



  
Allura  
Garden Apartments



*Allure Garden Apartments – Simply Irresistible.*



*How can you say no to this?*

Your search for the perfect Inner North lifestyle residence is over. Let Allure draw you in with amazing indoor/outdoor living and a design aesthetic second-to-none.

Madison, Canberra's leading lifestyle developers' renowned attention to detail and pleasant design perfectly complement this peaceful Inner North location.

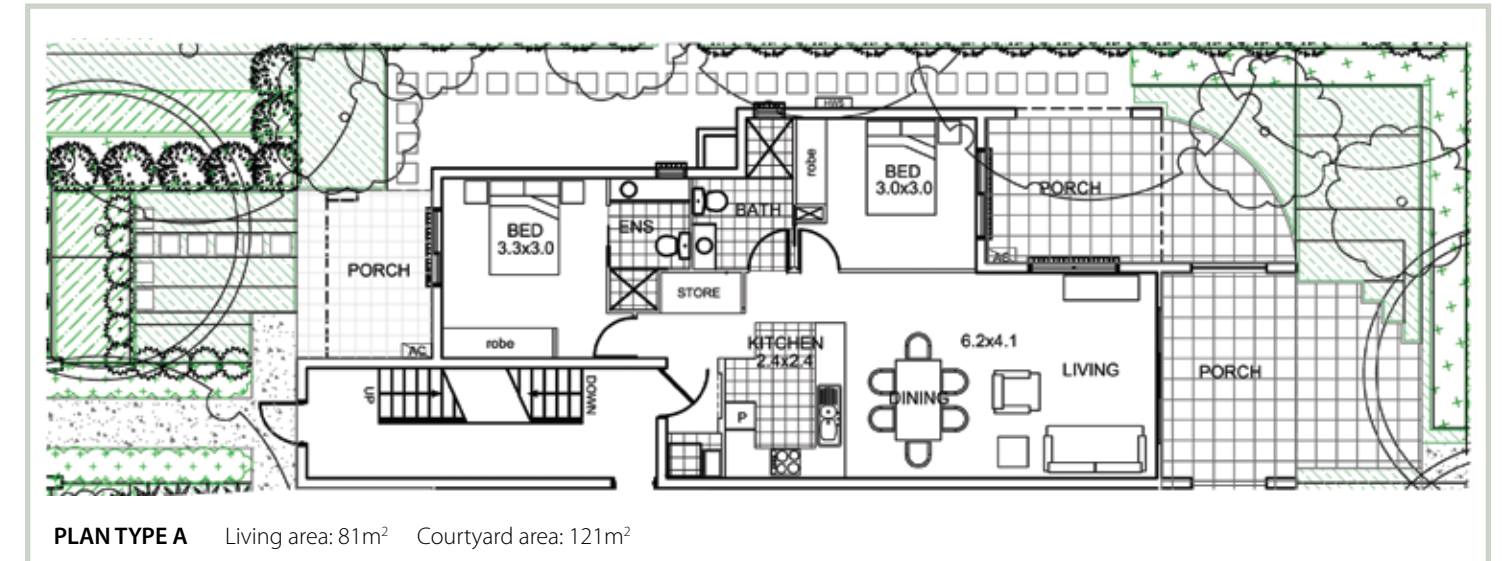
Allure Garden Apartments offer residents an idyllic indoor/outdoor lifestyle in beautiful landscaped surrounds, benefiting from the myriad of shops, employment, recreational and leisure facilities a short walk from their front door.



*Allure Garden Apartments are designed for you to enjoy.*

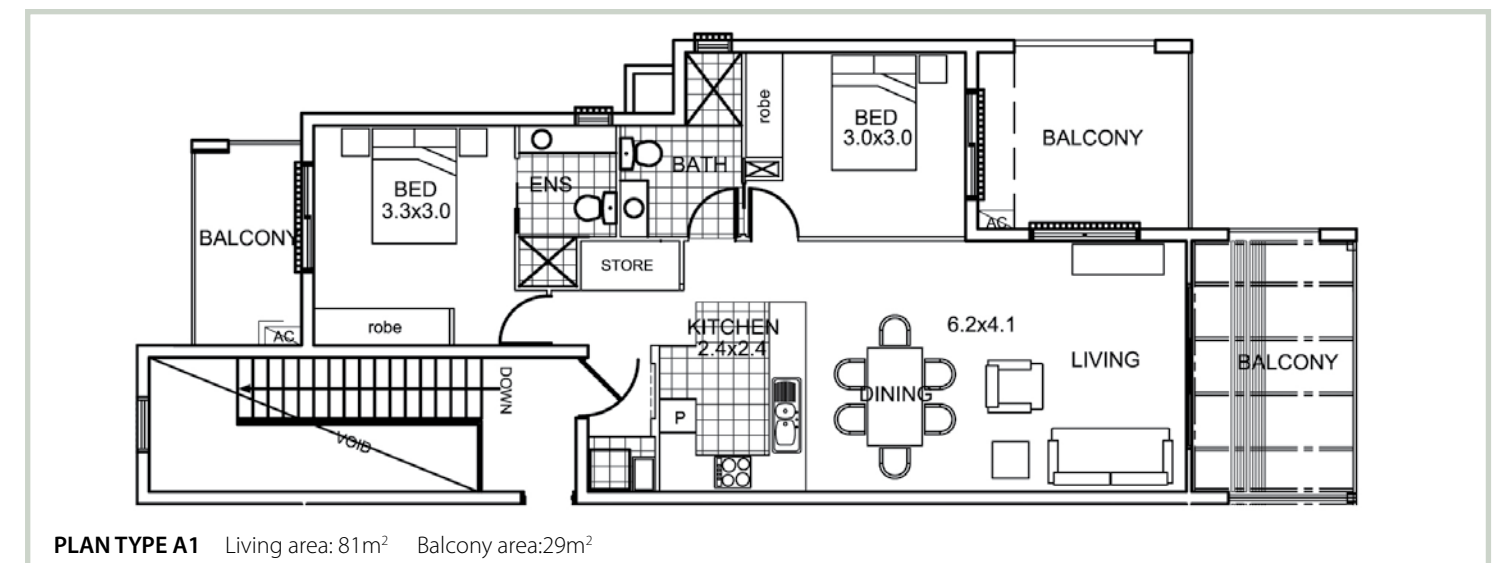
*Garden Villa Apartments*

A private and level landscaped backyard is a rare feature in villa living and will give each apartment the feeling of a house while still offering the simplicity of modern living. Each garden apartment also includes a front courtyard to create the perfect welcoming entry while also assuring privacy.



*First Floor Apartments*

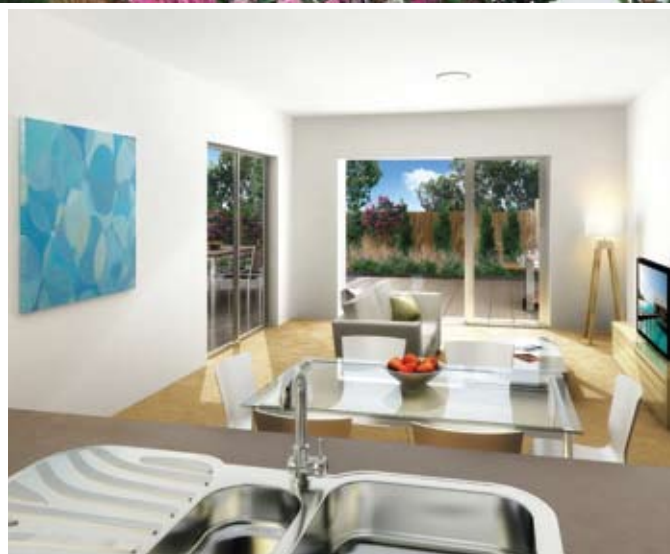
For added privacy and security, step upstairs and experience Allure's first-floor apartments. Including the luxury of two balconies, these homes retain the spacious feel rarely offered by new developments and takes lock-up and leave ease of living to a new level.



*Inspirational design - Irresistible choice.*

Experience the joy of finding your very own space in the city – you have a choice of 21 apartments in a variety of architecturally inspired layouts featuring one and two bedroom designs. All apartments have been designed to create the perfectly adaptable environment you need to enjoy the many varied fun, relaxing and exciting aspects of life - all from the one location.

Garden villa apartments have true courtyards, with a combination of garden beds and paving, not just a concrete terrace, and the first floor apartments enjoy a peaceful Inner North outlook with 2 balconies and just 2 apartments accessed from each level's foyer.



# Allure Garden Apartments. Irresistible quality - Irresistible lifestyle.

## Features and Inclusions:

Allure does not compromise on the quality of features or inclusions. Your new home will come with your choice of three stylish colour schemes and include:

- The Madison unique 3-stage quality assurance process and detailed pre-settlement inspection
- Madison home owner's kit supplied to all owners
- All floor coverings - carpet in bedrooms & living areas, tiling in kitchen & wet areas
- Caesarstone kitchen bench tops
- Premium quality European kitchen appliances
- Clothes dryer
- Optional window treatment package
- Centralised instantaneous gas-fired hot water service
- Intercom access
- Basement parking & storage areas for each apartment
- Visitor car parking within basement
- Outstanding energy-efficient design with a minimum Energy Efficiency Rating of 5
- Landscaping to all courtyards and common areas with the use of highly developed plants and trees



# Madison

...live more!

HIA Professional Builder of the Year 2004 - 2007

## Madison quality

With a proven reputation for delivering new residential projects offering only the very best in workmanship and materials, Madison creates living opportunities which residents are proud to call home.

## One of Canberra's leading developers

Established in 1986, Madison has grown to become a market leader in new home construction and residential development in Canberra. Named 'HIA Professional Builder of the Year' each year from 2004 to 2007, Madison's unprecedented success is based on innovative design, superior quality work and an absolute commitment to customer satisfaction. Madison brings its quality to Allure Garden Apartments, providing you with the opportunity to own one of the finest quality apartments available in Canberra.

## Testimonials

We have been property investors for many years and made the decision to add an apartment in 'Kelkiah' to our portfolio after viewing the plans and considering the benefits of the location and impressive design of the development.

Your communication during construction was timely and informative and we were pleased that on the odd occasion we had a need to contact your office our calls were taken promptly and we were treated with respect. The handover process, including the pre-settlement inspection was very efficient and the owner's kit provided at settlement is a very useful document. The hamper we found in the kitchen was also a nice touch!

**Jeff Proud, Canberra Life & Superannuation**

Our recent purchase at 'Kelkiah' from Madison was stress-free and simple. We found Madison to be extremely professional and throughout the buying process we were kept well informed.

Kelkiah apartments represented outstanding value. The attention to detail and the external finish and internal furnishings were immaculate and throughout the process dealing with Independent and Madison was seamless.

We were extremely happy with the finished product and the whole process from start to end, and will definitely go through Independent and Madison for future investments.

**Anthony and Hanna Beach**





# Allure

## Garden Apartments

*Life can be this good.*

Located in Lyneham on a quiet tree-lined loop street, Allure is carefully positioned close to Northbourne Avenue and within walking distance of so many things that make the Inner North special.

All aspects of your life are covered – an easy drive, bus ride or cycle to the City or Belconnen for work, as well as a multitude of sporting and recreational facilities.

Dickson's shopping, employment and social facilities are just a couple of minutes' walk away, while the restaurants, bars and retail experience of Lyneham, Braddon, the Canberra Centre and more are just as accessible.



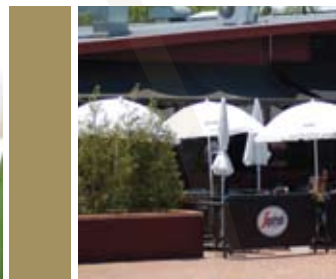
### LEGEND

- |                                   |                               |
|-----------------------------------|-------------------------------|
| 1 Dickson Centre                  | 5 Ainslie Shops               |
| 2 Tennis, Squash & Hockey Centres | 6 Braddon Restaurants & Cafés |
| 3 Lyneham Shops & Cafés           | 7 ANU                         |
| 4 O'Connor Shops                  | 8 City Centre                 |



**Madison**  
*...live more!*

HIA Professional Builder of the Year 2004 - 2007



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