

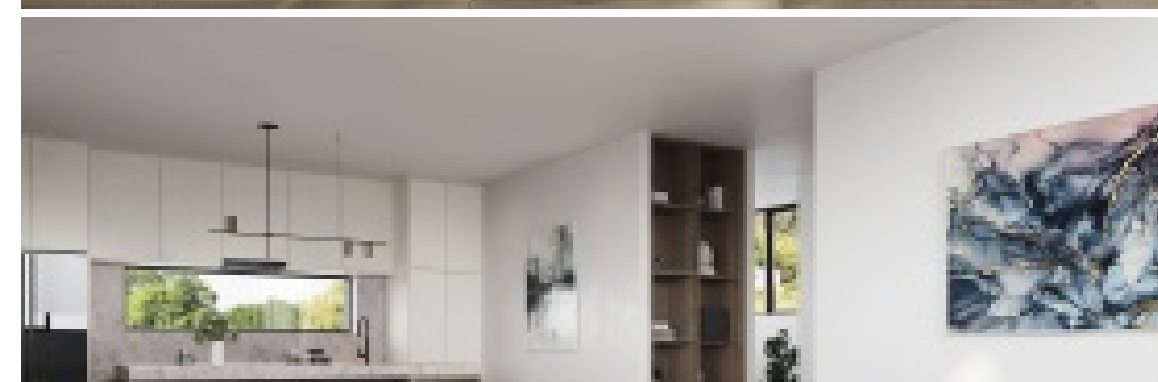
349 High Street, Templestowe Lower (Le Papillon)

Townhouse Starting from: \$1,230,000 Bed: 3 - 4 Bath: 2 - 4 Car: 2

- ✓ Ivanhoe Grammar School
- ✓ Templestowe Village
- ✓ Templestowe College
- ✓ Heide Museum of Modern Art

Real Estate
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A superb Site with 1996 sqm land designed 7 stand alone townhouses in this fantastic gateway to the city, shops and parkland. Le Papillon Real Estate showcasing excellence...

Open Kitchen offers prestige beige stone benchtops and splashbacks, full premium Bosch appliances, 900mm gas cook top.

Open plan living spaces offer the ideal place to relax or gather with family and friends. Further attention provided with ducted heating/cooling, 2-Pac cabinetry, wool carpet, oak timber floors, living area open to alfresco dining or entertaining. There's also an additional retreat/second living space or in townhouse 6 & 7.

The strategically designed floor plan simply caters for all modern needs of any families, with one bedroom downstairs except U3 (three beds townhouses). All Bedroom with built in robes.



Rahul Malik

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349 High Street, Templestowe Lower (Le Papillon)

Address: 349 High Street, Templestowe Lower, VIC 3107

Expected Completion: **Mid 2024**

Project Size: **6 units**

Type: **Townhouse**

Project Status: **Under Construction**



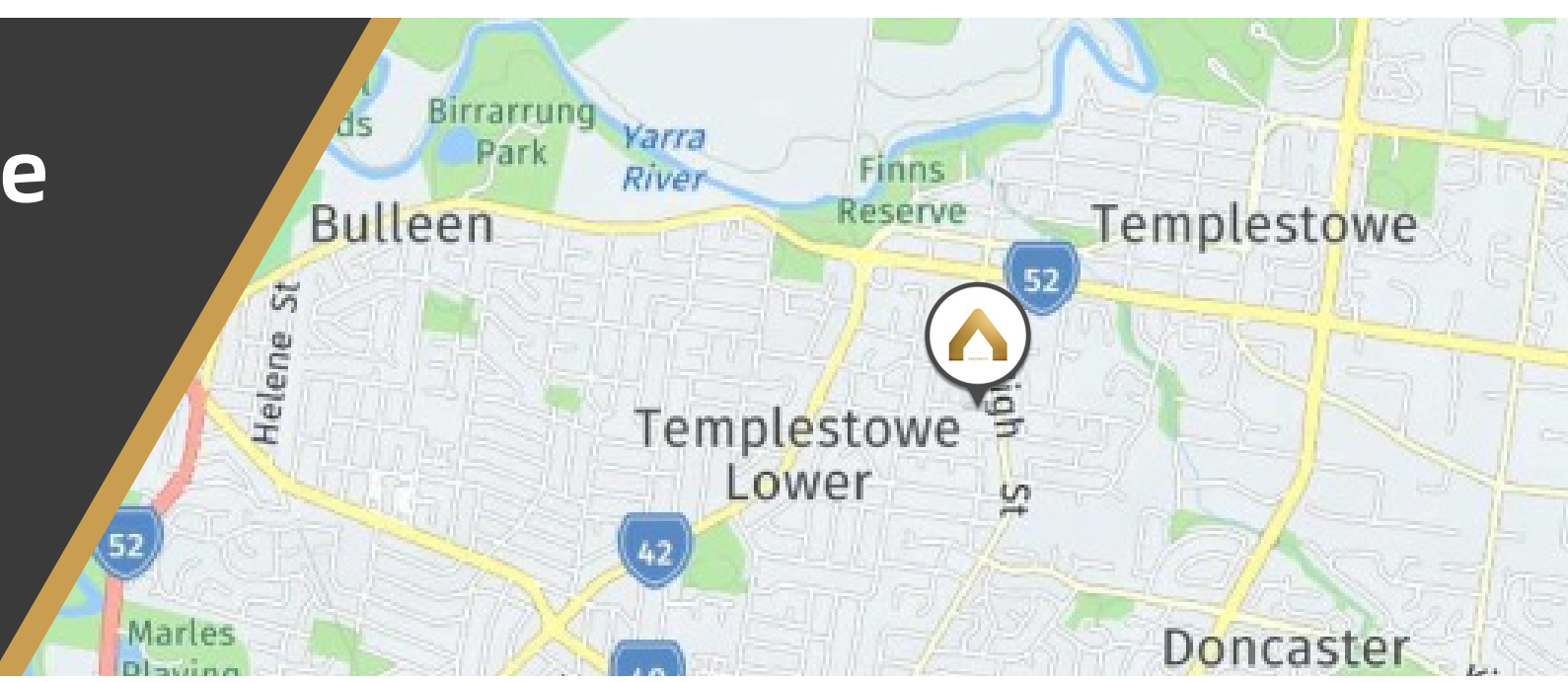
More Renders

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Suburb: Templestowe Lower



Educations

Templestowe Park Primary School 2.17 KM
Primary School Government TOP 8% ICSEA 1111
St Gregory the Great School 2.25 KM
Primary School Non-government TOP 9% ICSEA 1105
Templestowe Heights Primary School 0.68 KM
Primary School Government TOP 10% ICSEA 1110
St Clement of Rome School 2.54 KM
Primary School Non-government TOP 11% ICSEA 1109
Templestowe Valley Primary School 0.74 KM
Primary School Government TOP 20% ICSEA 1095

Transportations

MacRobertson St/High St (Templestowe Lower) 0.07 KM
Rosemary St/High St (Templestowe Lower) 0.13 KM
Foote St/High St (Templestowe Lower) 0.22 KM
Jean St/High St (Templestowe Lower) 0.27 KM
High St/Foote St (Templestowe Lower) 0.34 KM

Amenties

Sugar Art Cafe 0.27 KM
Thirsty Camel 0.45 KM
Templestowe Hotel 0.46 KM
Templestowe Hotel 0.46 KM
Taco Bill 0.5 KM
Aliqapu Persian Restaurant 0.5 KM
Melissa Cakes Cafe Bar 0.52 KM
Fairy Enchanted Garden 0.55 KM

Templestowe Lower demographics

Population Templestowe L	14,164 Total	45 Median Age	
Famliy Templestowe L	4,107 Total	0.8 Average Children	
People Templestowe L	55.8% Married	28% Never Married	
Laguage Templestowe L	11% (1553) Mandarin	8.6% (1217) Greek	6% (856) Cantonese

Templestowe Lower Housing

Type Templestowe L	2,397 Own Outright	902 Rented	1,649 With Loans
Vehicle Templestowe L	1,668 Only 1	2,261 2 Cars	930 3 Cars or more
Occupation Templestowe L	93.1% Occupied	6.8% Unoccupied	

Templestowe Lower Culture

Chinese	21.2% (3002)
English	18.6% (2637)
Australian	17.6% (2487)
Italian	12.1% (1711)
Greek	11.7% (1659)



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More Amenities

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Featured Units	Lot/Unit	Type	Price	Size	Aspect	Status
	Unit 3	Bed: 3 Bath: 2 Car: 2	\$1,230,000	Internal: 175.2sqm External: 180sqm		Available
	Unit 4	Bed: 4 Bath: 4 Car: 2	\$1,350,000	Internal: 197.4sqm External: 215sqm		Exchanged
	Unit 5	Bed: 4 Bath: 3 Car: 2	\$1,299,000	Internal: 194.2sqm External: 220sqm		Exchanged



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More Floorplans