



PROSPER

PARKSIDE

GALADA AVENUE, PARKVILLE



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Aerial₀₆₋₀₇

Parkside Masterplan₀₈₋₀₉

The Park Club₁₀₋₁₃

Location & Lifestyle₁₄₋₁₉

The Team₂₀₋₂₅

Located in the premier suburb of Parkville, Parkside is a visionary development by Frasers Property Australia and Citta Property Group; designed to create not only an investment opportunity; but a vibrant community and a sustainable landscape in the heart of one of the world's most liveable cities.



Melbourne Zoo

The University of Melbourne

Tram 55 Royal Park

Capital City Trail

State Netball & Hockey Centre

Royal Melbourne Hospital

CBD

Royal Park

Parkville Gardens Wetlands

Village Oval

Bus 505 Stop

The Park Club

PARKSIDE

Port Phillip Bay

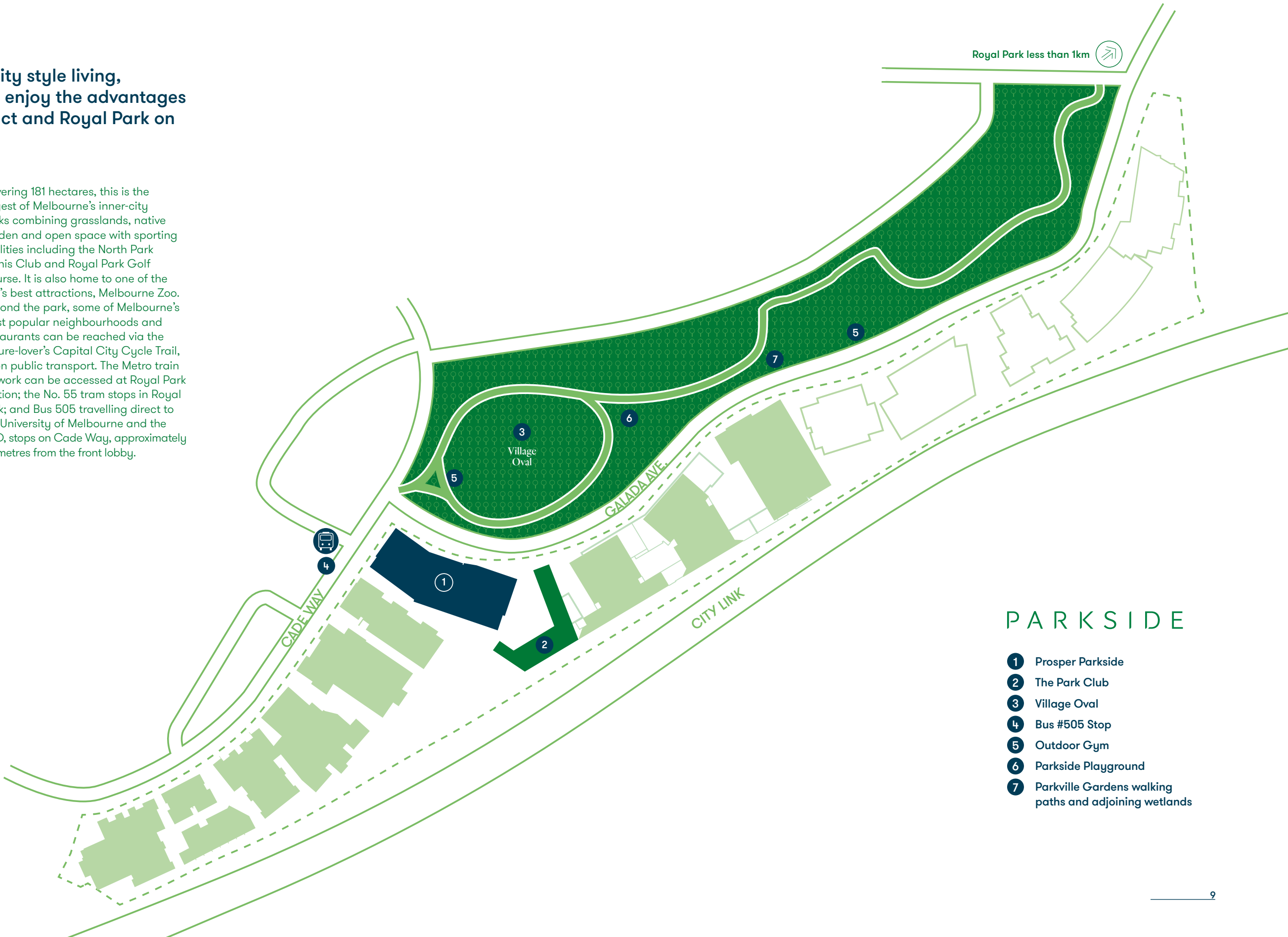


The Parkside Masterplan

In addition to modern inner-city style living, residents of Prosper Parkside enjoy the advantages of having the Parkside precinct and Royal Park on their doorstep.

Parkside, in the established suburb of Parkville, is the result of a well-established collaboration between industry professionals Frasers Property Australia and Citta Property Group. The leafy environment, encompassing more than 20 acres, affords residents the gym and pool facility of The Park Club, as well as an outdoor recreation hub, ideal for both physical activity and well-earned relaxation. The green space includes tranquil Parkville Gardens and the neighbouring wetlands, as well as the Village Oval, which caters to a variety of sporting enthusiasts. A short walk through a landscaped corridor also puts Royal Park, 4km from Melbourne’s CBD, within reach.

Covering 181 hectares, this is the largest of Melbourne’s inner-city parks combining grasslands, native garden and open space with sporting facilities including the North Park Tennis Club and Royal Park Golf Course. It is also home to one of the city’s best attractions, Melbourne Zoo. Beyond the park, some of Melbourne’s most popular neighbourhoods and restaurants can be reached via the nature-lover’s Capital City Cycle Trail, or on public transport. The Metro train network can be accessed at Royal Park Station; the No. 55 tram stops in Royal Park; and Bus 505 travelling direct to the University of Melbourne and the CBD, stops on Cade Way, approximately 50 metres from the front lobby.



PARKSIDE

- 1 Prosper Parkside
- 2 The Park Club
- 3 Village Oval
- 4 Bus #505 Stop
- 5 Outdoor Gym
- 6 Parkside Playground
- 7 Parkville Gardens walking paths and adjoining wetlands

The Park Club*
is home to the finest
amenities and reserved
exclusively for
Parkside residents



THE
PARK
CLUB

*Part of the facilities may not be available at settlement and may be delivered in stages over an unspecified period of time. Purchasers should refer to the Contract of Sale for the terms and conditions surrounding availability and use of these facilities.



The Park Club* pool (actual facilities)



The Park Club* pool (actual facilities)



The Park Club*



The Park Club* gym (actual facilities)

The Park Club features a 25-metre heated indoor lap pool in ultra modern surrounds. Full-height windows running the length of the facility offer green vistas onto the resident's retreat and across landscaped gardens to the Village Oval.

A state-of-the-art gymnasium features the latest Life Fitness range of cardio machines, weights, workout mats and personal entertainment systems

including 19-inch treadmill screens and Wi-Fi connection to upload workout data, stream music or watch movies. Fully equipped toilet and shower facilities can be accessed via both the pool and gym and are convenient to the resident's retreat areas. The Park Club also features an outdoor BBQ and dining area where residents can gather with friends and neighbours to socialise and entertain.



The Retreat area (indicative facilities)

Landscaped recreation spaces include a paved outdoor BBQ area with communal dining tables and seating. Raised garden beds, with established plants and trees, overlook the Village Oval where residents can relax and recuperate or get active.

The facilities at The Park Club also include an indoor dining and entertaining area with a fully equipped kitchen and a multi-purpose room with audio visual capabilities.



Location & Lifestyle

Prosper offers the perfect balance of nature & inner-city living

Established educational, cultural and medical facilities, including two of Australia's finest tertiary institutions, are all nearby. The University of Melbourne is 3.1km away (with direct access via Bus 505 on Cade Way) and RMIT (Royal Melbourne Institute of Technology) sits conveniently on the nearby CBD fringe, close to the State Library.

The world-class Royal Melbourne Hospital and Royal Children's Hospital are both in Parkville. In the neighbouring suburb of Carlton, the Melbourne Museum is a natural and cultural history museum set in the beautiful Carlton Gardens.



On the inner-city fringe, Queen Victoria Market is a popular foodie haven, a venue of European tradition with fresh fruit and vegetable stalls and a food hall featuring cheese-makers, butcheries and delicatessens.

1. The Capital City Trail
2. Tram no. 55, Royal park
- 3 & 4. Royal Park, Parkville
5. The University of Melbourne
6. Wide Open Road, Brunswick



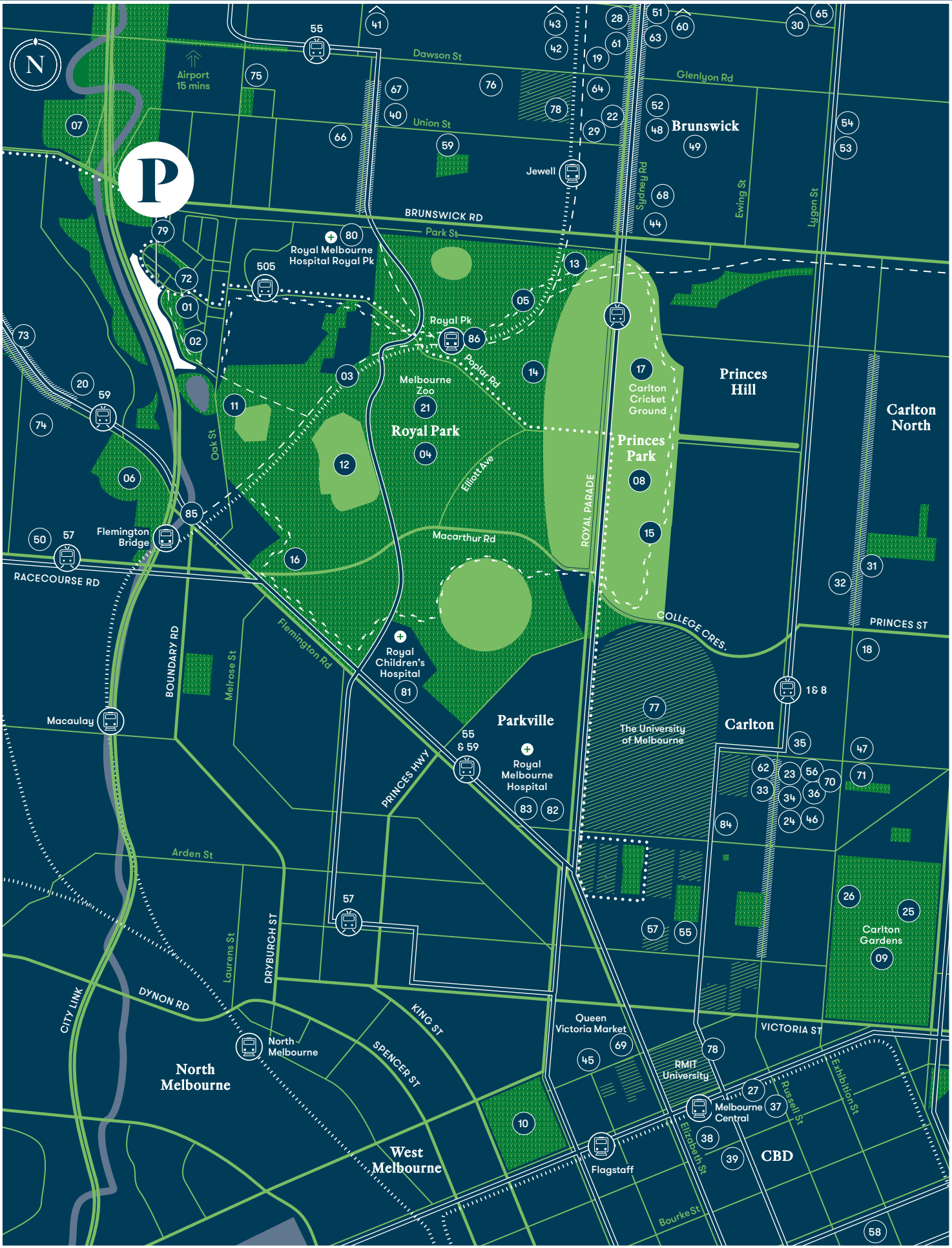
7. As one of the world's most liveable cities, Melbourne has a number of distinct and vibrant precincts, many of which surround Parkville's quiet streets. Lygon St and Sydney Rd have long been home to Melbourne's cosmopolitan food and wine culture, while Brunswick and Fitzroy offer some of the best live music scenes in the country.



The city also offers residents of Prosper galleries, markets and everything from hidden gems in twisting laneways to world-class shopping and dining on the Southbank waterfront.



7. Laksa King, Flemington
8. Southbank, Melbourne
9. Emporium, Melbourne
10. Lux Foundry, Brunswick
11. Queen Victoria Market, Melbourne



PARKS & GARDENS

- 01 Village Oval
- 02 Parkville Gardens
- 03 Capital City Trail
- 04 Royal Park
- 05 Royal Park Walking Path
- 06 Debneys Park
- 07 Ormond Park
- 08 Princes Park
- 09 Carlton Gardens
- 10 Flagstaff Gardens

SPORTING CLUBS & FACILITIES

- 11 VBA Baseball Ross Straw Field
- 12 State Netball & Hockey Centre
- 13 Royal Park Tennis Club
- 14 Royal Park Golf Club
- 15 Royal Park Touch Football
- 16 North Park Tennis Club
- 17 Carlton Cricket Ground
- 18 Carlton Baths
- 19 Brunswick Baths
- 20 Elite Swimming Performance

ENTERTAINMENT

- 21 Melbourne Zoo
- 22 Brunswick Art Gallery
- 23 Cinema Nova
- 24 La Mama Theatre
- 25 Melbourne Museum
- 26 IMAX
- 27 State Library

SHOPPING

- 28 Brunswick Bound Bookstore
- 29 Jetnikoff Bicycle Co.
- 30 Five Boroughs
- 31 The Lab Perfumery
- 32 Belki
- 33 Readings Carlton
- 34 Husk
- 35 Make Designed Objects
- 36 Lygon Court (Boutique Shopping Centre)
- 37 QV Shopping Centre
- 38 Melbourne Central Shopping Centre
- 39 Emporium Melbourne

CAFÉS

- 40 The Village Bakery
- 41 John Gorilla
- 42 Ray's Café
- 43 Lux Foundry
- 44 Wide Open Road
- 45 Market Lane Coffee
- 46 Baker D. Chirico
- 47 La Latteria
- 48 Two Little Pigs
- 49 Code Black Coffee

RESTAURANTS

- 50 Laksa King
- 51 Albert St Food & Wine
- 52 Tom Phat
- 53 Rumi
- 54 Kumo Izakaya & Sake Bar
- 55 Kaprica
- 56 Trotters
- 57 Stovetop
- 58 Supernormal

BARS

- 59 Union Hotel
- 60 The Brunswick Mess Hall
- 61 The Brunswick Green
- 62 Jimmy Watson's Wine Bar
- 63 Spotted Mallard
- 64 Howler
- 65 Mr Wilkinson

FOOD STORES

- 66 Grantham St - Coles, bakery, fruit shop, deli
- 67 Melba's Food Hall
- 68 Barkly Shopping Centre: Coles, speciality food shops
- 69 Queen Victoria Market
- 70 D.O.C Delicatessen
- 71 Bezela Food Store

EDUCATION

- 72 Penguin Childcare Early Learning Centre
- 73 Flemington Primary
- 74 St Brendan's Kindergarten
- 75 Brunswick South West Primary School
- 76 Brunswick Secondary College
- 77 The University of Melbourne - Parkville
- 78 RMIT University

MEDICAL FACILITIES

- 79 Parkville Gardens Medical Centre
- 80 Royal Melbourne Hospital - Royal Park
- 81 Royal Children's Hospital
- 82 Royal Melbourne Hospital - City Campus
- 83 Frances Perry House
- 84 The Royal Dental Hospital

TRANSPORT

TRAINS

- 85 Flemington Bridge
- 86 Royal Park

BUSES

#505 Moonee Ponds - Melb. University via Parkville Gardens

TRAMS

#59 Airport West - City (Elizabeth Street)
#55 West Coburg - Domain Interchange
#1 East Coburg - South Melbourne Beach
#89 Queen Victoria Market /49 Peel St (N Melb.)
#112 West Preston - St Kilda
#96 East Brunswick - St Kilda Beach
#19 North Coburg - City (Elizabeth Street)
#109 Box Hill - Port Melbourne



Frasers Property Australia & Citta Property Group

A collaboration setting a new standard for modern inner-city living



FRASERS PROPERTY AUSTRALIA

Frasers Property Australia Pty Limited is one of Australia’s leading diversified property groups and is the Australian division of Frasers Property Limited. The company has over 90 years’ heritage in Australia with current activities covering the development of residential land, housing and apartments, commercial, retail and industrial properties, investment property ownership and management, and property management.

Being part of a global group opens up a world of opportunities for our customers. Frasers Property Australia appreciates its customers and rewards their loyalty through Prosperity, a national customer care and loyalty program providing residential customers with generous purchase and referral rewards, plus benefits at Frasers Hospitality’s serviced hotel residences and boutique lifestyle hotels around the world.



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.



1. Hyde Parkside
2. Lume, Carlton
3. Parkside Display Suite
4. The Green Parkside
5. Hyde, Parkside



PARKSIDE

Parkside is a collaboration between Frasers Property Australia and Citta Property Group who have created an outstanding portfolio of developments with a mutual dedication to high quality and well considered design.



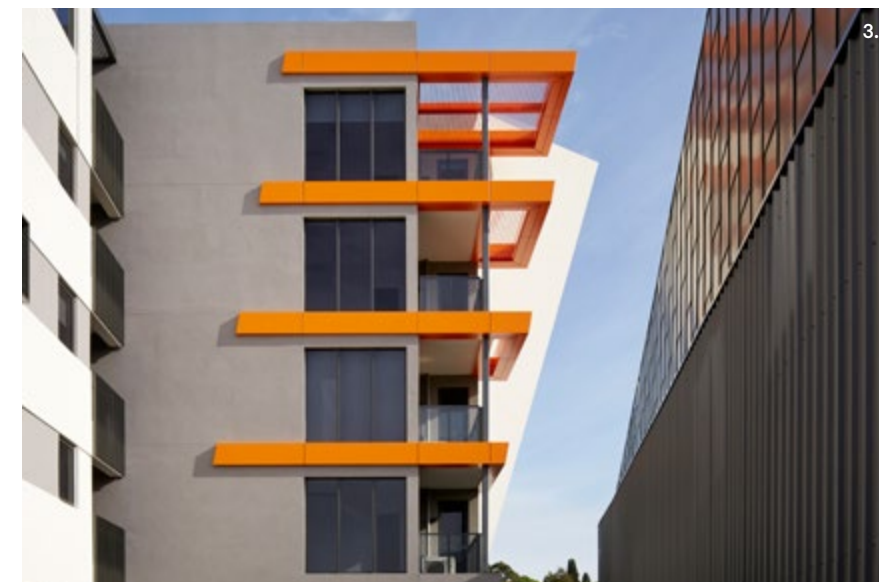
SJB Architects

Based in Melbourne and Sydney, and operating across the globe, SJB have been reshaping the landscape of Australian architecture for over 30 years. SJB is known for creating expressive, innovative and ambitious projects which have enhanced the urban fabric around them.

SJB have a reputation for challenging preconceptions about how to improve, expand and enhance people's lives through buildings that activate places and delight people. With a long track record for successes in residential, commercial and multi-functional projects, a design by SJB is a unique combination of contemporary and timeless.

The Architects

A building designed to enrich the lives of the people who live here



1. The Green Parkside & The Park Club
2. Hyde, Parkside
3. The Green, Parkside



Interiors designed by MIM Design Innovative function and timeless style



1.



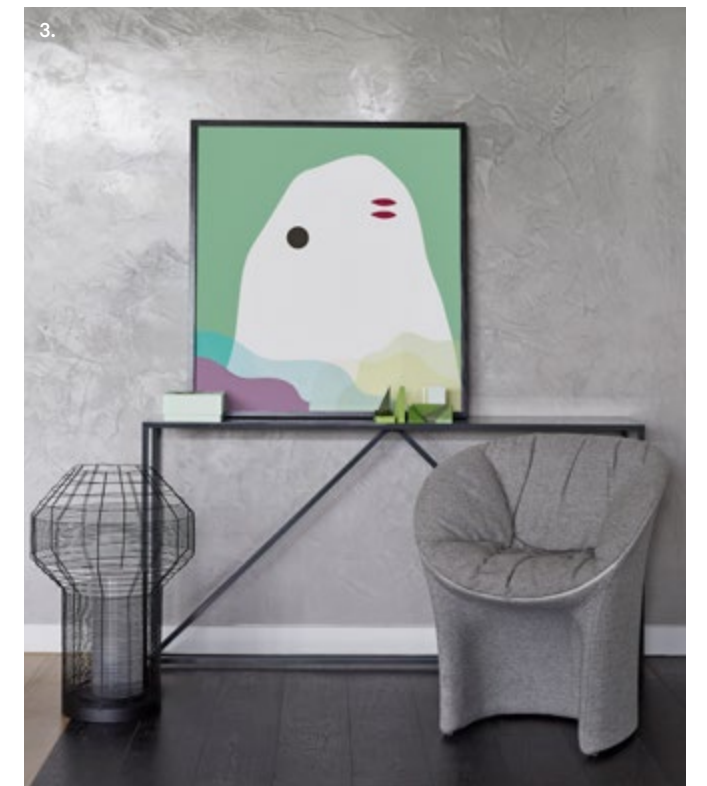
2.

MIM Design

MIM Design is a Melbourne creative studio that specialises in interior design. They are experts at customising interior design concepts that are tailored to individual projects, and are constantly seeking new and innovative ways to approach and solve design needs.

The studio's holistic approach to design, enables the team to create interior spaces that are sophisticated, refined in detail and focused on bringing the qualities of the client's personality and individual brand to the project.

1-3. The Parkside Display Suite



3.

MIM DESIGN



Prosper offers residents
a coveted lifestyle
balanced by nature
& inner-city living.
An ideal location,
a premier building,
a vibrant new community.
Prosper Parkside.

The Building

Introduction 02-03

Panoramic Vistas 05-08

Interiors 10-15

Subtle colour & texture framed by bold geometry are hallmarks of Prosper's architectural response to this picturesque precinct

The building has a bold architectural expression and is designed as a series of interlocking, stepping, geometric forms.

Façade elements are arranged to respond to the enviable location and the adjoining buildings of varying scale.

The framed façade elements incorporate refined details giving a sense of luxury and identity in the precinct. Strong horizontal banding is seen as a contrast to the delicate vertical expression of surrounding façades.

Upper level apartments at the centre of the tower provide a visual connection to the distinctive treatment of the podium at the lower levels.

The building's entry provides a direct view and outlook towards the adjoining parkland and gives Prosper a clear sense of address. The sensitive use of colour and materials is juxtaposed with bold white, framed elements to ensure an elegant yet distinctive façade treatment.

Prosper will undoubtedly be recognised for its premium offer in this sought after residential community.



Panoramic Vistas

From the lush parklands adjoining the site, to stunning views of the city and Port Phillip Bay, Prosper has a commanding perspective of Melbourne.

Positioned on a prominent corner within the Parkside precinct, Prosper enjoys expansive views that will never be built out and offers spectacular vistas that speak for themselves.

ROYAL PARK

At 181 hectares, Royal Park is the largest of Melbourne's parklands and includes many sports facilities and clubs such as the North Park Tennis Club, Royal Park Golf Course, the State Netball and Hockey Centre. Many other recreational groups also meet here to relax, share and play.

CBD

For residents of Prosper, the city is a gift to be immersed in and admired. By day, Melbourne is a hub of business, shopping and culture. By night, the city comes alive with restaurants, theatres and bars lighting up the nighttime cityscape.

DOCKLANDS

Docklands is an up and coming business district located adjacent to Southern Cross Station, where Victoria's metro and regional trainlines meet. The precinct also houses Etihad Stadium, the Melbourne Star Ferris Wheel and visiting events such as Cirque du Soleil.

DAYTIME VIEW - INDICATIVE VIEWLINE, LEVEL 13

NIGHTTIME VIEW - INDICATIVE VIEWLINE, LEVEL 13

BRUNSWICK WEST

Brunswick is a cultural hotspot offering a dynamic night-life and culinary delights from all corners of the world. The area is renowned for its wide variety of cafés, bars and restaurants making it an ideal place for a Friday night out or a Sunday morning breakfast.

PARKVILLE

Parkville is a prosperous, leafy suburb and home to some of Australia's premier educational institutions, including the The University of Melbourne. Due to it's location and beauty, it was also selected to host the Athlete's Village at the 2006 Commonwealth Games.

SOUTHBANK WATERFRONT

The banks of the Yarra River are home to world famous shopping labels, fine dining restaurants and the famous Crown Casino.

FLEMINGTON

Known far and wide as home to the Melbourne Cup, Flemington is a beautiful suburb with much to offer. The Melbourne Showgrounds hold regular events and come to life every year when the Royal Melbourne Show comes to the city.

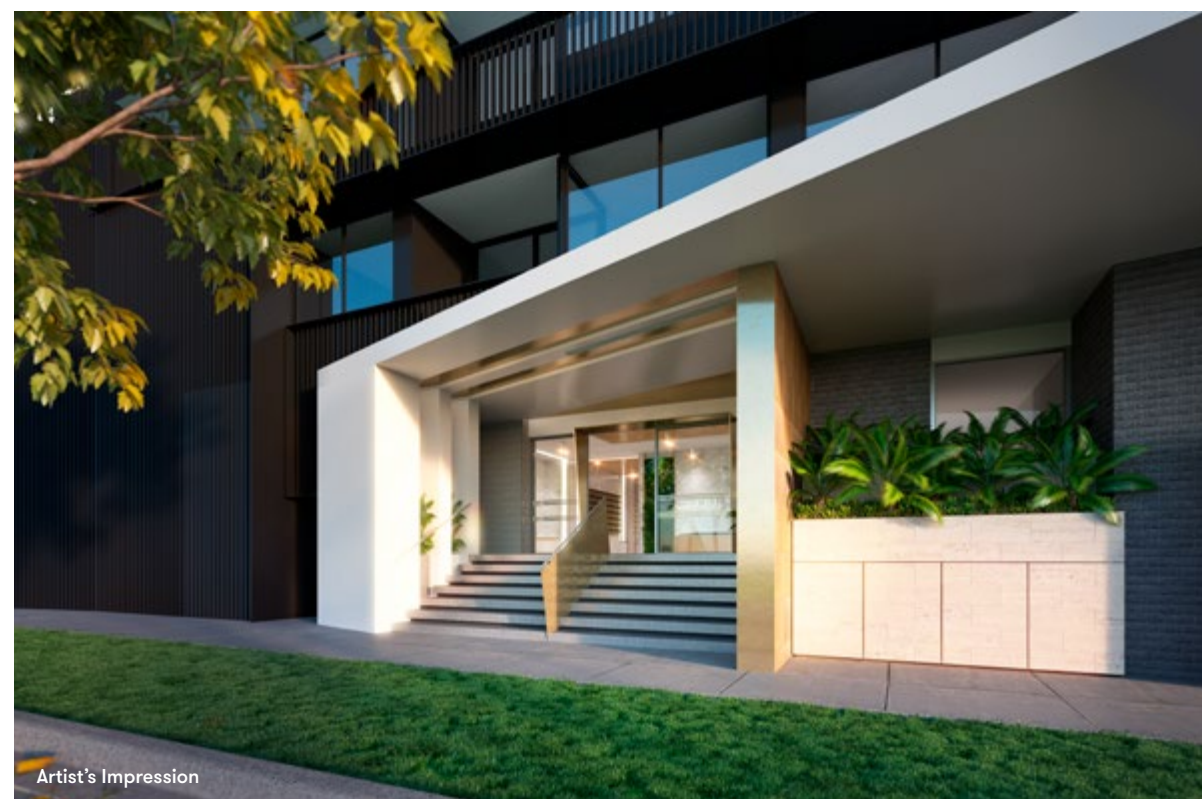
Step inside & experience an ever present sense of luxury

Complementing the external architecture of the building, Prosper's impressive interior scheme begins with a smart and elegant entrance foyer. High quality finishes and carefully designed lighting create the sense of a modern, sophisticated building.

Prosper's lobby has been designed to create a light and airy aesthetic. Bespoke entrance features create unique geometric shapes that reflect both the architecture of the building and the nuances of its surrounding landscape.



Artist's Impression



Artist's Impression

The use of soft, light and bright finishes contribute to a sense of luxury and create a stimulating and fresh environment for residents whenever they return home.

Artist's Impression



Considered interiors for living, dining & entertainment

Prosper's apartments are characterised by inventive design choices and understated luxuries.

A perfect place to work or relax, apartments are as comfortable as they are stylish, never compromising on quality or attention to detail.

Floor-to-ceiling glazing creates stunning views and allows natural light indoors. The open design and colour palettes complement and embrace open views of the park from select apartments.

Contemporary kitchens with the finest features

Quality finishes and joinery, combined with stone benchtops and stainless steel appliances, make the kitchens as stylish as they are functional.

Textural elements inspired by natural stone and rendered concrete are woven together to provide a cohesive visual style, both ultra-modern and natural at once.

The open-plan layout enhances the spacious feel of the apartments, while the large windows channel natural light inside and frame breathtaking views outside.

Artist's Impression





Modern bathrooms with elegant clean lines

All apartments feature well considered and well laid-out bathrooms with quality finishes.

The bathroom design's bold geometry and minimal use of colour creates a sleek and contemporary space. Cool stone and concrete textures complement the clean stainless steel finishes and chrome fixtures. When brought together these create a simple and elegant design without compromising on comfort.

Artist's Impression

Artist's Impression



