



TOPLAND

12 OSULLIVAN RD, GLEN WAVERLEY



DISCOVER
YOUR NEW HOME

Are you ready to explore an outstanding property nestled in a wonderful community? Topland allows you to create a home close to shopping, dining, excellent schools, and restful parks and reserves. Without a doubt, Topland is a can't-miss property.

Learn more and picture yourself living in this fantastic home!



From the outside, Topland looks like a luxury home. From the inside, Topland feels like a luxury home. From first glance to first foot in the door, there's no doubting the elegance of this home, built for sophisticated living. Wherever you are at Topland - inside or out - luxury is inescapable.





ARTIST IMPRESSION ONLY

FIND YOURSELF AT THE CENTRE OF EVERYTHING

At Topland, you are never more than a few minutes away from anything. Whether you are looking to relax, dine out, shop, or exercise - you can do it all right near home! No matter what activities you are interested in, Topland's location allows you to choose how you spend your time.

SHOPPING

The Glen (Shopping Centre)	6-minute walk
Century City Walk	4-minute drive
Pinewood Shopping Village	7-minute drive
Brandon Park Shopping Centre	7-minute drive
Burwood One Shopping Centre	8-minute drive

LEISURE

Bogong Reserve	8-minute walk
Glen Waverley North Reserve	10-minute walk
Hinkler Reserve	5-minute drive
Napier Park	5-minute drive
Shepherds Bush	5-minute drive
Waverley Road Basin	7-minute drive
Jells Park	9-minute drive

SPORT & HEALTH

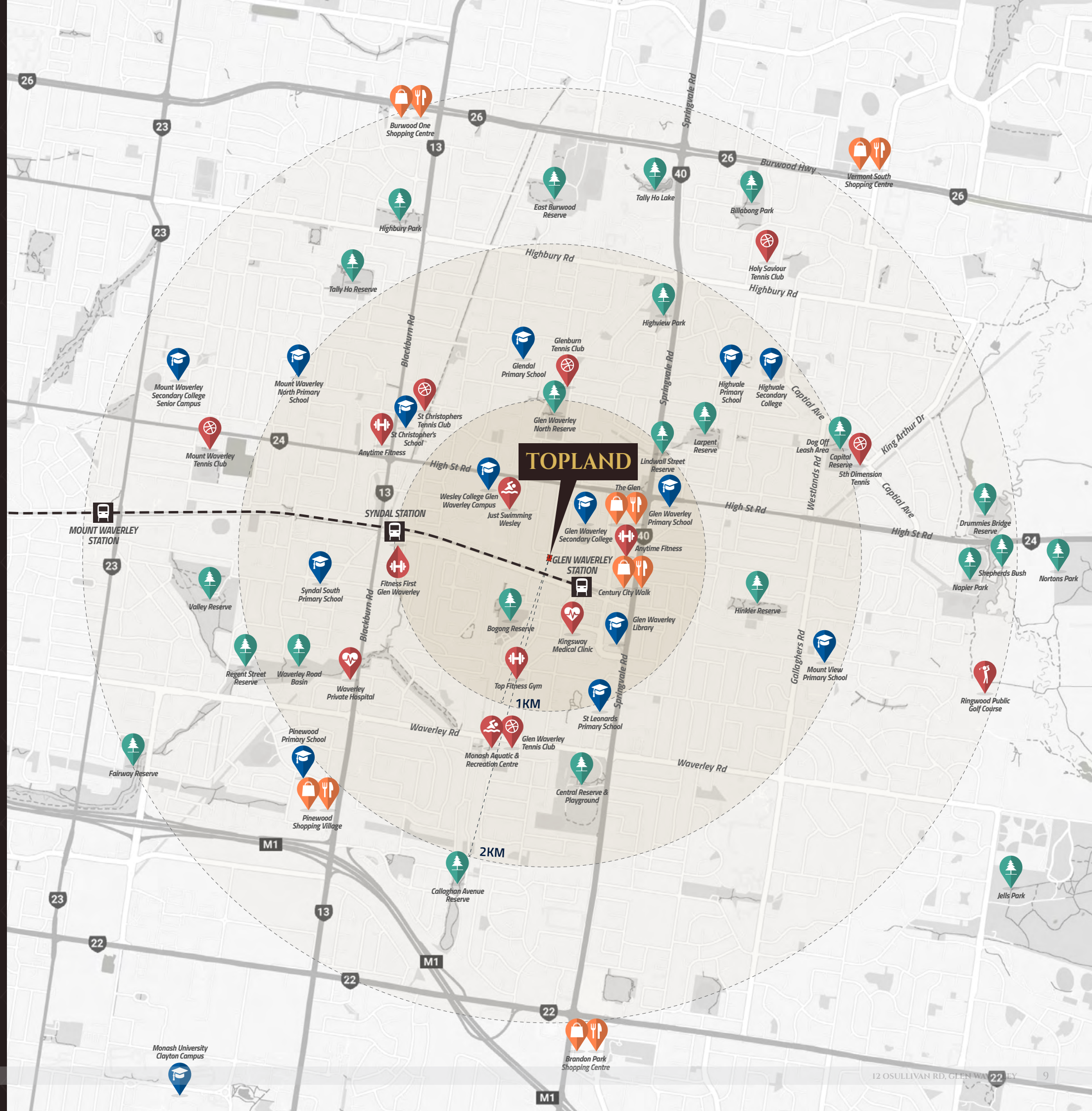
Anytime Fitness	6-minute walk
Top Fitness Gym	5-minute drive
Just Swimming Wesley	2-minute drive
Monash Aquatic & Recreation Centre	6-minute drive
Glenburn Tennis Club	2-minute drive
St Christopher's Tennis Club	3-minute drive
Glen Waverley Tennis Club	4-minute drive
Ringwood Public Golf Course	11-minute drive
Waverley Medical Centre	8-minute walk
Waverley Private Hospital	4-minute drive

EDUCATION

Glen Waverley Primary School	3-minute drive
St Leonards Primary School	4-minute drive
St Christopher's School	4-minute drive
Glendal Primary School	4-minute drive
Syndal South Primary School	5-minute drive
Mount View Primary School	5-minute drive
Glen Waverley Secondary College	3-minute walk
Wesley College Glen Waverley Campus	10-minute walk
Glen Waverley Library	9-minute walk
Monash University Clayton Campus	12-minute drive

TRANSPORT

Glen Waverley Station	5-minute walk
Melbourne CBD	24-minute drive





LIVING IN A WONDERFUL AREA

You will quickly come to see how comfortable you can be at the Topland. An incredible home located in the heart of an outstanding community - what's not to love? You can enjoy the calm of nature, the joy of an excellent meal, and the ability to give your children an excellent education. This is truly one of the best places for you and your family to grow and thrive.

If you enjoy international cuisine, then you will be spoiled for choice living in the Topland. The surrounding streets are filled with exceptional restaurants that are all extremely highly regarded. Transport yourself to a new country every night, and experience the best food in the world all right near your home.



Glen Waverley Station
5-minute walk

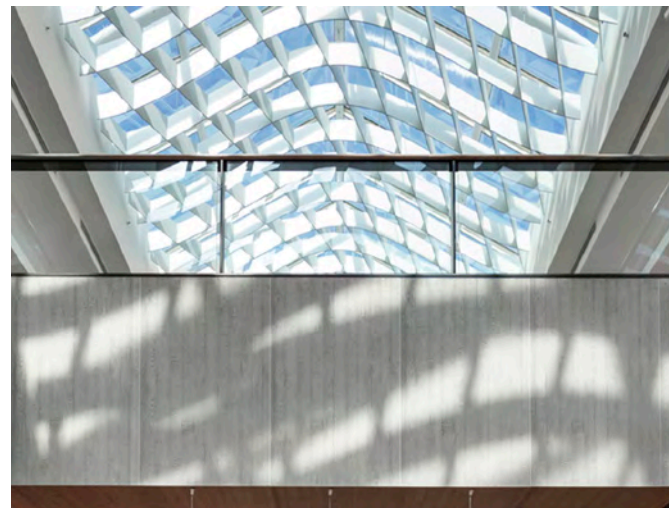


Waverley Medical Centre
8-minute walk

EXTENSIVE SHOPPING AND DINING OPTIONS

Having great shopping close by is incredibly convenient. The Glen Shopping Centre is just 500 meters away from your new home! Whether you just need to pick up a few quick ingredients, or you're looking to overhaul your wardrobe, you can do it all here.

You will have almost too many choices when you live at Topland. With numerous malls and shopping centres nearby, shopping will become a relaxing delight as you wander from store to store in these high-end retail establishments.



The Glen



The Glen
6-minute walk



Pinewood Shopping Village
7-minute drive



Brandon Park Shopping Centre
7-minute drive



Monash University Clayton Campus
12-minute drive

Monash University is one of Australia's leading universities and ranks among the world's top 100. Clayton is the largest of Monash University's campuses. Eight faculties are represented here. The campus offers a rich array of sporting, cultural, and educational events and facilities, and has a proud record of achievement in fostering collaborative research projects.

HIGH-QUALITY EDUCATIONAL FACILITIES

Your children will receive the best education possible when they go to one of the schools located right by the Topland. You will be excited to know there is even a local secondary college.

The educational prospects are endless, and all conveniently located right near your new home. With so many great educational facilities located so close by, the Topland is an easy choice to make.



Glen Waverley Library
9-minute walk



Glen Waverley Secondary College
3-minute walk



Glen Waverley Primary School
3-minute drive

ENJOY LUSH PARKS & GREENSPACES



Bogong Reserve
8-minute walk



Glen Waverley North Reserve
10-minute walk

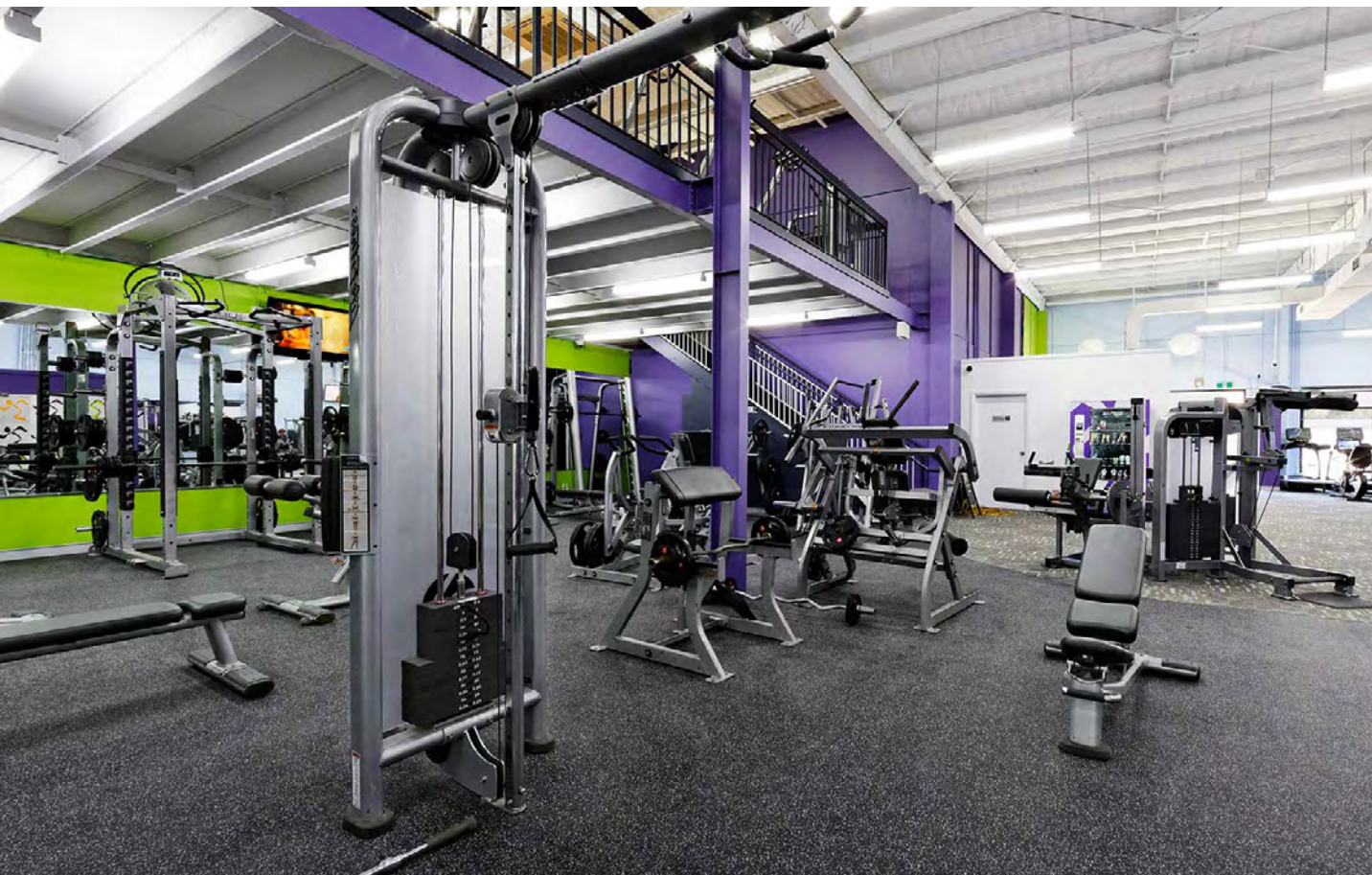


Jells Park
9-minute drive

Escape to these tranquil parks tucked away close to your new home, you will feel an immediate sense of calm as you are enveloped in nature when you visit each park. They are also great places to relax with your family and enjoy a beautiful day in nature. Nothing helps you to relax and reset better than getting back to basics and enjoying a walk in the park. With the Topland situated so close to several great parks and reserves, you won't have to go far to find some greenery.



Waverley Road Basin
7-minute drive



Anytime Fitness
6-minute walk

WONDERFUL RECREATIONAL FACILITIES

The suburb of Glen Waverley is filled with fun and exciting sporting venues. Younger family members will absolutely love visiting Monash Aquatic & Recreation Centre. The tennis fans in your life will happily be able to partake in matches galore at the nearby Glenburn Tennis Club. There is also a stunning golf course just a 11-minute drive from home to perfect your game. No matter what types of sports and activities you enjoy, you will find everything you need to stay active close to Topland.



Monash Aquatic & Recreation Centre
6-minute drive



Glenburn Tennis Club
2-minute drive



Ringwood Public Golf Course
11-minute drive



The luxurious and contemporary interiors create a seamless transition from inside to outside. The spacious open-plan living areas and glazed sliding doors allow living and kitchen areas to flow out onto sunroom and landscaped gardens.

ARTIST IMPRESSION ONLY



Sleek custom joinery design is complemented by beautiful finishes throughout and a vast island bench, creating the perfect balance of style and functionality.

ARTIST IMPRESSION ONLY



The interiors have been designed to perfectly balance discreet luxury and attention to detail with simplicity and livability.

ARTIST IMPRESSION ONLY



ARTIST IMPRESSION ONLY

THE REFINED ELEGANCE OF TOPLAND LIES IN DETAILS BOTH SMALL AND LARGE

The heart of the home is invigorated with fine details, generous spaces and beautiful craftsmanship; bespoke joinery and beautifully crafted cornices achieve a classic and luxury feel. Thoughtfully curated fixtures and fittings make each of the living zones an elevated living experience fostering a neutral backdrop for residents to create their own unique environment fostering a sense of elevated living.



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GROUND FLOOR 
 0 1 2 3 4 5m

GROUND FLOOR	374.6 M ²	LAND SIZE	725.6 M ²
FIRST FLOOR	285.1 M ²	P.O.S	258.1 M ²
PORCH	14.6 M ²	GARDEN AREA	219.7 M ²
ALFRESCO	78.3 M ²		
TOTAL FLOOR AREA	81 SQ/ 752.6 M²	TOTAL AREA	108.79 SQ/ 1010.7 M²



FIRST FLOOR 

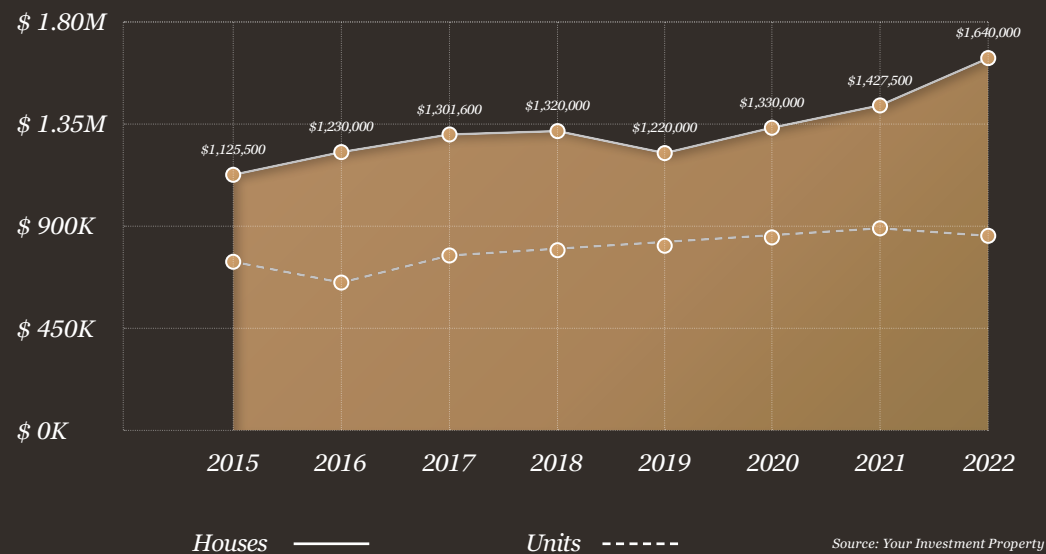


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GLEN WAVERLEY SUBURB PROFILE

INVESTMENT PROPERTY DATA

The median sales price in Glen Waverley, VIC in the year 2022 was \$1,640,000 for houses and \$855,000 for units. If you are looking for an investment property, consider houses in Glen Waverley rent out for \$610 PW with an annual rental yield of 2.08% and units rent for \$580 PW with a rental yield of 3.48% in 2023.



Number of Sales (Houses)

515 in 2022

Number of Sales (Units)

283 in 2022

Time On Market (Houses)

28 Days

Fully Owned

49.3 %

Being Purchased

28.8 %

Rented

21.3 %

Median Rent (House)

\$610 /Week

Median Rent (Unit)

\$580 /Week

Source: Your Investment Property

DEMOGRAPHICS DATA

Total Population (2023)

45,369

Population Forecast (2041)

56,891

Population Change (2041)

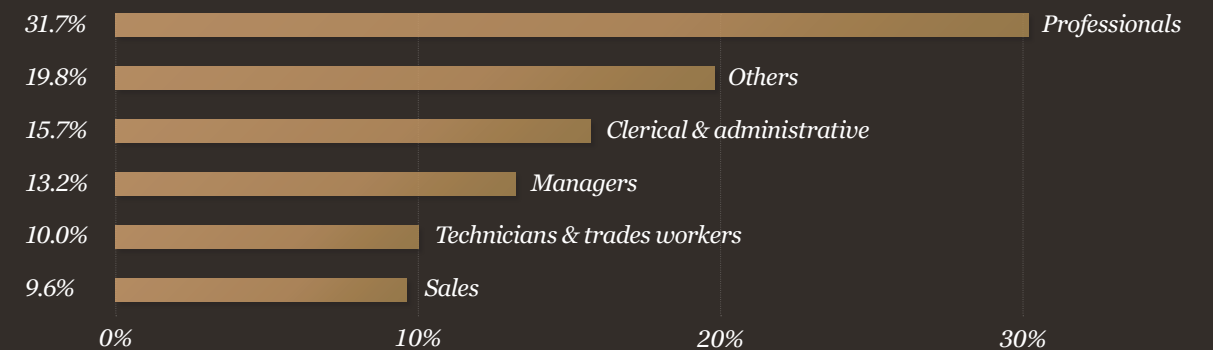
+25.40 %

Population Density

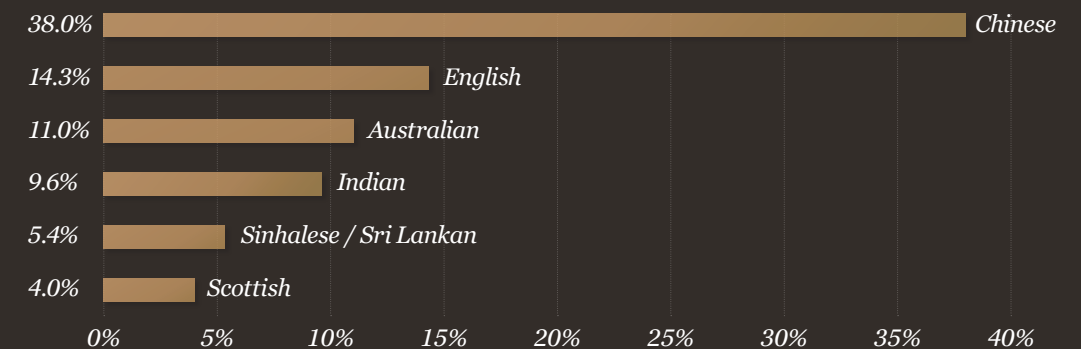
2571 Persons per square km

Source: idcommunity

OCCUPATION

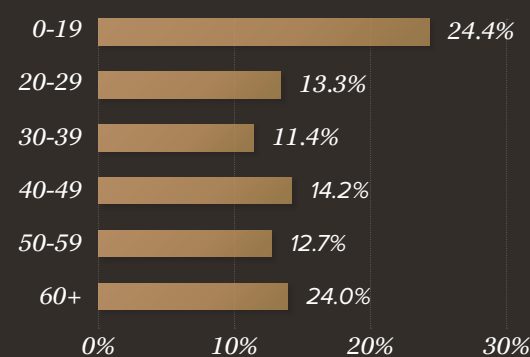


ANCESTRY

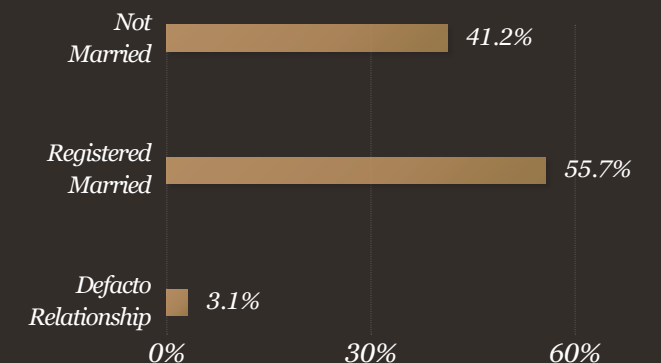


Source: idcommunity

AGE GROUP



SOCIAL MARITAL STATUS



Source: Your Investment Property

A person with long blonde hair, seen from behind, is holding a red ceramic mug with white polka dots. The mug is filled with a dark liquid, likely coffee. The person is wearing a red and black plaid shirt. The background is dark and out of focus, featuring warm, glowing bokeh lights in shades of orange and yellow, suggesting an evening setting with string lights or streetlights. The overall mood is cozy and intimate.

AN INCREDIBLE PLACE TO LIVE

By now, you are probably picturing how living at Topland can transform your everyday routine. Topland will quickly become your favourite place to be every day. You will be perfectly situated in the heart of the community with easy access to every amenity you could possibly need. From its top-tier schools to the expert medical care in the area, Topland is the perfect choice.



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