



PULIS CONSTRUCTIONS
— building for the future —

Diggers Rest

Stage 2 - Commercial
Development

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**This brand new
architecturally
designed
complex
encompasses a
medical centre,
childcare
facility and four
retail shops.**





Valuation

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

This valuation includes: Childcare centre, medical centre, four retail shops as well as the 16 townhouses from Stage 1.

Tenants have been secured for the childcare facility.

Location

32 Old Calder Highway
Diggers Rest 3427

600m

to local stores

200m

to Diggers Rest Train Station

1.5km

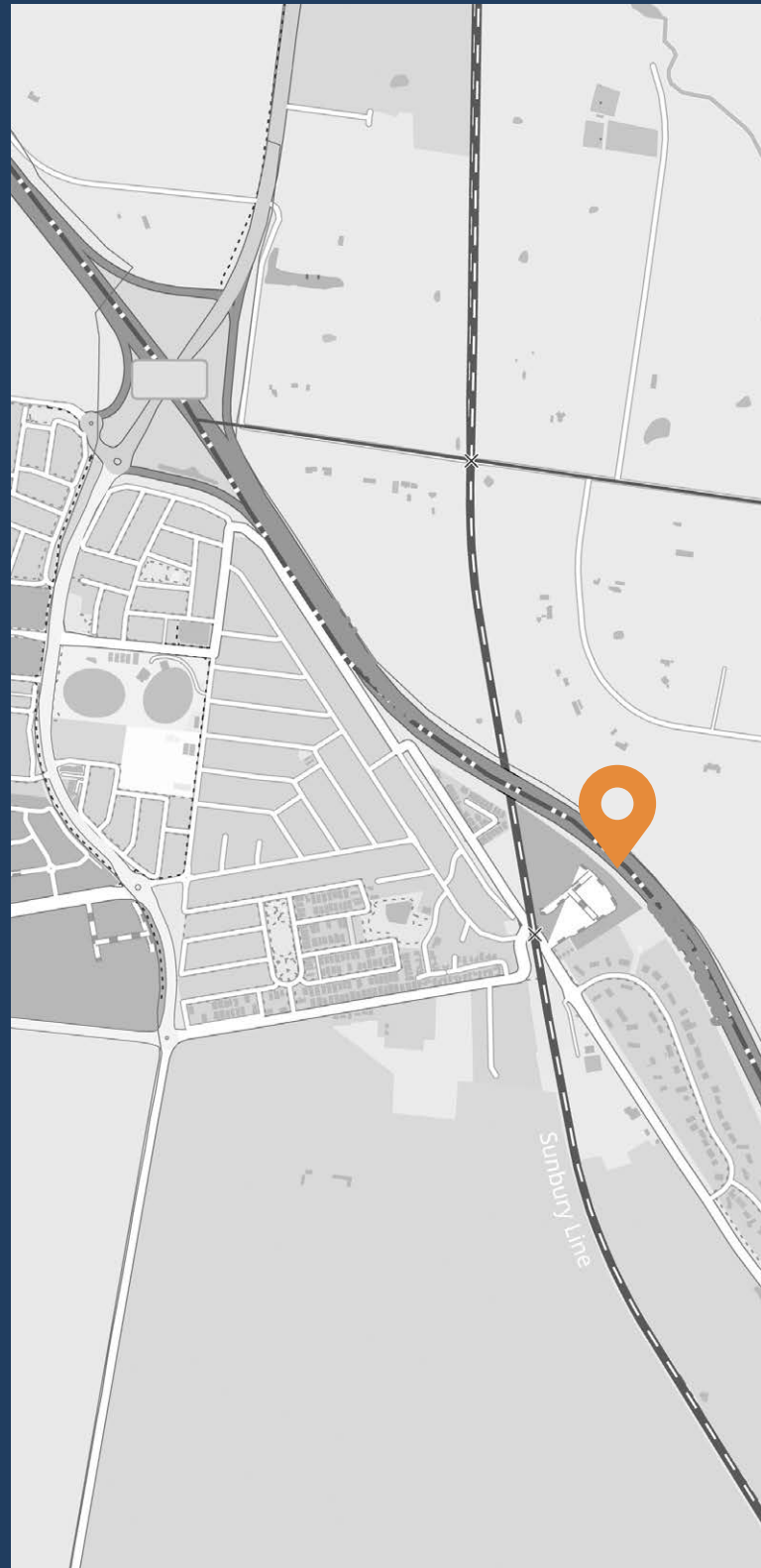
to Sunbury Primary School

11km

to Melbourne Airport

54km

to Melbourne CBD



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

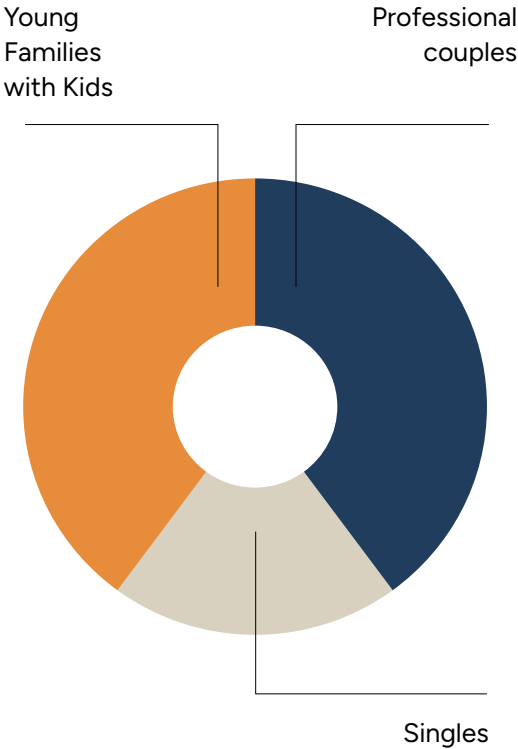
Demographics

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.