

YARRA PARK

ALPHINGTON

55-57 PARKVIEW ROAD, ALPHINGTON



Nestled in an idyllic bend of the Yarra River, where majestic red river gums canopy the streetscape, YarraBend delivers living at its most sublime. Just 6.5km from the heart of the city, the residences will form part of Alphington's YarraBend precinct – a curated community set to become Melbourne's most liveable suburb. Tailored to nurture a life of complete and utter ease, this inspired set of town homes has been expertly and intuitively designed, forming homes of distinction in a superb location.

YARRABEND, *Past*



Spread out over 14 hectares of land, the project site holds a rich and multifaceted history. In 1883, it was home to the Woodlands Estate, a large and affluent Yarra Bank property comprised of a ten roomed home, coach house, tables, servant's quarters and harness room.

In 1919, the estate was purchased by Samuel Ramsdem, a Yorkshire man who here founded Victoria's first paper mill; the original paper mill structure still resides here today. The Australian Paper Manufacturers Ltd company occupied the mill until 1986. In late 2012, The Paper Mill ceased its paper production and recycling, and in 2013, arranged for the land to be sold.

YARRABEND, *Present*



Today, the site is set to become YarraBend, a mixed-use, master planned community of architecturally designed residences and a world class scope of public amenities. Upon completion, YarraBend will become Melbourne's newest and most liveable suburb, anchored by six key pillars – sustainability, technology, art and design, health and wellness, knowledge and food and entertainment.

Fostering an enriched, all-encompassing lifestyle, residents of Yarra Park will have access to the impressive amenities contained within this considered and curated community, from the Health and Wellness Centre, walking tracks and parks to a residents hub and world-class providers and eateries within the artisan precinct.





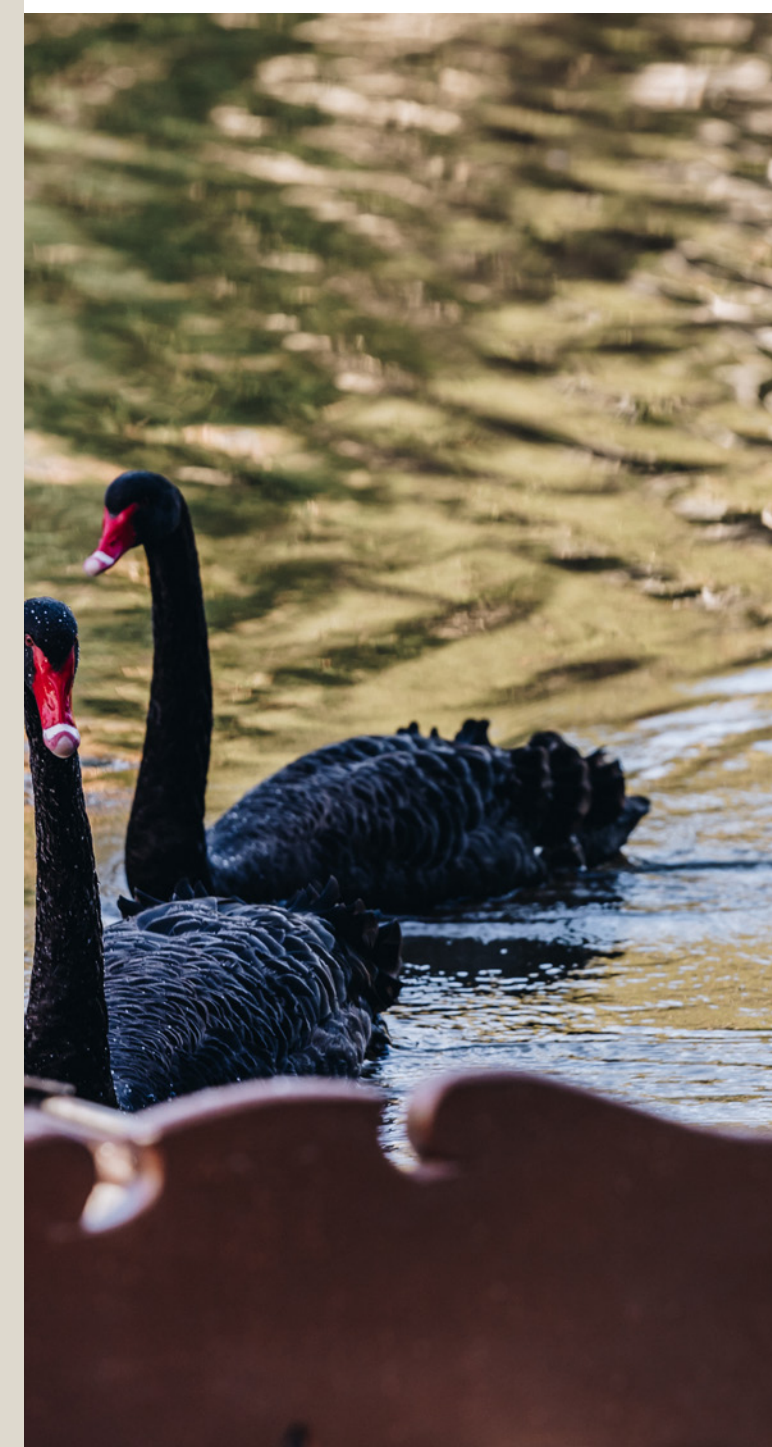
A RURAL OASIS SPECKLED
WITH SUBLIME PARKS,
LUSH POCKETS OF
GREENERY AND STRIKING
NATURAL VISTAS.







FAIRFIELD PARK BOATHOUSE

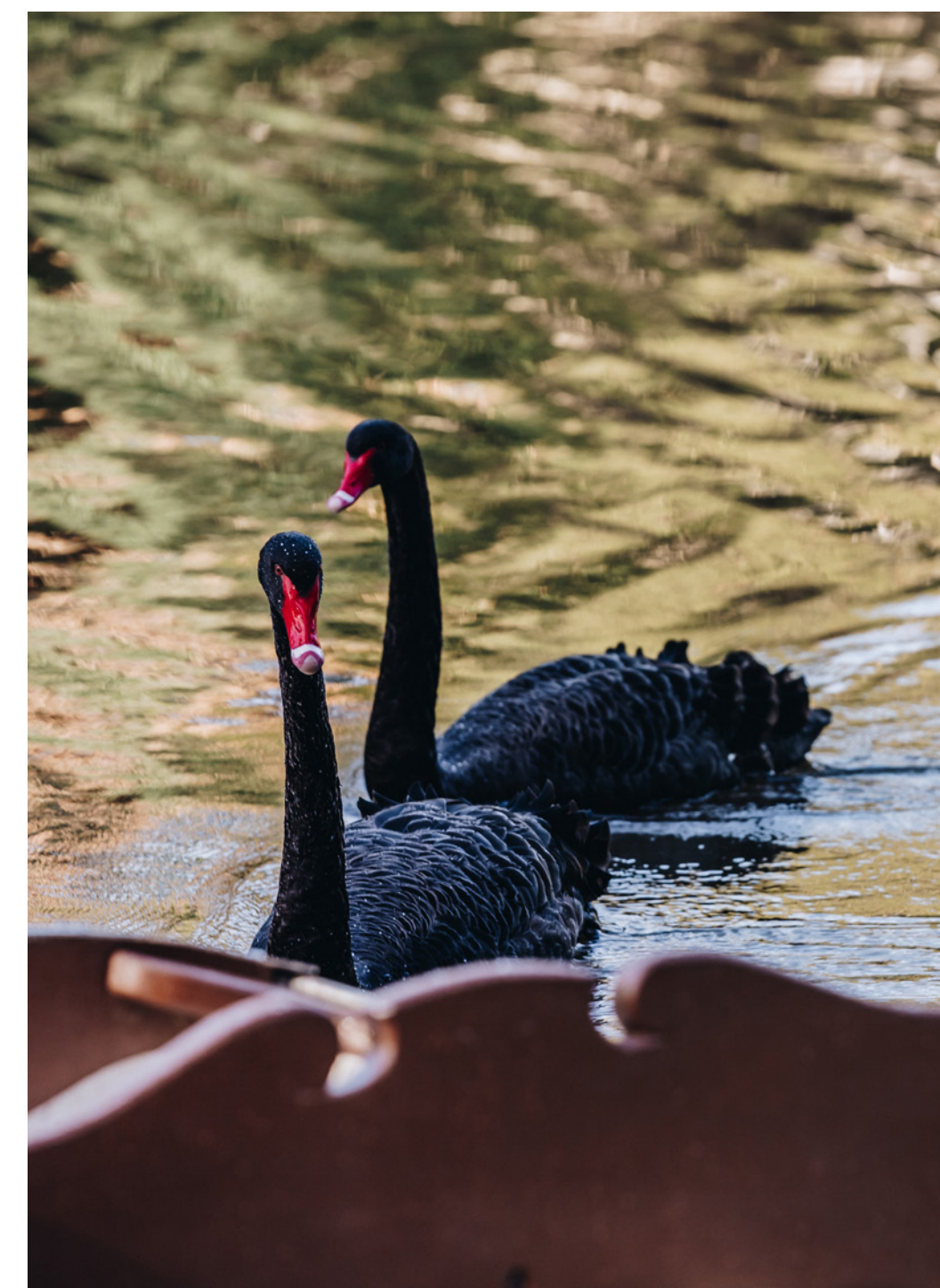




LEFT — Row boats available for rent from the Fairfield Boat House.

Built in 1908 as a picnic, camping and refreshment area, Fairfield Boat House is a stately Edwardian establishment with a rich history and distinctive charm. It was given a facelift in 2010, and ever since, has served as a quaint riverside dining spot and boat-hiring venue. Hire one of their hand-built rowing skiffs (the only ones in the southern hemisphere) or a kayak and take a ride along one of the most picturesque stretches of the Yarra. Luscious gums veil the tranquil river, where stunning species of birdlife can be seen, including elusive kookaburras and elegant black swans.

Afterwards, rest and refuel at the Boat House with a drink and bite to eat. The menu is comprised of classic breakfasts and hearty lunches. There's also an impressive selection of Australian wines and cocktails on offer. Their specialty, however, is the Devonshire tea and freshly baked scones – especially enjoyable in the cooler months of the year.





AN EXPRESSION OF
MODERN LUXURY,
TAILORED FOR EASE
OF LIVING.

ARCHITECTURE

Crafted by renowned architects Rothelowman, Yarra Park's architecture is an unimposing composition inspired by the natural landscape of its surroundings. From a sympathetic, articulated facade to generously-proportioned indoor and outdoor spaces, every element of the design has been meticulously considered, presenting an exceptional addition to YarraBend's architectural fabric.







ARTIST IMPRESSION

THOUGHTFULLY CRAFTED FACADES

Externally, the townhomes are linear and robust, defined by clean lines and an articulation of solids and voids. Raw, tactilely rich materials in warm hues have been featured, creating an organic and undeniably authentic quality. Evoking a sense of individuality, the facades differ slightly throughout the development, allowing residents to feel like their home is uniquely and especially their own. Generous landscaping pays homage to the flora and fauna of Alphington while framing the homes in a lush, leafy sanctuary.





ARCHITECTURAL FEATURES





ARTIST IMPRESSION

PLANTER BOXES — Planter boxes have been built into the terraces, allowing vegetation to cascade beautifully over the edge of the balcony.

TERRACE — The living rooms open out to spacious, wrap-around terraces, encouraging a seamless integration of indoor and outdoor living.

MATERIALITY — The facade's palette boasts tile cladding and wall panelling from sought-after suppliers Artedomus and Weathertex.

RAINWATER TANK — For energy efficient, eco-friendly living, the townhomes are gifted with built-in rainwater tanks which will decrease storm water run off and reduce water usage within the home.



ARTIST IMPRESSION

INTERIORS

Also designed by Rothelowman, Yarra Park's interiors are sanctuaries in which residents can play, rest, grow and thrive. Genuine and inviting, they are spaces of nourishment where memories are created and daily rituals unfold with ease. Pairing well-appointed finishes with generous fixtures and an abundance of natural light, living here is as easy as it is inspiring.









ARTIST IMPRESSION

HARMONIOUS LIVING SPACES

With a focus on contrast and balance, the kitchen is adorned in a palette of bright finishes with delicate detailing, set against robust industrial fittings. To ensure your home is as individual as you are, a choice between a light and dark interior palette will be yours to consider. Plentiful storage ensures there's a home for all your culinary tools while high-end appliances enrich the act of meal preparation. The adjoining living area is framed by soaring, full-height windows that allow sunlight to flood the space while capturing expansive views of the city skyline and the sprawling greenery in the foreground.



INTERIOR FEATURES





ARTIST IMPRESSION

STONE FINISHES — Durable yet elegant, reconstituted stone has been appointed to the benchtops of Yarra Park.

ISLAND BENCH — Boasting accents of black steel and stone surfaces, the island bench is the hero of the open plan living and kitchen area.

TILES — Bathroom floors, walls and kitchen splash backs have been appointed with textured feature tiles.

TIMBER FLOORS — While lending a homely feel to the interiors, engineered timber floors provide a sturdy base for living to unfold atop of.

APPLIANCES — Smeg cooktops, ovens, dishwashers and range hoods enhance the tasks of cooking and cleaning.

YOUR STORAGE — The townhomes feature plentiful storage including integrated cabinetry and built in shelving throughout.



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION

GENEROUSLY APPOINTED RETREATS

Promoting a sense of wellbeing, Yarra Park's tranquil ensuites are appointed with a neutral and warm palette of finishes. The focal point of the space is the tile feature wall, which backdrops the luxurious built-in bathtub and imbues the space with a texturally rich feel. Simplifying your regime, an abundance of integrated storage has been incorporated here along with a double vanity and an expansive mirror. Set up high, the windows optimise privacy without compromising on natural light. Flooded with natural light, the adjoining master bedroom is a plush haven set upon soft woollen carpet.



SURROUNDED BY
VERDANT GREENERY,
LEAD A LIFE DEFINED
BY LEISURE AND
CONVENIENCE.



CBD



Yarra Bend Park

Fairfield Boathouse

Alphington

Yarra Bend Golf Course

Eastern Freeway

Studley Park

DINE OUT

In the realm of dining, options are endless for residents of Yarra Park. On your doorstep YarraBend will be home to some of Melbourne's most impressive restaurants, cafés, bars, providores, delis and unique grocers. Beyond what's on offer within YarraBend itself, Fairfield's vibrant Station Street is just a short stroll from home, a precinct brimming with trendy eateries, plentiful food stores and bakeries that are coveted throughout wider Melbourne. Alphington's own collection of restaurants and cafes is also yours to discover, including stylish new Asian eatery Benjamin's Kitchen and the Alphington Food Store, a local institution.







HOPPA & JOE



LEFT — One of their signature dishes, the 'Breakfast Bruschetta'.



Calling all dog-owners, coffee connoisseurs and lovers of unspeakably delicious culinary creations. Hoppa and Joe is Fairfield's quintessential brunch spot. The eatery is the brainchild of hospitality whiz Kirsten Taylor, who was formerly the general manager at cult café Chez Dre in South Melbourne. Brought to life in 2016, the café is cosy yet modern, designed by Taylor herself. Sit yourself down within the bright, plant-filled interiors and peruse the shrewdly devised menu.

All the tried and tested crowd pleasers are here; there's breakfast bruschetta, bacon and egg rolls, a selection of sandwiches and an eggs on toast option. Beyond this, things get a touch more exciting. 'Duck Benny' for example, is eggs benedict made with a fried duck egg, duck rillettes, apple and truffle hollandaise on house made pumpkin bread. Coffee beans are from boutique roaster Maling Room. Hoppa is fervently dog friendly – they have treats on hand for your canine companion as well as an Instagram page dedicated just to the pooches that visit.







OASIS





LEFT — Shawarma plate and chips.

Oasis Bakery opened 20 years ago as a humble little Lebanese cake shop in Murrumbena. Since then, it has grown leaps and bounds, expanding into a Middle Eastern café, restaurant, grocery store, deli and cooking school, all run by the dedicated Makool Family. A sure-fire Melbourne institution, its cult following grew so much, the family decided to open a second Oasis in the inner-north.

Interiorly, the Fairfield space is more contemporary than its Murrumbena counterpart, split over two spacious levels – one for grocery shopping, the other for dining. The bustling first floor abounds with Middle Eastern specialties like homemade dips, take home salads, flat bread, ready-made meals, spices, nuts, baked sweets and more. Head upstairs to the dining area where the atmosphere is more relaxed, boasting stylish plant hangings and chic light fixtures. Spearheaded by Craig Penglase (Circa, The Prince Hotel, Docasa), here, the kitchen churns out everything from Middle Eastern breakfasts like the 'Maras Chilli Scramble' to Lebanese Pizzas, wraps and share plates.





PARKS & RECREATION

YARRA PARK

A suburb that lends itself to an outdoor lifestyle, Alphington is set to a leisurely, laidback pace – awash with a variety of recreational hubs and leisurely retreats. On weekends start your morning off with a hit of golf at the esteemed Latrobe Golf Club, where a 70-hectare course exhibits leafy gums, undulating greenery and picturesque billabongs. For a jog or bike ride enfolded in natural beauty, Studley Park and Yarra Bend Park are both close at hand, as well as Alphington Park, where a range of sporting amenities are also housed, including a football and tennis club.

Residents won't have to wander far to explore the parks within YarraBend. Feed your curiosity at Artisan Park, alive with local providores and makers. Paint a picture of modern family living with progressive playgrounds, and barbeque equipment at Paper Square. Or enjoy the tranquillity of Heritage Park - a stone's throw from the Yarra River.

There are welcome surprises around every corner. Explore them all via the Paper Trail—an elevated piazza that connects you to the best of YarraBend. Whether you're seeking a little adventure or a little downtime, at YarraBend there's something for everyone.







EDUCATION

YarraBend's facilities set a new bar for fitness and wellbeing. While you enjoy the hustle and bustle with the city just a stone's throw away, YarraBend's Health & Wellness Centre offers quiet respite when you get home. Rejuvenate with mindful activities like yoga and let your day melt away in the steam, sauna or massage rooms.

While luscious tree canopies and rippling rivers make it easy to forget you're just minutes from urban life, Alphington's well-serviced public transport options and myriad of prestigious schools come as a welcome reminder. Just a 9-minute walk from Yarra Park, Alphington Primary is an exceptional choice for those embarking on their journey into the schooling world. A safe, engaging and caring environment, the school creates self-confident young adults that are thoroughly ready for high school. And when that day comes, the suburb offers various options. Alphington Grammar and Ivanhoe Grammar are two esteemed private schools located just minutes from Yarra Bend. With both schools offering world-class facilities, exemplary learning programs and outstanding co-curricular activities, you really are spoiled for choice when it comes to scholarly options.



AMENITY

YarraBend's facilities set a new bar for fitness and wellbeing. While you enjoy the hustle and bustle with the city just a stone's throw away, YarraBend's Health & Wellness Centre offers quiet respite when you get home. Rejuvenate with mindful activities like yoga and let your day melt away in the steam, sauna or massage rooms.

If the need to venture out and about arises, Alphington Station is a 9-minute walk from Yarra Park. Sitting as part of the Hurstbridge line, a train from here will carry you swiftly into the city in just 20-minutes. Stopping at Clifton Hill, Collingwood and Jolimont Station along the way, accessing Melbourne's foremost cultural hubs couldn't be easier.





As a resident of Yarra Park, enjoy a perfectly central location, within walking distance of everything you could ever need for a convenient and fulfilling lifestyle. The beating heart of the area, stroll up to Fairfield's main drag for brunch or dinner, where you can also tick off your shopping errands. Alphington Park is literally on your doorstep for moments of outdoor retreat, and, when it comes time to commute out and about, Alphington Station is just 700m away.

DINING

- | | |
|---|------------------------------|
| 1. A1 Bakery | 9. Flour + Salt |
| 2. Alphington Food Store | 10. Hoppa & Joe |
| 3. Bean Counter Cafe | 11. Matsuya |
| 4. Benjamin's Kitchen | 12. Mr Wednesday |
| 5. Burger Road | 13. Oasis Bakery |
| 6. C.H. James | 14. Outer Circle Social Club |
| 7. Fairfield Park Boathouse and Tea Gardens | 15. Trapezi |
| 8. Fifteen Pounds Cafe | |

SHOPPING

- | | |
|-----------------------|-------------------------------|
| 16. Biviano and Sons | 20. Harvest Food Store |
| 17. Casa Iberica Deli | 21. IGA |
| 18. Coles Ivanhoe | 22. Interior Base |
| 19. Fairfield Books | 23. Susta Cake Bar and Studio |

PARKS & RECREATION

- | | |
|---------------------------|----------------------------|
| 24. Alphington Bowls Club | 32. Latrobe Golf Course |
| 25. Alphington Park | 33. Main Yarra Trail |
| 26. Alphington Wetlands | 34. Sparkes Reserve |
| 27. Darebin Parklands | 35. Studley Park |
| 28. Dights Falls | 36. Wilson Reserve |
| 29. Fairfield Park | 37. Yarra Bend Golf Course |
| 30. Green Acres Golf Club | 38. Yarra Bend Park |
| 31. Kew Golf Club | |

EDUCATION

- | | |
|-------------------------------|------------------------------|
| 39. Alphington Grammar | 43. Methodist Ladies College |
| 40. Alphington Primary School | 44. St Anthony's School |
| 41. Fairfield Primary School | 45. Xavier College |
| 42. Ivanhoe Grammar | 46. Yarralea Childcare |

TRANSPORT

- | | |
|------------------------|---------------------|
| 47. 546 Bus | 49. Eastern Freeway |
| 48. Alphington Station | |



CONCEIVED BY A TEAM
OF INDUSTRY LEADERS,
YARRABEND IS THE
RESULT OF INSPIRED
COLLABORATION.



ROTHELOWMAN, *Architect*

At Rothelowman, we engage in radical exploration to find extraordinary solutions. As pioneers in the field of architecture and design we are ever evolving our practice, people and market through the award-winning projects we deliver for Australia's premier private and public organisations. Rothelowman brings more than 25 years' experience to bear on Yarra Park Townhomes. Our team applies an award-winning track record of innovative solutions to deliver highly commercial, intelligent designs.

Yarra Park Townhomes will make a major contribution to the surrounding public realm and will be defined by high quality architecture. A contemporary architectural expression, identifiable streetscapes and communal green spaces create a sense of community was the basis for our design response. Yarra Park Townhomes will enhance the urban environment, add value to the natural landscape and stand the test of time as a unique and authentic human environment.



UHOME, *Developer*

UHOME Australia was established in 2014, it is a professional organization dedicated to cutting-edge Australian homebuyers and investment management. Its headquarters are in Sydney, Australia and Beijing, China. They also work with agencies in Shanghai, Guangzhou, Hunan and Shanxi to provide a full range of professional services including investment consulting, property management, investment loans and legal services.

UHOME Australia is committed to building the most professional Australian and New Zealand property investment platform, with the most experienced and professional research team. We are dedicated to providing timely and accurate market information and quality investment products and services; without language barriers, we provide a one-stop security service.

Creative by Earl.St

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