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# The Reserve

RESIDENCES AT MONCRIEFF

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A HANDCRAFTED LIMITED RUN  
OF QUALITY RESIDENCES FROM  
CANBERRA'S PRIVATE RESERVE

2 & 3 BEDROOM  
RESIDENCES

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EST 2017

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BROUGHT TO YOU BY ANTALIJA AND BOND



ARTIST IMPRESSION



“THE GOOD LIFE  
IS THE HAPPY LIFE.  
TO LIVE THIS GOOD  
LIFE, BE HAPPY!”

— OGWO DAVID EMENIKE —



ARTIST IMPRESSION

NO.4

THE RESERVE  
RESIDENCES AT MONCRIEFF





ARTIST IMPRESSION



## RESERVE AT MONCRIEFF — A SPECIAL PLACE

WELCOME TO MONCRIEFF, ONE OF GUNGAHLIN'S NEWEST COMMUNITIES  
IN ONE OF THE FASTEST GROWING URBAN AREAS IN AUSTRALIA.

Moncrieff is named after Gladys Lillian Moncrieff, 'our Glad', a classical soprano singer and cherished Australian icon. In keeping with one of Canberra's oldest traditions, all streets within a suburb follow a theme. It was very fitting that the streets in Moncrieff are named after Australian artists. The Reserve sits on a premium site, on the corner of Bon Scott Crescent and O'Keefe Avenue, named after two of Australia's legendary rock singers.

Taking its cues from the suburb theme, The Reserve is designed to enjoy life, and blends harmoniously into its leafy surrounds, with a mix of understated contemporary architecture and quality fixtures and fittings. An urbane collection of 2 and 3 bedroom terrace homes, The Reserve is located adjacent to generous green spaces in the north of the Bush Capital.

THE RESERVE PROVIDES THE OPPORTUNITY TO EXPERIENCE THE CONVENIENCE  
OF TERRACE LIVING WITHOUT COMPROMISE ON QUALITY OR LIFESTYLE.

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NO.8

THE RESERVE  
RESIDENCES AT MONCRIEFF





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NO.10

THE RESERVE  
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NO.12

THE RESERVE  
RESIDENCES AT MONCRIEFF



## WHAT MAKES THE RESERVE SPECIAL?

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A COLLECTION OF ONLY 57 TERRACE HOMES, EACH RESIDENCE HAS BEEN METICULOUSLY DESIGNED TO MAKE THE MOST OF NATURAL SUNLIGHT AND STUNNING VIEWS OVER THE ADJACENT NATURE PARK.

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Residents of The Reserve will enjoy seamless indoor-outdoor living, with a mix of balcony and terrace outdoor spaces available, many of which offer a northerly aspect and tranquil views of the surrounding green space. A beautifully landscaped communal garden space, including a barbecue area, offers residents a space to entertain friends, relax and mingle.

At The Reserve, you're guaranteed some pretty great neighbours – nature's finest! The Reserve is uniquely positioned next to a beautiful nature park and is only minutes from some of north Canberra's best nature reserves.

All the necessities aren't far, though. The Reserve is only 6 minutes' drive to The Marketplace Gungahlin and 20 minutes' drive to Canberra's CBD and Airport.

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CONSIDERED ARCHITECTURE AND INTERIOR  
DESIGN ARE COMPLIMENTED BY DESIGNER  
TAP WARE AND CONTEMPORARY COLOUR SCHEMES.

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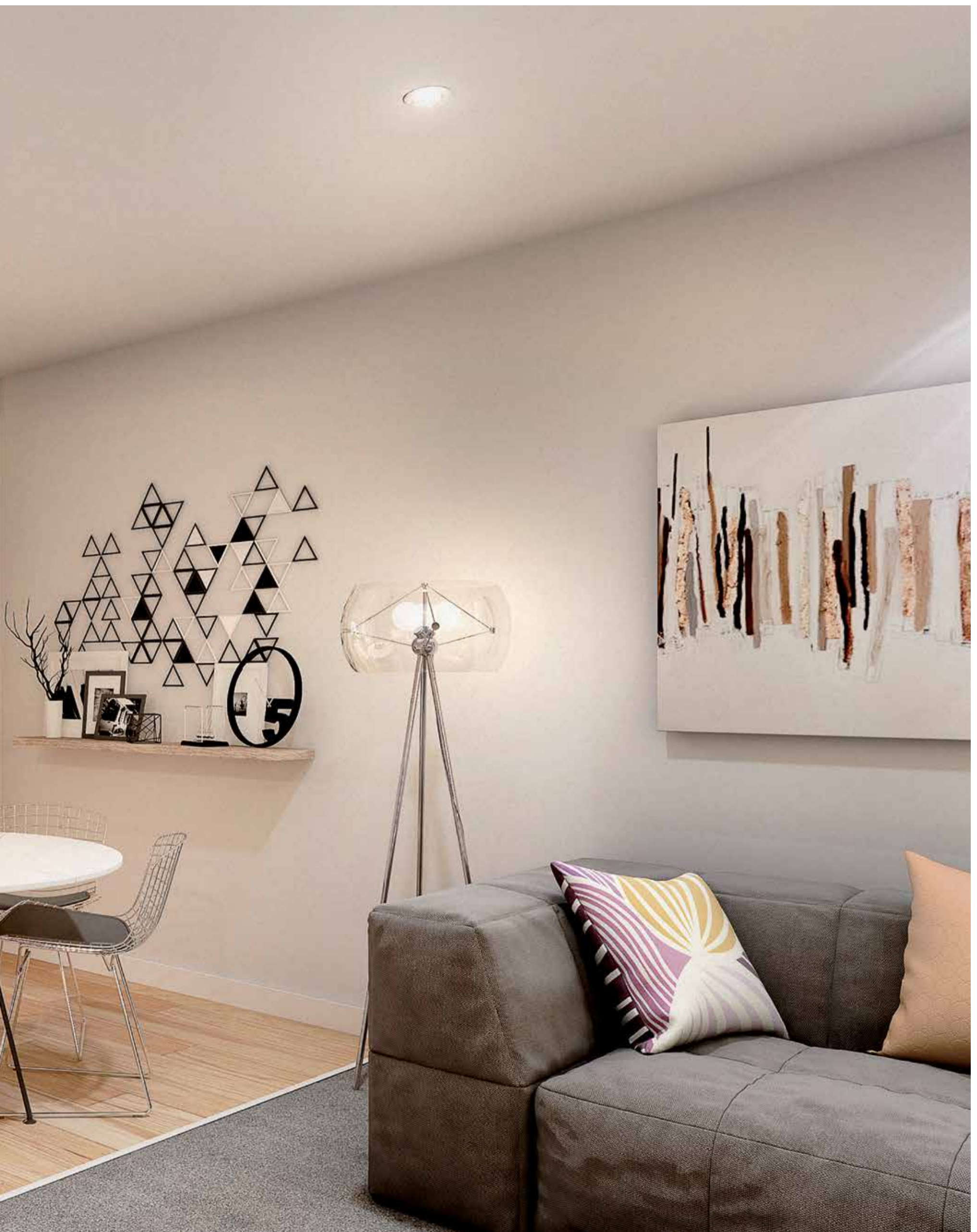
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RESIDENCES AT MONCRIEFF





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RESIDENCES AT MONCRIEFF





FISHER & PAYKEL COOKTOP WITH WOK BURNER

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FISHER & PAYKEL OVEN

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GARETH ASHTON PARK AVENUE HAND SHOWER RAIL  
IN GUN METAL GREY

—



GARETH ASHTON PARK AVENUE BASIN MIXER  
IN GUN METAL GREY

—



GARETH ASHTON PARK AVENUE TAPWARE  
IN GUN METAL GREY

—



ABEY LUCIA POLISHED CHROME KITCHEN SINK MIXER

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## THE RESERVE IS ABOUT QUALITY TOUCHES

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A COLLABORATION OF SOME OF CANBERRA'S FINEST ARCHITECTS,  
INTERIOR DESIGNERS, DEVELOPERS AND BUILDERS, THE RESERVE IS A  
BALANCED UNION OF CONTEMPORARY COOL AND SUBURBAN COMFORT.

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Modern kitchens, appointed with stone bench tops, stylish pendant lighting, stainless-steel Fisher&Paykel appliances and gas cooking seamlessly connect with generous living areas. All 3 bedroom residences feature floating laminate timber impression flooring to living areas, and all 2 bedroom residences feature carpeted lounge rooms. Large windows and northerly aspects ensure living spaces are flooded with natural light, and reverse cycle heating and cooling ensures comfort year round.

Generous living areas open to private covered outdoor entertaining spaces through expansive glass sliding doors. 2 bedroom residences include upper level balconies with glass balustrades to maximise views over the parkland. Each residence features excellent energy efficiency, state-of-the-art Gareth Ashton Park Avenue tap ware, wall-hung bathroom furniture and a choice between two natural colour schemes, thoughtfully selected to be a perfect base for your own tastes.

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APPLIANCES BY  
FISHER AND PAYKEL

DESIGNER TAPWARE  
BY GARETH ASHTON

..... EST 2017 .....

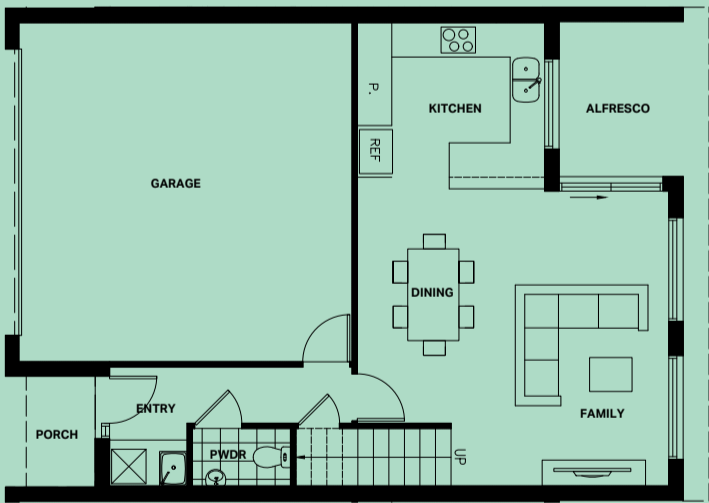


# FLOORPLANS THAT RESERVE SPACE FOR WHERE IT’S NEEDED MOST

A collaboration of award winning interior design and architecture, every area in your new home has been highly considered, with emphasis on liveability. The Reserve’s floorplan designs feature open-plan kitchen, dining and family rooms, seamless connection between indoor and outdoor living and generous storage. With plenty of variations to choose from, The Reserve is for everyone.

## RESIDENCES

24 · 25 · 31

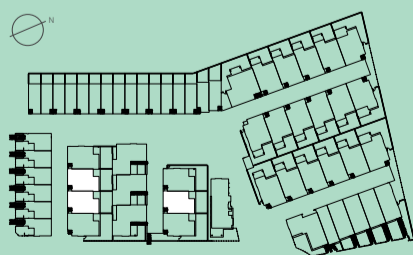


Ground Floor



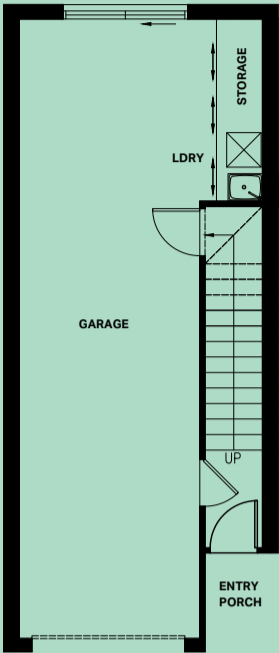
First Floor

Bedrooms	3
Bathrooms	2.5
Garaged cars	2
Internal (sqm)	110–111
External (sqm)	46

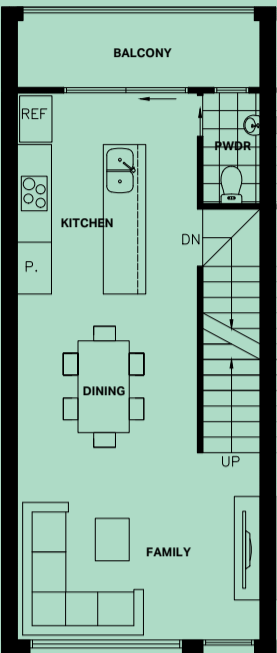


RESIDENCES

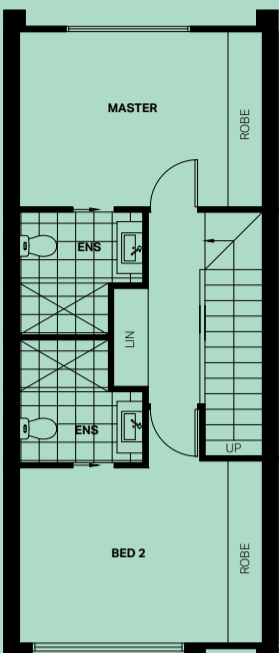
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Ground Floor

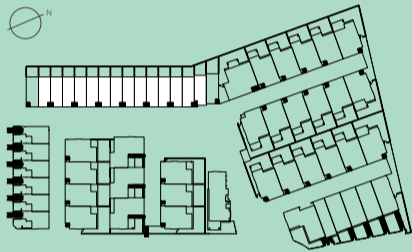


First Floor



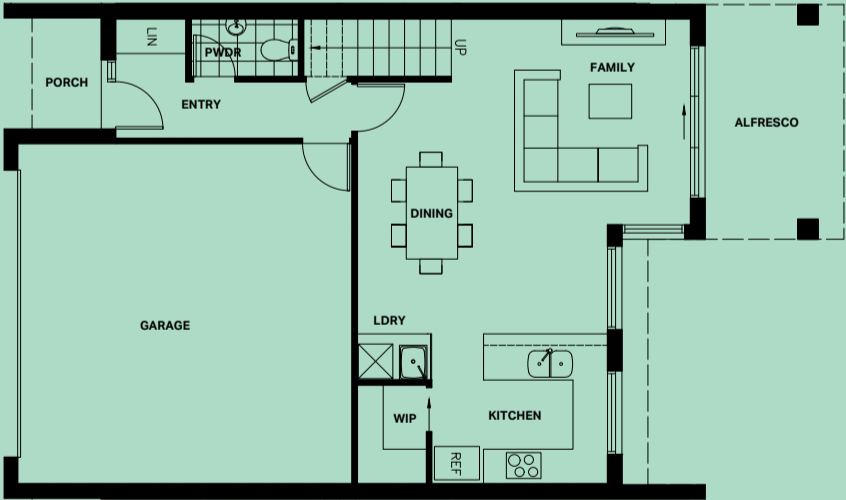
Second Floor

Bedrooms	2
Bathrooms	2.5
Garaged cars	2
Internal (sqm)	91
External (sqm)	24-26



RESIDENCES

35 · 36 · 37 · 38 · 47 · 48 · 49 · 50

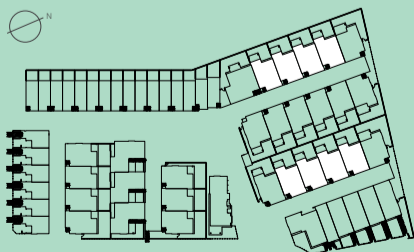


Ground Floor



First Floor

Bedrooms	3
Bathrooms	2.5
Garaged cars	2
Internal (sqm)	113
External (sqm)	46





## THE RESERVE'S TEAM

### DEVELOPER



#### Bond Projects

Bond is a Canberra based residential property development company with a multitude of high quality projects to its name. Managing Director, Bill O'Neill's keen eye for design detail, collaborative approach, professionalism and partnerships with the best architects, consultants and builders in Canberra are what set Bond apart. Recent projects include 'Watermark', a 5 storey, 95 terrace and unit project recently completed in the Southquay Waters precinct in Greenway and Symmetry Apartments, a 20 unit project in Crace. Bond has several other upcoming Canberra projects, including both Dickson and Kingston.

### DEVELOPER



#### Antalija Developments

Antalija Constructions and Antalija Developments are family owned and operated businesses that have been delivering quality projects in Canberra for more than 14 years. Owner Dennis Katavic prides himself on being able to deliver quality affordable residential projects hat he personally oversees. A 'hands on' builder, Dennis has earned himself a first class reputation for exceptional workmanship, value for money and follow-up service. Recently completed projects include Mae in Harrison and Glasshouse in Franklin, with Zephyr in Lawson currently under construction.

### BUILDER



#### Antalija Constructions

### INTERIOR DESIGN



#### The Mill Interiors

The Mill Architecture + Design is a boutique architectural firm in Canberra. A specialised team of architects, interior designers and drafts people, the company provide a personalised approach to design, aspiring to create designs that not only meet their client's day to day needs, aspirations and budget, but also provide spaces which are interesting and timeless. Sarah, company director and interior designer has been working in the industry for 10 years. Her projects include commercial fitouts and refurbishments, university and school design and domestic interior design.

### ARCHITECT



#### R Inventive Building Design

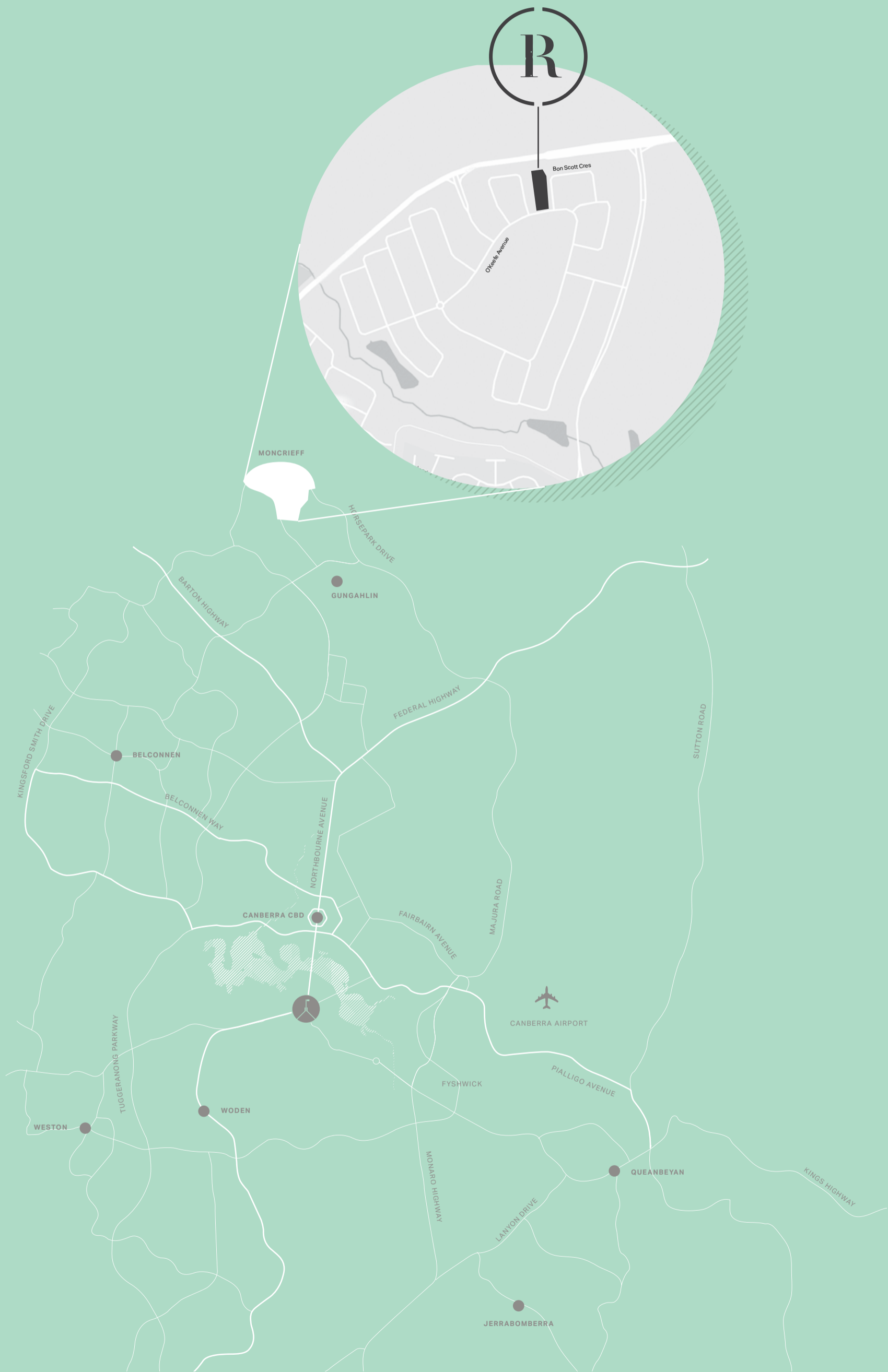
R Inventive Building Design has been servicing the Canberra region for four years. Robert Jukic, Company Director, was born into a family of building professionals, and quickly developed a passion for the industry. With 17 years' experience, Robert specialises in residential plans to meet a vast range of clientele requests, from anything between spec homes and large single residential developments. His experience lies extensively in multi-unit plans, including dual occupancies and large townhouse style developments and apartments.

### AGENT



#### Luton Projects

Established in 1999, Luton Properties has a long and rich heritage in the Canberra property market. It was a natural progression for Luton Properties to form Luton Projects. Headed up by Slade Minson, who has over 20 years industry experience, Slade has been integral in delivering many of the Capital's most celebrated residential and mixed use developments. Luton Projects offer a dedicated and approachable sales team with a passion to deliver excellence every time.



1300 776 054  
THERESERVEMONCRIEFF.COM.AU  
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**BOND**

**Antalija**  
DEVELOPMENTS

**Antalija**  
CONSTRUCTIONS  
Builders Licence No. 920949

**LUTON**  
projects

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