

# St Leonards Rd

ASCOT VALE

Defying convention &  
setting new standards,  
St Leonards Road  
raises the roof on  
modern living.

*A crafted collection of 16  
architecturally distinct townhouses  
revitalise the neighbourhood with  
a timeless blend of metropolitan  
style and sustainable green living.  
An environmentally advanced urban  
design also delivers the highest level  
of modern amenity together with the  
rare opportunity to own your own  
piece of land at a premium address  
ranked as one of Melbourne's most  
walkable and liveable.*



# A game changer for Ascot Vale

Melbourne's rapid population growth has fuelled a marked rise in high density living as increasing numbers of developments dot the inner city landscape. A newcomer to Ascot Vale breaks the mould with a refreshing new approach to modern living. The boutique collective of 3 level townhouses will be delivered by award winning Neil Architecture and leading developer Rocdon, whose projects are found across prized Melbourne precincts including Fitzroy North, Albert Park, Hawthorn and Armadale.

The concept takes its inspiration from Melbourne's past, where Victorian terrace homes gave inner city residents the affordable opportunity to live in well-serviced urban locations without sacrificing amenity or livability. Townhouses have been a long-established presence in sustainable cities across the globe and St Leonards Road continues this tradition with a luxurious modern edge.

The 2 and 3 bedroom, 2 bathroom plus study residences combine high-end, inner city design and premium

finishes across every interior, while private outdoor terraces and green urban 'foodwalls' encourage healthy, sustainable living. Top tier components dress every space across open-plan designs with expansive windows, lime-washed oak finished flooring, featuring staircases, bespoke cabinetry, energy-saving inclusions and water harvesting and recycling systems. Generous outdoor decks are set across most upper levels to enhance your entertaining options.

The address encompasses all the benefits that Melburnians value most; café culture, parklife, walkable leafy streets and effortless connectivity. With an internationally ranked walkscore of 97/100, the address is less than 100m from Union Road's urban village providores and the absolute convenience of a door-to-door tram service and local train station. A pocket of inner urban brilliance within what promises to be one of Melbourne's emerging hotspots.





# Architecture



Artist Impression

Architecture embraces the neighbourhood and creates a sanctuary apart from it. Simple geometrics and bold materiality inform the design where the west facing structure features a pitched roof, referencing the traditional residences and period homes of the area. The more rectilinear, east facing aspect is a modern response to the retail and urban architecture of nearby Union Road. The two sections unite around a centralised glazed element that lightens the form. Oversized windows with slender vertical battens and angled metal fins are thoughtfully crafted to draw natural light, deep within each design while simultaneously increasing privacy throughout.

Natural landscapes, clean lines and detailed articulations combine to deliver a tranquil, light filled expression of modern living. Running the length of the western perimeter, walls of home-grown herbs and vegetables create a lush green corridor where aggregate stone pathways lead to individual townhouse entrances. Townhouses opening to Dutton Lane express a refined, downtown alleyway aesthetic using 2 storey high, horizontal metal batten screens to enhance privacy while allowing light to flow across interior spaces.





Artist Impression

### Urban Food Production

The developer and architectural team have gone to great lengths to deliver a transformative design that pioneers sustainable city living without compromise on luxury, comfort or aesthetics. A highlight of the sustainable project is the inclusion of a revolutionary Biofilta system used in some of Melbourne's iconic outdoor spaces including Birrarung Marr on the Yarra River and Fitzroy Gardens. The internationally accredited system is used to harvest, purify, use and retain rainwater, cleverly collecting even short burst rainfall then removing pollutants through stringent filtration systems. Water can be used for toilet flushing within each residence, reducing dependence on and associated costs of town water systems. The harvested rainwater can also irrigate the gardens and urban Foodwall that borders the western walkway of the development. The free standing modular greenwall

garden beds use advanced growing and wicking technology to retain water while feeding an abundant, transeasonal offering of herbs, fruit and vegetables. The vertical wall maximises space and reduces the impact of food miles while adding another layer of purposeful design to the project.

Each residence has been allocated an individual Eco Hot Water Pump System that transfers heat from the air for water heating, allowing up to 50% faster heat recovery, saving energy and reducing greenhouse gas emissions. Bicycle storage zones are also included, encouraging residents to leave the car at home. Commercial grade glazing, energy saving, water-efficient fixtures and fittings and high efficiency LED light fixtures contribute to sustainable, future forward urban living at its best.



# Interiors



Artist impression.  
Render shows optional upgrade

## Living

St Leonards Road townhouses introduce a level of quality and attention to detail unmatched in the precinct. Builds from this top-end developer deliver premium materials and fine craftsmanship in a living statement that is as fresh as it is relaxed and refined. Expect light, airy spaces anchored by robust timbers and black framed expanses of glazing for a dramatic accent. Optional upgrades include a comprehensive timber storage unit set beneath the stairs featuring a modular desk zone, open shelving and storage for multimedia units, books and items to personalise each home.





### Kitchen

The kitchen is a modern statement of effortless function to complement the open plan living zone. Flush white finish joinery settles into the background while wood grain accents add warmth to the space. A classic shelving piece and a suite of premium Technika stainless steel appliances, featuring a modern induction cooktop, are integrated within the design.

An upgrade to a SMEG induction cooktop and thermoseal oven delivers the latest in electric cooking, rapid heat rise technology. The upgrade also includes a SMEG undermount rangehood and semi integrated dishwasher. An integrated dining table increases work space and entertaining options while Caesarstone benchtops in concrete tones are easy to maintain and add a luxuriously modern finish to each space.





Artist impression.  
Render shows optional upgrade

### Bedroom

Inspired by its urban surrounds, a palette of organic wood grain textures, tactile carpets, polished surfaces, extra high doors and contemporary black accents are continued across private retreats. Each bedroom enjoys natural light entry with most master suites opening to private external spaces. Centralised outdoor

decks breath life into the heart of the design; these tranquil zones draw light within while offering residents a private outdoor retreat and an escape from the hectic pace below. The design allows for the inclusion of an outdoor entertainer's module with built-in sink, bench, powerpoint and BBQ zone.



Artist impression.  
Render shows optional upgrade; black tapware.



# A Rediscovered Neighbourhood

*St Leonards Road sits right beside Union Road's burgeoning café and shopping village that is the pulse of the precinct. This is where new and old collide in an energised fusion of food, drink and design that has attracted a cache of top-end hospitality entrepreneurs to its eclectic streets.*

*Leisure spaces are at a premium at an address bookended by the picturesque Maribyrnong River and Moonee Ponds Creek where winding trails, riverbank parklands, golf courses, sports grounds and leafy streets add natural appeal.*

*Mt. Alexander Road's multicultural cuisine scene and boutique bars are also just moments away, not far from the thrill of the track and Melbourne's international racing spectacles at Flemington and Moonee Valley.*

*This storied neighbourhood is also home to established private and public schools and is well-connected to Melbourne's CBD and surrounds by regular bus, tram and rail public transport services.*

# The Neighbourhood Mapped







District North



Public Life



The Happy Apple



Union Food & Wine



The Happy Apple



Public Life



District North



Union Food & Wine



Ascot Vale Food Store



Ascot Vale Food Store



District North

### 10 Eateries in Under 5 Minutes

**District North (1.7km)**  
678 – 680 Mt Alexander Rd,  
Moonee Ponds

**Ascot Food Store (1.3km)**  
320 Ascot Vale Rd, Ascot Vale

**Darling Street Espresso (1km)**  
146 Athol St, Moonee Ponds

**Union Food & Wine Bar (80m)**  
169 Union Rd, Ascot Vale

**The Little Byrd (180m)**  
160 Union Rd, Ascot Vale

**Public Life (170m)**  
162 Union Road Ascot Vale

**The Valley Cellar Door (1.8km)**  
18 – 20 Hall St, Moonee Ponds

**Mister Nice Guys Bakeshop (130m)**  
151 Union Road Ascot Vale

**The Reverend Speciality  
Coffee & Tea (120m)**  
157 Union Road Ascot Vale

**Crumbs Organic Bakehouse (150m)**  
170 Union Rd, Ascot Vale

### 10 Locals in Under 5 Minutes

**The Happy Apple Green Grocer (120m)**  
185 Union Rd, Ascot Vale

**The Flower Merchant (1.4km)**  
105 Puckle St, Moonee Ponds

**Porterhaus Butcher (1.4km)**  
21 Pratt St, Moonee Ponds

**Ascot Vale Florist (200m)**  
205 Union Rd, Ascot Vale

**Lisa Melina Brow & Beauty Boutique (90m)**  
161 Union Rd, Ascot Vale

**Venus Day Spa (270m)**  
229 Union Rd, Ascot Vale

**Stella & Myrrh Fashion (1.4km)**  
130 Puckle St, Moonee Ponds

**Paramount Health & Fitness Centre (250m)**  
142 Union Rd, Ascot Vale

**Ascot Vale Library (88m)**  
165 Union Rd, Ascot Vale

**Ascot Vale Office Smart (120m)**  
208 Union Rd, Ascot Vale





Maribyrnong Park



Maribyrnong River Trail



Pipemakers Park



Maribyrnong River



Maribyrnong River Trail

# Floorplates

## 10 Green Spaces in Under 10 Minutes

**Maribyrnong Park (1.2km)**  
*Maribyrnong*

**Riverside Golf & Tennis Centre (2.9km)**  
*Ascot Vale*

**Pipemakers Park (3km)**  
*Maribyrnong*

**Victory Park & Ascot Leisure Centre (1km)**  
*Ascot Vale*

**Queens Park Heritage Park & Lake (2.5km)**  
*Moonee Ponds*

**Fairbairn Park (1.7km)**  
*Ascot Vale*

**Flemington Racecourse (1.6km)**  
*Flemington*

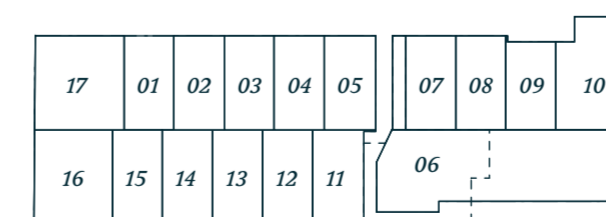
**Moonee Valley Racecourse (3.2km)**  
*Moonee Ponds*

**Royal Park Golf Club (3.4km)**  
*Parkville*

**Melbourne Zoo (4.5km)**  
*Parkville*



# Ground Floor



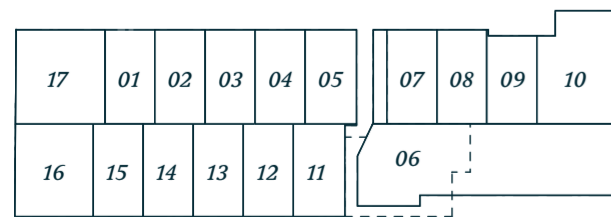
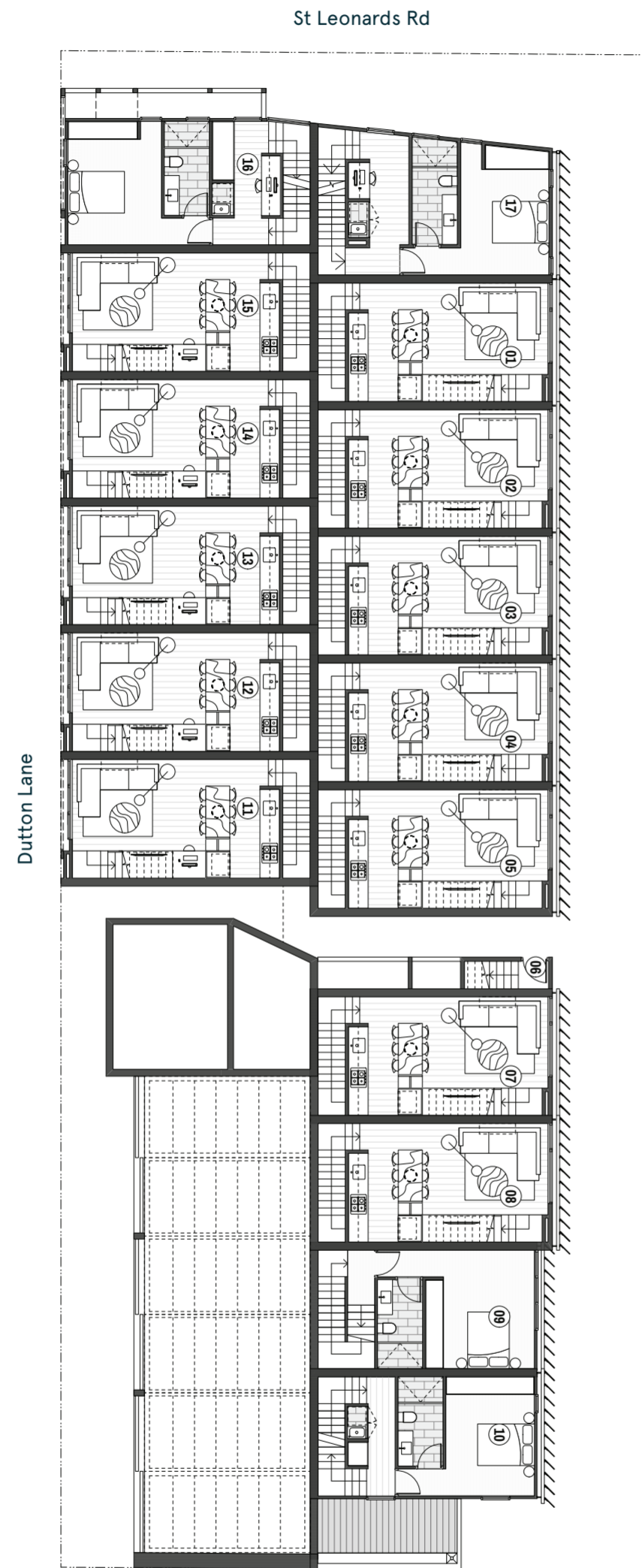
North  
▼



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



# First Floor

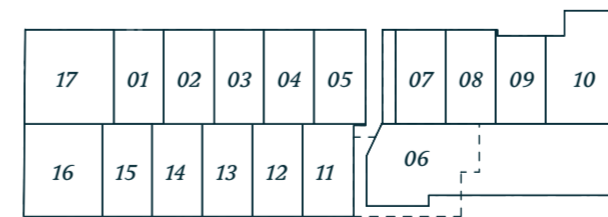
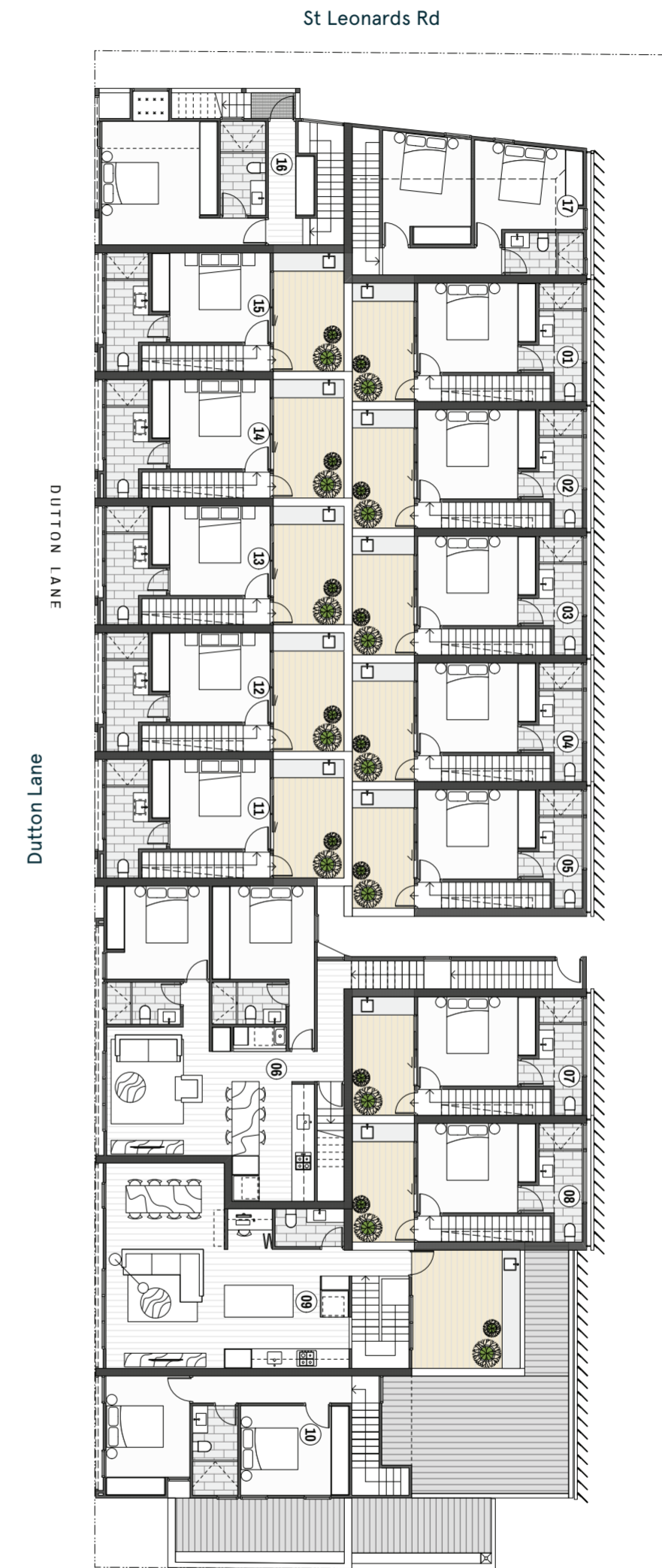


North  
▼



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

# Second Floor



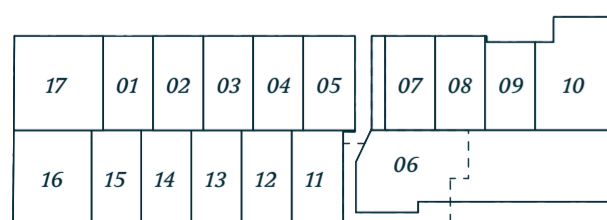
North  
▼



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



# Rooftop



North  
▼



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 52 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

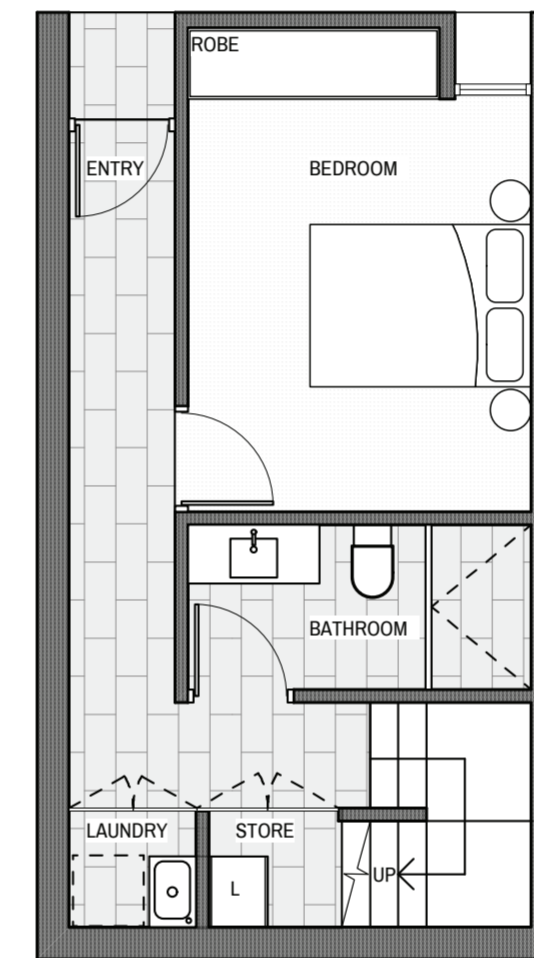
# Floorplans



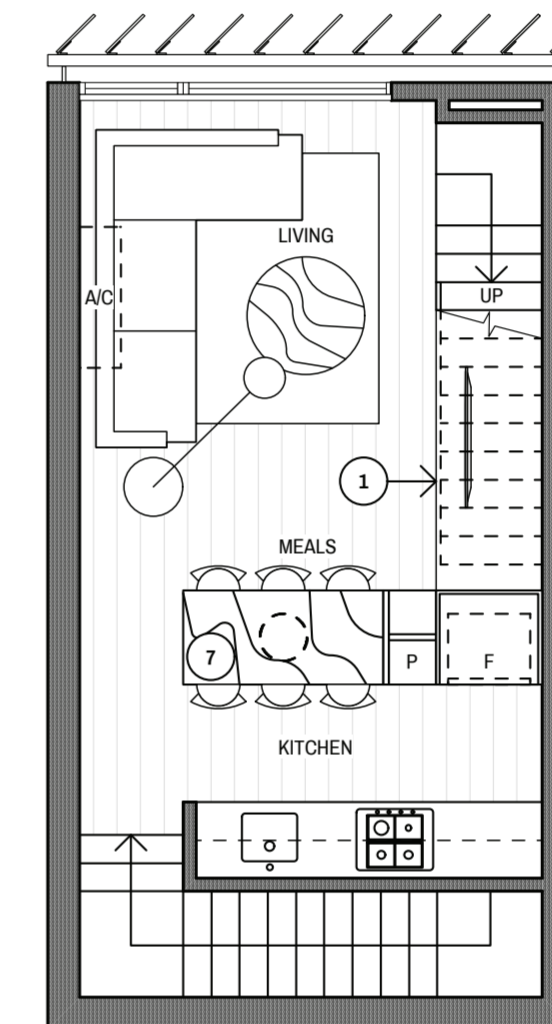
# Townhouse 01

2 Bedrooms – 2 Bathrooms – 1 Carspace

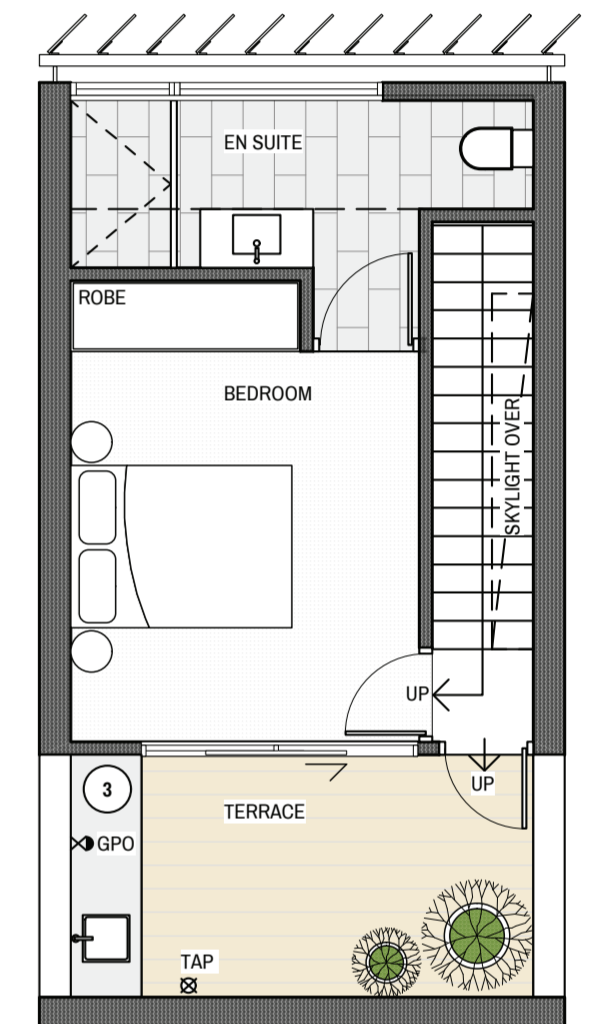
Ground Floor



First Floor



Second Floor



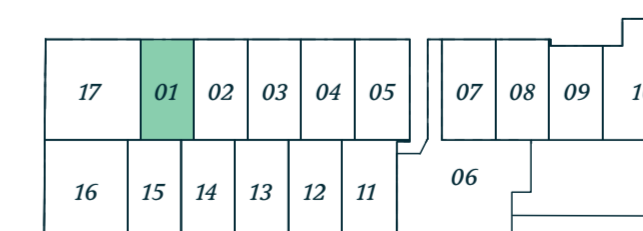
North  
▼

**Options Available:**

- 1. TV unit joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Back tapware

**Inclusions:**

- 7. Built-in table



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

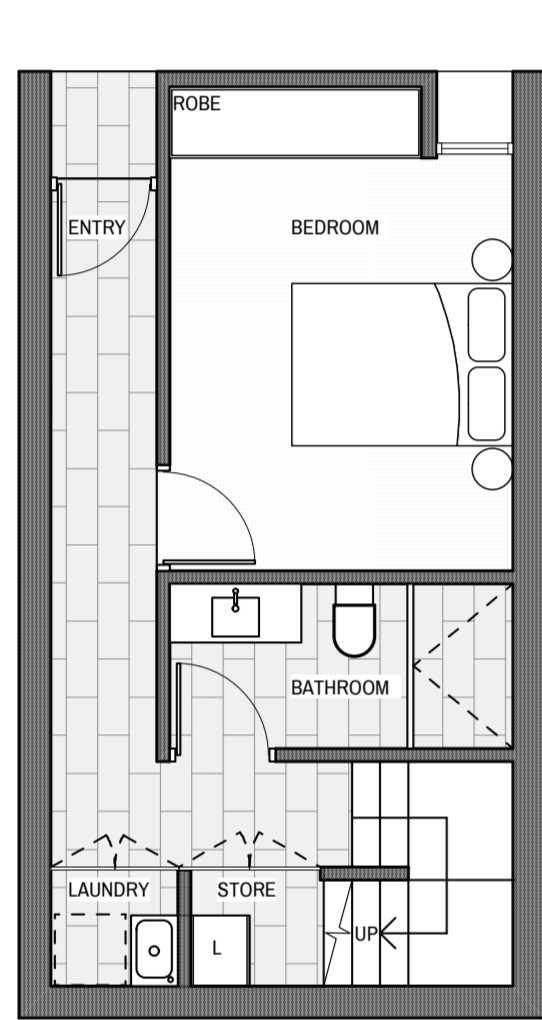
The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 115 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



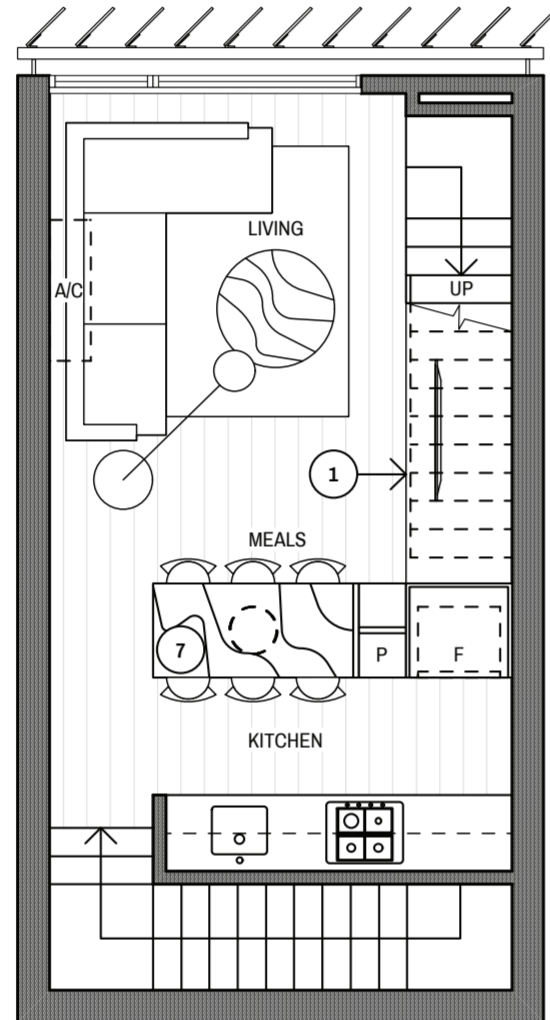
# Townhouse 02

2 Bedrooms – 2 Bathrooms – 1 Carspace

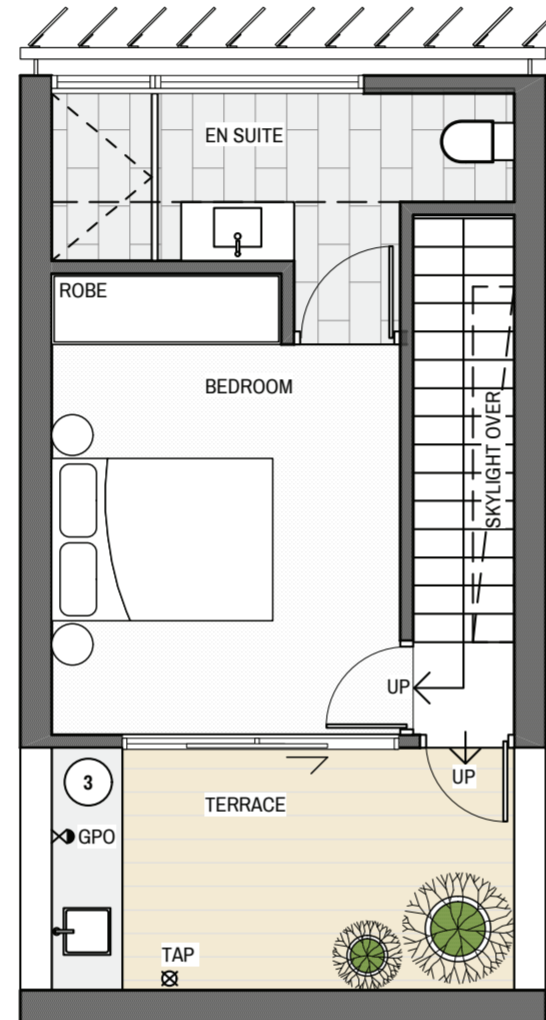
Ground Floor



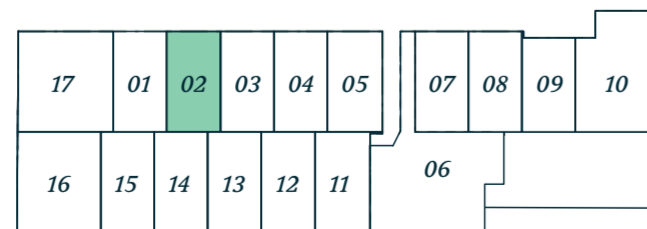
First Floor



Second Floor



North  
↓



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

**Options Available:**

- TV unit joinery
- Terrace bench with integrated sink
- SMEG appliance upgrade
- A/C to bedrooms
- Back tapware

**Inclusions:**

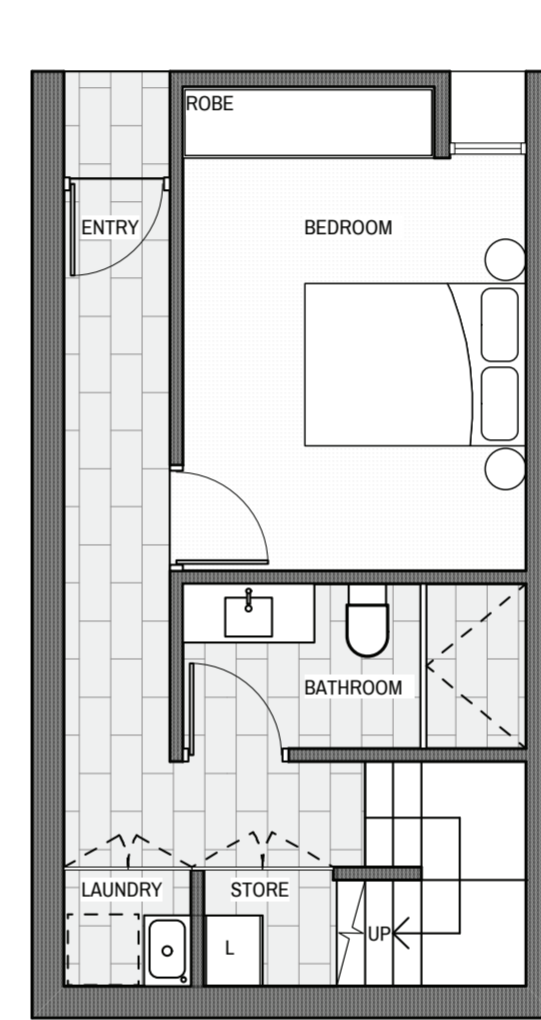
- Built-in table

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

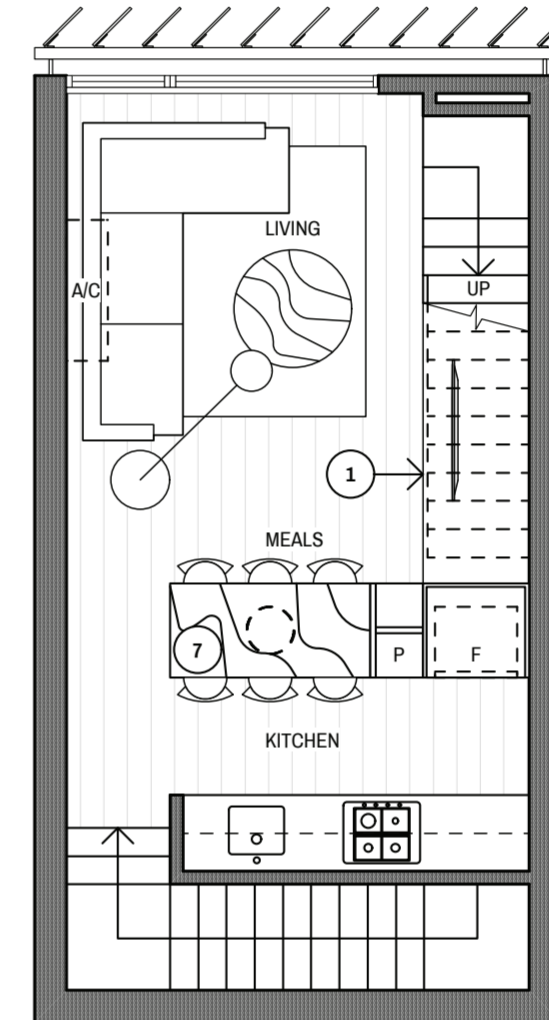
# Townhouse 03

2 Bedrooms – 2 Bathrooms – 1 Carspace

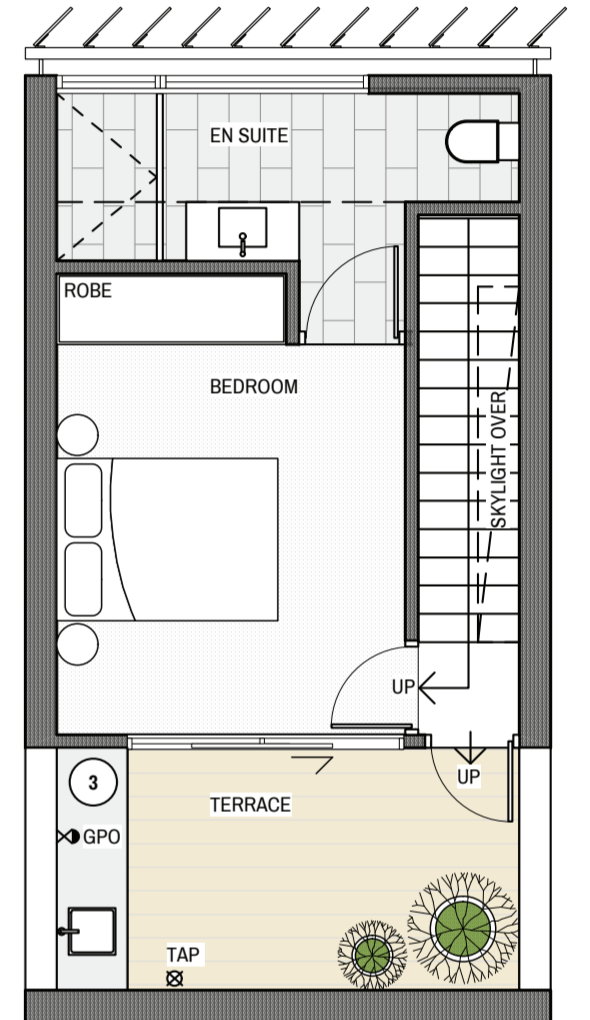
Ground Floor



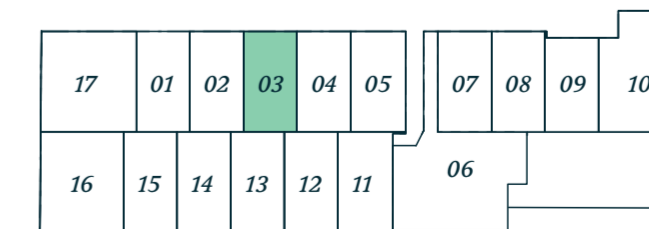
First Floor



Second Floor



North  
↓



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

**Options Available:**

- TV unit joinery
- Terrace bench with integrated sink
- SMEG appliance upgrade
- A/C to bedrooms
- Back tapware

**Inclusions:**

- Built-in table

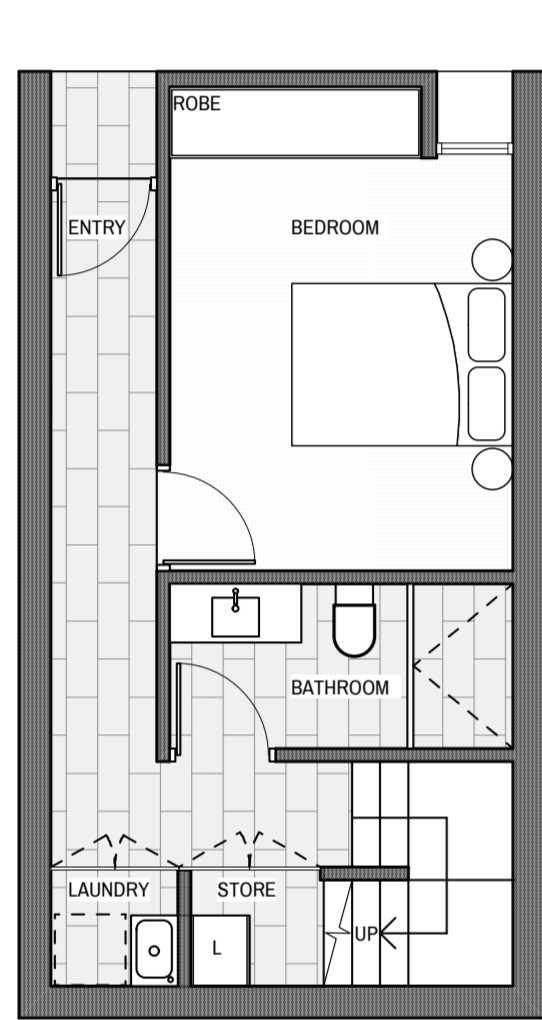
The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



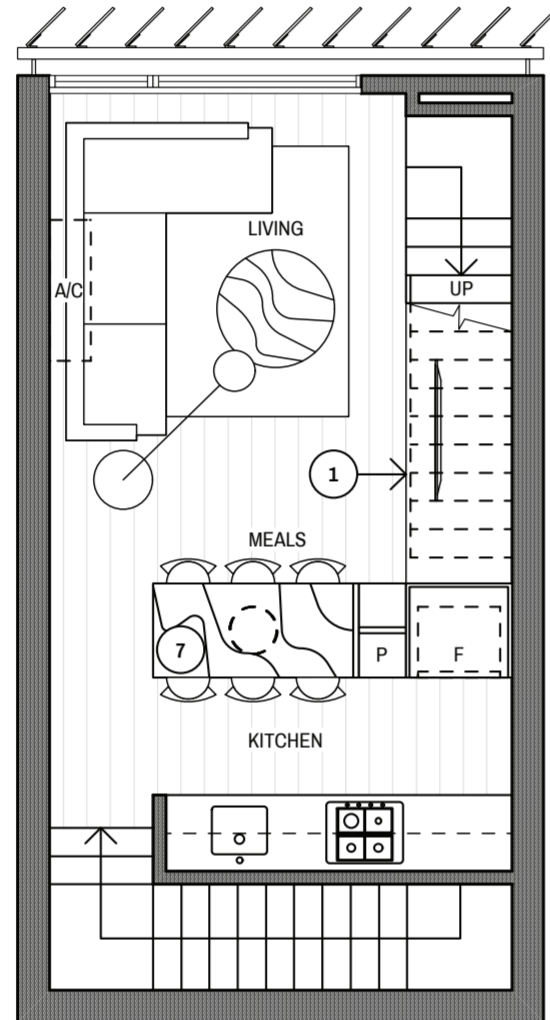
# Townhouse 04

2 Bedrooms – 2 Bathrooms – 1 Carspace

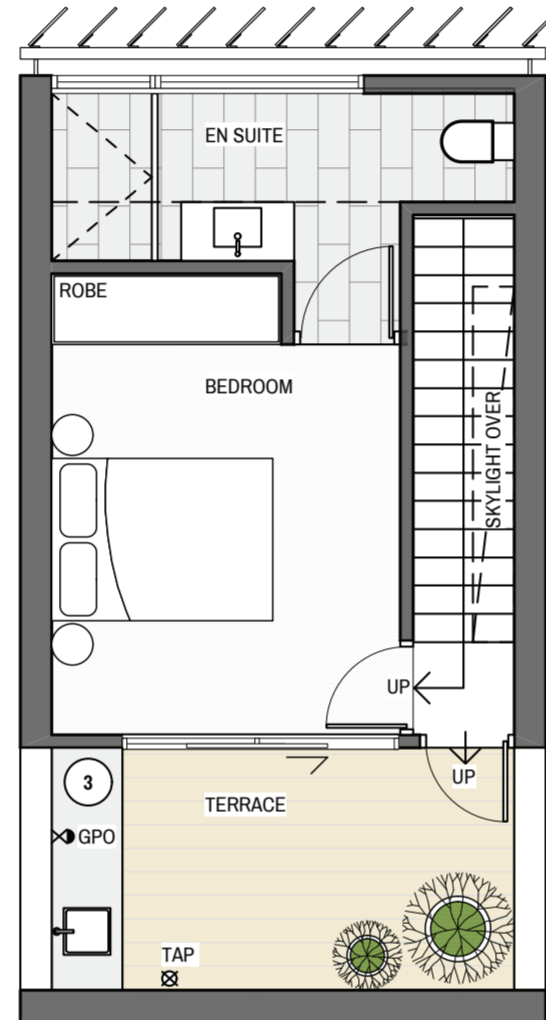
Ground Floor



First Floor



Second Floor



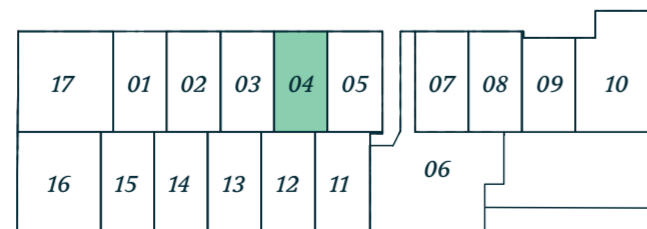
North

**Options Available:**

- 1. TV unit joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Back tapware

**Inclusions:**

- 7. Built-in table



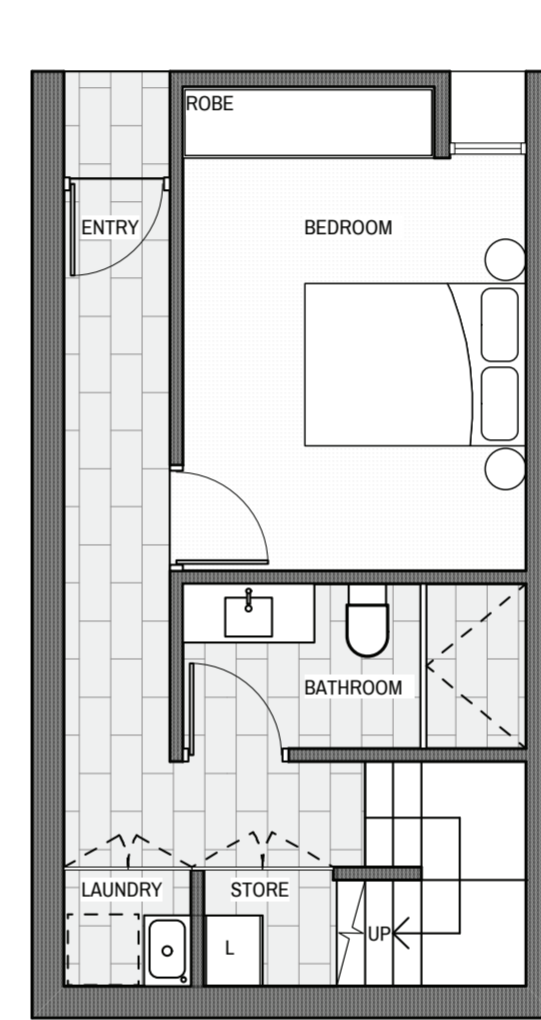
Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

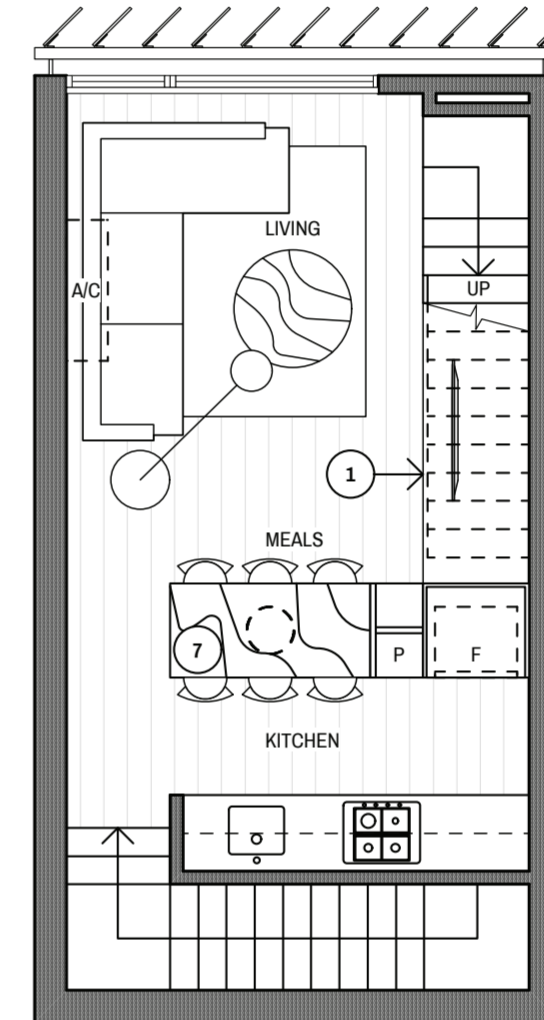
# Townhouse 05

2 Bedrooms – 2 Bathrooms – 1 Carspace

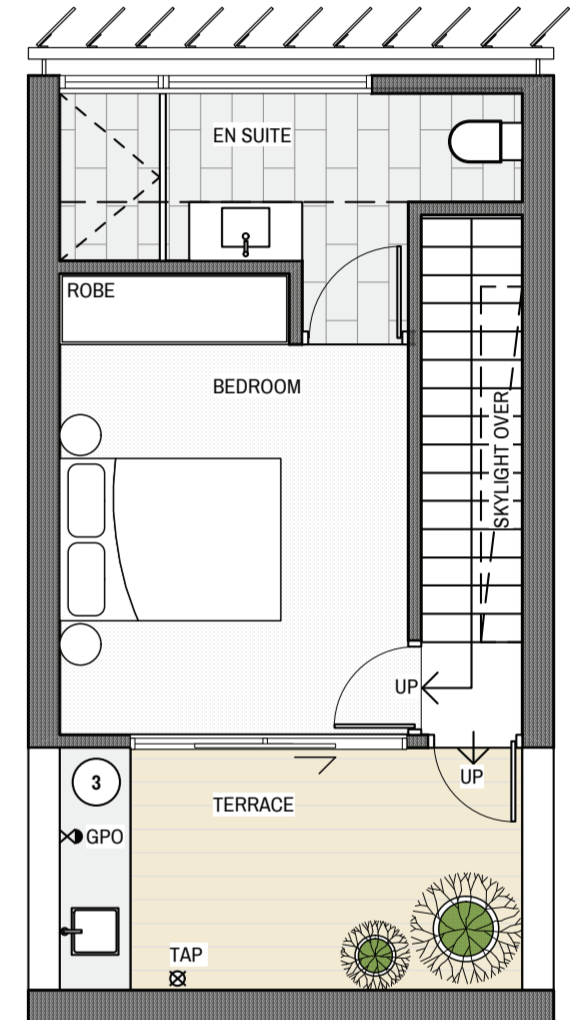
Ground Floor



First Floor



Second Floor



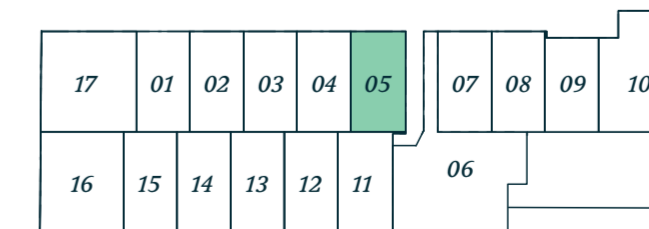
North

**Options Available:**

- 1. TV unit joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Back tapware

**Inclusions:**

- 7. Built-in table



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

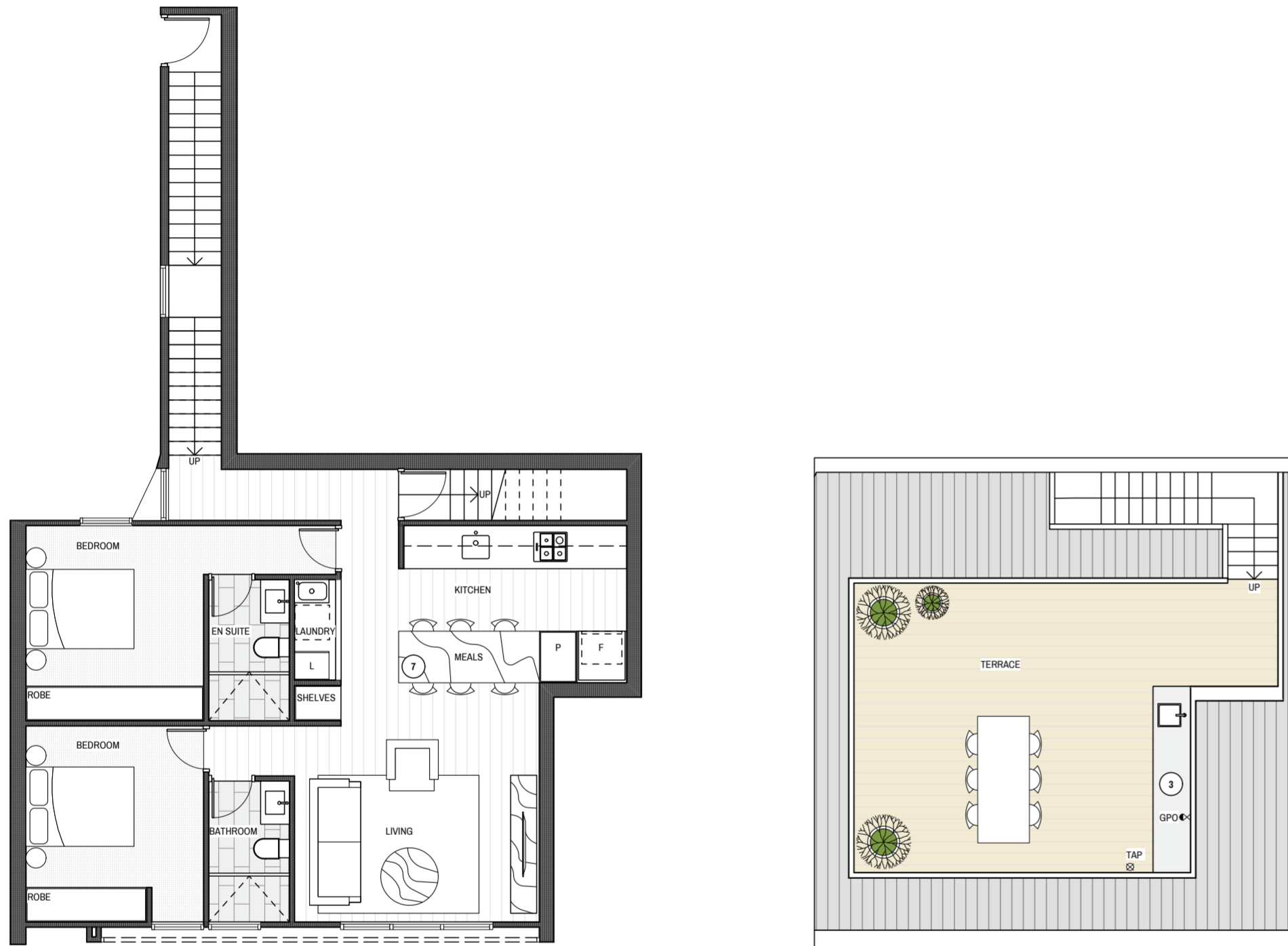


# Townhouse 06

2 Bedrooms – 2 Bathrooms – 1 Carspace

First Floor

Roof



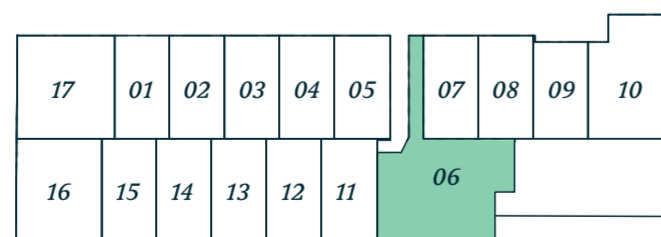
North

**Options Available:**

- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 7. Built-in table



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	83m <sup>2</sup>
External Area	32m <sup>2</sup>
<b>Total Area</b>	<b>115m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

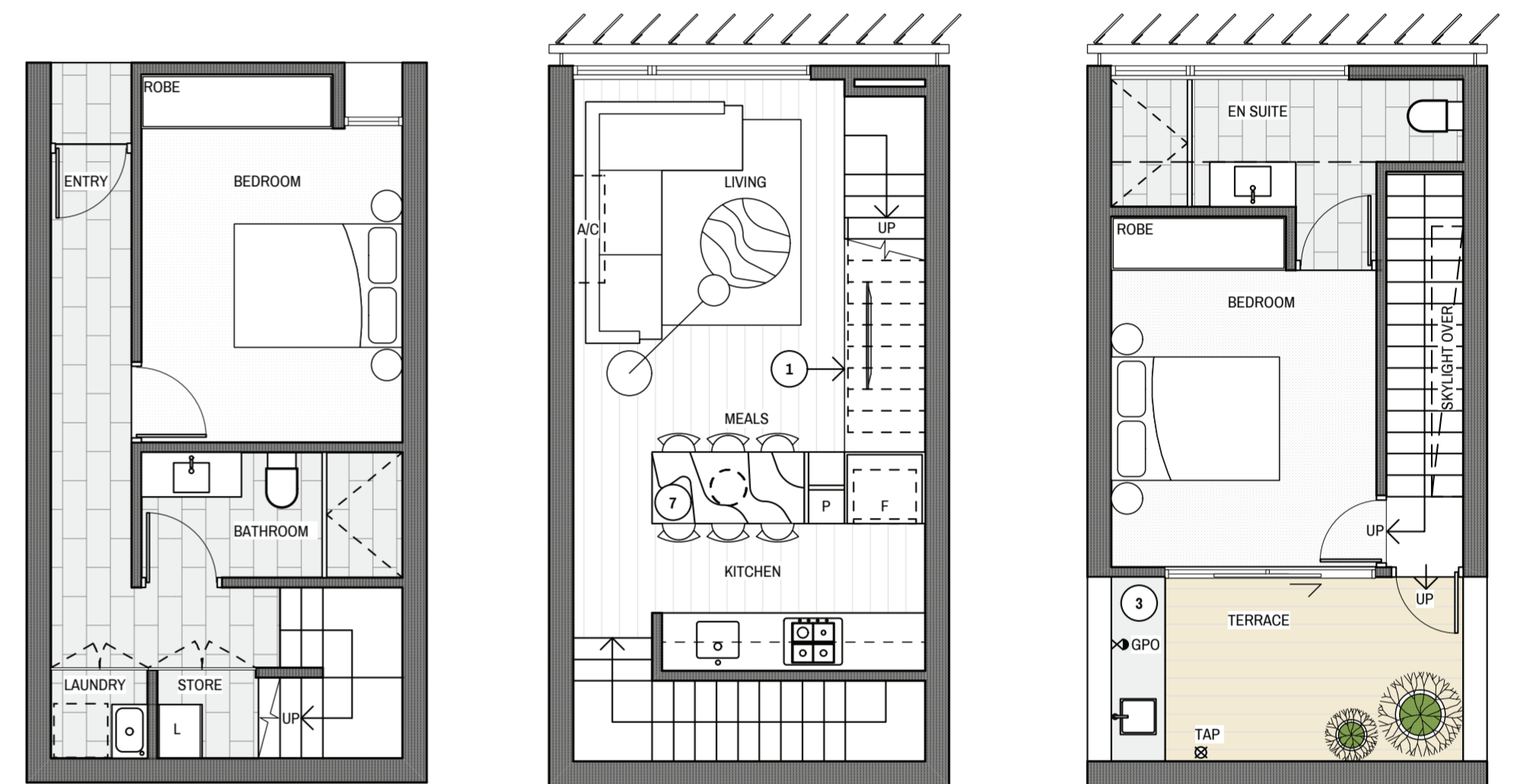
# Townhouse 07

2 Bedrooms – 2 Bathrooms – 1 Carspace

Ground Floor

First Floor

Second Floor



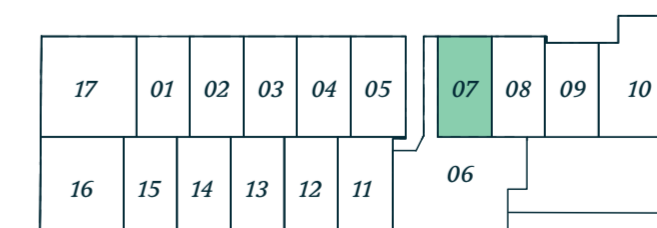
North

**Options Available:**

- 1. TV unit joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Back tapware

**Inclusions:**

- 7. Built-in table



Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>99m<sup>2</sup></b>

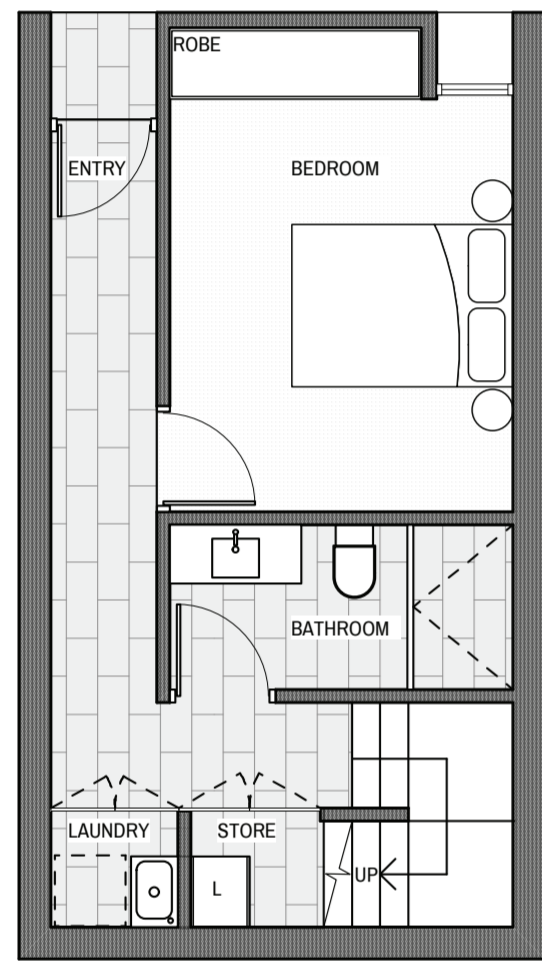
The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



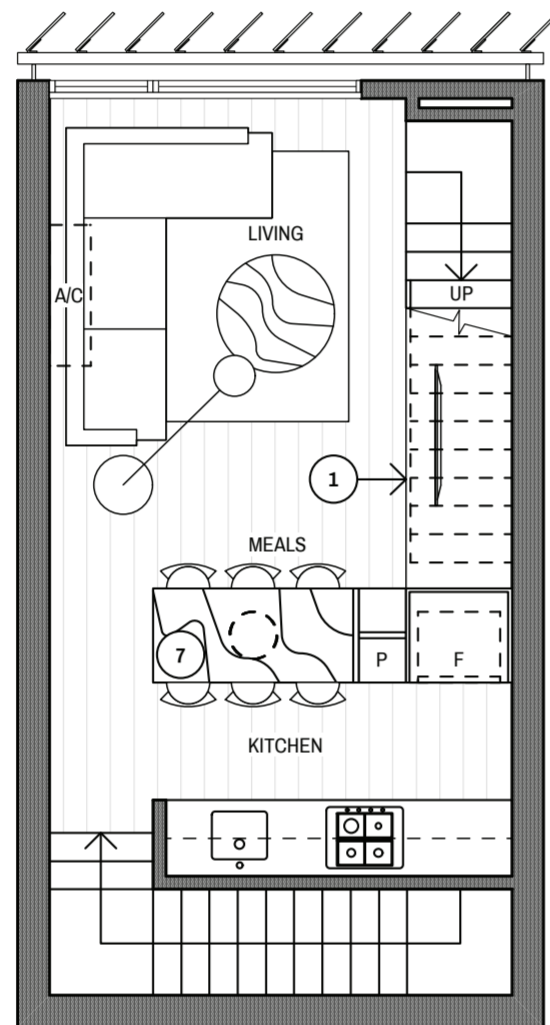
# Townhouse 08

2 Bedrooms – 2 Bathrooms – 1 Carspace

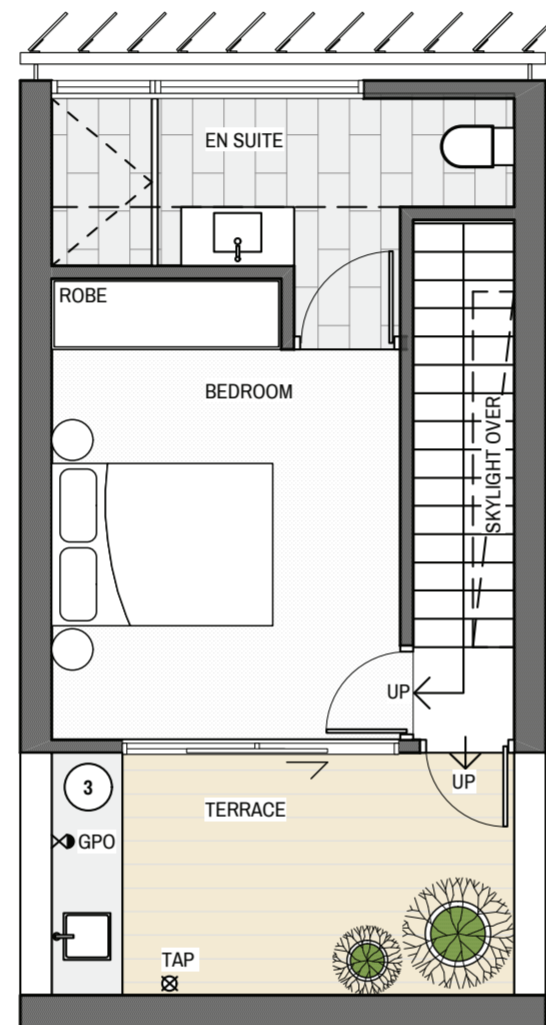
Ground Floor



First Floor



Second Floor



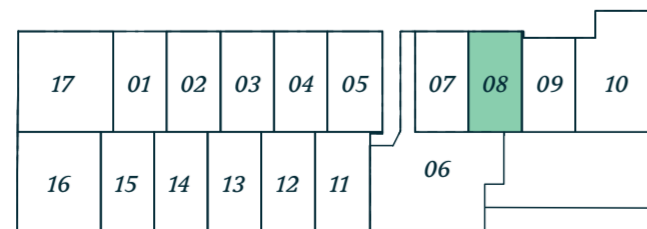
North

**Options Available:**

- 1. TV unit joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 7. Built-in table



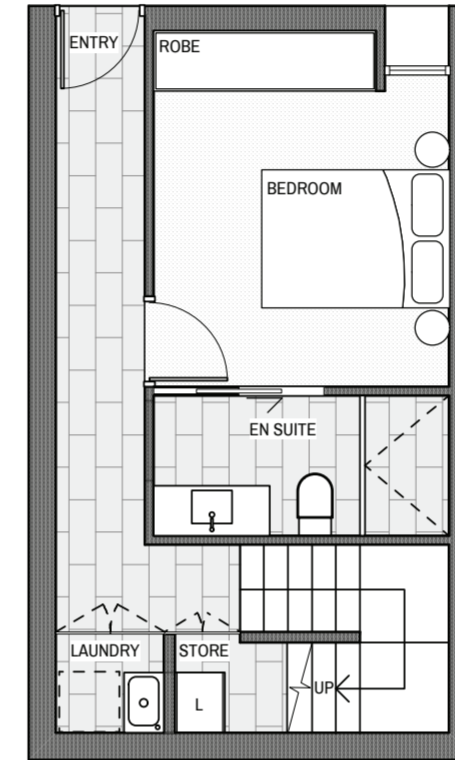
Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	89m <sup>2</sup>
External Area	10m <sup>2</sup>
<b>Total Area</b>	<b>98m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

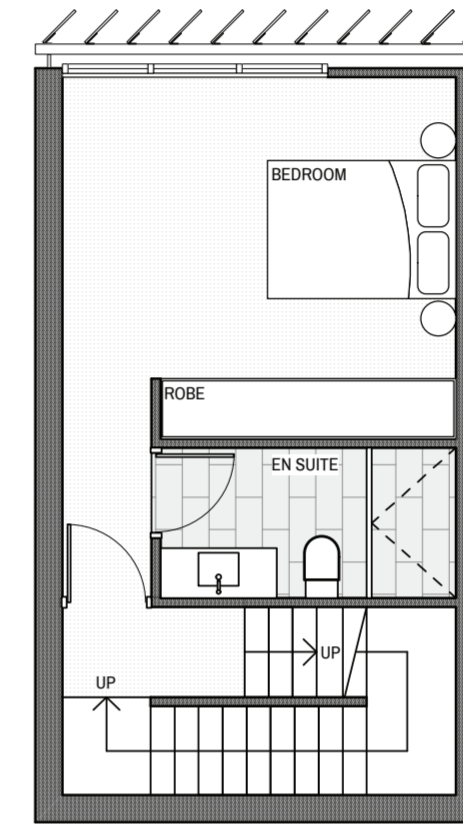
# Townhouse 09

2 Bedrooms – 2 Bathrooms – 1 Carspace

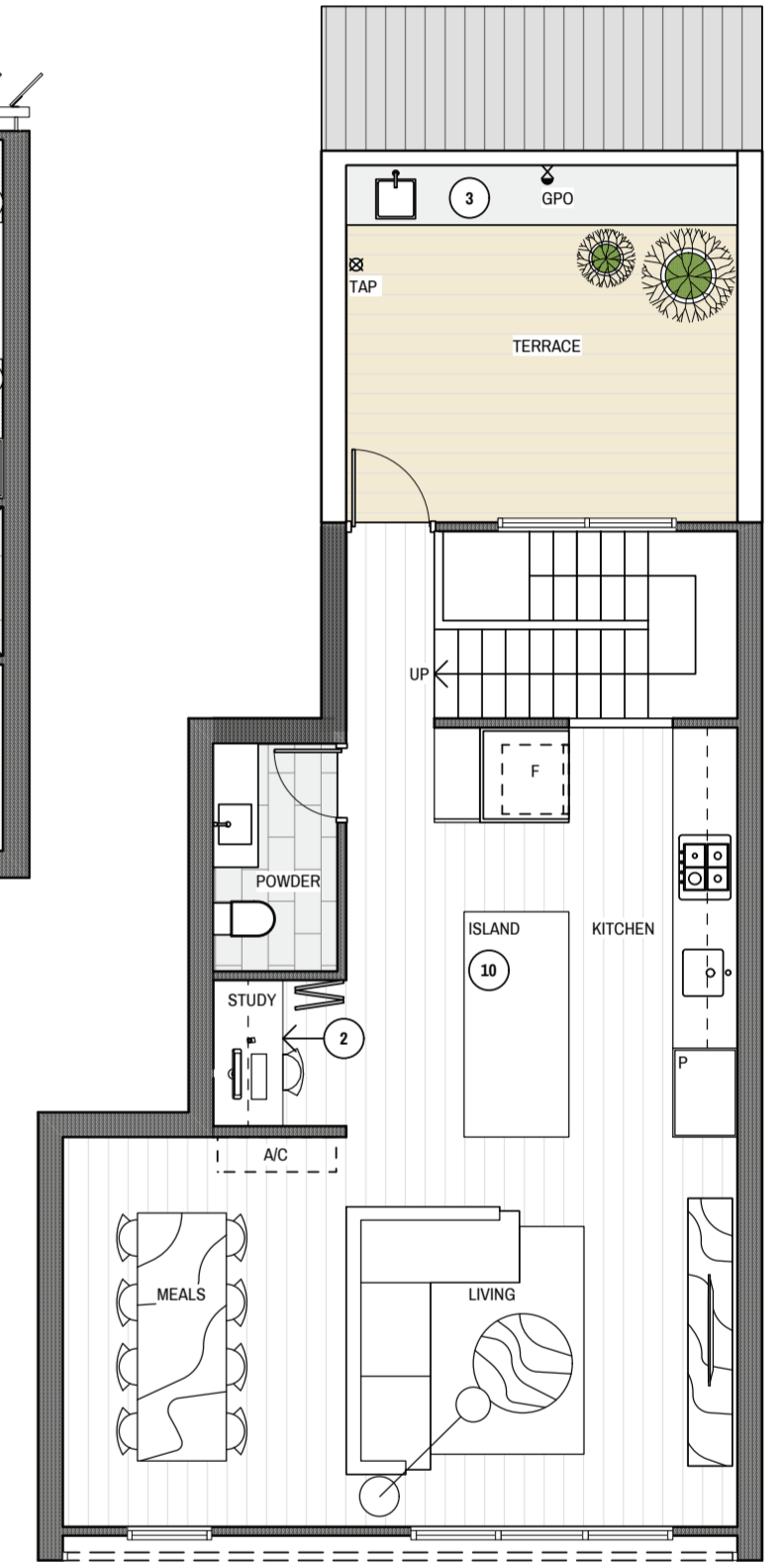
Ground Floor



First Floor



Second Floor



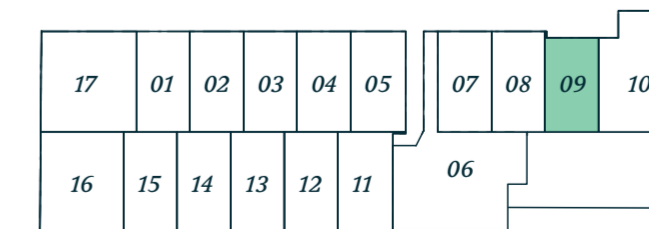
North

**Options Available:**

- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 2. Study desk joinery
- 10. Island bench



Bedrooms	2
Bathrooms	2
Powder	1
Carspace	1
Internal Area	120m <sup>2</sup>
External Area	15m <sup>2</sup>
<b>Total Area</b>	<b>135m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



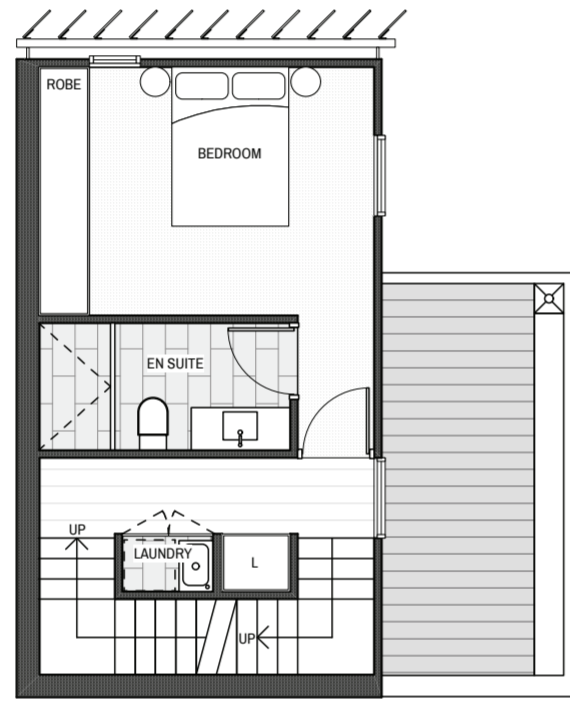
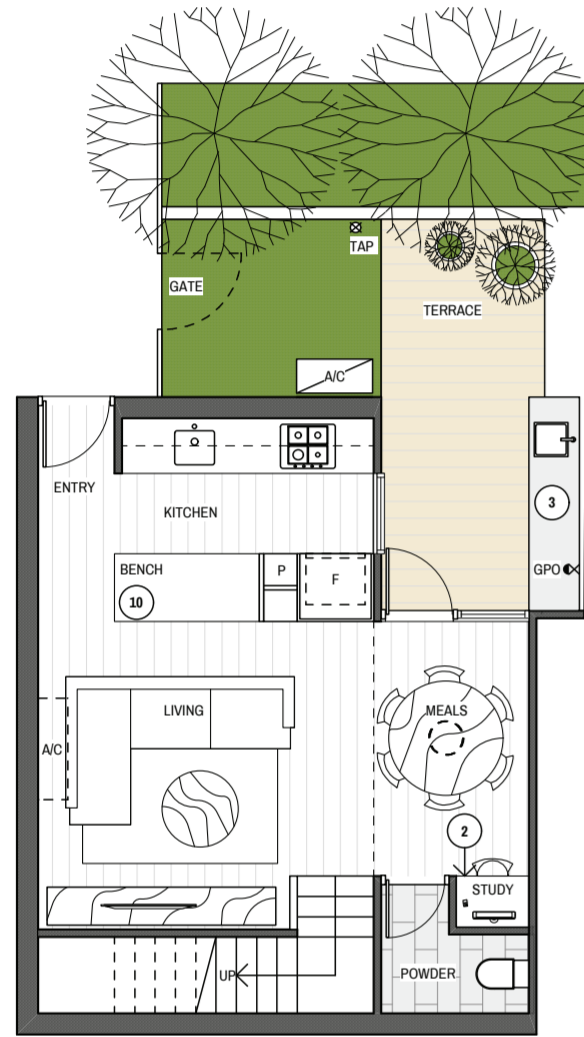
# Townhouse 10

3 Bedrooms – 2 Bathrooms – 1 Carspace

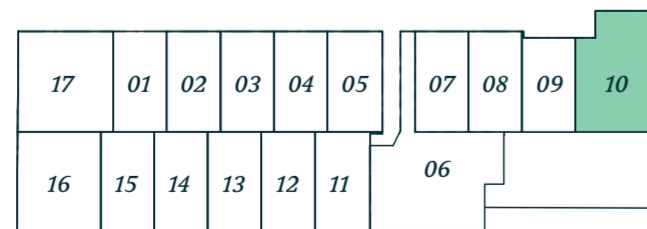
Ground Floor

First Floor

Second Floor



North



**Options Available:**

- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 2. Study desk joinery
- 10. Island bench

Bedrooms	3
Bathrooms	2
Powder	1
Carspace	1
Internal Area	110m <sup>2</sup>
Terrace Area	11m <sup>2</sup>
Garden Area	14m <sup>2</sup>
<b>Total Area</b>	<b>135m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

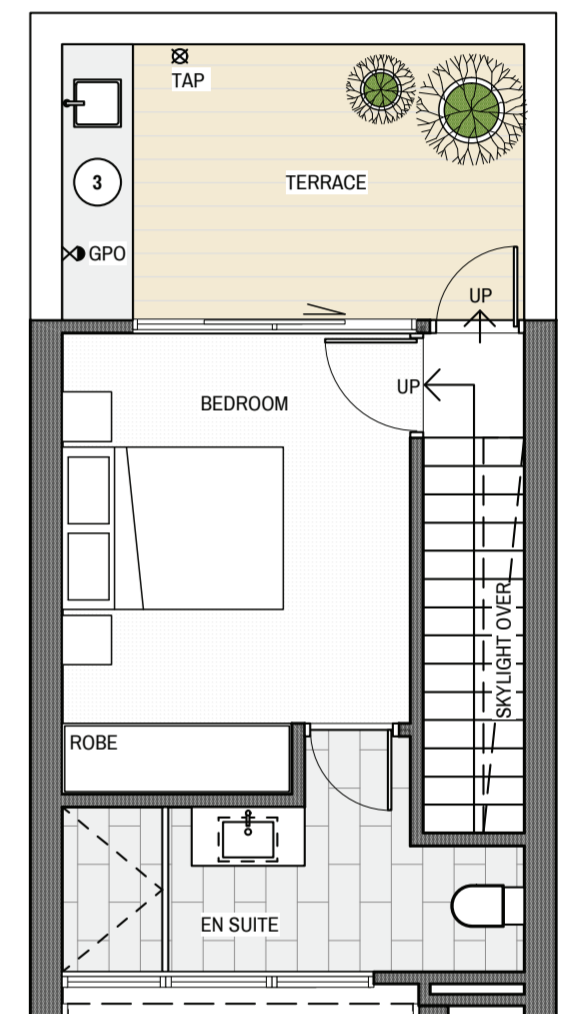
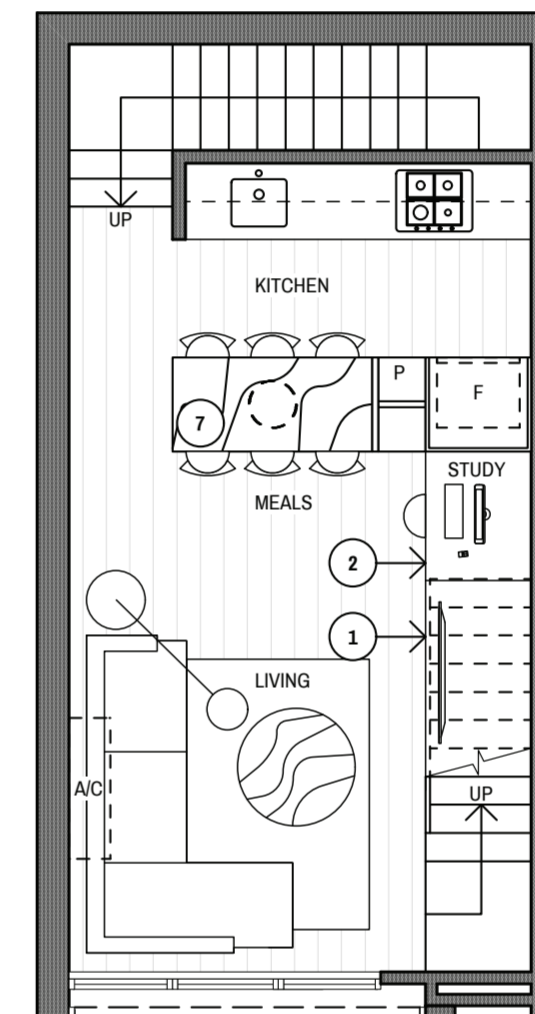
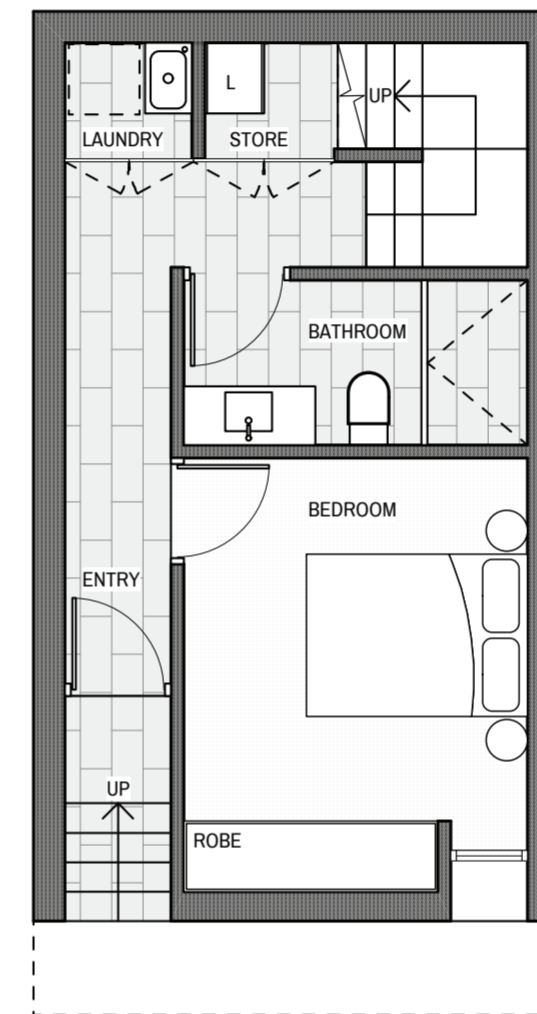
# Townhouse 11

2 Bedrooms – 2 Bathrooms – 1 Carspace

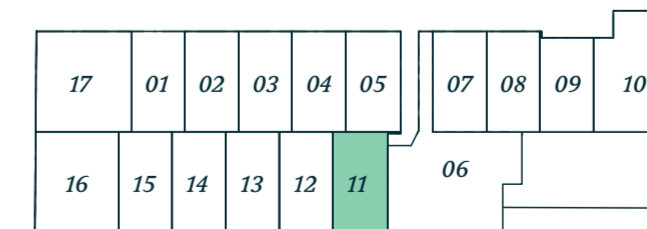
Ground Floor

First Floor

Second Floor



North



**Options Available:**

- 1. TV unit joinery
- 2. Study desk joinery
- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 7. Built-in table

Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	88m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
<b>Total Area</b>	<b>100m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



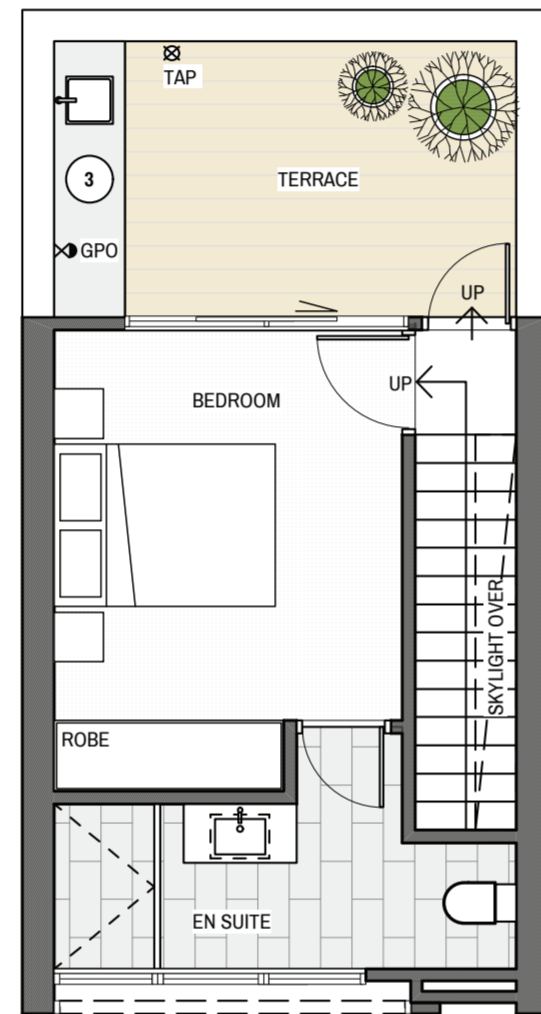
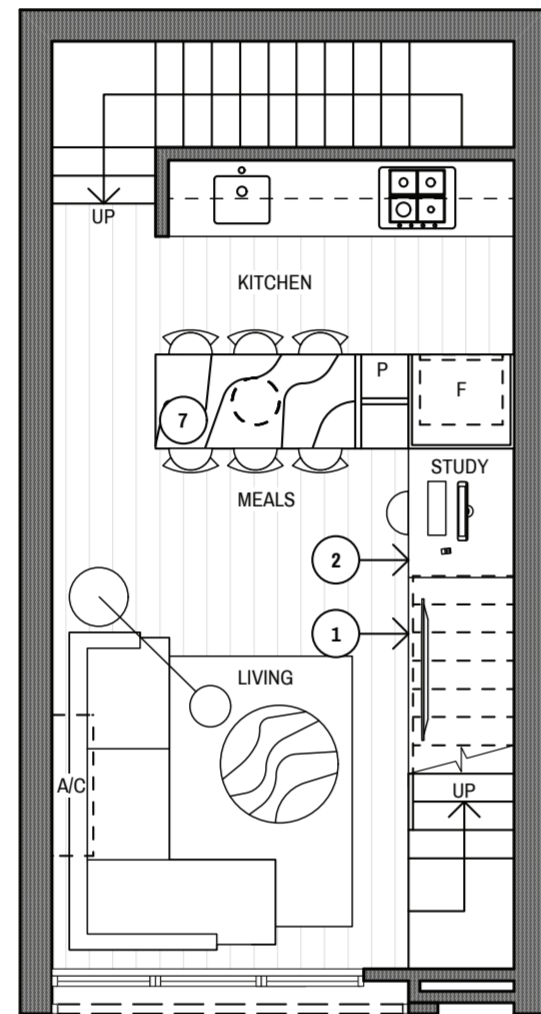
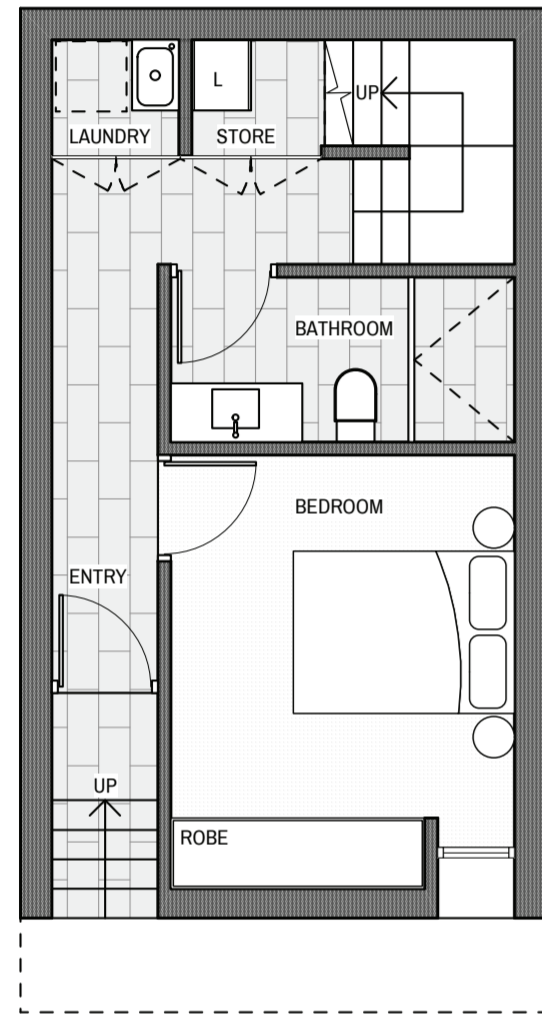
# Townhouse 12

2 Bedrooms – 2 Bathrooms – 1 Carspace

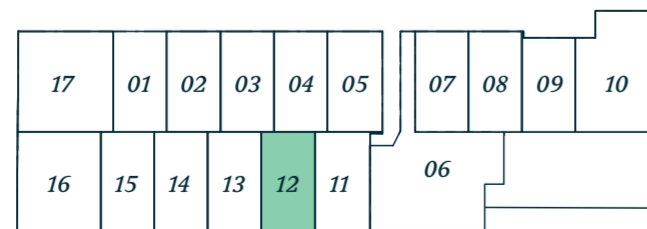
Ground Floor

First Floor

Second Floor



North  
↓



**Options Available:**

1. TV unit joinery
2. Study desk joinery
3. Terrace bench with integrated sink
4. SMEG appliance upgrade
5. A/C to bedrooms
6. Black tapware

**Inclusions:**

7. Built-in table

Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	88m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
<b>Total Area</b>	<b>100m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

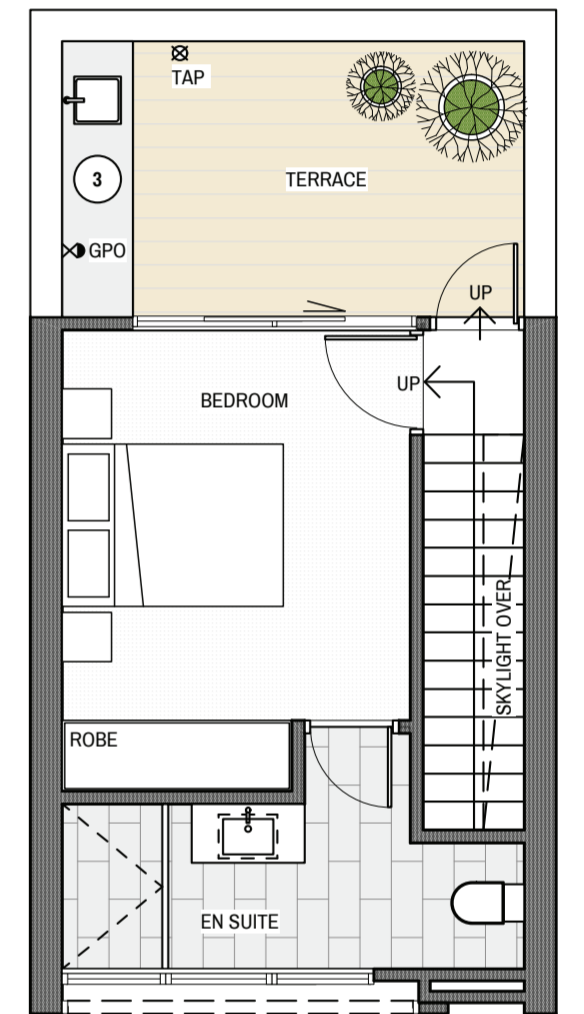
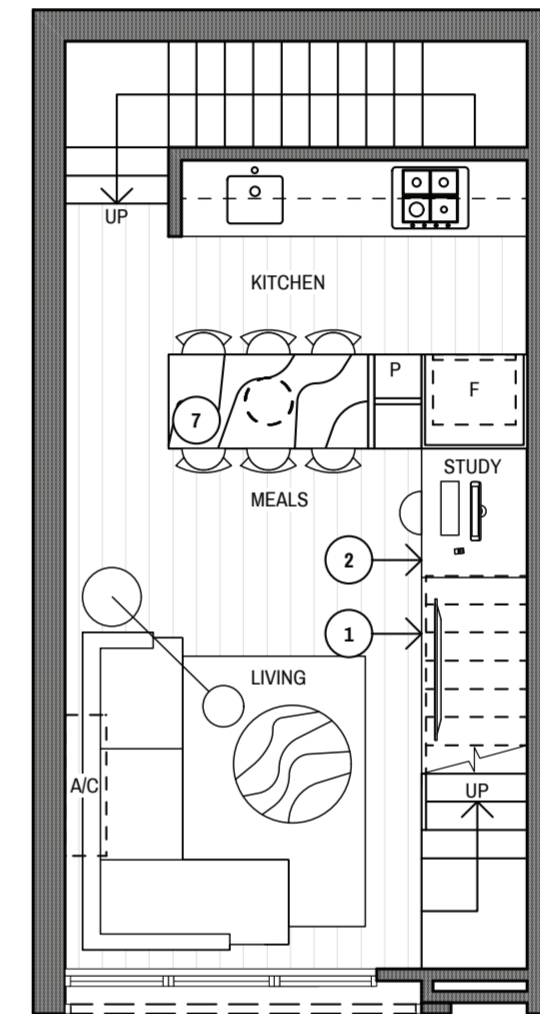
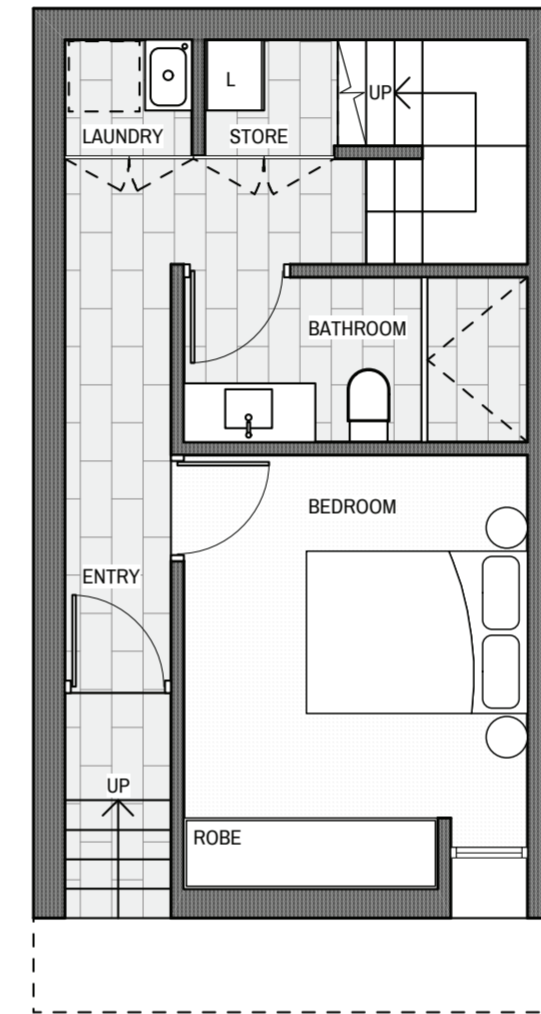
# Townhouse 13

2 Bedrooms – 2 Bathrooms – 1 Carspace

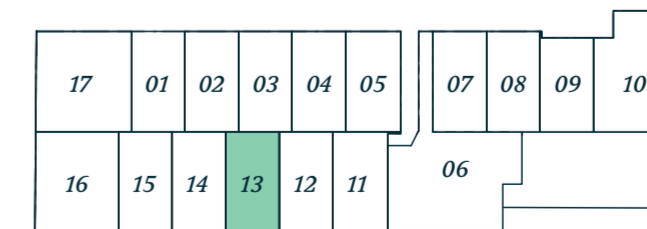
Ground Floor

First Floor

Second Floor



North  
↓



**Options Available:**

1. TV unit joinery
2. Study desk joinery
3. Terrace bench with integrated sink
4. SMEG appliance upgrade
5. A/C to bedrooms
6. Black tapware

**Inclusions:**

7. Built-in table

Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	88m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
<b>Total Area</b>	<b>100m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



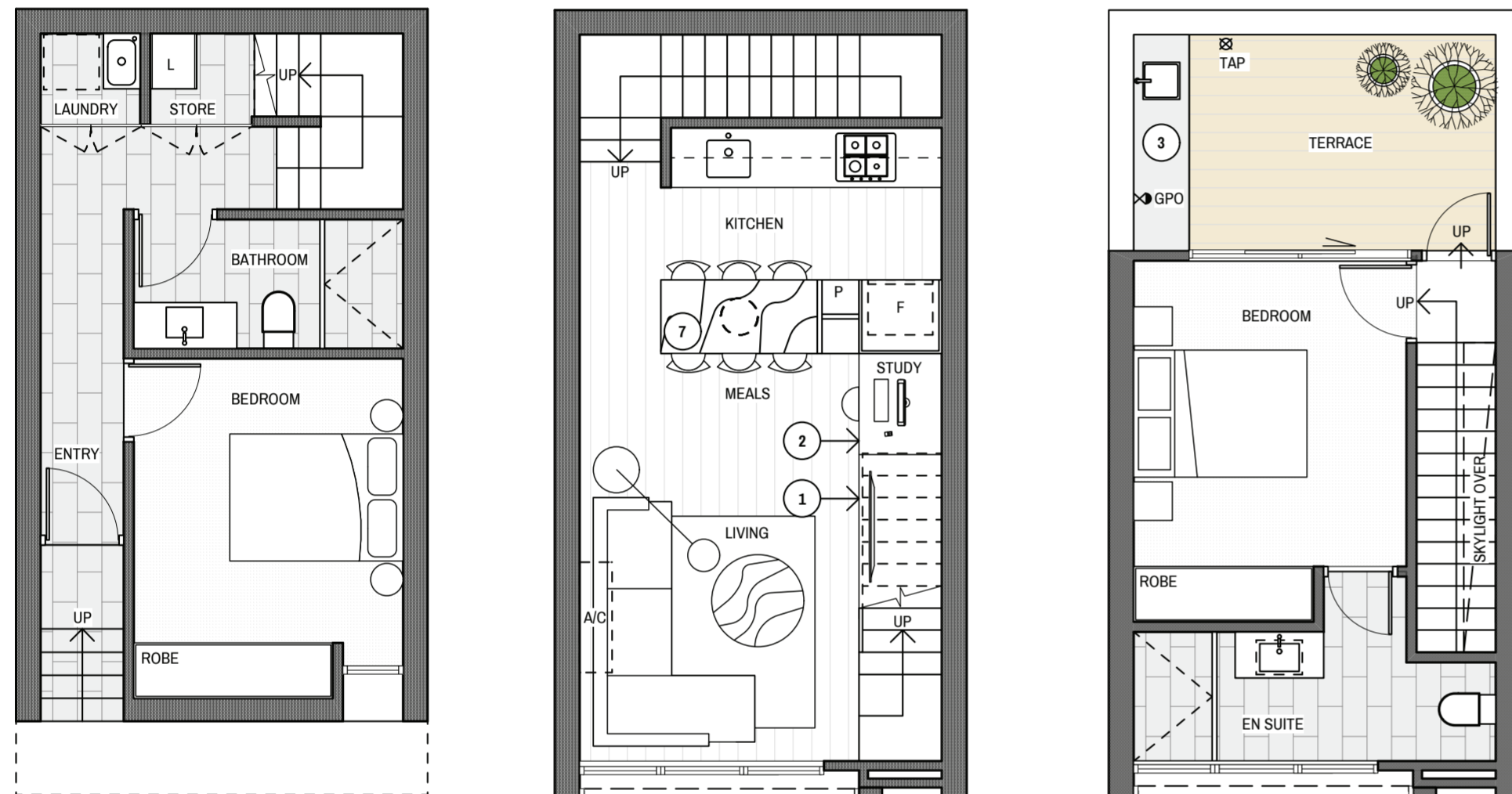
# Townhouse 14

2 Bedrooms – 2 Bathrooms – 1 Carspace

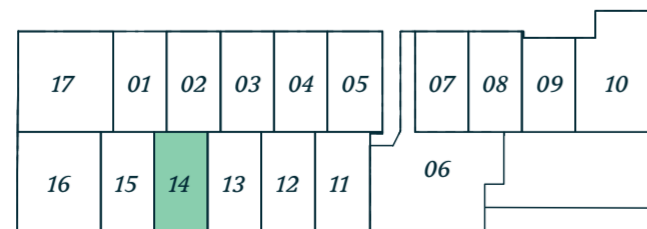
Ground Floor

First Floor

Second Floor



North  
↓



**Options Available:**

1. TV unit joinery
2. Study desk joinery
3. Terrace bench with integrated sink
4. SMEG appliance upgrade
5. A/C to bedrooms
6. Black tapware

**Inclusions:**

7. Built-in table

Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	88m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
<b>Total Area</b>	<b>100m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

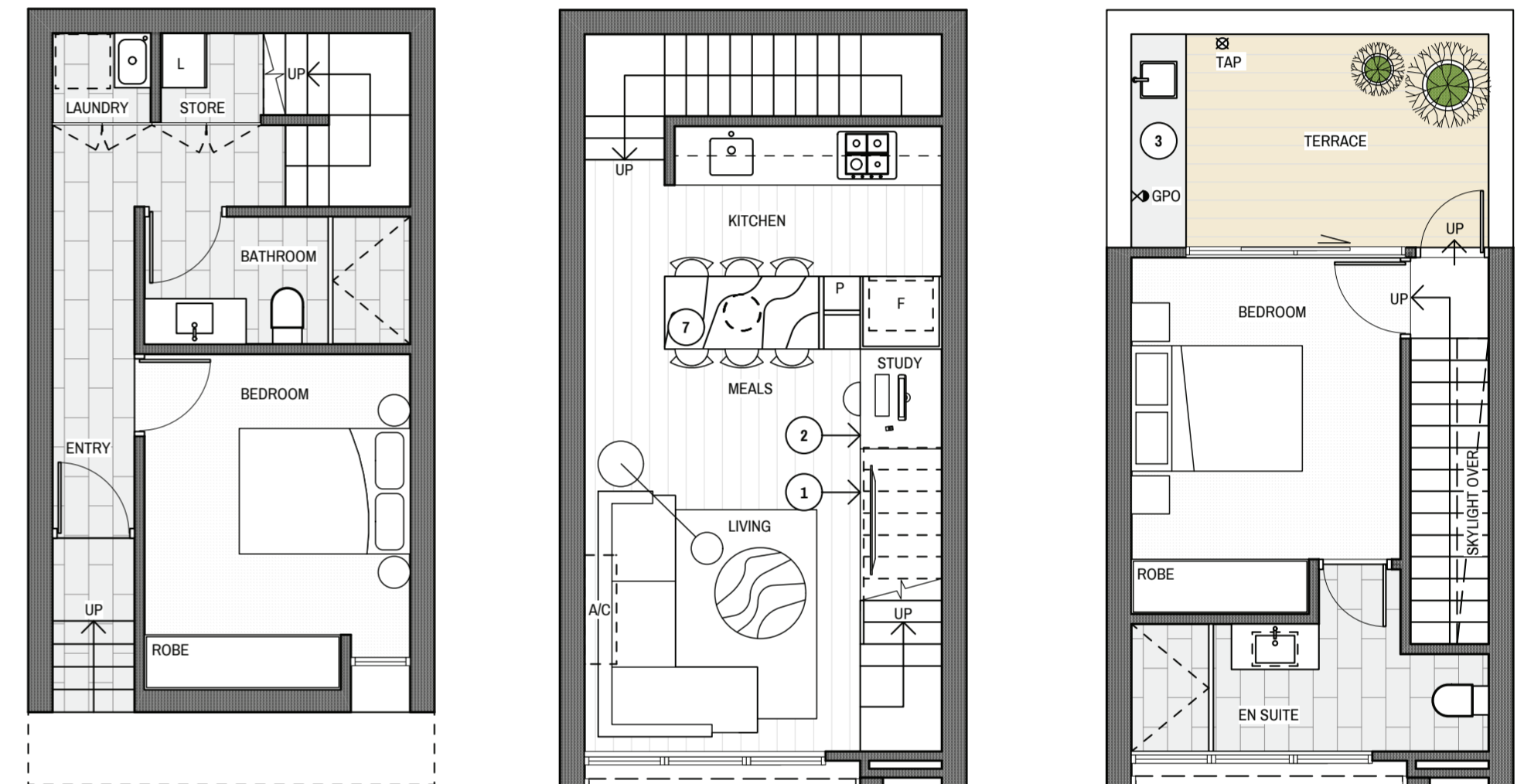
# Townhouse 15

2 Bedrooms – 2 Bathrooms – 1 Carspace

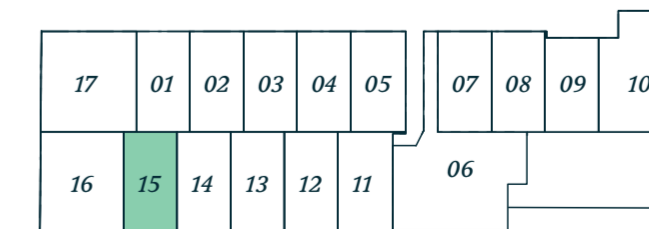
Ground Floor

First Floor

Second Floor



North  
↓



**Options Available:**

1. TV unit joinery
2. Study desk joinery
3. Terrace bench with integrated sink
4. SMEG appliance upgrade
5. A/C to bedrooms
6. Black tapware

**Inclusions:**

7. Built-in table

Bedrooms	2
Bathrooms	2
Carspace	1
Internal Area	88m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
<b>Total Area</b>	<b>100m<sup>2</sup></b>

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

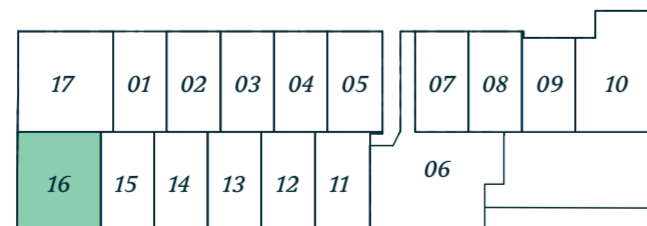


# Townhouse 16

2 Bedrooms – 2 Bathrooms – 1 Carspace



North



Bedrooms	2
Bathrooms	2
Powder	1
Carspace	1
Internal Area	105m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
Garden Area	11m <sup>2</sup>
<b>Total Area</b>	<b>128m<sup>2</sup></b>

**Options Available:**

- 3. Terrace bench with integrated sink
- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

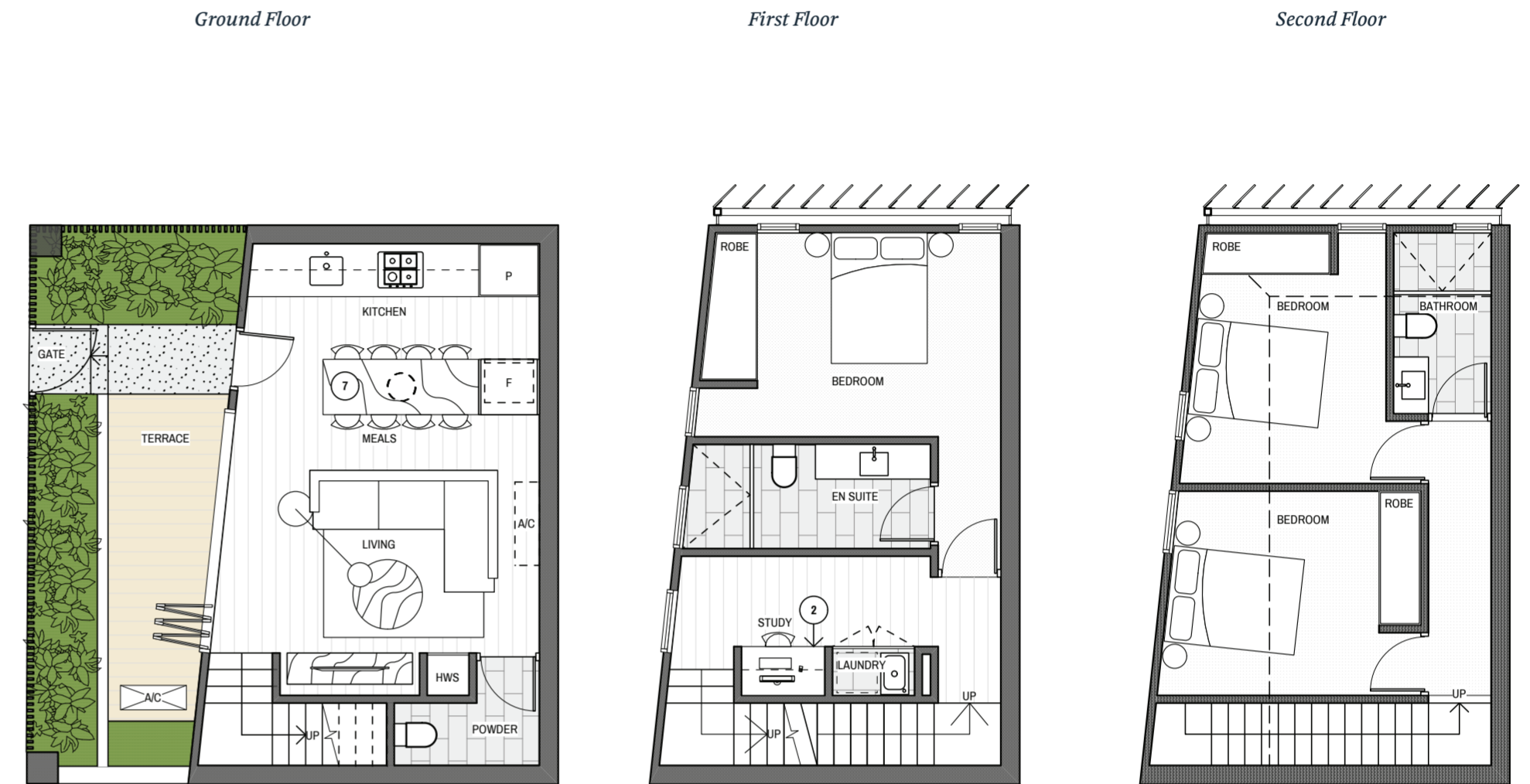
**Inclusions:**

- 2. Study desk joinery
- 7. Built-in table
- 8. Additional storage
- 9. Window seat

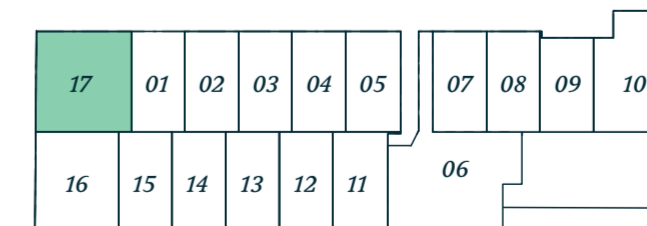
The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.

# Townhouse 17

3 Bedrooms – 2 Bathrooms – 1 Carspace



North



Bedrooms	2
Bathrooms	2
Powder	1
Carspace	1
Internal Area	112m <sup>2</sup>
Terrace Area	7m <sup>2</sup>
Garden Area	14m <sup>2</sup>
<b>Total Area</b>	<b>133m<sup>2</sup></b>

**Options Available:**

- 4. SMEG appliance upgrade
- 5. A/C to bedrooms
- 6. Black tapware

**Inclusions:**

- 2. Study desk joinery
- 7. Built-in table









The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions only and are intended as a guide only. Loose furniture, white goods, pendant lights and planters and any items depicted are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Vendor, St Leonards Property Pty Ltd ABN 32 113 580 366, or their respective agents, and are subject to change at any time. Images are not to scale and may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representations upon which the Purchaser relies.



# Fixtures, Fittings & Finishes












## Kitchen



Description	Code/Range (COS description)	Finish	Image
Sink	<i>Single Undermount Sink</i>	<i>Stainless Steel</i>	
Spout / Mixer	<i>Sink Mixer</i>	<i>Black *Purchaser Upgrade</i>	
Oven	<i>Technika Built-In 60cm Oven</i>	<i>Stainless Steel</i>	
Cooktop	<i>Technika Induction Cooktop</i>	<i>Black Ceramic</i>	
Rangehood	<i>Technika Concealed Rangehood</i>	<i>Stainless Steel</i>	
Dishwasher	<i>Technika Dishwasher</i>	<i>Stainless Steel</i>	
Joinery Pulls	<i>Joinery Lip Pulls</i>	<i>White</i>	
Cutlery Insert	<i>Cutlery Insert</i>	<i>Grey Plastic</i>	





## Ensuite & Bathroom

Description	Code/Range (COS description)	Finish	Image
Basin	<i>Top Mount Basin</i>	<i>White</i>	
Basin Mixer	<i>Basin Mixer</i>	<i>Black *Purchaser Upgrade</i>	
Toilet Suite	<i>Back to Wall Toilet Suite</i>	<i>White Porcelain</i>	
Shower	<i>Shower Rose on Arm</i>	<i>Black *Purchaser Upgrade</i>	
Shower Mixer	<i>Shower Mixer</i>	<i>Black *Purchaser Upgrade</i>	
Shower Waste	<i>Shower Waste with Tile Insert</i>	<i>Tile Insert</i>	
Toilet Roll Holder	<i>Toilet Roll Holder</i>	<i>Black *Purchaser Upgrade</i>	
Towel Rail	<i>Towel Rail</i>	<i>Black *Purchaser Upgrade</i>	
Hand Towel Rail	<i>Hand Towel Rail</i>	<i>Black *Purchaser Upgrade</i>	
Robe Hooks	<i>Robe Hooks</i>	<i>Black *Purchaser Upgrade</i>	
Bathroom Shelf (to shower)	<i>Shower Shelf</i>	<i>Black *Purchaser Upgrade</i>	

## Laundry

Description	Code/Range (COS description)	Finish	Image
Sink	<i>Laundry Trough</i>	<i>Stainless Steel</i>	
Spout / Mixer	<i>Sink Mixer</i>	<i>Chrome</i>	

## Terrace

Description	Code/Range (COS description)	Finish	Image
Sink	<i>Inset Sink</i>	<i>Stainless Steel</i>	
Spout / Mixer	<i>Sink Mixer</i>	<i>Stainless Steel</i>	

## Optional Extras (for select townhouses)

Item Number	Code/Range (COS description)
01	<i>TV Unit Joinery</i>
02	<i>Study Desk Joinery</i>
03	<i>Terrace Bench with Integrated Sink</i>
04	<i>SMEG Appliance Upgrade</i>
05	<i>Air Conditioning to Bedrooms</i>
06	<i>Black Tapware</i>

## Inclusions

Item Number	Code/Range (COS description)
07	<i>Built-In Table</i>
08	<i>Additional Storage</i>
09	<i>Window Seat (Townhouse 16 only)</i>
10	<i>Island Bench (Townhouse 09 &amp; 10 only)</i>



## Materials & Finishes

Material	Description	Notes/Indicative Application
Brick	White Bricks	External application on Ground Floor
Carpet	Cut Pile Carpet with Underlay	Floor finish to bedrooms and stairs
Composite Panel	External Composite Cladding Panels, Paint Finish	External cladding applicaiton
Cement Render	Grey/Off White Cement Render	External application front fence pillars, cladding around car stacker on east façade
Decking	External Decking Boards	External terraces
Engineered Flooring	Engineered Floor	Floor finish to living room, kitchen and dining
Glass	Glass Shower Screen	Shower screen
Glass	Frameless Mirror	Ensuite & bathrooms
Laminate 1	Laminate/Melamine	General joinery application
Laminate 2	Laminate/Melamine	General joinery application including shadowboards & kickboards
Laminate 3	Laminate/Melamine	General joinery application
Laminate 4	Laminate/Melamine	General joinery application
Laminate 5	Laminate/Melamine	General joinery application
Metal 1	Horiztonal Aluminium Battens	External screens, refer elevations
Metal 2	Vertical Aluminium Battens	External screens, refer elevations
Metal 3	Folded/Flat Sheet Metal	External window surrounds, east elevation
Paint	Option 1. Solver Paints Kentucky Green  Option 2. Resene Breeze Light Blue  Option 3. Resene Siesta Purple  Option 4. Solver Paints Girder Dark Blue	Staircase feature wall
Plasterboard 1	Plasterboard - White Paint Finish	Internal walls
Plasterboard 2	Plasterboard - White Paint Finish	Internal ceilings
Privacy Screens	Externally Fixed Vertical Aluminium Fins	External application to western facade
Skirting	Surface Mounted, Adhered to Wall	Paint finish. Generally to all plasterboard walls
Stone	Caesarstone	
Tiles	Wall Tiles 150 x 600 & 300 x 600, White Porcelain	Wall tiles to bahtroom, ensuite & laundry
Tiles	Floor Tiles 300 x 600 Porcelain	Floor tiles to ground floor entry, bathroom & ensuite
Timber Cladding	Vertical Timber Battens With Stain/Paint Finish	External application to ground floor

# Project Team



# Meet the Team



We talk design and development with Cameron Neil, director at Neil Architecture and Don Musto, one of Melbourne's prominent luxury property developers and founding director of Rocdon Development.

Highly regarded for his premium residential developments, Don Musto is an industry leader with a portfolio of work that reveals a 100% sellout success across all his projects. He is renowned for his innate ability to understand a market while pushing the boundaries to bring a point of difference to a diverse range of inner city developments. Over 30 completed projects across Australia with an end value in excess of \$600 million are testament to his work ethic.

Musto has a habit of commissioning innovative architects for each of his unique developments that consistently hit the right note with the local market. ROI, a 175 apartment building on an acre of prime inner city land in Fitzroy North has emerged as a local landmark and a leading example of innovative design. A newer development, Irving Avenue Townhouses, sits within a premium precinct near Armadale's luxury High Street and sets a new standard for modern design in the area. Musto notes, "It's all done with the greater picture of making a positive contribution to the local landscape in mind. Now and well into the future."

This approach is evident in his newest offering at St Leonards Road where Musto has set his sights on delivering something unique to the area. His medium density townhouse development meets the demands of rising land value while still offering a sustainable, high quality residential option for locals who desire their own piece of land.

To realise his vision, Musto has enlisted one of Melbourne's premier architects. "Neil Architecture is responsible for some of Melbourne's top-end private

residences and townhouses that I have admired. They were a perfect fit for our high-end townhouses at Irving Avenue Prahran, bringing together the best of apartment and private residential living at one address. They were a natural choice for our townhouses at St Leonards Road", says Musto.

Neil says the project was a result of a very close collaboration with Musto. "Don was focused on raising the residential standard for the area. He wanted to find that perfect balance between modern apartment living and the privacy of a free standing home. The townhouses bring a premium inner city approach to the neighbourhood, while still being sensitive to the prevailing residential landscape," says Neil.

Neil says, "When you are working at this end of the market it's not just a pretty façade and a good set back. Interiors have to be highly considered and provide a sense of everyday luxury for the resident. It has been great to work with Don who shares our eye for detail and has a progressive approach to sustainable design. People rarely notice the effort, cost and time that goes into creating a 'simple' design.

We look at everything critically. The minutest detail, the background things that you don't notice unless they aren't there."

"Each townhouse runs across multi levels to provide elevated levels of solar penetration resulting in an abundance of natural light throughout. We've used functional pieces like feature cabinetry upgrades to really benchmark the internal aspects," says Neil. Varied articulations such as the horizontal battens and vertical blades remove the need for frosted glass as a traditional method to enhance privacy. The battens and blades have been specifically designed to allow natural light to flood through each space while maximising privacy. Both external and

1. The Avenue – Blackburn
2. Buckingham Street – Richmond
3. Mary/Sheedy Street – Richmond
4. Irving Avenue – Prahran

*"Buyers are overspending on small semi-detached houses that need considerable renovations. We are offering the amenity of a private house in the context of a new residential development with a remarkable entry price point."*



interior spaces are a premium offering, while the sustainable urban gardens add another layer of amenity.

St Leonards Road is a departure from the conventional urban designs that are popping up in the area and the team believes will fill a missing gap in the market. The individual townhouses offer that opportunity to own a piece of land while the communal vertical garden area enhances a sense of community within the development.

Musto says, "Buyers are overspending on small semi-detached houses that need considerable renovations. We are offering the amenity of a private house in the context of a new residential development with a remarkable entry price point. The advantages are obvious."

Tucked away on an established street and within minutes of Union Road's café scene and a myriad of public

transport options, the address balances seclusion and connection with ease. On the one hand there are lushly planted sustainable gardens and on the other hand it's set the middle of an inner urban hub.

The final word goes to Musto. His words are deliberate and carefully composed, much like the projects he is renowned for. "We are not just out there, trying to be different, we are championing great design that is well suited to its location. It's not about margins and cuts to beat the competition, but more about creating something valuable and sustainable that resonates with the buyer and can stand the test of time."

1. Three Townhouses – Cassell St, South Yarra
2. St Louis Apartments – Albert Park
3. Botanical Apartments – South Yarra
4. Dutton Building – South Yarra







