

MARLU
DENMAN PROSPECT

OWN SPACE, OWN PACE

*As everything around us speeds by in constant haze.
Stop to smell the flowers.
Take the pressure off your days.*

*Live amongst the clearest and the greenest.
The calmest and the cleanest.*

*Balance your stillness with ambition.
Live with purpose and intuition.*

*The prospect for a better future is right this way.
A valley so nearby that whisks you far away.*

*At Marlu we believe only you can set the pace.
Take a step towards a life where you win, without a race.*

Marlu — Own space, own pace.

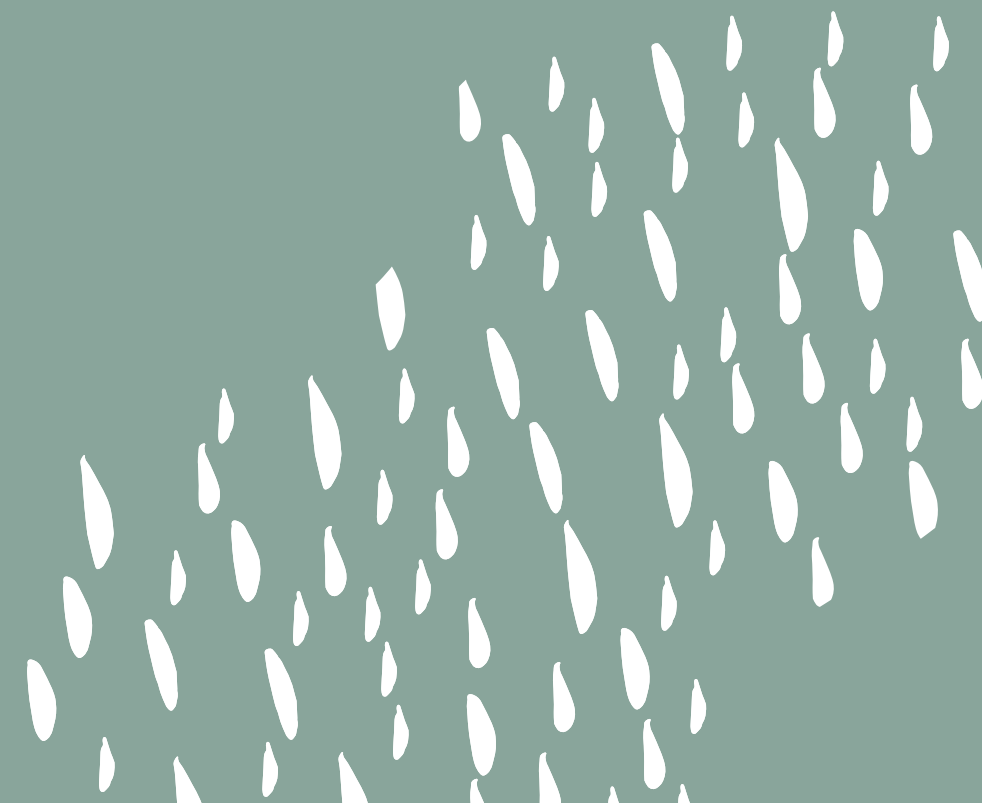


MARLU

Core Developments presents
Marlu and a beautiful way of life.

Offering one, two and three-bedroom dwellings settled amongst
Denman Prospect's finest homes and lavishly equipped with an
outdoor pool, gym, and communal entertaining area.

Attentively designed by Stewart Architecture — experts in
community-led projects with sophisticated interiors curated
by Dept. of Design.



DESIGN

Designed to visually fit into the surrounding context and landscape beyond, Marlu has a wonderful northern frontage overlooking Molonglo Valley and Black Mountain.

The apartments and townhouses flow from the central garden which provides amenity, solar aspect and privacy.



APARTMENTS

Both one and two-bedroom apartments are available at Marlu. All one-bedroom and some two-bedroom plans contain a separate study to provide space for your lifestyle needs.

Materials and appliances have been selected for elegance and functionality to enable beautiful, easy living all year round. The contemporary kitchens comprise soft close joinery, stone benchtops with a waterfall edge and Franke appliances, including induction cooking.

The apartments have excellent energy efficiency ratings and include double glazing to windows and sliding doors. Floor-to-ceiling bathroom tiles maximise the sense of space, while the vanity adds a touch of luxury with stone tops and above-counter basins.



Artist Impression; Apartments facing McMichael Terrace

TOWNHOUSES

Marlu's multi-level townhouses are available in both two and three-bedroom options, offering generous spaces and playful design. With all living areas and main bedrooms facing north, an abundance of natural light flows into these homes. All townhouses offer a ground floor courtyard to create your own little sanctuary.

Every townhouse has internal access to their individual secure garages, keeping you and your belongings safe and dry. Air-conditioning throughout the living room and bedrooms, as well as double glazed windows and sliding doors, will ensure comfort throughout the year. Offering waterfall-edge stone benchtops, the generously sized kitchens are equipped with appliances from leading brand Franke, including a gas cooktop.

The high standard of finishes is carried through to the bathrooms with stone top vanities, above-counter basins and luxury tapware by Parisi creating an impeccable blend of design and quality.



Artist Impression; Townhouses facing Holborow Avenue



AMENITIES

Elevated on level two is the residents' entertaining area, gym and pool overlooking expansive views of the Molonglo Valley. The garden beds and covered communal deck flow through to the pool area, providing space for residents to relax and come together.

INTERIORS

LIGHT

The light interior scheme is uplifting, providing a sense of openness and an abundance of light and warmth. Both style and practicality have been carefully considered to create a space you can proudly call your own. The marble-style finish below the kitchen bench adds a touch of glamour, while the stylised hexagon tile splashback and brushed brass tapware bring a contemporary aesthetic.



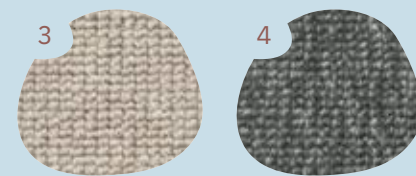
Artist Impression; Kitchen Light Colour Scheme



HYBRID FLOORING

A stunning hybrid flooring with evolutionary technology that is extremely hard wearing, stable and waterproof. With micro bevel edges and an embossed matte finish the flooring authentically delivers the visual appeal of a natural timber wood grain look. A scratch and stain resistant surface coating means it can easily withstand everyday wear.

LIGHT SCHEME: 1 Blackbutt Vinyl Flooring
DARK SCHEME: 2 Spotted Gum Vinyl Flooring



CARPET

The loop pile carpet is made from 100% pure New Zealand wool fibre that is sustainable, recyclable and biodegradable. Constructed to ensure durability and to tolerate heavy foot traffic, the wool characteristics provides a warm and luxurious look in addition to absorbing and releasing moisture, helping regulate humidity.

LIGHT SCHEME: 3 Waitaki Braided River Carpet
DARK SCHEME: 4 Wilberforce Braided River Carpet

DARK

The dark palette speaks timeless elegance, a relaxed sense of luxury fills the kitchen and bathrooms. The textured kitchen splashback and gunmetal tapware reiterate the statement this moody scheme creates. Tones, textures and finishes have been meticulously selected to meet the needs of form and function.



Artist Impression; Kitchen Dark Colour Scheme

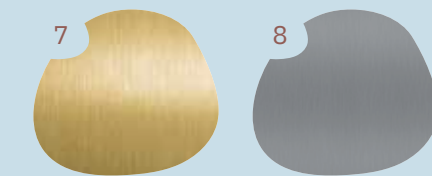


SPLASH BACK

The light interior scheme uses an elongated hexagon tile and complementing grout that brings texture and interest to this on trend colour palette.

The dark interior scheme uses an artisan tile, inspired by Moroccan Zellige tiles. This style provides organic variation across the tiles that bring a sense of tactility and hand-crafted richness to the scheme.

LIGHT SCHEME: 5 White Arrow Mosaic Splashback
DARK SCHEME: 6 Blanco Artisan Splashback



PARISI

Marlu's bathrooms are full of rich hues and contrasts to provide inviting and invigorating spaces for daily self-care. Made with high-quality materials and components, Parisi tapware and accessories are effective, durable and stylish. The brushed brass and gunmetal special finishes bring an added layer of sophistication and personality to both colour schemes.

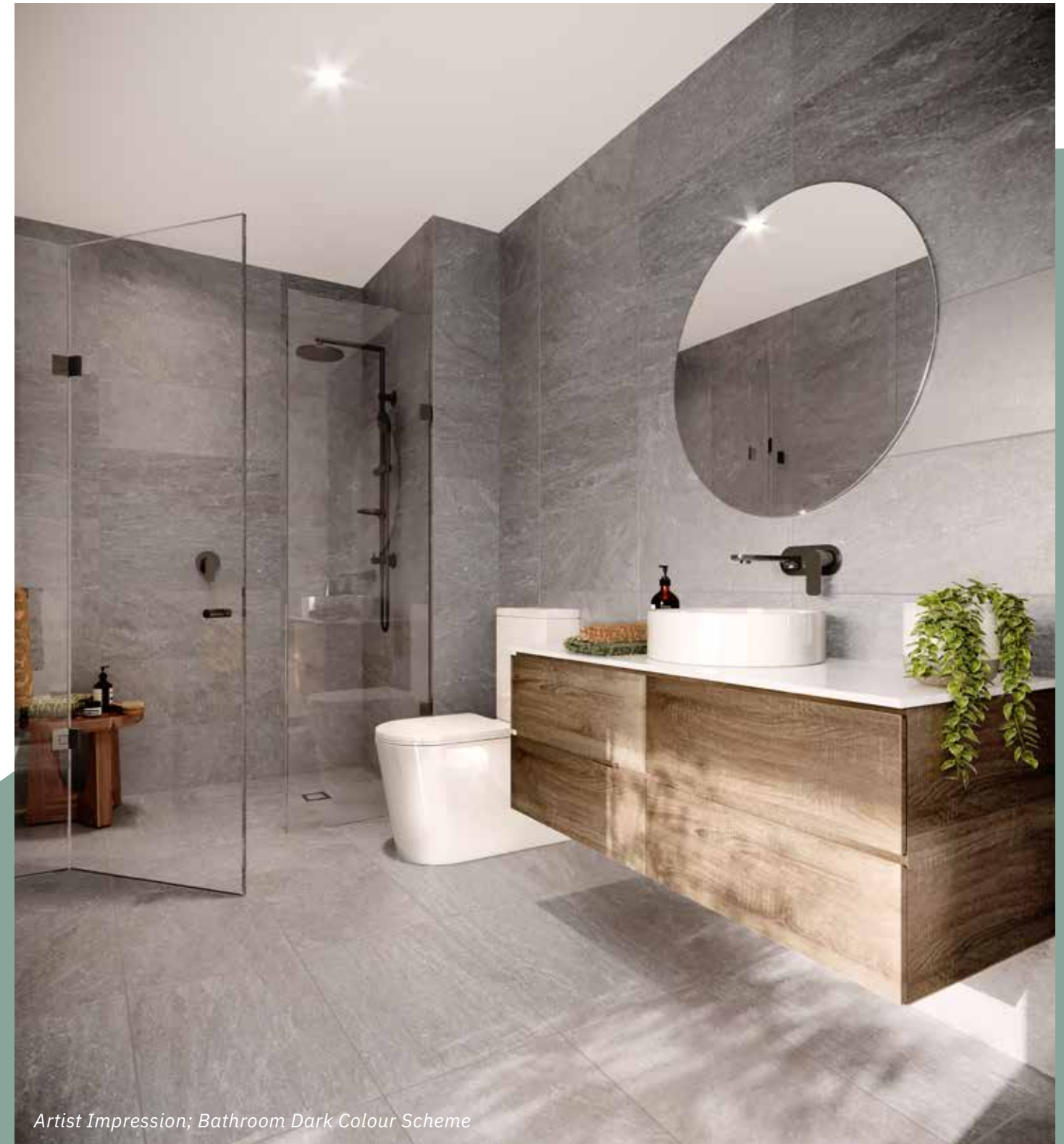
LIGHT SCHEME: 7 Envy Brushed Brass Parisi
DARK SCHEME: 8 Envy Gunmetal Fucile Parisi

“Our approach to Marlu was to create **calm and relaxed** spaces that reflect the location and allow residents to immerse themselves and make it their own.”

— Dept. of Design



Artist Impression; Bathroom Light Colour Scheme



Artist Impression; Bathroom Dark Colour Scheme

LIFESTYLE

Molonglo Valley is a region known for its winding rivers and lush forest landscapes. Marlu's location, close to Stromlo Forest Park and the National Arboretum, is arguably its greatest, greenest asset. In this surrounding, long walks and leisurely bike rides beckon. However, nothing is beyond reach, with Woden, Belconnen and Civic just short drives away, you're simply moments from work or play.



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- 1 'SPHERE' SCULPTURE BY JÖRG PLICKAT
- 2 PURPOSE BUILT OUTDOOR PING PONG TABLE, BEHIND DENMAN VILLAGE SHOPS
- 3 DENMAN VILLAGE SHOPS

- 4 COROCHORD CUBE KIDS TOWER BY KOMPAN
- 5 MOLONGLO VALLEY
- 6 BUTTERS BRIDGE

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Take a step towards a life where you win, without a race.

NEIGHBOURHOOD

Live in a neighbourhood with a real sense of community, security and appreciation for life. Offering a rewarding lifestyle, Marlu is a short walk from Denman Village, boasting a variety of medical, health and fitness facilities, a supermarket and multiple dining options. Denman Prospect is family-friendly with arguably Canberra's best playground and the first school due to open in 2021. This desirable suburb is impeccably planned and conveniently located a 15 minute drive from Canberra's CBD.

COOLEMAN COURT — 10 MINS

DENMAN VILLAGE SHOPPING CENTRE — 3 MINS

FUTURE DENMAN PROSPECT SCHOOL — 3 MINS

STROMLO FOREST PARK — 5 MINS

CANBERRA CITY — 15 MINS

BELCONNEN TOWN CENTRE — 15 MINS

NATIONAL ARBORETUM — 10 MINS

NATIONAL ZOO AND AQUARIUM — 10 MINS

WODEN TOWN CENTRE — 15 MINS

COTTER RESERVE — 15 MINS



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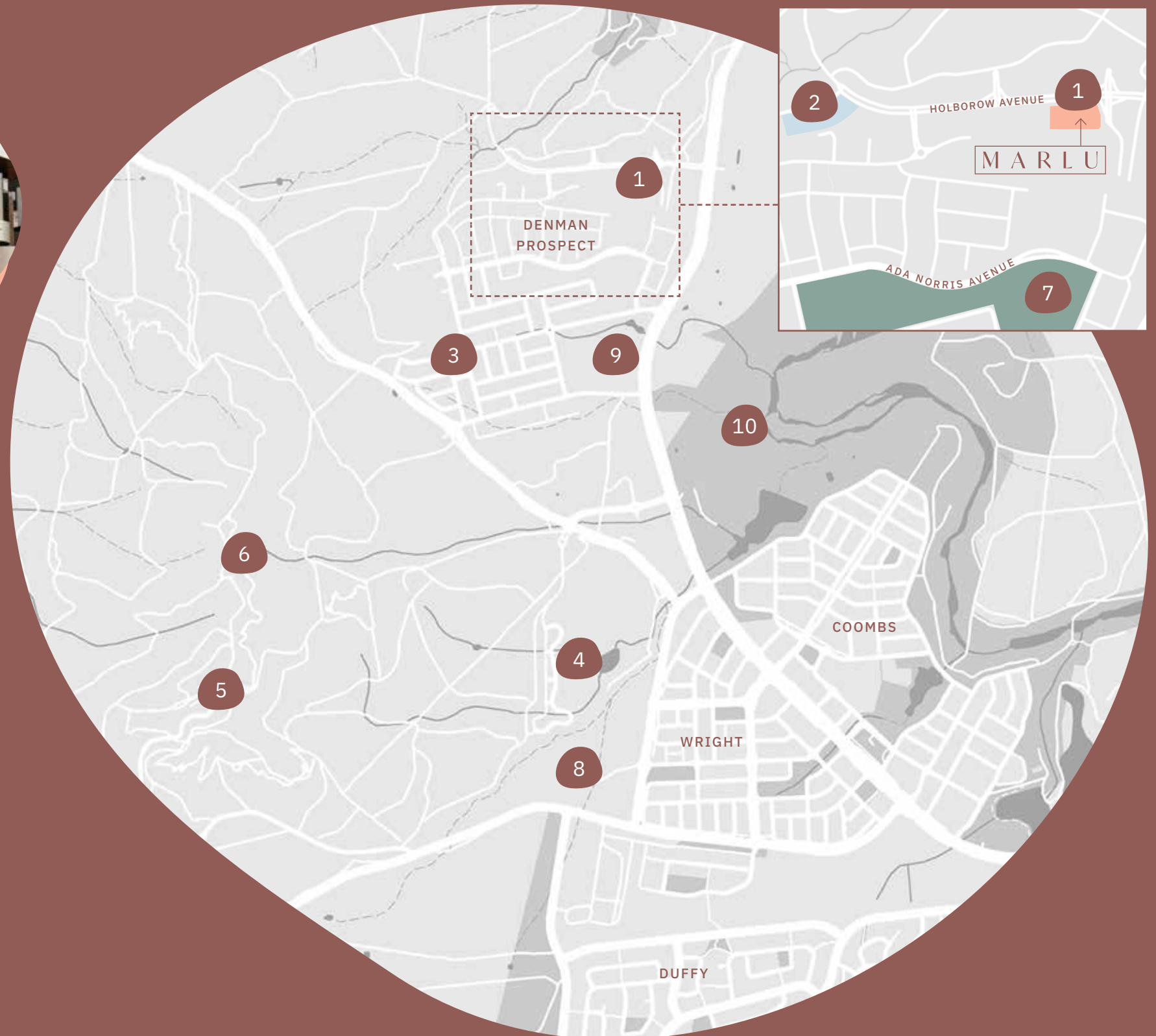
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- 1 MARLU DISPLAY SUITE
- 2 DENMAN VILLAGE SHOPS
- 3 DENMAN RECREATIONAL PARK
- 4 STROMLO FOREST PARK
- 5 MOUNT STROMLO OBSERVATORY

- 6 MOUNT STROMLO ODDIE TELESCOPE
- 7 RIDGELINE PARK PLAYGROUND
- 8 STROMLO FOREST PARK MEMORIAL
- 9 DENMAN PROSPECT SCHOOL (OPENING 2021)
- 10 MOLONGLO RIVER PARK



MEET THE TEAM

DEVELOPED BY



Established in 2011, Core Developments is a Canberra-based company with expertise in development, construction, project management, hydraulic and civil works. Specialising in units and residential property, Core brings projects to life from boutique townhouse developments to large resort style apartment complexes. As reputable developers, Core's sentiment is to build 'places for people.'

COREDEV.COM.AU

DESIGNED BY



Approaching their fourth decade, Stewart Architecture has evolved to become one of Canberra's largest and most influential practices. They are committed to projects that strengthen communities with a team that is known for their ability to define, draw out and defend the public interest. Their work prioritises both the design of buildings as well as the spaces in between as critical environments for human interaction.

STEWARTARCHITECTURE.COM.AU

INTERIORS BY



The Dept. of Design is a collaborative design team with a vision to think outside the box, delivering creative, functional results and a great customer experience. Creating designs that are accessible for everyone ensures their clients' vision is always brought to life no matter the size, scale or budget of the project. Driven by passion, they create engaging spaces that look and feel amazing every time.

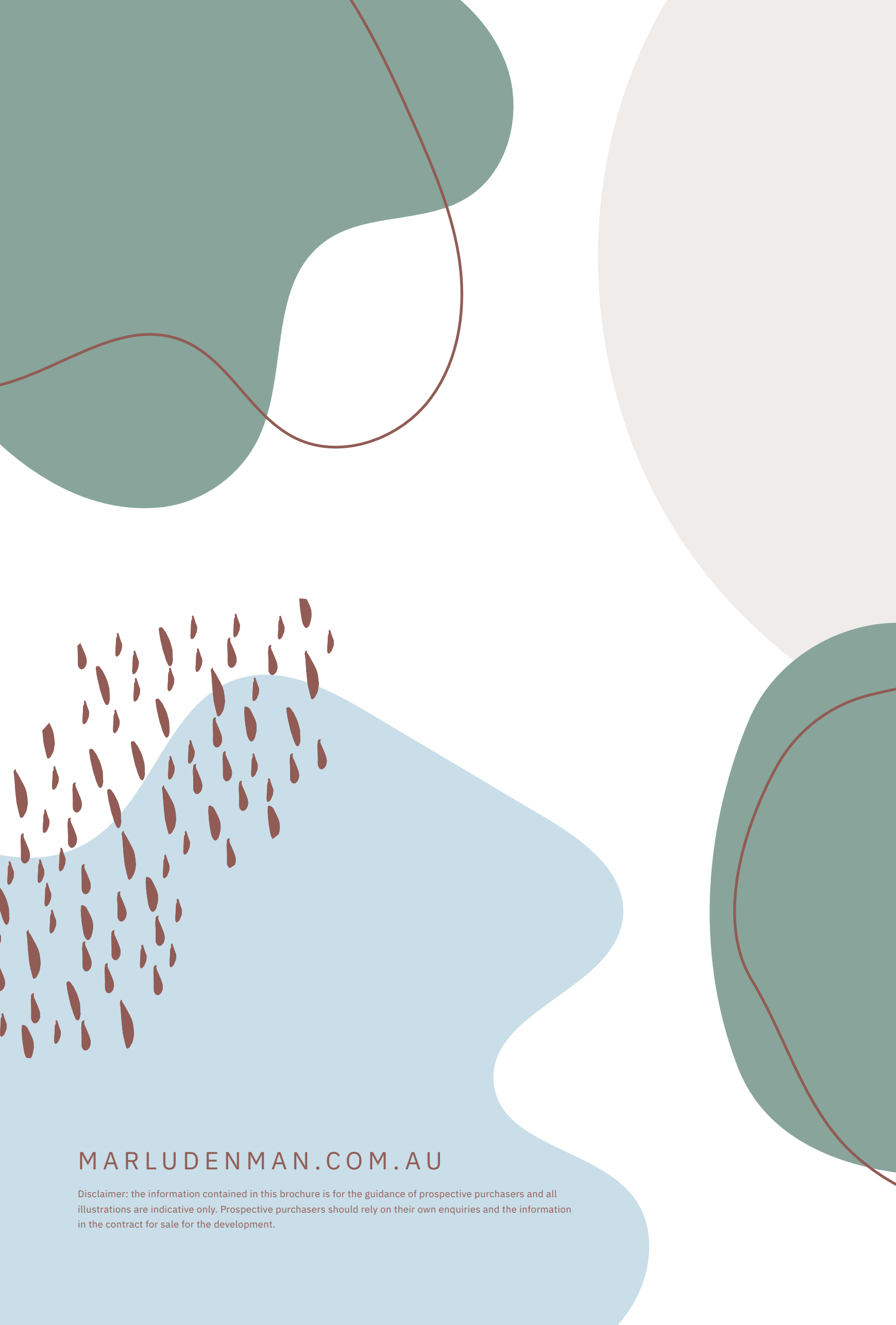
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SALES BY



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