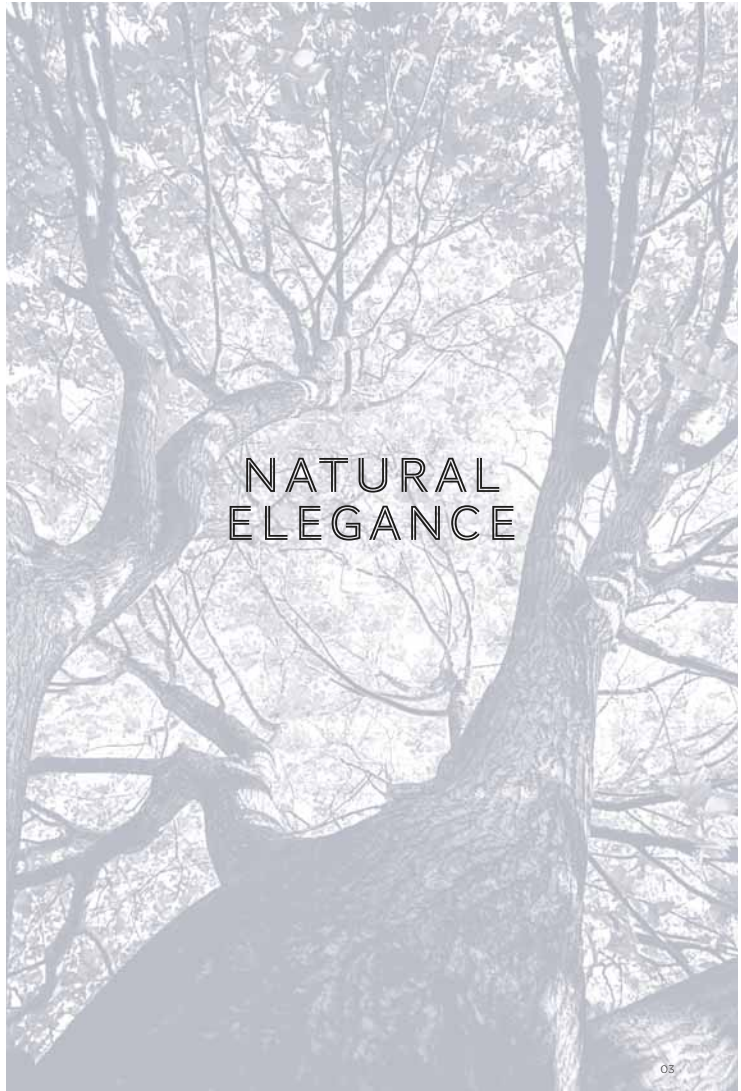
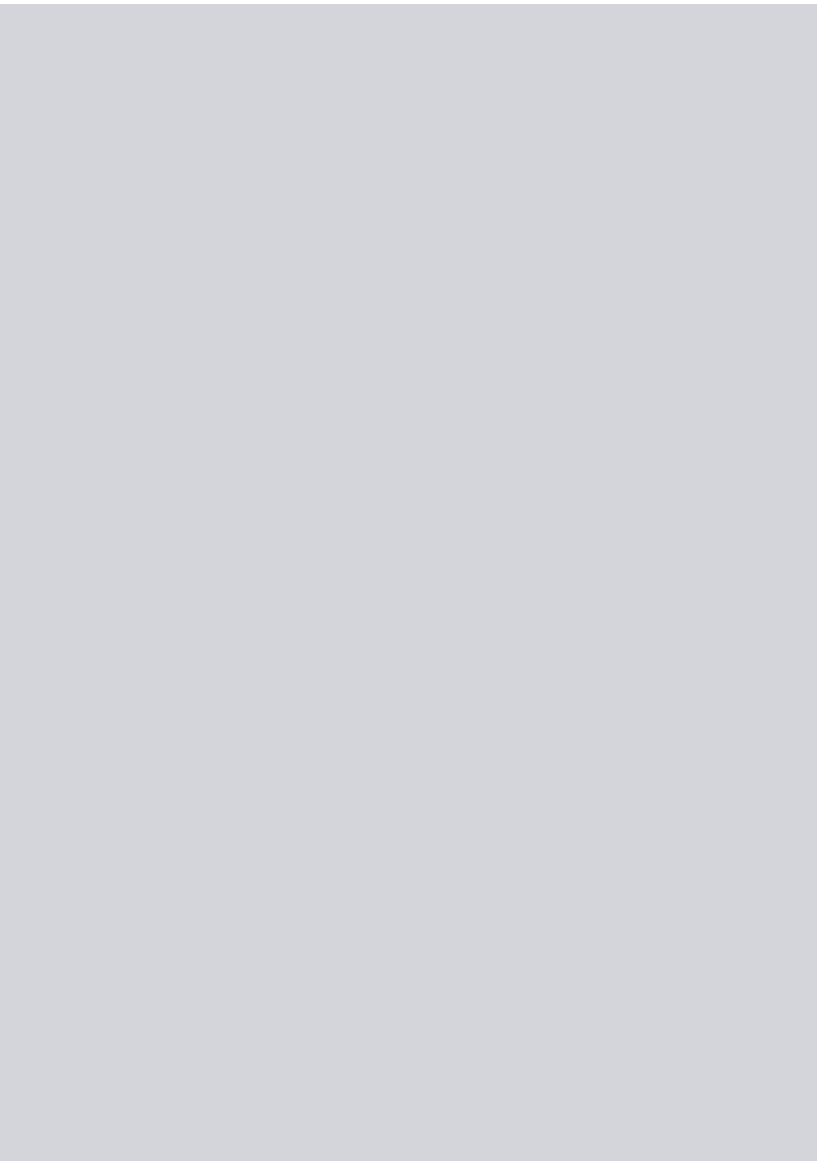


LANDCOX  
PARK RESIDENCES

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BRIGHTON



NATURAL  
ELEGANCE



LANDCOX PARK

RELAX IN THE  
BRIGHTON  
WAY OF LIFE

EXTERNAL PARADE

PARK RESIDENCES



ARTIST'S IMPRESSION

STEP INSIDE THE LANDCOX PARK RESIDENCES  
AND DISCOVER A LIFESTYLE WITHOUT EQUAL.

Secluded beside the majestic trees and verdant surrounds of iconic Landcox Park lies an exclusive collection of luxury residences that embody the style, sophistication and timeless elegance synonymous with Brighton.

COURTYARD

PARK RESIDENCES

THE LANDCOX PARK RESIDENCES HAVE BEEN DESIGNED AS A RESPONSE TO THEIR MAJESTIC PARKSIDE LOCATION, STYLED TO REFLECT BRIGHTON'S MODERN URBAN LANDSCAPE.

Set around established trees, the development enjoys direct access to picturesque Landcox Park, providing both residents and guests with a captivating sense of place and arrival. The elegant internal landscaping around the residences places emphasis on the lush, natural environment that is so unique to this location.



ARTIST'S IMPRESSION

PARK VIEW

PARK RESIDENCES



ARTIST'S IMPRESSION

ALL RESIDENCES HAVE THEIR OWN PRIVATE OUTDOOR SPACES, THESE ARE ENHANCED BY EITHER EXQUISITE VIEWS TO LANDCOX PARK, COMMON PROPERTY GARDENS WHICH PRESERVE A NUMBER OF EXISTING MATURE TREES OR OTHER ESTABLISHED TREES IN LANDCOX STREET.

The dappled light filtering through the canopies of Landcox Park's mature trees, bathes the residences in a soft, warm glow.

All residences come with storage facilities and secure basement carpark accessed from Landcox Street. A central elevator and stairs provide immediate access to the central courtyard.



DESIGNED WITH A SEAMLESS  
TRANSITION RESULTING IN  
A COMBINED INDOOR AND  
GARDEN LIVING SPACE.

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

## SETTING THE TONE

Each residence has been meticulously crafted to deliver a peerless living experience. The expansive indoor living area extends naturally into private outdoor space beyond. All residences enjoy a sense of connection with the adjoining park. The highest quality fixtures and finishes have been crafted to create an environment that is both sophisticated yet functional.



IN GOOD



ARTIST'S IMPRESSION

TASTE

FORM AND FUNCTION, EMPHASIZE THE SLEEK AND MINIMALIST KITCHEN IN EACH RESIDENCE. AESTHETICALLY STUNNING, DESIGNED WITH VERSATILITY TO CATER TO THE NEEDS OF BOTH THE COOK AND ENTERTAINER.

Stone bench tops, glass splash backs and gleaming stainless steel fixtures emphasise the dedication to quality and attention to detail that has been put into realising each space.



ARTIST'S IMPRESSION

## YOUR PRIVATE RETREAT

IN THE BATHROOMS, BOLD LINEAR  
COMPOSITION DEFINES THE ROOM,  
BRINGING WITH IT A REFINED  
SIMPLICITY THAT PROMOTES  
TRANQUILITY AND RELAXATION.

Combining porcelain with timber tones, white and grey tiles,  
has created a contemporary classic environment with timeless  
feel and style.



## MOMENTS TO SAVOUR

# LIFE BY THE BAY

## PARKS & GOLF COURSES

1. Landcox Park
2. Hurlingham Park
3. Allnutt Park
4. Wattle Grove Reserve
5. Brighton Golf Course
6. Dendy Park & Tennis Club
7. Victory Park
8. Joyce Park
9. Elsternwick Golf Course
10. Bentleigh Reserve

## CAFÉS

23. Zest
24. Rocksalt Café
25. Marmalade Café
26. Mr Burch
27. Mr Brightside
28. Little Tommy Tucker
29. The Little Ox
30. The Baths Café
31. North Point Café

## AMENITIES

40. Coles Supermarket
41. Palace Brighton Bay Cinemas
42. Palace Dendy Cinemas
43. Royal Brighton Yacht Club
44. Woolworths Supermarket
45. IGA X-press

## SCHOOLS

11. Gardenvale Primary School
12. Gardenvale Primary School - Junior
13. Brighton Primary School
14. Firbank Grammar School
15. St James Primary School
16. Star of the Sea College
17. Brighton Grammar School
18. Elsternwick Primary School
19. Brighton Beach Primary School
20. Kilvington Grammar School
21. St Leonard's College
22. Haileybury College

## RESTAURANTS / BARS

32. Ginger House
33. Hotel Brighton
34. The Pantry
35. Botticelli of Brighton
36. White Rabbit
37. Half Moon
38. Gill's
39. Steak Bank Charcoal Grill

## PUBLIC TRANSPORT

### TRAINS

- Sandringham
- Frankston

### TRAMS

- 67 Melb University - Carnegie
- 3, 3a Melb University - East Melbourne
- 64 Melb University - East Brighton

### BUS

- Oakleigh to Bentleigh 703
- Blackburn via Bentleigh 701





ELWOOD

ST. KILDA

CBD

NEPEAN  
HIGHWAY

NORTH RD.

LANDCOX  
PARK

LANDCOX  
PARK RESIDENCES



LANDCOX PARK

URBAN  
**SANCTUARY**

A BRIGHTON ICON,  
 LANDCOX PARK ACTS AS  
 A TRANQUIL AND SERENE  
 EXTENSION OF YOUR HOME.

Flowing seamlessly from the lush landscaped gardens of the residences, the expansive array of treetop canopies provide a beautiful counterpoint to the bold, contemporary architecture. It is an inspiring setting that has provided locals with beauty for over 100 years.

LANDCOX PARK



RECREATION



LIFESTYLE

LIFE OF  
LEISURE



BRIGHTON BATHS, GOLF COURSE, BRIGHTON FORESHORE

From the rolling fairways of Melbourne's renowned sand belt golf courses, to the bayside cycle paths that stretch all the way to the CBD, there is an abundance of recreational options on offer in Brighton, that promote health and wellbeing.

Invigorate yourself with an early morning run through the park, a game of tennis, or even a refreshing swim at the Brighton Baths. Close the day with a little yoga on the foreshore while you watch the sun slowly sink into the water.

SEASIDE

LIVING



BRIGHTON PIER



RECREATION

SUN

&

SEA



LIFESTYLE



BRIGHTON BEACH, BRIGHTON PIER



THE ICONIC BRIGHTON BEACH IS JUST MINUTES FROM YOUR DOORSTEP AT LANDCOX PARK RESIDENCES.

Its pristine, picturesque nature has made it one of the most famous beaches on Port Phillip Bay. Whether you're cooling off in the water, enjoying a causal picnic or simply taking a late afternoon stroll with the waves gently lapping at your ankles, the beach provides a serene, tranquil setting that is a delightful counterpoint to your parkside life.

TIMELESS



TASTE



FRESH PRODUCE, PANTRY, HALF MOON

EPICUREAN  
DELIGHT

BRIGHTON IS  
A DESTINATION  
FOR THE GOURMET.

With three neighbouring shopping precincts at your doorstep, all with restaurants, bars and cafés offering tastes and flavours to excite every palette. From Zest café, located just steps from your new home on Landcox Street, to local institutions such as The Pantry on Church Street, you will never be short of choices.

For those who enjoy displaying their culinary expertise at home, you can find the freshest produce, bread and meats in any of the nearby Bay, Church or Hampton Street shopping precincts, as well as the convenience of major supermarkets.



YOUR  
BOUTIQUE  
VILLAGE



BOASTING AN IMPRESSIVE COLLECTION OF BOTH MAJOR BRANDS AND INDEPENDENT RETAILERS, BRIGHTON'S SHOPPING SCENE IS ONE OF THE MOST DIVERSE IN MELBOURNE.

Wander through any of the three local and immediate retail strips and bathe in the elegance, sophistication and charm on offer for all. From fashion and cosmetics, to furniture, art and homewares, you are sure to find everything you need, and more.



## A PRIVILEGED LOCALE

BRIGHTON ENJOYS AN ENVIABLE LOCATION ON THE EDGE OF PORT PHILLIP BAY, WITH MANY FORMS OF ACCESS TO MELBOURNE CBD.

The Landcox Park precinct benefits from all public transport services including train, tram and bus. It is an area also renowned for an abundance of general amenity including hospitals, sporting clubs, theatres and many of the most highly regarded private and public schools in the state.



PRIVATE & PUBLIC SCHOOLS, BRIGHTON TOWN HALL





For over 25 years, Brady Group has contributed thousands of residences to the growing and evolving Melbourne CBD and surrounding suburbs.

We are developers, a construction company and a real estate group that plan, design, develop, build and sell while consistently maintaining our respected position as a market leader.

The Landcox Park Residences has allowed the Brady Group to utilize its award winning and comprehensive industry skills to realise the full potential of the site's magnificent parkland setting.

This has been achieved by assembling a specialist team of project specific consultants, briefed to create a unique residential development of only 23 residences. The residences are designed to be built to an exceptional quality and standard.

Once complete, the project will demonstrate another clear vision for the future of residential urban development and construction.

## WOLVERIDGE architects

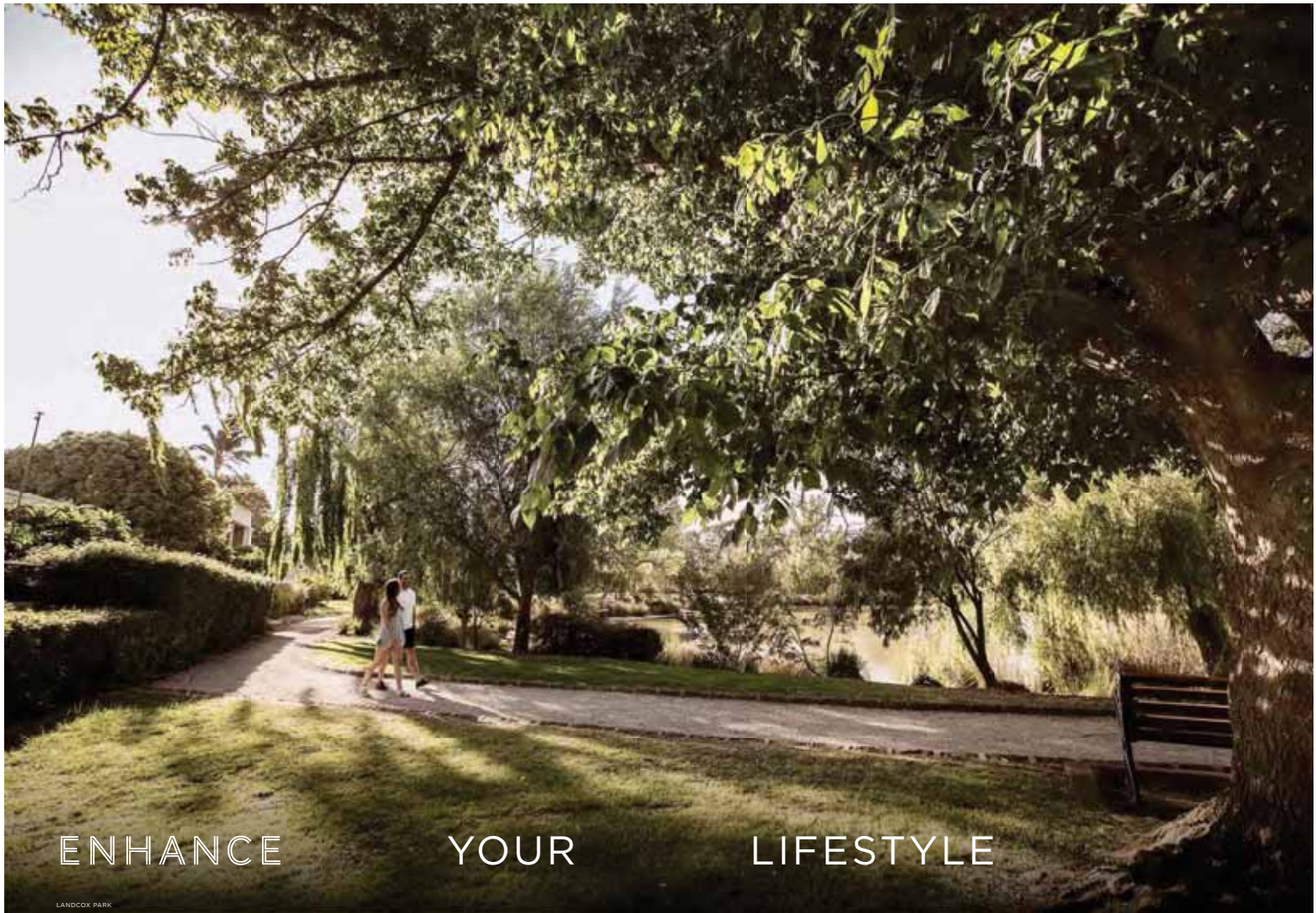
Wolveridge Architects is a boutique architectural studio, internationally recognised for its highly considered architectural projects in particular for their contribution to the built environment.

The practice has achieved over 30 institute and industry awards including The 2011 Australian Interior Design Award, for Hill Plains House. That award was achieved for the best overall project from over 500 entries.

The work of Wolveridge Architects has been featured in over one hundred publications spanning Australia, Europe, the Americas and Asia.

### ARCHITECT'S STATEMENT

We at Wolveridge Architects, are very excited to be involved with the creation of the Landcox Park Residences. From the very beginning, we recognised the potential of the site, and now as the concept is becoming a reality, we are convinced of its suitability to support the development we have planned. The generous scale of the property in conjunction with its well established trees and shady pockets, provide for a direct connection to the adjacent Landcox Park, and a thoroughly unmistakable Brighton lifestyle.



ENHANCE

YOUR

LIFESTYLE

LANDCOX PARK



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