

COLLECTION

XI

HAWTHORN EAST

FOREWORD

A COLLECTION OF 11 WORLD CLASS RESIDENCES SETTING THE BENCHMARK IN HAWTHORN EAST

The fabric of Hawthorn East is home: leafy streets, nearby parks, convenient shopping and dining, and abundant transportation options to the city and beyond. Building on a tradition of design excellence, Collection XI creates something original, entirely new and possible only once.

In the quiet heart of one of Melbourne's most desirable and established neighbourhoods, Collection XI presents an exclusive ensemble of distinctive residences that blend the traditional and modern with a sophisticated urban sensibility. Led by the vision of benchmark developer Chapter Group, these homes have been created through the partnership of Melbourne's leading architectural and landscape designers—specialists in creating living environments tailored to a client's high expectations.

The product of their collaboration is an architectural setting of remarkable refinement and unparalleled craftsmanship and luxury, and complemented with the leading international luxury brands of Molteni, Dada, Gaggenau and Rogerseller that define the apex of achievement and performance.

Home is the fabric of Collection XI, where the typical gives way to the extraordinary. These exquisite residences have been designed for those whose experience and success have defined exactly what they desire from modern living—who make their selections carefully and with confidence, and enjoy the ritual of coming to a place that makes it all possible.

Collection XI delivers more at every level—an outstanding place to create the next chapter of your life, however you choose to write it.





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A COLLECTION OF THE BEST ELEMENTS OF MODERN LIVING

Collection XI offers the privilege to live precisely as you wish, amid elegant surroundings and in the heart of an established community that delivers a deep connection to the luxuries and amenities that define a truly remarkable lifestyle.

Enriching elements surround you at every scale—the grassy fields of Anderson Park, the verdant promenade that leads to your own front door, the canopy of privacy that envelops you inside.

Life takes shape as you define it, with beautiful architecture, a prestige address, nearby parks, luxurious privacy and superb craftsmanship in every detail, inside and out, with appliances, furniture and fittings typically reserved for the most exclusive single family homes.

Modern living at Collection XI is tailor fit and a cut above. An assembly of the finest details and craftsmanship protecting your investment for years to come.





Artist's impression of Courtyard





Artist's impression of Entry Laneway



Creating the setting for the architecture of the homes, the landscape coaxes beauty from an extraordinary residential setting with flowering magnolias, Japanese maples, crepe myrtles and climbing jasmine.

Ornamental and fragrant specimens work to complement the architecture, defining pathways and secluded garden retreats. Arbored plantings shift with the changing seasons, perpetually refreshing their magnificent displays.

'Some elements remain evergreen, and others are synchronised to the seasons to shed their foliage and grow it back again. The landscape of Collection XI features plants with flowering cycles that reflect the rhythm of the year, and the robustness of this enclave.'

Jack Merlo



CHAPTER GROUP'S VISION HAS BEEN BROUGHT TO LIFE BY COLLABORATION BETWEEN

K2LD
ARCHITECTS

K2LD has been active in architectural commissions and design for over fifteen years, with a strong and diverse residential portfolio. Melbourne principal David Lee believes that in the context of design, every piece of land offers its own solution. The land speaks with a voice more distinct than that of an architect; it is the architect's skill in listening to and interpreting that voice that leads to great architecture.



JACK MERLO DESIGN

A fully integrated landscape design and construction business, Jack Merlo Design is highly respected for its understated and practical design solutions.

Taking on the requirements of client, architect, engineer and builder, JMD achieves the ultimate outdoor environment.

'The landscape is the architecture of the outdoors. Every specimen, every surface has a role to play.'

Molteni & C

Since 1934, Molteni has been a principal Italian industrial group in the furniture sector. Today, it includes four leading companies — Molteni & C, Unifor (office furniture), Dada (kitchen furniture) and Citterio (office furniture). Since the beginning, the Molteni Group has collaborated with Italian and international designers. It is a company defined by advancing technology and longstanding tradition. Molteni furnishings incorporate wisdom gained from a long tradition of artisanal craftsmanship and innovative technological quality.

Dada

Dada satisfies the needs of experienced, discerning clientele who demand high quality products that are beautiful as well as functional. We outfit exclusive, top-quality domestic kitchens in which cooking surpasses necessity and becomes a passion. Dada is at the forefront of the kitchen market with a broad spectrum of designer models—Hi-Line by Ferruccio Laviani, Banco, Nuvola, Vela, Vela Quadra and Aluminium by Luca Meda, Nomis by Hannes Wettstein, Tivali and Trim by Dante Bonuccelli.

Chapter Group harnesses over 50 years of collective professional experience providing a strong foundation for Collection XI's successful development. The company aims to deliver a highly desirable and distinctive style of product that sets world class standards of residential excellence and liveability in Melbourne.



Hub is a privately owned family company representing the best exclusive international brands in the Australian market. We feature furniture, lighting, flooring and accessories including art and sculptural objects. Our products come from all corners of the globe including Australia, New Zealand, U.K., Italy, France, Spain, Belgium, Netherlands, Switzerland, Germany, Czech Republic, Tunisia, Canada and the U.S. offering original design that is produced ethically in recognized and established markets.

GAGGENAU

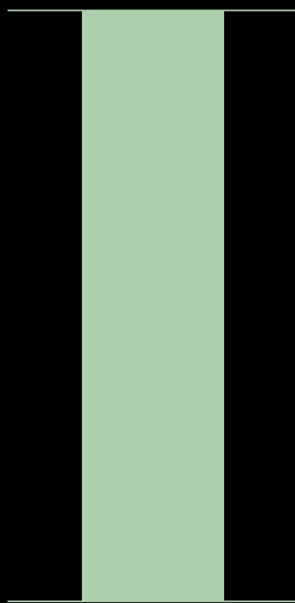
Made from the honest, time-honoured materials of stainless steel, aluminium, brass, cast iron, enamel and glass, Gaggenau challenges the established and paves the way for innovation. The avant-garde is the spirit of our design principles. Gaggenau appliances are consistently authentic in substance, sculpturally beautiful, present in their design language and generous in their utility and influence.

rogerseller

For over 110 years, Rogerseller has been synonymous with design. Established in Melbourne in 1895, Rogerseller designs and manufactures our own premium collections alongside a distinguished lineup of exclusive imported brands including Catalano, Fantini, Falper, Valcucine and Lema. Our focus has remained consistent—a passion and commitment to offering timelessly designed, premium quality fixtures and fittings with an unprecedented level of service.

EUROCAVE

Designed and manufactured in France since 1976, EuroCave is a pioneer in wine cabinet, wine cellar and wine preservation technology. Today, with over 80 importers worldwide, more wine is being entrusted to EuroCave products than any other brand. EuroCave continues to produce the highest quality, most technologically advanced, energy efficient and aesthetically beautiful products in the world for the wine enthusiast and wine industry professionals.



HAWTHORN EAST

SPECIAL OPPORTUNITIES ARE WORTH SEIZING.
DISCOVER AN OUTSTANDING RESIDENCE IN
ONE OF MELBOURNE'S MOST SOUGHT-AFTER
AND ESTABLISHED ENCLAVES.

An established, highly sought-after neighbourhood surrounded by parks, Melbourne's best schools and suburban comforts, with the city close at hand.



ST KEVIN'S
COLLEGE

SCOTCH
COLLEGE

H A SMITH
RESERVE

THE UNIVERSITY
OF MELBOURNE

VELODROME

AUBURN
HIGH
SCHOOL

JOHN
GARDINER
RESERVE

BIALIK
COLLEGE

CATO
PARK

TOORAK RD

TOORONGA
SHOPPING CENTRE

MONASH
FREEWAY

MASTERS

COLLECTION

XI

HAWTHORN EAST

AUBURN
SOUTH
PRIMARY

AUBURN RD

TOORONGA RD

ANDERSON PARK

CAMBERWELL
JUNCTION RETAIL
& RAILWAY STATION
7MIN DRIVE

BURKE RD
72 TRAM

HAWTHORN

St JAMES
PARK

GRACE
PARK

< **CBD**

BURWOOD RD



HAWTHORN
STATION



GLENFERRIE
STATION

SWINBURNE
UNIVERSITY OF
TECHNOLOGY



THE HAWTHORN
HOTEL



ROSSBOURNE
SCHOOL



GLENFERRIE
PRIMARY
SCHOOL



St JOSEPH'S
SCHOOL



RIVERSDALE RD

● ZIA'S CAFE

BURNLEY GOLF
COURSE

FAIRVIEW
PARK



SCOTCH
COLLEGE



HEYINGTON
STATION



St KEVIN'S
COLLEGE

**MONASH
FREEWAY**

KOORYONG LAWN
TENNIS CLUB



KOORYONG
STATION

● CROUTONS
FINE FOOD

SIR ZELMAN
COWEN PARK

THE UNIVERSITY
OF MELBOURNE



THE FOOD
STORE CAFE



AUBURN
HIGH SCHOOL



CABRINI
TERRACE
CAFE

TOORONGA
SHOPPING
CENTRE

GRAN CAFE



TOORONGA
STATION

THE MALVERN
HOTEL



MALVERN RD

MALVERNVALE
HOTEL

NEON TIGER
CAFE

SISSI & CO
CAFE



THIRD EARTH
CAFE

LAURISTON
GIRLS'
SCHOOL



TOORAK
STATION

TOORAK
PARK

ARMADALE
STATION

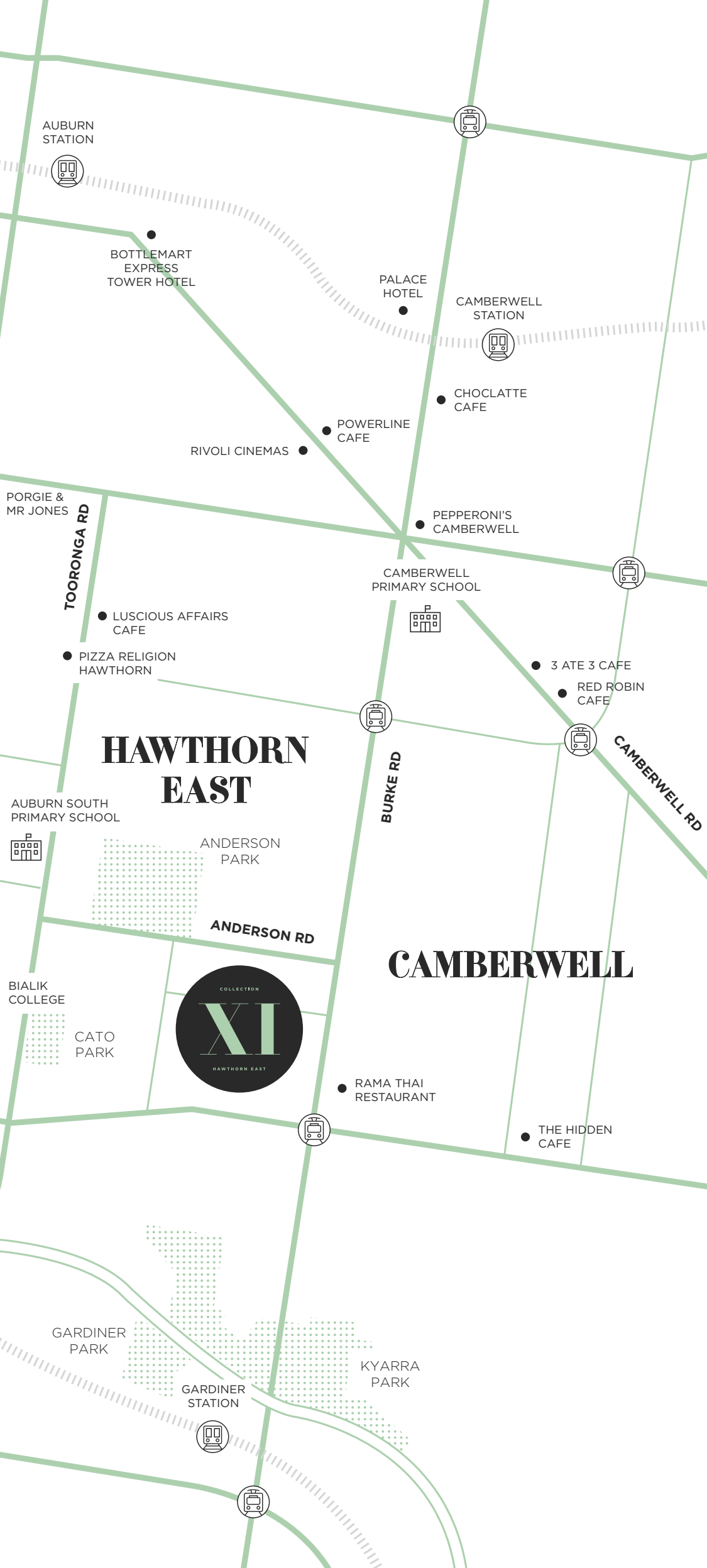


HIGH ST

**YARRA
RIVER**

ORRONG RD





Hawthorn East provides an abundant network of avenues in every direction, with a broad spectrum of automobile and rail options.

PROXIMITY	
HAWTHORN EAST	2.2KM
CAMBERWELL	1.5KM

MAIN STREETS	
TOORAK RD	315M
CAMBERWELL RD	1.3KM
MONASH FREEWAY	1KM








PARKLAND	
ANDERSON PARK	380M
CATO PARK	520M

LANDMARKS	
TOORONGA SHOPPING CENTRE	650M


TRAINS	
CAMBERWELL STATION	1.8KM
GARDINER STATION	1.1KM
TOORONGA STATION	1.15KM

TRAM LINES	
BURKE RD	230M
RIVERSDALE RD	1.3KM

SCHOOLS	
SWINBURNE UNIVERSITY	2.5KM
THE UNIVERSITY OF MELBOURNE	1KM
AUBURN SOUTH PRIMARY SCHOOL	650M
BIALIK COLLEGE	600M

-  **PARK**
-  **RIVER**
-  **HIGHWAY**
-  **TRAIN TRACK**
-  **TRAIN**
-  **TRAM**
-  **SCHOOLS**





There are countless ways to make
connections, or simply enjoy the urban
luxury of an oasis at the edge of the
world's most liveable city.

A NEIGHBOURHOOD

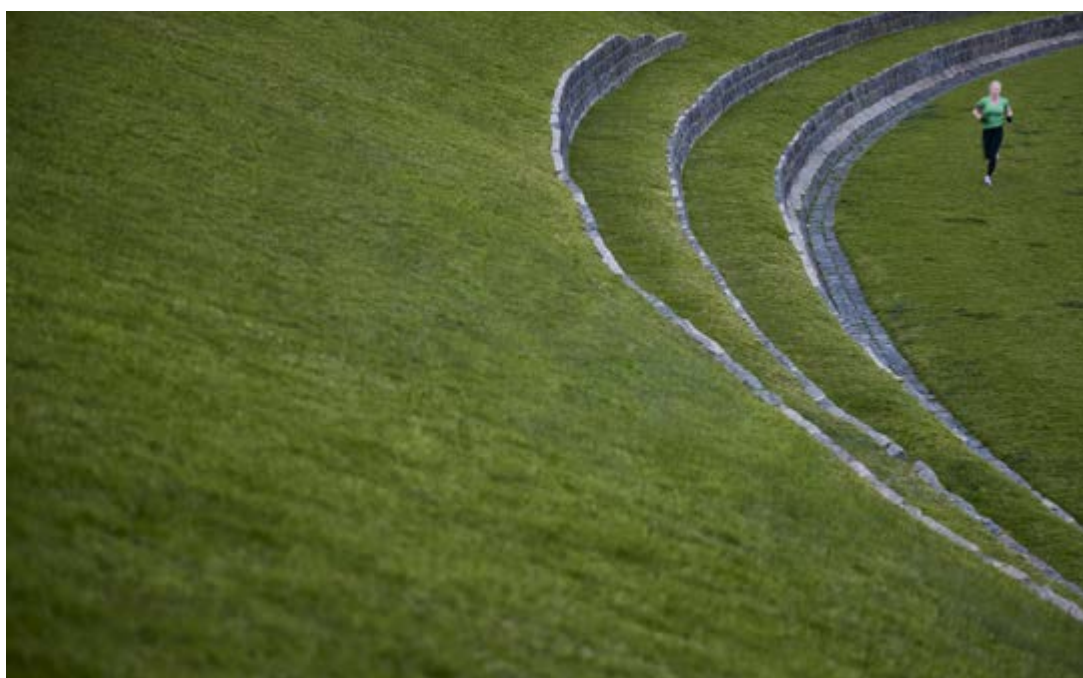


The vitality and cultural roots of Hawthorn and nearby Camberwell gather dining, theatre and entertainment opportunities close and familiar.

OF DISTINCTION



Well-loved landmarks like the Rivoli Theatre
and heritage architecture become part
of the fabric of daily life.



Collection XI's outstanding location places it within one of Melbourne's most coveted residential sweet spots.





It nestles quietly in a long-established residential enclave within minutes of destination shopping districts, verdant park lands, excellent schools, and abundant transportation amenities.





2

Camberwell via
Commercial Road

CLOSE TO EVERYTHING

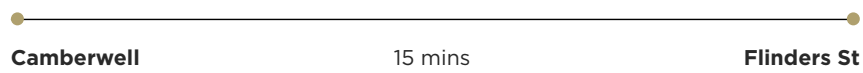
Tram



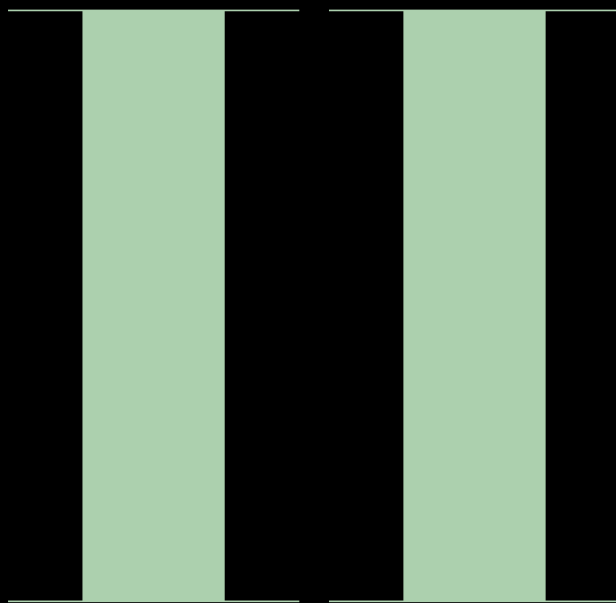
Car



Train



Collection XI's desirability comes in part from its proximity to the Melbourne CBD and surrounding neighbourhoods, with easy access via train, car and tram.



THE ARCHITECTURAL VISION

A GREAT PARCEL OF LAND TELLS YOU WHAT
IT SHOULD BECOME. THIS ONE IN HAWTHORN
IS SPECIAL; IT CALLS FOR AN ELEGANT
COLLECTION OF HOMES UNLIKE ANY OTHER.

DAVID LEE, K2LD

ELEGANT COLLECTION OF HOMES UNLIKE ANY OTHER

In environments as special as these, indoor and outdoor spaces are synchronised to flow together seamlessly at every hour of the day and every season of the year. Collection XI's design allows all-season enjoyment with elegance and grace.



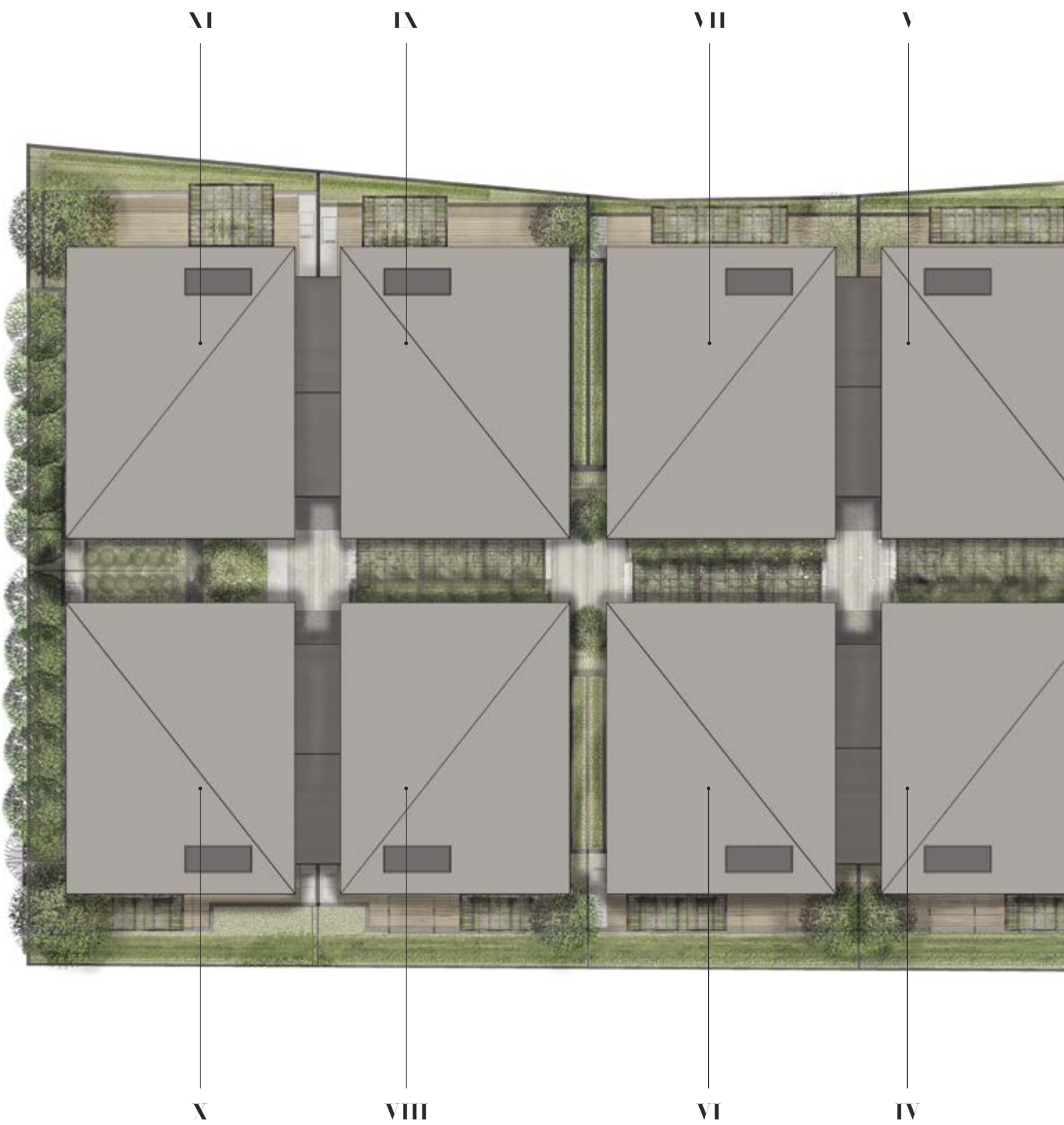
Artist's Impression of Residences Exterior



Artist's impression of Mowbray Street Residences



COLLECTION OF XI RESIDENCES





The opportunity for a project like Collection XI is fleeting and rare.

Innovative thinking and inspired design allows each of the generously scaled residences to stand alone from its neighbours, highlighting individuality and privacy.

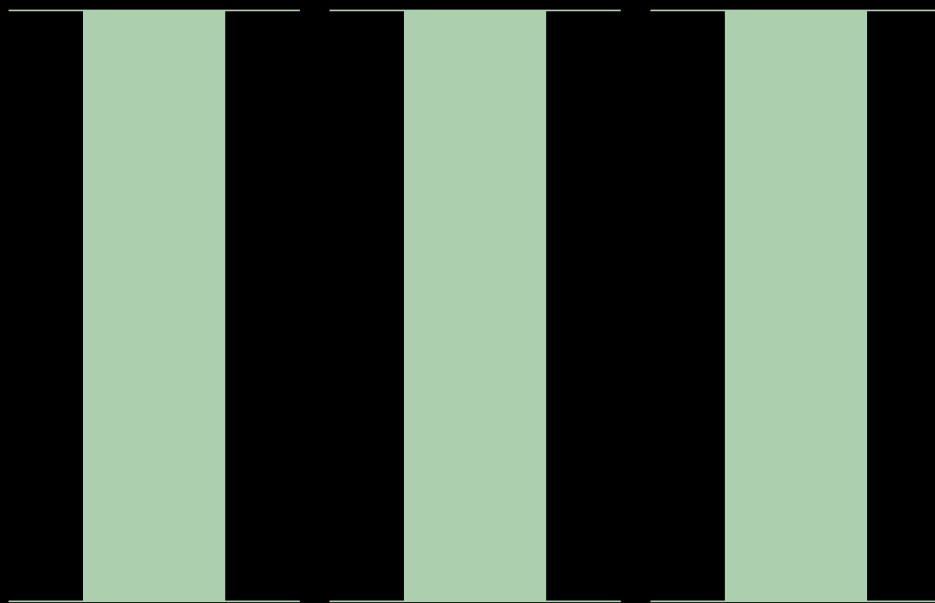
The eleven residences of Collection XI are beautiful, generously scaled objects, living independently amid luxuriously intimate and beautifully landscaped walkways and surroundings. They represent an apex achievement, a demonstration of design luxury and craftsmanship in Hawthorn East never before possible. Collection XI distils modern living to its elegant essence, like a fine spirit in limited supply.



Artist's impression of Residences Garage and Cellar



Homecomings and departures are celebrated as their own experiences. Each residence features dedicated lock-up parking, discretely concealed below ground, a private elevator, and secure, temperature-controlled wine storage (optional).



THE CRAFTSMANSHIP

EVERYTHING YOU DESIRE IN THE DETAILS OF YOUR HOME IS PRESENT. IT'S THE REFINEMENT OF THE WAY THE PIECES ALL COME TOGETHER, THE WAY THE WHOLE MECHANISM WORKS. IT EXCITES THE SENSES.

DEAN LEFKOS, CHAPTER GROUP



Artist's impression of Residences Living Room



The elements of the living and cooking spaces fit together with lightness and precision, creating an environment animated by patterns of light and rich texture. The main kitchen and separate concealed butler's kitchen have been outfitted with the finest imported luxury surfaces, cabinetry and appliances by Dada and Gaggenau, and are discretely serviced by a private lift that ascends from the wine cellar. From the cool hardness of the bench surface to the rhythm of the wooden curtain and floating stairs, every facet offers a rewarding tactile experience.

Dada GAGGENAU



State-of-the art Italian robes by Molteni, equipped with fully-integrated soft-touch lighting, shape the master sleeping quarters into a luxurious retreat. Clerestory windows tucked beneath a sculptural butterfly roofline draw in sunlight, providing soft illumination.



Artist's impression of Residences Master Bedroom



ATTENTION TO DETAIL



Imported Italian robes by Molteni deliver elegance in every detail. Soft-slide walnut veneer drawers and integrated LED soft-touch lighting ensure your dressing room is crafted to an international hotel standard.

Molteni & C





Incredible bathrooms fitted by Rogerseller deliver the ultimate in luxury experience. Sleek, understated and elegant, the Collection XI ensuite features gorgeous taps and fittings, a sculptural basin, heated towel rails, all enveloped by luxurious marble tiles and atmospheric LED lighting.

'The bathing experience is about a kind of theatre. Wooden screens envelop you in filtered light, a skylight lets you bathe under the stars, and the basin itself is a sculptural object. It's about being able to enjoy the quality of life you can give to yourself.'

David Lee, K2LD

rogerseller



Artist's impression of Residences Living Room



Craftsmanship is not just about the small details, but also the way they fit together seamlessly to create an exceptional living environment. Spaces for cooking, relaxing and socialising offer themselves with smooth, cohesive elegance over warm-toned wooden floors. An expansive bench with Dada top offers ample area for cooking and entertaining. Recessed LED lighting and an optional fireplace illuminate the living space, and pendant lighting hovers gracefully above the dining room.

Dada



CRAFTSMANSHIP



All of the components of great design come together at Collection XI with care and precision. It creates a living environment that enlivens the senses and showcases what is important to you.



Artist's impression of Residences Bedroom



Light shapes the living spaces during the day and throughout the seasons. The front residences define the architecture of a cathedral ceiling, with a window to the surrounding landscape.



THE COLLABORATORS

THE CALIBRE OF WORLD CLASS COLLABORATORS
ON COLLECTION XI HAS NOT BEEN SEEN IN
MELBOURNE BEFORE. THIS IS A RARE
OPPORTUNITY FOR THIS TYPE OF DWELLING.

DEAN LEFKOS, CHAPTER GROUP

NEW BEGINNINGS FROM CHAPTER GROUP





Chapter Group is founded on core principles of design excellence, outstanding quality and liveability. We bring together experts in key property-development disciplines from architecture to finance.

With a keen eye on exploring significant gaps in the marketplace, our portfolio of developments represent the vanguard in Melbourne's multifamily design landscape —projects courting sophisticated clients, and that take shape at the leading edge of the industry.

Chapter Group derives its name from the opportunity to design homes in which people write the stories of their lives.

'Creating an outstanding setting for those stories is what we specialise in.'

Dean Lefkos, Chapter Group



An architectural practice committed to delivering solutions that demonstrate beauty, design excellence and sensitivity to Client's requirements, K2LD prides itself on the boutique nature of the practice which allows it to provide each project with high quality bespoke solutions with a strong client focus. The Studio offers the personal touch of a small firm combined with the expertise of a large organisation—from individual houses, community precincts, through to multi-unit developments and large scale commercial projects. No outcome is identical; the key focus being on the design journey and the establishment of ongoing client relationships.



Jack Merlo Design (JMD) creates simple, elegant and unique outdoor spaces of the highest standard. JMD's emphasis on purity of shape and form results in sublime design interpretations. Whether creating a cutting edge, contemporary or traditional space, JMD's carefully selected team of professionals provide a fully integrated service ensuring impeccable detail and workmanship.



JACK MERLO DESIGN

**Melbourne
Real
Estate**

Founded in 1992, Melbourne Real Estate began as a marketing agency and evolved into a full-service marketing and property management consultancy that prides itself on setting a benchmark for the industry and the clientele it serves.

We provide exceptional service, surrounding ourselves with experts with the courage and foresight to disagree with established models and who implement ground-breaking ideas.



A close-up, low-angle shot of a brick wall. The bricks are reddish-brown with some darker, weathered patches. A metal fastener, possibly a bolt or screw head, is visible in the upper left corner. The text 'COLLECTIONXI.COM.AU' is centered in the middle of the image.

COLLECTIONXI.COM.AU

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