

H E I D E L B E R G





THE VIBRANT SUBURB OF HEIDELBERG IS HOME TO A STUNNING NEW RESIDENTIAL DEVELOPMENT.

Located in the inner north of Melbourne, the world's most livable city, **one** is only a stone's throw from pulsing shopping strips, leading hospitals and lush natural reserves.

Comprised of 22 architecturally designed apartments over three stylish floors, **one** presents the ideal opportunity to put down roots without sacrificing the urban lifestyle. With prices starting from \$365k, the **one** lifestyle is within your reach.

DISCOVER A SUBURB WITH IT ALL

A THRIVING COMMUNITY AND ALL THE AMENITIES YOU COULD EVER NEED

Heidelberg delivers the ideal life balance.

one is only a short stroll from cosmopolitan
Burgundy Street, the winding Yarra river and
transport links that connect you to every
part of Melbourne.

You will find endless reasons to love your new suburb. Go and soak up some culture at the Heide Museum of Art or cheer on the Heidelberg Football Club with lifelong fans.

Be immersed in the thriving food and wine culture with a coffee and all day breakfast menu at Vyve Café, or a glass of red and share plates at Little Black Pig & Sons.





¹ WARRINGAL PRIVATE HOSPITAL / 2 THE MERCY HOSPITAL /

³ THE AUSTIN HOSPITAL / 4 HEIDELBERG TRAIN STATION /

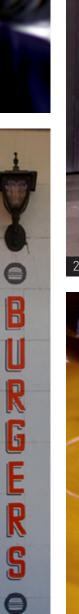
⁵ BURGUNDY STREET / 6 BANKSIA STREET







- 1 Relax with friends at one of Heidelberg's many great restaurants.
- 2 Nurture your creative spirit at the Heide Museum of Modern Art.
- Energise your body and soul with a fresh morning run in Heidelberg Park.
- With 13 cafes to choose from, good coffee is always close by.
- Drop into Vyve Cafe for a 'Burgerndy Street' burger or brekkie.
- Dine at Little Black Pig and Sons and enjoy an ever-changing menu.
- The heart of Heidelberg: Burgundy Street.

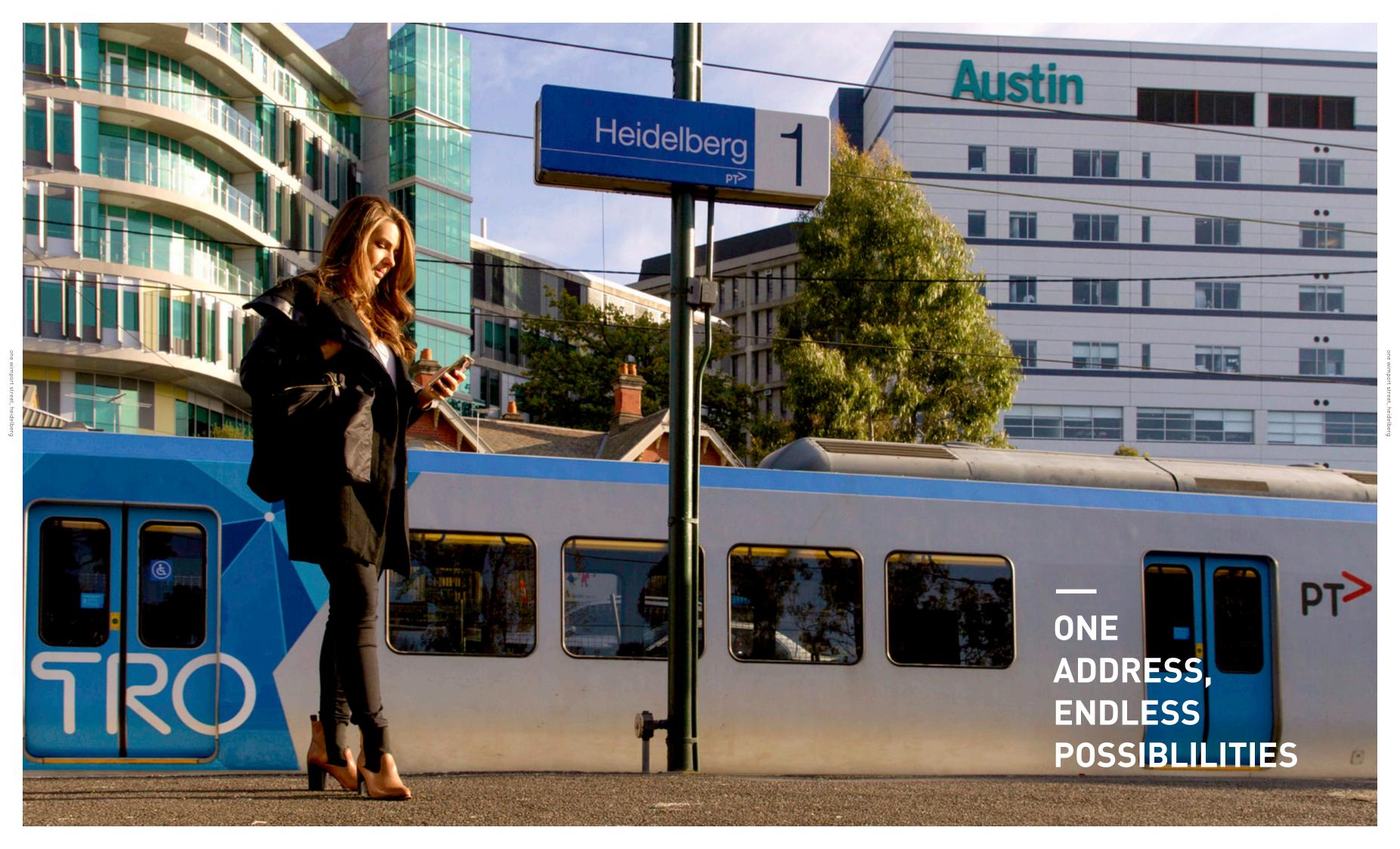












A STRIKING EXTERIOR

STYLISH FAÇADE HINTS AT THE LUXURY WITHIN

The beautiful 3-storey development makes a statement without having to shout aloud. With an expanse of glass and a beautifully landscaped entrance, **one** is just as elegant as it is bold. Combined with contemporary design and careful planning, **one** is a timeless contribution to Wimport Street.





AN URBAN OASIS

SOPHISTICATED DESIGN MERGING FUNCTIONALITY WITH STYLE

Thoughtfully designed inside and out, **one** delivers the perfect balance of comfort and luxury. Each airy apartment enjoys privacy from the street which provides a welcoming space to live and play.

Choose from one bedroom or two, with interiors finished in clean, cool palettes or classic warm tones. All that is missing is your own personal touch.

LUXURIOUS INTERIOR

BLENDING FORM & FUNCTION WITH THE LATEST FIXTURES & PREMIUM FINISHES

Each spacious apartment is completed using classic materials and high quality fittings, **one** will satisfy all your practical and aesthetic wishes. Stock up at the local delicatessens and whip up culinary masterpieces with your Bosch stainless steel appliances in your fully equipped open kitchen. Luxuriate in the bathtub of your gleaming bathroom with floor to ceiling tiles and geometric fittings. **one** exudes considered luxury, right down to the very last detail.









AN INTRODUCTION TO THE TEAM

The Developer

\\ Marks Luxe

With years of experience building world-class developments across Australia, Marks Luxe applies a comprehensive project management system to see buildings from planning through to completion. It's their aim to create premium, residential developments that compliment their environments, but also enhance them too.

The Builder

\\ Commercial Control

Commercial Control has proudly worked sideby-side with developers to realise hundreds of projects, from small refurbishments through to multi-million dollar projects. Striving to deliver the best outcomes in a timely and professional manner, Commercial Control paves the way to making a positive and lasting contribution to the construction industry.

YOUR IDEAL LIFESTYLE IS JUST ONE STEP AWAY



CALL **TOM LUND**TO SECURE YOUR
APARTMENT

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