

Portrait

CARNEGIE

make it yours

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Your Carnegie

Jansen:
Café owner,
Spilt Milk



Spilt Milk — 288 Neerim Road



Mrs Kim's Grill — 136 Koornang Road



Shyun Ramen Bar — 73 Koornang Road

“There’s a real community vibe - and so much choice. It’s definitely an exciting place to be”

Jansen, owner of Spilt Milk



Little Shop of... — 2 Woorayl Street

Platform 3 — 5/23 Koornang Road



Your Carnegie

Sitting only 12km from Melbourne’s bustling CBD, amongst some of the city’s most prestigious suburbs, Carnegie offers both location and lifestyle without skimming on cultural diversity.

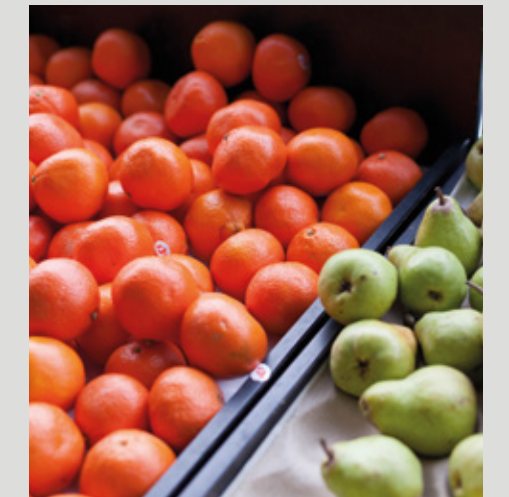
Start your day with breakfast and a coffee at Spilt Milk café, before catching a SmartBus to Chadstone, the

Fashion Capital of Melbourne and largest retailer in the Southern Hemisphere. Only 1.8km from your doorstep, you’re spoilt for choice with an array of luxury and local retailers, from Prada and Chanel to Zara and David Jones.



Chadstone Shopping Centre — 341 Dandenong Road

Take a short stroll down Neerim Road and discover a rich culinary landscape as well as a plethora of unique local businesses. Whether you're after fresh produce from Carnegie Fruit Market, homewares from Minta & Co, or a warming Tuesday night meal with friends at Mrs Kim's Grill, you'll be more than satisfied in Carnegie.



Carnegie Fruit Market — 106 Koornang Road



Santucci's — 94 Koornang Road

“My murals can be seen on walls around Carnegie, giving it a unique look & feel”

Rita, local artist & owner of Santucci's



Minta & Co — 284-286 Neerim Road



Chadstone Shopping Centre — 341 Dandenong Road

Rita outside Santucci's — 94 Koornang Road





Packer Park — Leila Road

All imaginable amenities are on your doorstep when you live at Portrait. Some of Victoria's most highly-regarded educational facilities, including the exclusive Caulfield Grammar and thriving Monash University, are just a short distance away.

Carnegie offers many public transport options, with Tram No 67 taking you directly to The University of Melbourne, numerous bus routes connecting you to wider Melbourne, and Flinders Street Station only 15 minutes away by train.



Caulfield Grammar School — 217 Glen Eira Road



Packer Park Velodrome — Leila Road



Carnegie Swim Centre — Koornang Park, Moira Avenue

Monash University — 871 Dandenong Road



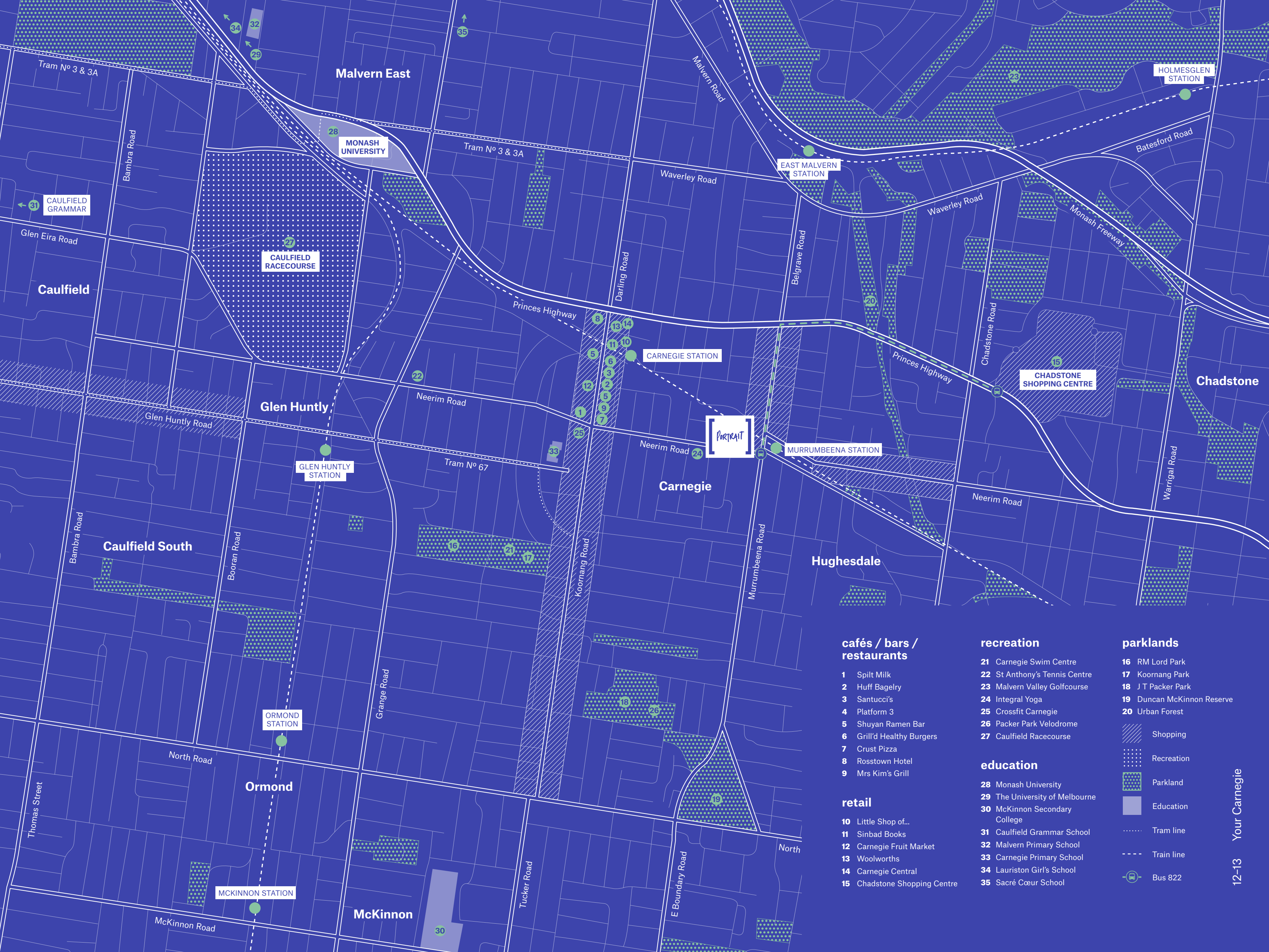
Saturday mornings are active and buzzing, with the expanse of J T Packer Park a brief jog away. Cyclists are gratified with the adjoining Velodrome, hosted by the Carnegie Caulfield Cycling Club. Carnegie Swim Centre features an Olympic-sized heated outdoor pool to enjoy all year round. During the spring, residents are treated to the thrill of the Caulfield Cup, making the City of Glen Eira a sport lover's ideal domain.



Caulfield Racecourse — Gate 22 Station Street



Tram No 67 towards The University of Melbourne — Koornang Road



cafés / bars / restaurants

- 1 Spilt Milk
- 2 Huff Bagelry
- 3 Santucci's
- 4 Platform 3
- 5 Shuyan Ramen Bar
- 6 Grill'd Healthy Burgers
- 7 Crust Pizza
- 8 Rosstown Hotel
- 9 Mrs Kim's Grill

retail

- 10 Little Shop of...
- 11 Sinbad Books
- 12 Carnegie Fruit Market
- 13 Woolworths
- 14 Carnegie Central
- 15 Chadstone Shopping Centre

recreation

- 21 Carnegie Swim Centre
- 22 St Anthony's Tennis Centre
- 23 Malvern Valley Golfcourse
- 24 Integral Yoga
- 25 Crossfit Carnegie
- 26 Packer Park Velodrome
- 27 Caulfield Racecourse

education

- 28 Monash University
- 29 The University of Melbourne
- 30 McKinnon Secondary College
- 31 Caulfield Grammar School
- 32 Malvern Primary School
- 33 Carnegie Primary School
- 34 Lauriston Girl's School
- 35 Sacré Cœur School

parklands

- 16 RM Lord Park
- 17 Koornang Park
- 18 J T Packer Park
- 19 Duncan McKinnon Reserve
- 20 Urban Forest

- Shopping
- Recreation
- Parkland
- Education
- Tram line
- Train line
- Bus 822



St Kilda

Caulfield Grammar

Caulfield Racecourse

Monash University

CBD

The University of Melbourne

MCG

Carnegie Station

Koornang Road

Princes Highway

PORTRAIT
CARNEGIE

Chadstone Shopping Centre

Neerim Road

Murrumbeena Station

Jack, Chloe &
Olivia Smith:
New purchasers at
Portrait Apartments

Your building

Your building

Portrait brings together astute design and intelligent investment in Melbourne's booming inner suburban market. Award winning Centrum Architects deliver a modern, 4 level design of concrete, glass, timber and luxurious metallic accents anchored by a spacious lobby entrance, ground level retail and café spaces.

The architecture utilises receding levels, balconies and interlocking forms to create privacy and shade in an ageless design that maximises solar access and views. Diverse floorplans across 62 one, two and three bedroom apartments offer generous open living zones and can include ensuite, study zone or flexible home office. A welcoming lobby with security lift access connects residents to apartments and secure basement parking, bicycle bays and storage to complete a modern picture.

Artist Impression





Artist Impression

Your interiors

A palette of refined materials with natural touches of stone and timber warm open living plans that capitalise on position, views and natural light. Spacious courtyards and balconies add a sense of sanctuary, becoming a fluid extension to the interiors while adding outdoor living to each design. Two understated colour schemes in neutral tones or contrasting modern shades let you make the spaces your own.

Living area



Artist Impression

Floorboard upgrade shown



Courtyard area

Artist Impression

Artist Impression



Floorboard upgrade shown

Kitchen area, dark scheme

Timber floors and pure wool carpets flow underfoot and from room to room fittings and finishes have been carefully chosen for both longevity and polished presence to create a place you'll love to spend time in. Gentle veneers wrap around full height kitchen cabinetry and built-in joinery is a thoughtful presence in every room. Stone benchtops, integrated premium Bosch appliances, classic chrome tapware and discreet storage is both functional and beautiful. Select designs feature a kitchen island bench that multitasks as a breakfast bar, additional work zone and serving space.

Kitchen area, light scheme



Artist Impression

26-27 Your interiors

Clever, clean and contemporary, the design uses specialist touches to define spaces and add interest. Large format limestone tiles, frameless showers, floating vanities and mirrored cabinetry complete the bathrooms. Mirrored built-in robes feature in bedrooms finishing a tranquil retreat that may include access to a private balcony.

Bathroom, dark scheme



Artist Impression



Artist Impression

Bathroom, light scheme

**“It’s a rare
combination of
premium quality
and affordability
in an area with
proven capital &
rental return.”**

Grand Properties Consortium — the developers behind Portrait Apartments

Your team



Artist Impression

Your team

YOUR ARCHITECT

Impeccable design by multi-award winning Centrum Architects brings a vision for new generation living to Carnegie.

Q: What is an important consideration when designing modern apartments?

Natural light entry is a defining factor; Portrait Apartments maximises its orientation to natural light while large expanses of glazing across the apartments and balconies allow natural light to flow in. We've also included internal glazed atriums to draw light into the heart of the interiors.

Q: Which aspects of the interior design will appeal to buyers?

The interiors are a statement of liveable luxury. Easy clean, durable surfaces are beautiful to view and touch. Plenty of built-in storage keeps spaces clutter free and expanded living zones reach to private outdoor zones – a must for the Australian lifestyle.

Q: What other notable projects have you worked on?

Centrum Architects have completed numerous residential and commercial projects across Australia, winning many awards along the way. We love challenging the status quo and creating new, better designs that are relevant today and well into the future.



YOUR DEVELOPER

Grand Properties Consortium is an internationally respected property developer, whom are committed to enhancing urban life in Melbourne's growing inner suburban precincts.

Q: What factors influenced your choice of location?

The address has incredible connectivity to every urban convenience; from shopping, entertainment and dining to public and private transport, schools, parks and sporting venues. It's a self-sufficient precinct close to the CBD and local beaches.

Q: What aspects of the development will appeal to local buyers?

It's a rare combination of premium quality and affordability in an area with proven capital and rental return.

Q: Why should buyers look to Melbourne above other Australian cities?

As Australia's fastest growing city, we also attract more students than any other state. Carnegie is minutes away from key educational and research facilities making it highly desirable for renters. Victoria is currently offering significantly greater stamp duty savings than any other state. This coupled with low interest rates makes now the time to buy.



YOUR AGENT

Agent Alex Zoumboulis of Ray White Projects is a highly regarded real estate professional, with a clear focus on the Melbourne new apartment market.

Ray White is Australia's leading real estate brand, and our projects division connects both local and international buyers with some of Melbourne's best residential developments.

Our staff will carefully assist you through the entire process of buying your very own Portrait Apartment. Starting by talking with you about the benefits that living in Carnegie has to offer, the selection of an apartment that meets your needs, guiding you through the signing of the contract, and then staying with you throughout the entire construction phase, being there to the very end to congratulate you at settlement.

Ray White Projects



make it yours

Portraitcarnegie.com.au

401-407 Neerim Road, Carnegie

All images, views and diagrams are indicative or artist's impressions only. Dimensions, areas, fittings, specifications, landscape and paved areas are indicative and subject to change without notice. Unless specified in the contract of sale, furniture and whitegoods are not included in the price. Floor area is an estimate only, measured to the outside face of all external enclosing walls and to the external face of all corridor walls and to the centerline of all shared walls. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. The measurement of the Lot size floor space has been prepared in accordance with the Property Council of Australian Guidelines and applied to the Contract of Sale. Prospective purchasers should check the plans, elevations and specifications included in the terms of the contract of sale carefully prior to signing the contract, and are advised to carry out their own investigations and to consult their solicitor and/or surveyor for further information about the accuracy of the Lot size.

