



GALADA AVENUE, PARKVILLE

**FLOURISH IS THE LATEST
ADDITION TO PARKSIDE, AN
ESTABLISHED AND GROWING
COMMUNITY IN THE INNER-
CITY SUBURB OF PARKVILLE.**





AERIAL

PARKSIDE

LIFESTYLE

LOCATION

06

08

28

34

THE PARK CLUB

FLOURISH PARKSIDE

THE TEAM

10

12

36





CBD

The University of Melbourne

Melbourne Zoo

Tram 55 Royal Park

Capital City Trail

State Netball & Hockey Centre

Royal Melbourne Hospital

Royal Park

Parkville Gardens Wetlands

Village Oval

F

Port Phillip Bay

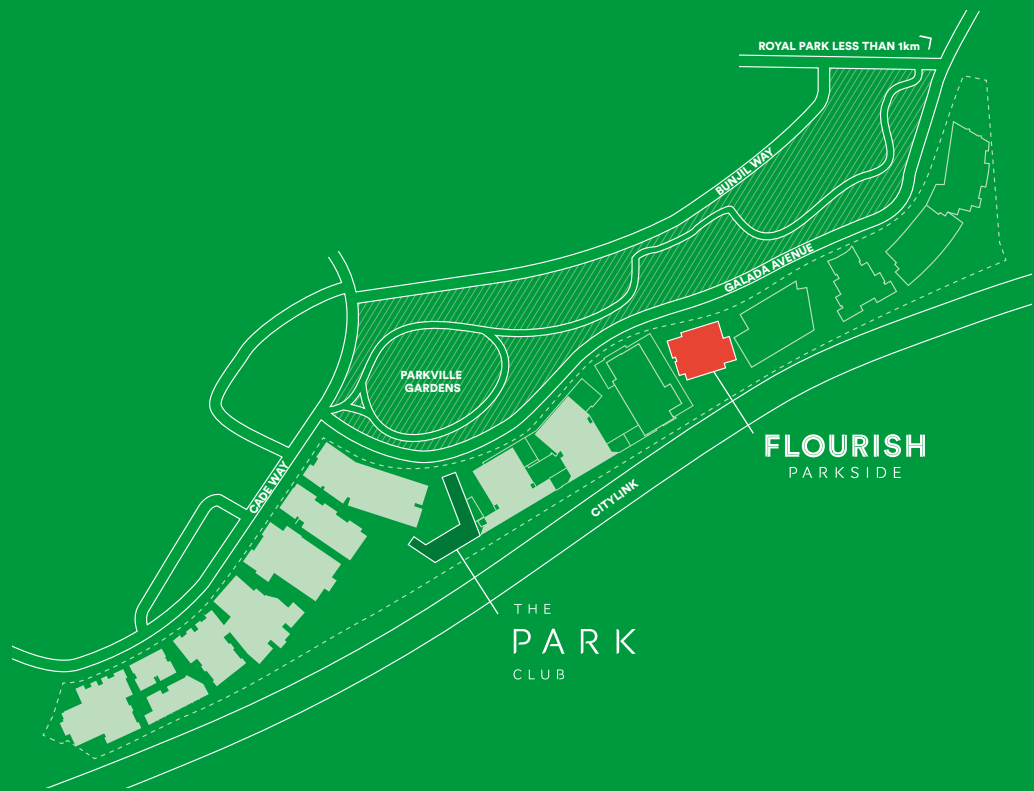
THE PARK CLUB

Bus 505 Stop

PARKSIDE

PARKSIDE

PARKVILLE



IN ADDITION TO MODERN INNER-CITY STYLE LIVING, RESIDENTS OF FLOURISH 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 Australand 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, within 230m of the front lobby.

australand citta



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1. THE PARK CLUB RETREAT AREA (ACTUAL FACILITIES)
2. THE PARK CLUB (ACTUAL FACILITIES)
3. CAPITAL CITY TRAIL, ROYAL PARK

EXCLUSIVE TO PARKSIDE RESIDENTS,
THE PARK CLUB* PRESENTS HEALTH
AND WELLBEING OPPORTUNITIES
IN STYLISH SURROUNDS.

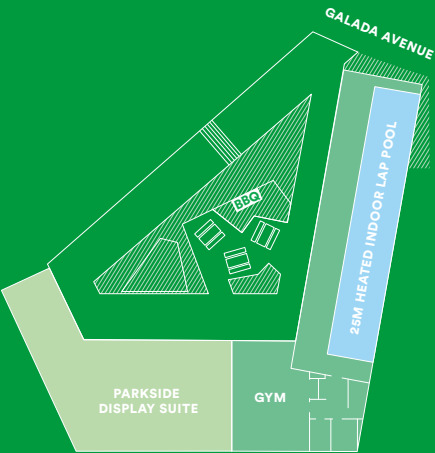


1. THE PARK CLUB POOL (ACTUAL FACILITIES)

*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.

PARKSIDE FACILITIES

THE
PARK
CLUB



The Park Club features a 25-metre heated indoor lap pool in ultra modern surrounds. Full-length 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.

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 will eventually expand to include a larger gym, an indoor dining and entertaining area with a fully equipped kitchen and a multi-purpose room with audio visual capabilities.



2. THE PARK CLUB GYM (ACTUAL FACILITIES)

 FLOURISH. 

ELEGANT STYLE & 

MODERN URBAN

ARCHITECTURE 



**FROM LEAFY STREET
LEVEL, FLOURISH PRESENTS
A PICTURE OF STYLE,
LIVEABILITY AND MODERN
URBAN ARCHITECTURE.**

Whilst complementing adjacent buildings, Flourish differentiates itself through variation in scale and design. Lower level 'townhouse' style apartments bring residential character and scale to the street edge with a subtle play of proportion and colour. An extensively landscaped podium sits at the base of the tower above, which is elegantly set back with sophisticated façade elements that articulate light, shadow, texture and depth. The composition of white textured cubes frame the dwellings and spaces within, creating a foreground that contrasts with the silhouette of the tower behind. The building has been designed to maximise views of the surrounding parkland areas, and the façade is set cohesively behind the tree-lined street.

A MODERN LOBBY CREATED BY MIM DESIGN, ONE OF MELBOURNE'S PREMIER INTERIOR DESIGNERS, PROVIDES A WELCOMING SPACE FOR RESIDENTS AND GUESTS.

Generously proportioned with a broad front entry porch and wide steps, the contemporary lobby is a welcoming space that typifies the modern interiors found throughout Flourish's one and two bedroom apartments. Reflecting the architectural materiality of bold concrete forms and framed openings, the contrasting black steel details and key furniture pieces link the interiors and architectural language in a cohesive manner.

Each apartment is provided with a video intercom system for secure access to the building. Residents also have the option of a downloadable app which connects their mobile device to the buildings access and intercom system which can be accessed remotely. Secure bicycle facilities are also included for residents.



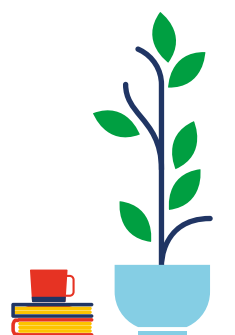
Artist's impression



Artist's impression.

LIVING

Flourish combines the form and functionality of modern living with impeccable style and up-to-date design. Floor-to-ceiling glass sliders frame perfect outdoor vistas while enhancing open spaces and gentle natural lighting. Easy access to the balcony encourages flexible indoor-outdoor entertaining and relaxation.



LIVING

Step from the open-plan living room to the balcony where select apartments enjoy uninterrupted leafy green views across Parkville. The private space is ideal for al fresco dining or an evening drink. Grow your own kitchen herbs and add to the indoor-outdoor atmosphere.





ACTUAL KITCHEN, PARKSIDE DISPLAY SUITE



ACTUAL BATHROOM, PARKSIDE DISPLAY SUITE

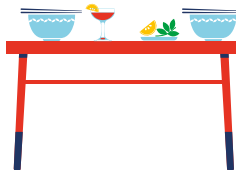


ACTUAL KITCHEN, PARKSIDE DISPLAY SUITE

KITCHEN & BATHROOM

Urban cool is epitomised in these sophisticated and contemporary spaces where minimalist design goes hand-in-hand with a monochromatic palette. In the kitchen, sleek black lines, stainless steel finishes and polished chrome fittings combine with premier fixtures with the latest kitchen appliances to create a space that is both functional and modern.

The strong linear framing and geometric form continues in the bathroom where black textured laminate cabinetry and a framed inset shower draw the eye while the solid surface vanity and chrome towel rails add to the feeling of understated sophistication.





Artist's impression.

Mim Design's influence continues throughout the apartment interiors. Spacious one and two bedroom apartments featuring an open-plan kitchen and living area perfectly encapsulate the idea of an integrated lifestyle where work, rest and play come together seamlessly.

Neutral toned timber veneer flooring, customised joinery and stone benchtops are contrasted with contemporary black window and doorframes and a playful laminate magnetic board mounted on a black feature wall.

Inclusions such as stainless steel and chrome finishes and black draw handles are characteristic of the meticulous attention to detail found throughout. Optional European integrated kitchen appliances and a freestanding island bench are further evidence of a design that marries comfort and purpose.



LANDSCAPED PODIUM

Flourish Parkside's commitment to indoor-outdoor living is encapsulated on the podium level where select apartments enjoy the benefit of a private patio bordered by landscaped garden.

Full-length glass sliders in the open-plan kitchen and living area capture the green vista and allow easy access for al fresco dining and entertaining.





LIVE PARKSIDE
& ENJOY A
VIBRANT INNER-
CITY LIFESTYLE



FLOURISH PARKSIDE RESIDENTS ENJOY THE CONNECTION AND COMMUNITY OF THE BROADER PARKVILLE NEIGHBOURHOOD.

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.



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- 1. THE UNIVERSITY OF MELBOURNE
- 2. TRAM NO. 55, ROYAL PARK
- 3. QUEEN VICTORIA MARKET
- 4. ROYAL PARK, PARKVILLE
- 5. MELBOURNE CBD
- 6. WIDE OPEN ROAD, BRUNSWICK



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5.



Melbourne's cultural precincts are well-established attractions for both locals and visitors. Their great appeal adds to Melbourne's international reputation as an exciting and welcoming city with some of the world's best food, shopping and entertainment. Cafés and coffee purveyors bring life to the old laneways while the wide tree-lined streets attract exquisite boutique shops and global big names like Chanel, Hermes and Gucci.

On the Yarra River across from the famous old Flinders Street Station and eye-catching Federation Square, Southbank is a shopping and al fresco dining venue featuring cuisine from around the globe. It incorporates Crown Casino, the largest casino complex in the Southern Hemisphere.



1. ROYAL PARK, PARKVILLE
2. MR WILKINSON, BRUNSWICK EAST
3. EMPORIUM MELBOURNE
4. CROWN CASINO, SOUTHBANK
5. SUPERNORMAL, MELBOURNE CBD



Location map indicative only

MAP

Parks & Gardens

- 01 Village Oval
- 02 Parkville Gardens
- 03 Capital City Trail
- 04 Royal Park
- 05 Royal Park Walking Path
- 06 Debnays 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

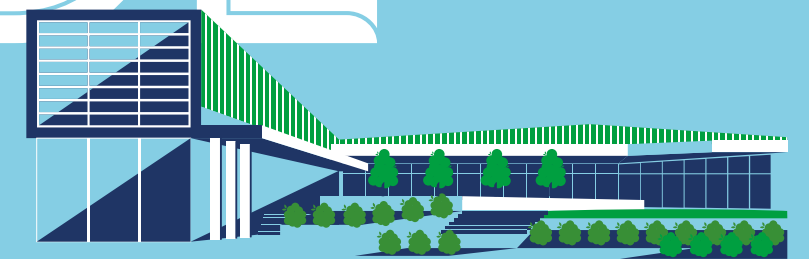
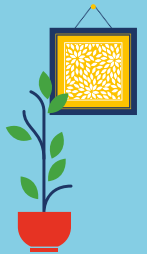
Transport

- 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

KEY



AN EXPERT
TEAM BRINGS
MODERN LIVING
TO PARKSIDE





INDUSTRY PROFESSIONALS AUSTRALAND & CITTA PROPERTY GROUP COLLABORATE TO BRING MODERN INNER-CITY LIVING TO PARKSIDE



1.

Australand

Australand is one of Australia's leading diversified property groups, with a market capitalisation of approximately \$2.5 billion. With a strong commitment to customer satisfaction Australand has been involved in property development for over 90 years. Spanning over three operating divisions: Residential, Commercial & Industrial, and Investment Property Australand employs over 500 permanent staff, with operations in Sydney, Melbourne, South East Queensland, Adelaide and Perth. A residential sales office also operates in Hong Kong.



2.

Citta Property Group

A specialist property development company focused on large scale, mixed use projects, Citta's directors have more than 60 years' collective experience and have been responsible for the management of a number of Australia's most innovative landmark projects. 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. HYDE PARKSIDE
5. THE GREEN PARKSIDE & THE PARK CLUB



3.

Parkside

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



4.



5.

PARKSIDE
PARKVILLE

SJB Architects

SJB Architects is a highly regarded Australian design firm incorporating a team of world-class architects, interior designers, planners and urban designers committed to making cities, towns and buildings better places to live. With offices in Sydney and Melbourne and an extensive body of work throughout Asia and Europe, SJB are experts at home and abroad. Housing is an important component of the 30-year-old company's portfolio. Its aim is

to fulfill functional necessities but also to express place, community and era. With this in mind, SJB has consistently aimed to improve, expand and intensify people's private lives through built form. "Housing is a significant constituent of every city," says SJB's Michael Bialek Director, Architecture, Melbourne. "The design of thoughtfully crafted, higher density living solutions is a worthy endeavour at the forefront of our work as architects".

HIGH PROFILE ARCHITECT FIRM SJB BRINGS INDUSTRY EXPERIENCE AND EXPERTISE TO PARKSIDE.



1.



- 1. HYDE PARKSIDE
- 2. THE GREEN PARKSIDE
- 3. THE GREEN PARKSIDE



2.



3.



4.

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 company 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.

INNOVATION AND A HOLISTIC APPROACH ARE KEY TO CREATIVE STUDIO MIM DESIGN'S UNIQUE INTERIORS



4. PARKSIDE DISPLAY SUITE

FLOURISH PARKSIDE COMBINES MODERN
LIVING, COMFORT AND CONTEMPORARY
DESIGN WITH GREEN SPACES, PARKLAND
AND INNER-CITY ACCESSIBILITY.





citta
property group

PARKSIDE
PARKVILLE

13 38 38 FLOURISHPARKSIDE.COM.AU

Visit the Parkside Display Suite, Corner Galada Avenue and Cade Way, Parkville 3052

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