



**PULIS CONSTRUCTIONS**  
—building for the future—

# Diggers Rest

Brand New architecturally designed  
2 level, 3 bedroom residences

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Offering open  
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## The Project

Brand New architecturally designed 2 level, 3 bedroom residences. Offering open plan living, spacious light filled rooms.

Brand new architecturally crafted two-level, three-bedroom residences, meticulously designed to elevate your living experience. These homes offer open-plan layouts for modern living, flooded with natural light, spacious bedrooms and secure garages.

With thoughtful design and attention to detail, these residences offer not just a place to live, but a lifestyle to cherish.



## Valuation

Valuation: \$11,647,000 inc GST when completed.

This includes: 16 townhouses as if complete + Lot B adjoining this project, which will be developed into a childcare and retail spaces following this development.

16 townhouses to be completed with the sale price of \$580,000 each.

# Location

32 Old Calder Highway  
Diggers Rest 3427

**600m**

to local stores

**200m**

to Diggers Rest Train Station

**1.5km**

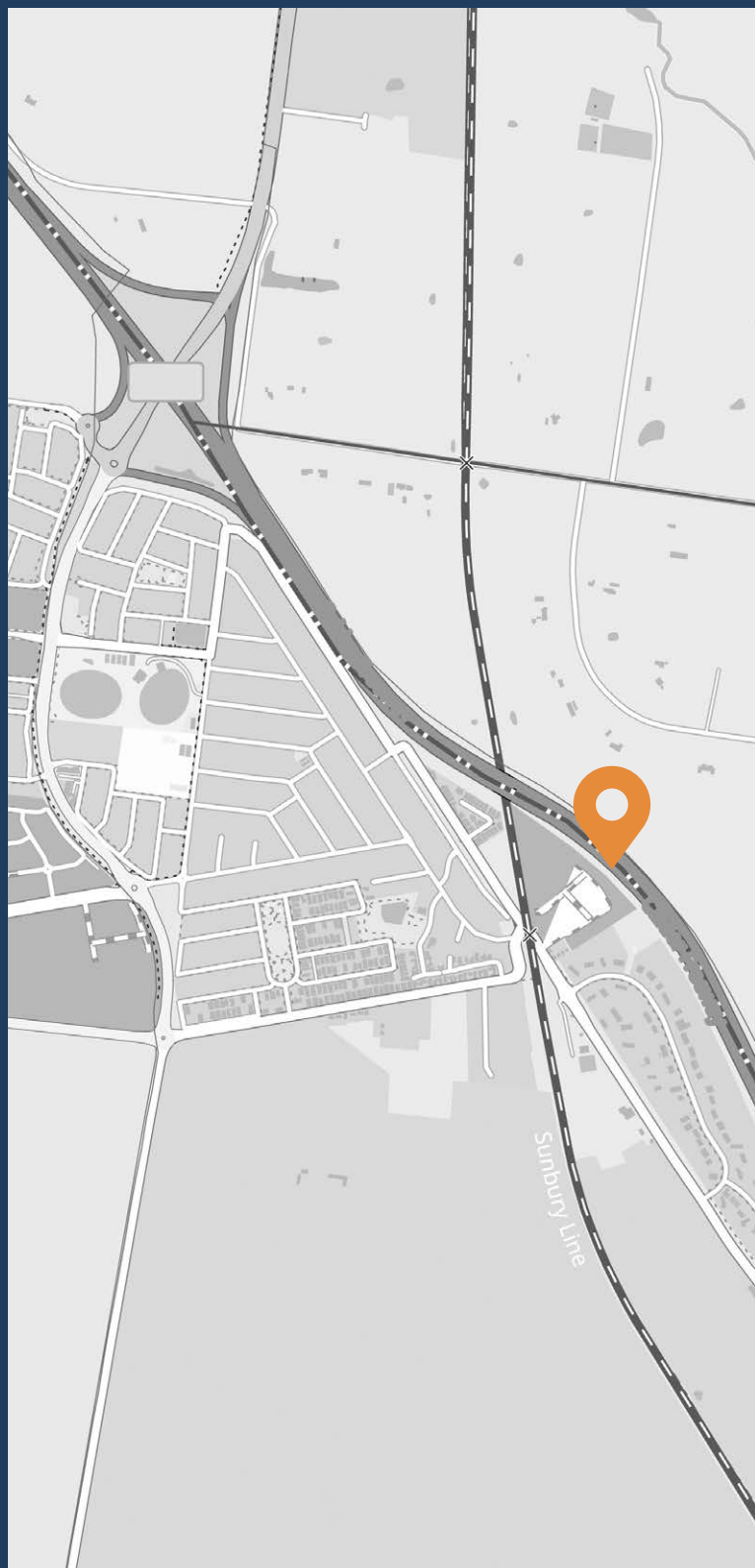
to Sunbury Primary School

**11km**

to Melbourne Airport

**54km**

to Melbourne CBD

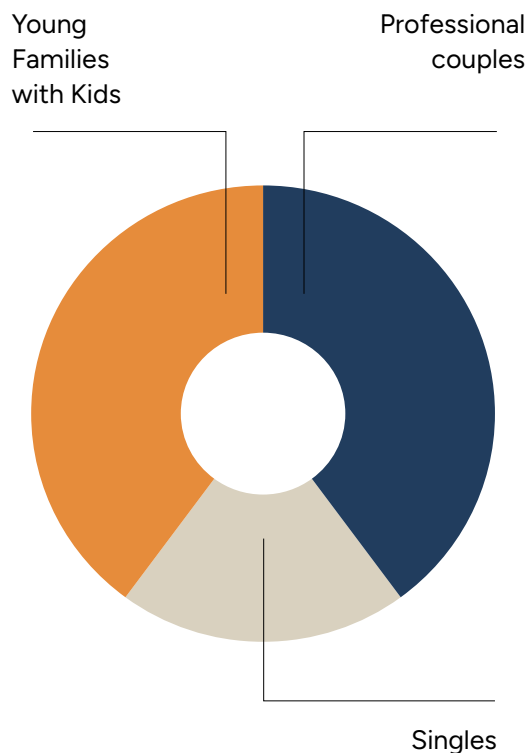


**Diggers Rest,  
located in  
Victoria,  
is a diverse  
community  
characterised  
by a range of  
demographic  
profiles.**



# Demographics

Young Families with Kids form a significant portion of the population, attracted to the area for its family-friendly atmosphere, access to quality schools, and ample recreational facilities.



The suburb is an ideal location for raising children in a safe and supportive environment.

Professional Couples are another prominent group within the community. Drawn to Diggers Rest for its convenient location, proximity to public transportation, and modern amenities, these individuals prioritize residences that offer comfort and low maintenance features.

Singles also contribute to the fabric of Diggers Rest. Whether young professionals starting their careers or individuals enjoying the benefits of a bustling community, this demographic values residences that offer a blend of privacy and social connectivity, proximity to public transportation, and opportunities for recreation.

# The Team



**Michael Pulis**  
Developer &  
Builder

Over the past 15 years Michael has owned a prominent plumbing business in the North West of Melbourne, alongside his role as a Builder Developer specialising in developing warehouse and townhouse projects. His effective leadership, construction and contractor management, and skillful client liaison, has contributed to the successful completion of various projects within specified timelines and budget.



**Adrian Liddell**  
Project Manager

Adrian has been in Construction and Project Management for over 15 years. Previously, a Director of a construction company specialising in luxury developments and managing projects valued from \$250k to \$12.5m. Prior to this he worked as a site supervisor for Probuild, where he oversaw both commercial and residential projects. Adrian has a deep understanding of development cycle, project coordination, construction supervision, and building management systems.