



A NEW HOME
A NEW LIFESTYLE
IN THE HEART OF TOWN



harmony 
VILLAGE

City of Opportunity

The City of Greater Dandenong is embracing great change, as the State Government's \$290 million funded Revitalising Central Dandenong initiative rejuvenates the city centre. It is estimated the project will help create up to 5,000 new jobs, 4,000 new homes and leverage \$1 billion in private sector development over the next 15 to 20 years.

Infrastructure, amenity and the local economy are going through dramatic changes too. Lonsdale Street will be redeveloped into an attractive green boulevard as well as a retail, commercial and residential destination. Green pedestrian and cycling paths will connect the train station to the city centre.

At the same time, the redeveloped Dandenong market will feature a new entry plaza, public toilets, fresh food hall and general mechanising building, increasing the options and comfort for shoppers.

True to its motto of being a City of Opportunity, the City of Greater Dandenong is an exciting place to call home.

With unbeatable location in the heart of Dandenong, Harmony Village is a short walk from popular shops, entertainment venues and markets. Make the famous Dandenong Market your pantry!

Shopping in Dandenong

Greater Dandenong is a major retail area offering a huge range of shopping choices. Dandenong is famous for its wide variety of goods and exotic food to cater for all tastes. Dandenong is also home to one of Victoria's oldest markets, established over 135 years ago. With over 300 stalls of fresh produce, clothing and other goods, the market has a cosmopolitan feel, reflecting the city's cultural mix.

Health & recreation in Dandenong

Keep fit at the **YMCA Oasis Dandenong**, offering four pools of different sizes and temperature, sauna/spa, health club and ground level circuit room, group fitness classes, aquatic education, squash courts, disabled access including change rooms and parking.

Spend a day at **Dandenong Bowls Club** which provides food and wine, darts, snooker, fishing and golf sub clubs and men's and ladies lawn bowling.

Take a walk in **Dandenong Park** and relax among beautiful floral garden beds and trees, just metres from the hustle and bustle of Dandenong CBD. Bask in the sun, picnic or plan a get-together with the grandchildren; enjoy a BBQ using the park's modern facilities.

Be part of the community

The City of Greater Dandenong has a range of community organisations for seniors, including Rotary, RSL, sporting, arts, social and ethnic community clubs. Harmony Village has strong links to **Dandenong RSL**, providing residents with access to its facilities and social programs.

Health services in Dandenong

Harmony Village Dandenong is a convenient five minute' walk to redeveloped state-of-the-art Dandenong Hospital and a range of health services, from GP clinics to podiatrists and chiropractors.





Step up to a bright new lifestyle

Combining secure, stylish and easy-to-maintain apartments with an active lifestyle in the heart of Dandenong, Harmony Village Dandenong delivers a well deserved step up in life.

Make the famous Dandenong Market your pantry. With unbeatable location, Harmony Village is a short stroll from all the popular shops, markets and health services of central Dandenong.

Built with community in mind, Harmony Village Dandenong offers seniors the opportunity to participate in active living. Harmony Village is connected to local community groups and has its own serviced community centre. Our friendly staff listen to your needs and coordinate a range of social, fitness and cultural activities. Whether enjoying tea with neighbours on your private balcony or going for a trip to the gym, living within a community of like-minded people provides lifetime

companionship. Landscaped courtyards, communal gardening plots and the gardenshed will keep the green thumbs and handymen busy. Stay active; be a part of village life; enjoy all the opportunities of reinvigorated Dandenong.

Your new apartment in Harmony Village Dandenong is secure, easy to maintain, spacious and light-filled, and comes with important personal safety features, ensuring comfort and peace of mind into retirement. Built to five star quality and managed by experienced aged care provider, Doutta Galla, Harmony Village delivers safety and lifestyle in a smart investment package.

**Harmony Village Dandenong.
Your finest achievement.**





Four irresistible reasons to move to Harmony Village Dandenong

Harmony Village combines secure, stylish and easy-to-maintain apartments with five star cosmopolitan living right in the centre of Dandenong.

Purpose built for safety

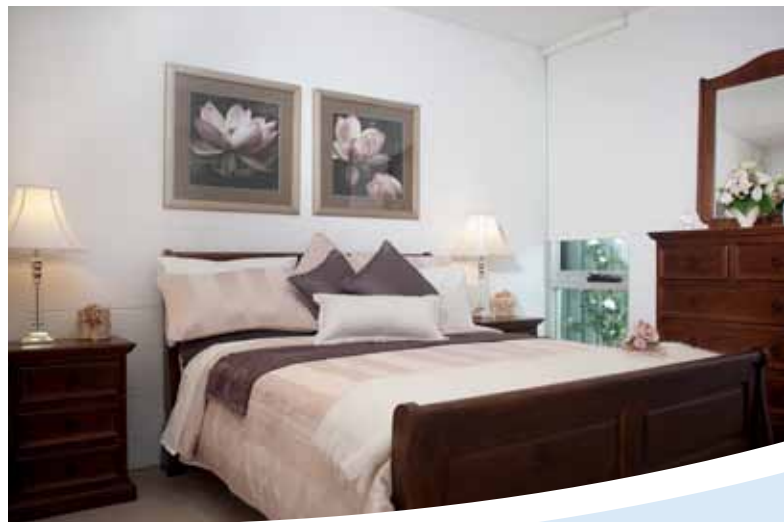
Your safety and security is a priority in the designing of Harmony Village. Security features include:

- Security gates and remote entry system into basement carpark
- Security entry into lifts and apartment units

- Tunstall personal emergency alarm system so someone is on call for you 24/7
- Health services including the Dandenong Hospital, GPs, specialists services, chiropractors and physiotherapists are located just around the corner.

The lifestyle you've always wanted

Located in the heart of Dandenong and furnished with modern fittings, Harmony Village Dandenong provides high quality living. Residents have the opportunity to make the space suit their lifestyle, whether it's creating communal gardens or participating in activities at the community centre. Activities are on your doorstep, if you want them. Enjoy a leisurely swim in the YMCA Oasis Dandenong, borrow books from



the Dandenong library, join in social functions hosted by the Dandenong RSL or join the lawn bowling team at the Dandenong Bowls Club. Otherwise, enjoy an apartment built for relaxation.

Companionship

Live within a community of like-minded people and enjoy the companionship. Harmony Village Dandenong provides the opportunities for friendships to grow through:

- Spacious and light-filled apartments built around a central community hub, drawing together residents and community groups for social activities of your making
- A range of social, fitness and cultural

activities coordinated, at your request, by friendly onsite staff

- Involvement in community life through the RSL, Rotary and various ethnic and social organisations, all at your doorstep
- Convenience and easy access for family and friends as the Village is just minutes from the train station and bus services

Accessible

Built by not-for-profit developers, Common Equity Housing Ltd, and managed by community based aged care provider, Dousta Galla Aged Services, Harmony Village Dandenong is built to five star quality and available at an accessible price point. It delivers safety and lifestyle in a smart investment package.



HERBERT STREET

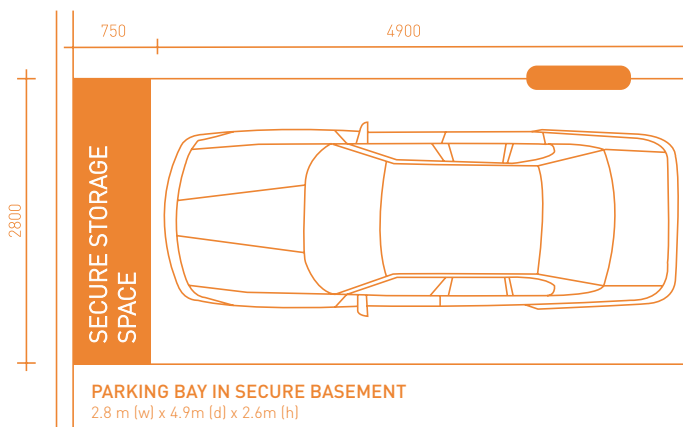
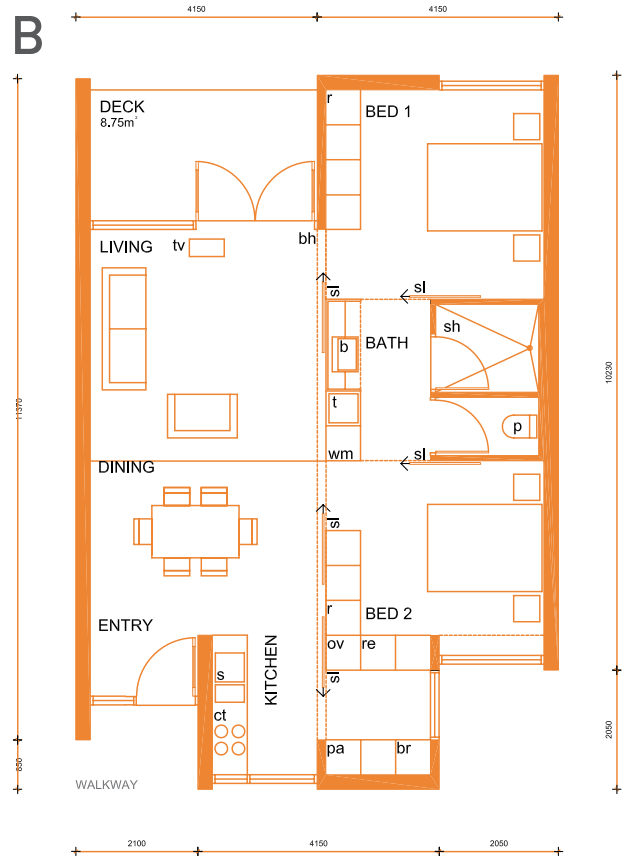
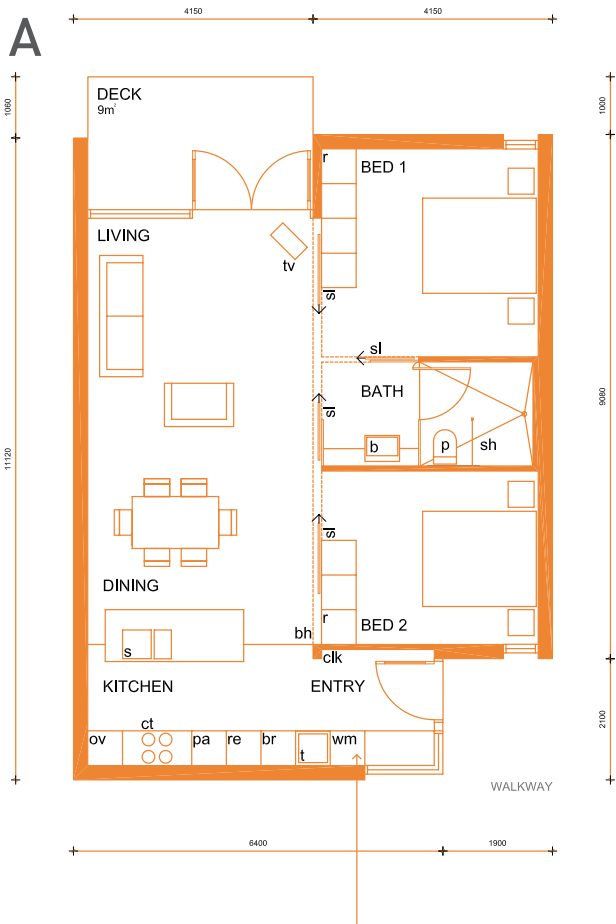
COMMUNITY HUB

5 MINUTE WALK TO DANDENONG HOSPITAL →

CARPARK ENTRANCE ↓



Units for sale

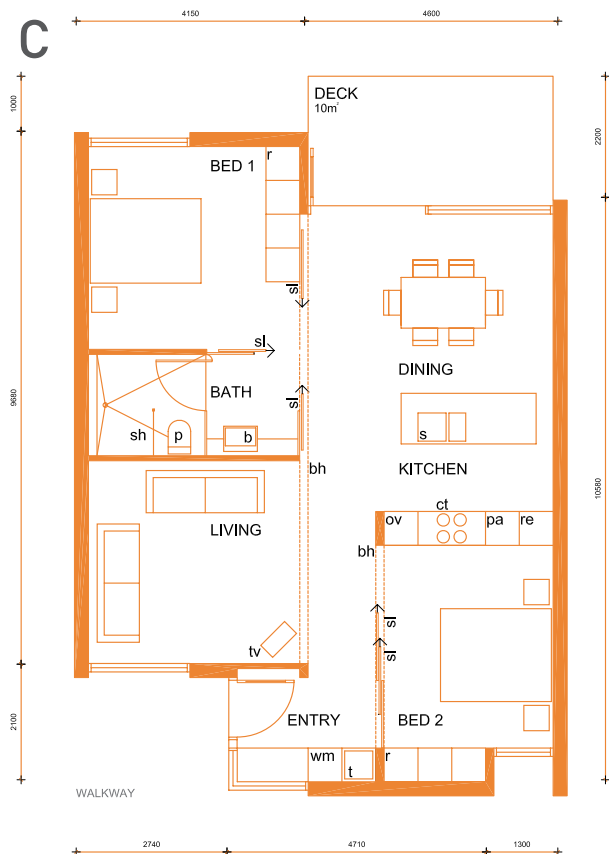


A 'FOSTER'
80.8 m²

B 'LONSDALE'
81.5 m²

C 'McCRAE'
87.5 m²





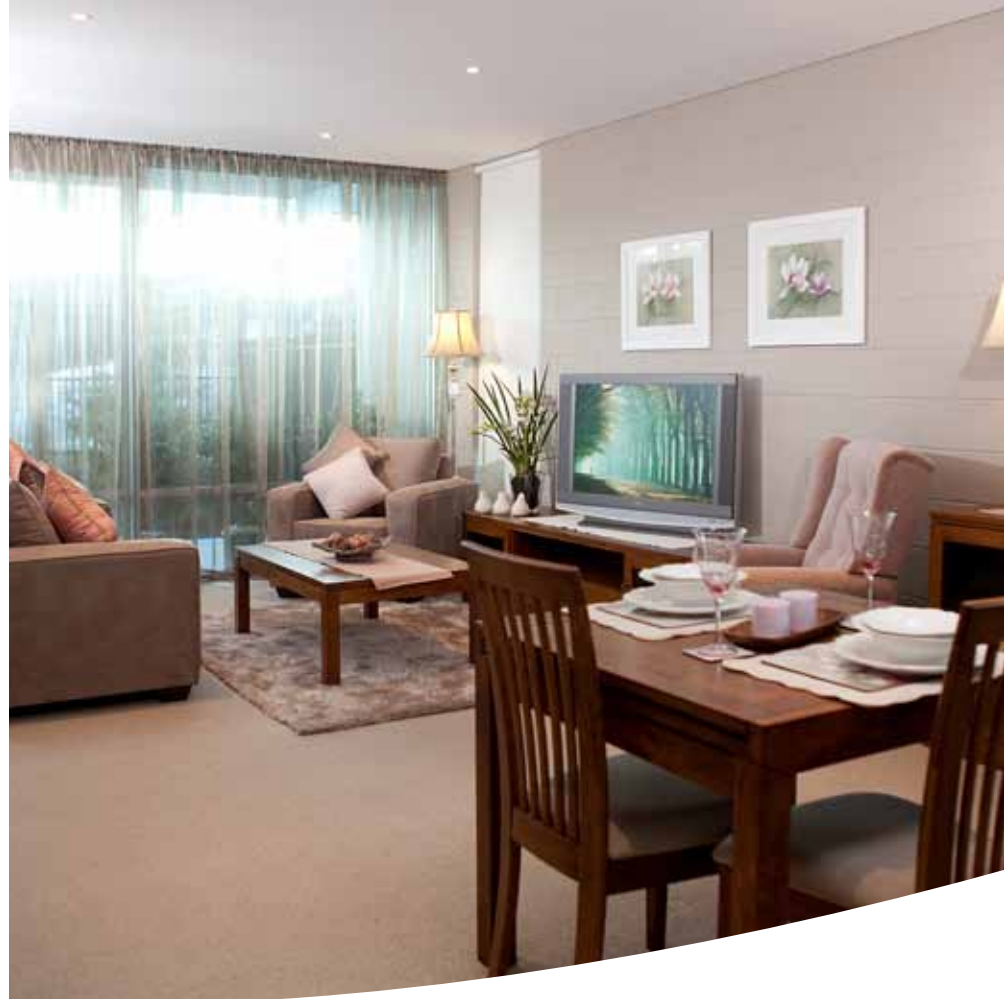
Unit plans: the choice is yours

Stylish, modern and easy to maintain, our **five star** secure apartments provide you with freedom, independence and peace of mind. A Harmony Village Dandenong unit comes with:

- 2 spacious bedrooms with open plan living
- Separate entry to unit
- Tunstall on call emergency system
- Three colour schemes available
- Generous private open space
- Tiled balcony or paved external deck
- Quality carpets and ceramic tile areas
- Built in wardrobes
- Modern stylish kitchen with Technika products and appliances
- Technika integrated rangehood
- Ceramic electric cooktop
- Technika Bellissimo fan forced oven
- Technika Stainless Steel dishwasher
- Fisher & Paykel 6Kg Washing Machine
- Fisher & Paykel 4.5Kg auto
- Daikin Split system Air Conditioning Unit
- 2 door refrigerator (250Lt capacity)
- Quality fittings and tapware
- Energy sustainable hot water services
- Private courtyard on ground floor w/ garden
- Lockable storage space in secure basement carpark
- Security gates and remote entry in secure basement carpark
- Lovely landscaped common areas
- Security entry into lifts
- Large fully furnished community centre with BBQ areas and alfresco leisure spaces
- Community channel to advise activities and provide in-home entertainment

LEGEND

- b - basin
- bal - balustrade
- bh - bulkhead
- br - broom cupboard
- clk - cloak cupboard
- cpd - cupboard
- ct - cooking top
- mw - microwave oven
- ov - oven
- p - pan
- pa - pantry
- r - robe
- re - refrigerator
- s - sink
- sh - shower
- sl - sliding window/door
- t - laundry trough
- tv - television incl. community channel
- wm - washing machine and dryer



Next steps

We understand that investing in a new home and lifestyle takes time and consideration, and we are available to guide you through the process.

Please feel free to make a no-obligation appointment, at a time that suits you, to view our five star display apartments and ask any questions you may have about the apartments, features and lifestyle.

We invite you to find out why Harmony Village Dandenong is more than a stylish new home. This is an investment in the lifestyle you have always wanted.

Call 03 9794 9449 or 0423 606 832 to book an appointment and view our display apartments.
Visit www.harmonyvillage.com.au for more information.



Harmony Village Dandenong is built by Common Equity Housing Ltd and managed by Doutta Galla Aged Services.



Located right in the centre of Dandenong, Harmony Village offers accommodation options which are tailored to the specific needs of retirees. Secure and stylish, our easy-to-maintain apartments are built to the highest quality around a central community hub, which hosts social activities of your making.

Our people arrange a variety of lifestyle activities and listen to residents and families, providing welcome support, advice and opportunities to get the most out of life.

At Harmony Village we're with you every step of the way.

Harmony Village Dandenong
86 Herbert St, Dandenong, VIC 3175
t 03 9794 9449

