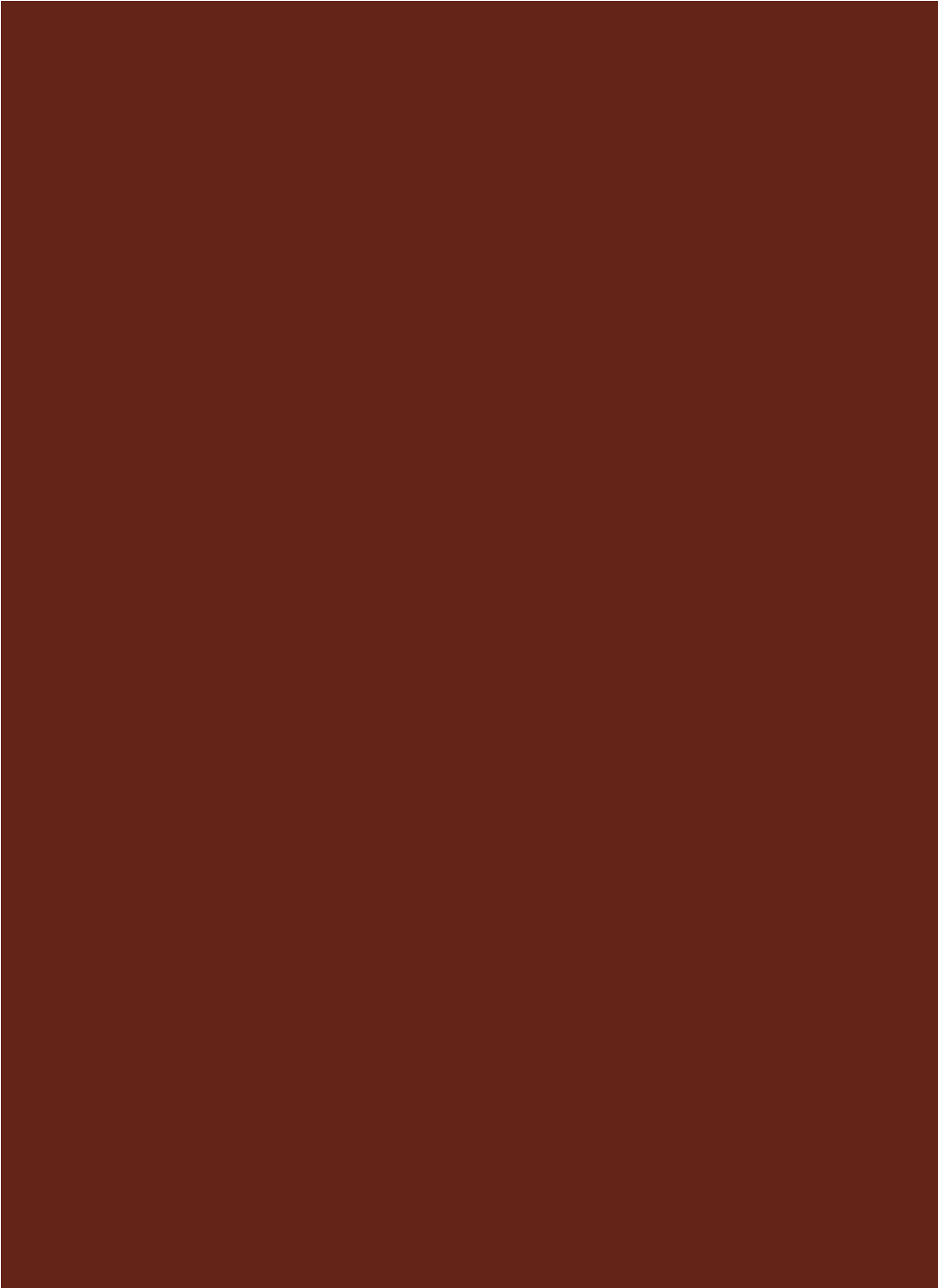


Afton

15 Afton Street, Aberfeldie







1. Introduction. (pg 2)

2. Design. (pg 8)

3. Lifestyle. (pg 22)

4. Design Insights. (pg36)

5. In Good Company. (pg 40)

Introduction.



**Welcome to Afton;
a collection of six
considered townhomes,
with interiors from the
revered Studio Tate, in the
burgeoning North-West
suburb of Aberfeldie.**



Creating a home-defining-home is not an easy feat. A select group of professionals were gathered to explore and develop a creative narrative reminiscent of Afton's location and connection to surroundings, whilst creating a home one can make their own.

Meet Studio Tate; the interior design team behind the spaces that define Afton.

"The interior design was directly inspired by the sites location and natural surrounds. Afton sits adjacent to conservation areas, parkland and most importantly the Maribyrnong River, with views stretching over these areas. The Create Narrative behind the design was the river. From this, two interior schemes named 'Tree Canopy' and 'Riverbank' were created."

"There was a large focus on connecting the homes to the surrounding natural landscape through materiality, texture and mood. The spaces were created to provide a sense of simple comfort, where the residents can personalise and make the spaces their own."

"The key elements that became the central concept of the interior spaces included light and reflection, which is achieved by enhancing the use of the natural light and artificial light ensuring they are used harmoniously - and filtering light through the use of soft drapery, warm lighting and textured glass."

"Incorporating the use of a more natural and textural palette draws back to the creative narrative. Natural and textural materials are introduced through the use of natural stone, warm timber tones, wool carpet and soft colours that enhance the space. The injection of the eucalypt and blush tones enhance the palette and individualise the spaces."

"Organic forms found the elements with the space, allowing the natural materials to speak for themselves, and pairing this with the soft forms and 'glow' of the feature lighting that has been selected for the spaces."

- Studio Tate Interior Design



Design.

**Strata PNA Architects
and Studio Tate Interiors
have combined to realise
a series of contemporary
homes, each offering
four beds, three baths
and individually secluded
courtyards.**



Design.

Architecturally dynamic, Afton presents a multi-level facade, with the use of texture, contrast and materiality playing individual roles. Rendered white and charcoal textures complement the dark Colorbond cladding and white brick. Silvertop Ash paneling and matching timber front door promote an organic aspect, with planters brimming with architecturally landscaped verdure and planting.





Upon entering, your eye is immediately connected through the ground floor via the open-plan style layout, with tranquil views to the outdoor area framed by full-height double-glazed windows. Engineered flooring provides warm timber tones across each area, creating a tactile and inviting atmosphere.

Individual spaces are designed to provide a sense of effortless comfort. Soft drapery filters the natural light, with integrated LED lighting and wall lights carefully considered to illuminate and showcase the owners personalisation of the home.

Dining and living areas are separate yet coherent, and further enhanced by large stacking doors that open to private ground floor terraces, extending the zones and offering an intimate, sun-drenched entertainment area. A floating timber seating ledge runs the length of the terrace, with privacy screens and luxuriant landscaping maintaining seclusion.

The kitchen is the focal point within each home, with a central island-bench inset with double undermount sink and mixer with pull-out spout. The full-height bank of timber laminate joinery maximises storage possibilities, whilst also incorporating design elements for residences to personalise and make the space their own.

Well appointed, each boasts an integrated Fisher & Paykel fridge / freezer, concealed rangehood, Miele 900mm induction cooktop, integrated oven, dishwasher and combi oven. The natural Sahara Sand (Riverbank) or Zodiac Grey (Tree Canopy) stone waterfall benchtop and splashback provide a striking main feature, complimented by the feature Flowerpot pendant light and recessed LED strip lighting.







Bedrooms Two, Three and Master are situated on the first floor, elevated from the communal areas below, and interconnected by the soft texture and warm tones of natural wool carpet underfoot. Bedrooms Two and Three utilise space via built-in-robres, with full-height windows allowing natural northern sunlight to permeate each room. Bedroom 4 is separate and located on the ground floor - a perfect space for guests when visiting.

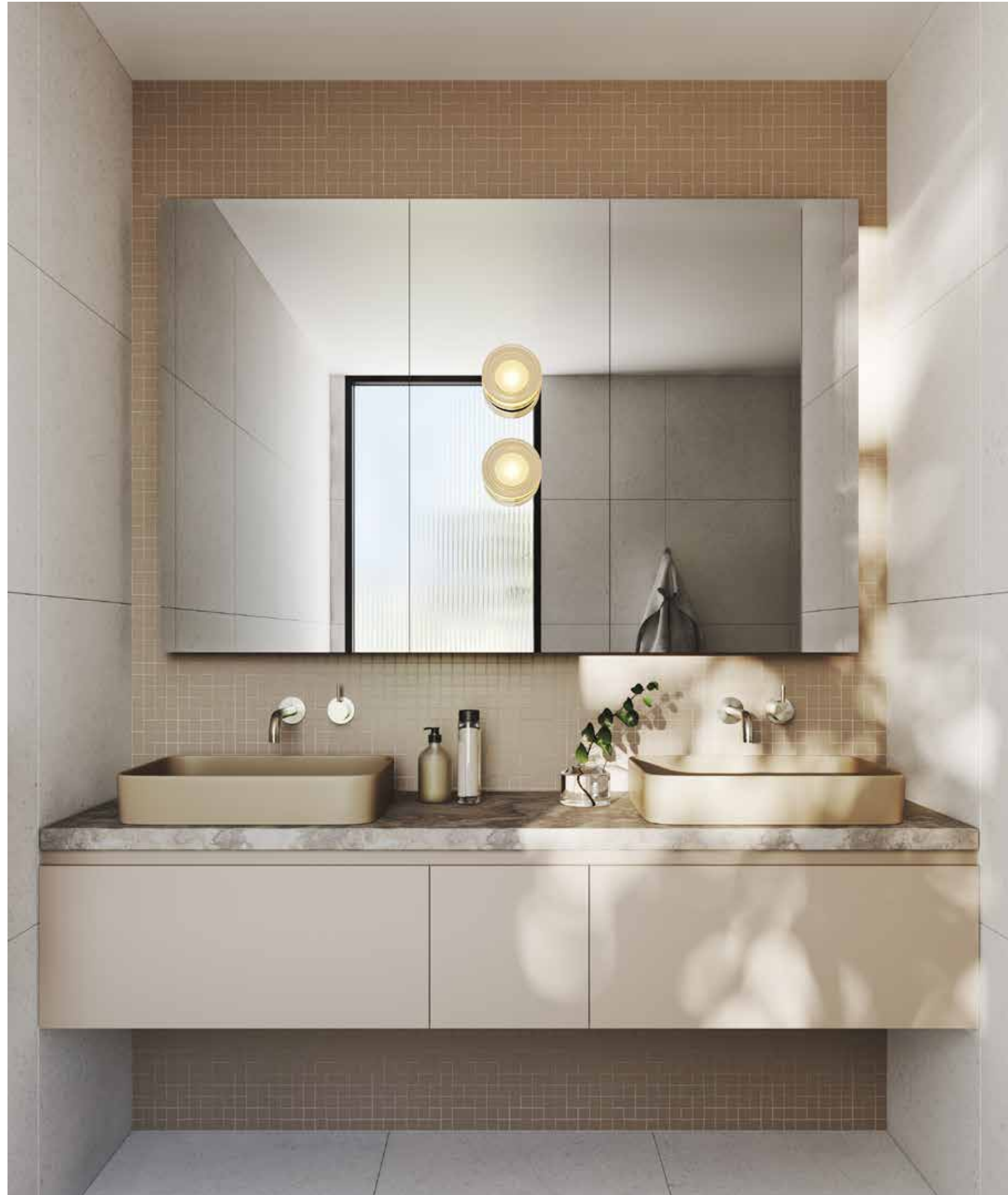
Entrance to the Master Bedroom wing is granted through the generous walk-in-robe, where you are met with a curated environment for rest and relaxation. Each master employs an adjoined en suite, walk-in-robe and full-height sliding windows that open to the private balcony, expanding the space and creating a seamless and calming visual connection to both the landscaped and natural surrounding areas.

Bathrooms are meticulously curated, with the two available schemes offering distinct environments and further individualising each space. All wash rooms embrace full-height light pink (Riverbank) or mirto (Tree Canopy) mosaic feature tiles and natural stone bench-tops, connecting homes to the surrounding natural landscape through materiality, texture and mood. Floating cabinetry, wall-hung mirror and storage add functionality and modernism.

Upstairs bathrooms utilise dual above-counter ceramic basins providing separate washing stations, with colour palettes respective of each scheme. Smoked glass (Tree Canopy) or white glass (Riverbank) dimple scones create an ambient light, whilst chrome tapware complete the overall aesthetic.

All bathrooms include a walk-in shower, whereas en suites indulge further with a luxurious freestanding bath as the sculptural centrepiece. Full-height tiling envelopes each enclave, with fluted glass making the most of the natural light yet maintaining complete privacy.





Lifestyle.



**9km north of Melbourne
and tucked beside the
Maribyrnong River,
Aberfeldie offers a
community with a myriad
of parks and local
amenities to explore.**



Moonee Ponds

Melbourne Zoo

North Melbourne

Melbourne CBD

Maribyrnong Park

Marvel Stadium

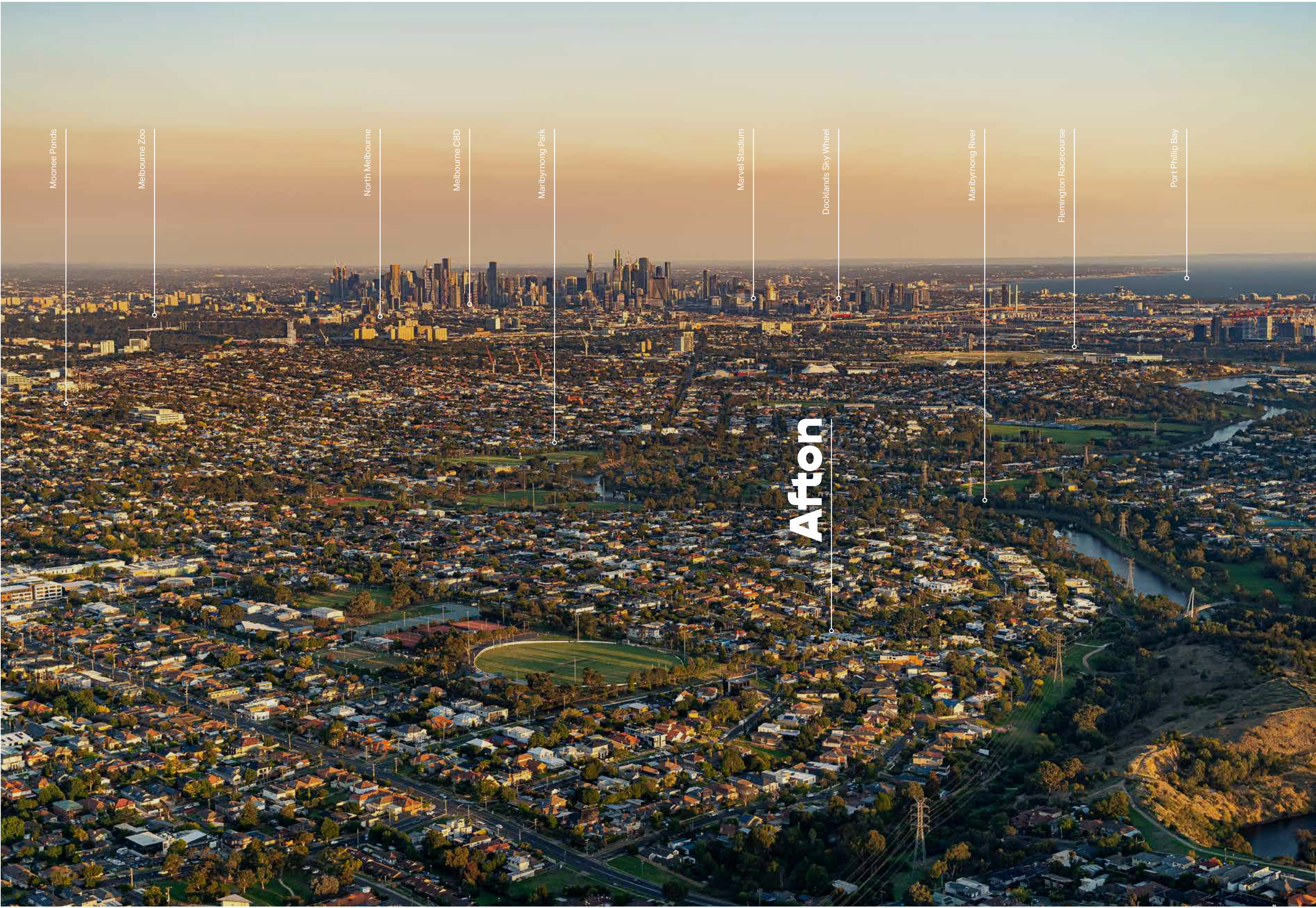
Docklands Sky Wheel

Maribyrnong River

Flemington Racecourse

Port Phillip Bay

Afthon



Afton



Eateries & Retail

- 01. Calmer Café
- 02. Benyue Kitchen
- 03. Too Good Bakers
- 04. North And Eight
- 05. Good Vibes Nutrition
- 06. 25 Tilba Espresso Bar
- 07. Little Mylkbar
- 08. Darling Street Espresso
- 09. Goofy's Pizza House
- 10. Dingo Ate My Taco
- 11. The Boathouse
- 12. Anglers Tavern
- 13. B.A.M
- 14. Friendly Grocer
- 15. IGA Buckley Street
- 16. Poyntons Nursery
- 17. The Dessert Plate
- 18. Highpoint Shopping Centre

Education

- 19. Buckley Park College
- 20. Rosehill Secondary College
- 21. St Bernard's College
- 22. Essendon Keilor College
- 23. St Columba's College
- 24. Lowther Hall Anglican Grammar
- 25. Aberfeldie Primary School
- 26. Saint Margaret's Primary School
- 27. St Therese's School
- 28. Moonee Ponds West Primary School

Moonee Ponds District

- Woolworths
- Coles
- Kmart
- Banyan Tree Indian
- Jacks Satay Bar
- Escagrill
- Carosello
- Saros Bar & Dining
- TOTE Bar & Dining
- The Mighty Moonee Ponds
- Penny Young
- Strangeloves Wine Bar
- No.19 Café
- Feekah Café
- Hecho On Mexico
- Yokoso Izakaya
- Chiba Japanese
- Zeus Street Greek
- Sir Duke
- Bekka Lebanese

Essendon District

- Foodworks
- Amazing Grace Flowers
- Copper and Spoon
- Hakata Japanese
- Benny & Me Café
- Assembly Ground
- St Rose
- Woodstock Pizzicheria
- Squires Loft
- Bowls Baby
- Bodrum
- Johnny Pump
- The Pepper Tree
- Bodrum Mediterranean
- Augustus Gelatery
- 2 Fat Greeks
- Intrigue on Rose
- The Essendon Hotel
- Royal hotel
- Flippin Fish & Chippery

Aberfeldie Park



Aberfeldie is situated within the traditional land of the Wurundjeri Woi-wurrung people from the Kulin Nation. The name Aberfeldie originates from James Robertson, a Scotsman naming his home after the Scottish market town Aberfeldy, which upon sale of the estate in 1888 was adapted as the suburbs name.

Abundant in parks, reserves, walking trails and cycling tracks, Aberfeldie over the years has tended to attract families, with the verdure banks and tranquil waters of the Maribyrnong River, capturing the imaginations of those who reside nearby.



Maribyrnong River Trail



Maribyrnong River





Darling St Espresso



Too Good Bakers

Welcome to a Saturday at Afton; greeted by a gentle light creeping through the curtains, you rise to the sounds of local fauna in your private courtyard.

Once dressed, grab the dog and head south toward the Maribyrnong River, situated at the end of the street and just moments from your doorstep. Soaking in the morning sun, meander alongside the water via the River Trail, eventually finding yourself at 25 Tilba St Espresso Bar for a morning coffee and almond croissant.

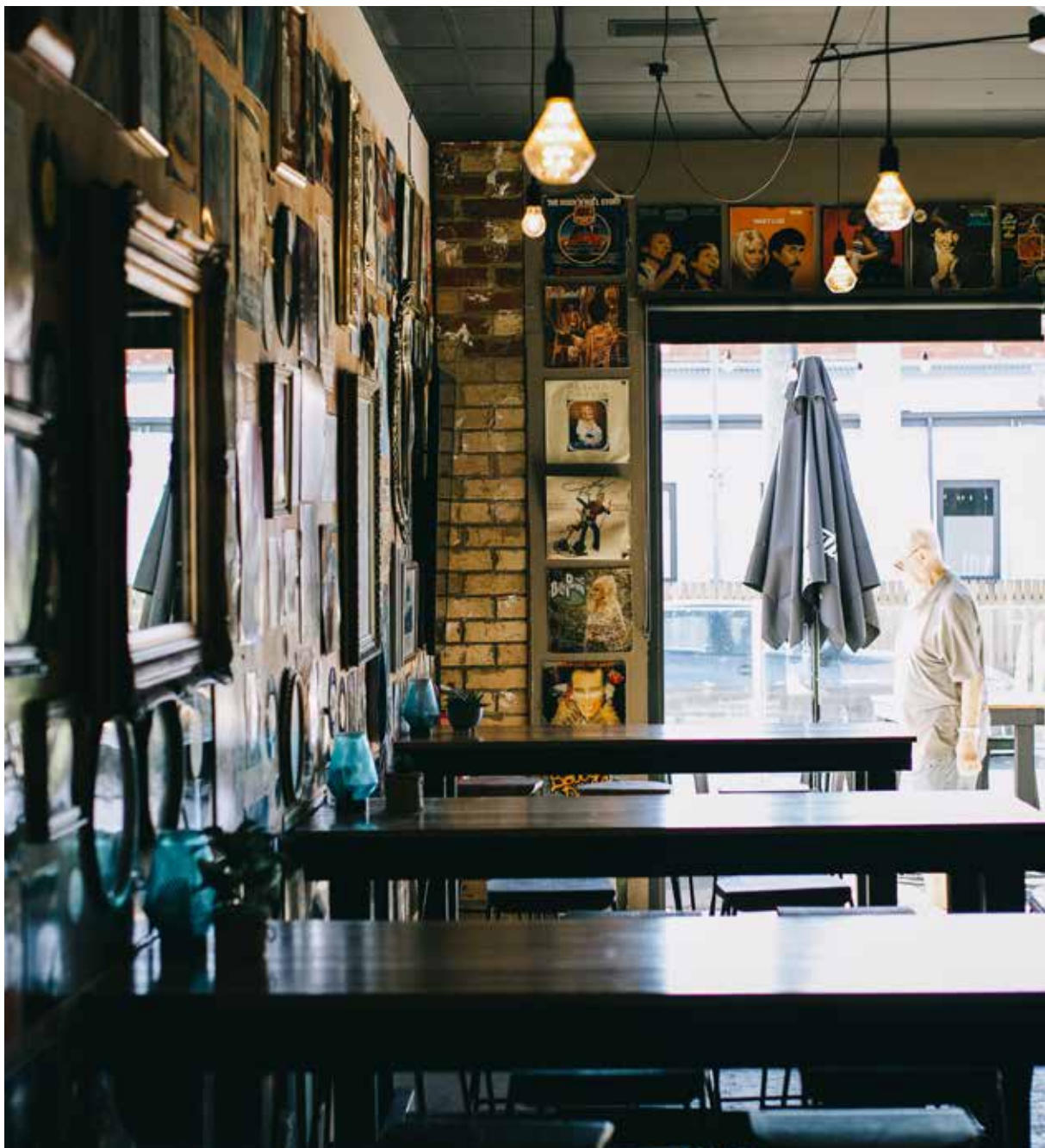
After a relaxing morning by the river, circle back to Barkley Street to pickup the week's shopping at the Friendly Grocer, returning home to stock the pantry.

As the sun continues it's arc overhead, hit the trail at Afton Street Conservation Reserve, enjoying the scenery and views overlooking the river and city. Alternatively, head back to one of the local nearby parks with a favourite book, or lock in an afternoon with friends at the Riverside Park, where BBQ facilities and playground make for an afternoon of family-friendly activity.

No.19 Café



Friendly Grocer



Calmer Café

Soak up the vinyl adorned interiors and night-time vibes of Calmer Café, where cocktail ingredients are well stocked.



As the evening approaches, don your best attire, head into nearby Moonee Ponds and book your usual table at Escagrill for a night of gastronomy in a stylish modern Italian restaurant. Moonee Ponds is a popular locale and offers ample fine dining options with TOTE Bar & Dining, Yokoso Izakaya, Philhellene and Saros Bar & Dining, all waiting to be explored and enjoyed.

If a more family orientated atmosphere is in order, Carosello does pasta and wood-fired pizza in a casual setting, or explore further and gorge on a night of tacos and enchiladas at the vibrant Hecho En Mexico.

Once dinner has begun to digest, a multitude of options allow one to continue into the night. Moonee Ponds not only offers the cafés and restaurants but also bars and watering holes in Strangeloves Wine Bar, Suburban Cellar Door, Penny Young, Mango Lounge Bar and The Mighty, to name a few.





Toward the river and dotted throughout the streets of Aberfeldie lie a handful of local cafés and eateries, perfect for a morning coffee run or a brunch with family and friends.

Essendon and Moonee Ponds are conveniently close, each offering public transport to the city via the Craigieburn train line. Both Moonee Ponds and Essendon are retail and social hubs, providing numerous options for your gastronomic requirements, shopping needs and recreational .

Feekah is a must-try, inciting a high-tea and á la carte experience like no other, with cocktails and colourful treats in a pastel pink room and floor-to-ceiling rose-wall backdrop.

Aberfeldie, Essendon and Moonee Ponds combine to create a collection of north-west suburbs that compliment one-another. Aberfeldie provides the many parks, nature reserves and Maribyrnong River, creating connection to the natural environment and providing calming spaces to retreat, whilst Essendon and Moonee Ponds inject a diverse food and retail landscape to suit whatever fancy requires tickling.

Feekah café



No.19 Café

Lifestyle.

Perfectly suited to young and budding families, Afton's location provides a myriad of local education opportunities for all ages. Aberfeldie Primary and St Therese's are both within 15 minutes walk from home, with the prestigious St Columba's College or nearby Buckley Park College ready to welcome them into their secondary years.



Buckley Park College



Riverside Park



St Columba's College

Maribyrnong Greens Soccer Club



Design Insights.



Further acquaint yourself with the purposefully designed interior spaces, considered finishes and thoughtful nuances that make Afton home.





- 01. White La Paloma brick
- 02. Colorbond metal cladding
- 03. Off-white render finish
- 04. Charcoal render finish
- 05. Silvertop Ash timber cladding

- 06. Silvertop Ash timber door
- 07. Fluted privacy glass
- 08. Powder coated metal balustrade
- 09. Steel landscaping planters



- 01. Sahara Sand natural stone waterfall benchtop
- 02. Sahara Sand natural stone splashback
- 03. Integrated Fisher & Paykel fridge / freezer
- 04. 900mm Miele induction cooktop
- 05. Miele integrated oven

- 06. Red brown Flowerpot feature pendant
- 07. Recessed LED strip lighting
- 08. Concealed Rangehood
- 09. Full-height timber laminate joinery
- 10. Engineered timber flooring



- 01. Zodiac Grey natural stone waterfall benchtop
- 02. Zodiac Grey natural stone splashback
- 03. Integrated Fisher & Paykel fridge / freezer
- 04. 900mm Miele induction cooktop
- 05. Miele integrated oven

- 06. Grey beige Flowerpot feature pendant
- 07. Recessed LED strip lighting
- 08. Concealed rangehood
- 09. Full-height timber laminate joinery
- 10. Engineered timber flooring



- 01. Full height double-glazed windows
- 02. Private outdoor spaces
- 03. Floating timber ledge seating
- 04. Privacy screen
- 05. Sheer linen curtains

- 06. Recessed pelmet
- 07. Double surface mounted can lighting
- 08. Engineered timber flooring
- 09. Full height sliding doors
- 10. Flush sliding door threshold



- 01. Full-height mirror mosaic feature tile
- 02. Smoked glass dimple sconce mirror-mount feature lighting
- 03. Wall hung mirror and storage
- 04. Fluted privacy glass
- 05. Chrome tapware and mixers

- 06. Dual above-counter ceramic basins
- 07. Natural stone benchtops
- 08. Floating cabinetry
- 09. Full-height tiling

- 01. Full-height light pink mosaic feature tile
- 02. White glass dimple sconce mirror-mount feature lighting
- 03. Wall hung mirror and storage
- 04. Fluted privacy glass
- 05. Chrome tapware and mixers

- 06. Dual above-counter ceramic basins
- 07. Natural stone benchtops
- 08. Floating cabinetry
- 09. Full-height tiling

In good company.

To offer a series of homes presenting exceptional interior and exterior architectural qualities required a uniform collaboration of minds.



StrataPNA seeks to combine design excellence and professionalism to ensure that the design solution not only achieves aesthetic ideals, but also fulfils functional needs and financial objectives.

Over the course of the last 20 years, StrataPNA has built a well-deserved reputation as a design practice able to continually deliver architecturally designed projects on time and budget.

Architect

Interior Design

Studio Tate is an interior architecture practice of designers and thinkers, committed to intelligent and responsible design in projects.

Taking a creative and collaborative approach to interior architecture, Studio Tate delicately balances craftsmanship with functionality, culminating in inspiring and refined design outcomes.

As designers and thinkers, our intelligent, collaborative approach to our work informs our creative process and articulates the unique narrative that defines each of our projects.

From the outset, we are immersed in our clients' world, working closely with them, learning their story as it evolves through creatively-led discussion. Our openness and enthusiasm for working together makes for an inspiring and fun process with the freedom to explore ideas in all their forms. We also endeavor to explore ways to add value and enhance projects by collaborating with specialist consultants including artists, landscape architects and bespoke artisans.





15 Afton Street, Aberfeldie

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