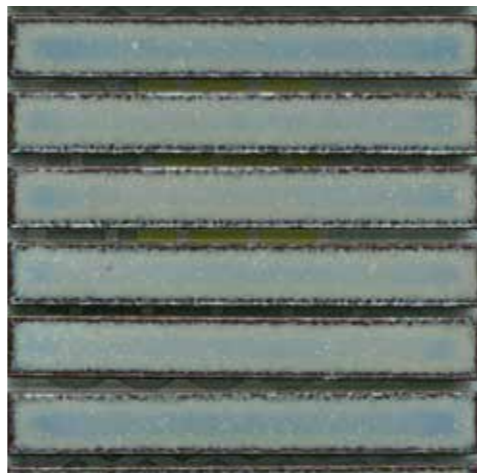


The background of the entire page is a high-resolution, close-up image of a white marble surface. The marble features intricate, flowing veins of light grey and dark grey, creating a complex, organic pattern. The lighting is soft and even, highlighting the natural texture and subtle variations in tone of the stone.

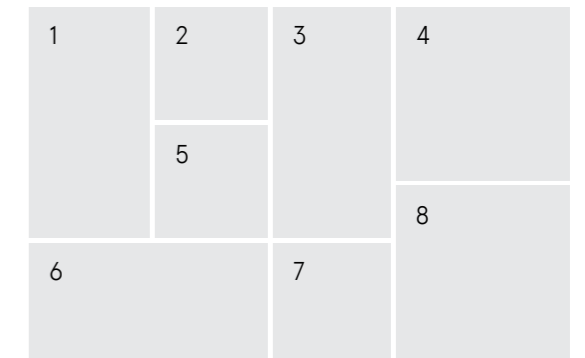
FIXTURES
& FITTINGS

FIXTURES

FINISHES



- 1. Bathroom General Wall Tile
- 2. Kitchen Island Bench
- 3. Kitchen Bathroom Benchtop
- 4. Timber Floorboards
- 5. Bathroom Floor Tile
- 6. Carpet Bedroom
- 7. Bathroom Feature Tiles
- 8. Timber Veneer



FITTINGS

LUCIA SQUARE
SIDELEVER MIXER



BASIN MIXER



PRINCESS SINGLE
BOWL UNDERMOUNT
KITCHEN SINK



PROJECT STAINLESS
STEEL DRAINER



LUCIA ROBE HOOK



TOWEL RAIL 800MM



UNDER COUNTER
BASIN 550 X355X180



PROJECT 30L
TROUGH & CABINET
WITH RINSE BY-PASS



MADISON AVENUE
SHOWER MIXER
-EXTERNAL



TOWEL RAIL DOUBLE
600MM



POP UP WAST
WITH OVERFLOW



MIXMASTER KITCHEN
MIXER - LAUNDRY



MADISON AVENUE
SHOWER MIXER
-INTERNAL



TOILET ROLL HOLDER



BTW TOILET SUITE UNI
TRAP S/CLOSE



WASHING MACHINE
STOPS, LEVER HANDLE
(PAIR)



200MM ROUND
HORIZONTAL SHOWER



SHOWER SHELF



SQUARE FLOOR
GRATE 100MM







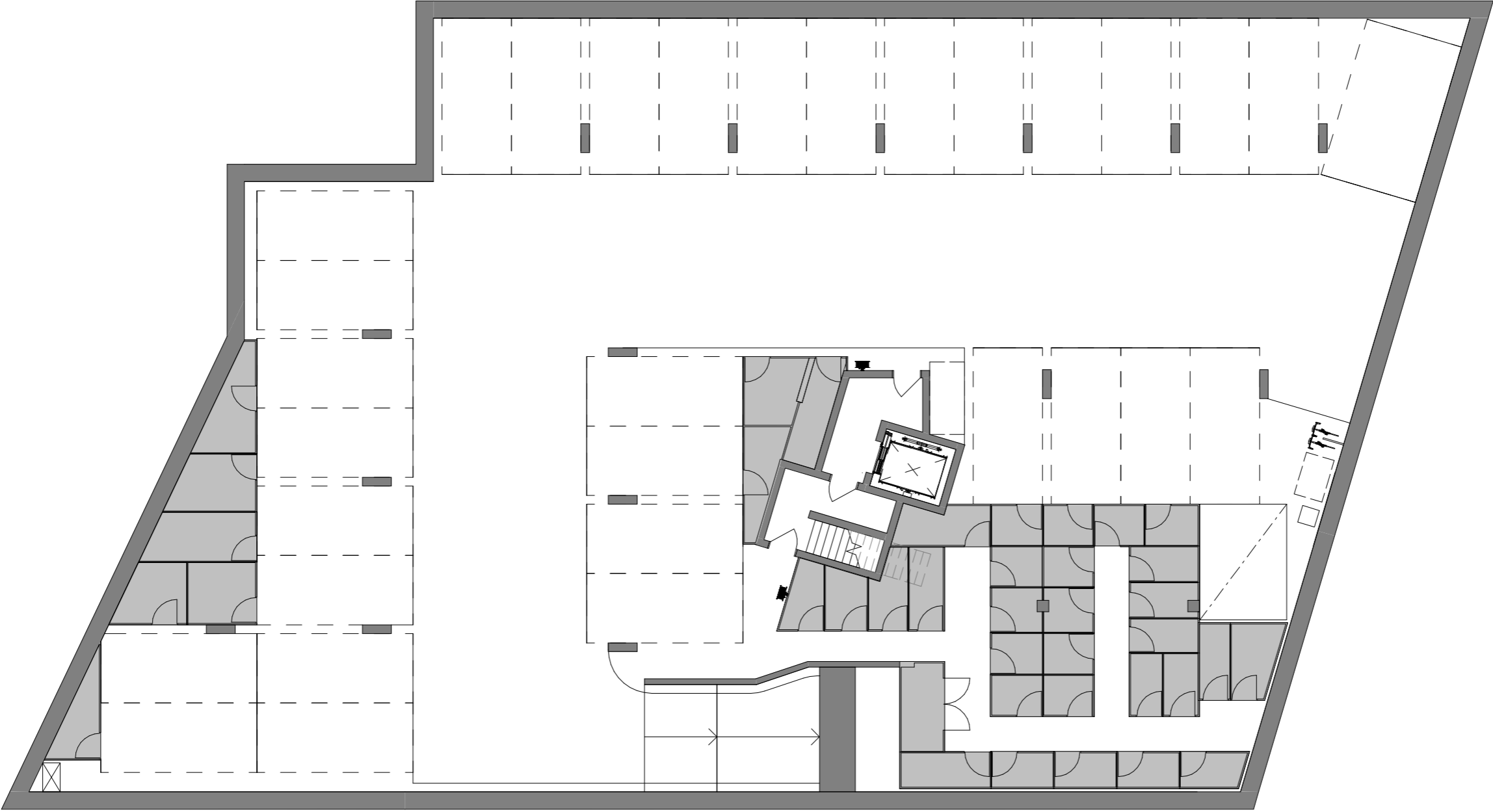
FLOORPLATES

BASEMENT 2

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FLOORPLATES

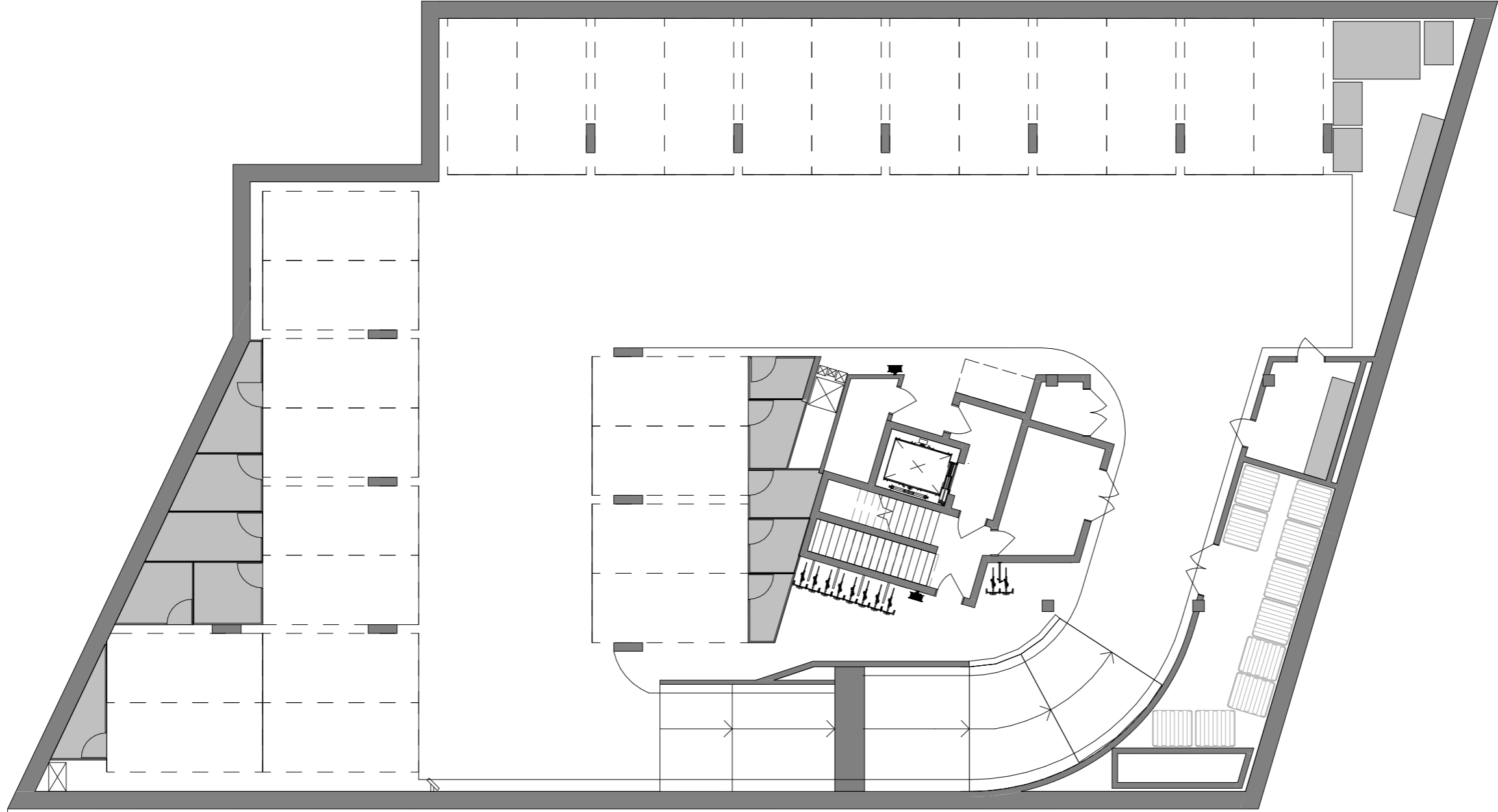


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BASEMENT 1

CHELSWORTH

IVANHOE



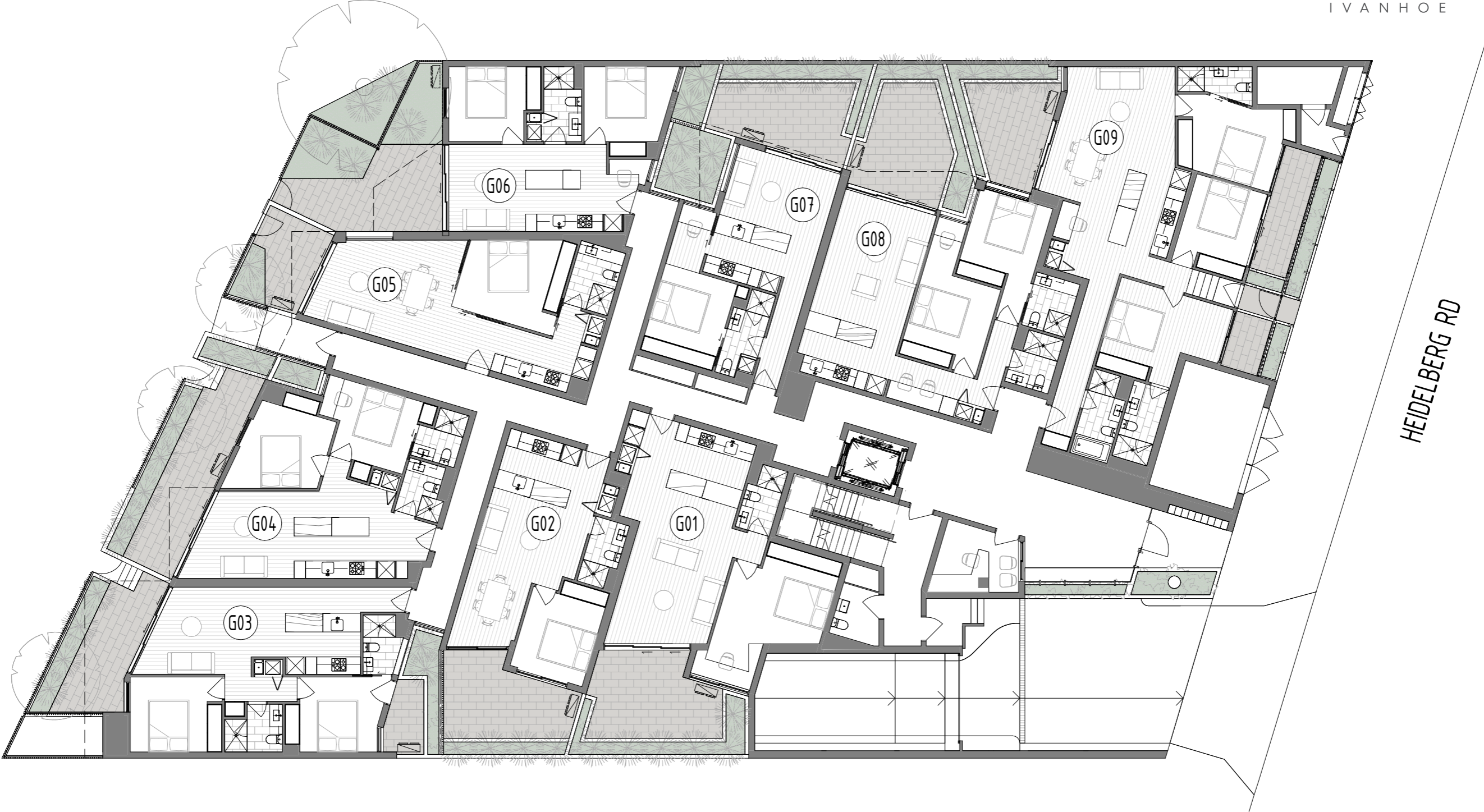
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GROUND FLOOR

CHELSWORTH

IVANHOE



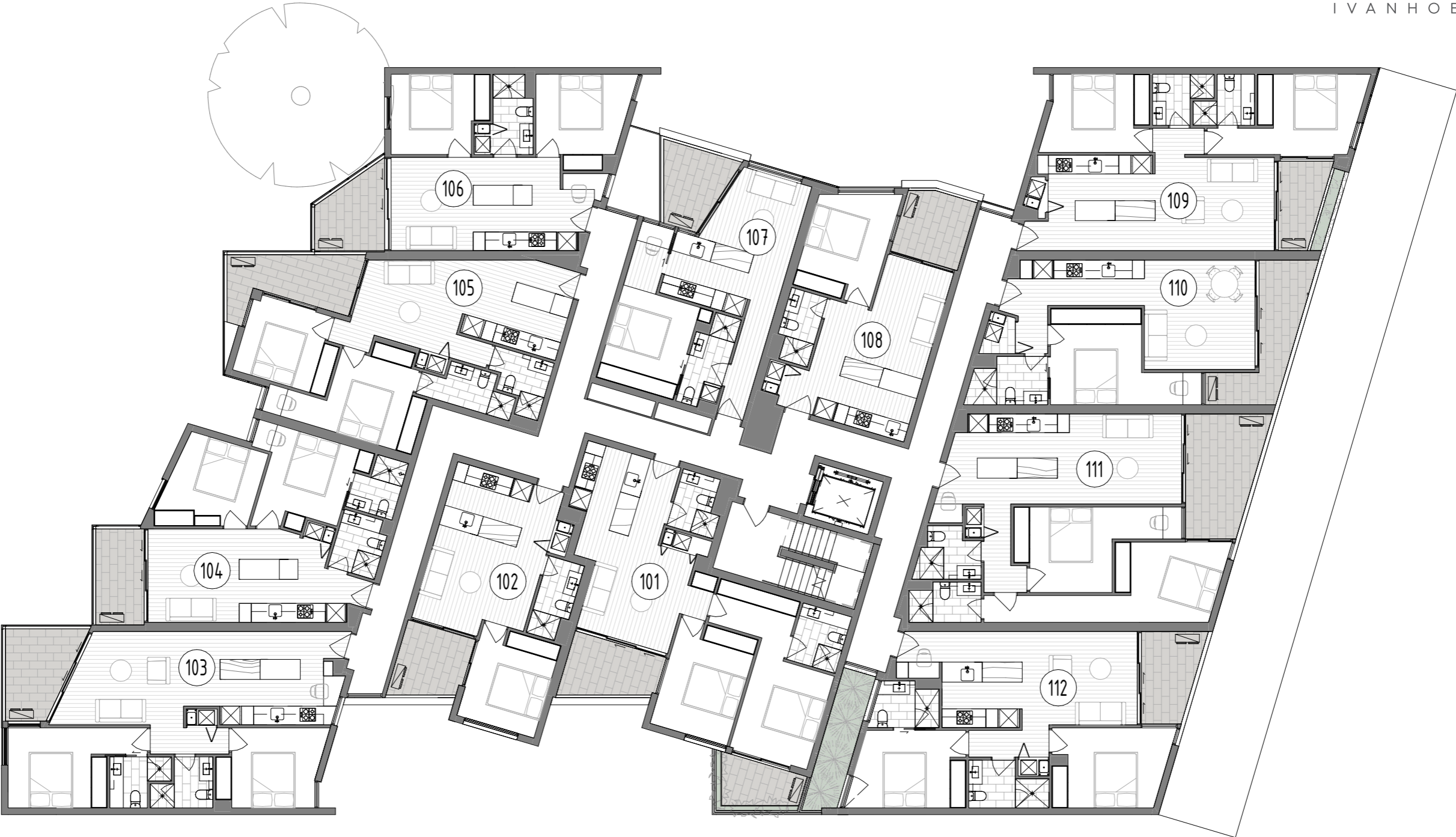
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FIRST FLOOR

CHELSWORTH

I V A N H O E



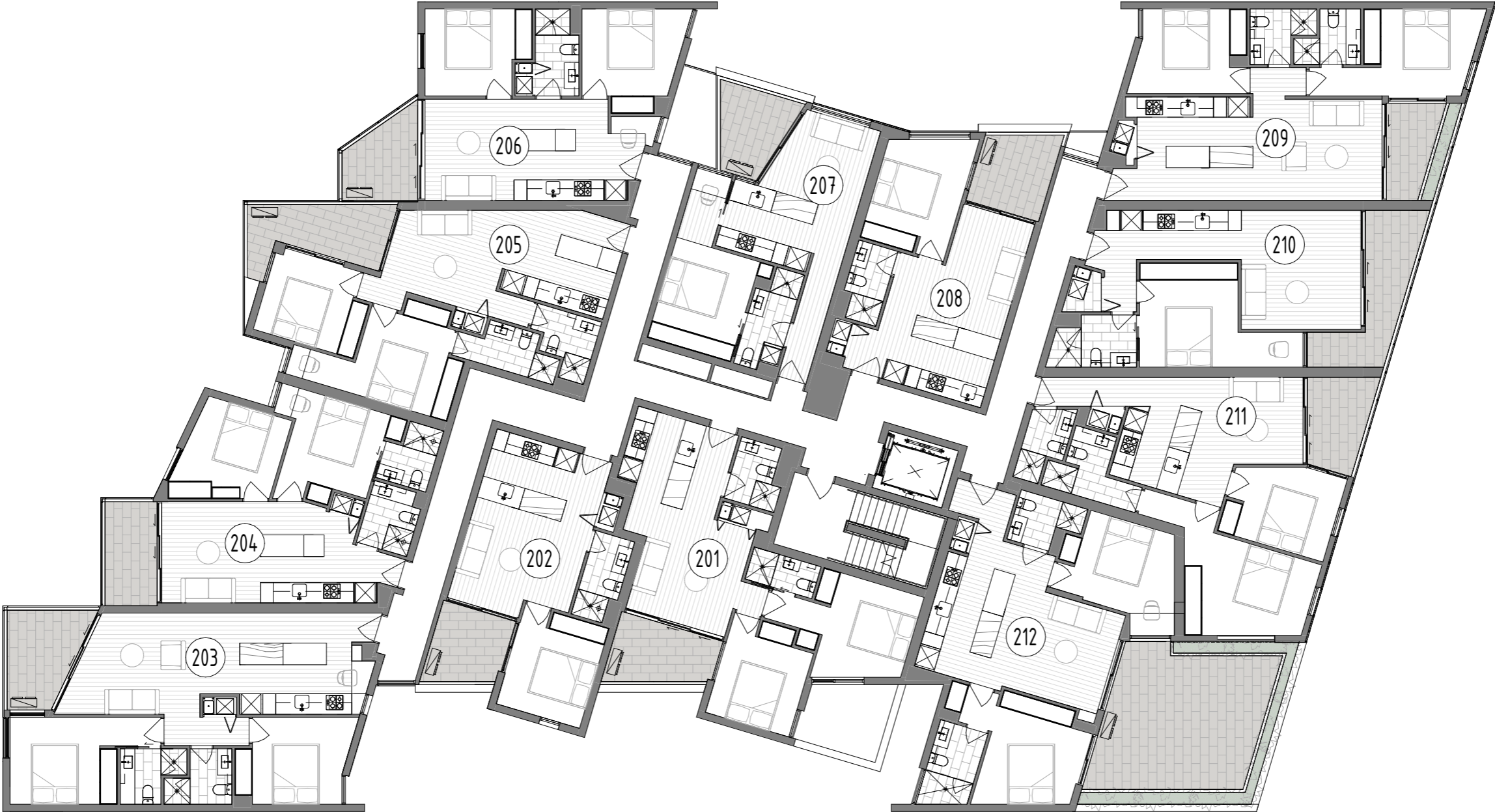
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SECOND FLOOR

CHELSWORTH

IVANHOE



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THIRD FLOOR

CHELSWORTH

I V A N H O E



FLOORPLATES

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FOURTH FLOOR

CHELSWORTH

I V A N H O E



FLOORPLATES

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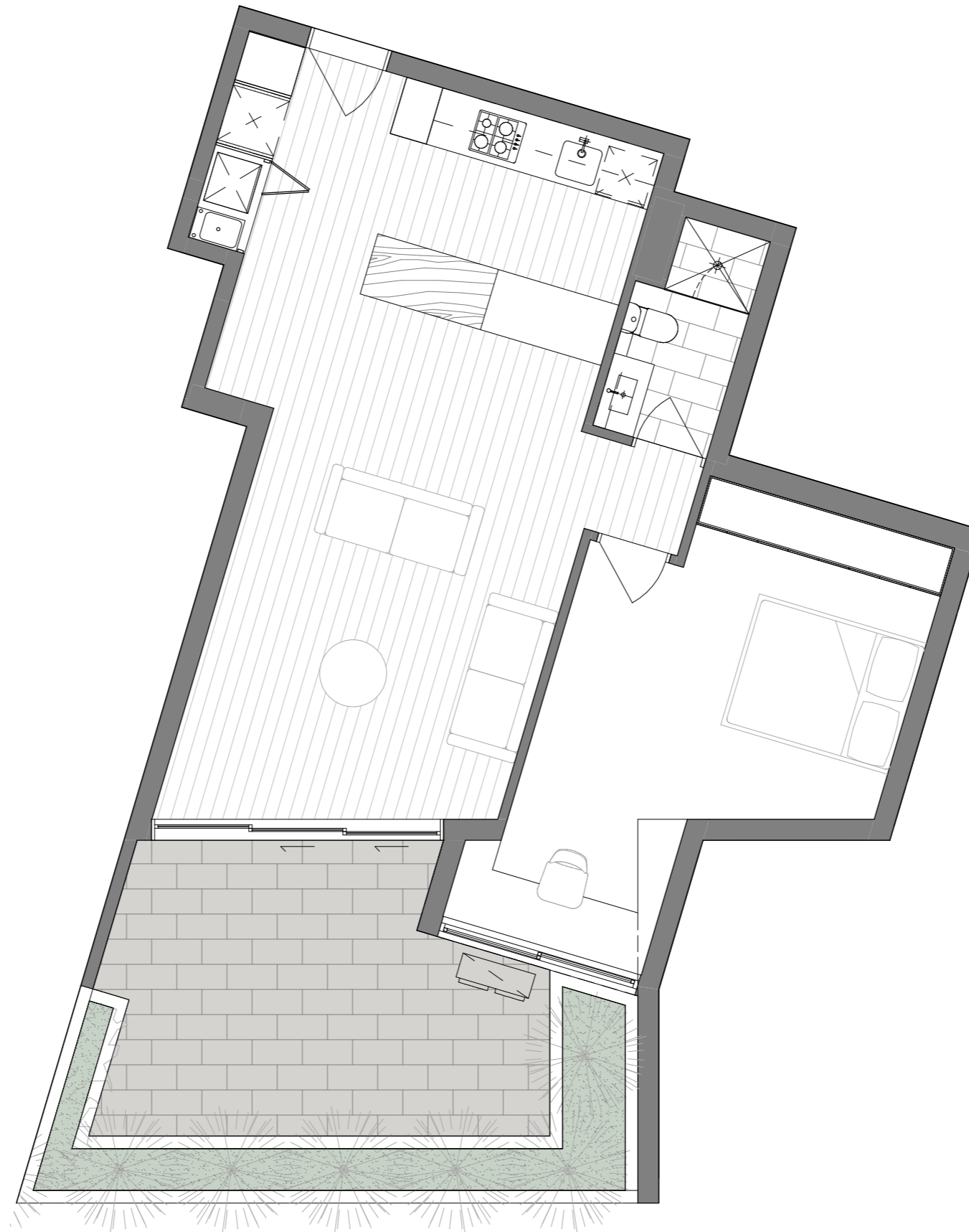
The background of the page is a classic marbled paper pattern, featuring irregular, flowing veins of dark grey and black against a light cream or off-white base. The veins create a sense of movement and depth, typical of traditional bookbinding aesthetics.

FLOORPLANS

APARTMENT

G 0 1

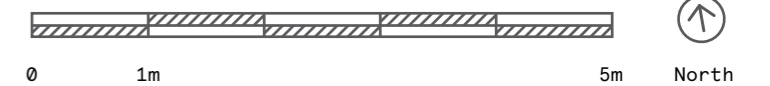
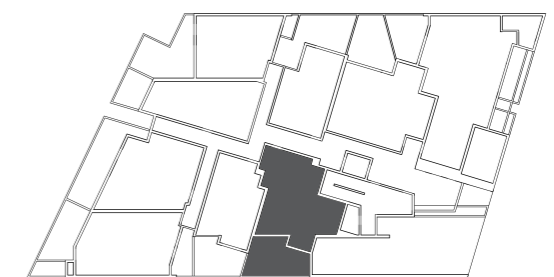
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Internal Area (m ²)	70.9
Balcony Area (m ²)	25.2
Total Area (m²)	96.1

CHELSWORTH

IVANHOE

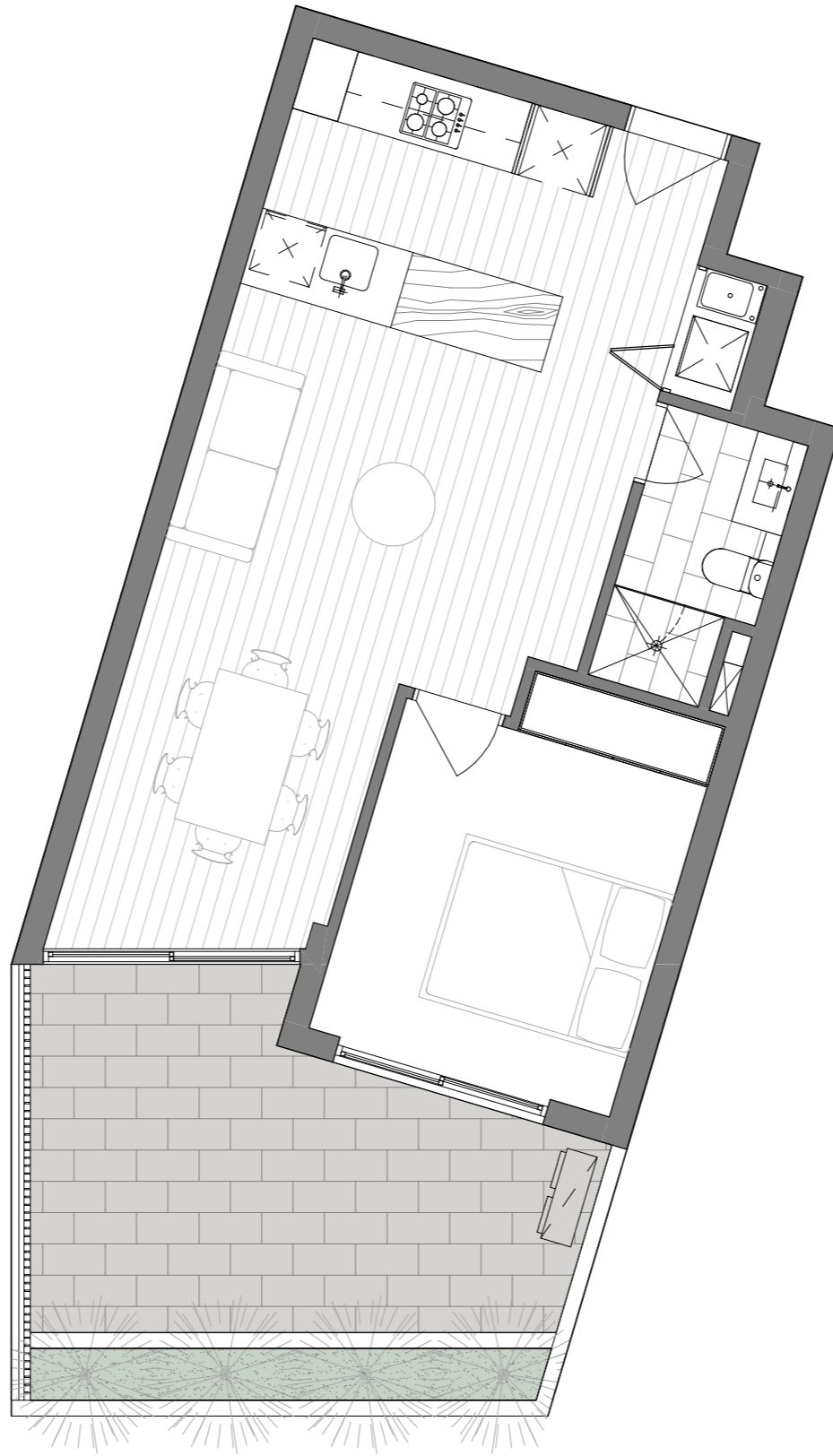


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APARTMENT

G 0 2

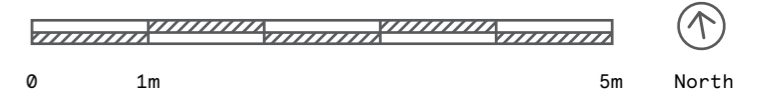
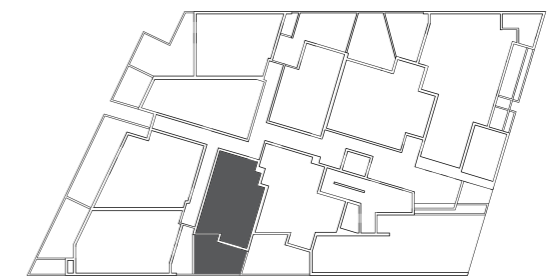
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Internal Area (m ²)	54.4
Balcony Area (m ²)	20.0
Total Area (m²)	74.4

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FLOOR PLANS

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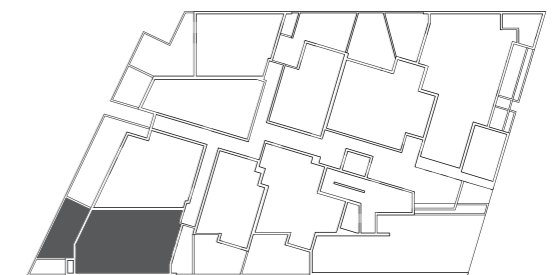
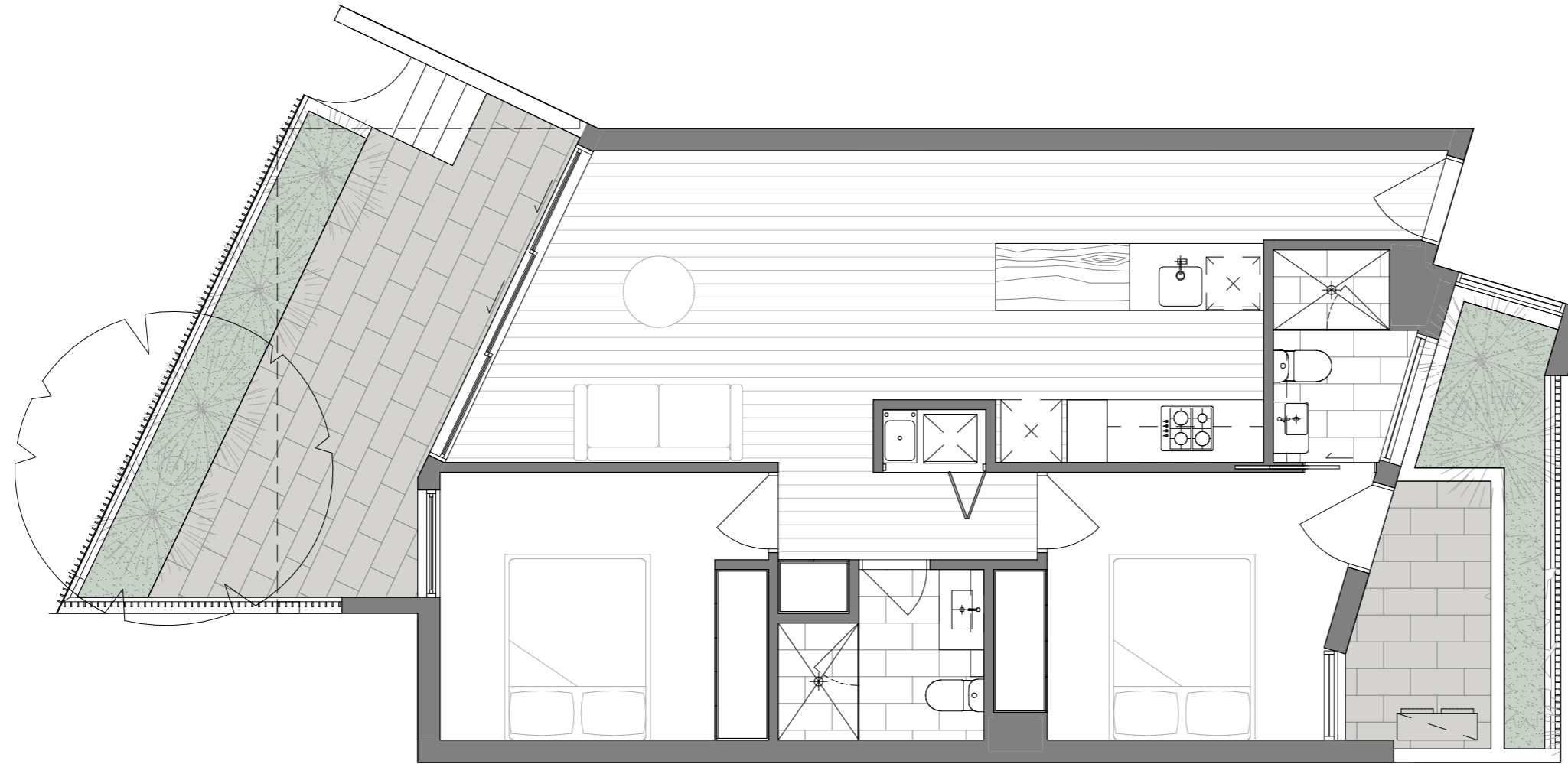
APARTMENT

G 0 3

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IVANHOE

2  2  1 



Internal Area (m ²)	73.8
Balcony Area (m ²)	29.6
Total Area (m²)	103.4



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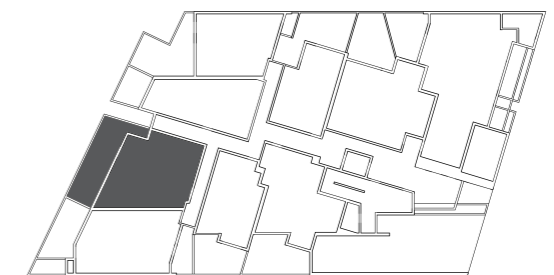
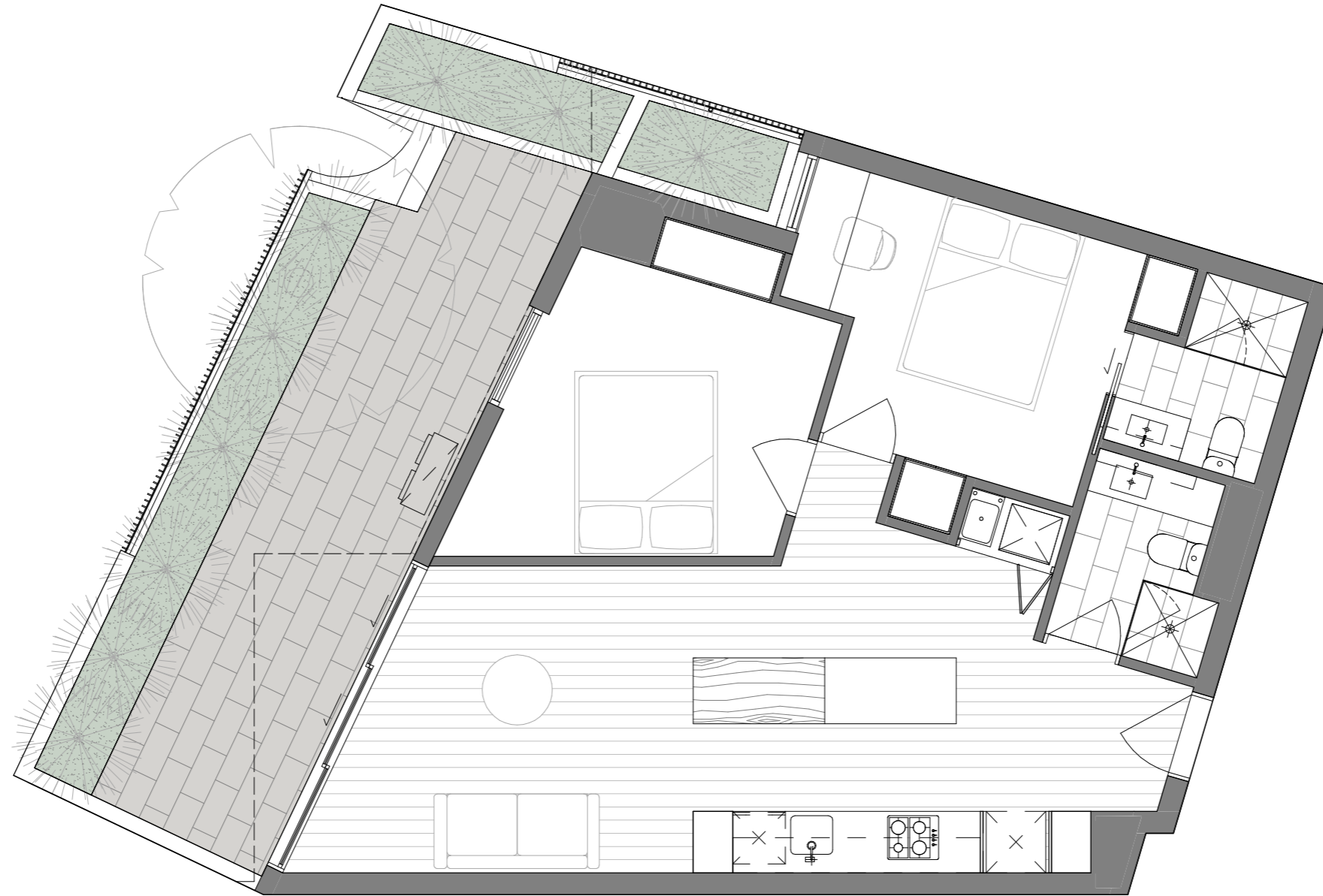
APARTMENT

G 0 4

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IVANHOE



Internal Area (m ²)	73.8
Balcony Area (m ²)	32.0
Total Area (m²)	105.8



FLOOR PLANS

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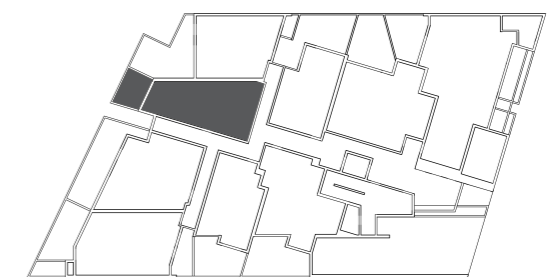
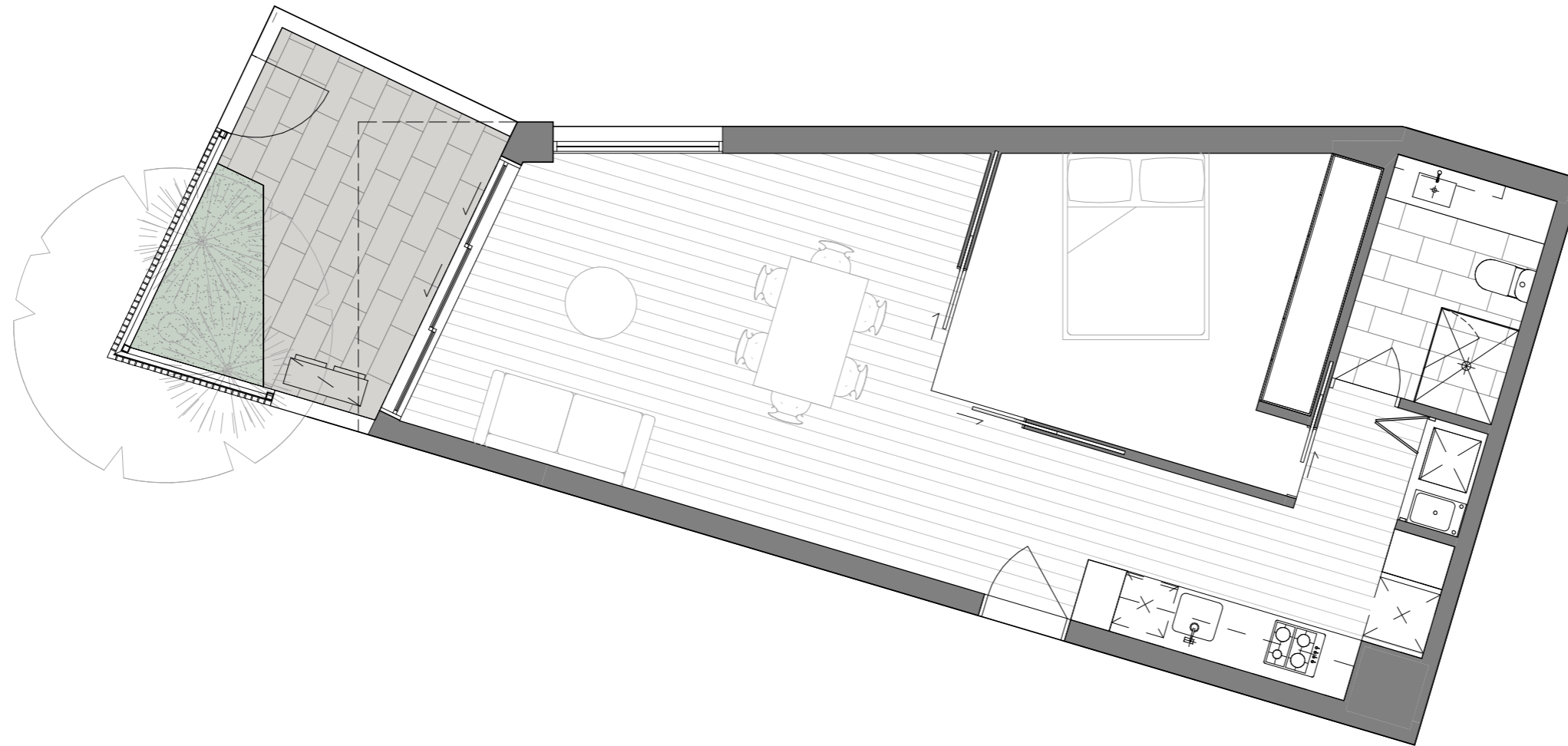
APARTMENT

G 0 5

CHELSWORTH

IVANHOE

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Internal Area (m ²)	63.6
Balcony Area (m ²)	12.0
Total Area (m²)	75.6



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FLOOR PLANS

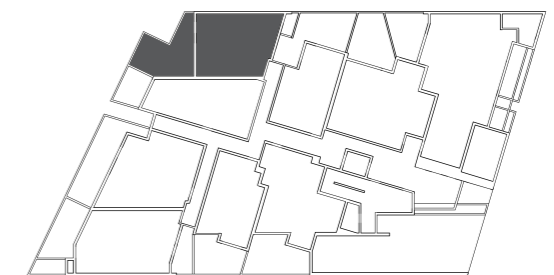
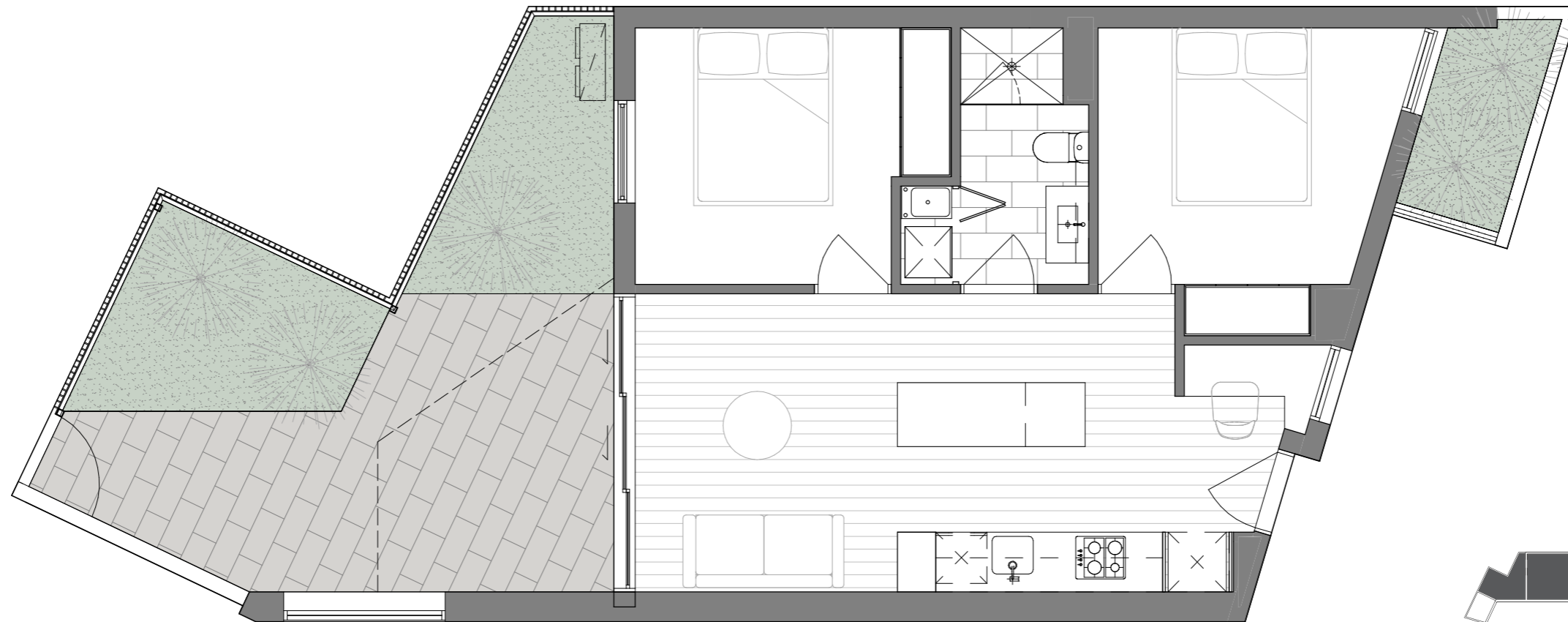
APARTMENT

G 0 6

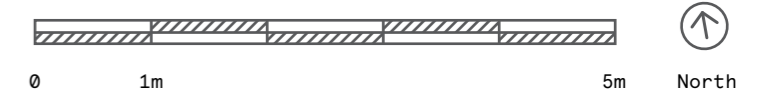
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CHELSWORTH

IVANHOE



Internal Area (m ²)	61.1
Balcony Area (m ²)	33.0
Total Area (m²)	94.1



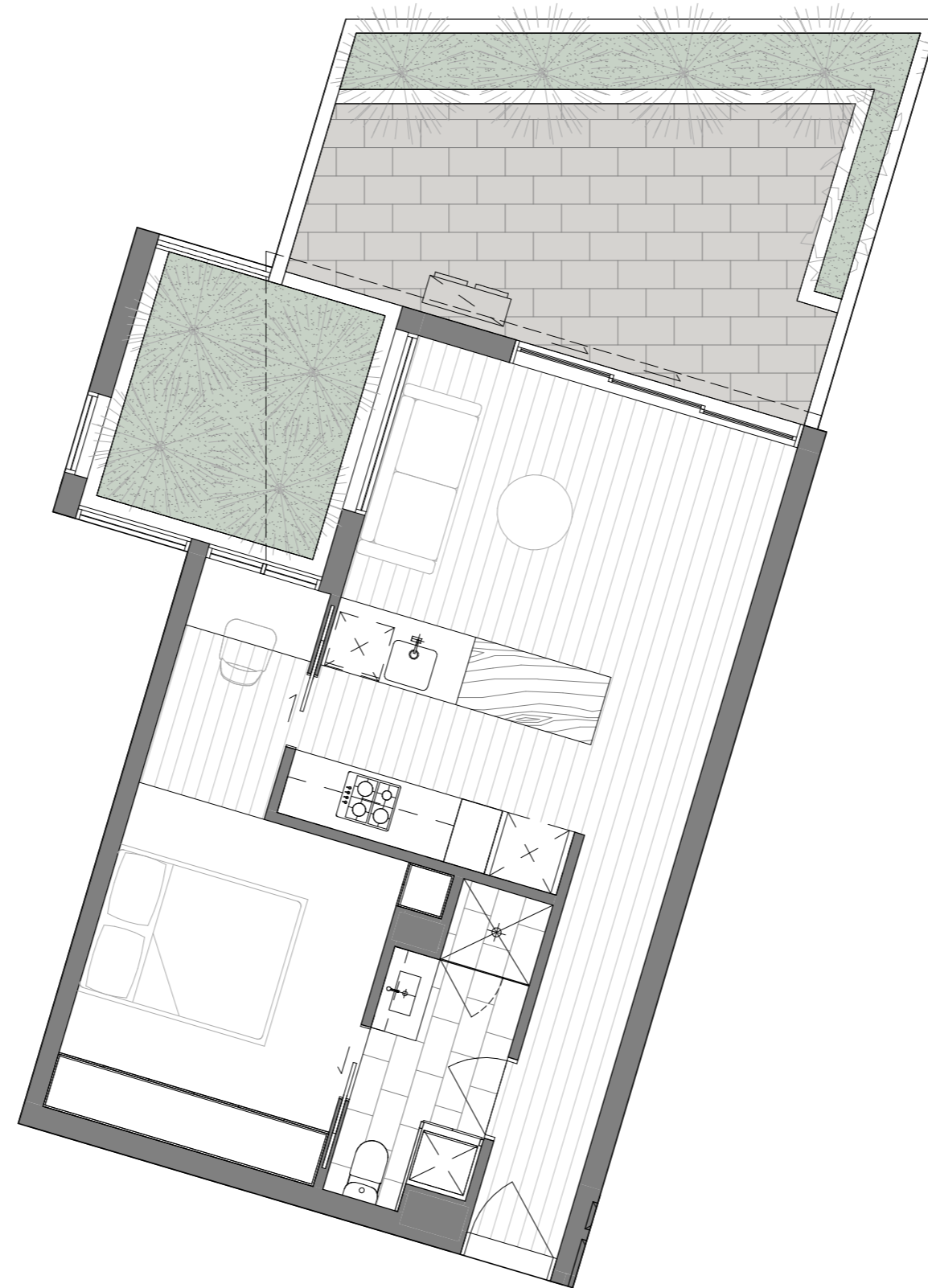
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APARTMENT

G 0 7

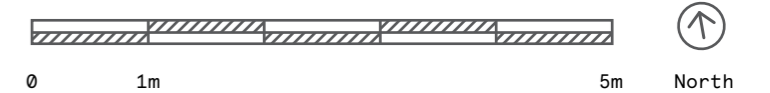
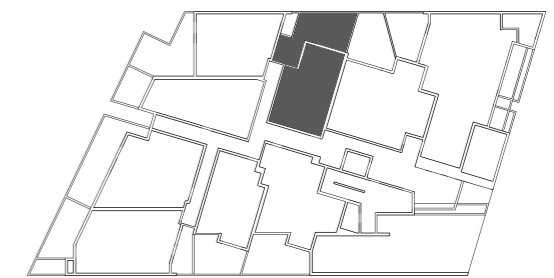
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Internal Area (m ²)	52.9
Balcony Area (m ²)	29.5
Total Area (m²)	82.4

CHELSWORTH

IVANHOE

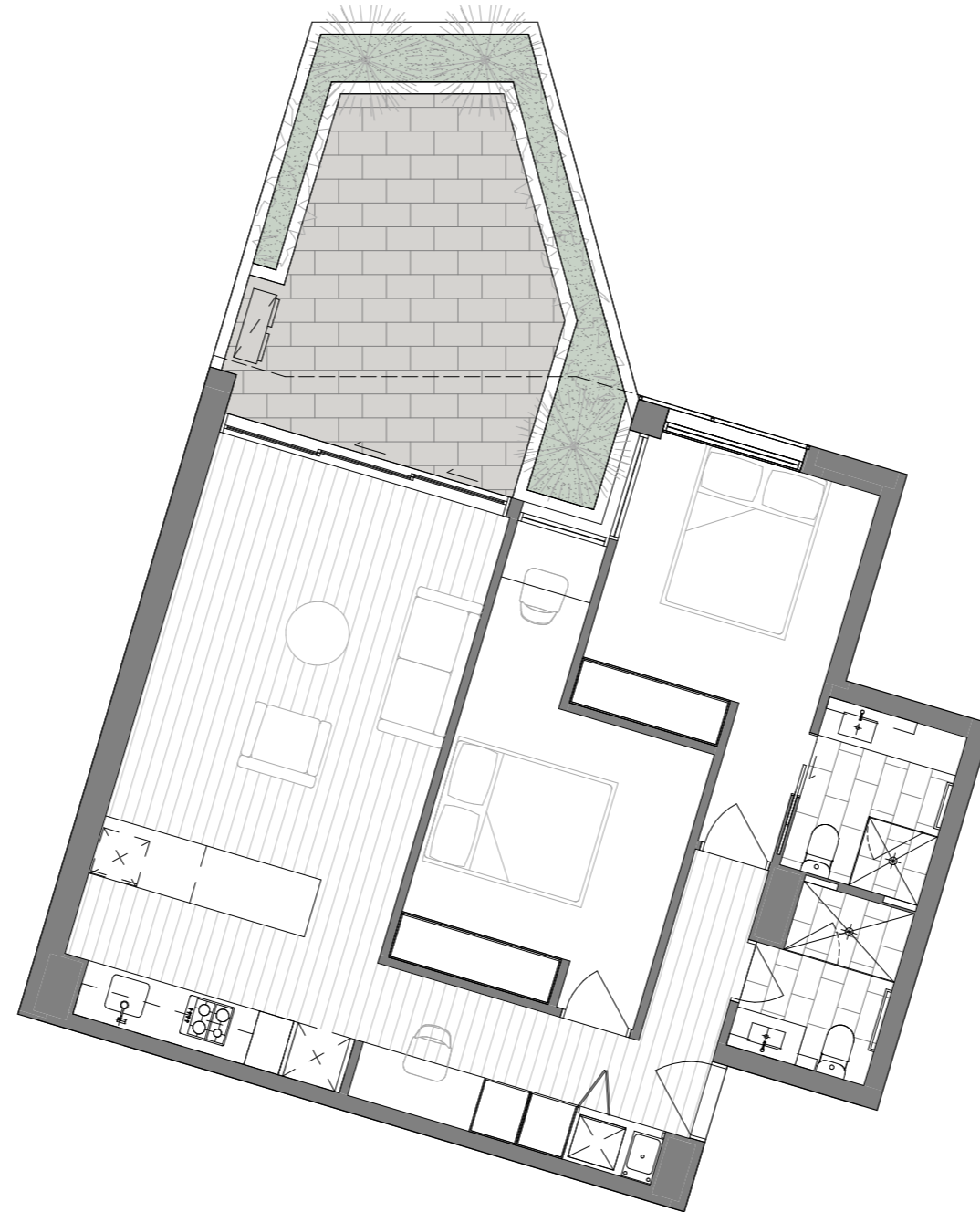


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APARTMENT

G 0 8

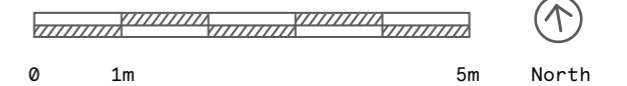
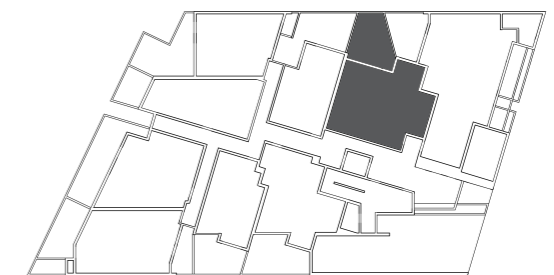
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Internal Area (m ²)	83.2
Balcony Area (m ²)	23.4
Total Area (m²)	106.6

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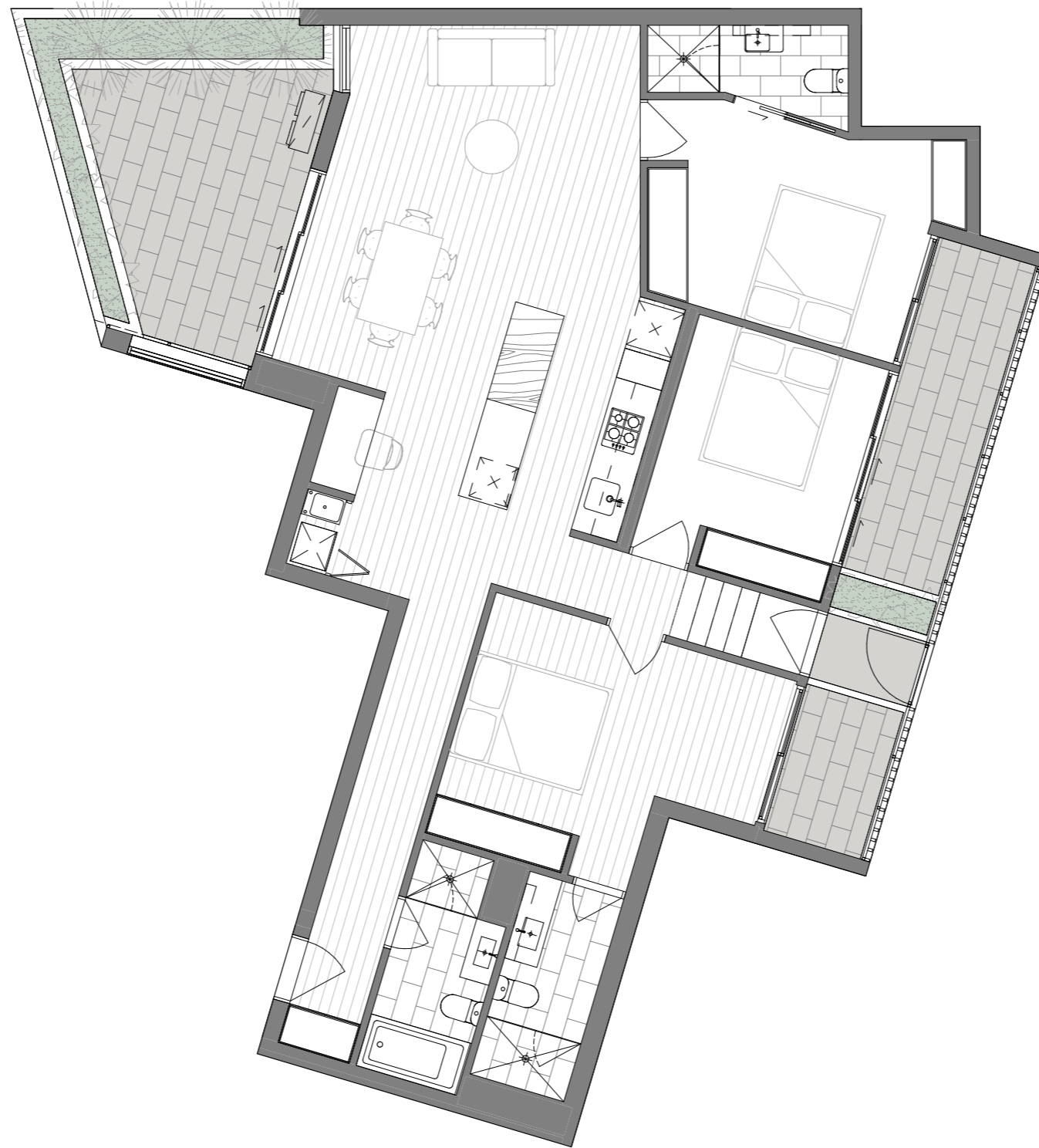
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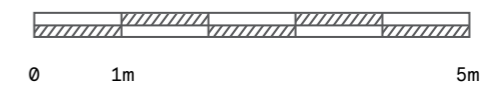
G 0 9

3  3  2 



CHELSWORTH

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North

FLOOR PLANS

Internal Area (m ²)	115.5
Balcony Area (m ²)	31.3
Total Area (m²)	146.8

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APARTMENT

101

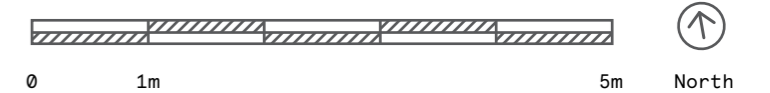
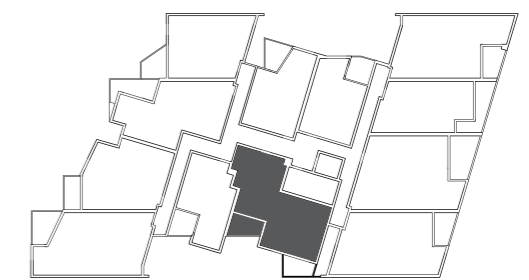
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Internal Area (m ²)	75.5
Balcony Area (m ²)	14.2
Total Area (m²)	89.7

CHELSWORTH

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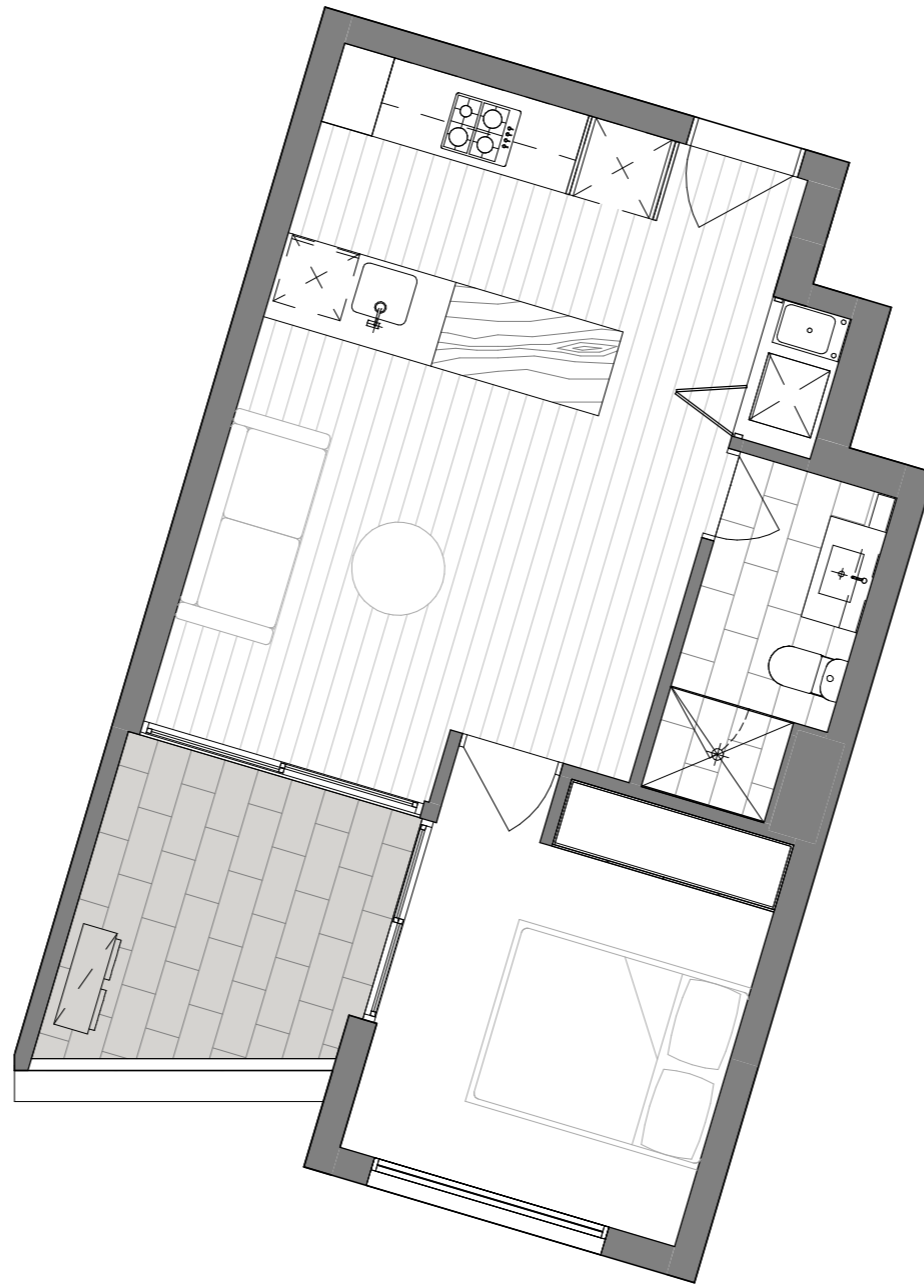


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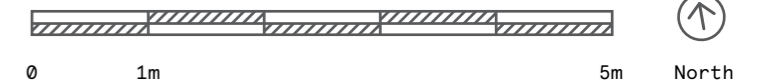
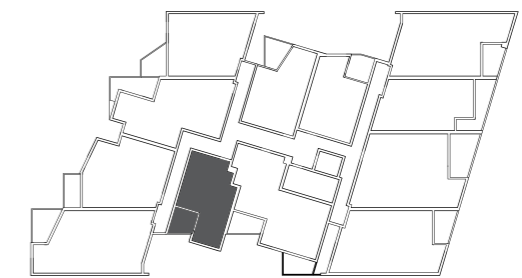
102

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FLOOR PLANS

Internal Area (m ²)	47.2
Balcony Area (m ²)	7.5
Total Area (m²)	54.7

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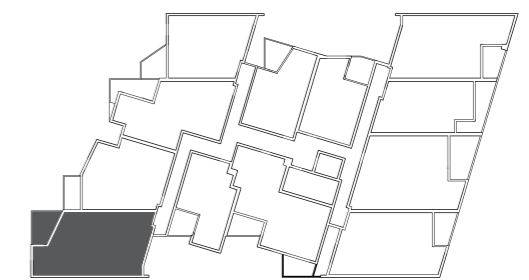
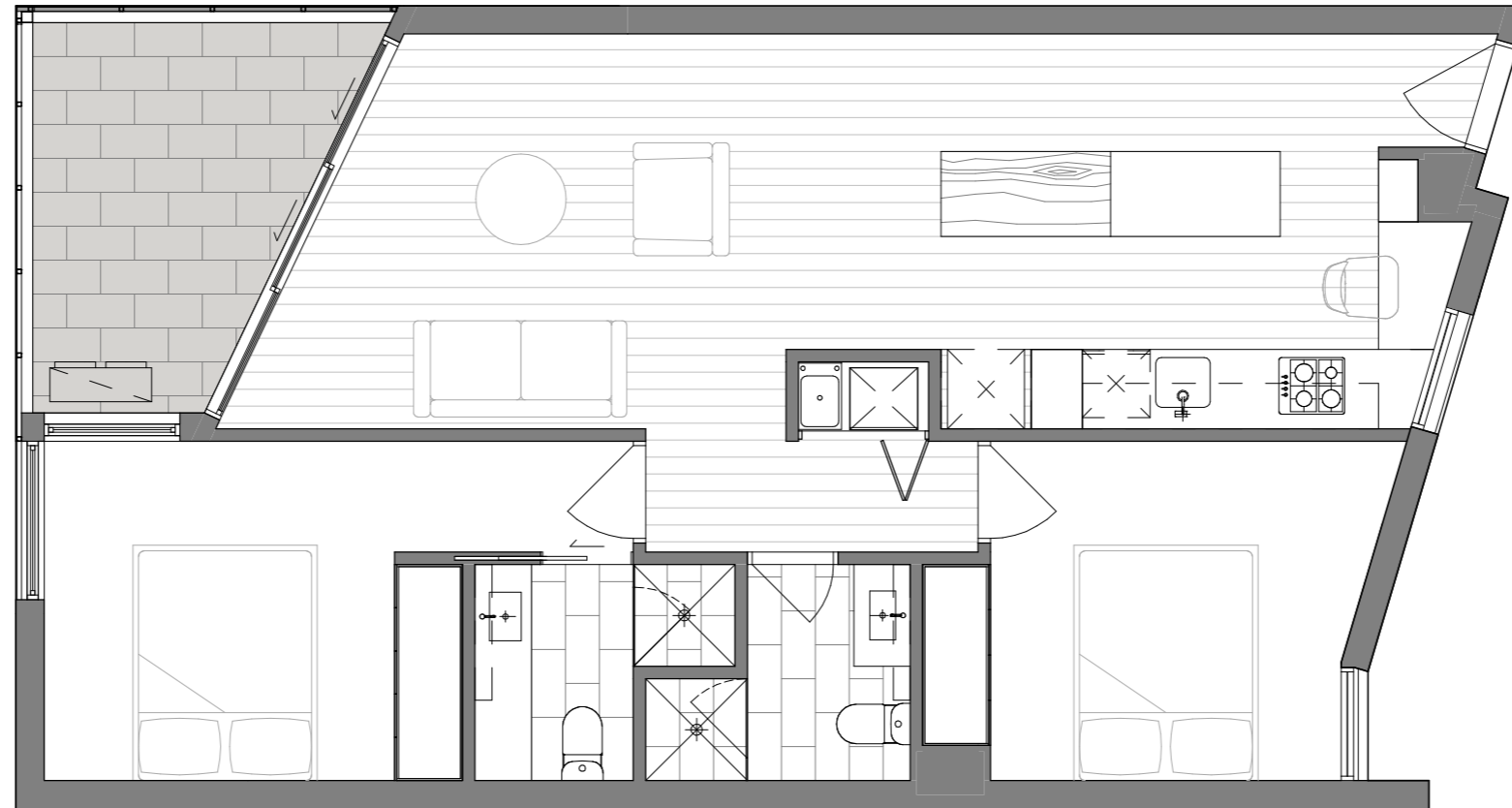
APARTMENT

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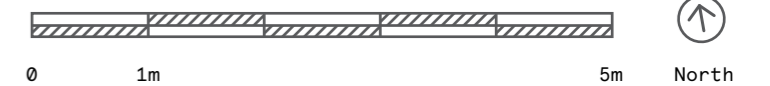
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Internal Area (m ²)	80.0
Balcony Area (m ²)	9.1
Total Area (m²)	89.1



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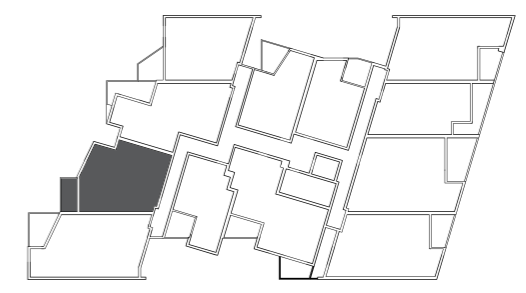
APARTMENT

104

2  2  1 

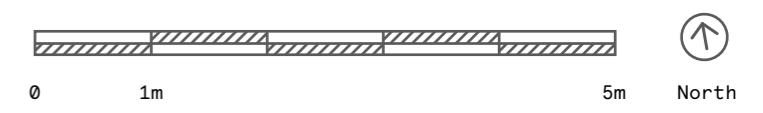
CHELSWORTH

IVANHOE



FLOOR PLANS

Internal Area (m ²)	64.7
Balcony Area (m ²)	7.1
Total Area (m²)	71.8



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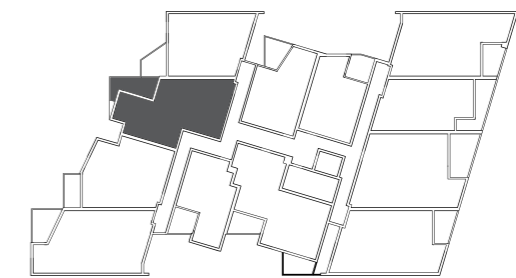
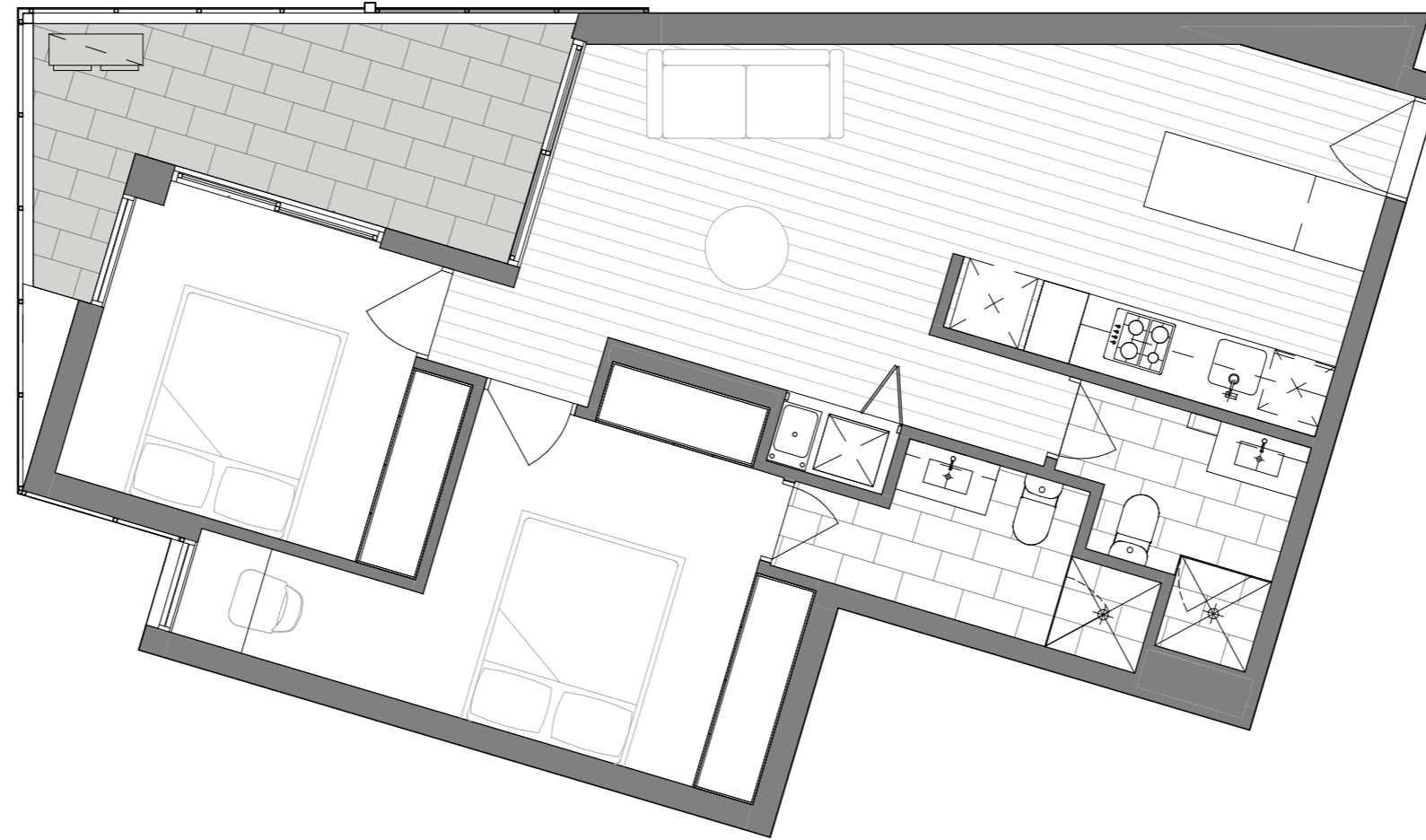
APARTMENT

105

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	71.4
Balcony Area (m ²)	10.2
Total Area (m²)	81.6



FLOOR PLANS

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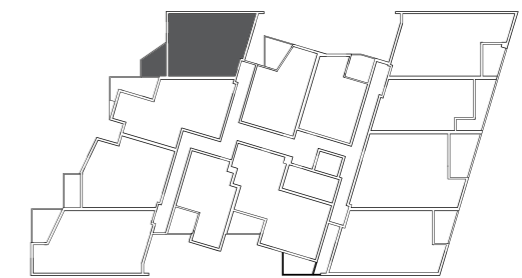
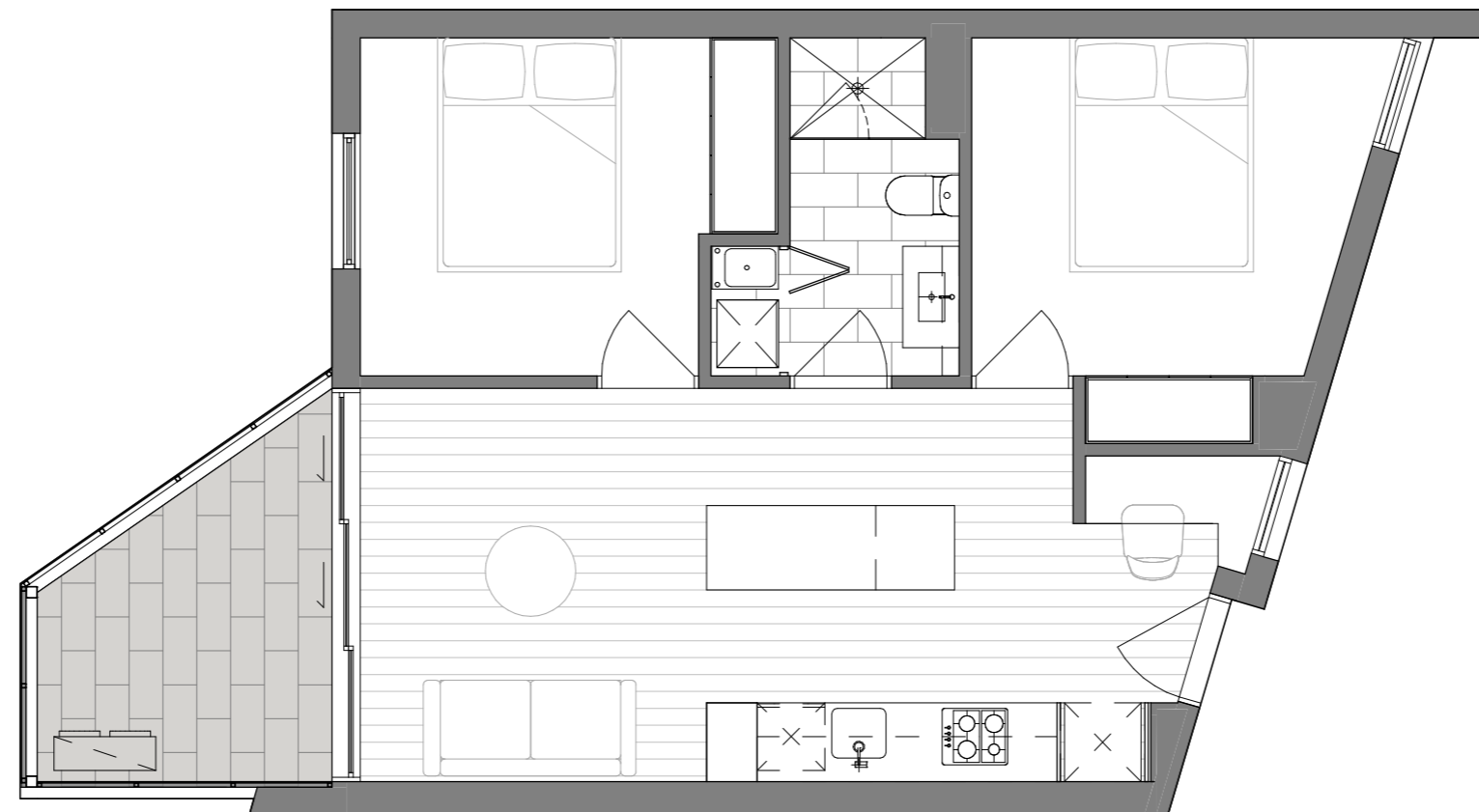
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106

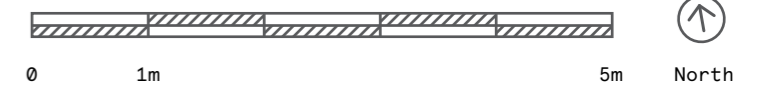
2  1  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	61.1
Balcony Area (m ²)	7.6
Total Area (m²)	68.7

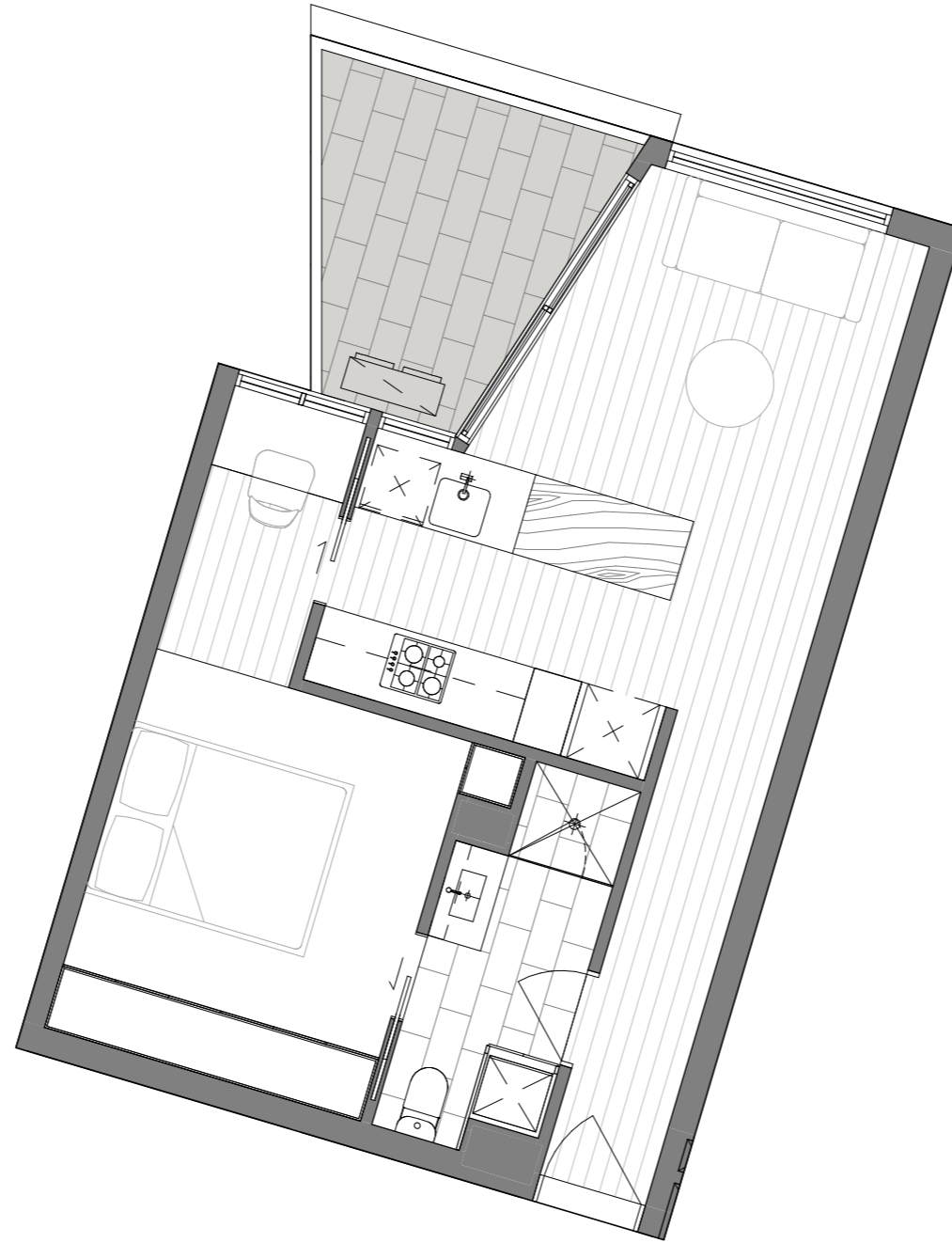


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APARTMENT

107

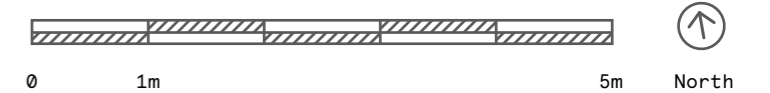
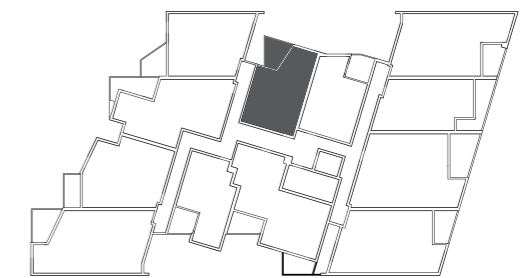
1  1  1 



Internal Area (m ²)	49.4
Balcony Area (m ²)	7.4
Total Area (m²)	56.8

CHELSWORTH

IVANHOE



APARTMENT

108

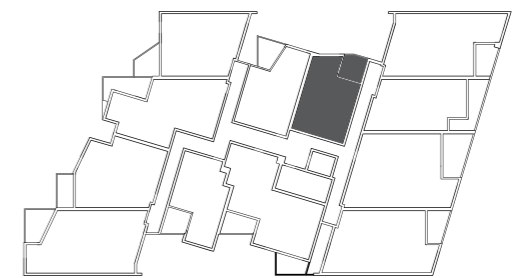
1  1  1 



Internal Area (m ²)	48.5
Balcony Area (m ²)	7.5
Total Area (m²)	56.0

CHELSWORTH

IVANHOE



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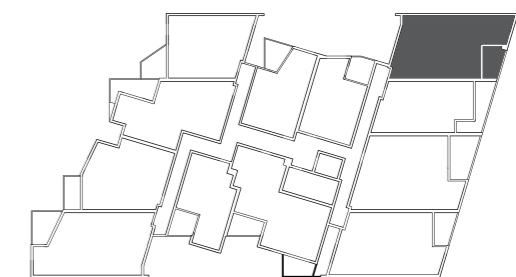
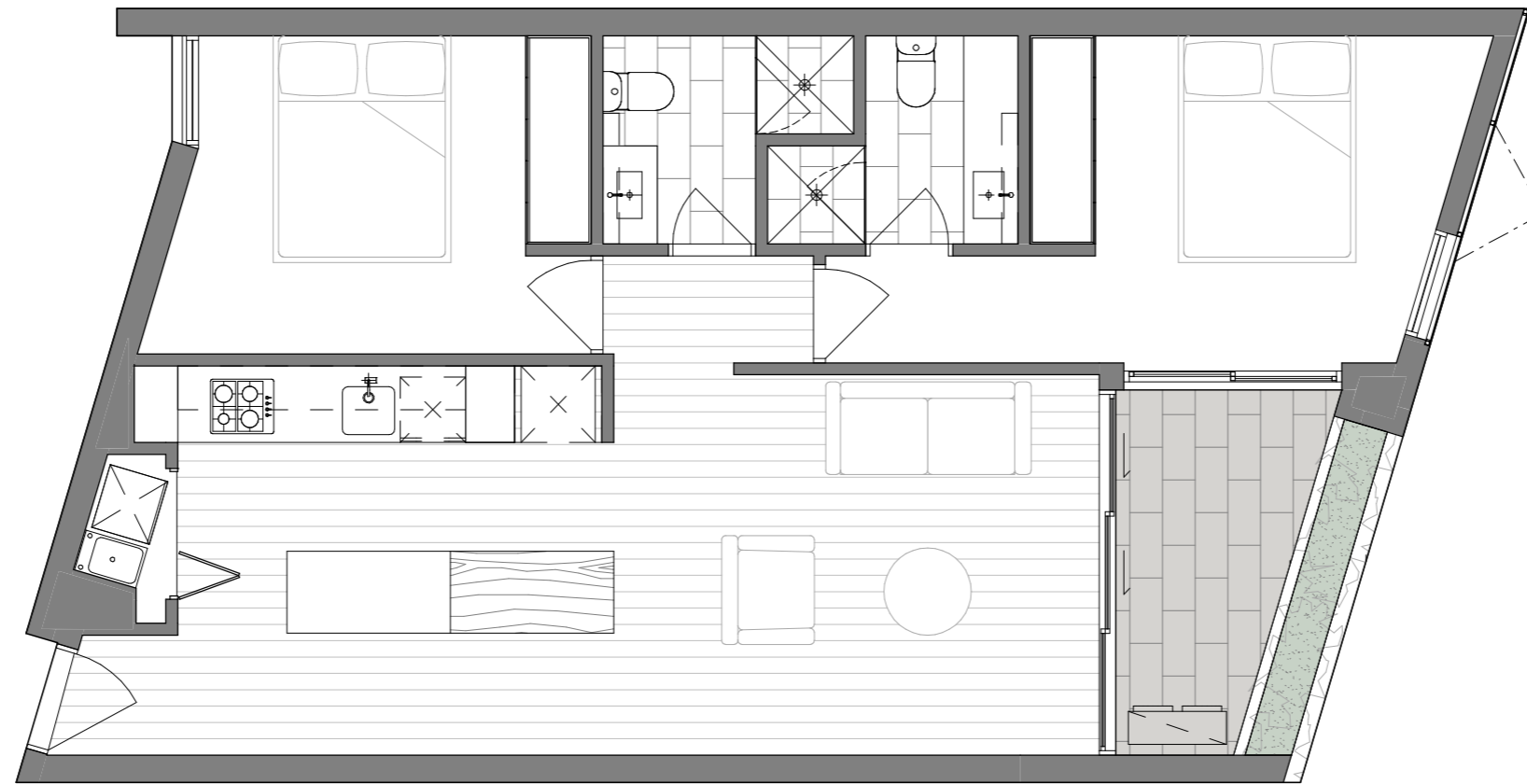
APARTMENT

109

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	76.6
Balcony Area (m ²)	7.5
Total Area (m²)	84.1



FLOOR PLANS

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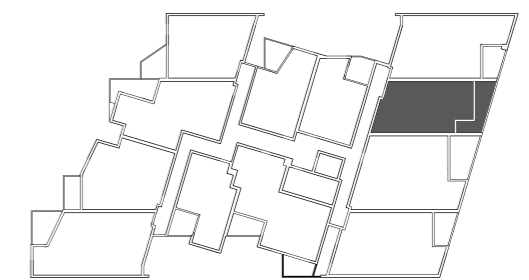
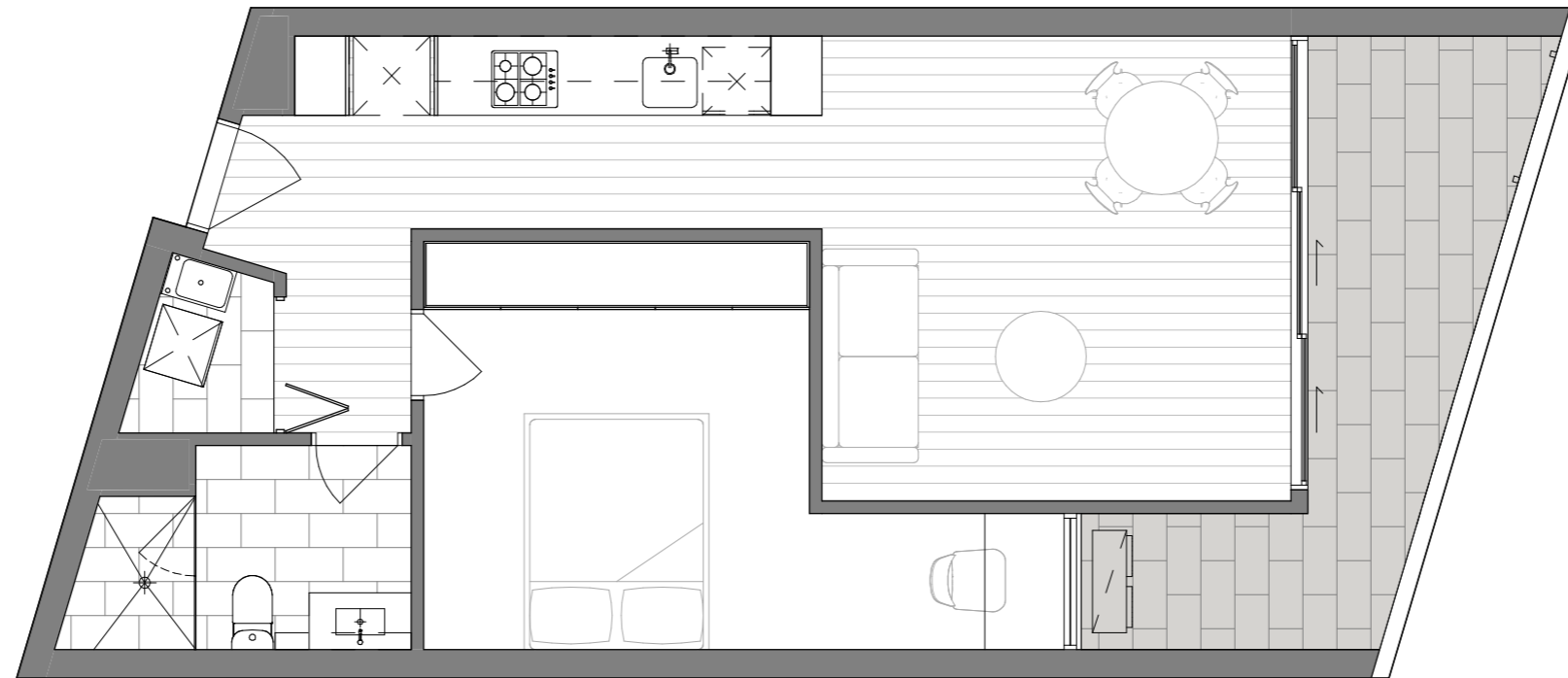
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110

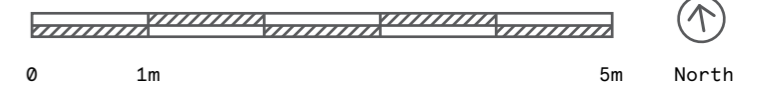
1  1  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	57.4
Balcony Area (m ²)	11.5
Total Area (m²)	68.9



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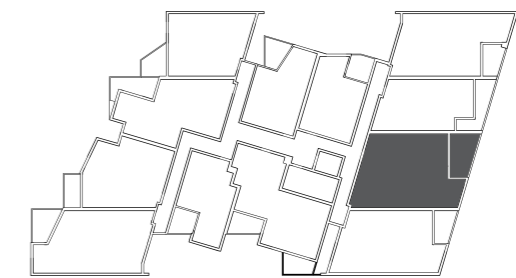
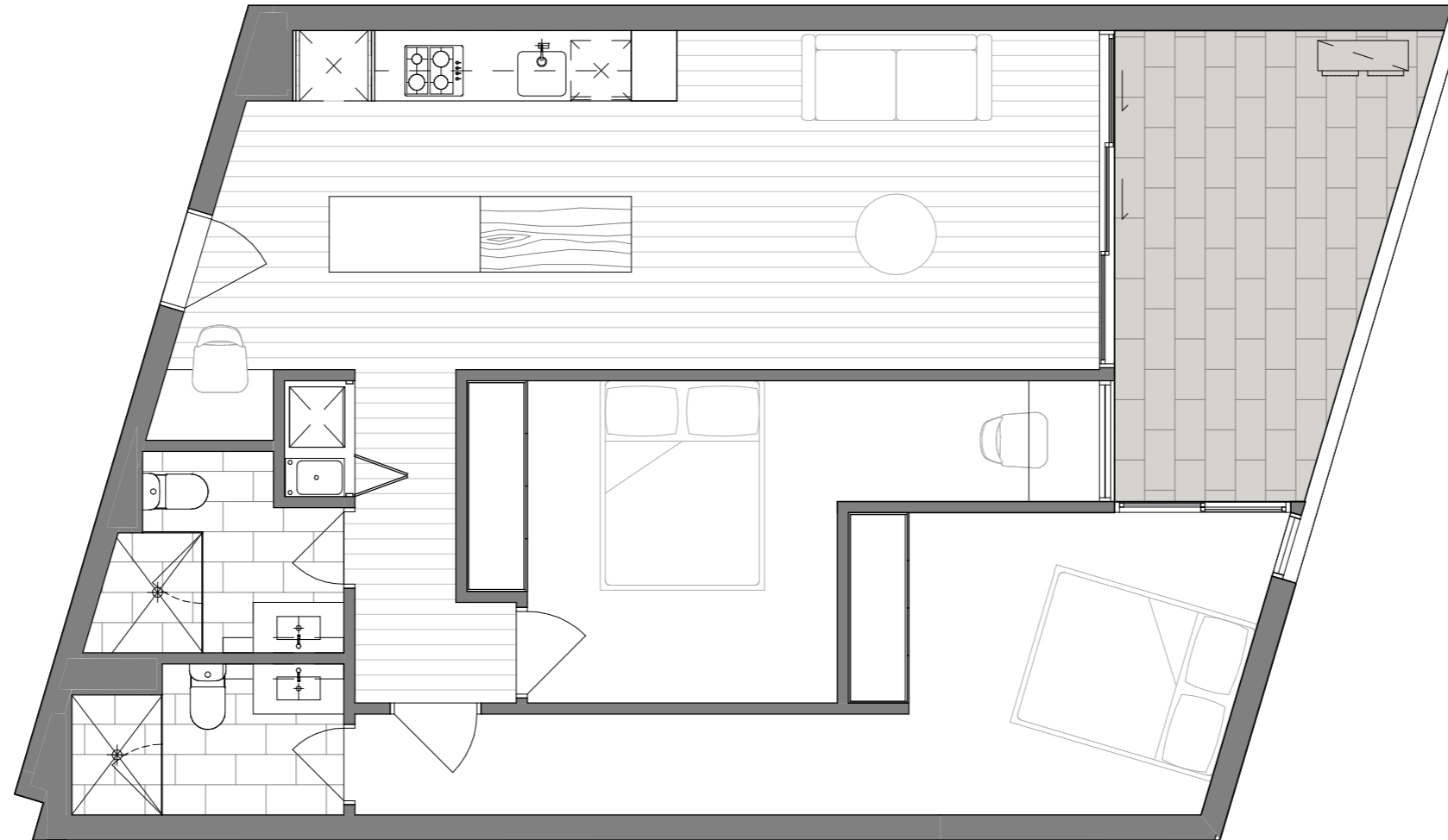
APARTMENT

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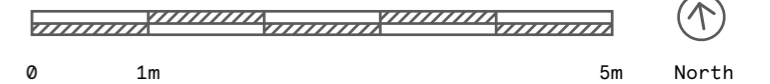
2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	85.6
Balcony Area (m ²)	13.0
Total Area (m²)	98.6



FLOOR PLANS

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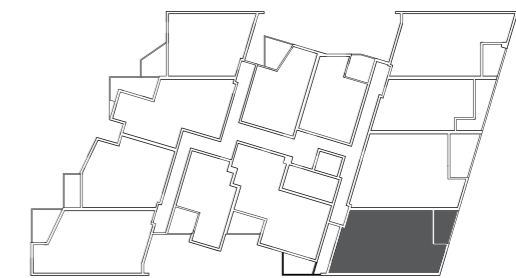
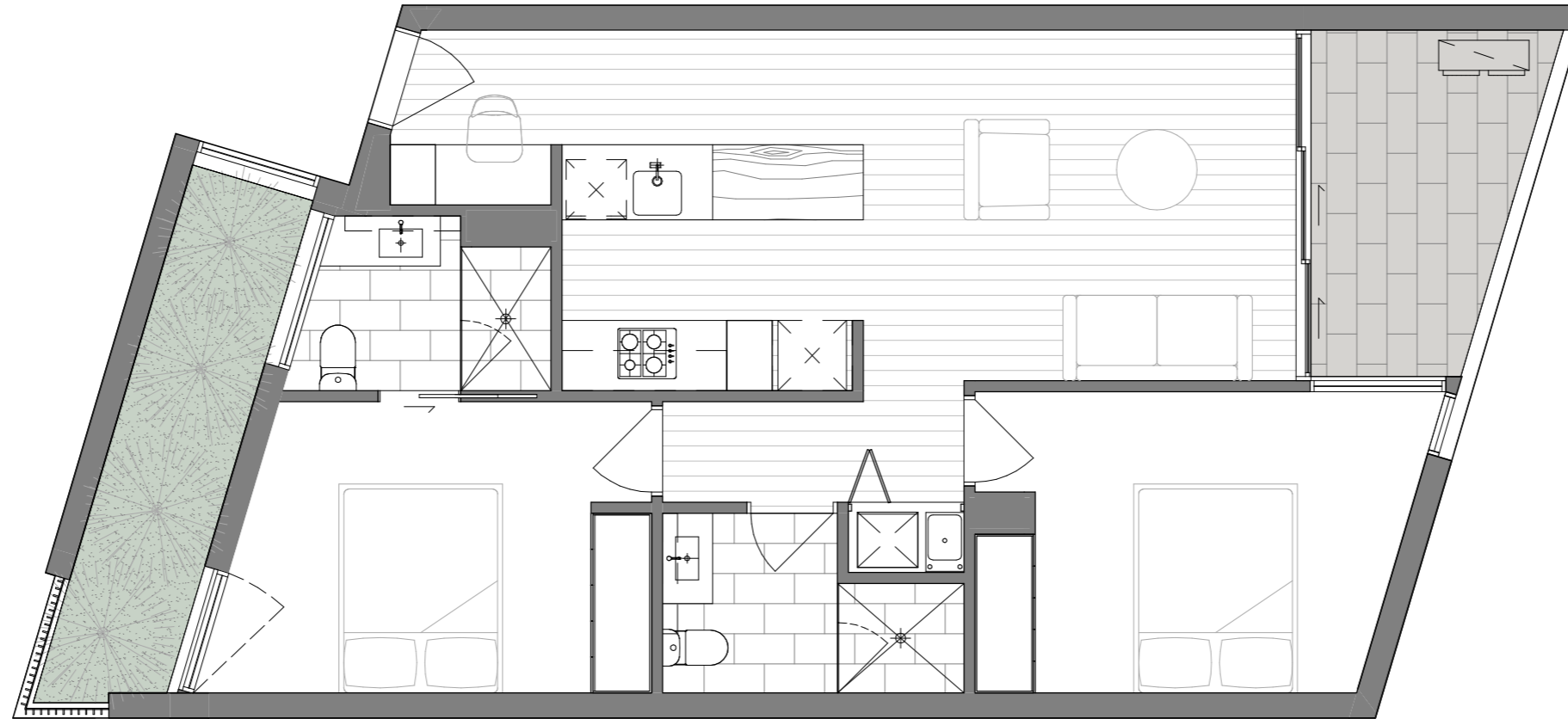
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112

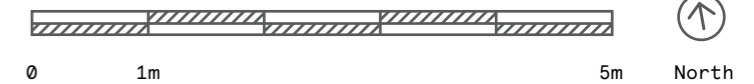
2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	76.5
Balcony Area (m ²)	14.4
Total Area (m²)	90.9



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APARTMENT

201

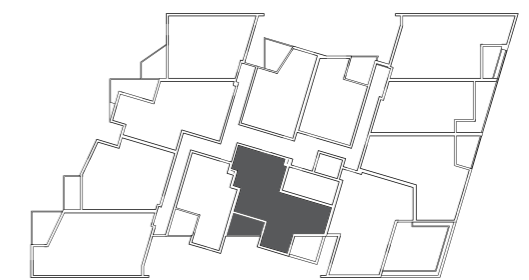
2  2  1 



Internal Area (m ²)	66.7
Balcony Area (m ²)	7.8
Total Area (m²)	74.5

CHELSWORTH

IVANHOE



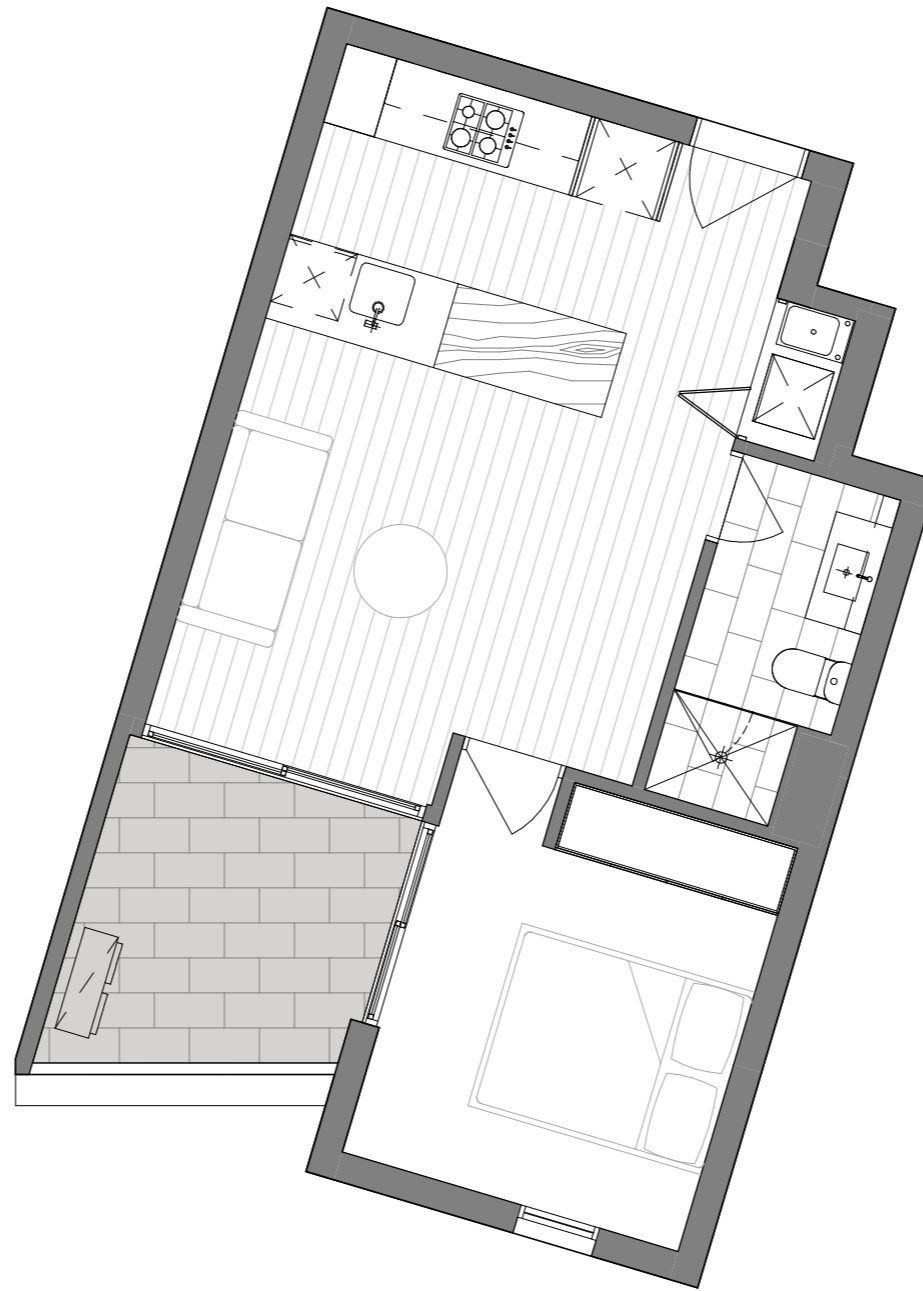
FLOOR PLANS

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APARTMENT

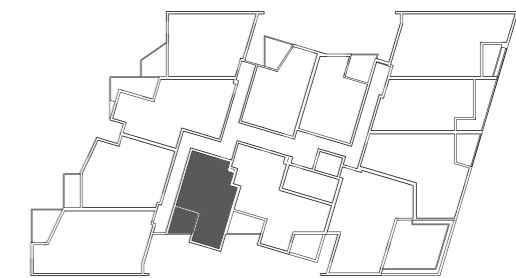
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1  1  0 

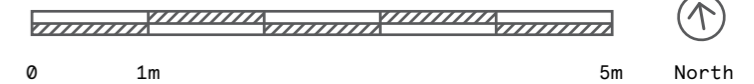


CHELSWORTH

IVANHOE



Internal Area (m ²)	47.4
Balcony Area (m ²)	7.3
Total Area (m²)	54.7



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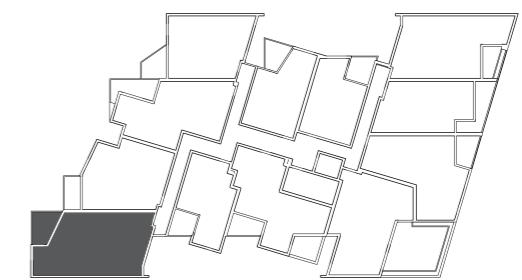
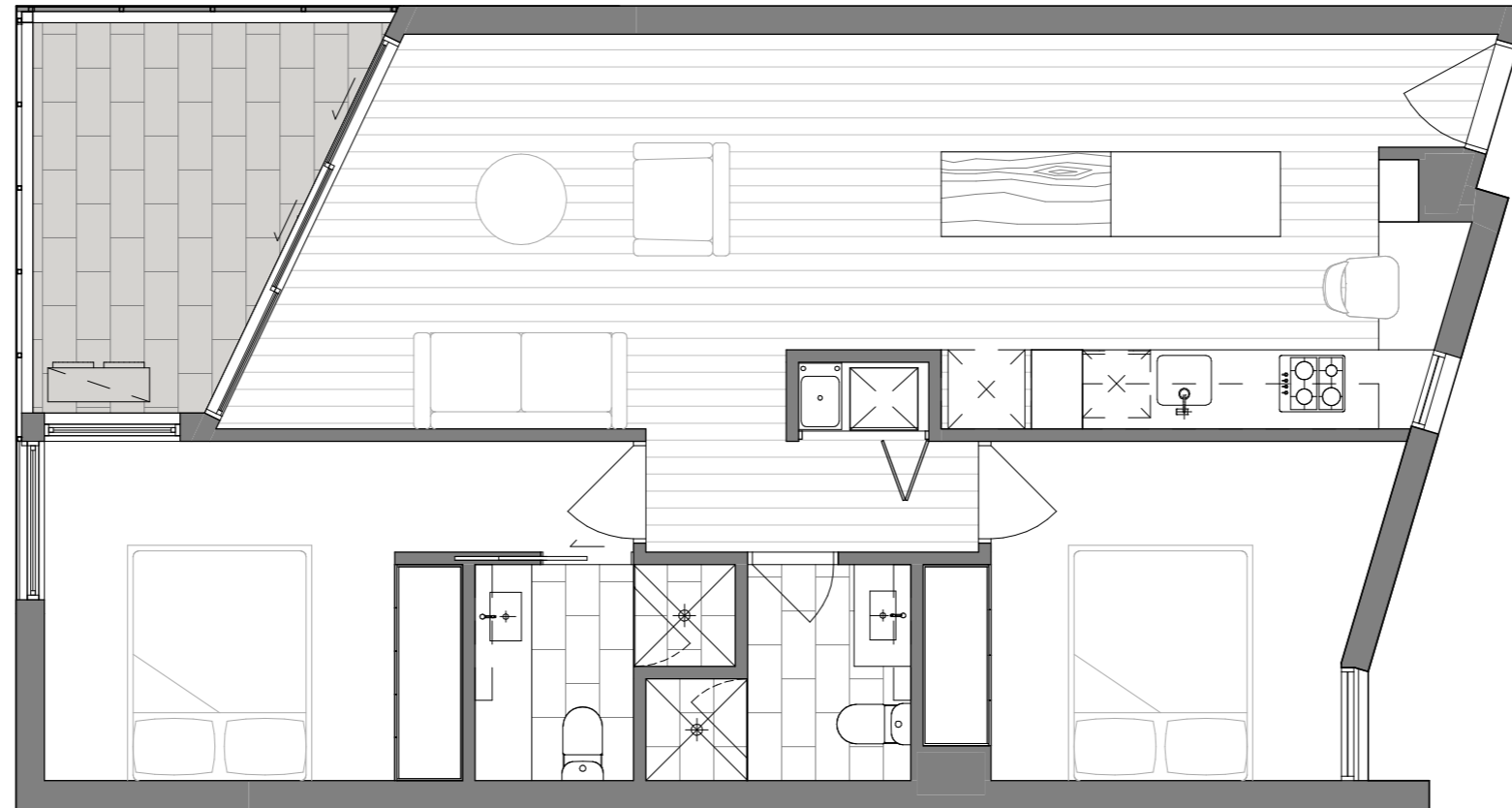
APARTMENT

203

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	80.0
Balcony Area (m ²)	9.2
Total Area (m²)	89.2



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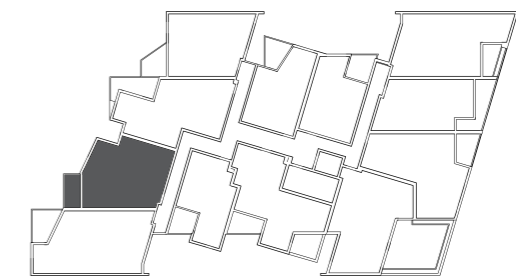
APARTMENT

204

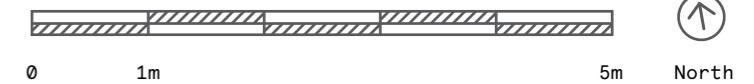
2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	65.0
Balcony Area (m ²)	7.1
Total Area (m²)	72.1



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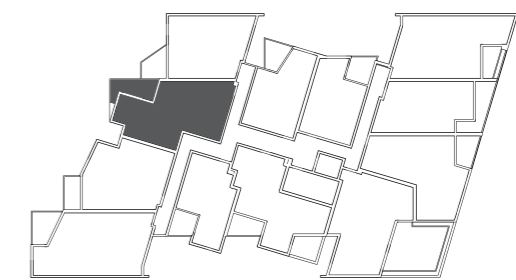
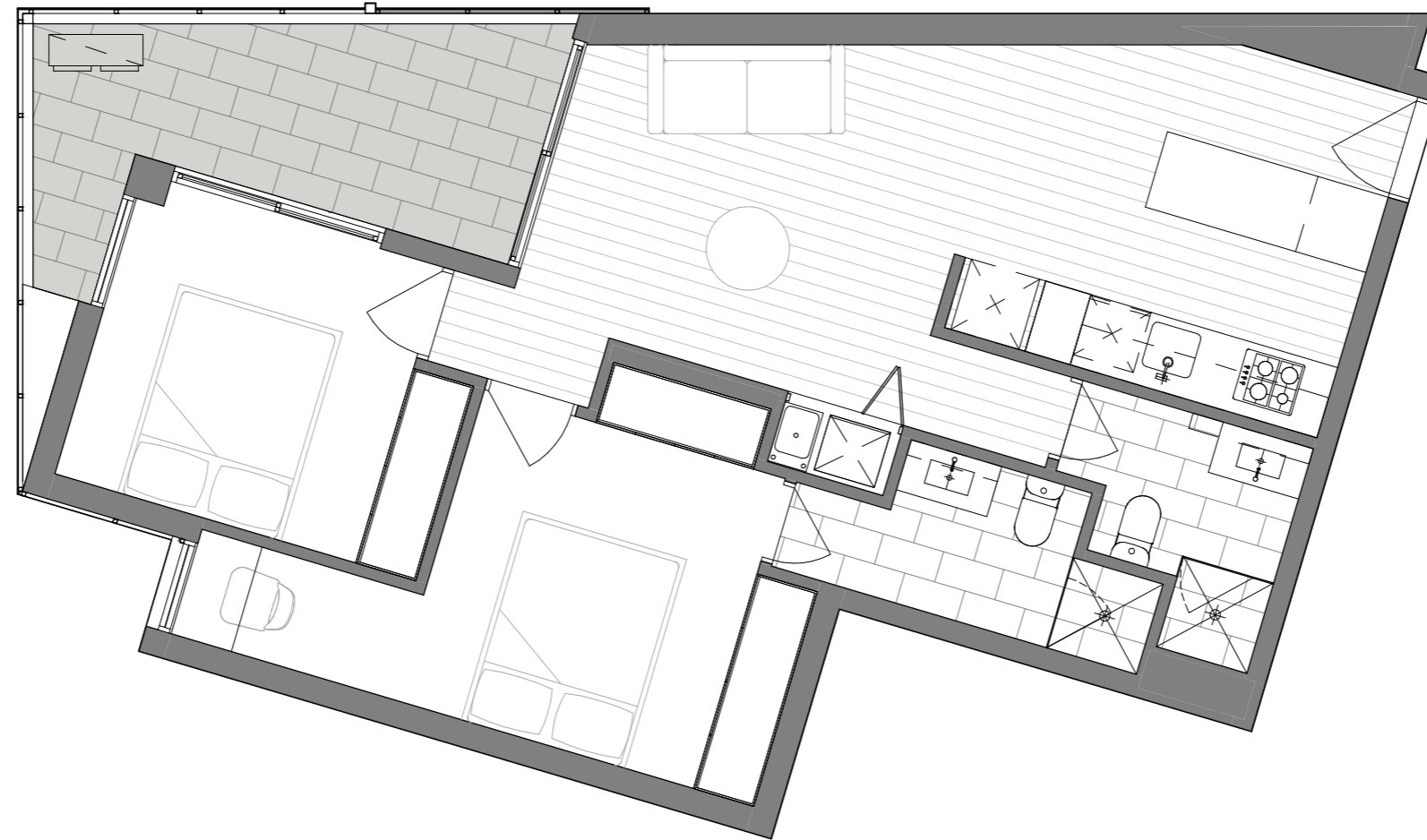
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205

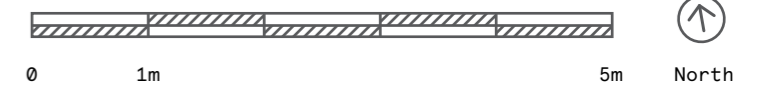
2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	71.5
Balcony Area (m ²)	10.3
Total Area (m²)	81.8



FLOOR PLANS

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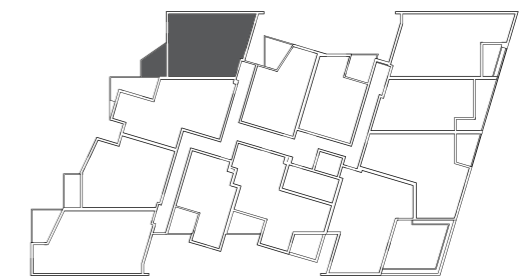
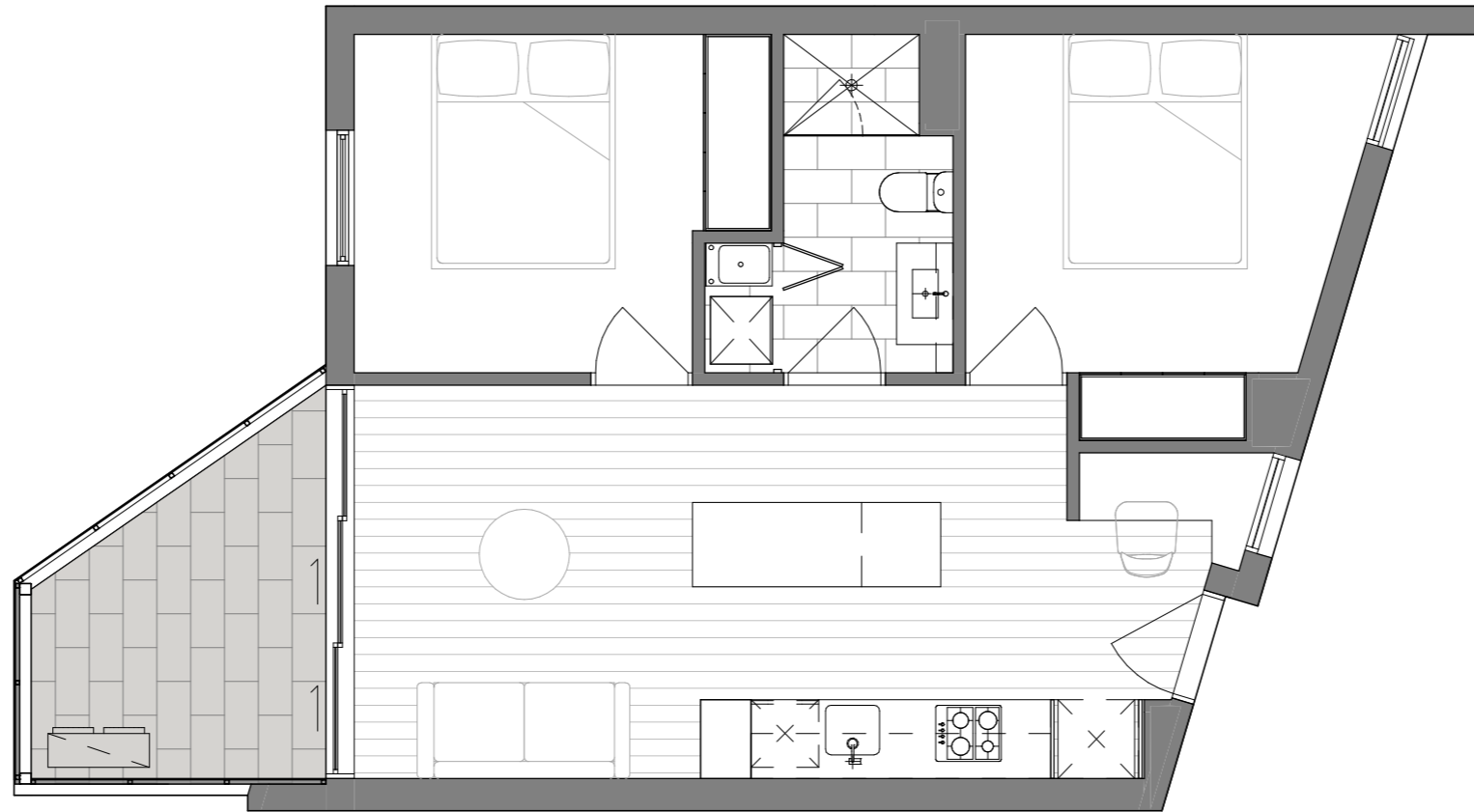
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206

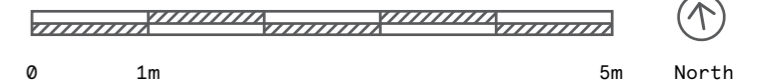
2  1  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	61.1
Balcony Area (m ²)	7.6
Total Area (m²)	68.7

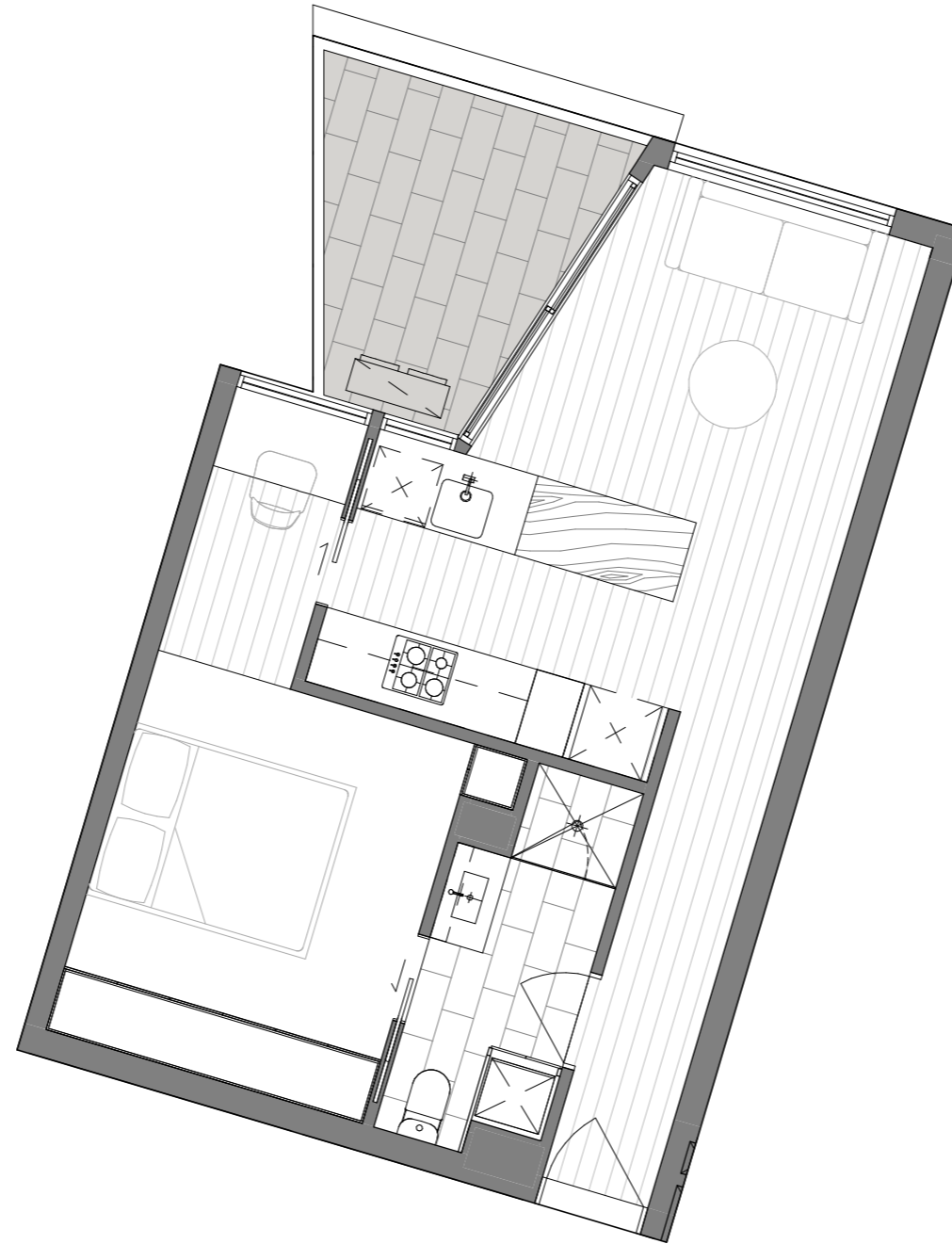


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APARTMENT

207

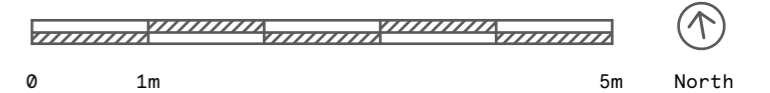
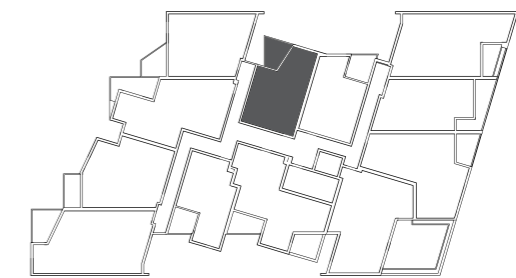
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Internal Area (m ²)	49.3
Balcony Area (m ²)	7.3
Total Area (m²)	56.6

CHELSWORTH

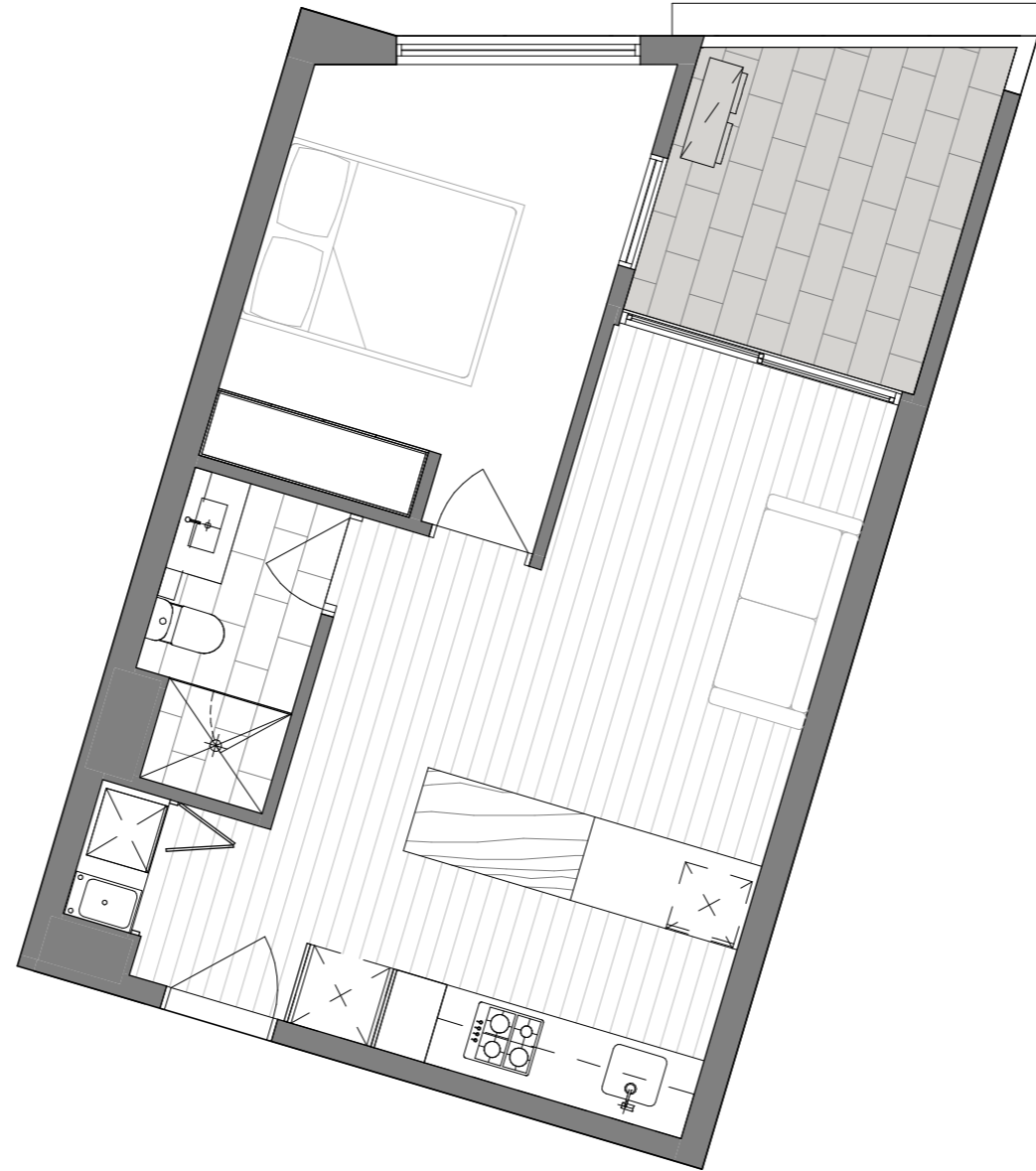
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APARTMENT

208

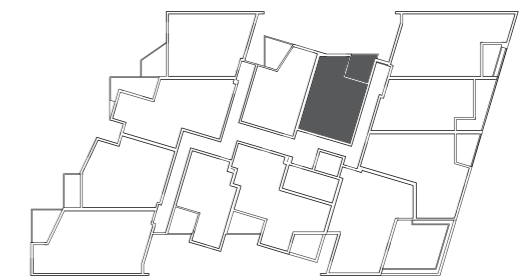
1  1  1 



Internal Area (m ²)	48.7
Balcony Area (m ²)	8.0
Total Area (m²)	56.7

CHELSWORTH

IVANHOE



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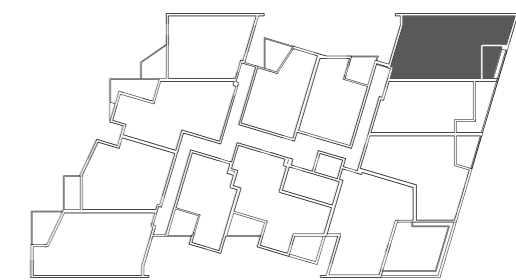
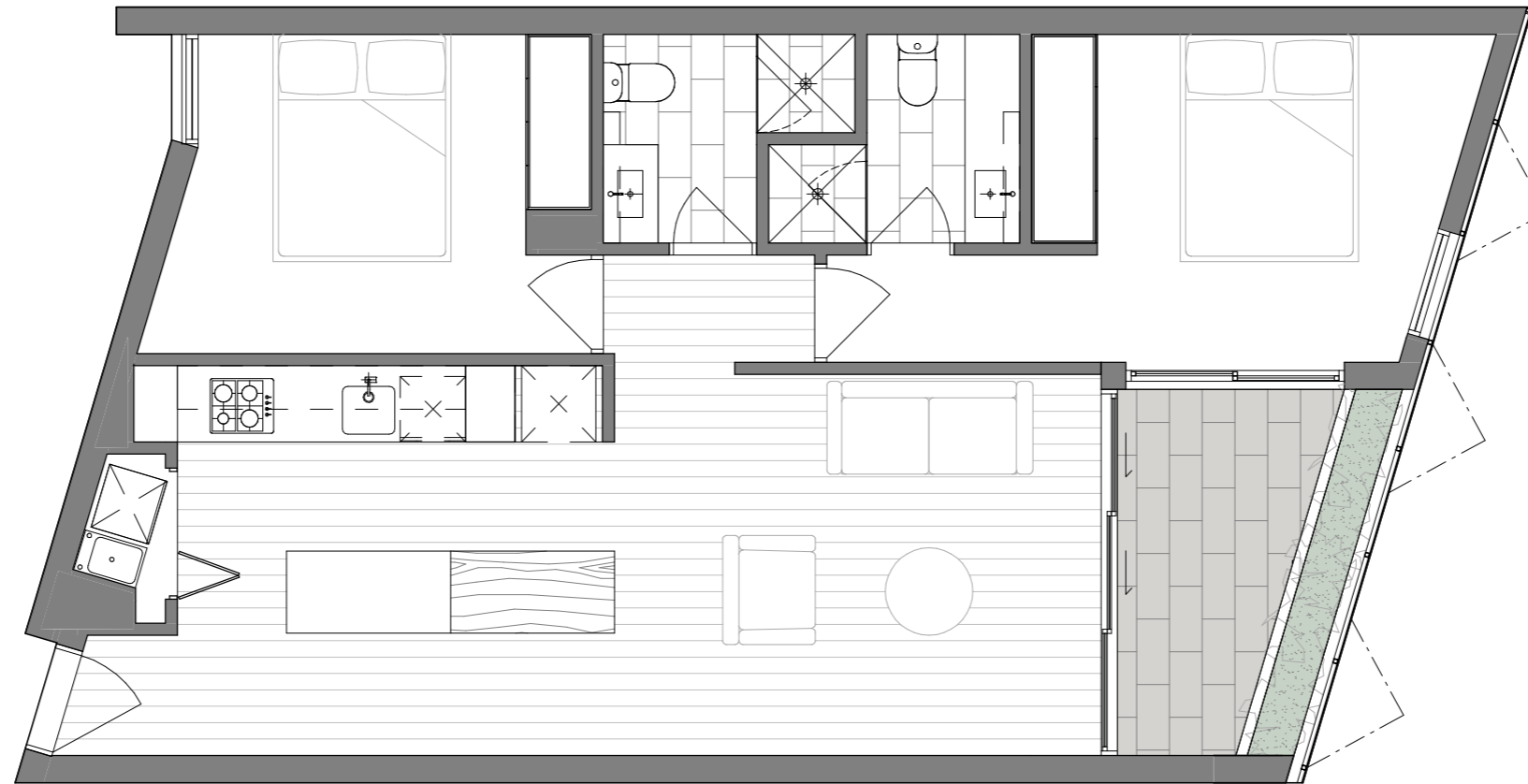
APARTMENT

209

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	76.7
Balcony Area (m ²)	7.7
Total Area (m²)	84.4



FLOOR PLANS

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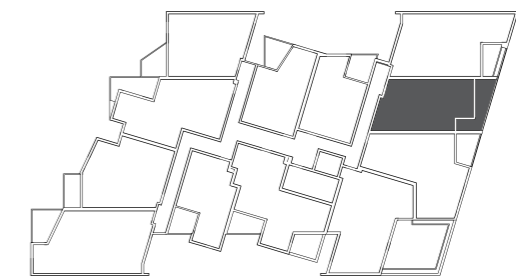
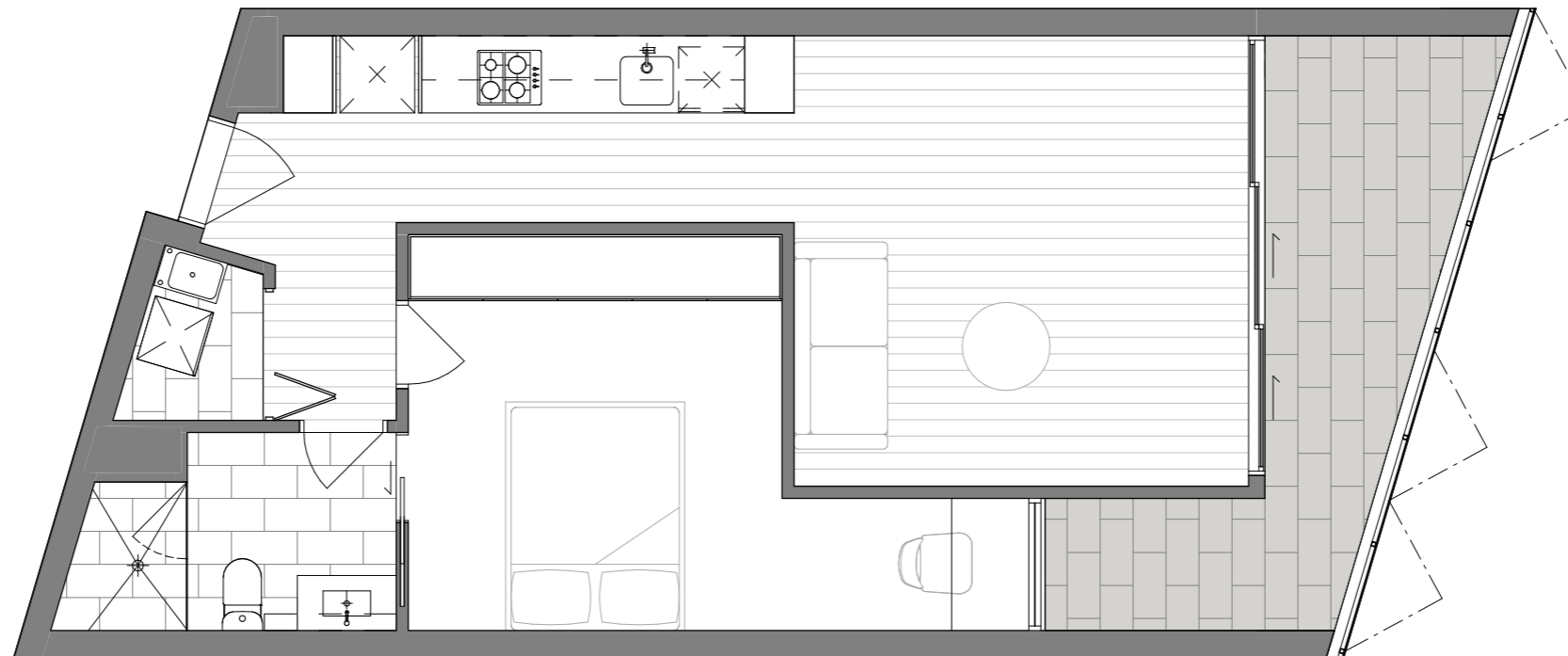
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210

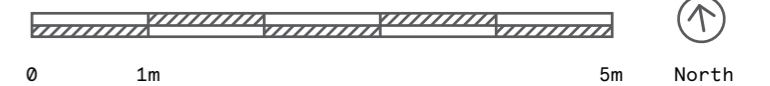
1  1  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	57.2
Balcony Area (m ²)	11.5
Total Area (m²)	68.7



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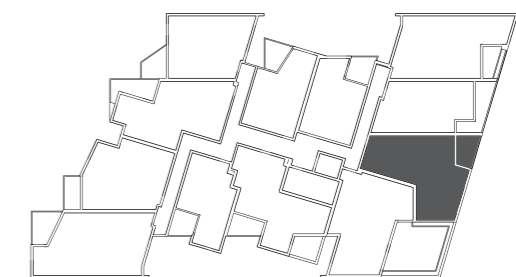
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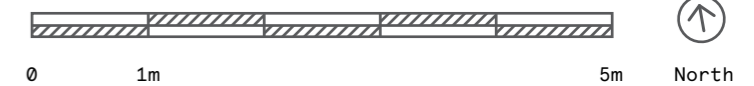
2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	71.4
Balcony Area (m ²)	7.3
Total Area (m²)	78.7



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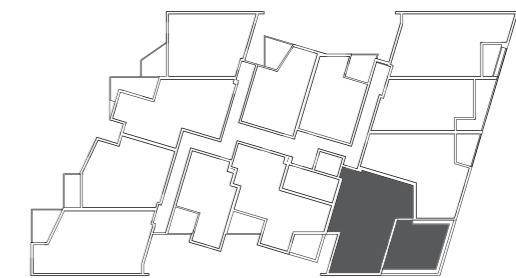
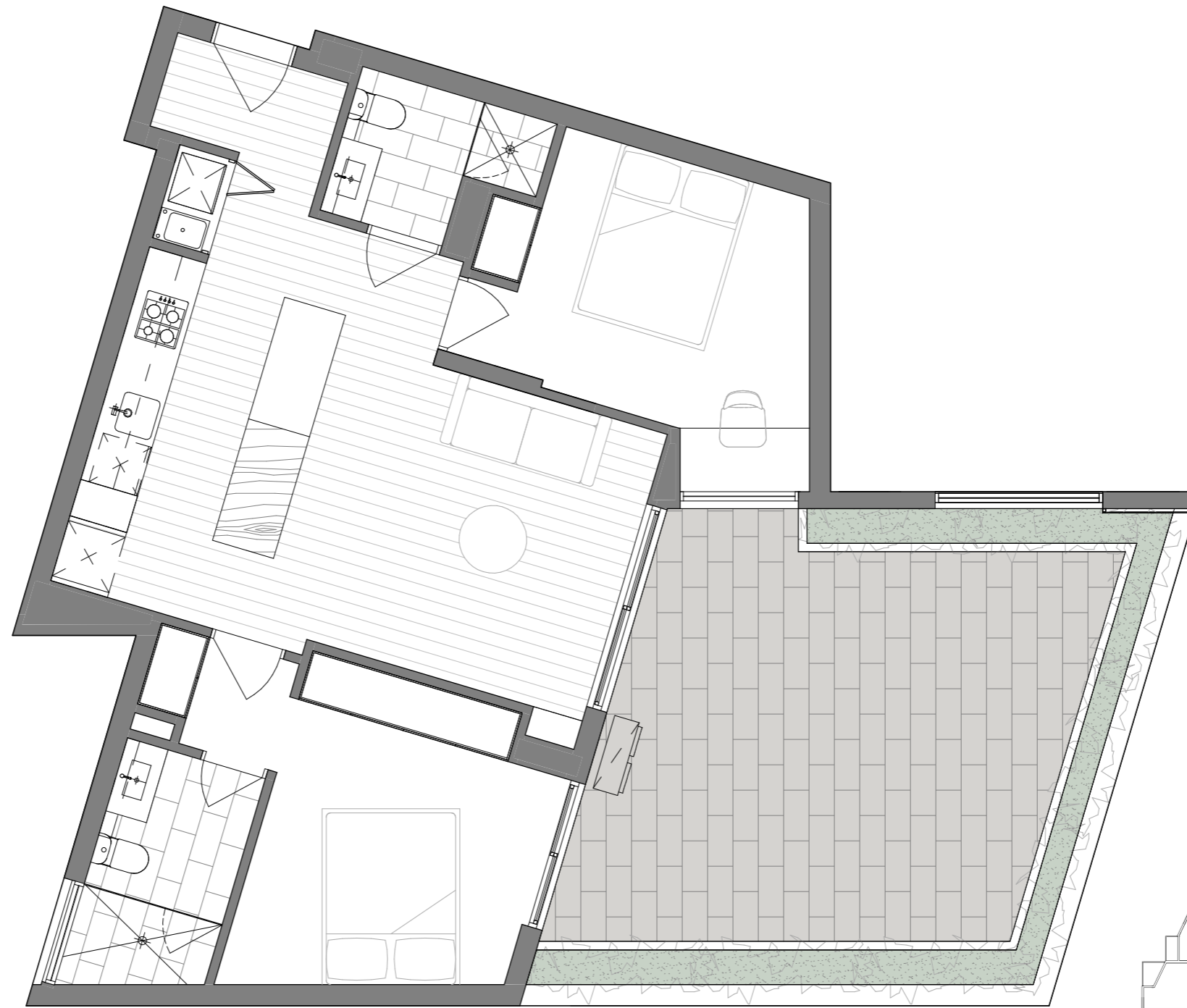
APARTMENT

2 1 2

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	77.3
Balcony Area (m ²)	36.7
Total Area (m²)	114.0



North

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FLOOR PLANS

APARTMENT

301

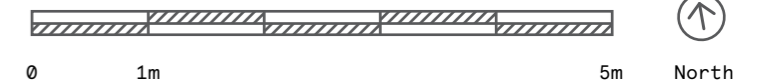
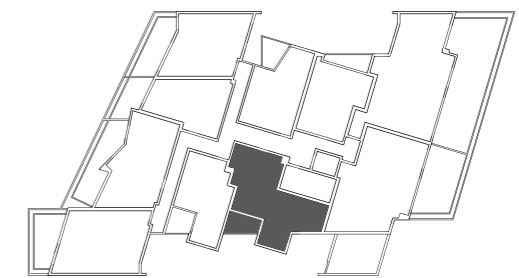
2  2  1 



Internal Area (m ²)	66.8
Balcony Area (m ²)	7.7
Total Area (m²)	74.5

CHELSWORTH

IVANHOE



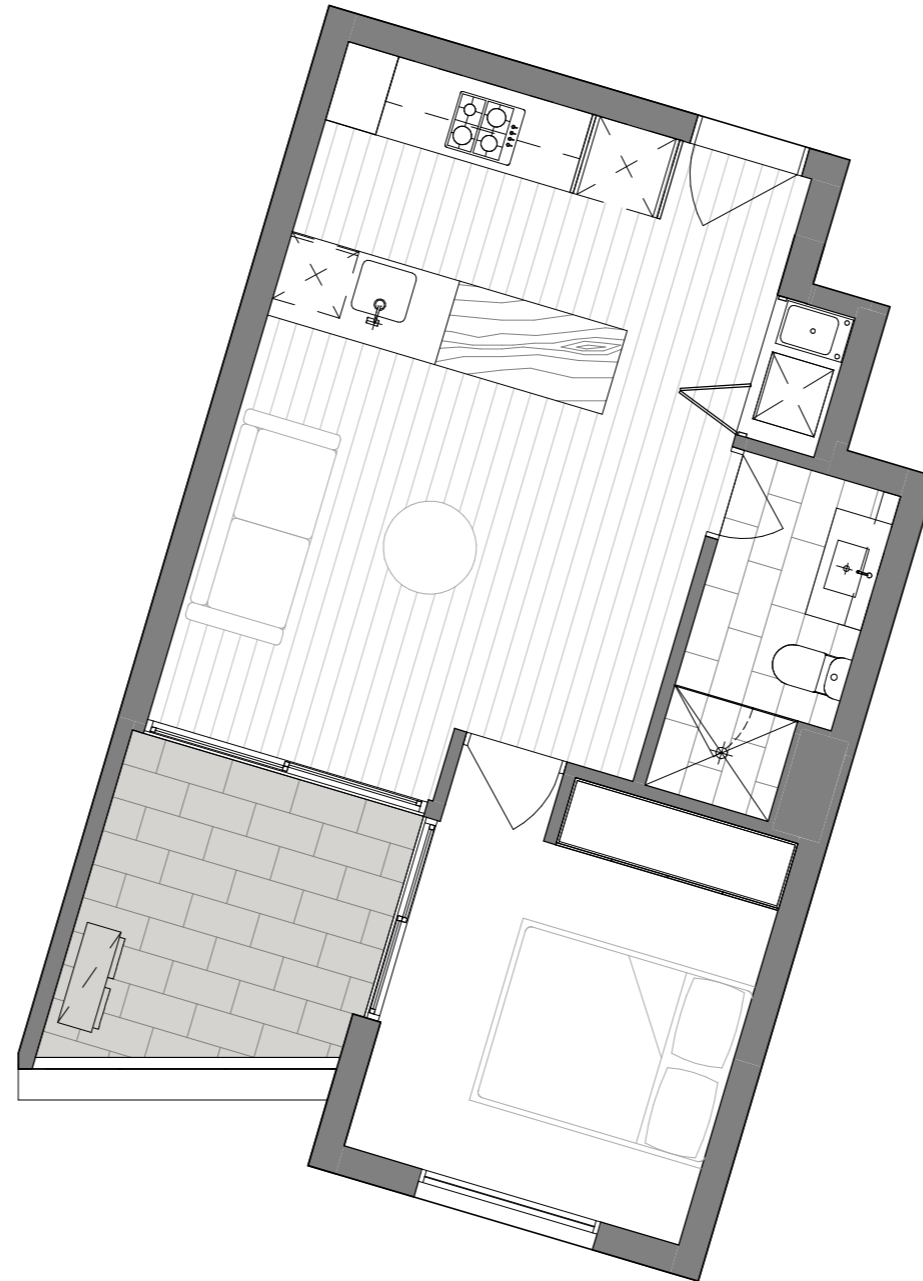
FLOOR PLANS

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APARTMENT

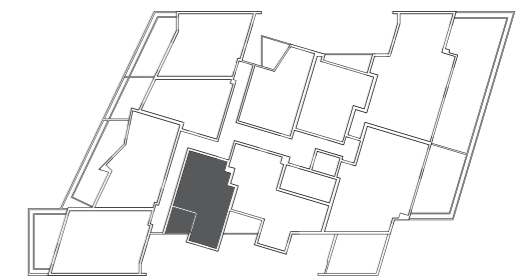
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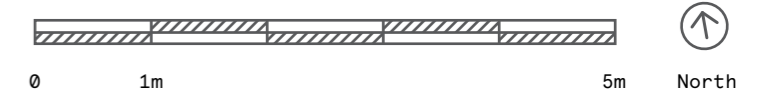


CHELSWORTH

IVANHOE



Internal Area (m ²)	47.4
Balcony Area (m ²)	7.3
Total Area (m²)	54.7



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FLOOR PLANS

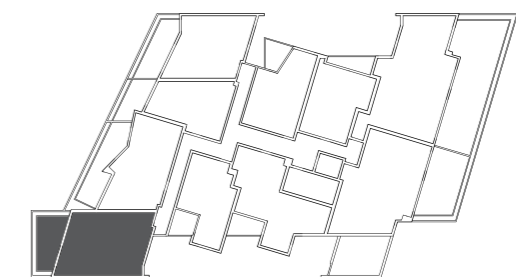
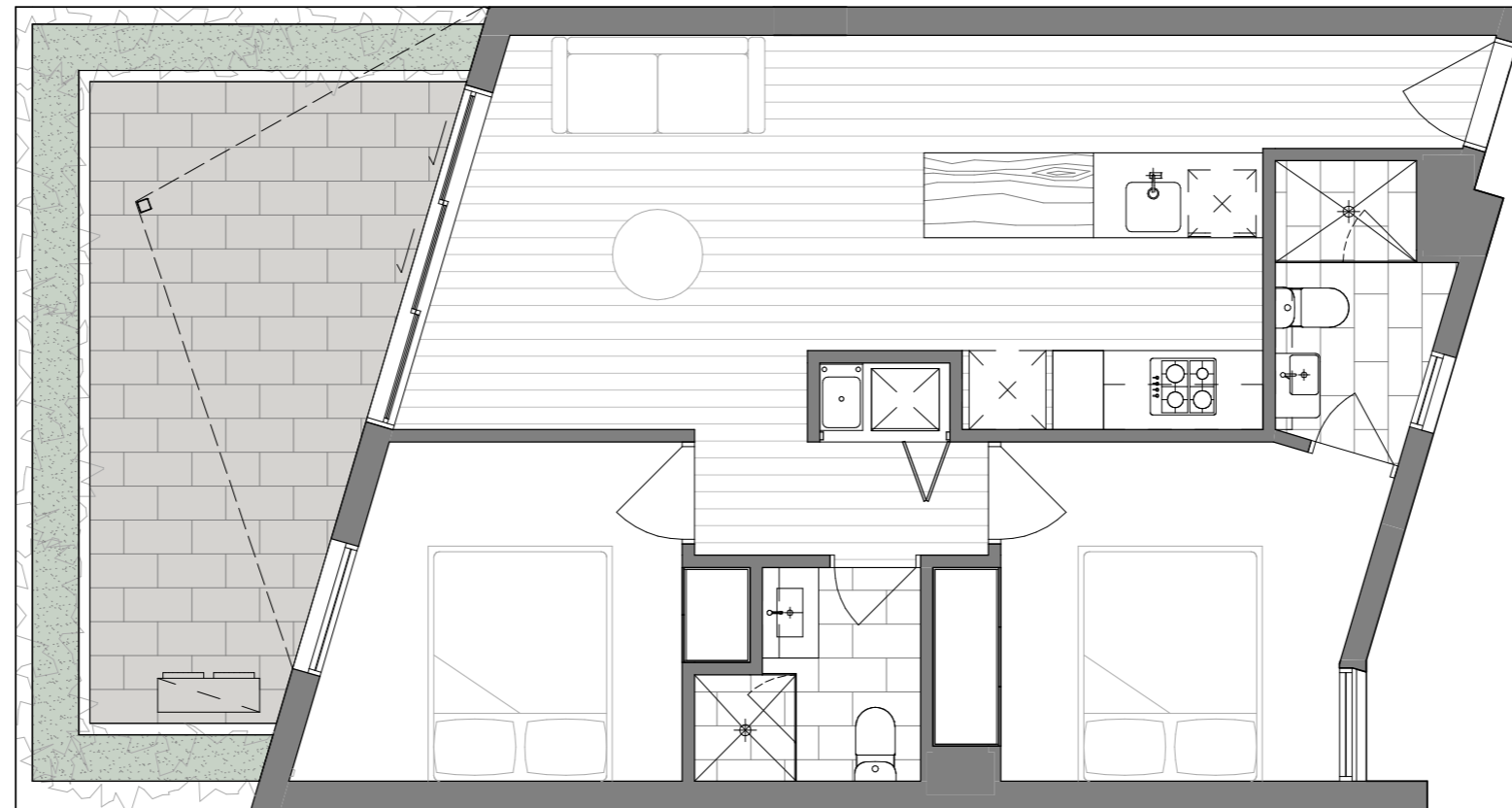
APARTMENT

303

2  2  1 

CHELSWORTH

IVANHOE



Internal Area (m ²)	67.1
Balcony Area (m ²)	22.2
Total Area (m²)	89.3



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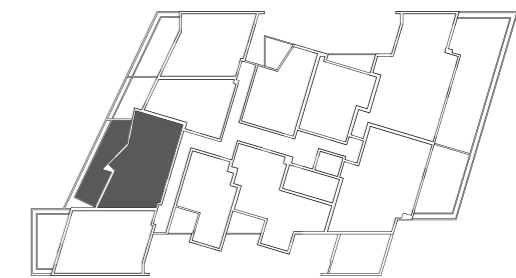
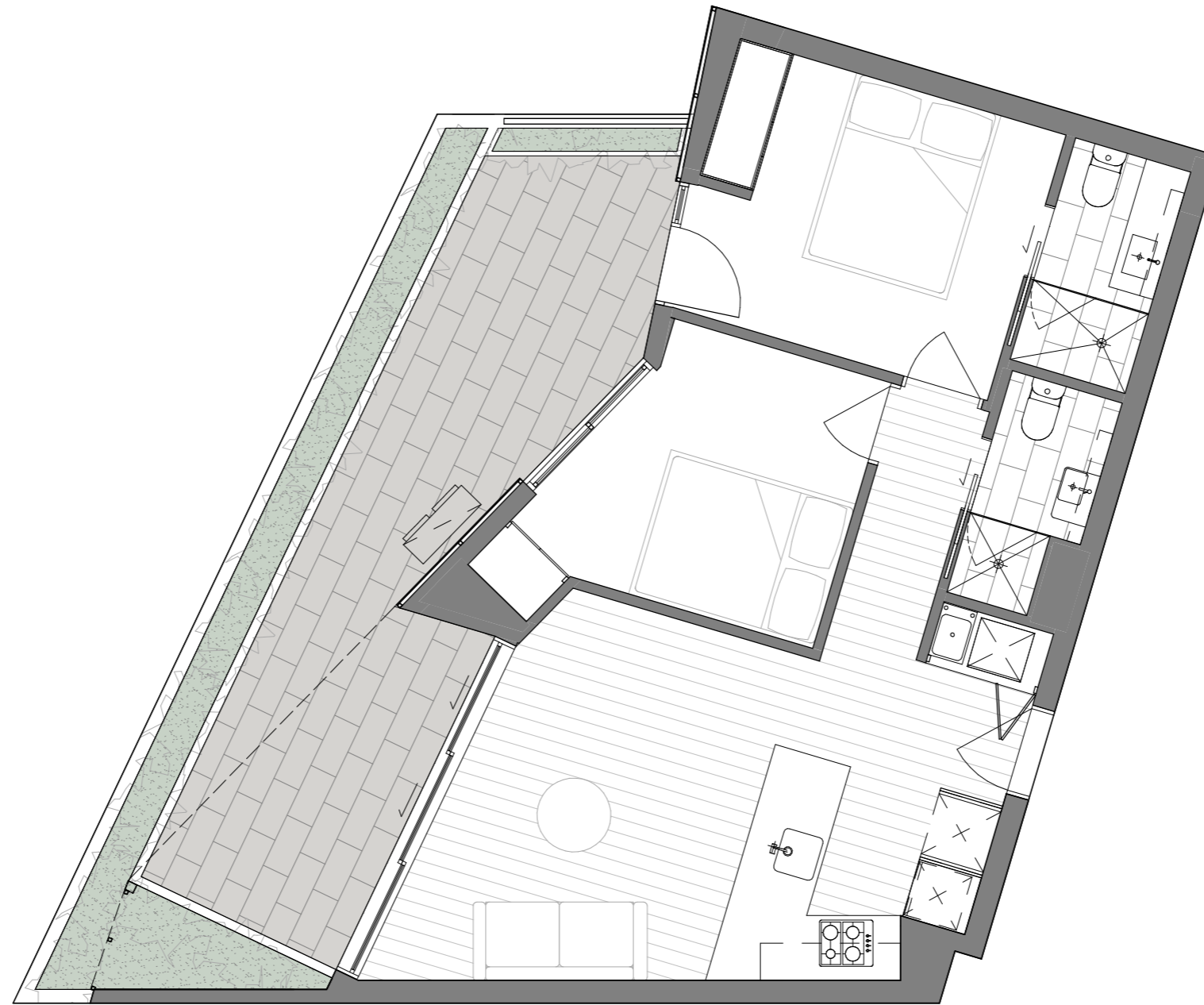
APARTMENT

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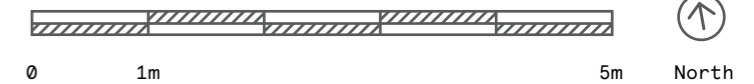
2  2  1 

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Internal Area (m ²)	62.2
Balcony Area (m ²)	29.1
Total Area (m²)	91.3



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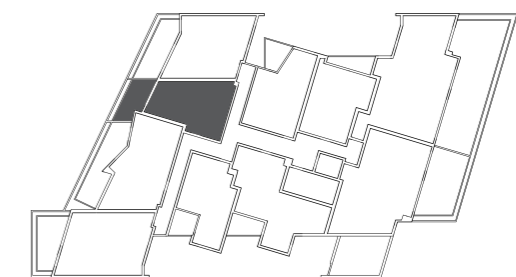
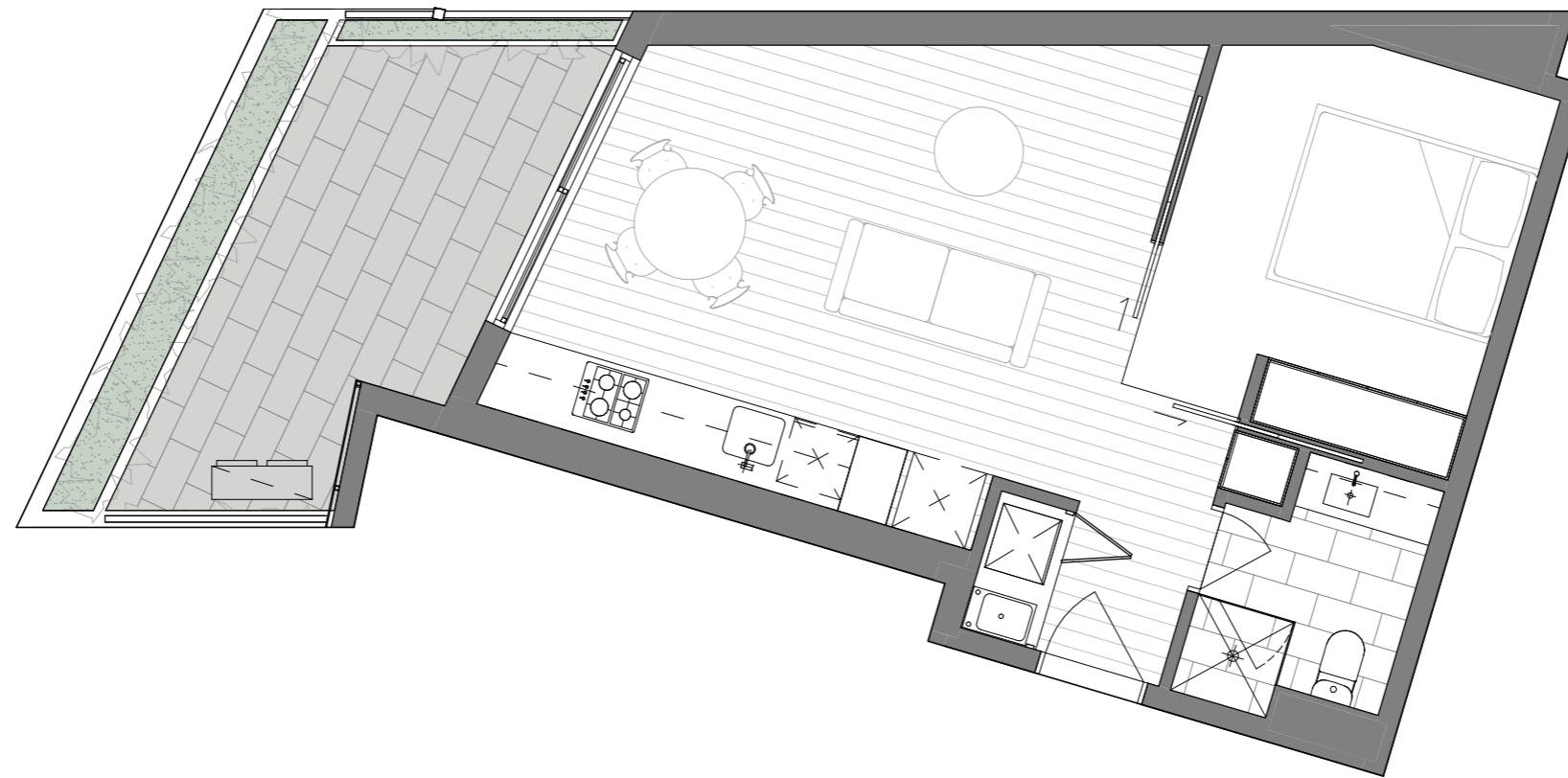
APARTMENT

305

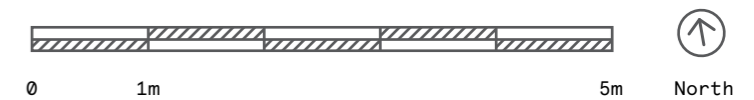
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Internal Area (m ²)	46.9
Balcony Area (m ²)	14.3
Total Area (m²)	61.2



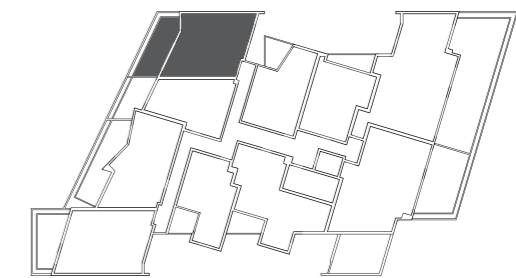
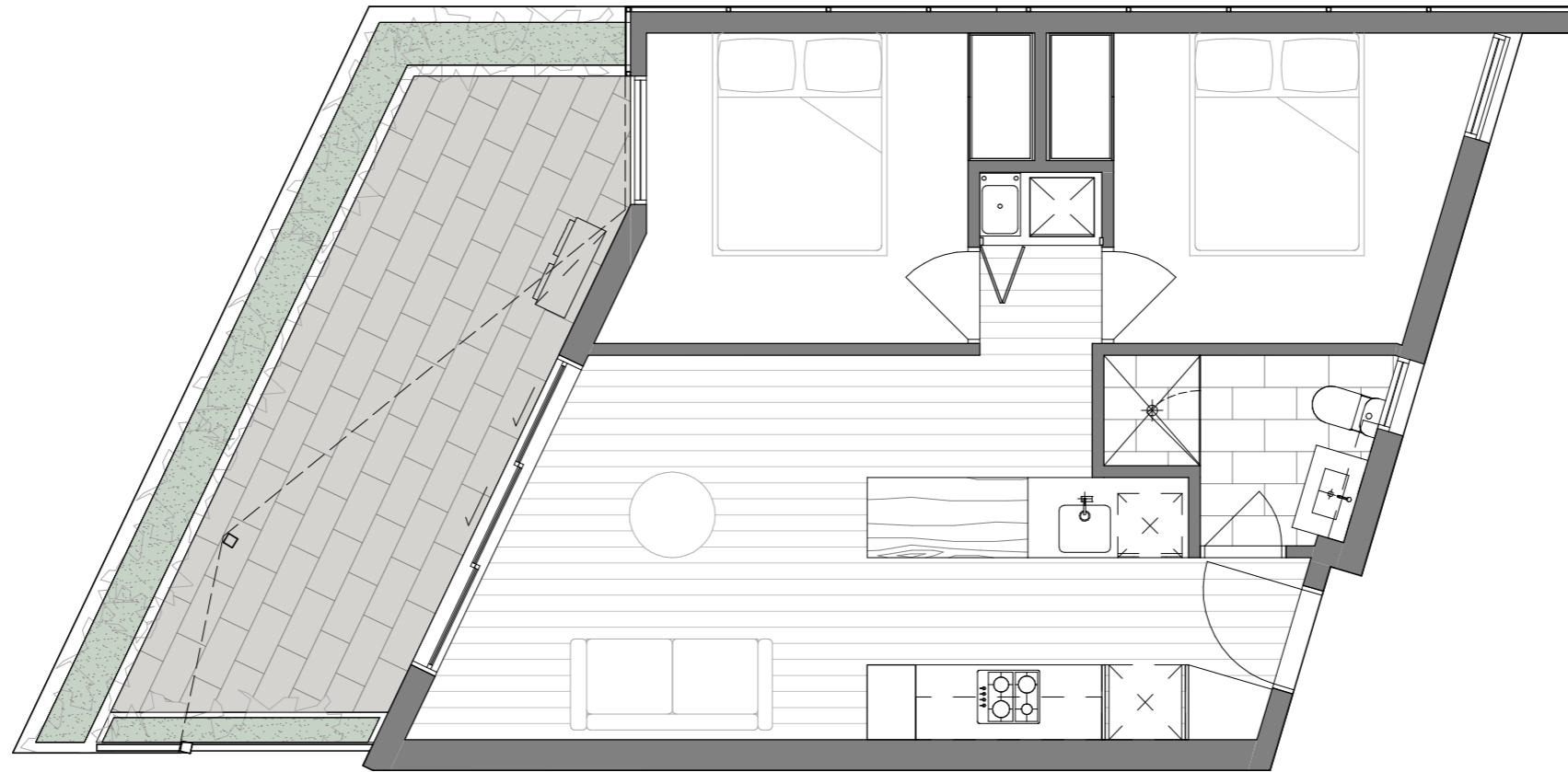
APARTMENT

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Internal Area (m ²)	57.0
Balcony Area (m ²)	22.1
Total Area (m²)	79.1

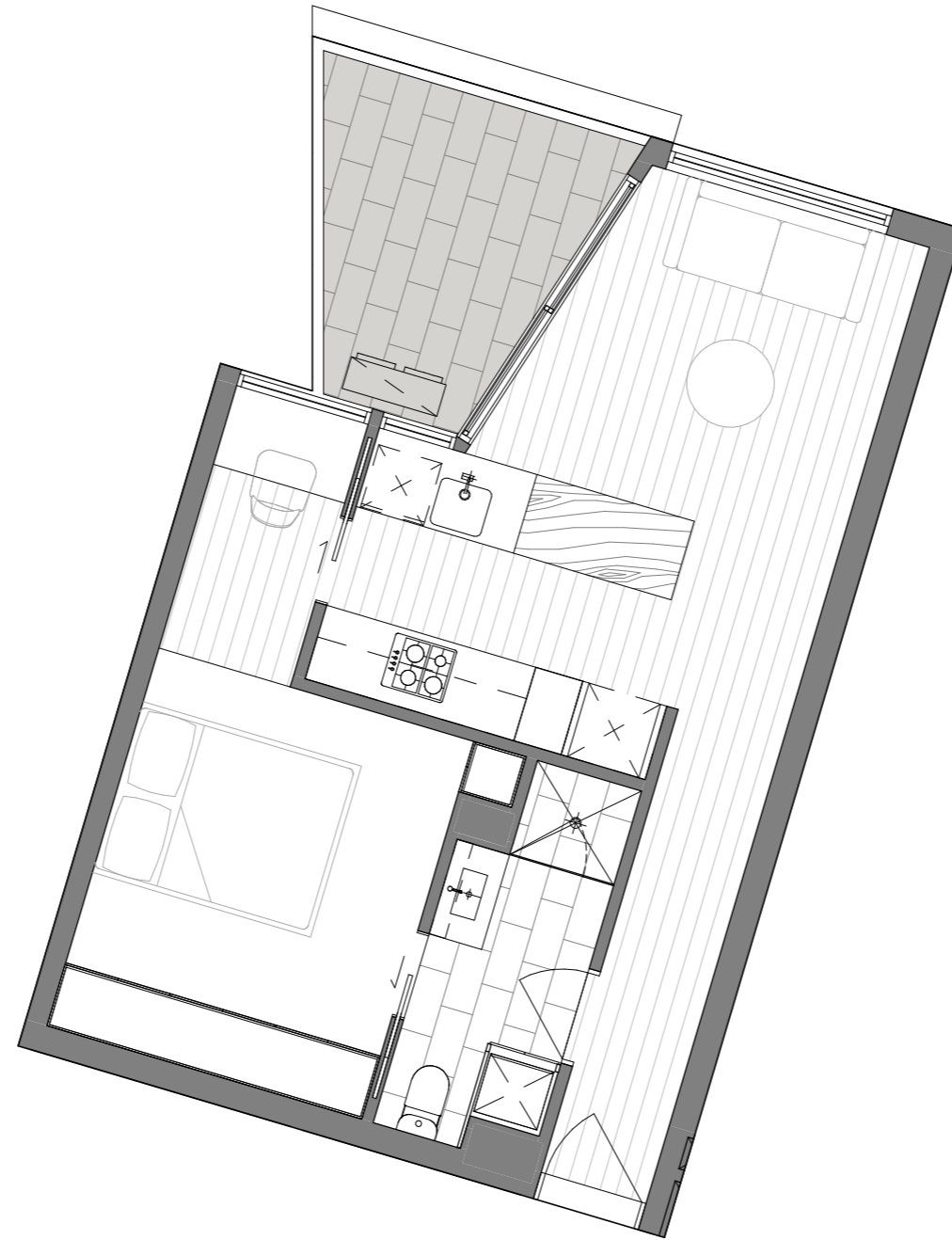


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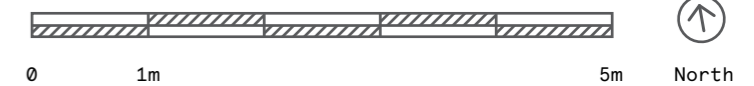
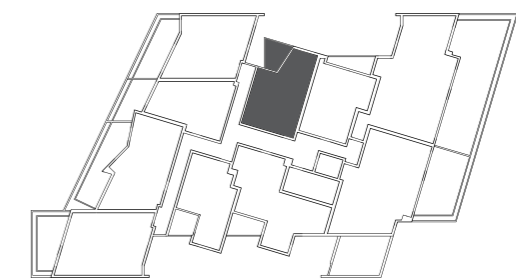
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Internal Area (m ²)	49.2
Balcony Area (m ²)	7.3
Total Area (m²)	56.5

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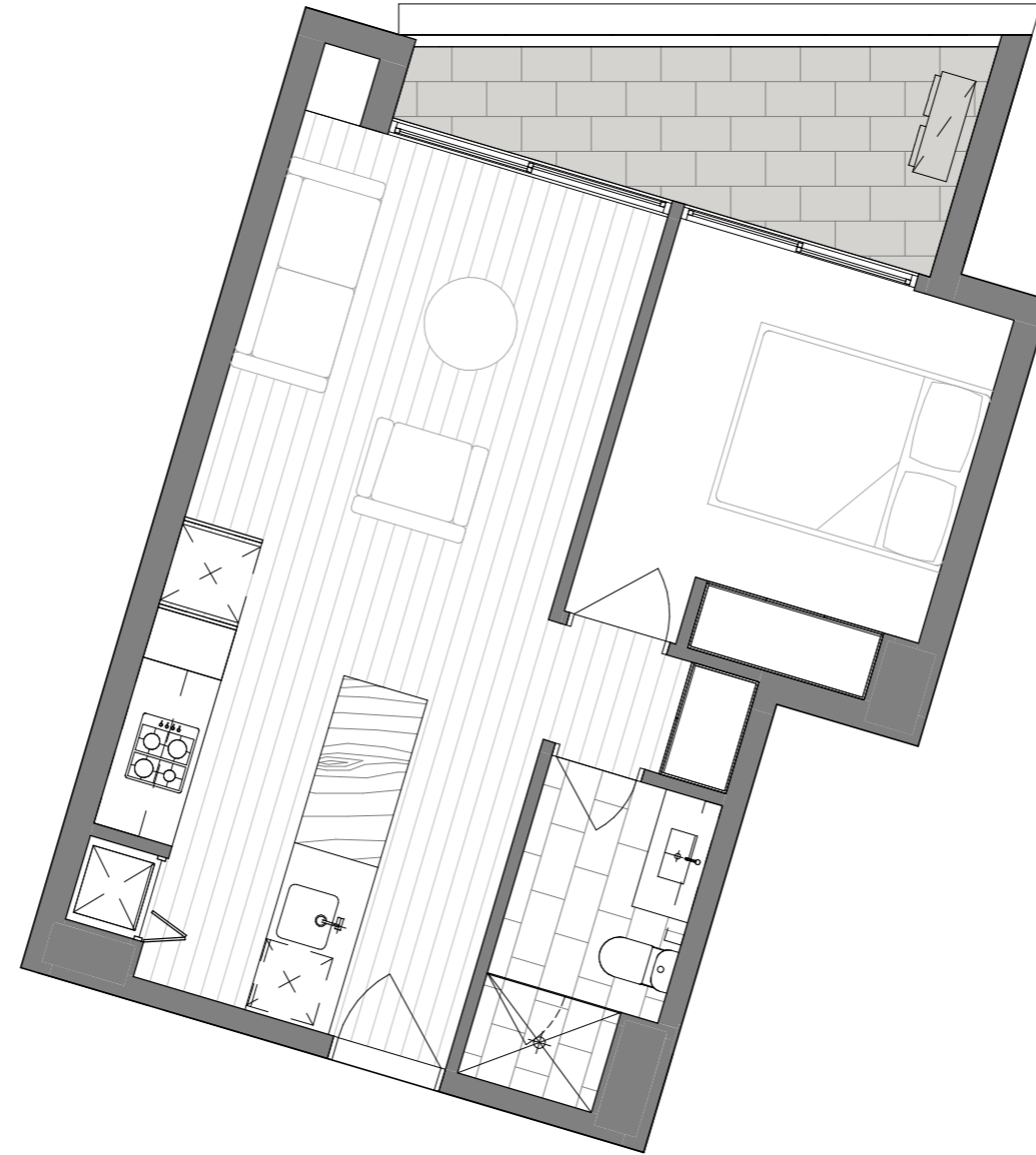


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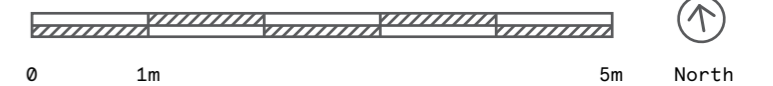
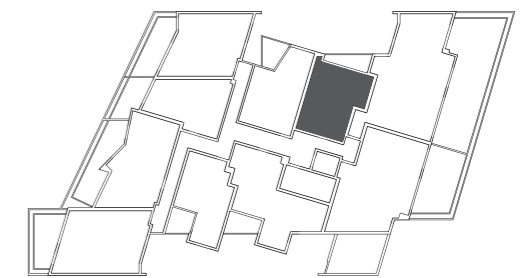
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Internal Area (m ²)	49.3
Balcony Area (m ²)	7.3
Total Area (m²)	56.6

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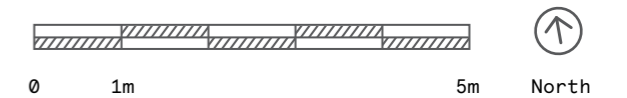
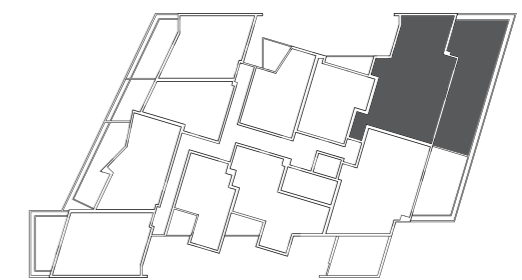
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Internal Area (m ²)	101.0
Balcony Area (m ²)	75.5
Total Area (m²)	176.5



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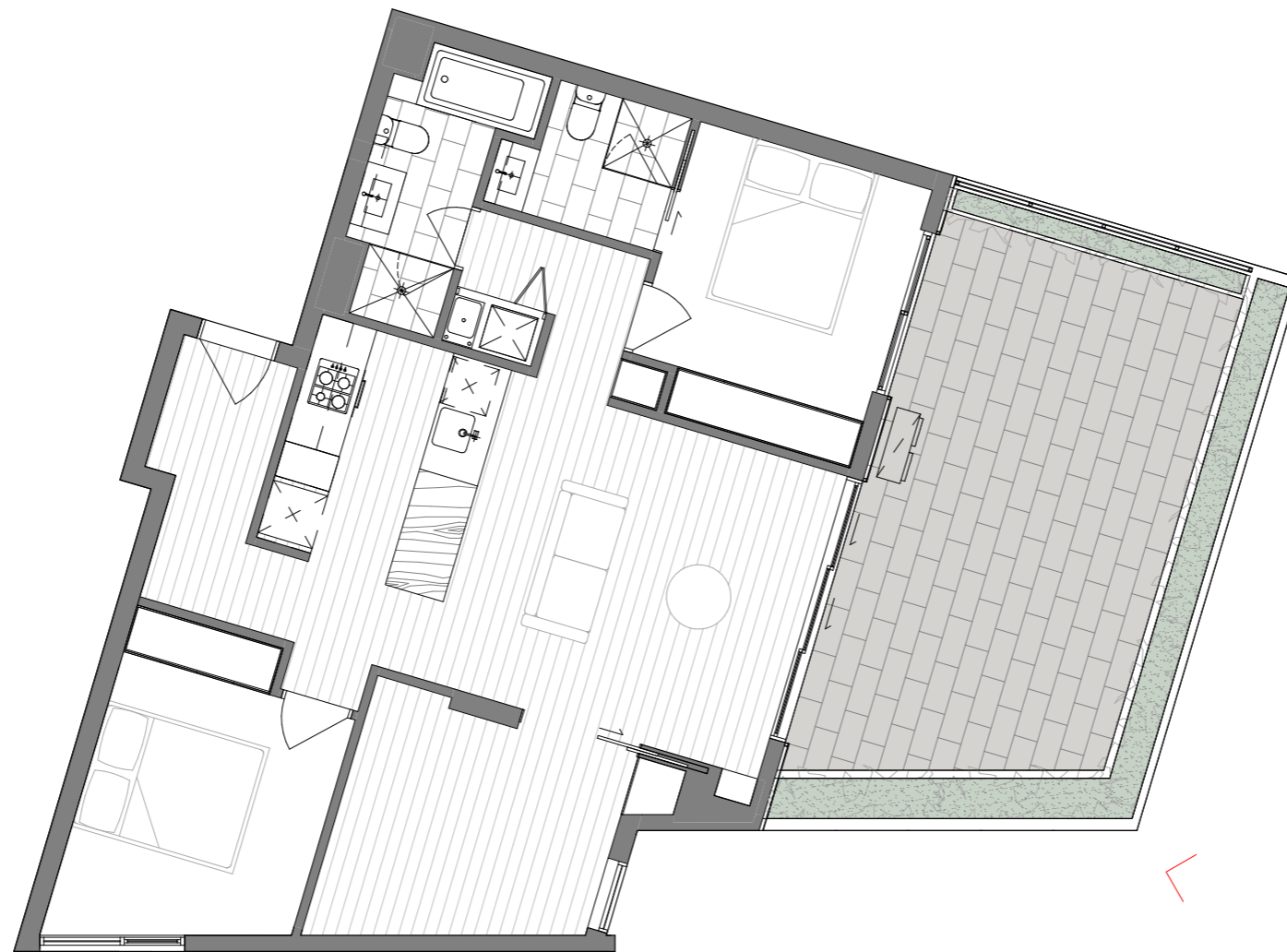
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310

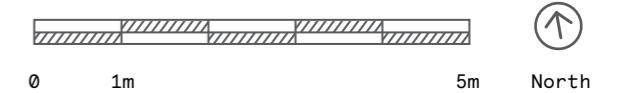
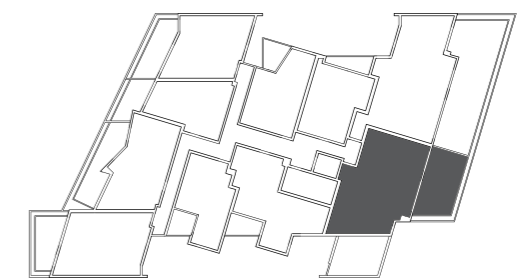
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Internal Area (m ²)	87.5
Balcony Area (m ²)	35.0
Total Area (m²)	122.5



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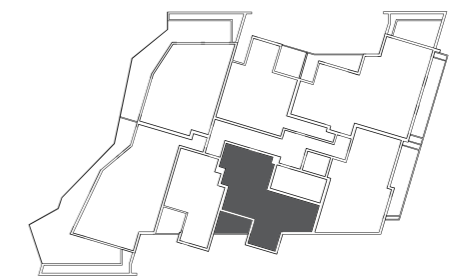
APARTMENT

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Internal Area (m ²)	66.8
Balcony Area (m ²)	7.6
Total Area (m²)	74.4

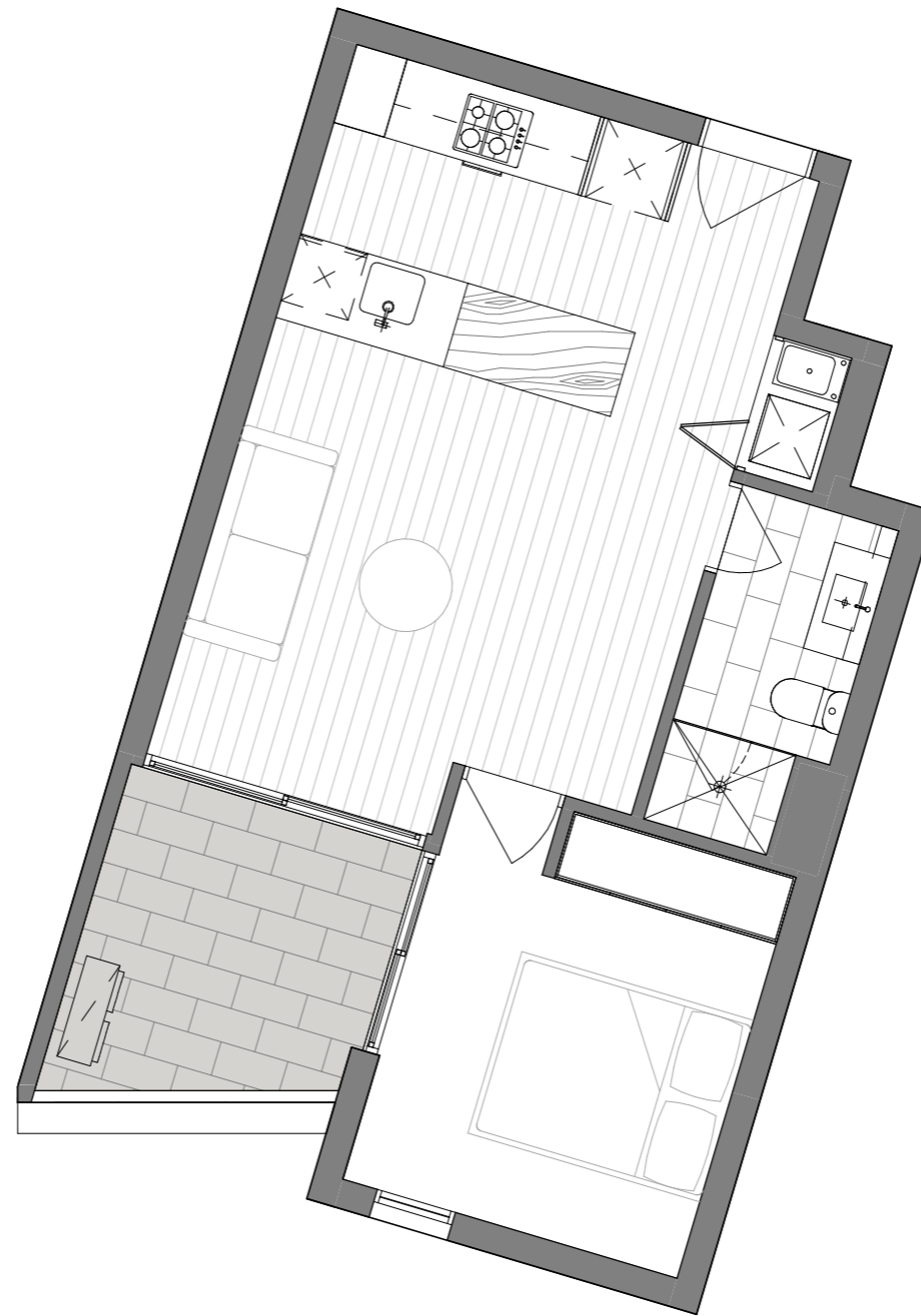


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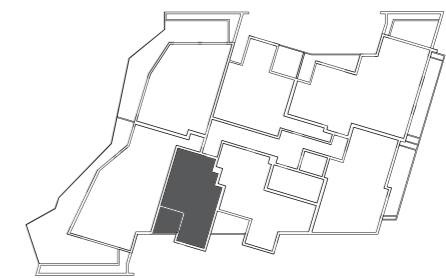
402

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Internal Area (m ²)	47.2
Balcony Area (m ²)	6.8
Total Area (m²)	54.0



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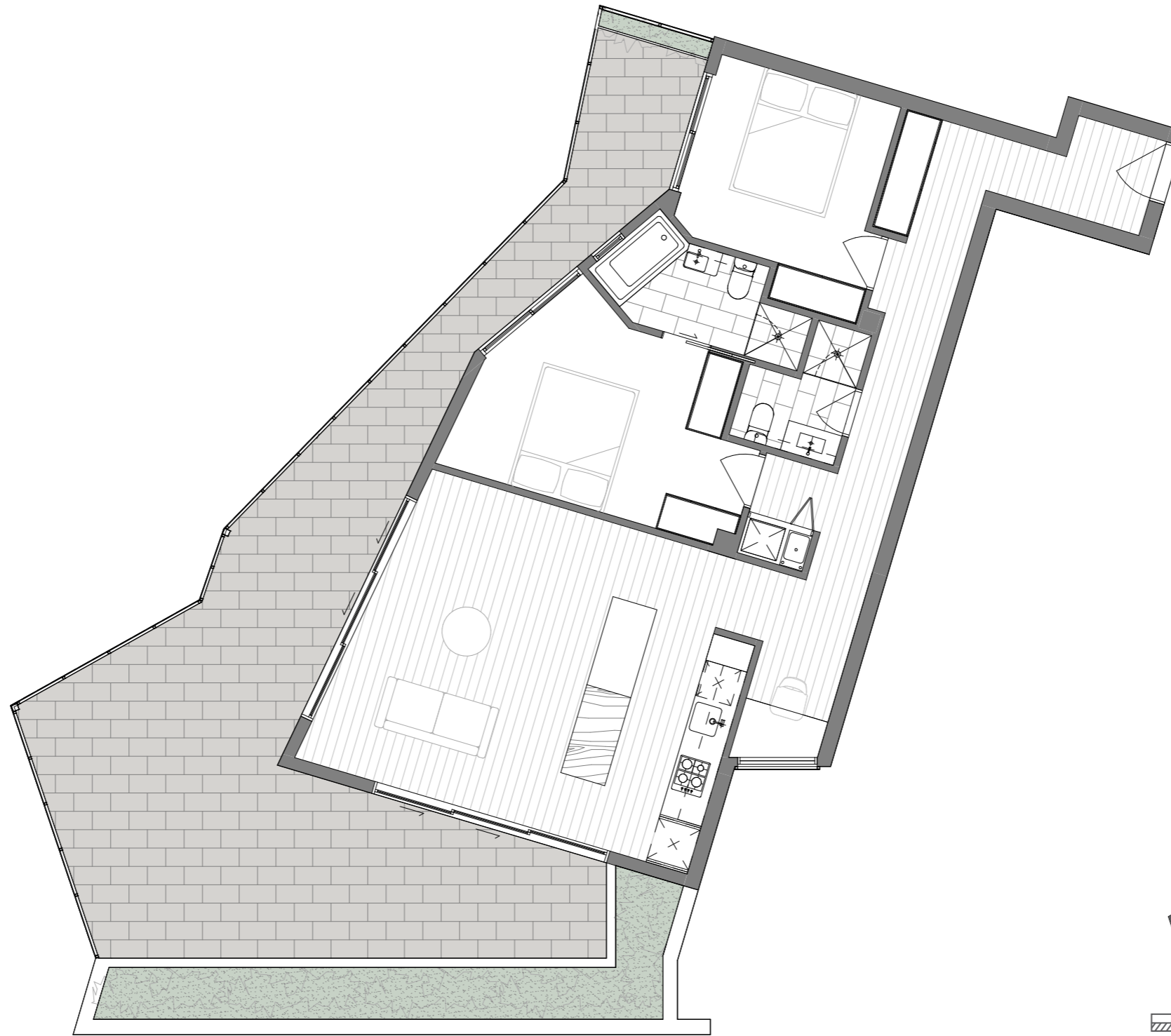
APARTMENT

403

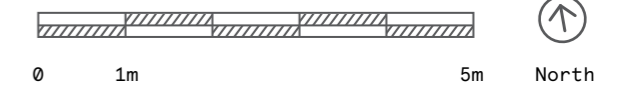
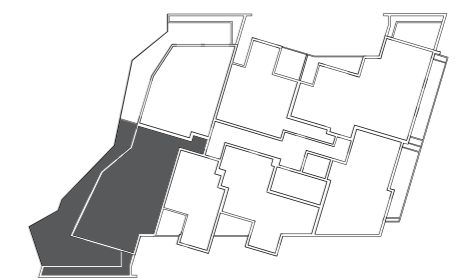
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Internal Area (m ²)	95.0
Balcony Area (m ²)	67.0
Total Area (m²)	162.0



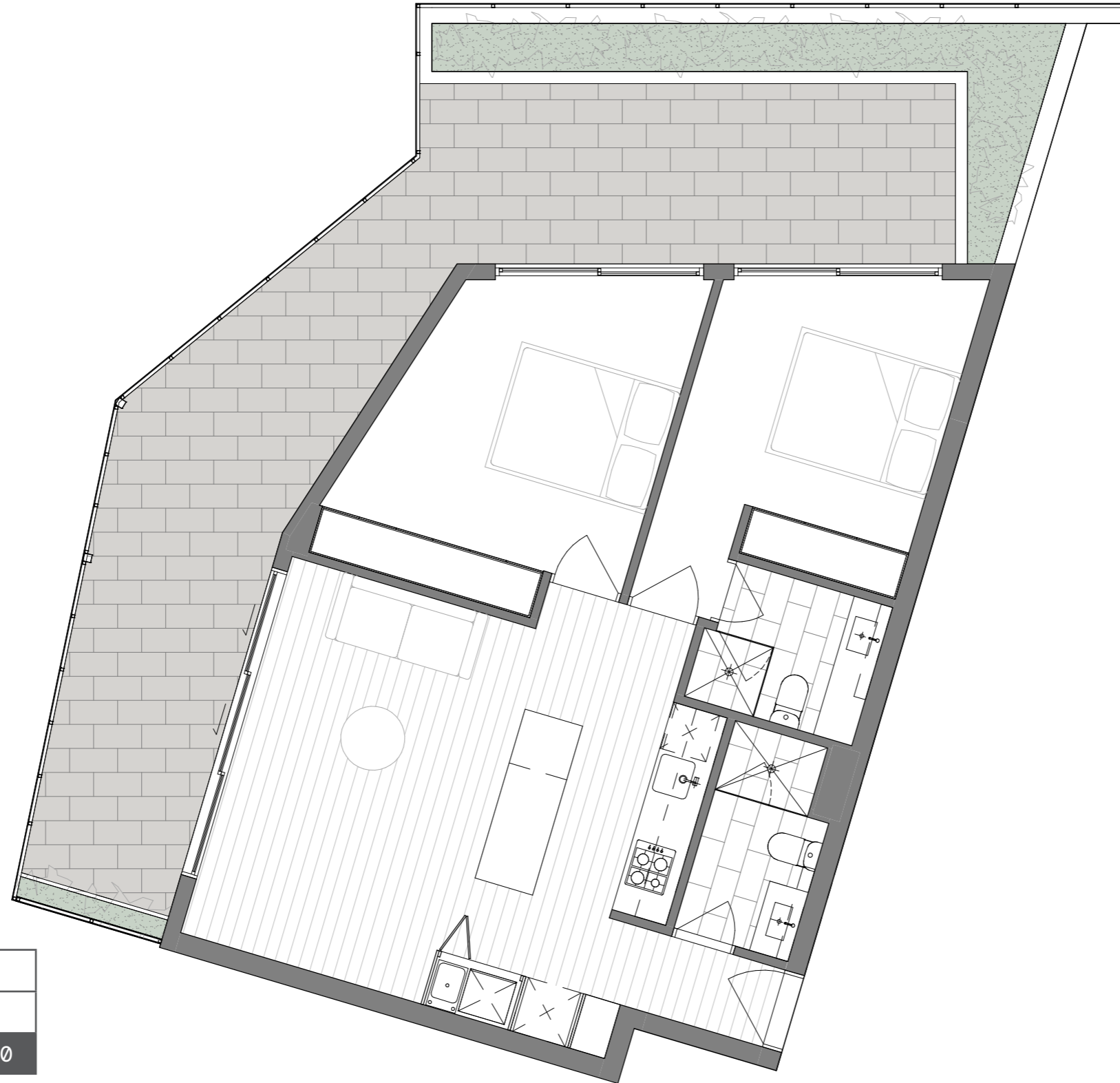
FLOOR PLANS

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APARTMENT

404

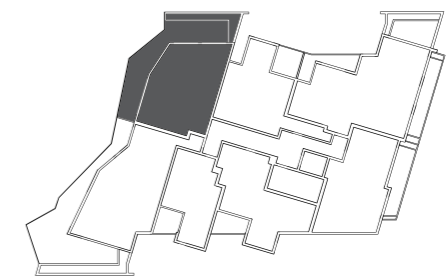
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Internal Area (m ²)	74.0
Balcony Area (m ²)	47.0
Total Area (m²)	121.0

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North

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FLOORPLANS

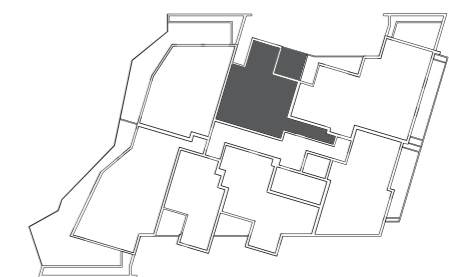
APARTMENT

405

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IVANHOE



Internal Area (m ²)	66.9
Balcony Area (m ²)	8.2
Total Area (m²)	75.1



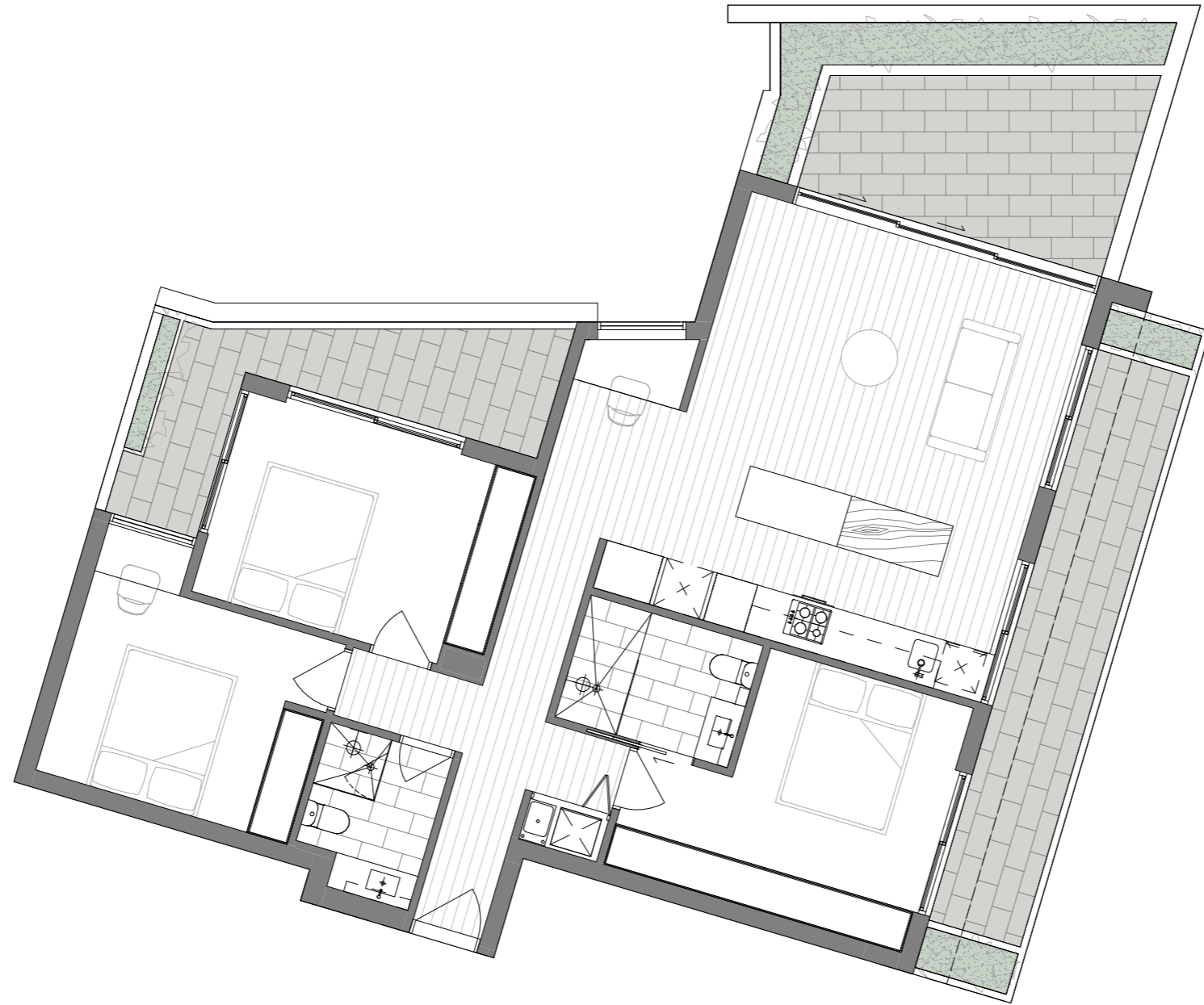
North

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APARTMENT

406

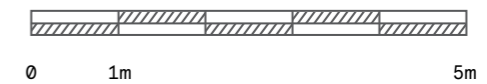
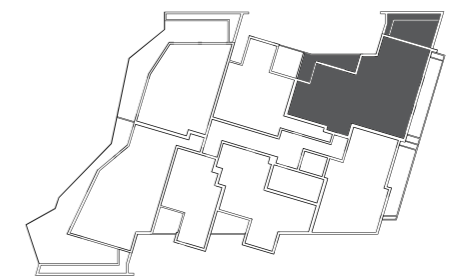
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Internal Area (m ²)	104.5
Balcony Area (m ²)	43.5
Total Area (m²)	148.0

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North

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APARTMENT

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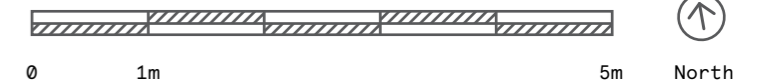
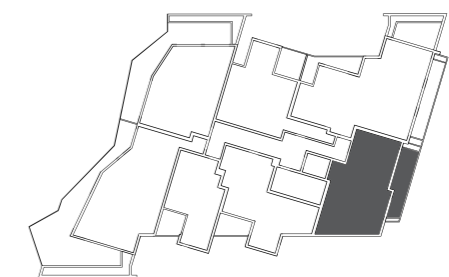
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Internal Area (m ²)	73.1
Balcony Area (m ²)	15.0
Total Area (m²)	88.1



FLOOR PLANS

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