



THE GARDENS  
AT GOWRIE

FUTURE | PERFECT

*Future Perfect*

*Madison*  
...live more!





*The Gardens at Gowrie will give you a sense of freedom you haven't enjoyed for years.*



# A LOT TO LOOK FORWARD TO

*A lot to look forward to*

Every so often, you have the opportunity to change your life. Moving to *The Gardens at Gowrie* will give you a sense of freedom you haven't enjoyed for years. Here you can make the most of the good things in life, instead of putting time into a high-maintenance home.

Like every *Madison* project, *The Gardens at Gowrie* offers you far more than just a home. The landscaping of the surroundings, the siting of each free standing single level villa and the thoughtful integration and landscaping of private spaces means this is a true urban oasis. No wonder *Madison* has won four "Medium Density Project of the Year" awards for communities just like this one.

The location is exceptional. Bounded by school playing fields and facing the tranquil Fadden Pines reserve, *The Gardens at Gowrie* surrounds you with greenery. Yet the shopping facilities of the Chisholm Centre are only two minutes away and Tuggeranong Town Centre itself is a five-minute drive. Access to the city is easy via Monaro Highway while the walking trails of Canberra Nature Park, Fadden Pines recreation area and the local tennis club are on your doorstep.



# LIVE FOR THE PRESENT, PLAN FOR THE FUTURE

*The Gardens at Gowrie* will comprise 28 quality free-standing single level villas, all with integrated double garages and living areas ranging from 140m<sup>2</sup> to 252m<sup>2</sup> (15 to 27 squares). You can choose from a variety of three and four-bedroom designs. Many of the homes include *Madison's* unique separate, self-contained Casita – ideal accommodation for a grandparent, teenager or carer.

The inclusion of Casitas is one example of *Madison's* focus on flexible living. We know how your lifestyle requirements can change with your changing interests, or as family members come and go. And these are homes designed to the Adaptable and Accessible Housing Code which means that you can adapt your home as you get older or as your needs change. It's another way *Madison* helps to make your future perfect.

*Madison* also looks to the future with environmentally conscious design. Energy efficiency is a priority throughout *The Gardens* and each dwelling will achieve a minimum 4 star energy rating. Appliances and fittings will help minimise water use and a large underground storage tank for stormwater will provide irrigation to keep the landscaped surroundings lush and green.



*...live more!*





**The Gardens at Gowrie** offers **free-standing, single level villas**, set in park-like surroundings and peaceful streetscapes. You will enjoy a sense of seclusion, along with easy access to a host of shopping, community and recreation facilities

We know how your lifestyle requirements can change with your changing interests, or as family members come and go. And these are homes designed to suit your needs for years to come.



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

HIA Professional Builder of the Year 2004

# THE MADISON DIFFERENCE

*The Madison Difference*



*The Gardens at Gowrie* offers you a choice of Deluxe or Premium homes. No matter which you choose, you'll benefit from *Madison's* unique three-stage quality assurance program and Home Owners Information Kit.

The internal and external design and architectural features of every home at *The Gardens* are of an exceptional standard. All have private courtyards and each home has ducted gas heating, security intercom, an integrated double garage with remote control and broadband compatible cabling. Kitchens are a cook's delight, with Fisher & Paykel stainless steel oven and gas cooktop, range hood and double-drawer dishwasher. Luxury bathrooms with spa baths and customised designer wardrobes are among the special touches typical of a *Madison* home.

If you choose a Premium home, the standard of inclusions moves from luxurious to spectacular. Additional features for these homes include individual security alarms, underfloor heating in the ensuite, 9-foot ceilings throughout, ducted vacuum system, and fully landscaped rear courtyards, with water features and well established trees and shrubs.





PLAN: B1 [4 BEDROOM VILLA]  
AREA: 214.68 SQM



PLAN: K [3 BEDROOM VILLA]  
AREA: 161.41 SQM



PLAN: P [3 BEDROOM CASITA]  
AREA: 161.66 SQM



PLAN: O [4 BEDROOM VILLA]  
AREA: 194.65 SQM

Freestanding single level homes offer a range of lifestyle choices.



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## A PROJECT BY MADISON

At the 2004 HIA Awards, *Madison* received the prestigious and sought-after 2004 Professional Builder of the Year Award. Over the past ten years, *Madison* have received more than 30 HIA and MBA awards, including several for medium density communities just like this one. The excellence in design and quality of finish that are hallmarks of a *Madison* project were demonstrated in previous *Gardens* developments, including *The Gardens at Greenway* and *The Gardens at Belconnen*.



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