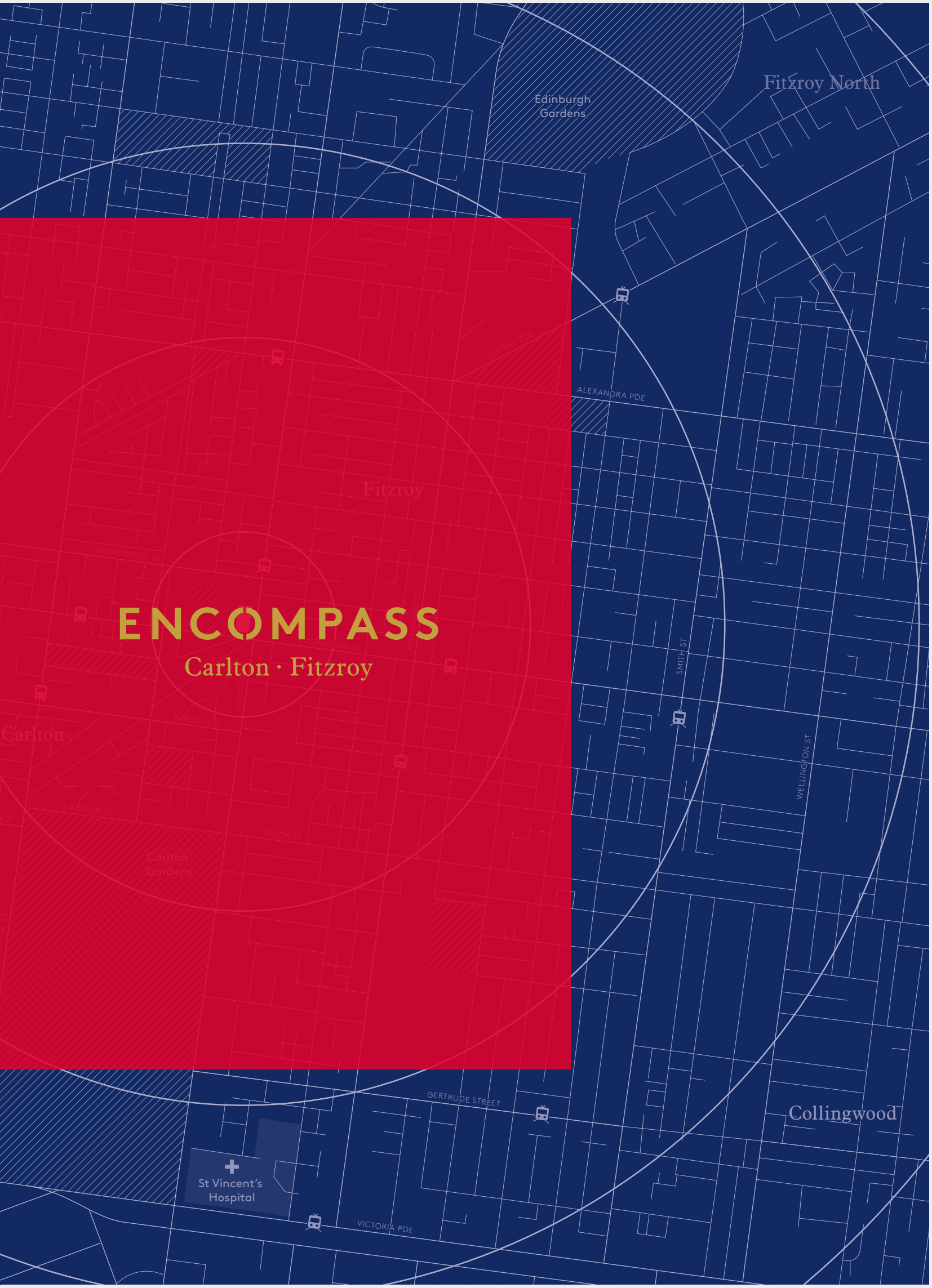
citta property group

FRASERS PROPERTY



Encompass Carlton Fitzroy is at the centre of everything. Located on the corner of Elgin and Nicholson Streets, Encompass is a marvel of modern design that combines discerning architecture, outdoor spaces, sustainability, and the best of urban living. Comprised of one, two and three bedroom apartments, Encompass provides the ultimate lifestyle opportunity.

CARLTON · FITZROY

LIFE, AT THE CENTRE OF EVERYTHING.

ST VINCENT'S HOSPITAL
ROYAL MELBOURNE INSTITUTE OF TECHNOLOGY
THE ROYAL MELBOURNE HOSPITAL
CARLTON GARDENS
THE UNIVERSITY OF MELBOURNE
CBD
Docklands
North Melbourne
Parkville
RATHDOWNE STREET
ELGIN STREET
Carlton
ENCOMPASS
Carlton · Fitzroy
NICHOLSON STREET
JOHNSTON STREET
BRUNSWICK STREET
Fitzroy

01

02

03

04

The centre of dining and café culture

Encompass, at the nexus of Carlton and Fitzroy, is in a zone of the city's best dining and coffee options. This hub is home to fine-dining options such as Marion, high-end cocktails at The Everleigh, specialist vegetarian fare at Transformer, and cafés serving some of the best coffee in the world.

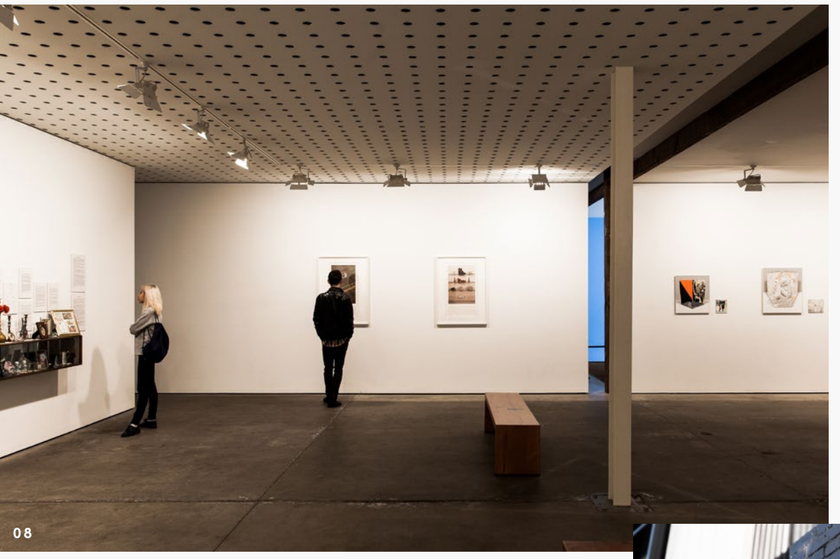
01 Breakfast Thieves
02 Clay Finefood & Health
03 Sir Charles
04 Sir Charles
05 Marion Wine Bar
06 The Everleigh
07 Transformer

05

06

WINE · DINE

07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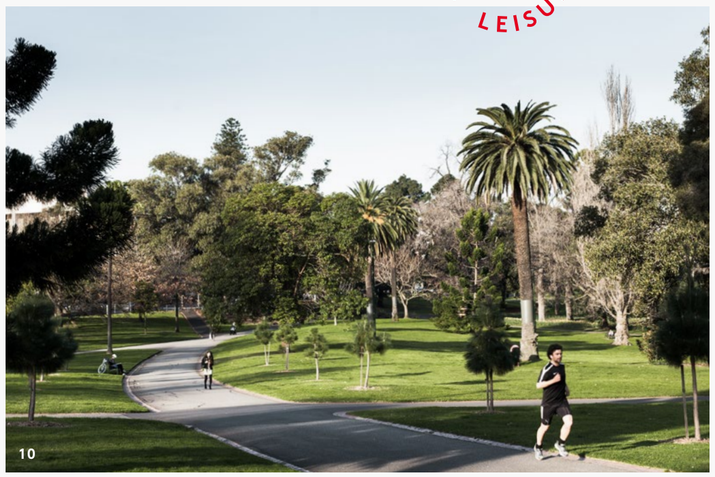
Where life happens

The myriad of amenities in Carlton and Fitzroy mean never having to travel far. Art galleries, Carlton and Fitzroy Gardens, and excellent public transport can be easily accessed. Fitzroy Swimming Pool and Carlton Baths are within walking distance, and events and markets at the heritage-listed Royal Exhibition Building are conveniently within reach.

CULTURE · LEISURE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08 Centre for Contemporary Photography
09 The Rose Street Market
10 Fitzroy Gardens
11 Royal Exhibition Building and Carlton Gardens
12 CBD Cycle Paths, RMIT Design Hub
13 Fitzroy Pool

11

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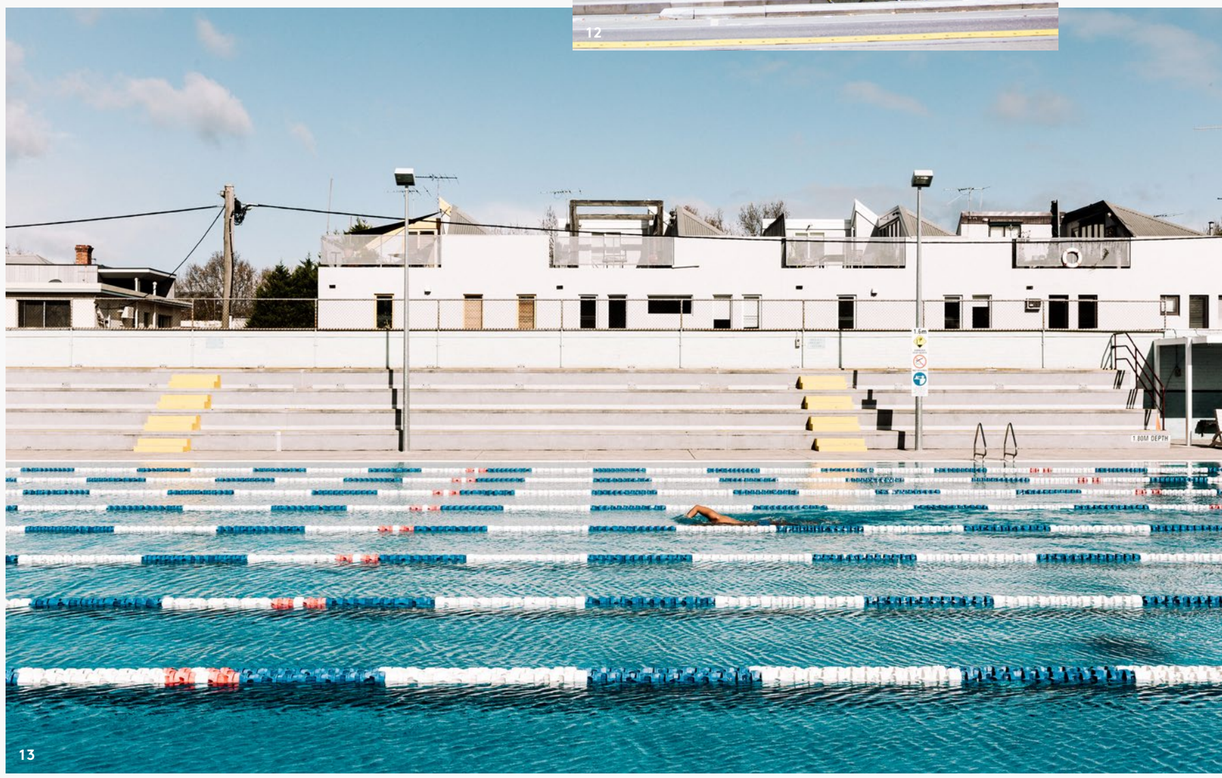
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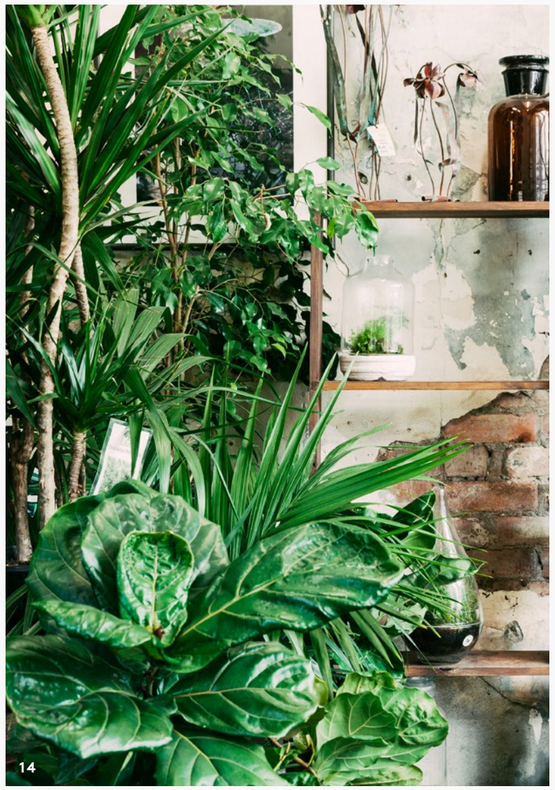
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The city's best shopping

The neighbourhood is home to retail innovators, designer homewares and some of the best fashion retailers in the city. Fitzroy nursery is an inner-city oasis of greenery for indoors and out. For effortlessly cool clothing for men and women, stop in at local favourite Handsom, and for local ceramics in a candy colour palette, you can't go past Mud, just a few doors down.

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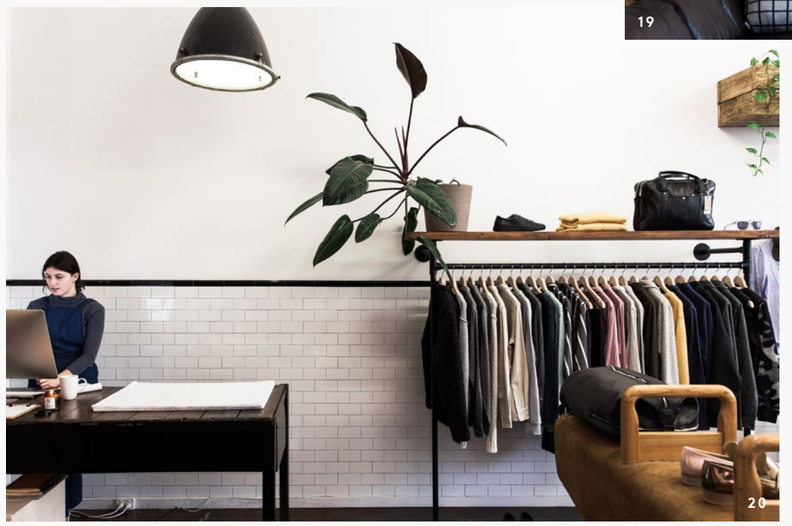
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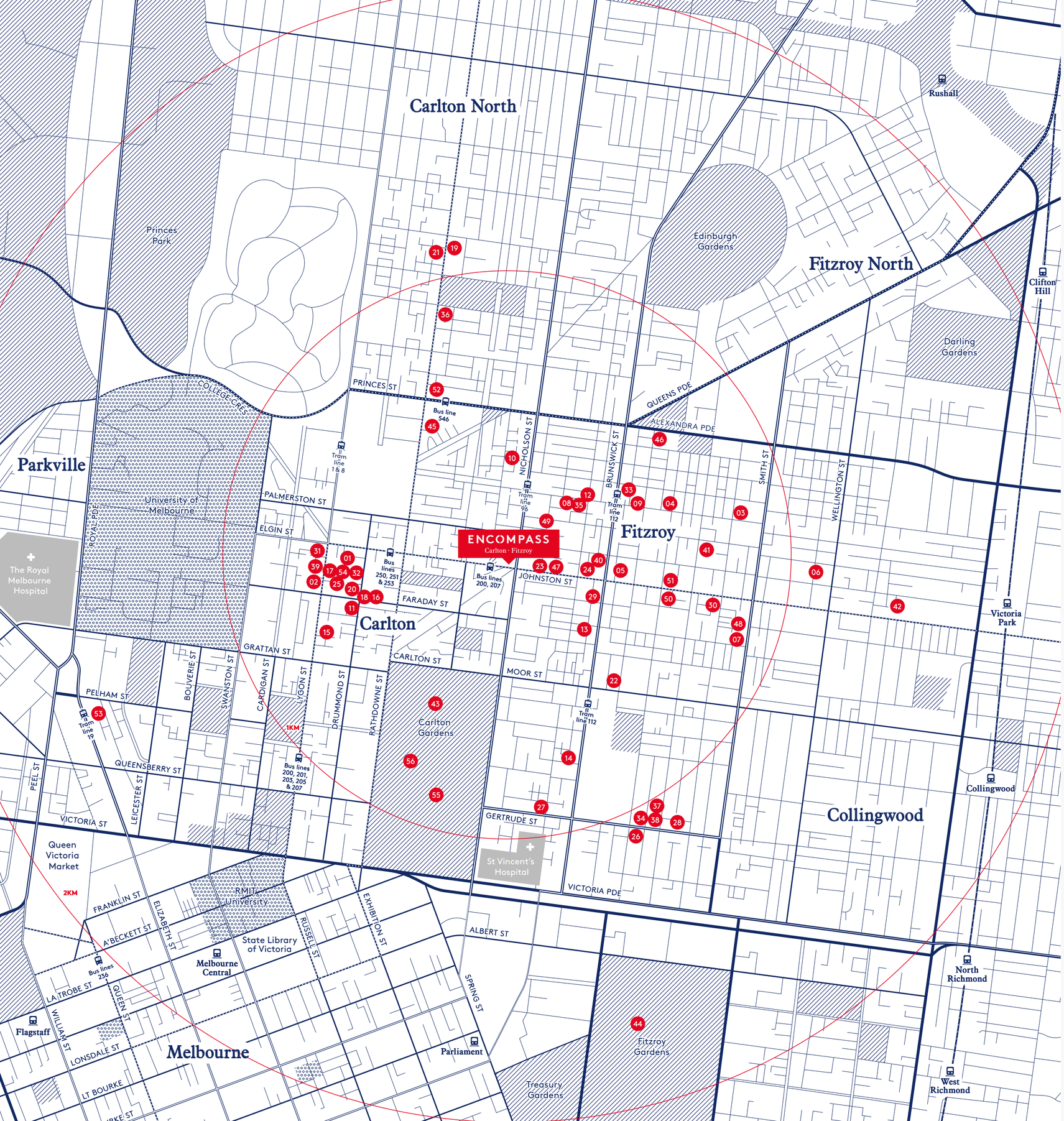
21

14 Fitzroy Nursery
15 Mud
16 Fitzroy Nursery
17 Handsom
18 Handsom
19 Modern Times
20 Handsom
21 Mud



Food & Beverage

Cafés/Restaurants

01 The Vertue of the Coffee Drink
02 Pidapipó
03 Breakfast Thieves
04 Lune Croissanterie
05 Sir Charles
06 Easey's
07 Hell of the North
08 Young Bloods Diner
09 Transformer
10 The French Lettuce
11 D.O.C
12 Industry Beans
13 Brunswick Street Alimentari
14 Village People Hawker Foodhall
15 Donnini's
16 Market Lane Coffee
17 Brunetti
18 Yo-Chi

Groceries

19 Skinner & Hackett
20 Baker D.Chirico
21 Clay Health&Organics
22 Smith & Deli
23 Casa Iberica
24 Coles, Fitzroy
25 Woolworths, Carlton

Bars

26 The Everleigh
27 Marion Wine Bar
28 Builders Arms Pub
29 Naked for Satan
30 Bar Liberty
31 Jimmy Watson's
32 Carlton Wine Room

Leisure & Retail

Shopping

33 Fitzroy Nursery
34 Handsom
35 The Rose St. Artists' Market
36 The LAB Organics
37 Third Drawer Down
38 Mud
39 Readings
40 Kleins Perfumery

Galleries

41 Centre for Contemporary Photography (CCP)
42 Lamington Drive

Health & Recreation

43 Carlton Gardens
44 Fitzroy Gardens
45 Carlton Baths
46 Fitzroy Pool
47 Good Life Health Club

Furniture Stores

48 Modern Times
49 Engrain
50 Tait
51 Great Dane
52 Innovation Living
53 Cult

Entertainment

54 Cinema Nova
55 Royal Exhibition Building
56 Melbourne Museum &IMAX

Parklands
Universities
Hospitals
Train stations
Tram routes
Bus routes

DESIGN / FORM

Elgin Street entry

ARTIST IMPRESSION, SUBJECT TO CHANGE

Rooftop Lounge with sweeping views

Considered living

As a resident at Encompass, you will be treated to unrivalled panoramic views of Melbourne's CBD from the Rooftop Lounge located on level eight. Comprised of a fully equipped kitchen, outdoor barbeque, zoned alfresco dining and formal lounge areas including a television and library, this diverse space provides you with the option to entertain or relax with Melbourne's city skyline as your backdrop.

Creative architecture and considered landscaping ensures the rooftop lounge feels more like an elevated courtyard, providing an escape from the hustle and bustle below.

With five large concrete planters illuminating greenery from within, and views over Carlton Gardens and the Dandenong Ranges, you will be treated to your very own private green-oasis.

Curved structured sheltering provides protection from the elements so the space can be used year round, while clever circular cut-outs allow natural light to stream through, making the most of the elevated position.

ARTIST IMPRESSION, SUBJECT TO CHANGE

Residents' Rooftop Lounge

ARTIST IMPRESSION, SUBJECT TO CHANGE

Residents' Rooftop Lounge

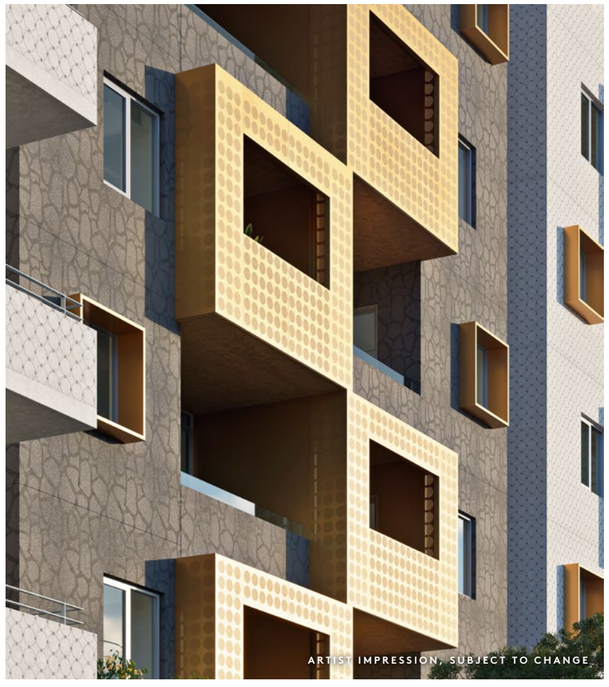
Façade

The architecturally distinctive building designed by Jackson Architecture will establish a unique urban presence within Carlton and Fitzroy, while staying true to the neighbourhoods' cultural heritage. The materiality of the façade includes natural, contrasting light and dark concrete. The light concrete panels are textured with a circular graphic pattern found in some European countries, paying homage to many of Carlton's residents origins, while the contrasting dark concrete is textured with a 'masonry stone' pattern reminiscent of the original blue cobblestone streets of Carlton.

The building's form has been sculpted through the use of balconies and terraces, creating a layered effect, and providing a level of privacy, outlook and outdoor living for you to enjoy. Pop-out perforated metal clad balconies and staggered anodised window hoods add another element of articulation to the façade. The walls and underside of the translucent pop-out balconies are stained with matching colour paint to accentuate their depth from street level. At night this creates a glowing effect, making them light up like lanterns, enlivening the façade.

With curved walls and concrete balustrades softening the corner position of the building, varying heights, materials and textures, and conscious set-backs applied to several levels of the built form, Encompass' considered design creates privacy for your comfort as well as a unique visual impact from every angle.

The building design incorporates core sustainability features such as water management initiatives, natural light and ventilation to every corridor, consideration of orientation and shading maximising light and ventilation to all apartments, and a minimum 5 star energy rating. While every apartment includes a car space, the ease of pedestrian and bicycle connection to the surrounding urban village of Carlton and Fitzroy and the proximity to the CBD means you won't need your car.



Above: Facade detail – Nicholson Street
Right: Nicholson Street view

Lobby

The lobby entrance is framed by perforated metal finishes, clearly defined through the use of colour and the incorporation of the street address as feature artwork. When lit at night, the gold metal panels catch the light creating a warm glowing welcome for residents upon their return home, a soft quiet contrast to the bustling lifestyle Carlton and Fitzroy provide.

The perforated metal detail continues into the foyer, merging the architectural façade and interiors concepts. Terrazzo floor tiles lead to the building's lifts and feature wall battens draw you into the space.

Considered seating and soft feature lighting create a relaxed waiting area for residents and guests alike. With a state of the art intercom system, security controlled entry and secure mailboxes, residents can leave their homes for short or extended periods, and feel confident knowing their home is secure.

Enjoy incredible views from select apartments and the residents' Rooftop Lounge, anytime of the day...

... and night.

ARTIST IMPRESSION, SUBJECT TO CHANGE

Living

Living spaces at Encompass are open and bright, and encourage the connection between indoor and outdoor living. Every apartment incorporates a paved terrace or balcony, opening off the living area, and many balconies feature gold perforated metal clad surrounds offering additional privacy and creating interesting soft shadows which change and move throughout the day.

With 2.7m ceilings to living areas, the carefully considered floorplans have been designed to accentuate the apartments' size and functionality. Make your apartment your own by choosing from the light or dark colour scheme. Oak timber finish flooring features throughout the living space. Floor to ceiling sliding doors create a seamless connection to the outdoors and ensure the living space is bathed in natural light, establishing a sense of space and calm.

ARTIST IMPRESSION, SUBJECT TO CHANGE

ARTIST IMPRESSION, SUBJECT TO CHANGE

Light scheme

Dark scheme

Kitchen

The kitchens at Encompass are the perfect combination of contemporary style and functionality. Premium appliances are cleverly incorporated, leaving the kitchen looking sleek and stylish. Matte timber-look, full-height cabinetry provides a warm contrast from the surrounding dual-tone cupboards. Upgrade options are available to include an integrated fridge, freezer, and pull out pantry.

The feature kitchen island bench includes sophisticated matte black tapware, and provides a space for casual dining with a reconstituted stone benchtop in raw concrete designed to sit out, creating a relaxed table for two.

Oak finish timber flooring, mirrored splashbacks, stone surfaces and bespoke cabinetry come together in a cohesive minimalist style.

Light scheme

Bedroom

Bedrooms are warm and inviting with tufted 100% wool loop pile carpets underfoot in the choice of light or dark colour scheme. All bedrooms include fully fitted built in wardrobes, and select apartments include a study nook, turning the space into a relaxed work area providing additional storage, or providing you with a space to highlight feature artwork or designer décor.

Bedrooms may overlook balconies or terraces, some with direct access bringing the outdoors in, and other bedrooms include feature metal window hoods framing the picturesque views below.

ARTIST IMPRESSION, SUBJECT TO CHANGE

Light scheme

Bathroom

Bathrooms continue the same sleek, minimalist style set within Encompass. Terrazzo floor tiles run throughout the bathroom, creating a sophisticated feel. Whisper white wall tiles run full height from floor to ceiling, in bold contrast with the feature matte black fittings. The clean lines and feature fittings continue to the shower, where the semi frameless swing door is encased in matte black powder coated aluminium.

The bespoke timber-look vanity includes double drawers and lip pull handles for built in storage, and come in the option of soft walnut and black wenge. The framed mirror above includes an alcove for feature décor or additional storage, and a hand blown 'Hollywood style' wall lamp softens the space.

Dark scheme

The Living Carlton Consortium (LCC) brings together in partnership the immense experience, visionary power, and reputation for success of two of Australia's leading property groups – Frasers Property Australia and Citta Property Group. In collaboration with award-winning architects Jackson Architecture, Encompass Carlton is the latest in an outstanding portfolio of premium residential developments.

LCC was awarded 'Finalist Urban Renewal' in the Urban Development Institute of Australia 2016 Awards for Excellence, in the Urban Renewal category for redevelopment of the historically significant Keppel Street precinct.

Frasers Property Australia

Since 1924, Frasers Property Australia has created stronger, smarter, happier neighbourhoods. We are one of Australia's leading diversified property groups and an Australian division of Frasers Property Limited.

We develop residential land, housing, and apartments and have delivered over 140,000 homes during our legacy; and develop build-to-rent, commercial, retail and mixed-use properties. Our activities also encompass the ownership and management of investment property, incorporating property and asset management services.

A member of FRASERS CENTREPOINT

Citta Property Group

A specialised property development group focused on large-scale, mixed-use projects, Citta's directors bring more than 60 years of combined experience, having been responsible for managing a number of Australia's most innovative and successful developments. Citta offers expertise in planning and design, financial structuring, development, project management, sales, leasing and marketing of both private and public sector projects.

citta property group

Jackson Architecture

Jackson Architecture is a highly awarded national practice of architects, master planners, urban and interior designers, motivated by the desire to provide stimulating environments that facilitate all aspects of human endeavour. Established in Melbourne in 1965, the practice has developed a reputation for providing high quality architecture and interior design with the ability to synthesise the challenges of form, expression, light with function and amenity.

Over the last seven years, working collaboratively with the Living Carlton Consortium, Jackson Architecture has brought the Keppel Street heritage precinct fabric back to life, creating 20 new houses and a community chapel.

This site is one of three separate sites that make up the Living Carlton Project. Master-planned by Jackson Architecture and built as nine stages, the Project is now almost complete. It sees outworn "public" housing stock, first built some 40 to 50 years ago regenerated and renewed to meet current expectations.

The executing architect for all nine stages, Jackson Architecture has designed a number of the new apartment buildings. In addition, Jackson Architecture worked closely with Australian Unity to create a new, sophisticated and respectful approach to aged care in the Rathdowne Place Aged Care and Wellness Centre.

This exciting body of work adds to Jackson Architecture's established portfolio. The practice has been recognised with numerous awards from the Royal Australian Institute of Architects, including the prestigious Sir Zelman Cowen Award (the Australian national award for the most outstanding architectural work) on an unsurpassed three occasions. Landmark buildings include the MCG (Northern and Southern Stands), Victorian County Court and National Tennis Centre and Eastern Plaza, Melbourne Park.

JACKSON ARCHITECTURE

KNOWLEDGE · EXPERIENCE ·

01 The Carlton Residences, Carlton – Frasers Property Australia & Citta Property Group
02 APT, Carlton – Frasers Property Australia & Citta Property Group
03 Reside, Carlton – Frasers Property Australia & Citta Property Group

LIFE, AT THE CENTRE OF EVERYTHING.

The information and images in this brochure are intended as a general introduction to Encompass and do not form an offer, guarantee or contract. Please note that whilst reasonable care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. All plans and images are conceptual only and may change at any time without notice. The computer generated images of dwellings are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. Purchasers must rely on their own enquiries and the contract for sale. Published June 2021.

ENCOMPASS

Carlton · Fitzroy

LIFE, AT THE CENTRE OF EVERYTHING.