





See the city  
through the trees

and become a part of  
all that is Melbourne



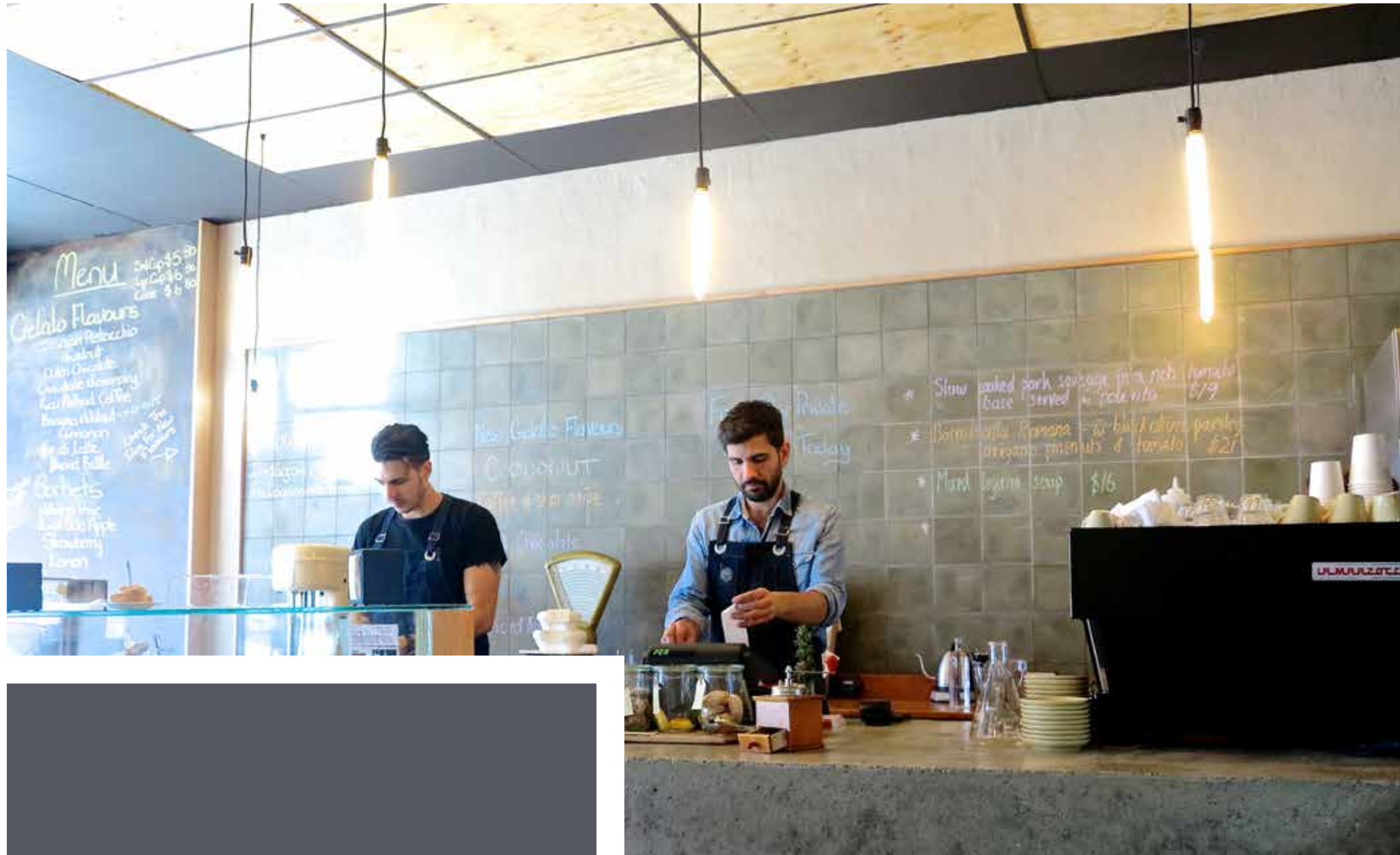
# Your treechange in the city

Etz Townhouses offer a life of incredible balance and diversity in Melbourne's prestigious inner-city pocket of Parkville.

One of the city's largest parks, Royal Park, is on your doorstep – literally. Draw back the blinds in the morning and wake up to the famous River Red Gums and the hymns of Victoria's native birds. Ideally located for long walks in the parkland, you won't believe you're also only a short commute to the CBD or cosmopolitan Carlton.

Well connected with bike-paths, roads, trams and trains all within walking distance, Etz Townhouses are the perfect starting point to the life you want to lead.

escape from the city  
- in the city



3km from  
the CBD

3m from  
Royal Park



PARKVILLE  
3052



CONNECTED

with  
bike paths  
roads  
trams and trains  
all within  
walking distance



etz.





# One place to find your home and work life balance

Live in a location that meets all of your needs - for today and tomorrow.

Designed for a new family or for those scaling back in size, the Etz Townhouses offer a viable alternative to small and congested inner-city developments. Each of the residences enjoys a secure, individual lock up garage easily accessible from the street, which also offers an abundance of storage and space.

Each floorplan provides the ideal balance between design and liveability. A separate study on the ground floor makes for an ideal retreat from the main living space and is a genuine home-office. On the first level, all bedrooms feature natural light and ventilation and generous built-in robes. Head to the upper level and there you'll find open-plan living areas and a north-facing entertaining deck.

Live sustainably on the cusp of Royal Park with double-glazed windows, solar panels, natural ventilation, engineered timber flooring and low-toxicity finishes throughout. Each townhouse also features high-quality appliances from SMEG as well as an integrated refrigerator.

**uncompromising design  
- built for life**







# Walk to work, and then retreat to home

Boutique design-led residences inspired by a heritage of craftsmanship and quality

## **Architect - Fieldwork Projects**

Fieldwork is a young and dynamic architecture and interior design practice.

Established in 2013, Fieldwork is currently engaged on a number of significant commercial, mixed-use, multi-residential and high end residential projects in and around the Melbourne CBD.

For us, design is about aspiration and practicality – an optimistic view in which things can be made better through design. Through creative yet systematic solutions, the built environment can be optimized for both functionality and enjoyment.

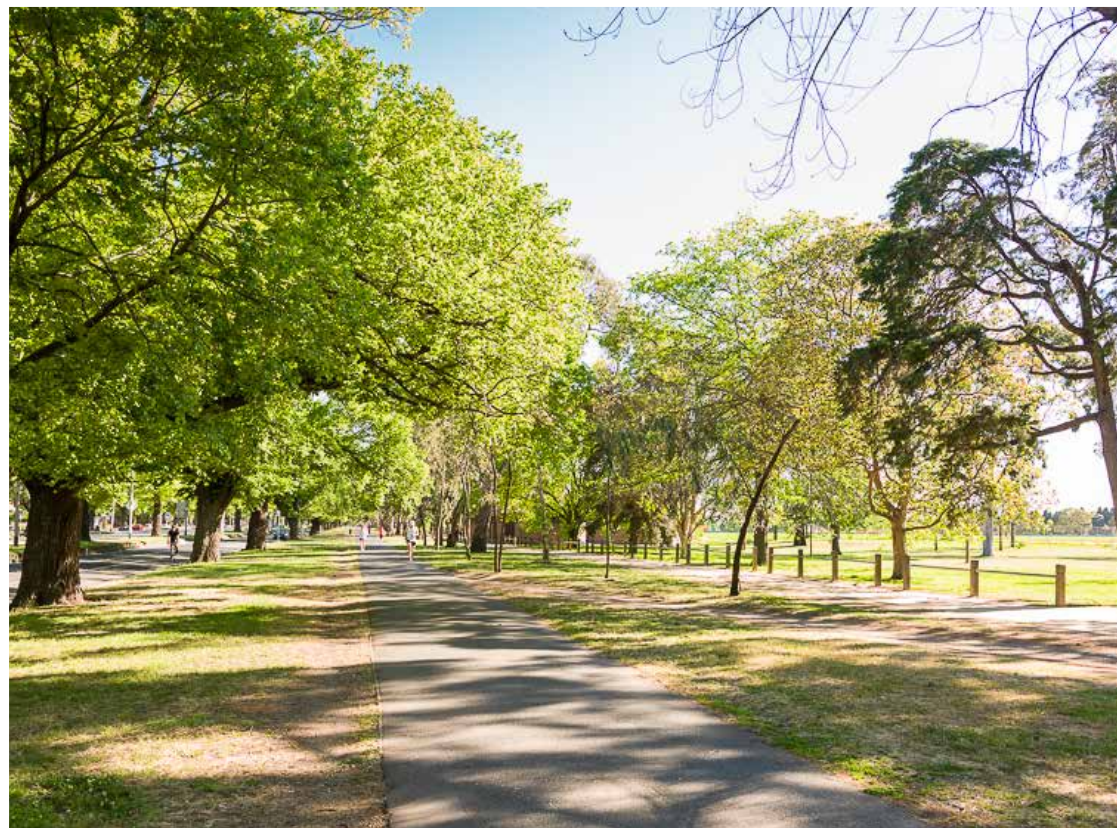
We truly believe in the value of good design and we take great care in translating beauty and functionality into our projects. Our design process starts with sound definition and analysis of the relevant questions. It ends when we find the optimal resolutions through space, form and shape.

## **Developer - Wolf Group**

The Wolf Group has been established for over 5 years and specialises in property development, development consulting and project management. Our current focus is inner-city residential development projects underpinned by design quality and authentic, personalised service.

We seek to contribute to the excellence of design and building in Australia, by respecting the surrounding environment and enhancing the communities in which our developments exist. We do this by engaging innovative architects, reliable builders and leading consultants in the pursuit of outstanding, quality properties.

**natural comfort.  
quality finishes.**



ROYAL  
PARK

on your  
doorstep





[www.etzparkville.com.au](http://www.etzparkville.com.au)