

CREATED BY ARDEN HOMES

EXCLUSIVELY AT ALIRA

**M<sup>c</sup>Naughton**



# Step up to Arden

LIVING AT ALIRA



Illustrations Purpose Only

**ARDEN**  
HOMES

Arden Homes is proud to be partnering with Moremac Property Group to deliver the McNaughton residences, exclusively at Alira.

Arden Homes was founded based on the understanding that we all have unique needs when it comes to choosing a home. All of our homes are appointed with high quality inclusions and finishes from the best suppliers, providing unsurpassed value for our clients.

Our commitment to our clients extends to our personalised customer service, which ensures that our clients are not only supported through the building process but also finish with a home they love and we are proud to deliver.

All of the McNaughton residences have been architecturally designed to meet contemporary needs but also with the future in mind. At the core of each design is well-proportioned living spaces with maximum opportunity for natural light and solar access.

The clever layouts offer open spaces which flow effortlessly from one room to the next, creating a beautiful harmonious feel. External spaces integrate into the overall design through large windows, and all are oriented to the north. At street level, our aim is to ensure each home has its own individual sense of identity, while also complementing the development as a whole.

We invite you to step up to an Arden home.



# Moremac Property Group

## DEVELOPING EXTRAORDINARY PLACES

The strength of Moremac is anchored to the property industry experience of its founders Bryce Moore and Duncan McLellan, spanning over 50 years, and bolstered by the expertise of its highly skilled and experienced Project Team.



Curlewis Parks, Curlewis



THE POINT, Point Lonsdale



ANNADALE, Mickleham



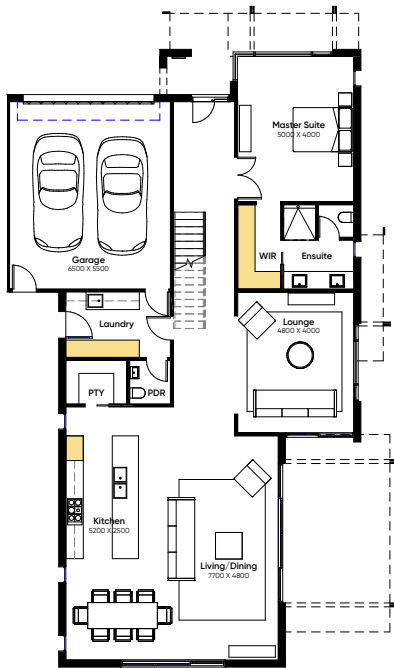
KINGSFIELD, Sunbury



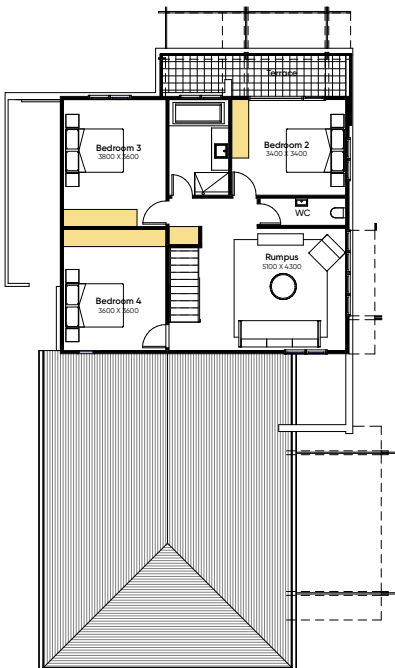
# Planned to perfection

## BUILT FOR LIFE.

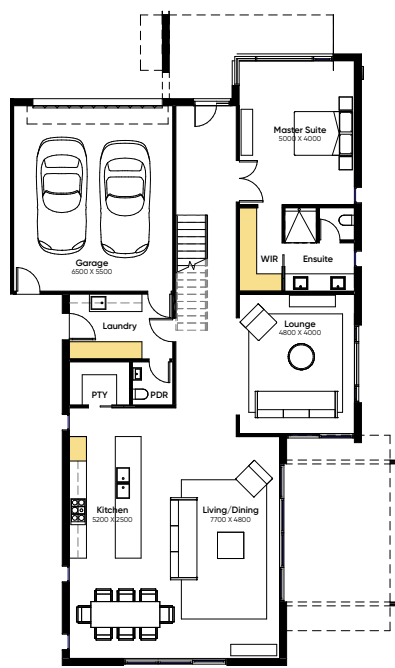
Expertly designed for those who like to entertain, with flowing living spaces bathed in beautiful natural light and warmth.



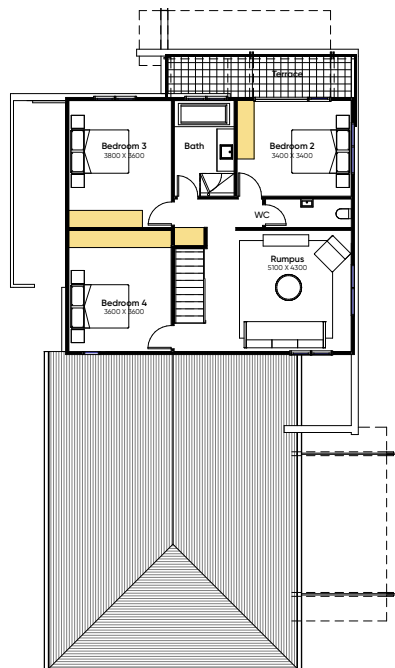
Ground Floor



First Floor



Ground Floor



First Floor

### LOT 5001



Dimensions			
Ground Floor	165m <sup>2</sup>	Porch	4m <sup>2</sup>
First Floor	91m <sup>2</sup>	Garage	39m <sup>2</sup>
Total	256m <sup>2</sup>		

### LOT 5002



Dimensions			
Ground Floor	165m <sup>2</sup>	Porch	4m <sup>2</sup>
First Floor	91m <sup>2</sup>	Garage	39m <sup>2</sup>
Total	256m <sup>2</sup>		



CONTEMPORARY ELEGANCE

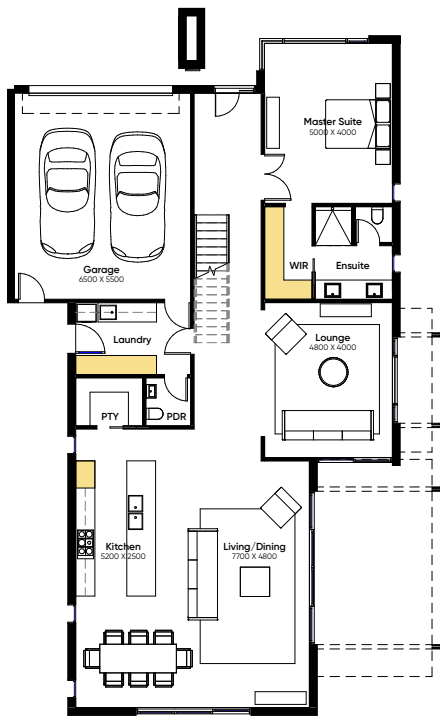
The McNaughton release by Arden Homes, exclusively designed to suit the contemporary Alira lifestyle, exudes a contemporary elegance unlike any other in the sought-after Berwick community.

Explore a refined collection of architecturally designed homes complemented by the tranquillity of waterside living.

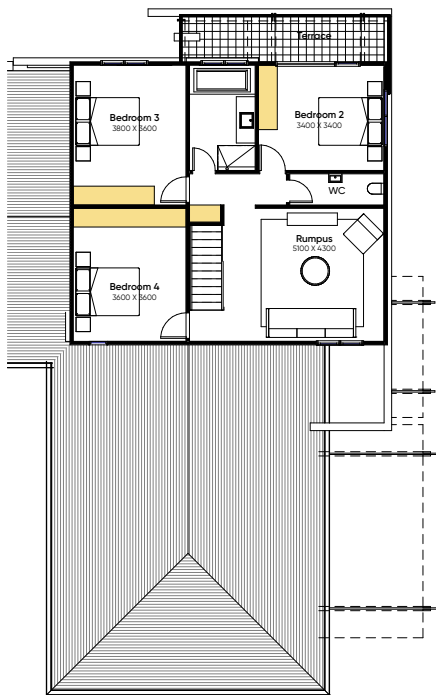


Artist Impression

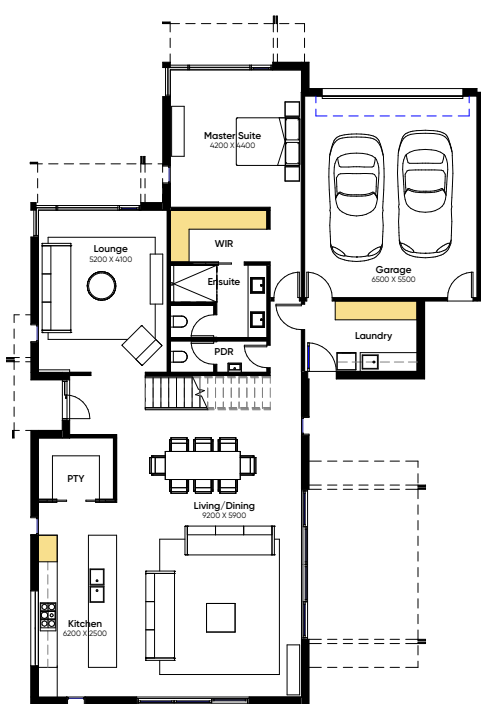
LIVING AT ALIRA



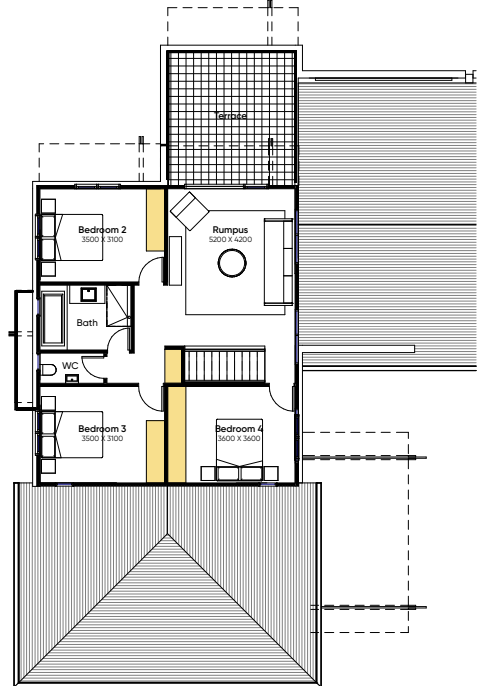
Ground Floor



First Floor



Ground Floor



First Floor

LOT 5003



Dimensions			
Ground Floor	165m <sup>2</sup>	Porch	4m <sup>2</sup>
First Floor	91m <sup>2</sup>	Garage	39m <sup>2</sup>
Total	256m <sup>2</sup>		

LOT 5004



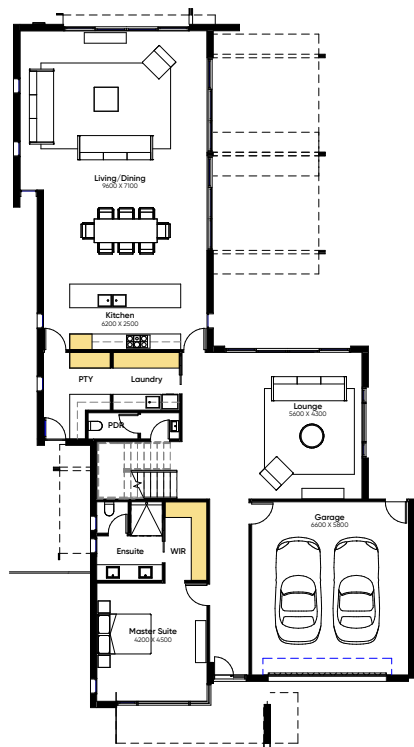
Dimensions			
Ground Floor	170m <sup>2</sup>	Porch	7m <sup>2</sup>
First Floor	85m <sup>2</sup>	Garage	39m <sup>2</sup>
Total	255m <sup>2</sup>		



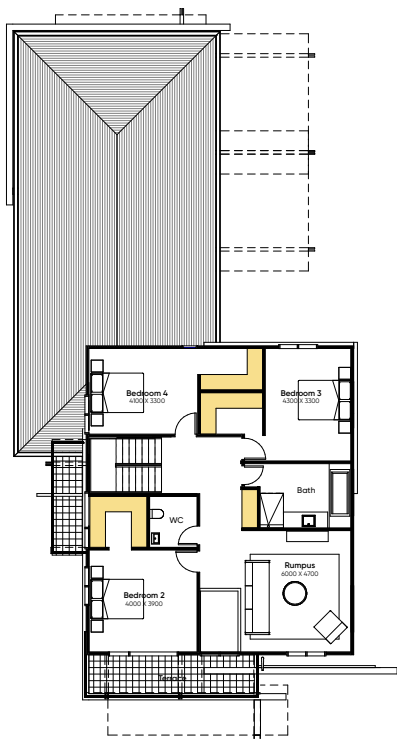
# Divine urban living



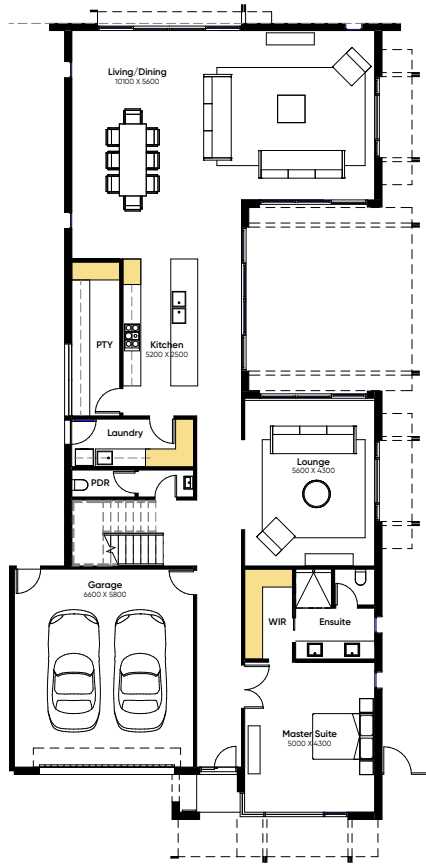
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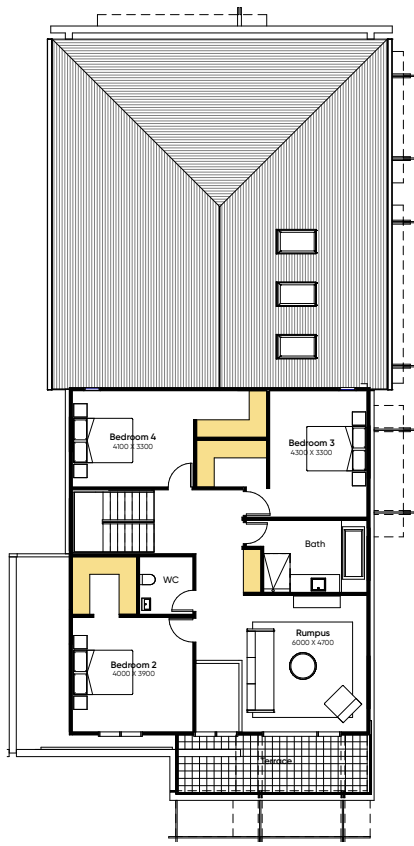
Ground Floor



First Floor



Ground Floor



First Floor

## LOT 5005



Dimensions			
Ground Floor	205m <sup>2</sup>	Porch	6m <sup>2</sup>
First Floor	122m <sup>2</sup>	Garage	42m <sup>2</sup>
Total	327m <sup>2</sup>		

## LOT 5006



Dimensions			
Ground Floor	213m <sup>2</sup>	Porch	3m <sup>2</sup>
First Floor	123m <sup>2</sup>	Garage	43m <sup>2</sup>
Total	336m <sup>2</sup>		



THE PERFECT LIFESTYLE

With delightful walking paths and the signature Alira waterways right on your doorstep, it's time to enjoy McNaughton life amid a private oasis from the moment you move in.

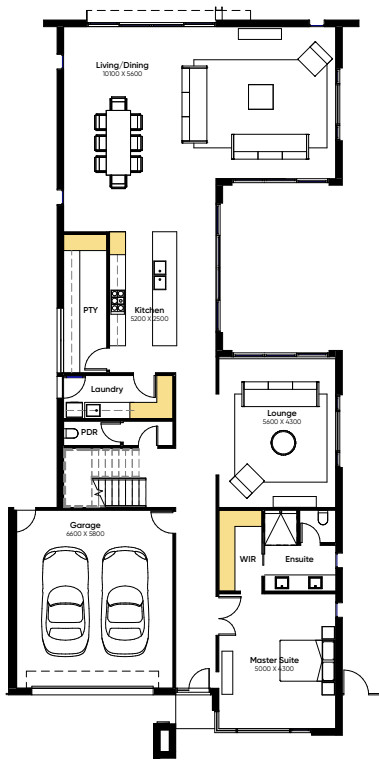
Enjoy the perfect balance of an active lifestyle with open space to explore and the luxury of your landscaped front yard and private courtyard.



DREAM FINISHES ARE STANDARD

The McNaughton homes include the signature attention to detail and artisan finishes expected from leading builder Arden Homes. Enjoy exceptional turnkey inclusions and premium products for a truly enviable lifestyle.

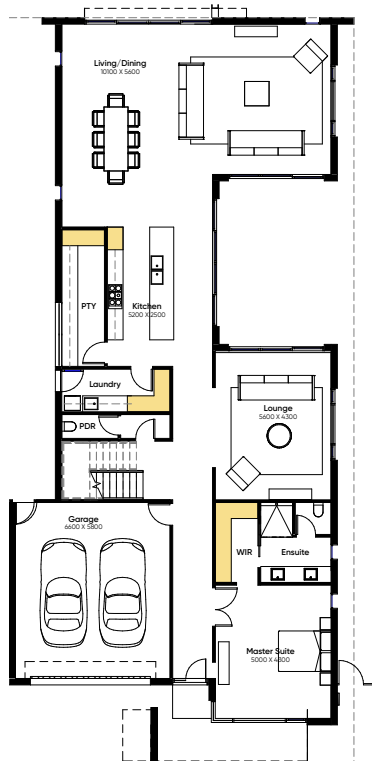
LIVING AT ALIRA



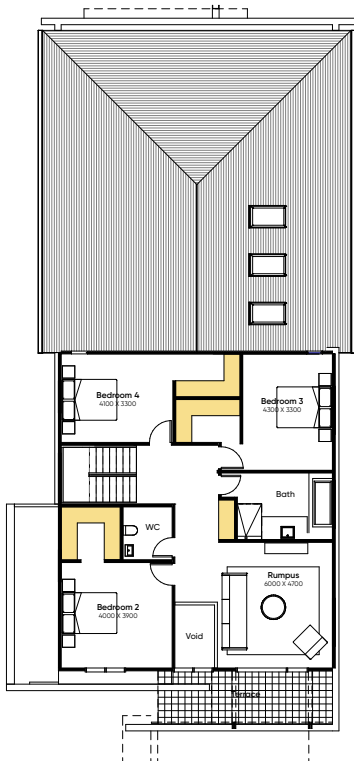
Ground Floor



First Floor



Ground Floor



First Floor

LOT 5007

  
4

  
2

  
2

Dimensions			
Ground Floor	213m <sup>2</sup>	Porch	3m <sup>2</sup>
First Floor	123m <sup>2</sup>	Garage	43m <sup>2</sup>
Total	336m <sup>2</sup>		

LOT 5008

  
4

  
2

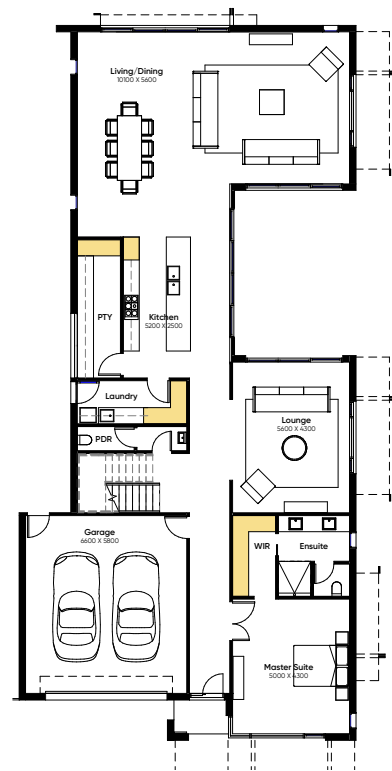
  
2

Dimensions			
Ground Floor	213m <sup>2</sup>	Porch	3m <sup>2</sup>
First Floor	123m <sup>2</sup>	Garage	43m <sup>2</sup>
Total	336m <sup>2</sup>		

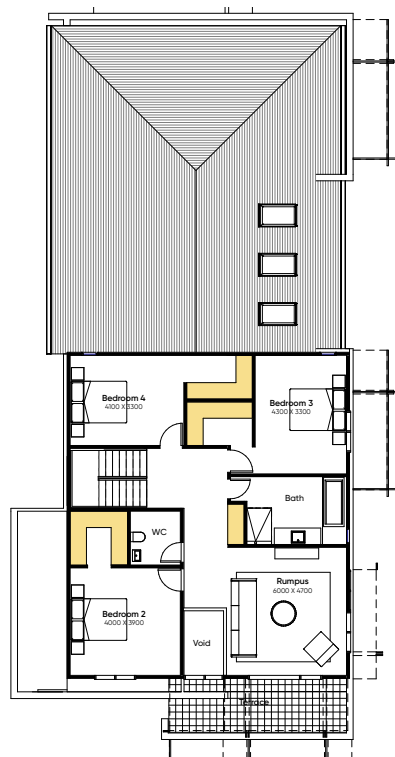


# Elevated architecture

LIVING AT ALIRA



Ground Floor



First Floor

LOT 5009



Dimensions			
Ground Floor	213m <sup>2</sup>	Porch	3m <sup>2</sup>
First Floor	123m <sup>2</sup>	Garage	43m <sup>2</sup>
Total	336m <sup>2</sup>		





# A natural wonderland

## A PLACE TO CALL HOME

Alira thrives in the already established Berwick community with wetland views, parks and play areas, premium landscaping intertwined with the picturesque signature wetlands.



Casey Fields



# Designer landscaping

## YOUR LUXURY YARD

As part of Moremac Property's commitment to the creation of places people will be proud to call home, we have partnered with the award-winning landscape team at Flemings to design a range of front gardens for you to select from.

Each design has been carefully curated to complement the beautiful home designs and unique Alira lifestyle.

LIVING AT ALIRA



Artist Impression



Artist Impression



# A location above.

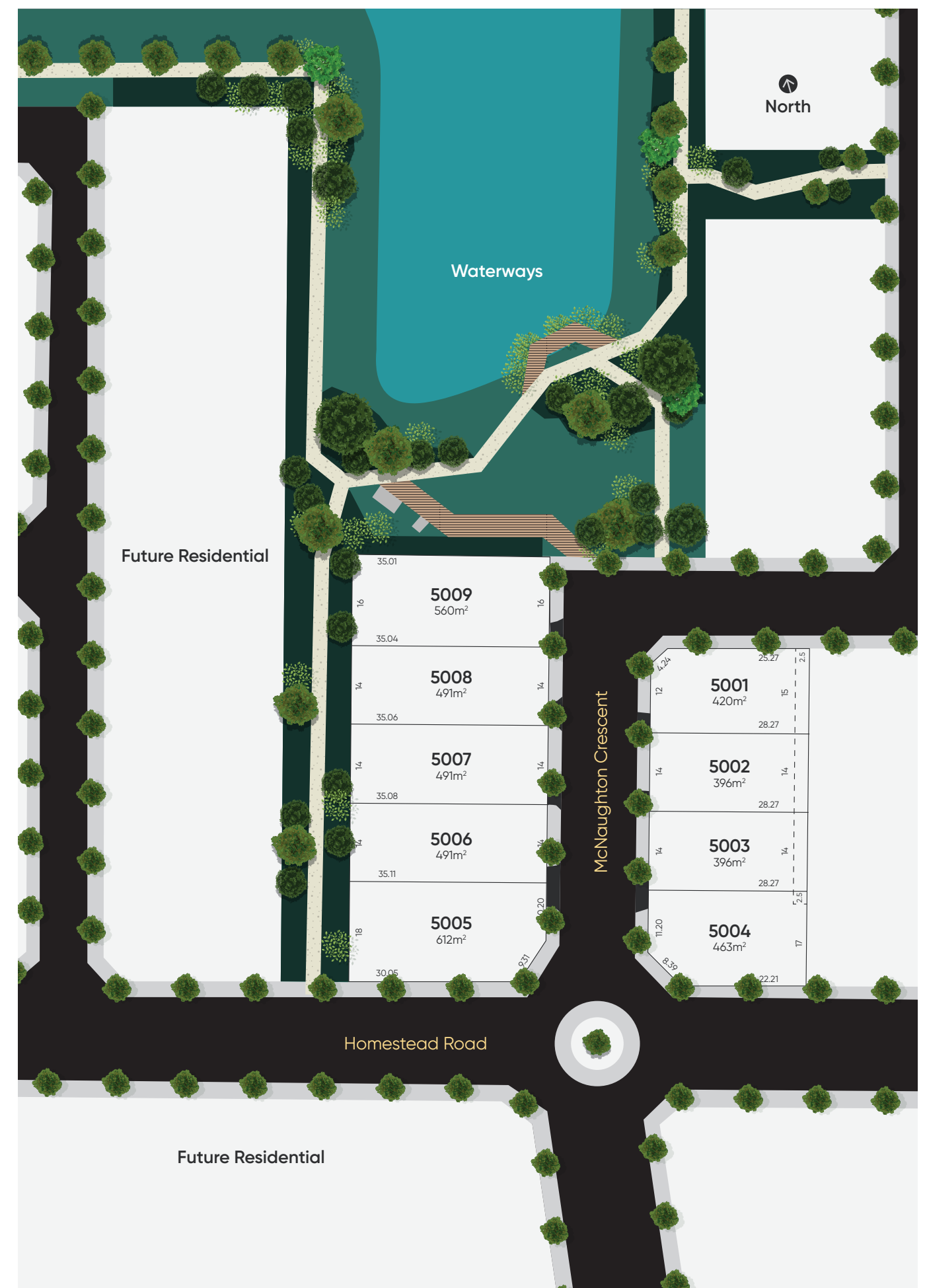
## YOUR NEW VIEW

Alira offers a lifestyle like no other with a masterplanned community designed precisely for its residents. You're just a short walk away from the town centre through green and peaceful waterways.



LIVING AT ALIRA

LIVE BY  
THE WATER





# Life at Alira

LIVING AT ALIRA



Artist Impression

## LIVE EXCEPTIONALLY.

Modern living meets urban convenience at Alira with the best of Berwick closer than ever. Schools, universities, shopping centres and leisure facilities are all within easy access of the Alira community.

Whether you're just starting a family or settling down, joining the community of Alira will be the peak of modern living.



