

WHAT'S GOING ON AT MODEINA



ANOTHER DENNIS FAMILY COMMUNITY

AUTUMN 2021 NEWSLETTER



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TOWNHOME LIVING AT MODEINA



We are excited to announce an exclusive opportunity for first home buyers to purchase one of these beautifully appointed Bluebell Townhomes, the latest in contemporary townhome design.

Right now, they're priced from only **\$569,900***, and if you're eligible for the First Home Buyers Grant[^] you could save an additional **\$10,000[^]**.

So first home buyers pay just **\$559,900^{^^}** Net Price after First Home Owner Grant (subject to Government eligibility rules and settlement fees and charges).

These stunning 3 & 4 bedroom, 2.5 bathroom, 2 car townhomes have been smartly designed to maximise the use of space and are on sale now! Plus you'll be close to Burnside Primary School, Playgrounds and other fantastic amenities Modeina has to offer.

The townhomes are a full turnkey offering and include:

- Fixed price, no surprises
- Laminate timber flooring in nominated areas
- European stainless steel appliances
- Stone bench tops in kitchen
- Fencing and landscaping
- Remote control garage door
- No Body Corporate Fees

Get in touch with Boran today to find out more, but you better quick. They will be sure to sell fast!

Boran Rusinovic
Sales Consultant
0439 560 259



[^]Grants are subject to State and Federal eligibility rules, visit <https://www.sro.vic.gov.au/first-home-owner> for more information. The developer makes no warranties or representations regarding eligibility for any government grants, including in relation to title issue or building commencement timeframes or any other relevant eligibility criteria.

^{^^}Subject to contract, available until sold. Subject to terms and conditions. Title forecasts and timing estimates are provided in good faith based on available information and are subject to change without notice as a result of circumstances and causes beyond the developer's reasonable control. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer generated images that are for general illustration purposes only, may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change. While all reasonable care has been taken in providing this information, the promoter accepts no responsibility for the accuracy, reliability, completeness or currency of the information or its usefulness in achieving any purpose. All persons should seek their own independent legal, financial and real estate advice. This document is not a contract and is not binding. Your land sale contract will set out all binding terms and applicable information relating to the lot, and your building contract with Soho Living will set out all binding terms for the build. DFC (Project Management) Pty Ltd is the Project Manager for the Modeina Estate. The Modeina name is a registered trade mark used under license © 2021. SOHO Living Pty Ltd ABN 14 147 394 367 is a Registered Building Practitioner. Builder Licence Number CDB-U50036.

Burnside Primary School's 'Abominable' Moonlight Cinema Event

While the chosen film may have been 'Abominable', a balmy autumn evening ensured Burnside Primary School's annual moonlight cinema event, again proudly supported by Modeina, was entertaining for all!

With the basketball court providing the ideal open space for the big screen and viewing area, everyone set themselves up with their chairs, blankets and picnics to enjoy Abominable, the delightful animated story of three teenagers helping a Yeti return to his family while avoiding a wealthy man and a zoologist who want to exploit the Yeti for their own needs.

As the school community has grown, so have attendance numbers at this event. This year around 350 people – a great mix of families and friends – enjoyed the free night out to watch the movie, play soccer on the oval and run around with friends.

Needless to say, the complimentary free Choc Tops and popcorn provided by Modeina were also a roaring success!



Construction Update

Stage 13 lots are now settling, having titled in January.

Works are progressing on Stage 25A, overlooking Kororoit Creek, with sewer and water works complete and electrical works commencing soon. It is anticipated that lots in this stage will title in the second half of 2021.

Construction on Stage 20 has also commenced, with ground works progressing and sewer works to commence soon. Titles are anticipated in first half of 2022.

Land owners are reminded that plans for all homes need approval from the Design Review Panel (DRP) before construction can commence. While the DRP will only issue approvals once the land is titled, submitting applications early ensures these can be processed promptly. Design Guidelines benefit everyone by encouraging visually appealing and cohesive streetscapes that create the unique Modeina 'look'.

Modeina Estate Easter Egg Hunt



Warm, sunny weather provided the perfect backdrop at the recent annual Modeina Easter Egg Hunt, held at the Modeina estate park on Friday 2nd April.

With last year's festivities cancelled due to COVID, it was wonderful to see the community come together again to celebrate the fun of Easter in the estate.

This year due to COVID restrictions, bookings were essential, and spots quickly sold out for this much-loved event, which included a visit from the Easter Bunny and roving entertainment from the ever-popular DJ Dagogo who kept everyone entertained with music and dance classes. There was also a petting zoo, chair-o-plane ride and an inflatable castle to keep the smiles and laughter going throughout the event.



Across the course of the day everyone had on their sharpest eyes as they participated in the Easter Egg Hunts which were split into different age groups to ensure maximum fun and that everyone had their appetite for some tasty Easter treats well and truly filled!

And whilst the kids played and hunted for eggs, the adults were kept happy whilst watching with a complimentary hot drink and hot cross bun.



Meet the Team

Tess Trewin **Senior Project Manager - Modeina**



Ever wondered what establishing a new suburb involves? We asked Modeina's Senior Project Manager, Tess Trewin, who has an Honours Degree in Environmental Science, to share a bit about herself and what her role entails...

How long have you worked at Dennis Family Corporation (DFC) and on the Modeina project?

I started working at DFC in June 2017 as a Project Manager on Sienna Park (a new development in Melbourne's south east). I commenced the Senior Project Management role at Modeina in March 2018.

Can you explain what your role with Modeina entails?

- Working with internal and external stakeholders to ensure the land is developed within agreed project timeframes.
- Ensuring the delivery of Modeina estate is executed to a high standard.
- Coordinating the delivery of landscape amenities for the Modeina community.
- Ensuring development of the land is compliant with all government authority requirements and is also environmentally sustainable.
- Ensuring we are offering a diversity of lots and products.
- Ensuring Modeina's project vision is reflected in the design and delivery to create another successful DFC community.

What did you do before joining DFC?

- Project Manager at SMEC Australia
- Business Development Manager at SMEC Australia
- Senior Development Engineer at Melbourne Water
- Development Planner at Melbourne Water

What do you love about Modeina?

Seeing the community enjoy the newly constructed amenities

Tell us a little about yourself...

I enjoy the beach and spending time with family and friends

What's something people wouldn't know about you?

My favourite food is Spaghetti Bolognese



Waldorf Salad

Autumn is harvest time for apples and walnuts, so why not enjoy them together in this quick, easy crowd-pleaser. Robust enough to enjoy on its own, a Waldorf salad is also guaranteed to add some crunch to your relaxed backyard barbecue. Try toasting the walnuts for added flavour, or add some fresh rocket leaves for a peppery finish.

Ingredients (serves 6)

- 2 tablespoons lemon juice
- 2 medium red delicious apples
- 2 tablespoons whole-egg mayonnaise
- 3 celery stalks, leaves reserved
- 1/2 cup walnuts
- 1/4 small red onion, thinly sliced

Instructions:

1. Place half the lemon juice in a large bowl. Halve and core apples. Thinly slice. Add apple to lemon juice. Gently toss to coat.
2. Combine mayonnaise and remaining lemon juice in a bowl. Season with salt and pepper. Thinly slice celery stalks. Chop leaves.
3. Add celery, celery leaves, walnuts and onion to apple mixture. Gently toss to combine. Serve drizzled with mayonnaise mixture.

Land Sales Centre Update

The Modeina Land Sales Centre is currently open Saturday to Wednesday from 10am to 5pm and operating according to the applicable COVID Safe guidelines.

As always, the health and wellbeing of our staff and customers remain our number one priority and we appreciate your support in adhering to these guidelines.

We understand that some of you may prefer to stay at home, so please be reassured that you can still access the same great service you have come to expect from our team via email, phone, SMS and video calls, and you are welcome to arrange private appointments.

Call 1300 724 723 Email: info@modeina.com.au for more information.

Land Sales Centre Hours

1300 724 723 | modeina.com.au

Modeina Sales Centre open from 10am – 5pm, Saturday to Wednesday
6 Lexington Drive BURNSIDE