



seventy<sup>5</sup>  
CENTRAL

CENTRAL LIVING IN HAMPTON PARK







IN THE HEART OF WELL-ESTABLISHED  
HAMPTON PARK, 75CENTRAL FEATURES  
84 ARCHITECTURALLY-DESIGNED  
HOMES FROM MELBOURNE'S  
AWARD-WINNING ARCHITECTS,  
ROTHELOWMAN.

WITH FAST ACCESS TO AN ARRAY OF  
PARKS, CULTURAL HUBS, SHOPPING  
CENTRES AND SCHOOLS, 75CENTRAL  
IS CENTRAL BY NAME AND CENTRAL  
BY NATURE.

75 CENTRAL ROAD, HAMPTON PARK













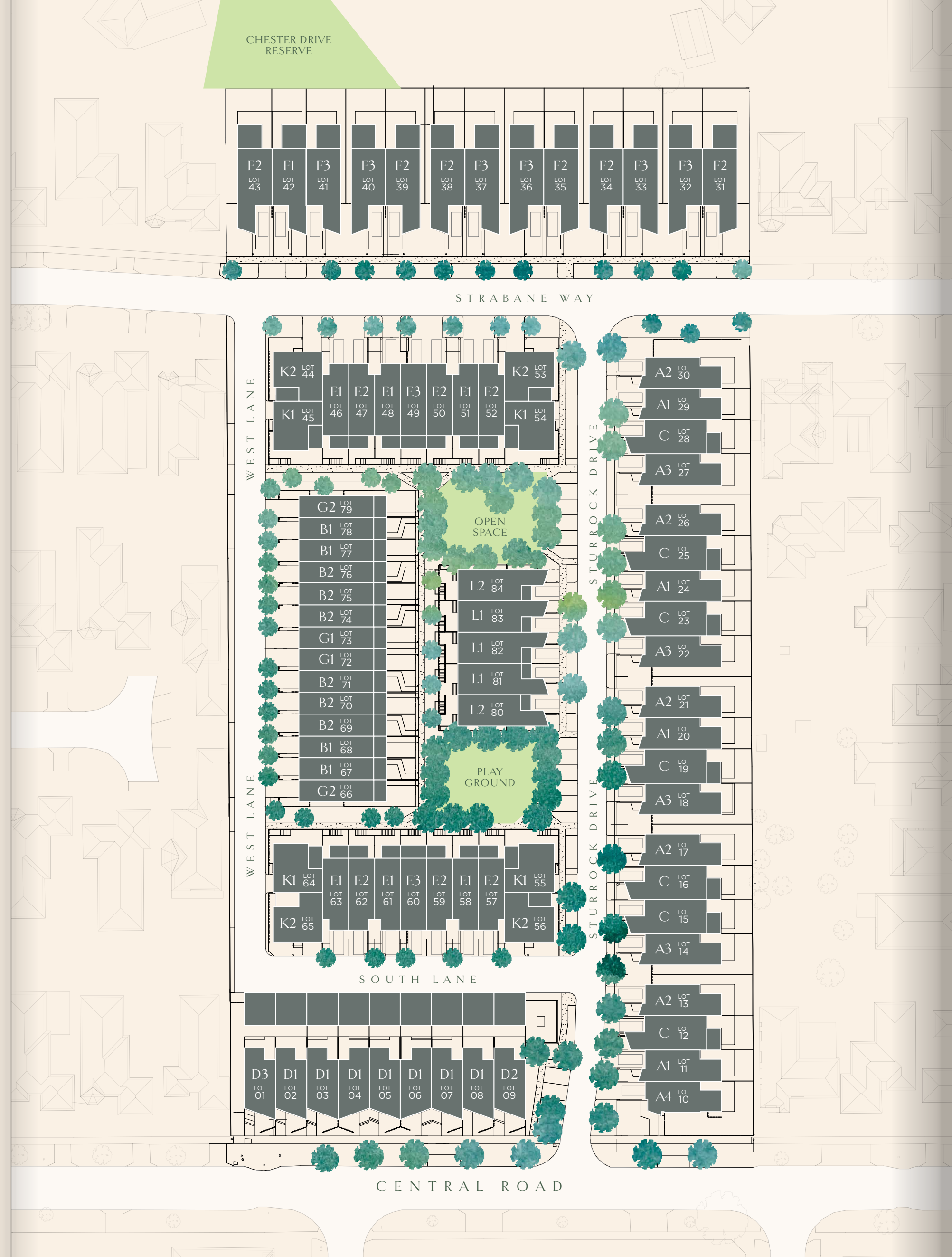




75CENTRAL IS BUILT AROUND A CONCEPT THAT ALIGNS A SEQUENCE OF STREETS AND PARKS TO CREATE HIGH QUALITY CONVENIENT LIVING AND TO FOSTER A STRONG SENSE OF COMMUNITY.

75Central represents a community of 84 town homes, offering nine different designs to suit different needs. Spread across two or three levels, each home features its own private backyard and protected car space.

The integration of private and public landscaping is key to the development's identity. The homes are set around two large open spaces, providing easy access to outdoor recreation. They present a calm and consistent edge to the natural plantings and landscape design, emphasising the qualities of the parkland setting and acting as a backdrop for daily life.





## TYPE A

A1  
LOT 11, 20, 24, 29

 3  2.5  2

LOT AREA	153.3m <sup>2</sup>
INTERNAL	136.3m <sup>2</sup>
GARDEN	40.1m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

A2  
LOT 13, 17, 21, 26, 30

 3  2.5  2

LOT AREA	200.6m <sup>2</sup>
INTERNAL	136.3m <sup>2</sup>
GARDEN	74.6m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

A3  
LOT 14, 18, 22, 27

 3  2.5  2

LOT AREA	200.6m <sup>2</sup>
INTERNAL	136.3m <sup>2</sup>
GARDEN	75.0m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

A4  
LOT 10

 3  2.5  2

LOT AREA	275.1m <sup>2</sup>
INTERNAL	136.3m <sup>2</sup>
GARDEN	196.4m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

## TYPE B

B1  
LOT 67, 68, 77, 78

 3  3  2

LOT AREA	119.3m <sup>2</sup>
INTERNAL	148.2m <sup>2</sup>
GARDEN	31.8m <sup>2</sup>
TERRACE	10.5m <sup>2</sup>
GARAGE	32.7m <sup>2</sup>

B2  
LOT 69, 70, 71, 74, 75, 76

 3  3  2

LOT AREA	119.3m <sup>2</sup>
INTERNAL	148.2m <sup>2</sup>
GARDEN	31.8m <sup>2</sup>
TERRACE	10.5m <sup>2</sup>
GARAGE	32.7m <sup>2</sup>

## TYPE C

C  
LOT 12, 15, 16, 19, 23, 25, 28

 4  2.5  2

LOT AREA	169.3m <sup>2</sup>
INTERNAL	161.8m <sup>2</sup>
GARDEN	43.0m <sup>2</sup>
GARAGE	26.9m <sup>2</sup>

## TYPE D

D1  
LOT 2, 3, 4, 5, 6, 7, 8

 3  2.5  2

LOT AREA	165.0m <sup>2</sup>
INTERNAL	142.4m <sup>2</sup>
GARDEN	30.4m <sup>2</sup>
GARAGE	38.0m <sup>2</sup>

D2  
LOT 9

 3  2.5  2

LOT AREA	165.0m <sup>2</sup>
INTERNAL	142.4m <sup>2</sup>
GARDEN	30.4m <sup>2</sup>
GARAGE	38.0m <sup>2</sup>




D3  
LOT 1

 3  2.5  2

LOT AREA	241.5m <sup>2</sup>
INTERNAL	142.4m <sup>2</sup>
GARDEN	89.4m <sup>2</sup>
GARAGE	38.0m <sup>2</sup>



## TYPE E

E1  
LOT 46, 48, 51, 58, 61, 63

 3  3.5  2




LOT AREA	122.0m <sup>2</sup>
INTERNAL	164.6m <sup>2</sup>
GARDEN	29.1m <sup>2</sup>
TERRACE	9.4m <sup>2</sup>
GARAGE	27.8m <sup>2</sup>

E2  
LOT 47, 50, 52, 57, 59, 62

 3  3.5  2

LOT AREA	122.0m <sup>2</sup>
INTERNAL	164.6m <sup>2</sup>
GARDEN	29.1m <sup>2</sup>
TERRACE	9.4m <sup>2</sup>
GARAGE	27.8m <sup>2</sup>

E3  
LOT 49, 60

 3  3.5  2

LOT AREA	122.0m <sup>2</sup>
INTERNAL	170.6m <sup>2</sup>
GARDEN	27.9m <sup>2</sup>
TERRACE	12.5m <sup>2</sup>
GARAGE	27.8m <sup>2</sup>




## TYPE F

F1  
LOT 42

 4  2.5  2

LOT AREA	211.2m <sup>2</sup>
INTERNAL	170.3m <sup>2</sup>
GARDEN	55.0m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

F2  
LOT 31, 34, 35, 38, 39, 43

 4  2.5  2

LOT AREA	243.8m <sup>2</sup>
INTERNAL	170.3m <sup>2</sup>
GARDEN	77.6m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

F3  
LOT 32, 33, 36, 37, 40, 41

 4  2.5  2

LOT AREA	243.8m <sup>2</sup>
INTERNAL	170.3m <sup>2</sup>
GARDEN	77.6m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>

## TYPE G

G1  
LOT 72, 73

 2  2  2

LOT AREA	119.3m <sup>2</sup>
INTERNAL	87.9m <sup>2</sup>
GARDEN	33.0m <sup>2</sup>
TERRACE	10.5m <sup>2</sup>
GARAGE	32.7m <sup>2</sup>

G2  
LOT 66, 79

 2  2  2

LOT AREA	147.7m <sup>2</sup>
INTERNAL	87.9m <sup>2</sup>
GARDEN	40.1m <sup>2</sup>
TERRACE	9.3m <sup>2</sup>
GARAGE	32.7m <sup>2</sup>

## TYPE K

K1  
LOT 45, 54, 55, 64

 3  2.5  1

LOT AREA	126.9m <sup>2</sup>
INTERNAL	125.6m <sup>2</sup>
GARDEN	39.6m <sup>2</sup>
TERRACE	11.9m <sup>2</sup>
GARAGE	27.4m <sup>2</sup>

K2  
LOT 44, 53, 56, 65

 3  2.5  1

LOT AREA	126.9m <sup>2</sup>
INTERNAL	125.6m <sup>2</sup>
GARDEN	32.1m <sup>2</sup>
TERRACE	11.9m <sup>2</sup>
GARAGE	27.4m <sup>2</sup>

## TYPE L

L1  
LOT 81, 82, 83

 3  2.5  2

LOT AREA	139.2m <sup>2</sup>
INTERNAL	144.3m <sup>2</sup>
GARDEN	25.5m <sup>2</sup>
TERRACE	11.4m <sup>2</sup>
GARAGE	28.1m <sup>2</sup>

L2  
LOT 80, 84

 3  2.5  2

LOT AREA	162.4m <sup>2</sup>
INTERNAL	145.6m <sup>2</sup>
GARDEN	30.7m <sup>2</sup>
TERRACE	11.4m <sup>2</sup>
GARAGE	28.1m <sup>2</sup>





HALLAM STATION

PROPOSED PUBLIC GOLF COURSE

HAMPTON PARK TENNIS CLUB

HAMPTON PARK  
PRIMARY SCHOOL

SOUTH GIPPSLAND HWY



FOUNTAIN GATE  
SHOPPING CENTRE

BUNJIL PLACE

HAMPTON PARK  
SHOPPING CENTRE

RIVER GUM CREEK RESERVE

ST KEVIN'S  
PRIMARY SCHOOL

RIVER GUM  
PRIMARY  
SCHOOL

CAIRNS ROAD RESERVE



HAMPTON PARK  
SECONDARY COLLEGE

CENTRAL ROAD RESERVE



















# IN THIS COLLECTION OF 84 TOWN HOMES, EACH HAS ITS OWN INDIVIDUAL IDENTITY

The home designs on offer provide a suite of generous and diverse living arrangements. Well-proportioned, the homes display a quiet confidence and understated elegance, expressed in a carefully curated palette of materials and colours. The use of Selflok weatherboards helps the development complement its surrounds and delivering an environmentally friendly, high-performing, durable exterior. 75Central's residences have been created to withstand the effects of faddish design, leaving a lasting impression of timelessness.











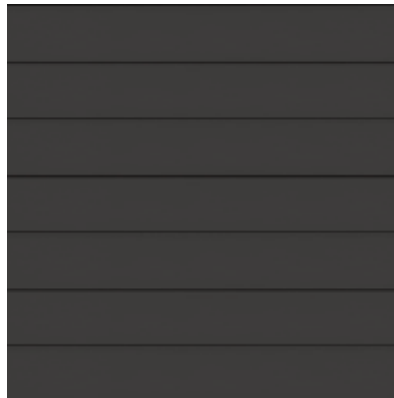




EXTERNAL FINISH - 01



EXTERNAL FINISH - 02



EXTERNAL FINISH - 03



EXTERNAL FINISH - 04



EXTERNAL FINISH - 05

## DURABLE & SUSTAINABLE

Selflok Weatherboards are the durable, easy-to-maintain and environmentally-friendly materials chosen for the exterior of 75Central's residences. Five different colours and textures have been specified, ensuring homes maintain a sense of identity while all benefiting from the use of this superior material.

\* Fire resistance with graded ability in terms of structural adequacy, integrity, and insulation











# EVERYDAY EASY LIVING WITH CONTEMPORARY DESIGN AND SMART USES OF SPACE

Inside 75Central's homes you'll find a contemporary blend of neutral colours and finishes. The simplicity and calmness enables residents to seamlessly add their own personal touches and furnishings, complementing the specialised joinery featured in each residence. With the cutting-edge Bosch appliances, these residences meet the demands of contemporary living, catering to the many ways in which we experience our homes.



















































HALLAM

STAR CRES

R07

T01

CENTRE ROAD

R06

K M REEDY RESERVE  
PLAYGROUND

K M REEDY  
RESERVE

R03

HALLAM ROAD

POUND ROAD

SOUTH GIPPSLAND HWY

SOUTH GIPPSLAND FWY

P06

R02

E01

1KM

SOMERVILLE ROAD

P08

H05

H02

R05

C06

C01

R04

C05

C04

H04

H01

S01

C03

H03

FORDHOLM ROAD

P07

T04

E03

E05

P05

P03

P04

E02

T05

T03

CAIRNS ROAD

CORAL DR

seventy5  
CENTRAL

CENTRAL ROAD

E02

P02

C02

E04

WESTERN PORT HWY

HAMPTON PARK

OLIVE ROAD

LYNBROOK

NORTHHEY ROAD

ORMOND ROAD

R08



## CAFE & RESTAURANT

- C01 SUGAR BUNS BAKERY CAFE
- C02 GOLD STAR CAFE LYNBROOK
- C03 BANANA LEAF
- C04 HAMPTON PARK THAI
- C05 WELCOME INDIAN RESTAURANT
- C06 GOLDEN CAMBODIAN
- C07 KINN THAI RESTAURANT
- C08 SRI ANANDA BHAVAN
- C09 TAMARIND 8 SRI LANKAN CUISINE
- C10 GOOD FOOD EMPORIUM
- C11 OKAMI

## SHOPPING

- S01 HAMPTON PARK SHOPPING CENTRE
- S02 WESTFIELD FOUNTAIN GATE
- S03 APPLE
- S04 HARVEY NORMAN
- S05 BUNNINGS
- S06 REBEL
- S07 SPOTLIGHT
- S08 THE GOOD GUYS
- S09 JB HIFI

## EDUCATION

- E01 HAMPTON PARK PRIMARY SCHOOL
- E02 ST KEVIN'S PRIMARY SCHOOL
- E03 RIVER GUM PRIMARY SCHOOL
- E04 CORAL PARK PRIMARY SCHOOL
- E05 HAMPTON PARK SECONDARY COLLEGE

## PARK

- P01 SCOTT PARK
- P02 CENTRAL ROAD RESERVE
- P03 HAMPTON PARK SKATE PARK
- P04 CAIRNS ROAD RESERVE PLAYGROUND
- P05 CAIRNS ROAD RESERVE
- P06 ROBERT BOOTH RESERVE
- P07 RIVER GUM CREEK RESERVE
- P08 RIVER GUM CREEK LINEAR RESERVE
- P09 HALLAM VALLEY TRAIL

## RECREATION

- R01 BUNJIL PLACE
- R02 HAMPTON PARK TENNIS CLUB
- R03 PROPOSED PUBLIC GOLF COURSE
- R04 HAMPTON PARK LIBRARY
- R05 RIPPED GYM
- R06 LE MANS ENTERTAINMENT
- R07 KIDS SPACE INDOOR PLAY CENTRE
- R08 CRANBOURNE GOLF CLUB

## TRANSPORT

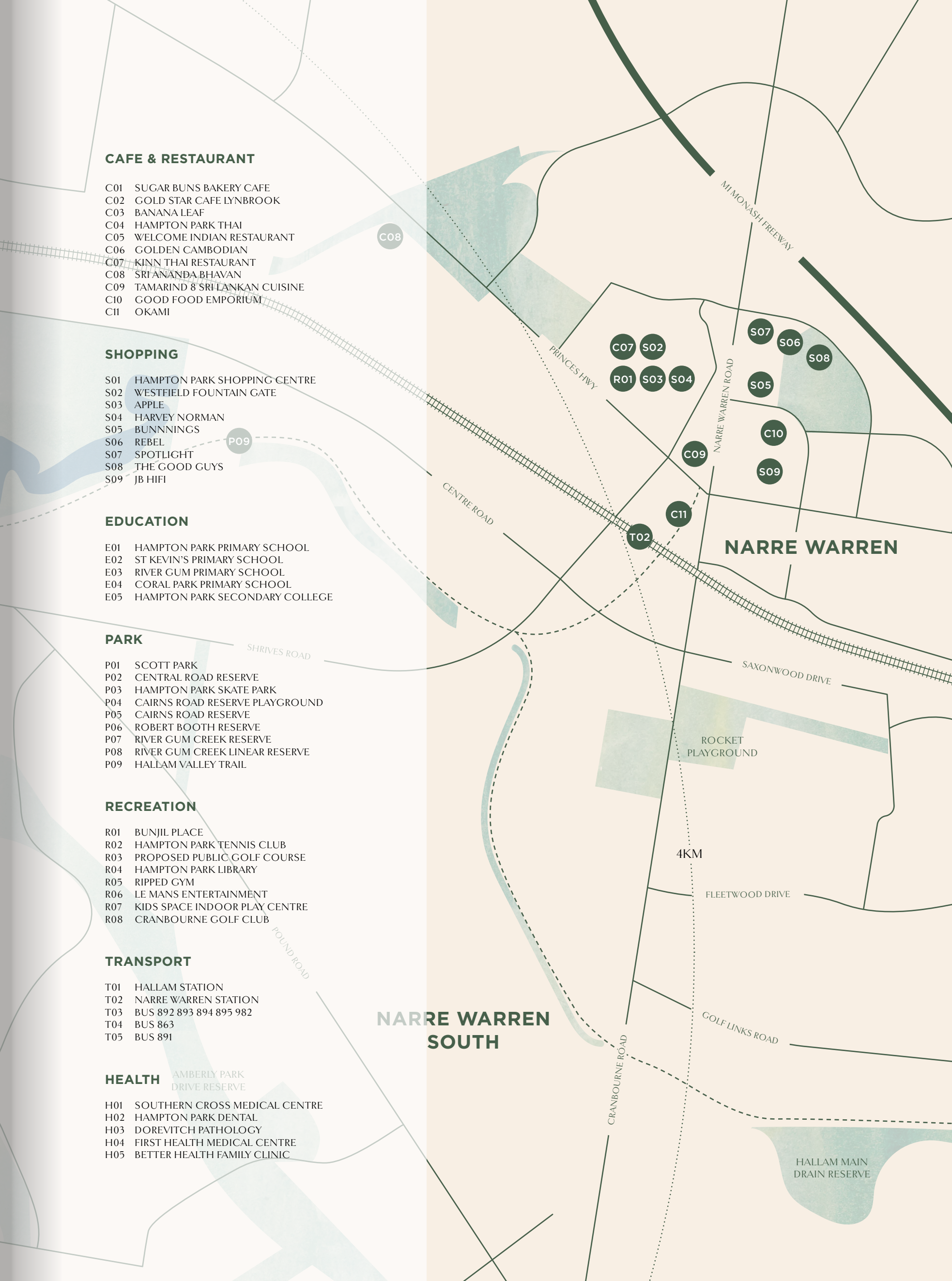
- T01 HALLAM STATION
- T02 NARRE WARREN STATION
- T03 BUS 892 893 894 895 982
- T04 BUS 863
- T05 BUS 891

## HEALTH

- H01 SOUTHERN CROSS MEDICAL CENTRE
- H02 HAMPTON PARK DENTAL
- H03 DOREVITCH PATHOLOGY
- H04 FIRST HEALTH MEDICAL CENTRE
- H05 BETTER HEALTH FAMILY CLINIC

# NARRE WARREN SOUTH

# NARRE WARREN







**HALLAM**

**CAFE & RESTAURANT**

- C01 SUGAR BUNS BAKERY CAFE
- C02 GOLD STAR CAFE LYNBROOK
- C03 BANANA LEAF
- C04 HAMPTON PARK THAI
- C05 WELCOME INDIAN RESTAURANT
- C06 GOLDEN CAMBODIAN
- C07 KINN THAI RESTAURANT
- C08 SRI ANANDA BHAVAN
- C09 TAMARIND & SRI LANKAN CUISINE
- C10 GOOD FOOD EMPORIUM
- C11 OKAMI

**SHOPPING**

- S01 HAMPTON PARK SHOPPING CENTRE
- S02 WESTFIELD FOUNTAIN GATE
- S03 APPLE
- S04 HARVEY NORMAN
- S05 BUNNINGS
- S06 REBEL
- S07 SPOTLIGHT
- S08 THE GOOD GUYS
- S09 JB HIIFI

**EDUCATION**

- E01 HAMPTON PARK PRIMARY SCHOOL
- E02 ST KEVIN'S PRIMARY SCHOOL
- E03 RIVER GUM PRIMARY SCHOOL
- E04 CORAL PARK PRIMARY SCHOOL
- E05 HAMPTON PARK SECONDARY COLLEGE

**PARK**

- P01 SCOTT PARK
- P02 CENTRAL ROAD RESERVE
- P03 HAMPTON PARK SKATE PARK
- P04 CAIRNS ROAD RESERVE PLAYGROUND
- P05 CAIRNS ROAD RESERVE
- P06 ROBERT BOOTH RESERVE
- P07 RIVER GUM CREEK RESERVE
- P08 RIVER GUM CREEK LINEAR RESERVE
- P09 HALLAM VALLEY TRAIL

**RECREATION**

- R01 BUNJIL PLACE
- R02 HAMPTON PARK TENNIS CLUB
- R03 PROPOSED PUBLIC GOLF COURSE
- R04 HAMPTON PARK LIBRARY
- R05 RIPPED GYM
- R06 LE MANS ENTERTAINMENT
- R07 KIDS SPACE INDOOR PLAY CENTRE
- R08 CRANBOURNE GOLF CLUB

**TRANSPORT**

- T01 HALLAM STATION
- T02 WARE WAREEN STATION
- T03 BUS 883 883 884 885 882
- T04 BUS 883
- T05 BUS 881

**HOSPITAL**

- H01 SOUTHERN CROSS MEDICAL CENTRE
- H02 HAMPTON PARK DENTAL
- H03 DOREVITCH PATHOLOGY
- H04 FIRST HEALTH MEDICAL CENTRE
- H05 BETTER HEALTH FAMILY CLINIC

seventy5  
CENTRAL

**LYNBROOK**

**HAMPTON PARK**





MI MONASH FREEWAY

C08

C07 S02  
R01 S03 S04

S07 S06 S08

S05

C10

S09

P09

C09

C11

T02

### NARRE WARREN

CENTRE ROAD

SHRIVES ROAD

SAXONWOOD DRIVE

ROCKET PLAYGROUND

4KM

FLEETWOOD DRIVE

### NARRE WARREN SOUTH

POUND ROAD

GOLF LINKS ROAD

AMBERLY PARK DRIVE RESERVE

CRANBOURNE ROAD

HALLAM MAIN DRAIN RESERVE



# HAMPTON PARK REPRESENTS A NEW KIND OF LIVING FOR MELBOURNE - A SUBURB FORGING ITS OWN IDENTITY, WITH MUCH POTENTIAL TO GROW.

The suburb is supported by investment in its surrounding infrastructure, services and amenities. 75central is set to play a significant role in the development of the area, situated in its heart and ushering in a focus on community-minded living. The development itself is blessed with easy access to transportation, retail, education and, with Bunjil arts and culture precinct, Hampton Park Shopping Centre and River Gum Creek Reserve nearby, numerous options for recreation and entertainment.











Wander through the gums, wattles and brush of this significant wetlands area, a haven for birds and other small wildlife. A true blessing so close to home, River Gum Creek Reserve provides access to the refreshing pleasures that nature offers. Some 100 species of birds can be found in the reserve, and there are two large circuits for walking and cycling to guide your experience this outdoor retreat.







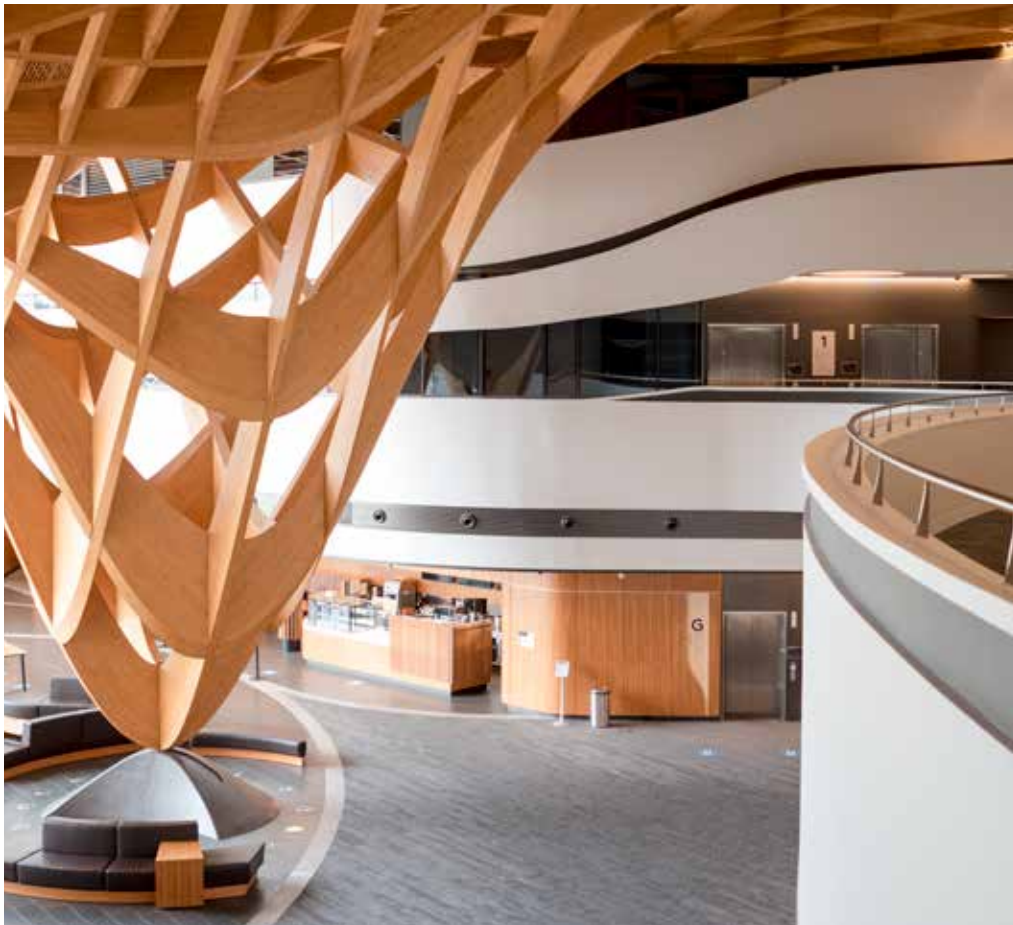


# BUNJIL

— PLACE —

Just a few minutes from 75Central, Bunjil Place is a state-of-the-art and award-winning arts and entertainment precinct. It is an icon of the South East suburbs, becoming a one-stop arts and entertainment centre for all ages.

The name “Bunjil” and the building’s design were inspired by stories from the Indigenous culture, the ‘creator’. Its striking roof structure represent the wings of a soaring eagle while the world-renowned timber gridshell in the foyer are its legs.



Bunjil Function Centre

Bunjil Plaza





#### THEATRE

The 800-seat theatre holds local and international performances from classical ballet to comedy acts.

#### STUDIO

The black box studio can host up to 200 visitors and features a variety of events, exhibitions and performances.

#### GALLERY

The gallery space is home to world-renowned art exhibitions and is also a workshop space.

#### FUNCTION CENTRE

The function centre can host up to 430 people, and features three size layouts, equipped with the latest audio-visual technology.

#### PLAZA

The outdoor plaza is a fun and adaptable space with festivals, markets, outdoor screenings and kid's program.

#### LIBRARY

Set over three levels, the library has more than just books, offering access to over 30,000 movies, 13 million songs, and an Xbox and Playstation corner.

#### MEETING ROOMS

Up to 6 meeting rooms are available for seminars, meetings or workshops.

#### CITY OF CASEY COUNCIL

It allows visitors to enquire or solve their needs with the Council.



Bunjil Meeting Rooms

Bunjil Art Gallery







La Aroma Italiano



La Aroma Italiano

Woolworths Hampton Park





# HAMPTON PARK CENTRAL

Just a stroll from 75Central, Hampton Park Central is the community hub of Hampton Park. A Woolworths supermarket features in this retail precinct, and is supported by Australia Post as well as a range of specialty shops, including food and drink suppliers, health and beauty, takeaways and banking.

In the coming years, a major development for the shopping centre\* will deliver even more retail and service options. It will draw on the nearby wetlands and River Gum Creek Reserve for inspiration, providing a complementary landscape as the setting for this expanded commercial, community and retail centre. Key to the development will be a focus on neighbourhood liveability. It aims to create more walkable paths to encourage leisurely walks, and also a community-centred social lifestyle.

Woolworths Hampton Park



\*Resource: [www.casey.vic.gov.au/policies-strategies/hampton-park-central-development-plan](http://www.casey.vic.gov.au/policies-strategies/hampton-park-central-development-plan)





Westfield Fountain Gate Shopping Centre



Wheel & Barrow Homewares



Apple Store



Village Cinema





MYER



Gami Chicken & Beer

Westfield Fountain Gate is one of the largest shopping centres in Melbourne, and is just a 10-minute drive from 75Central. The shopping centre features almost 500 stores and services. All major supermarkets can be found here, along with Myer, Kmart, Big W and Apple store. Entertainment is also well taken care of with Village Cinema and two arcades, and the diverse range of restaurants makes dining out easy.



Starbucks



Kinn Thai Restaurant





St Kevin's Catholic Primary School



Hampton Park Primary School (rebuilt during 2017)



Hampton Park Primary School



River Gum Primary School





Hampton Park Secondary College



Hampton Park Library

Hampton Park provides families with both primary and secondary education options. St Kevin's Primary School and Hampton Park Secondary College are nearby, and the recently rebuilt and renovated Hampton Park Primary School is one of the area's education jewels. The community library offers additional educational services as well.



Hampton Park Library





Hampton Park Tennis Club

Keeping active in Hampton Park is easy, with a number of sporting grounds, tennis courts and golf courses nearby. Cranbourne Golf Club is considered one of Victoria's leading courses and is just a few minutes away from 75Central.



Cranbourne Golf Club

Casey Aquatic & Recreation Centre







Hallam Station (To Be Revamped)

Hampton Park is well connected with convenient access to the South East's exceptional network of major roads and freeways. Alternatively, there are a number of bus and train routes running through the suburb.

Hallam Station is set to be revamped\* with a major overhaul scheduled in the coming years.

Hallam Station (To Be Revamped)



\*Resource: [www.premier.vic.gov.au/hallam-crossing-removal-and-new-station-upgrades](http://www.premier.vic.gov.au/hallam-crossing-removal-and-new-station-upgrades)





## GATHER WITH NEIGHBOURS AND FRIENDS IN A COMMUNITY- CENTRED OASIS

With two large landscaped green spaces, 75Central makes outdoor socializing easy. They will be enjoyed by every resident, from those looking to relax and read in the sun, to friends kicking a ball on the weekend.







THE KEY TO EXCELLENCE WHEN  
CREATING A COMMUNITY OF HOMES  
IS A SHARED VISION AMONGST  
THE TEAM - AND SO WE ASSEMBLED  
DESIGNERS, BUILDERS AND  
CRAFTSPEOPLE WHO UNDERSTOOD  
EXACTLY WHAT WE WANTED TO  
ACHIEVE, FROM START TO FINISH.





# rothelowman



Chris Hayton Principal Melbourne

At Rothelowman, we engage in radical exploration to find extraordinary solutions.

We are innovators. People committed to the creation of spaces that enhance their surrounds, add value to their urban or natural landscapes and stand the test of time.

As pioneers in the field of architecture and design we are ever-evolving our practice, people and market through the award-winning projects we deliver for Australia's premier private and public organisations.

The inner workings of a Rothelowman design are the result of rigorous methodology, ensuring

the DNA behind every facade is of superior intelligence. We are adaptable, continually advancing to meet the needs of a changing industry and urban landscape.

Our premium quality services are underpinned by a committed recognition of architecture's responsibility towards the natural environment and the importance of environmentally sustainable design.

Usability is at the centre of all that we do, with each facet of the user experience carefully considered in our approach to ensure every Rothelowman design creates a unique and authentic human environment.





# ACME GROUP

## VISION

In each and every one of our projects, ACME GROUP strives to improve and build upon Melbourne's thriving commercial and residential sectors, all whilst providing a high level of value to our clients. With over \$100 million in funds spanning 40+ projects, we have spent the past 6 years dedicated to that goal. This has led to us bringing together a diverse team of specialists in the fields of property development, development management, property management and construction to assist us in our mission. With these strong foundations in place, we are excited to grow and develop alongside the needs of both Melbourne & our clients.

## VALUE

We believe that impeccable project management is essential to the success of any venture, and that each new construction or property should add to the surrounding neighbourhood in a meaningful way. Alongside a team of accomplished developers, managers and construction specialists, we want to ensure that every entrepreneur has the means, the tools, and the support to bring their visions to life with an intuitive, cohesive system. Whatever the final goal of a project may be, ACME GROUP's passion for Melbourne's future prosperity can be felt.







