

ITINERARY

B-BREAKFAST L-LUNCH D-DINNER

Day One - Arrival: (Milan/Voghera to Piedmont/Varzi) D Lush, green plains to the foothills of the Apennine mountain range.

You will be met by your host at Milan's Malpensa Airport between 1.30-2pm, or alternatively at the Voghera train station between 3-3.30pm. A well-appointed private, air-conditioned vehicle will transfer you to the centrally located "Locanda Le Cicale", in Jim's dad's medieval town of Varzi. Varzi's town centre is like going back in time: eight centuries of history documented in the architectural traces of its churches, towers and castle. You will have time to unwind in your room, enjoy an aperitivo, or simply explore this gorgeous little town. In the evening we will come together for our welcome dinner in Varzi.



Almonds, ravioli, salami and an afternoon picnic of local handmade products.

This morning you have time to explore Varzi some more which could include discovering the medieval heart centre, a spot of shopping, or walking the hills surrounding the town. In the afternoon we go to the countryside for an artisanal experience. Varzi has a long-standing tradition of salami making. The Salame di Varzi receives the higly-sought DOP recognition. Varzi also specialises in a delicious almond tart that can be found at the local pasticcerias. Today we take you for a wander through one of the beautiful almond groves in the area to meet the producer and taste the products. We also take you for a special treat to explore a salami cellar, and to see how the traditional ravioli of the area are made. We cap off the afternoon with a picnic with a twist, bursting with homemade products.

Day Three - (Winery / Fine Dining and Natural Beauty Day) B L Oltrepo Pavese/Colline Piacentini Wine regions - Rovescala lunch.

Today begins with a scenic drive to Castello di Luzzano, an historical winery situated in the midst of a stunning natural landscape that straddles the border of the Oltrepo Pavese (Lombardy) and Colline Piacentini (Emilia Romagna) wine regions. Here we will have a cellar tour, wine tasting and lunch at the winery's restaurant. After our slow lunch we will make our way back to Varzi for a free afternoon/evening.











The 12 Day Treasures of Lombardy, Piedmont and Liguria Tour costs AUD \$8,040.00 per person, twin share (AUD\$1090.00 Single Supplement) and includes:

- ✓ A 12 Day stay Tuesday to Saturday ✓ 11 nights' accommodation Twin Share or Double
- ✓ Breakfast every day except day 1
- ✓ Four evening meals & five lunches
- ✓ Entry to Villa Taranto
- √Guided to of Genoa
- ✓ Train ticket and entry to the Cinque Terre
- ✓ 1 Cooking Class & 1 demonstration
- ✓Boat ride to San Fruttuoso
- ✓All wine tastings & cellar tours
- ✓ Land-based transport in a private vehicle, including transfers from Malpensa Airport and Voghera train station upon arrival.

(See Terms and Conditions section at rear for list of tour exclusions)

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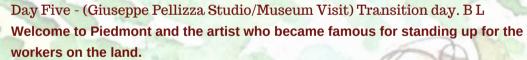
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Day Four - (Market, Wining and Dining Day) B L

Local Market Experience, keeping traditional goat cheese alive and discovering the Oltrepo wine region.

Today the Varzi piazza will be transformed into local market. You will have the opportunity to see the delicious produce on offer, along with an interesting assortment of other wares. The market or "mercato" was traditionally a cattle and produce market. Cattle farmers from the surrounding hills would congregate once a week, not only to trade in their produce, but also to meet with their friends and fellow farmers. Today, even though the cattle are no longer there, one can still imagine what it may have been like, as older townsfolk gather and converse in their local dialects amidst the market's shoppers.

In the afternoon we take you on a scenic drive to the Oltrepo wine region where we will see how the locals are keeping traditional goat cheese making alive and enjoy lunch on their property. In the afternoon we have a cellar visit to experience some of the renown local wine that is available in this area.



We will transition to our next accommodation in time for lunch at the Agriturismo Tenuta Terensano where we sample some delicious local wine in conjunction with local dishes specially prepared by the owner, Valentina, who is a veritable expert in local wine and produce. After lunch we will visit the museum (former home) of Giuseppe Pellizza, one of Italy's famous neo-impressionist painters.

Day Six - (Wineries of Piedmont) B L

Cellar wine visits and lunch in the incredibly beautiful Monferrato wine region. Today we visit two very different wine cellars. One small, family run, winery and the other a much larger, grander property but both with amazing wine to taste. For lunch we will take you to a family run restaurant with views over the Monferrato wine region.











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Day Seven - (Lake D'Orta and Villa Taranto-Lake Maggiore) B D

The Majesty of two of Italy's most beautiful lakes - Scrumptious Pizza dinner!

Today we visit two of Italy's most beautiful lakes - Lake D'Orta and Lake Maggiore. First up we spend a free morning and early afternoon in the gorgeous medieval town of Orta San Giulio on the shore of Lake D'Orta. Whilst here you can take a leisurely lakeside passeggiata, or simply explore the narrow alleyways of this charming town. After lunch we head to the stunning gardens of Villa Taranto. Established from 1931-1940 by Scotsman Neil McEacharn, the gardens are on the edge of Lake Maggiore and offer a dazzling variety of plants and plant combinations. It is pretty much in full colour from spring to autumn, but the display in spring/early summer is particularly astonishing! Prior to our return to Tenuta Terensano we will enjoy a delicious pizza at one of Jim and Lynette's favourite local pizzerias.



Explore the beautiful town of Sestri Levante and fun cooking class.

Today we say goodbye to Piedmont and hello to the beautiful seaside town of Sestri Levante in Liguria. You will have time to settle into your hotel and explore the two beautiful bays of Sestri Levante or do a spot of shopping. In the evening we will have fun with a local cooking class and dinner together.

Day Nine - (Genoa) B

Guided walking tour of the historical port city & Europe's largest historical centre.

Today we visit the historical port city of Genoa. We spend the morning exploring the narrow alleyways (caruggi), in the company of a local walking guide, and afterwards guests have the opportunity to visit two of Genoa's historic Palazzi, The Palazzo Rosso and the Palazzo Bianco (included as a part of our walking tour). Another place of interest for those curious about the history of this very young nation (unified as a Kingdom in 1861), is the former house and museum of one of its founding fathers, Giuseppe Mazzini. Free evening in Sestri Levante.











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Day Ten - (Cinque Terre) B A day in a seaside paradise!

Today you will spend a full day in the stunning Cinque Terre National Park, where you are free to walk or utilise the train service at your leisure in this wonderful part of the world (our suggestion would also be to take a boat ride!). We provide you with the time and flexibility to get the most out of your day. Your park entrance and train tickets will be provided, all you have to do is simply work your way back to Sestri Levante train station at your leisure. You're evening is free in Sestri Levante.



A charming day by the seaside with a boat ride to the Abbey of San Fruttuoso and farewell dinner in the Ligurian hills.

We begin today with a short train trip to Camogli, which is a very popular town for Italian holiday makers during summer. It is also a place where one can enjoy a sumptuous slice of cheese focaccia, more commonly known as Focaccia di Recco (the name of a neighbouring town). In the morning we take the ferry to the nearby location of the Abbey of San Fruttuoso. We spend some time in this isolated and idyllic location, which is only reachable by boat or foot. You can enjoy lunch here, or head back to Camogli for a late lunch. We head back to Sestri Levante to relax at our hotel and prepare for tonight's provided farewell dinner at a restaurant high up in the hills above the Ligurian coastline.

Day Twelve - (Farewell Day) B

Departure for Sestri Levante train station - End of Tour

Today we say farewell to the Ligurian Seaside. After breakfast, you will be taken to the Sestri Levante train station where you will be able to make your way to your next destination. Or if you prefer, we can help you arrange for a private transfer onto your next destination.











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Tour Accommodation

Locanda Le Cicale - Lombardy



Locanda Le Cicale, which was recently renovated, is situated in the Piazza della Fiera, in the medieval town of Varzi. It sits in the heart of the town, with beautiful accommodation upstairs, and a wine bar, restaurant and gelateria downstairs. The rooms are furnished in the rural style of the 1900's. Each room, reachable by the elevator of the lobby, is equipped with TV, fridge, food warmers, ensuite and views of the medieval town and the main square of Varzi. Wifi is available throughout La Locanda Le Cicale.

Tenuta Terensano - Piedmont



Situated a short 10-15 minute walk from the charming towns of Monleale and Volpedo, this rustic and immaculately maintained farmhouse is managed by the husband wife team of Valentina and Luigi. The grounds are absolutely gorgeous and immaculately maintained, and Valentina and Luigi ensure that guests are always extremely well looked after. Whether you're enjoying an al fresco lunch, dinner in their beautiful outdoor dining area, or simply lazing by the pool enjoying the stunning natural landscape surrounding the property, you will enjoy every minute here whilst on tour with us! The rooms are modern, clean and very comfortable and there are numerous outdoor common areas where guests can sit and relax with a book, or have a chat about the wonderful places that you have visited whilst with us.

Hotel Genova - Liguria



The Hotel Genova is an extremely well looked after hotel with very clean, modern rooms and great wifi service and breakfasts. It also has a rooftop sun terrace with nice water views and is located a stone's throw from Sestri Levante's stunning Bay of Fables.

Guest Testimonials

When you want a delightfully delicious and marvellous introduction to Italian living, this is it! Out of the way meandering through country lanes and unusual, historic towns provide adventure and surprises. Heartily, deliciously recommended. Lynn, Sydney, AUS.

"I can absolutely recommend Italian Delig<mark>hts tour</mark>s! Eve<mark>ry day of our tour was</mark> different, fun and interesting with full days exploring hidden delights. Sue - Sydney, AUS.

"Our Italian Delights tour was a great opportunity to have an "inside" look into local Italian life and really explore Italy. The tour was intimate, and the hosts were very caring, attentive, punctual and knowledgeable. They always went the extra mile to ensure that our tour was memorable. Great driving too!" Anthony - Canberra, AUS.

For the travellers who enjoy to experience good food wine and friendly people, this is the tour for you. Maree, Melbourne, AUS.

For my first experience as a single traveller in Europe your tour provided everything and more than my expectations. Locations- absolute delightful tour guide! -The weather (perfect), accommodation - and lengths of travel and free time were well planned. I have expressed to all my family and friends my recommendation for Italian Delights. Rosie, Vic, AUS.

"The best parts of my Italian Delights tour were the lovely countryside, wineries, and some very good food!" Barbara - NSW, AUS.

A wonderful experience and varied tour. Great hosts and a friendly small group. Ready to book next tour. Margaret, VIC. AUS.

We would say in all of our travels this must be the tour that offers the most diverse experiences! Tony and Sue, WA, AUS.

I would recommend Italian Delights Tours to anyone wanting to see the other parts of Italy unspoiled by tourists. Perfect! Leonie, Melbourne, AUS.

Our guide's attention to detail and desire to help out when we had a problem was exceptional. Graham, Melbourne, AUS.



Owners of Italian Delights Tours



Lynette and Jim Romagnesi

Jim and Lynette are passionate travellers and both have proud Italian backgrounds. They have an extremely close affinity with Italy, after having lived there with their children for 2 years from 2005. Put simply Lynette and Jim love all things Italian! They started Italian Delights tours in 2008, and utilise their sound knowledge of what intrepid small group travellers (both singles and couples) are looking for in their guided Italian experiences. On the top of Jim and Lynette's priority list for prospective guests is ensuring that their small group tours are exactly that - genuine small group tours! Italian Delights Tours have a maximum group size of 14 guests and the average group size is between 5-7 guests. Within a small group guests are able to blend into local life better and as a result really feel immersed in the Italian life and culture. Also and most importantly, in our small groups guests are very well looked after from the first point of contact to our final goodbye. All guests really need to do whilst on tour is relax and enjoy their experiences!

Italian Delights Tours provide guests with a genuine, intimate and informal experience of Italy, covering its culture, food, wine, and stunning natural and man made landscapes. All accommodation and eateries are handpicked by Jim and Lynette and are nearly all family-run small businesses, where the proprietors take pride in their work, because their business is often a legacy that has been passed down over numerous generations. There is no packing and unpacking of bags every day, or even every second day. All of the stays on all tours are three nights or longer. There are very few early morning starts and we tend to take guests out to provided lunches, hence late evenings are rare on our tours also.

Italian Delights Tours aren't like the usual tours where guests march around following the guide with the coloured flag at every stop they make. Our experiences allow guests to explore hidden places in their own time, and importantly also at their pace. We have developed itineraries for independent exploration of towns, and we offer optional guided tours on certain days of the tours for those seeking more detailed information about some of the fascinating places that we visit.

Contact us now at info@italiandelights.com.au for your unique and intimate Italian tour experience. We guarantee you won't be disappointed!



REGISTRATION FORM

I/We would like to participate in the Italian Delights Tour(s) below (Please insert both the name and date of the tour(s) you are interested in participating in below. For commencement dates please see front page of this brochure or our web site)

Tour Name(s):

Tour Start Date(s):

Please acknowledge that you have read and accepted the terms and conditions of our tours (found earlier in this document and at (https://www.italiandelights.com.au/terms-and-conditions-for-our-italian-) by signing the acceptance below (one person can sign on behalf of all passengers listed in the guests details section.

Dated / / .

*Payment details will be forwarded to guests upon receipt of this completed and signed registration form. Please Email completed forms to info@italiandelights.com.au , or post a printed copy to PO Box 95, Bentleigh, VIC 3204. Please note that due to the very small group sizes on our tours, allocations will be given to early bookings and deposits received.

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GUEST DETAILS

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Title: Mr/Mrs/Ms/Miss/Dr,Other		
Surname:	•••••	
Date of Birth:		
Special Dietary Requirements		
Address No. Street		
Suburb:		
State:	Postcode	
Phone: B/H	A/H	
Mobile:		
Email:		
(Please print Clearly)		
Emergency Contact Person:		
Phone Contact: B/H	A/H	
	•••••	
Are you celebrating Anything spe	ecial during the tour?	
Where did you find out about us?		

Lombardy Delights Pty Ltd. (Trading as Italian Delights Tours) ABN - 82 886 161 696 www.italiandelights.com.au EMAIL: info@italiandelights.com.au

Ph: 1300 681 822

Italian Delights' Tours Terms and Conditions

EXCLUSIONS FROM ALL TOURS

Airfares

- -Everything mentioned in specific tour itineraries as being an option/optional/excluded.
- -Items of personal nature, phone calls, passport and Visas (if applicable), laundry or tips.
- -Personal transport, excess baggage, security and government taxes, travel insurance.
- -Meals not specifically mentioned in itinerary or which are referred to as "free lunches or dinners".
- -Entry fees to all places either mentioned or not mentioned in itinerary.
- -Optional excursions or activities that may be offered which are not included in the tour price.
- -All personal expenditure

GROUP SIZES, PRICES, DEPOSITS, AND PAYMENTS

Maximum group size 7 guests. This ensures that your comfort and enjoyment are our top priority. Tours and Tour Prices/Tariffs are subject to change.

These terms and conditions may also be revised by Italian Delights Tours from time to time. If you have booked on a tour with us we will notify you by email of the updated terms and conditions and we will publish the updated terms and conditions on our website.

ADVERTISED TOURS

Prices shown are per person, double occupancy. The deposit is 10%, or as listed on the tour registration form. This deposit is required before a booking can be confirmed by us. Payment instructions will be sent after we have received the Booking Confirmation and Guest Details form. No booking will be reserved until the prescribed deposit is received. Balance of the payment will be due 3 calendar months prior to the commencement date of the first tour date booked (30 days after Booking Confirmation Date if the date of the tour you are hoping to participate in is less than 90 days after the Booking Confirmation Date, and upon booking if tour commences within 30 days of booking date). Payment instructions will be sent to you after we have received your Booking Confirmation and Guest Details form. After your deposit has been received, we will send you an invoice with the due date for the balance of payment. Should your final payment fail to reach us by the date specified on your invoice, we reserve the right to cancel your booking without refund.

PRIVATE TOURS

Italian Delights Tours reserves the right to develop specific Payment Terms and Conditions for each individual private tour. Private tour guests will be made aware of these specific conditions prior to paying their deposits. Prices for our Private Tours are always dependent upon the number of guests on tour. If guests in a private group withdraw from a tour at any stage prior to making their full payment, Italian Delights Tours reserves the right to increase the per person price of the tour for all remaining group members, to reflect the additional costs associated with conducting a tour with a smaller group than was initially agreed upon.

CANCELLATIONS AND TOUR CREDITS

CANCELLATION BY YOU

If you cancel your tour reservation for any reason at any stage, your deposit is non-refundable. If cancelling more than 60 days before the tour starting date 60% of your total tour cost will be refundable.

If cancelling more than 30 days, but less than 60 days before the tour starting date, 50% of your total tour cost is refundable for physician documented emergency medical reasons or for police documented cases of accident, flood, fire, or crime. If cancelling less than 30 days from the tour start date, a cancellation fee equal to 100% of the tour cost will apply. We do not provide refunds for: non-medical personal problems; air carrier delays or cancellations; inability to obtain passports; business problems or emergencies; etc. You are required to purchase your own travel insurance to cover cancellation coverage, airline tickets, trip delay, lost luggage, or any potential medical expenses.

If you cancel your tour reservation but wish to put any amounts paid towards a later tour, you will be offered a Tour Credit provided a minimum of 3 months' notice of the cancellation has been provided (for rebooking, see 'TOUR CREDITS' section below).

CANCELLATION BY US

Italian Delights Tours reserves the right to cancel tours at any time for any reason such as lack of guest numbers or a Force Majeure Event.

If we cancel your tour, you can choose to:

- receive a Tour Credit towards rebooking on another tour; or
- receive a full refund.

However, if we have had to cancel your tour due to a Force Majeure Event, your refund will be less any costs we are unable to recover.

TOUR CREDITS

If you receive a Tour Credit, you will be able to transfer the Tour Credit towards another tour conducted by Italian Delights Tours in the following 14 months from the start date of your original tour, provided the rebooked tour is a Confirmed Departure.

Please note that all tour prices are subject to a fluctuating AUD/EUR exchange rate, which may cause increases to the tour costs for the rebooked tour. If the rebooked tour is a more expensive tour, guests will need to pay the difference in price between the Tour Credit and the price of the rebooked tour.

If you decide to cancel your booking rather than use your Tour Credits towards another tour, standard cancellation fees (as set out in the 'CANCELLATION BY YOU' section) will apply.

IMPORTANT ARRIVALS/DEPARTURES INFORMATION

It is your responsibility to take note and enquire with us about the time we arrive at our arrival (pick up) and departure (drop off) points, prior to the beginning / after the end of our tours. This should be done prior to you making any flight or train bookings so that it is clearly understood that the arrangements will fit in with our times. Your train should arrive at least half an hour prior to the designated pick up time, and your flight should arrive at least two hours prior to the pick-up time. Upon your departure from the tour your train should leave no less than an hour after our intended arrival, and your international flight should leave no less than 3 hours after our arrival times (2 hours for Italian domestic flights and Europe-bound flights).



Italian Delights' Tours Terms and Conditions (Cont.)

LUGGAGE

Guests are allowed one medium-sized suitcase and one small carry-on bag per person. If you exceed this limit there may not be space in the vehicle(s) to transport your excess luggage and it will be at your own expense to have it transported throughout the tour. We suggest that you bring a day pack for carrying water, guidebooks, jacket, rain gear, etc.

HOW PHYSICALLY FIT DO YOU HAVE TO BE?

ESCORTED SMALL GROUP TOURS

Our escorted tours are not athletic events. To comfortably complete them you should be able to do some moderate walks over hills and be able to climb a number of stairs. We will also be doing a lot of walking in the towns we visit. If you are planning an escorted tour with us it wouldn't hurt to prepare yourself by starting a moderate walking program at least 2 months before the tour.

WALKING TOURS

Our walking tours are suitable for any active person, but there is no question that your enjoyment of the holiday will be hugely increased by some pre-trip preparation. Preparing yourself well will help ensure that you won't be distracted by physical or mental fatigue, and the risks of repetitive strains and injuries will also be greatly reduced.

Our Suggestions:

Go Walking - It seems obvious but to do some walks of similar length to those you will be doing on the tour, in the weeks leading up to it, is a big advantage. Build up gradually, so that you start with shorter ones and work up to longer distances.

Wear in your walking shoes - One of the biggest mistakes you can make is to arrive on the tour with a brand-new pair of boots. Wear them in! Your feet are of utmost importance, so make sure you have professional advice about fitting your walking boots and buy good quality socks which wick away moisture. If necessary, wear two pairs of socks to reduce the risk of blistering and do a bit of toe-nail management too!

Aerobic Exercise - Not everyone is a gym member but any exercise which helps to build cardio strength is an advantage, such as cycling, swimming, squash or football. Think of a few simple lifestyle changes like using steps instead of the lift or escalators and walk up and down the stairs a few extra times each day.

Mix up the Terrain - Even though most of our walks are on quiet country paved roads, when you're out walking practise on different terrain if possible, and don't limit your preparation to hiking on pavements and flat tracks or trails. Including some steeper ascents and descents will start to build strength and stony or rocky surfaces will give your knees and ankles some practice and help to improve your balance. Practise with your day pack also. You will only be carrying a small day pack, but your neck and shoulders can feel stiff if those muscles are not accustomed to this activity. Once again build up gradually and start light, adding extra weight to the pack as you gain in strength.

Water and snacks - In your training preparation for our walking tours remeber water and hydration when walking and fuel up on nutrient-rich snacks such as nuts, dried fruits, oat bars or plain chocolate. We will be carrying spare snacks for the group on our walks, and we also remind guests to fill up with water at every opportunity.

Health niggles - If you are aware of any strains or pains during your preparation period it is sensible to see a physiotherapist before you leave home, as early intervention is the key to getting better. They can assess your posture and movement and give specific activities to meet your needs.

SPECIAL REQUIREMENTS

Please advise us of any special requirements such as Special Meals, Medical Requirements etc, as soon as possible.

If you get motion sickness easily, it is advisable to bring with you motion sickness pills, as we will be travelling along hilly and mountainous roads at times.

LIMITATION OF LIABILITY

To the maximum extent permitted by law (including the Australian Consumer Law), we will not be liable for any loss (whether direct, indirect or consequential), delay or deferment, or death, injury, or damage to any person or property arising from a Force Majeure Event or due to an act or omission of any person (whether negligent or otherwise), including third party providers over whom we have no direct control.

Where an applicable law provides that our liability cannot be excluded (including the consumer guarantees under the Australian Consumer Law) our liability is limited to the remedies required of us under the applicable law.

PERMISSION FOR PHOTOS AND VIDEOS OF GUESTS

You agree that our Tour Directors or Representatives may take photographs and films of you while you are on holiday and that these may be used in our Group brochures and/or advertising or publicity material without obtaining any further consent or payment in respect of such photographs and/or films.

GUEST CONDUCT

Italian Delights Tours reserves the right to accept, reject, or not retain any person as a guest whose condition or general deportment impedes the operation of the tour or, in the opinion of the tour manager, affects the rights and enjoyment of other guests. A guest not retained on tour shall have no cause for complaint or refund and shall bear any and all extra expenses that ensue.

Each guest indemnifies and holds harmless Italian Delights Tours from any claim, cost, demand, liability or damage (including legal costs, professional costs and other expenses on an indemnity basis) incurred by Italian Delights Tours arising out of or in connection with (but not limited to):

a. any breach of these terms and conditions by the guest;

b. any breach of the terms and conditions of any third party providers to Italian Delights Tours; or

c. any injury, death, damage or loss sustained due to any act or omission of the guest.



Italian Delights' Tours Terms and Conditions (Cont.)

TOUR CHANGES

All information contained in this document is, to the best of our knowledge, correct. However, we reserve the right to make changes in accommodations, group composition, visits, and itineraries at any time, should it become necessary or desirable. Delays or itinerary changes caused by a Force Majeure Event are beyond our control and we are not obliged to pay guests compensation. DEFINITIONS

"Australian Consumer Law" means the uniform consumer protection law set out in Schedule 2 of the Competition and Consumer Act 2010 (Cth).

"Confirmed Departure" means a tour departure that has been confirmed by Italian Delights Tours at its discretion, subject to confirmation of guest numbers.

"guest", "you" and "your" means guests who have booked a tour with Italian Delights Tours.

"Force Majeure Event" means anything affecting a party outside of that party's reasonable control, including but not limited to fire, storm or other extreme weather event, flood, earthquake, epidemic, war, invasion, terrorism, civil commotion, blockade or embargo, labour dispute, labour shortage, failure or delay in transportation or supply, or any law, order, proclamation, regulation, ordinance, demand, requisition or requirement or any other act of any government authority.

"Italian Delights Tours", "we" or "us" means Lombardy Delights Pty Ltd (ACN 122 218 400) in its own capacity and as trustee for the Lombardy Delights Trust (trading as Italian Delights Tours), and its officers, employees, agents and contractors.

"Tour Credit" means an amount of credit equal to the dollar (\$) value of the amount you have paid to Italian Delights <mark>Tours.</mark>





Ph: 1300 681 822

Postal Address: PO Box 95 Bentleigh, VIC 3204.