

# Irvine

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BRUNSWICK WEST





Artist Impression – External View



## EXCLUSIVE OFFERING

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Irvine Brunswick West, an exclusive collection of six stunningly designed Townhouses defined by unprecedented sophistication.

Each home is painstakingly considered and exceptionally designed, paving the way for an elevated and enlivened way of life.

Positioned minutes from Melbourne CBD with transport accessibility and amenities at its doorstep. Boasting skyline city views and quality finishes, these townhouses represent an offering unique to the area for the most discerning owner occupier.



Artist Impression – External View





Artist Impression - External View



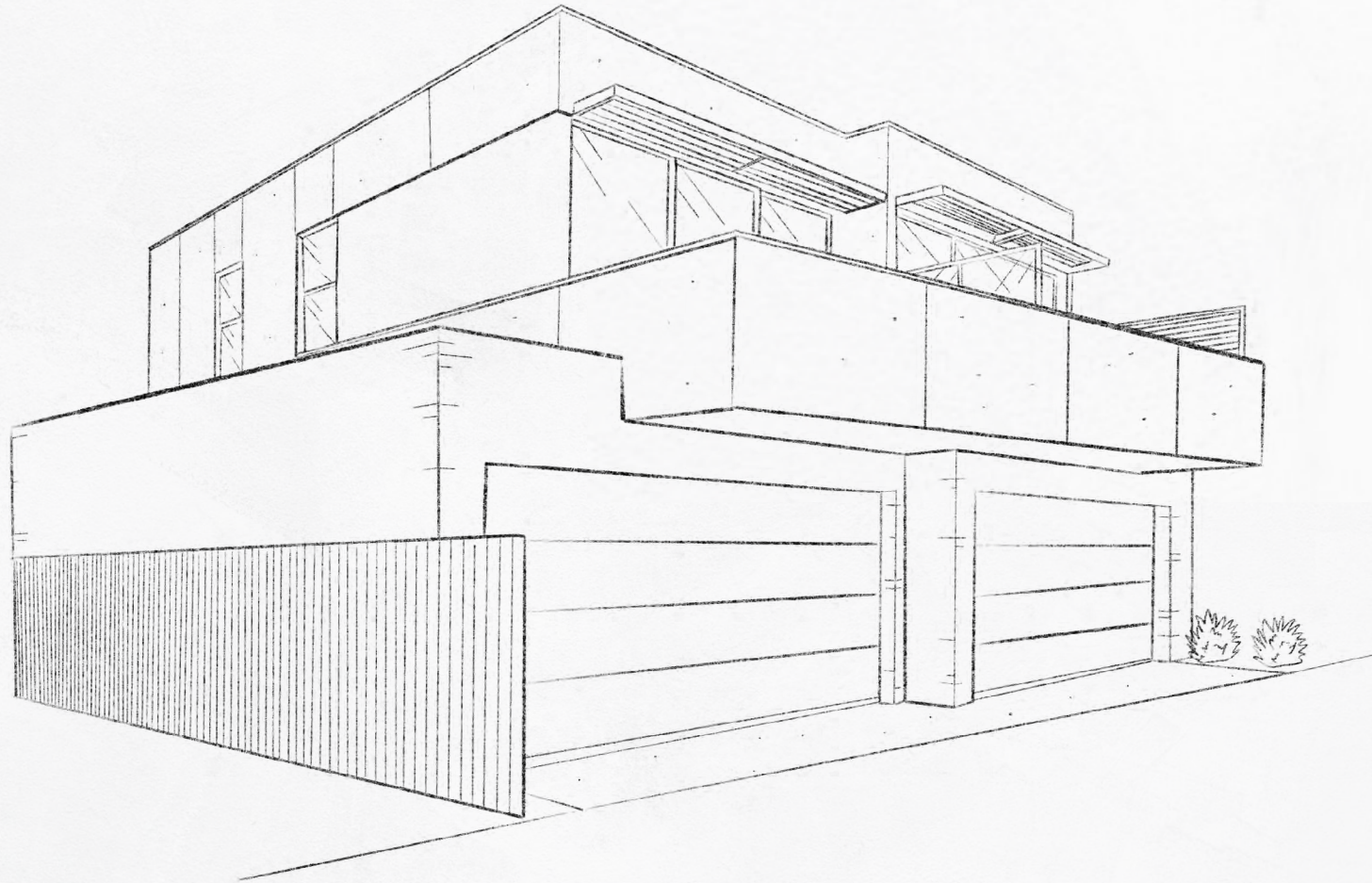
## A REFINED DESIGN

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With its iconic surrounds and designed by award winning Taouk Architects and Adele Bates Interiors, it delivers uncompromised contemporary style combined with a timeless grounded sophisticated pallet in a sought after locale.

With the coveted Adele Bates at the helm of interiors, these six beautifully spaced residences depict an amalgamation of considered floor plans, bespoke detailing and immaculate finishes.

All gifted with natural light, private garaging rare in Brunswick West, these unforgettable homes seek to emulate everyday flexibility, luxury and convenience.



Artist impression – External rear view of Residence 5 & 6





Artist Impression – Family Living





Artist Impression – Kitchen





Artist Impression - Bathroom





Artist Impression - Bedroom



## ADELE BATES

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With over 12 years of experience as an Interior Designer, Adele is an award winning designer recognised for her passion and innovation by her clients and industry peers. Adele latest works includes the iconic One Barangaroo for Crown Resort Sydney, in collaboration with New York interior design company Meyer Davis creating luxurious interiors for the residences.

Adele believes in continually being inspired and approaches each project uniquely, ensuring it is well considered, well crafted and designed with purpose. Creating high quality design with longevity is her aim.

Irvine Brunswick West was "crafted with design cues from its surrounding reflecting earthy, natural and grounded tones whilst embedding quality and luxurious finishes".



Crown Resort Sydney



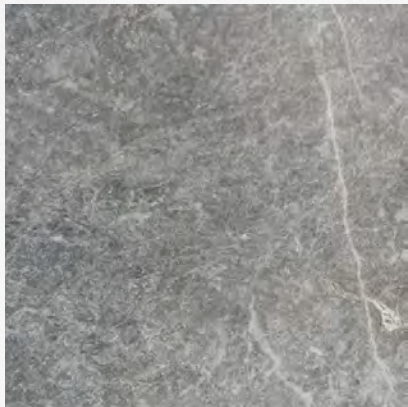
Toorak Residence



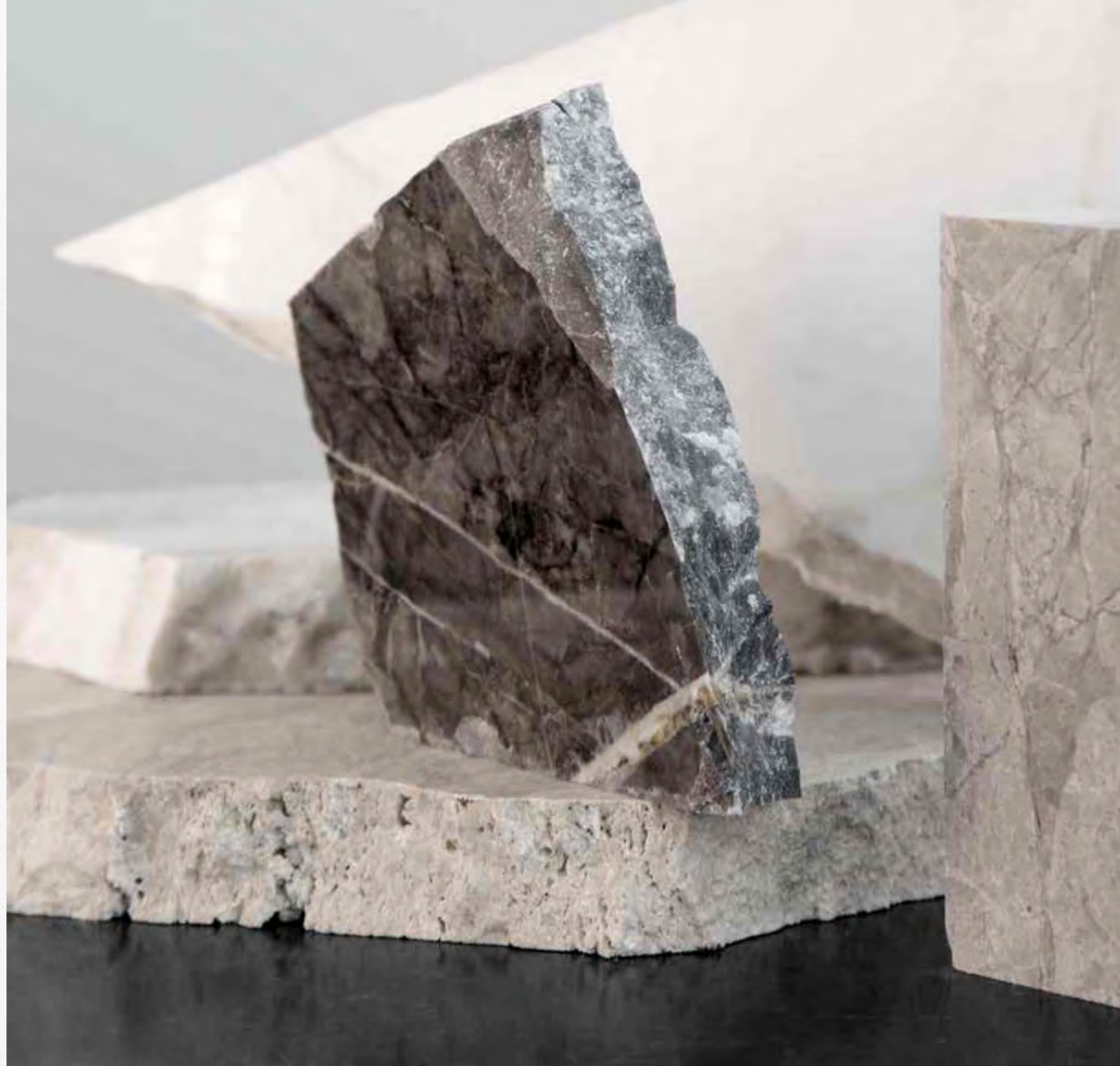
## NATURAL STONE

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Irvine kitchens and bathrooms have been exquisitely appointed showcasing a unique luxury and grounded design. Natural stone adorns the residences, forming retreats of unabated bliss for your everyday living.



Era Silver / Honed Finish



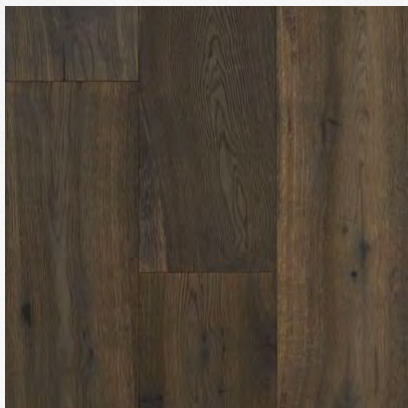


## EUROPEAN OAK FLOORING

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Lavish warm European oak engineered flooring creates a unique sentiment and presents beautiful contrast of texture and detail to the overall design.

Premium European Oak  
Timber Flooring



Colchester Smooth Premium Collection







## APPLIANCES MADE IN ITALY

Each Irvine residence has been generously appointed with luxury and sleek ILVE kitchen appliances including an integrated fridge/freezer and dishwasher.

Italians are renowned the world over for their passion for design. Combined with exquisite craftsmanship this has produced some of the most desirable products and iconic brands.

ILVE's cooking appliances are now amongst the world's finest and can be found in some of the most sophisticated homes throughout the globe. And not just for their beautiful design either. In short, a passion for innovation and craftsmanship permeates everything they do.



ILVE integrated fridge/freezer



ILVE integrated dishwasher



ILVE multifunction oven



ILVE five burner gas cooktop



ILVE concealed rangehood



## SIGNATURE BASINS

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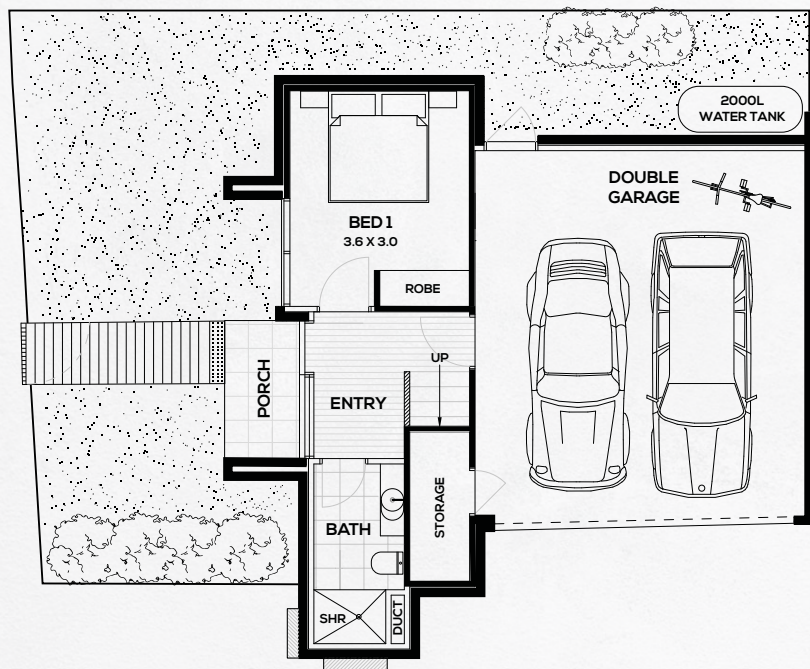
The Lune collection by Adele Bates for Omvivo encapsulates a refined range of basins, which are included in Irvine powder rooms and bathrooms

*'At the heart of the Lune collection's design approach is a balance of rounded forms, fine line-work and human scale. Subtle insets and shadow-line details along the rounded forms offset the solidity of the pieces, creating soft curves that invoke a strong emotional connection.'*

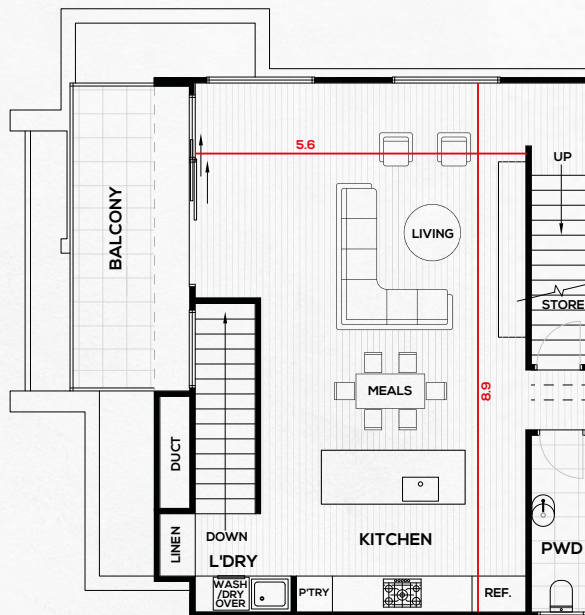
**- Adele Bates**







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TOWNHOUSE 1

3 3 2

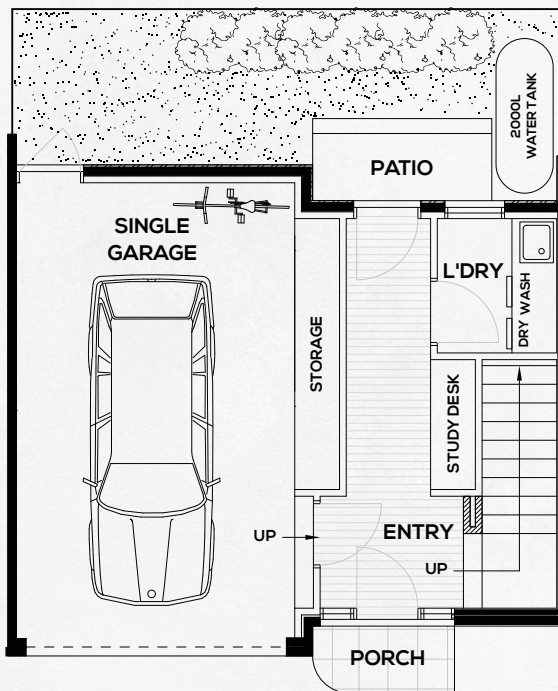
<b>Total Area</b>	<b>184.21 m<sup>2</sup></b>
Internal	170.62 m <sup>2</sup>
Balcony & Porch	13.59 m <sup>2</sup>
Courtyard	14.40 m <sup>2</sup>
Front Yard	37.22 m <sup>2</sup>

All measurements, areas and scale are approximate only

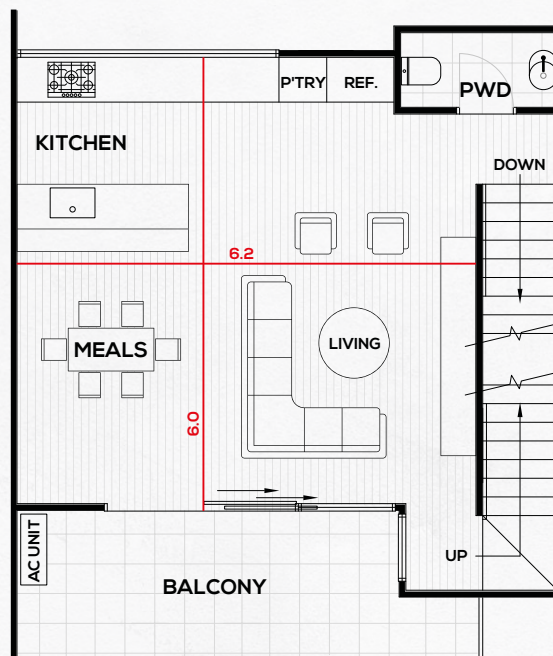


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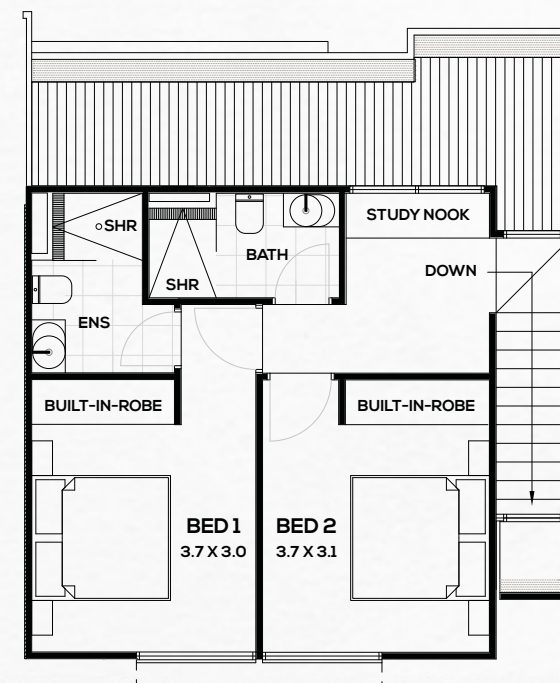




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TOWNHOUSE 2

2 2 1

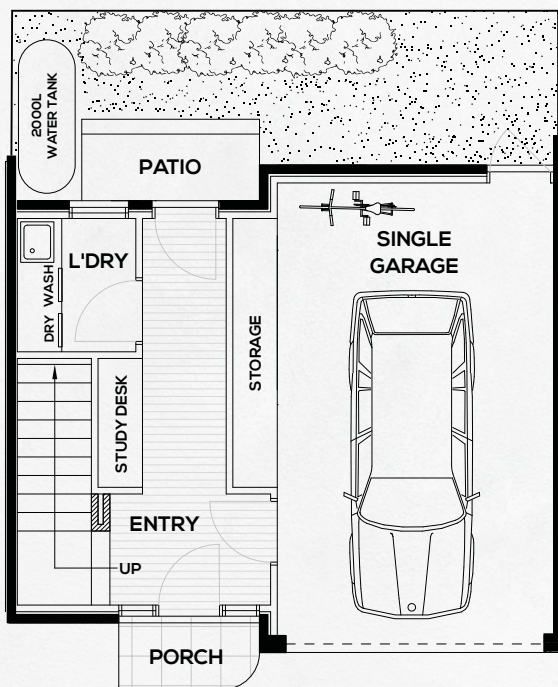
<b>Total Area</b>	<b>151.98 m<sup>2</sup></b>
Internal	139.14 m <sup>2</sup>
Balcony & Porch	12.84 m <sup>2</sup>
Courtyard	16.45 m <sup>2</sup>

All measurements, areas and scale are approximate only

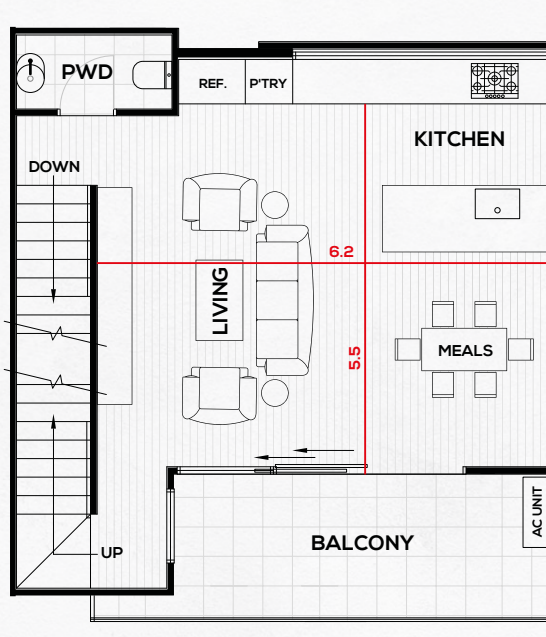


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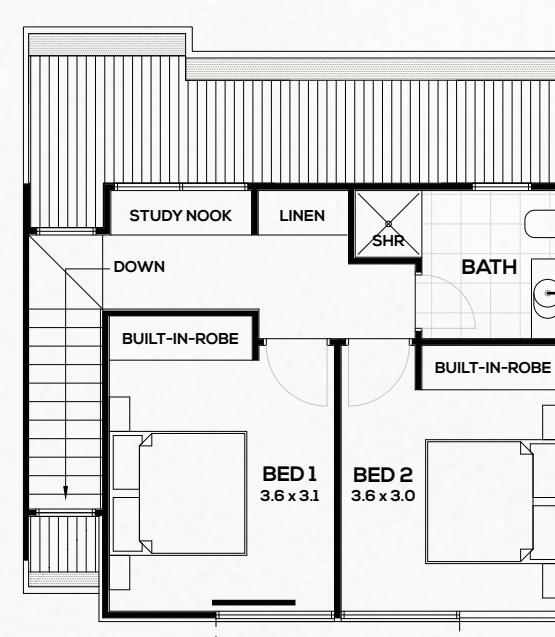




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TOWNHOUSE 4

2 1 1

<b>Total Area</b>	<b>145.98 m<sup>2</sup></b>
Internal	133.68 m <sup>2</sup>
Balcony & Porch	12.30 m <sup>2</sup>
Courtyard	16.45 m <sup>2</sup>

All measurements, areas and scale are approximate only



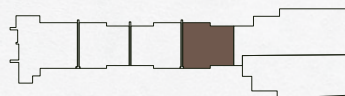
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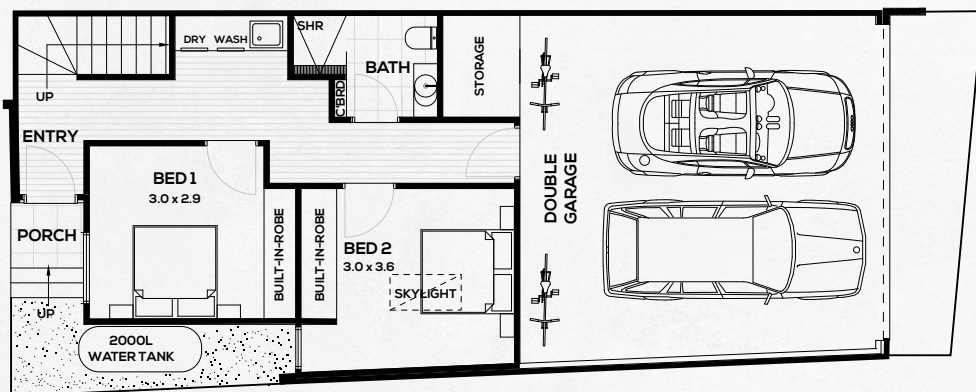
2 1 1

<b>Total Area</b>	<b>145.98 m<sup>2</sup></b>
Internal	133.68 m <sup>2</sup>
Balcony & Porch	12.30 m <sup>2</sup>
Courtyard	16.45 m <sup>2</sup>

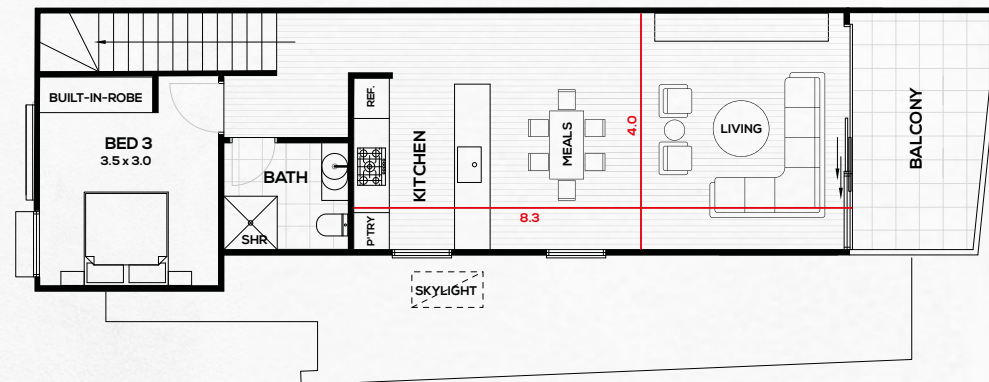


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GROUND FLOOR



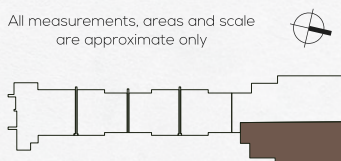
FIRST FLOOR

## TOWNHOUSE 5

3 2 2

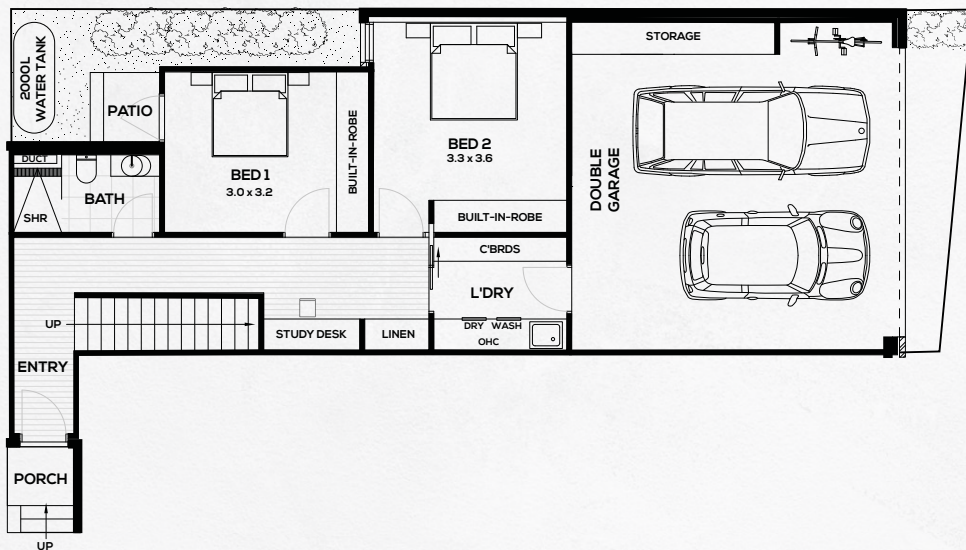
<b>Total Area</b>	<b>156.36 m<sup>2</sup></b>
Internal	144.96 m <sup>2</sup>
Balcony & Porch	11.40 m <sup>2</sup>
Courtyard	8.20 m <sup>2</sup>

All measurements, areas and scale are approximate only

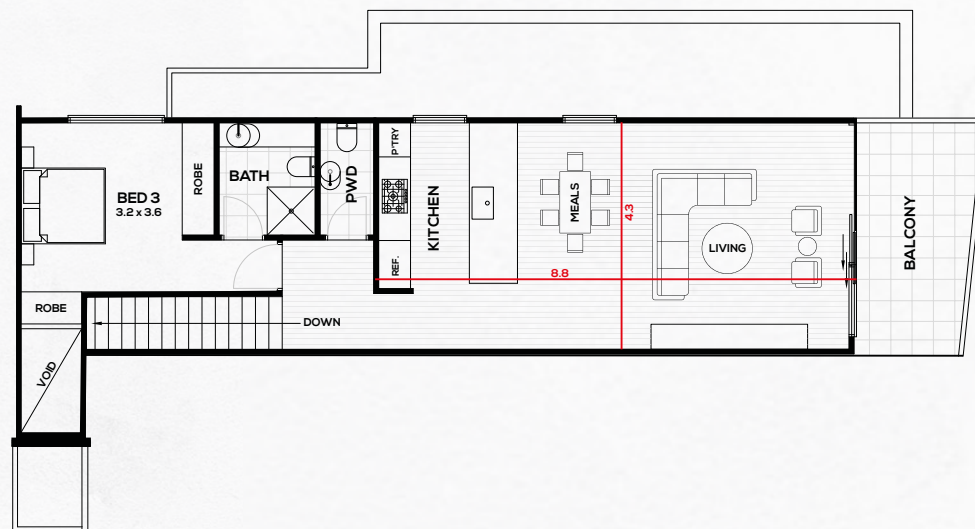


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GROUND FLOOR



FIRST FLOOR

## TOWNHOUSE 6

3 2 2

<b>Total Area</b>	<b>184.14 m<sup>2</sup></b>
Internal	172.65 m <sup>2</sup>
Balcony & Porch	11.49 m <sup>2</sup>
Courtyard	11.12m <sup>2</sup>

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# FIXTURES & FINISHES

## EXTERNAL

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Trowelled smooth cement render and external cement and metal cladding

Recycled Red Bricks to façade

Aluminum batten screening to balconies

Feature metal shroud to windows

Feature external lighting and landscape lighting

## INTERNAL LINING AND DOORS

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2.7m High ceilings to living spaces

Modern Square set cornices

Contemporary front entrance door with designer doorware furniture

Powder coated framed sliding stacker door system to private spaces

Large 2.4m height doors throughout living spaces

Timeless design satin finish round Designer doorware furniture

## LIVING ROOM FEATURE

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Full vinyl wrap joinery and storage fit out to living

Stone feature bench above joinery

## HEATING & COOLING

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Split System reverse cycle heating and cooling to all living and bedrooms throughout

## LIGHTING

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Recessed LED down lights with wide beam angle

Feature LED Rakumba Highlight Pendant to kitchen bench

## WINDOWS

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Double glaze windows throughout

Powder coated aluminum framed windows throughout

Australian made windows

## KITCHEN

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Era Silver Marble to kitchen benchtops with island feature detailing

Era Silver Marble to splashbacks (unit 1,5,6)

Porcelain square mosaic tiles in speckle grey to splashback (unit 1,5,6)

Double glaze window splashback (unit 2,3,4)

Vinyl wrap and laminate joinery throughout

Large 56 litre capacity Franke undermount single bowl sink

Designer otto joinery handles in black opaque

Integrated fridge design with ILVE Fridge Freezer included

ILVE fully integrated dishwasher

Integrated pull out bin

Soft close hinges and drawers

Slimline gooseneck pull out sink mixer finished in gunmetal by Pheonix Aust.

## KITCHEN APPLIANCES

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ILVE integrated refrigerator and freezer

ILVE wide 77cm five burner gas cooktop in stainless steel

ILVE 60cm multifunction oven in stainless steel

ILVE fully integrated dishwasher

ILVE concealed rangehood

## GROUND FLOOR

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Wide board 180mm European Oak engineered flooring

## BEDROOMS

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Natural broadloom carpet with premium underlay

All a comfortable size and each with built in robes

## BATHROOMS

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Exclusive Signature Adele Bates Lune collection benchmount basin

Porcelain tiles floor to ceiling

Tiled shower in pearl feature tile

Stone benchtops and splashbacks

Tiled recess built-in showers (where applicable)

Feature openable mirrors and shelving

Roma Walnut feature joinery to ceiling with designer wall light

Frameless shower screens with clear toughened glass

Gunmetal tapware and accessories by Phoenix Aust.

## POWDER

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Exclusive Signature Adele Bates Lune collection wallmount basin

Feature wall mirror with integrated LED lighting

Feature tiled wall in grey gloss

## TECHNOLOGY AND SECURITY

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Fully Gated and secured premise (unit 1)

Double lock up garage (unit 1,5,6)

Single lock up garage (unit 2,4,5)

Private car lane access (unit 5,6)

Integrated security alarm system to each home

Integrated intercom to front entrance for each home

## STUDY

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Built in study desks in each home

## OUTDOOR AND SUSTAINABILITY

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Large glass exterior doors adjoining outdoor space

Energy rating of 6.0 plus stars

Premium pavers to outdoor private space

Painted fences and retaining walls

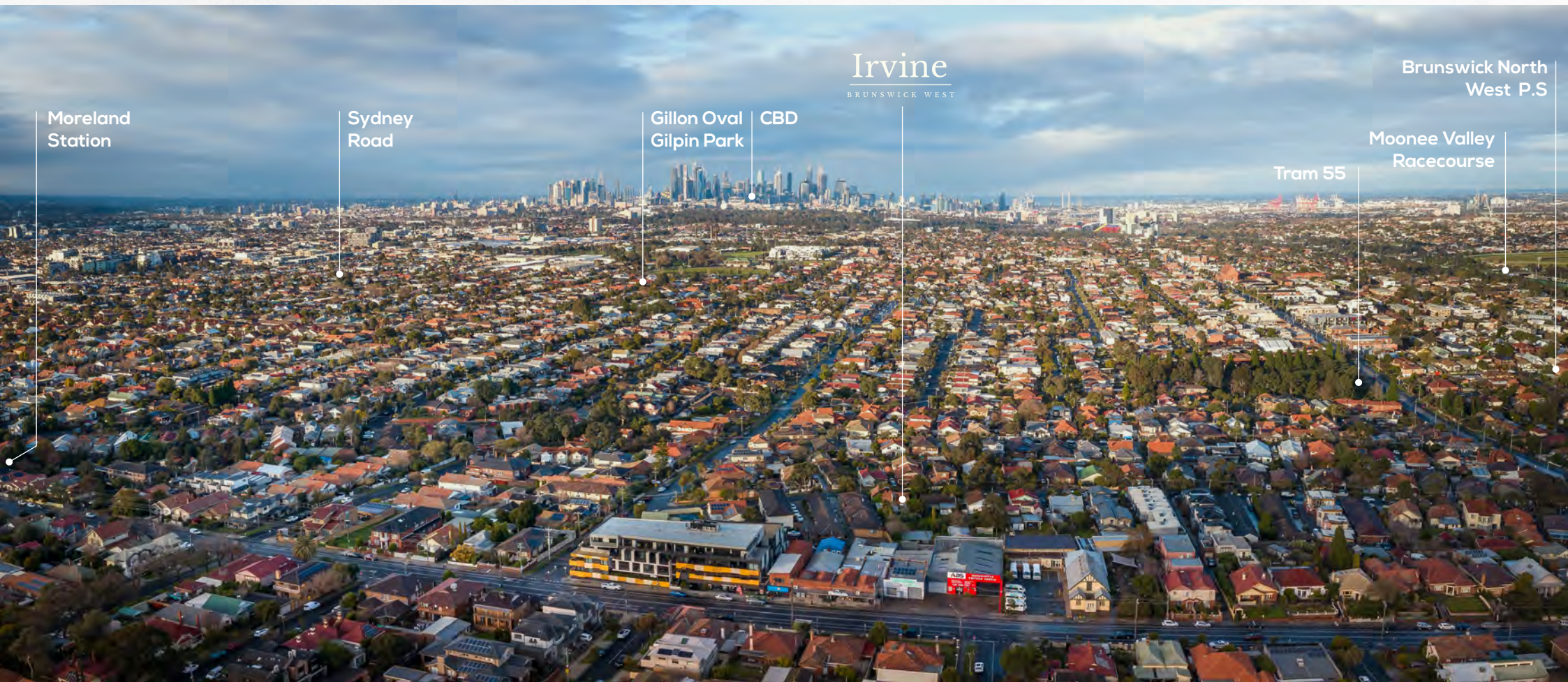
Full landscape gardens with top soil, planted garden beds

Landscape lighting

2000L Water Tank to every home



# LOCATION





# ICONIC LOCALE

Ample recreational and transport amenities are just a stroll down Irvine Crescent like the Campbell Turnbull Library and the Dunstan Reserve. Yoga studios and gyms for your health and fitness are also just a stones throw away.

No 55 Tram takes you straight to the Melbourne CBD within minutes and Moreland Train station is just a 10 minute walk away towards the bustling Sydney Road.

Beautiful Melbourne coffee, with plenty to choose from at your doorstep.



Artist impression only. Subject to change.

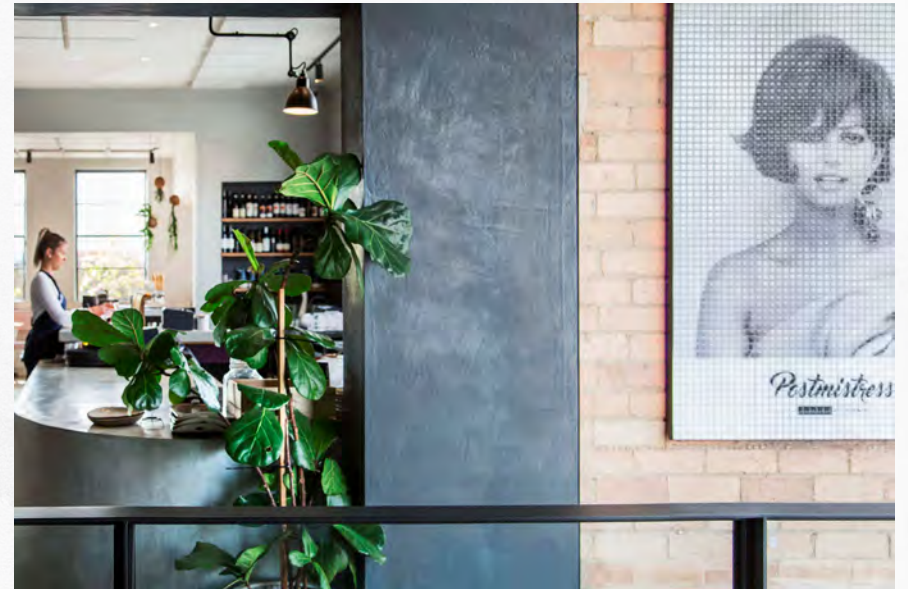


Artist impression only. Subject to change.



# FINEST CULINARY EXPERIENCE

The Brunswick West surrounds has an eclectic dining scene offering a startling array of the world's great cuisines, from popular favourites to the truly ground-breaking. With some of Melbourne's most trendy and delicious cafés at your doorstep such as Postmistress and Melba Food Hall, Lankan tucker you are spoilt by the array of culinary and food experiences.





# OUTSTANDING PROJECT TEAM

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Harpev Property creates communities. The group is committed to the delivery of high quality and refined properties, distinguished by premium location, sophisticated design and spacious floor plans. Only neighborhoods with the finest livability standards are considered. Selected sites have access to parkland, recreational facilities and public transport and boast extensive shopping options and vibrant cafe cultures

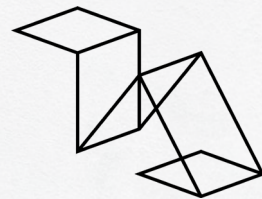
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Adele Bates design is a multi-disciplinary practice located in South Melbourne with an extensive portfolio specialising in residential, multi-residential, hospitality, retail and commercial projects. Each project represents the synthesis of aesthetic sensibility and practical objectives. Taking a holistic approach to every project, all aspects are considered from space planning to the most intimate of bespoke details.

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## Adele Bates



Taouk Architects is a boutique and dynamic architectural practice highly regarded for its unique approach to each project. The company has developed a strong reputation in residential architectural design, specialising in luxury townhouse developments, contemporary home design and multi residential apartment developments. With a strong design philosophy and key understanding of the market place, Taouk Architects focuses on striving for architectural excellence.

John Patrick Landscape Architects conducts a broad range of landscape design and management projects, covering everything from heritage sites, to park master plans and residential projects. Headed by John Patrick himself, the firm conducts work both nationally and internationally.



A renowned industry leader, Patrick's impressive career has seen him presenting on ABC's television series Gardening Australia, writing for Vogue Living and the Australian Garden Journal and lecturing in UK, Australia and New Zealand. He has also written thirteen books on gardening; shaping and informing Australia's understanding of the world of landscape design.

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Jellis Craig has continually evolved and grown to become one of Melbourne's leading real estate groups. Established in 1991, the Jellis Craig network is a business based on ethics, integrity and personal service. With a commitment to progressive thinking, Jellis Craig's network of strategically located offices are positioned across Melbourne's most sought after suburbs and reach into local, interstate and international markets.





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10 Irvine Crescent Brunswick West