



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

# Sydenham

Residential Development

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**Twelve brand new townhouses offers a modern, spacious and low maintenance living experience in the heart of Sydenham.**







## The Project

This stunning townhouse development offers modern, spacious and low maintenance living experience over 3 levels.

12 brand new townhouse residences, meticulously designed for low maintenance living. These homes offer open-plan layouts, spacious bedrooms and secure garages.

These townhouses are ideal for professionals looking for a stylish and convenient home in an ideal location within walking distance to Watergardens Shopping centre and Sydenham Train Station.





## Valuation

Initial Valuation:  
\$6,400,000 inc GST when  
completed.

This valuation includes: 12 townhouses  
as if completed.

Based on 3 x presales of \$630,000  
the final valuation will be closer to  
\$7,500,000.

## Location

9 Pecks Rd Sydenham,  
VIC 3037

**1km**

to Watergardens Shopping Centre

**650m**

to Sydenham Train Station

**1.1km**

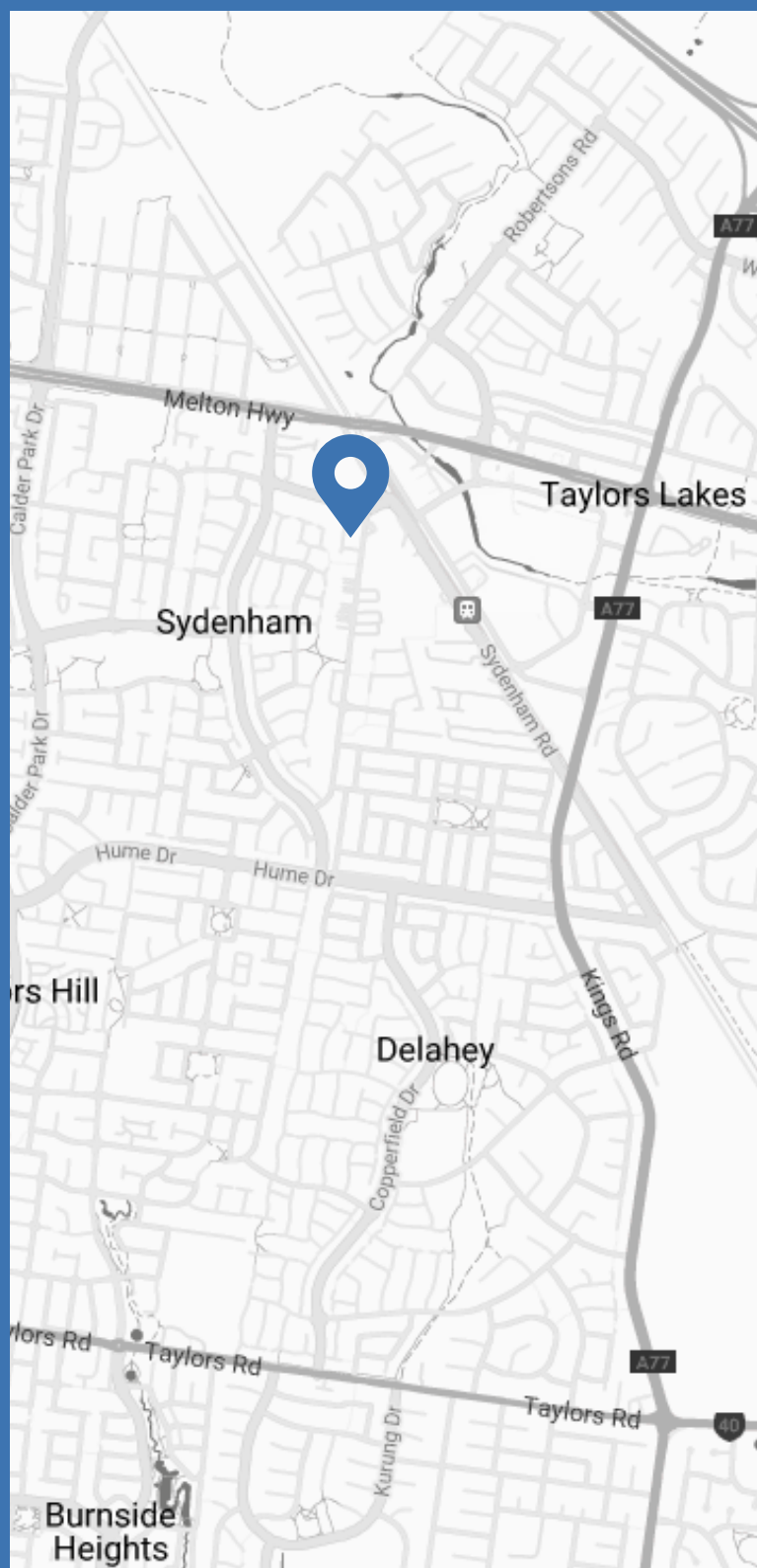
to Sydenham Primary School

**19km**

to Melbourne Airport

**23km**

to Melbourne CBD



**Located in the  
North West of  
Melbourne,  
Sydenham is a  
family friendly  
affordable  
suburb with  
great  
transportation  
options.**

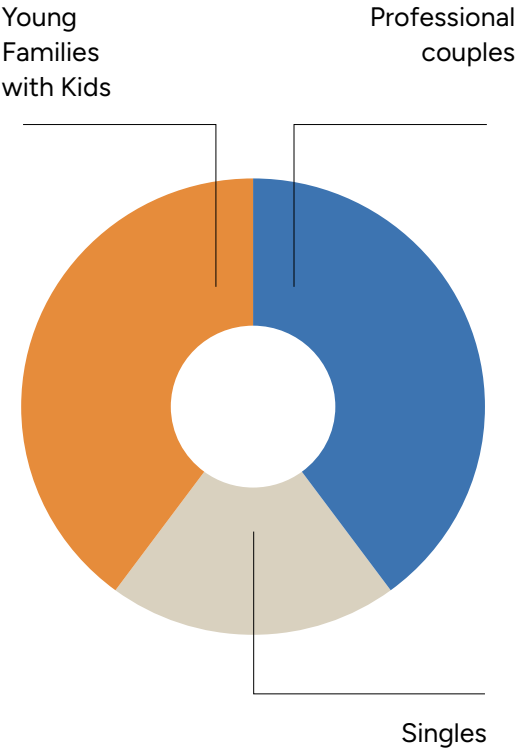


# Demographics

Young Families with Kids form a significant portion of the population, attracted to the area for its access to public and private schools, shopping centres and facilities.

Sydenham offers an optimal setting for families raising children in a friendly neighbourhood. Professional couples are also attracted to Sydenham for its location, with great public transportation links, and contemporary amenities, prioritising residences with comfort and low maintenance features.

Sydenham boasts close proximity to excellent shopping centers like Watergardens Shopping Centre, and various attractions such as Keilor Public golf course, Caroline Springs Lake, as well as fitness clubs and other recreational activities catering to diverse lifestyle preferences.



# 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.