



MADISON SQUARE

EXCLUSIVELY NARRABUNDAH

Madison
...live more!



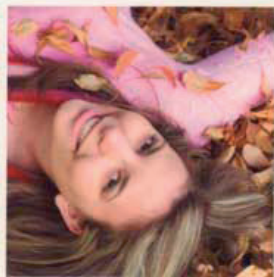
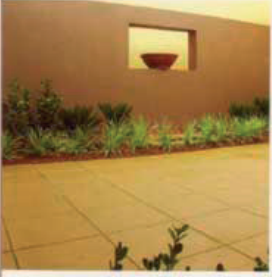
SQUARELY AT THE CENTRE OF THE NEW NARRABUNDAH LIFESTYLE

If you've been excited by the lifestyle opportunities opening up in Canberra's inner south – but feel there is still more room for residential improvement – MADISON SQUARE is the new address for you.

Commanding a key location at the centre of the new Narrabundah lifestyle, it's an address for people who appreciate their privacy as much as they enjoy strolling to their favourite neighbourhood café – and will make MADISON SQUARE the most exclusive community in Narrabundah.

With almost 10,000 square metres of land, a main entrance adjacent to an impressive private grove of mature trees, and paved courtyards to carry your lifestyle seamlessly from indoors to out – MADISON SQUARE gives you all the carefree advantages of an apartment or townhouse with the expansive comfort of a house.

You can move up to your new lifestyle, close to the city, close to cafés and entertainment, with more free time to enjoy it all, yet still have all the space and comfort you're used to in a house. The biggest change you'll notice could be the lawns you no longer have to mow!



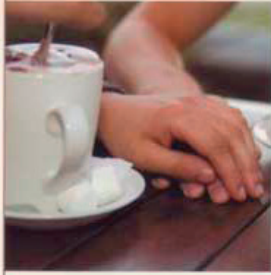
SQUARELY AHEAD IN DESIGN & CONSTRUCTION EXCELLENCE.

If construction quality and design innovation are high on the agenda for your new home, then this is one time to think inside the square.

MADISON SQUARE comes from the ACT's only Quality Assurance Certified residential builder. Madison also have more than 30 awards for building excellence – not to mention being hailed as the Housing Industry Association Professional Builder of the Year two years in a row in 2004 and 2005. This quality is evident in MADISON SQUARE's flowing, efficient floor plans and standard features which are anything but standard.

All ceilings are nine feet – 2.7 metres – and every residence enjoys instant gas hot water, as well as gas heating and evaporative cooling, ducted throughout the home. Granite bench tops are standard, of course – with the additional quality of designer kitchen cabinets and stylish vanity cabinets set off the bathroom floor. A "tech area" of bench and shelves pre-wired for phone and data, four sensor security system and the electronic safe secreted in every home are other examples of Madison's understanding of the importance of detail – while the master bedroom designer wardrobe, complete with details such as a pull-out full length mirror, tie rack and sliding shoe shelves, says everything you need to know about 5 star living.

Some MADISON SQUARE homes even have a stainless steel al fresco kitchen complete with barbecue, sink and your own bar fridge.

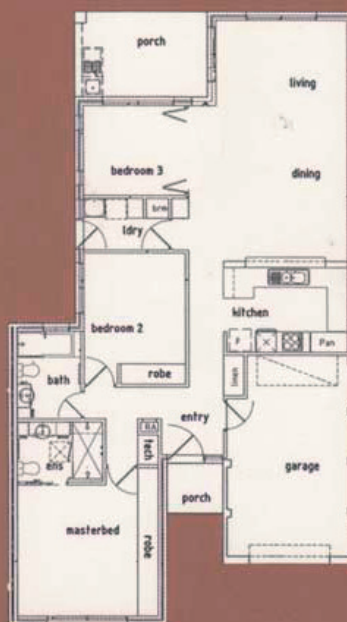


PLANS TO MATCH YOUR LIFESTYLE.

Whatever your style of life, MADISON SQUARE has the residence to match. With nine different two and three bedroom floor plans, including single and double level options, the hardest part of your decision to move up to this new address may well be choosing which one you like best. Whichever way your heart takes you, your head will have the assurance of Madison's comprehensive Home Owners Information Kit – every detail of your home, gathered for your peace of mind – and our unique pre-occupation orientation inspections ensure the Madison quality.



PLAN TYPE A: 2 bedroom
AREA: 134.37m²



PLAN TYPE C: 3 bedroom
AREA: 140.54m²



PLAN TYPE L: 3 bedroom
AREA: 212.54m²



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EXCLUSIVELY NARRABUNDAH

“THE EASY MAINTENANCE OF A MODERN TOWNHOUSE,
THE SPACE AND COMFORT OF A TRADITIONAL HOUSE,
IN ONE PRESTIGIOUS ADDRESS.”



SQUARELY AT THE CENTRE OF IT ALL.

Just ten minutes drive from the city centre, MADISON SQUARE places you close to parks, two golf courses, award-winning restaurants, the shopping of Manuka and Kingston and the Fyshwick Fresh Food Markets. Not to mention all the attractions of Lake Burley Griffin, so close by.

Squarely at the centre of it all, exclusively at the forefront of Narrabundah's new style, it's the address you'll love to call home.



Madison
...live more!

HIA Professional Builder of the Year 2004 & 2005

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