

**NEW
JOHNSTON**

TRUE NORTH

ABBOTSFORD

LOCATION GUIDE

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STUDLEY PARK BOATHOUSE

ABBOTSFORD

PAST



PRESENT

FUTURE



AN INNER-CITY SUBURB ONLY 2KM AWAY FROM MELBOURNE'S CENTRAL BUSINESS DISTRICT, AND LOCATED IN THE CITY OF YARRA LOCAL AREA.

Abbotsford, located next to the lush and established affluent area of Kew, as well as the commercial districts of Collingwood, Richmond, and Fitzroy on the eastern edge of Melbourne CBD, creates unique urban living communities and abundant green spaces. It was once a part of the City of Collingwood and is now under the Municipal of the Yarra City Council. Abbotsford is designated one of the 82 Major Activity Centres listed in the Metropolitan Strategy Melbourne 2030.

There are landmarks in Abbotsford including the Skipping Girl Sign, Dights Falls, the former Collingwood Town Hall, Victoria Park Football Stadium and Abbotsford Convent.

MORE ABBOTSFORD,
MORE OFTEN.



ABBOTSFORD



BODRIGGY BREWING

NESTLED BETWEEN THE LEAFY, SUBURBAN CALM OF KEW AND INNER-CITY VIBRANCY OF COLLINGWOOD AND RICHMOND, ABBOTSFORD OFFERS CHIC URBAN LIVING WITH THE RARE ADVANTAGE OF ABUNDANT GREEN SPACES.

The undisputed host to many of Melbourne's best pubs, bars and restaurants, nights in Abbotsford and the inner north are spent soaking up live music, bar hopping, and dining in eclectic venues tucked away in converted warehouses and mid-century shopfronts.

Serviced by a wealth of amenities, unrivalled public transport links, a thriving cultural scene and abundant green spaces, Abbotsford perfectly strikes the balance of laid-back living with the buzzing energy of city life.



VICTORIA PARK



SMITH ST BISTROT

ABUNDANT DINING & FOOD OPTIONS



SMITH ST BISTROT 5 MIN DRIVE

Owned by chef-restaurateur Scott Pickett, Smith St Bistrot transports guests to 1930s Parisian charm, the venue boasts exposed brick, antique mirrors and chandeliers. The bar features classic cocktails like Martinis and French 75s, alongside a diverse wine selection. Head chef Daniel Southern presents playful interpretations of French classics, including vol-au-vent d'escargot and dry-aged steak with mushroom duxelles. Desserts like champagne sorbet and raspberry soufflé add a touch of elegance to the dining experience.

LUNE CROISSANTERIE FITZROY 9 MIN DRIVE

Tucked away in the backstreets of Fitzroy, an expansive converted warehouse beckons pastry enthusiasts to an otherworldly experience. At its heart lies the Lune Lab, a climate-controlled glass cube where owners Kate and Cam craft the pastries. With two distinct offerings, patrons can either grab a quick pastry from the main counter or indulge in a high-end experience at the Lune Lab, where three courses of pastries await, including experimental delights not found on the regular menu.



LUNE CROISSANTERIE

BAR HOPPING, BREWERIES AND SUNDAY SESSIONS

Abbotsford is a distinctive suburb with a dynamic and diverse dining and bar scene that caters to every taste. Unafraid to showcase its authenticity, Abbotsford distinguishes itself with a new wave of the city's best places to indulge, providing a unique blend of experiences that locals love

DR MORSE BAR & EATERY 5 MIN WALK

During the first renovation of Dr Morse, a colorful early-1900s mural advertising "Dr Morse's Indian Root Pills" was discovered on an interior wall, adding a touch of history to the venue.

Dr Morse's all-day menu, paired with a wide selection of tap beers, wines, and cocktails, makes it a favorite spot for Sunday sessions. Additionally, the Dr Morse takeaway window offers commuters at Victoria Park station specialty coffee options and pastries on the go.



BODRIGGY BREWING

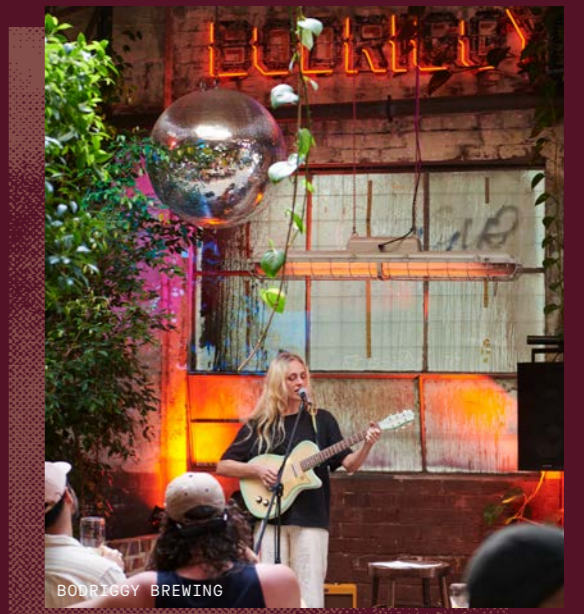


DR MORSE BAR & EATERY

BODRIGGY BREWERY 5 MIN WALK

Born out of the minds behind Dr Morse across the road, Bodriggy Brewery is located on Johnston St. It is a brewery, cocktail bar and bottle shop in one. Officially launched in 2016, Bodriggy started brewing on-site in 2018, with its roots deeply embedded in Abbotsford's local heritage, drawing inspiration from the original stone mason facade.

Committed to the community, Bodriggy focuses on brewing beer with Abbotsford in mind while actively engaging in the arts and music scene, sponsoring events, gigs, and exhibitions primarily in Melbourne's inner north.



BODRIGGY BREWING

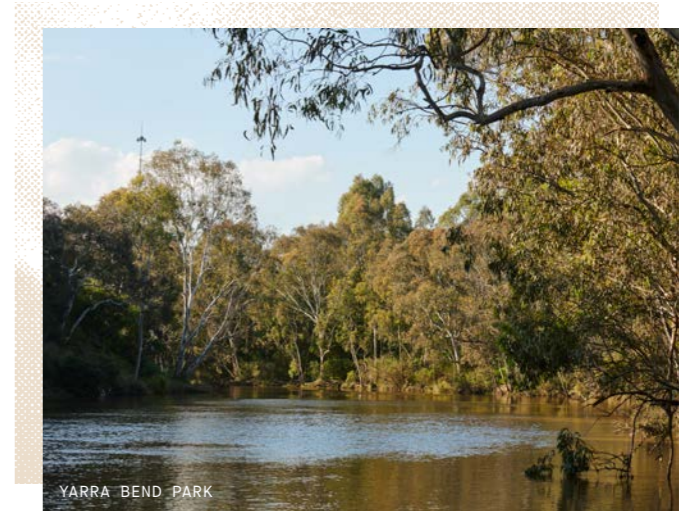


YARRA BEND PARK

A VIBRANT LIFE, TRUE TO YOU

YARRA BEND PARK 10 MIN DRIVE

Just 300m from the Yarra River and a stone's throw to Studley Park Boathouse, residents have access to an array of community spaces, native parklands, bike paths and river trails. On a weekend, locals can be found trawling galleries, local boutiques and farmers' markets at Abbotsford Convent's arts precinct or Fitzroy's Smith & Brunswick Streets.



YARRA BEND PARK

THE STUDLEY PARK BOATHOUSE 15 MIN WALK

Studley Park Boathouse, the oldest public boathouse on the Yarra River, has been serving Melbourne residents for over 160 years. Now following a complete transformation, the boathouse is open with a range of new spaces and dining options, creating the ideal dining and drinking destination for any occasion.

Located in the pleasant environment of Studley Park, adjacent to the tranquil waters of the Yarra River, the Boathouse provides visitors with a peaceful and quiet haven away from the hustle and bustle.



STUDLEY PARK BOATHOUSE

YARRA BEND GOLF CLUB 10 MIN DRIVE

Nestled within Yarra Bend National Park in Fairfield, Yarra Bend Golf is surrounded by breathtaking scenery and views of the Yarra River. The club is widely regarded as Melbourne's premier 18 hole public golf course and also boasts a day/night world-class range with covered and outdoor bays, a grass practice zone and tour-quality short game practice area.



YARRA BEND GOLF CLUB



A CULTURAL AND NATURAL RETREAT

COLLINGWOOD CHILDREN'S FARM 10 MIN WALK

Established in 1979, Collingwood Children's Farm has grown into a beloved not-for-profit institution. True to its founding principles, the Farm continues to prioritise community engagement, education, and fostering connections with nature, green spaces, and animals.

Over the years, it has become a cherished sanctuary where children and families can immerse themselves in the wonders of farm life and learn about sustainable practices. Additionally, the Children's Farm hosts vibrant farmers' markets, providing a platform for local producers to showcase their fresh, seasonal produce and handmade goods, further enriching the community's connection to sustainable agriculture and local businesses.



COLLINGWOOD CHILDRENS FARM



COLLINGWOOD CHILDRENS FARM



ABBOTSFORD CONVENT



COLLINGWOOD CHILDRENS FARM

ABBOTSFORD CONVENT 9 MIN WALK

The Abbotsford Convent stands as a cultural oasis, bustling with creativity and community engagement.

Home to a diverse array of artists, wellbeing practitioners, and educational institutions, the Convent's historic walls house galleries, cafés, and even a radio station. Its verdant surroundings offer ample green space for relaxation and contemplation. With its rich history and cultural offerings, the Convent is a thriving hub where art, education, and community intertwine harmoniously.

COLLINGWOOD YARDS

WHERE HISTORY, CULTURE AND NATURE THRIVE

COLLINGWOOD YARDS 15 MIN WALK

Collingwood Yards is a haven for numerous artists and independent arts companies spanning various disciplines, including music, visual arts, performance, digital media, and creative industries. Encompassing over 6,500 sqm across the former Collingwood Technical School campus, the site comprises 3 buildings and a verdant central courtyard.

Today, Collingwood Yards flourishes as a vibrant commune for artists, small arts organisations and retail and hospitality ventures alike.



COLLINGWOOD YARDS

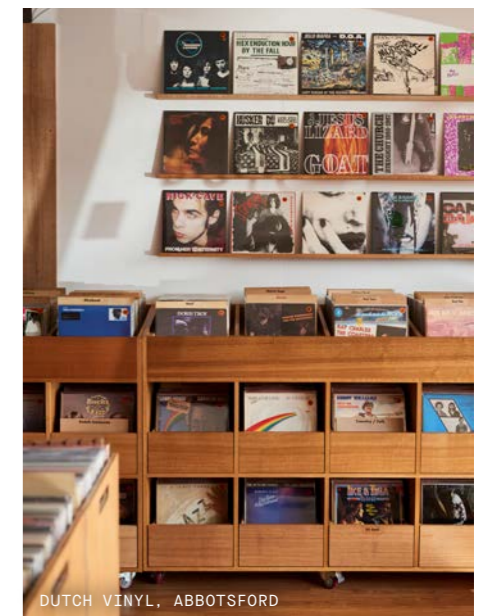


KEITH HARING MURAL

DUTCH VINYL RECORDS 3 MIN WALK

Dutch Vinyl Records is a specialised store catering to vinyl enthusiasts. Offering a blend of second-hand and newly imported records, with all items listed alphabetically.

The store boasts a diverse selection across various genres, including pop, punk, and traditional Dutch music.



DUTCH VINYL, ABBOTSFORD





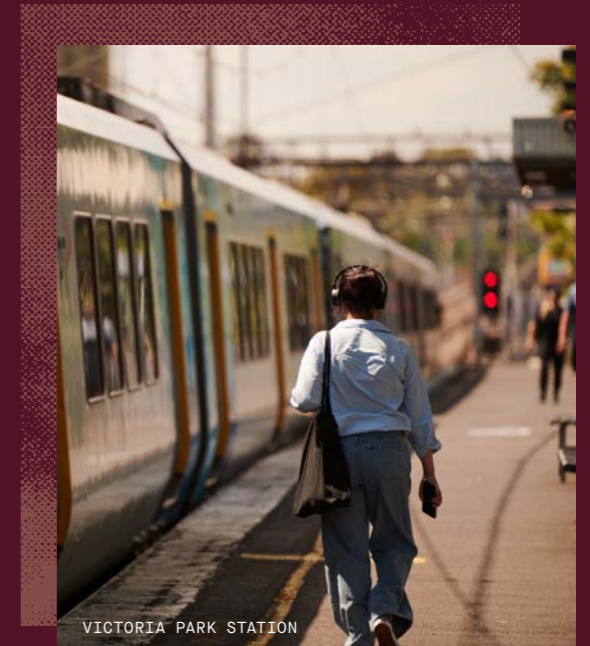
TRINITY COLLEGE, KEW

CONVENIENCE AND CONNECTIVITY

ABBOTSFORD OFFERS A DIVERSE RANGE OF TRANSPORT OPTIONS THAT PROVIDE RESIDENTS WITH EFFICIENT COMMUTING SERVICES.

Victoria Park Station, along with tram routes 12 and 109, seamlessly connect residents to Melbourne's bustling CBD and its vibrant surroundings. Furthermore, the suburb enjoys the convenience of well-planned bus routes, complemented by a bike-friendly infrastructure and walkable streetlines, fostering connectivity to the neighbouring Collingwood, Fitzroy, and Richmond areas.

Whether it's accessing schools, healthcare facilities, delightful eateries, or parks and recreation, everything is within easy reach. With public transport operating seven days a week and boasting extensive timetables, residents can navigate their journeys with ease and flexibility.



VICTORIA PARK STATION

EMBRACING EDUCATION OPPORTUNITIES

THE INNER-CITY SUBURBS OF ABBOTSFORD AND COLLINGWOOD BOAST A RICH ARRAY OF EDUCATIONAL OPPORTUNITIES FOR FAMILIES.

From esteemed institutions like Xavier College, renowned for its academic excellence and diverse subject offerings such as music, art, and drama, to schools like Trinity Grammar in Kew, there's a variety of options available.

These schools and more collectively provide diverse academic programs while nurturing well-rounded students in supportive and inclusive learning environments.



VICTORIA PARK STATION

AN INDUSTRIAL HERITAGE

In its early days, Abbotsford was a significant industrial area in Melbourne, renowned for its numerous industrial buildings such as warehouses, factories and production facilities. These aged industrial structures, predominantly constructed from red brick or bluestone, bestowed a unique appearance and style upon the area. Up to now, they have become the landscape symbol of Abbotsford, telling the prosperity and glory of the past.

1838

The area of Abbotsford was first subdivided in 1838 and sold at an auction in Sydney. One of these lots was purchased by John Dight and called Dight's Paddock. In 1878 Edwin Trenerry, a Cornwall-based property developer, purchased a large portion of Dight's Paddock and proceeded to further subdivide it for a residential estate.



1858 – 1959

The Old Johnston Street Bridge in Abbotsford was a vital link across the Yarra River until its demolition in 1959. It facilitated transport and trade, but it became inadequate for modern traffic needs. Its demolition marked the end of an era, leaving a legacy in the history of Abbotsford's urban development.



1908 – 1950s

Australian Kodak Limited was formed and evolved to become what is known today as Kodak Australasia. The Abbotsford site remained the base for the operations of Kodak Australasia until the late 1950's.



1990s – CURRENT

In the 1990s, Abbotsford Convent underwent a transformative renovation, converting the disused convent into an arts and culture precinct. Led by a group of artists, it breathed new life into the historic site, offering space for exhibitions, workshops, performances, and gatherings. Today, Abbotsford Convent is a hub of creativity, enriching the cultural landscape of Abbotsford.



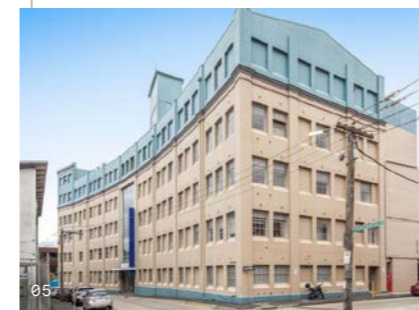
1839 – 1891

Dights Mill, nestled within Yarra Bend Park, is a cornerstone of Melbourne's industrial heritage. Established by John Dight, this brick mill commenced operations as a flour production facility in 1839, continuing until 1891 under various owners. It remains one of Victoria's oldest industrial sites with a blend of natural beauty and historical significance.



1878

Victoria Park Railway Station opens and begins operation, connecting Abbotsford to greater Melbourne.



1904 – CURRENT

Abbotsford is the origin place of Carlton & United Breweries, which produces Victoria Bitter and Foster's Lager. Visitors can watch the beer-making process at the Carlton Brewery Centre and tour the brewery. Small breweries such as Moon Dog and Bodriggy Brewing Co are also located in Abbotsford.



1981

In the 1980s, Abbotsford witnessed a revitalisation phase as old industrial buildings were as they were skillfully transformed into vibrant spaces for residential and commercial use, breathing fresh life into the neighborhood.

Image credits: 01: Plan of the Township of Abbotsford on the Yarra; handle.slv.vic.gov.au/10381/161599 02: Lithograph of Dights Mills Collingwood in 1863, circa 1863; Source State Library of Victoria. 03: victorianplaces.com.au/node/64341; Artist unknown. 04: Staff with F-class steam locomotive, circa 1875; Source: Museums Victoria, collections.museumsvictoria.com.au/items/795824. 05: theindustrialist.com.au/news/2023/05/19/former-kodak-building-and-carlton-united-breweries-headquarters-abbotsford-sold-19. 06: Photograph - 1886 Austral Laboratory Building, Kodak Factory, Abbotsford, Late 1920s; Source Museums Victoria. 07: phunnyfotos (1981). Skipping Girl Vinegar sign in 1981, Abbotsford VIC. 08: abbotsfordconvent.com.au/venues/outdoor-spaces; Heritage Garden at Abbotsford Convent. Photo by Charlie Kinross.

AN AUTHENTIC LOCALE

FOOD & DRINK

01. 8 Murray Street
02. Kaede Japanese Café
03. Aunty Peg's
04. Bodriggy Brewing Company
05. Dr Morse Bar & Eatery
06. The Park Hotel
07. Kelso's Sandwich Shoppe
08. Le Bon Ton

09. Mavis the Grocer
10. Piccolina Gelateria
11. Rita's Abbotsford
12. Stomping Ground Beer Hall
13. Tarda
14. Terminus Hotel
15. The National Hotel
16. Three Bags Full
17. Uncle Drew Café

RETAIL & GROCERY

18. Blackhearts & Sparrows
19. Bunnings
20. Happy Valley
21. Meatsmith
22. Modern Times
23. The Source Bulk Foods
24. The Sheet Society
25. Trit House
26. Woolworths

ARTS & CULTURE

27. Abbotsford Convent
28. Marfa Gallery
29. Off The Kerb Gallery
30. Machine Alley DIY Moto-Workshop
31. Dutch Vinyl

PARKS & RECREATION

32. Collingwood Children's Farm
33. Dights Falls
34. Good Vibes Yoga
35. Studley Park Boathouse
36. Urban Climb
37. Victoria Park
38. I Am That Yoga
39. Yarra Bend Golf Club

TRANSPORT

- Train
 - Hurstbridge
 - Mernda Lines
- Tram
 - Route 86
 - Route 12
 - Route 109
- Bus



“New Johnston will cater to a diverse range of lifestyles, offering a vibrant inner-city life for couples, top-tier education and natural landscapes for families, and a retreat from the bustling cityscape for young professionals. Life in Abbotsford is made for time spent unwinding in charming cafes and bars amidst picturesque surrounds with the Yarra Bend at your doorstep. This will be more than just a place to reside – it will be a sanctuary tailored for elevated living.”

CALVIN HUANG – DCF PROPERTY



The background features a decorative design with a halftone pattern in shades of brown and white, and a marbled pattern in dark red, black, and green. A large, textured, light brown rectangular area is positioned in the lower right portion of the page.

**NEW
JOHNSTON**

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