

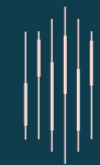


MOOLA COURT

CHEL TENHAM

PITARD

LIVE LIFE WELL



MOOLA COURT

CHELTENHAM

2 MOOLA COURT, CHELTENHAM

MOOLACOURT.COM.AU



A SELECTION OF CAREFULLY CULTIVATED
AND LUXURIOUSLY DESIGNED APARTMENTS IN
MELBOURNE'S URBAN BAYSIDE VILLAGE

A Luxurious Haven

A collection of 60 apartments, Moola Court residences have been thoughtfully crafted to make you feel at home. Nestled within a tranquil corner of Cheltenham, each apartment has been designed as a peaceful, modern-day oasis.

These residences exude elegance, forging a harmony between indoors and out and effortlessly integrating with your daily needs.



REDEFINING ELEGANCE



Tucked in the heart of Cheltenham, Moola Court offers a lifestyle-rich address with community at its core.

A serene cul-de-sac location is coupled with fantastic everyday amenity, just a short stroll away. Meticulously curated by Pitard Group, it bears all the hallmarks of luxury living, from convenient lift access and basement parking to a gorgeous residents' lounge, a fully furnished space to entertain friends or work remotely. This is a true haven to call home.



Where
style meets
purpose

An open plan living and dining area flows seamlessly to the terrace, fashioning a beautiful transition between indoors and out – ideal for entertainment. Engineered timber flooring creates an air of warmth, while best-in-class acoustics, state-of-the-art double glazed windows and split system air-conditioning render your home a year-round sanctuary. These are spaces imbued with contemporary appeal, inviting residents to make them their own.

Culinary Sanctuary

Kitchens feature spacious, practical layouts to cook and entertain. Unleash your inner chef on state-of-the-art ILVE appliances, including a grey glass oven and built-in microwave. An integrated dishwasher and double granite sink ensure easy clean-up.

Sophisticated soft black marble bench tops are complemented by the captivating curved silhouette of the bench, adorned with textured paneling and enhanced by aged brass tapware for an elegant, enduring aesthetic.



IVBID10X BUILT-IN
DISHWASHER



60CM PANORAMAGIC
SERIES OVEN



IV600FBI BUILT-IN
MICROWAVE

BLUETOOTH SPEAKER
& CHARGING STATION



Artists Impression



Modern, harmonious living

Start and end your day in a private retreat. Bathed in natural light, bedrooms have been thoughtfully considered for pure comfort, cultivating a sense of sanctuary.

Every bedroom features either a walk in or full height mirrored robe. Suede jewellery drawers, built in shoe racks and floor to ceiling storage solutions to maximise minimalistic apartment living.

This coupled with the plush carpet and best-in-class acoustics these spaces strike the perfect balance between function and form.



Discover your new sanctuary

Detailed with outstanding finishes and fixtures, the bathrooms within Moola Court help to feel refreshed and rejuvenated in style. Highlighted with an striking soft black marble benchtop, matte white tiles and bronze accents creates a neutral and timeless palette. Wall hang draws provide an abundance of storage and are detailed with a walnut woodgrain finish.



Cherished Cheltenham

It's easy to see why those that move to Cheltenham never want to leave. A suburb of unrivalled amenity, it has become one of bayside's most sought-after postcodes. This is a place where cafe culture and shopping meet a playground of spectacular outdoor pursuits. A place to relish the simplicity of the everyday.



Hecho En Mexico



The convenience of now

At Moola Court, you'll enjoy the ultimate lifestyle locale, rich in community and convenience.

Locals are spoilt for choice among Cheltenham's flourishing food scene, that can satisfy any craving. Start the day at Frank's, Johnny Dante or Peckish Cafe and enjoy intimate evenings at The Garden of Good and Evil or Hecho En Mexico. Wander in any direction for daily discovery.



Love Madre Cafe

Make the move to Cheltenham

In Cheltenham experience a life of endless endeavours. This is a neighbourhood that blurs the boundaries between village charm and urban convenience, with an atmosphere coveted by everyone from young professionals to couples, empty nesters and growing families.

Cycle stunning Beach Road, which stretches from St Kilda to Mordialloc, and take a dip in Melbourne's string of bayside beaches. Relax in the suburb's pretty parks or tee off at the area's countless golf clubs, while those needing to commute into the CBD are just a 30-minute drive away.



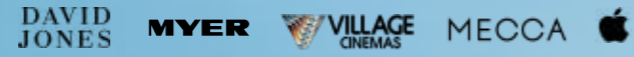
- 01.** Westfield Southland
- 02.** Southland Train Station
- 03.** Cheltenham Train Station
- 04.** Victoria Golf Club
- 05.** Cheltenham Golf Club
- 06.** Charman Road Café & Dining Strip

| | |
|-------------------|---------------------------|
| Cheltenham Bakery | The Garden of good & evil |
| Espresso Hit | Love Madre |
| Charman Bakery | Hencho En Mexico |
| Johnny Dante | Burger Bae |
| Peckish Cafe | Squires Loft |
- 07.** Royal Melbourne Golf Club
- 08.** Cheltenham Primary School
- 09.** Beaumaris North Primary School
- 10.** Black Rock Primary School
- 11.** Black Rock Beach
- 12.** Sandringham East Primary School
- 13.** Mentone Girls Secondary School
- 14.** Cheltenham Recreation Reserve
- 15.** Beaumaris Library
- 16.** Mentone Beach Park



Southland Shopping Centre

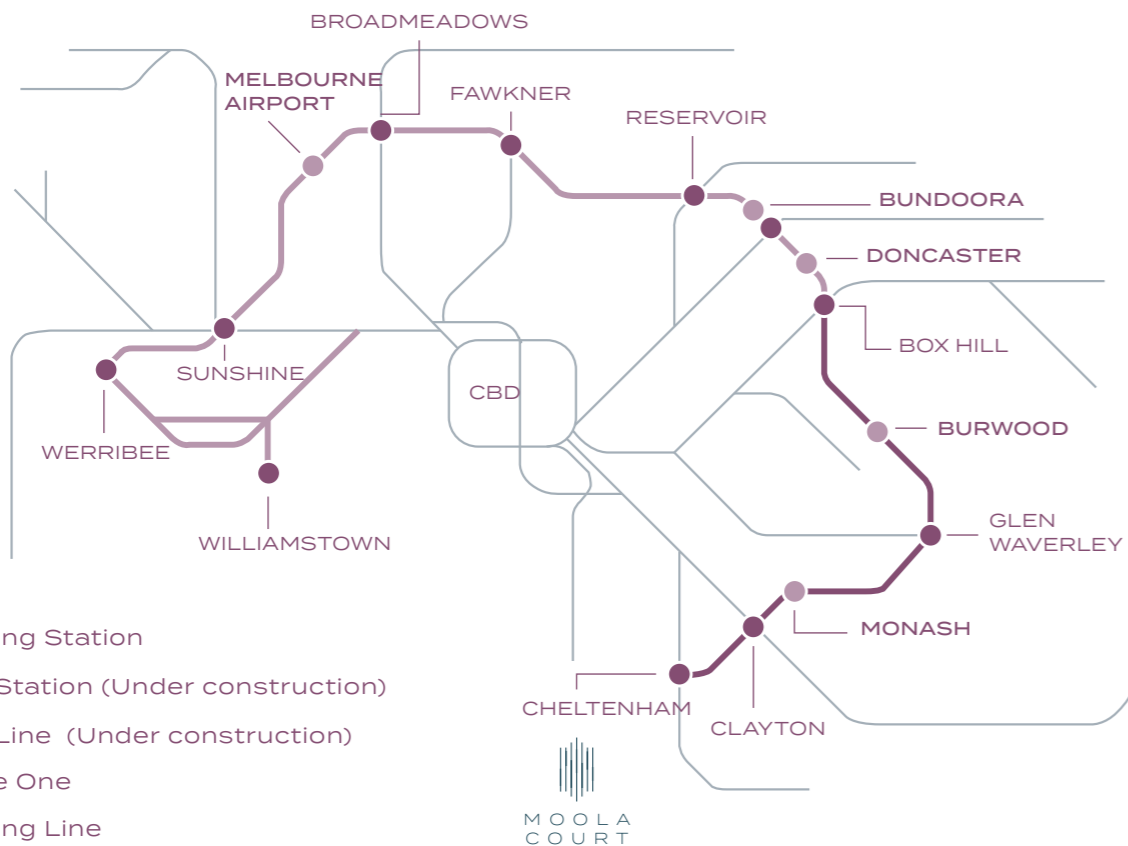
To live within footsteps of Westfield Southland creates a life of unmatched convenience and entertainment. Here you'll find a shopping mecca, with department stores, luxury brands and household names. There are beauty and wellness spots, supermarkets, fresh food retailers and a cinema, making this a true one-stop hub and an extension of your everyday.



Connected Cheltenham

Along side Cheltenham's two existing train stations, the Suburban Rail Loop (SRL) East from Cheltenham to Box Hill will connect major employment, health, education and retail destinations in Melbourne's east and south east. The line will slash travel times, connect people travelling on the Gippsland corridor.

Construction started June 2022 and trains will be running by 2035.



Pitard Group is one of Melbourne's most dynamic development, construction and real estate firms. We specialise in all facets of development, from land acquisition to construction, sales and property management.

We believe in creating lifestyle properties; homes that support your physical health and emotional wellbeing. At Pitard Group we pride ourselves on creating unique and innovative property solutions that enhance people's everyday lives, contribute to community and better serve our urban environment.

Pitard Group takes a unique, fully integrated approach to real estate. Our expert in-house team manages every step of the project. We are committed to exceeding expectations, and we do this through exceptional service, world-class products that improve everyday lifestyle and a genuine sense of care. As a trusted local developer, we build lasting relationships with our partners and the communities we work within.

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