



PARK
QUARTER

474 ST KILDA ROAD · MELBOURNE

PARK QUARTER WILL ENDEAVOUR
TO REINSTATE AND REINTERPRET THE
ARCHITECTURAL IDENTITY OF MANSION
DESIGN AND PROPORTION THAT ONCE EXISTED
ALONG THE ST KILDA ROAD BOULEVARD.

DRAWING ON ITS PAST, PARK QUARTER WILL
REDEFINE APARTMENT LIVING TO HOME LIVING,
CREATING A SENSE OF PURPOSEFUL SCALE,
PROPORTION AND IDENTITY UNIQUE
TO EACH VERTICAL HOME.



THE VISION
COX ARCHITECTURE

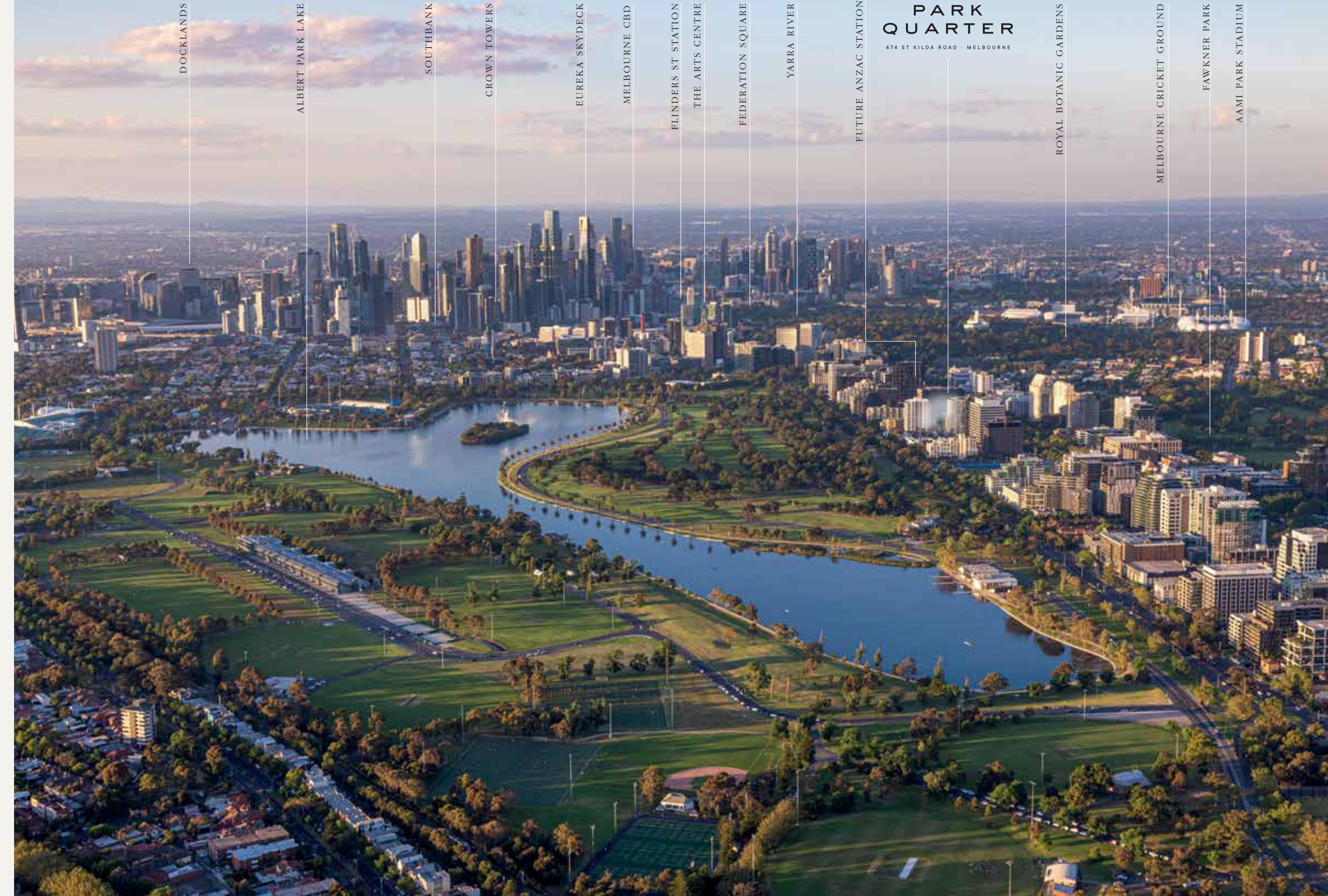
POSITIONED TO ENJOY THE VERY BEST OF MELBOURNE

The highly coveted tree lined boulevard of St Kilda Road, once famed for being lined with elegant mansions is now home to Park Quarter. This exclusive address exudes a natural grace and an inherent sense of life and style. St Kilda Road presides next to the lush green park lands of Fawkner Park and leads directly to Melbourne's most prominent theatres, art galleries, and the city's finest shopping destination.

A landmark addition to St Kilda Road, Park Quarter is an exemplar of striking architecture with unparalleled views to Albert Park Lake and Melbourne CBD.



VIEW TO LAKE - ARTIST IMPRESSION





DESIRED LIVING

Inspired by the abundance of nearby parks, Park Quarter celebrates natural materials and refined simplicity to create a layered and luxurious experience of home that is welcoming and warm for residents and guests alike.

An iconic position occupying the corner of St Kilda Road and Leopold Street, Park Quarter is a living and breathing building that beautifully responds to the surrounding parkland and breathtaking views.

Offering unrivalled access to the best of Melbourne, from gardens to shopping, and only moments from prestigious schools, hospitals and world-class sporting venues, cultural institutions and events, every imaginable desire is only a heartbeat from home.



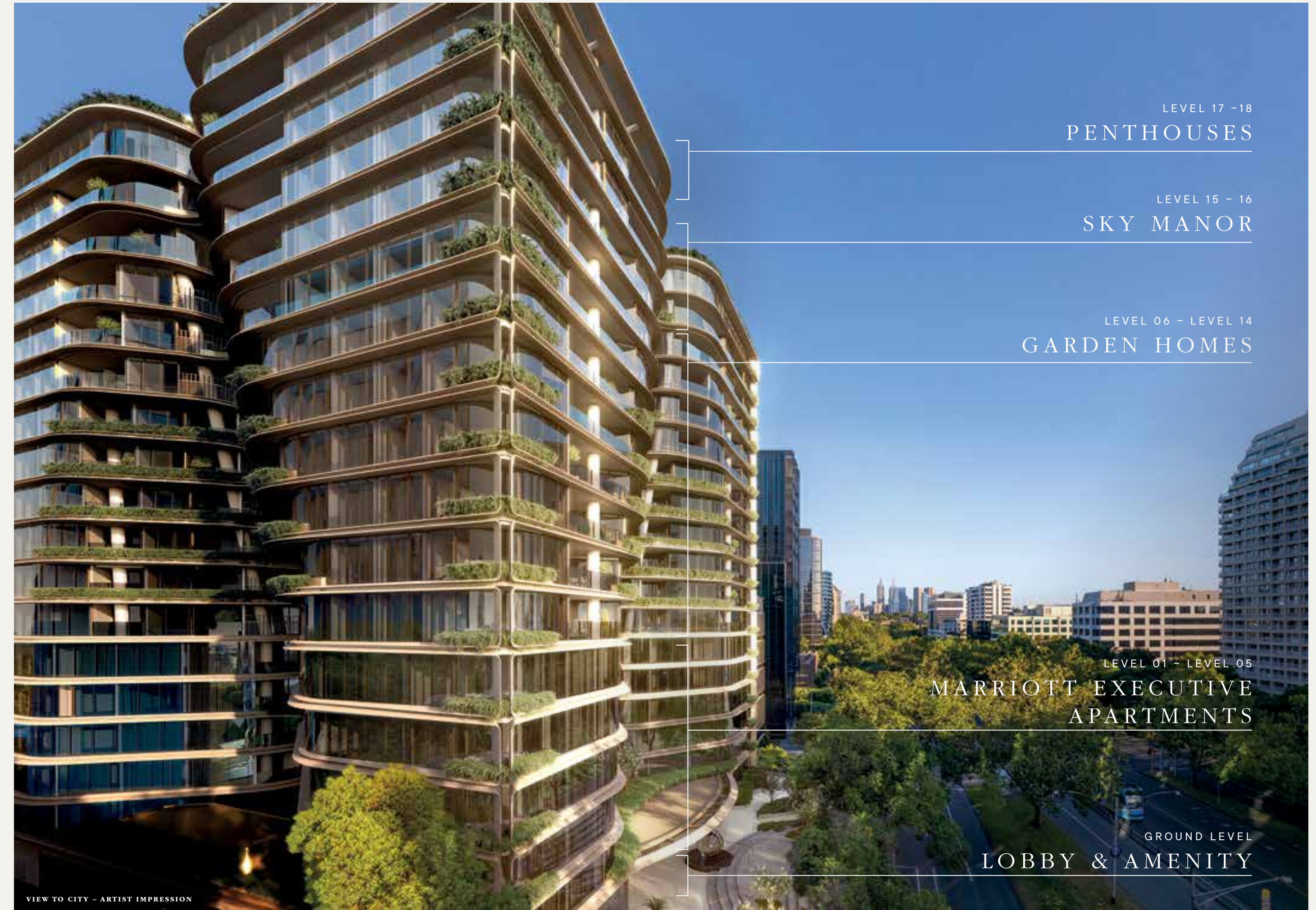
CONSIDERED BEAUTY

Landscaping plays an integral role for the inspiration of Park Quarter. Designed by the eminent landscape designer Paul Bangay, the gardens are grand and luscious in appearance but considered with human scale in mind. The terraced gardens, responding to the gentle gradient of the site, include a fine mesh of pedestrian paths that allow neighbours to have moments of interaction.

The building itself will also be adorned in lush greenery, carefully selected to break up the built form and create a vertical urban forest, aesthetically contributing to the balcony terraces and rooftop gardens but also adding a specific character to the feel of the building.



VIEW TO CITY - ARTIST IMPRESSION



LEVEL 17 - 18
PENTHOUSES

LEVEL 15 - 16
SKY MANOR

LEVEL 06 - LEVEL 14
GARDEN HOMES

LEVEL 01 - LEVEL 05
MARRIOTT EXECUTIVE
APARTMENTS

GROUND LEVEL
LOBBY & AMENITY

VIEW TO CITY - ARTIST IMPRESSION



LOCATION & LIFESTYLE

POSITIONED TO ENJOY
THE VERY BEST OF MELBOURNE

LOCATION
& LIFESTYLE

SERVICES
& AMENITIES

GARDEN
HOMES

MARRIOTT
EXECUTIVE
APARTMENTS

SKY
MANOR

PENTHOUSES



MELBOURNE GRAMMAR SCHOOL

FUTURE ANZAC STATION

MAC-ROBERTSON GIRLS SCHOOL

FAWKNER PARK

CHAPEL STREET

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

ALFRED HOSPITAL

MONASH UNIVERSITY

WESLEY COLLEGE

ALBERT PARK LAKE

PORT PHILLIP BAY

PARKS & GARDENS

- 01. The Royal Botanic Gardens
- 02. Albert Park Lake
- 03. Fawkner Park
- 04. Fitzroy Gardens
- 05. Treasury Gardens
- 06. Birrarung Marr
- 07. Shrine of Remembrance

ARTS, CULTURE & ENTERTAINMENT

- 08. National Gallery of Victoria
- 09. Arts Centre Melbourne
- 10. The Princess' Theatre
- 11. Federation Square
- 12. Crown Casino Melbourne
- 13. Sea Life Melbourne Aquarium
- 14. Sidney Myer Music Bowl

MARKETS

- 15. South Melbourne Market
- 16. Prahran Market

SPORTS & RECREATION

- 17. Melbourne Sports & Aquatic Centre
- 18. Albert Park Golf Course
- 19. Albert Park Driving Range
- 20. Rod Laver Arena
- 21. Melbourne Cricket Ground
- 22. AAMI Park
- 23. The Tan Running Track
- 24. St Kilda Beach
- 25. Port Melbourne Beach
- 26. Southbank Promenade

CAFES, BARS & RESTAURANTS

- 27. Kettle Black
- 28. Slater St Bench
- 29. Kismé
- 30. Entrecôte
- 31. Matilda 159
- 32. The Botanical
- 33. France-Soir
- 34. Bistro Gitan
- 35. Rockpool Bar & Grill
- 36. Nobu
- 37. Gimlet at Cavendish House
- 38. Whisky & Alemt
- 39. Vue de Monde

EDUCATION

- 40. Melbourne Grammar
- 41. Melbourne Girls' Grammar
- 42. Melbourne High School
- 43. Mac.Robertson Girls' High School
- 44. Wesley College
- 45. South Yarra Primary
- 46. RMIT University
- 47. Christ Church Grammar
- 48. University of Melbourne

MEDICAL

- 49. Alfred Hospital

MAP KEY

- Trams
- Trains
- Future Anzac Station & Line
- Water
- Parks
- Shopping Precincts
- Walking radius



MELBOURNE CBD FROM FEDERATION SQUARE

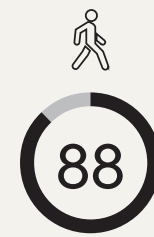
AMONGST ALL THAT IS ICONIC MELBOURNE

AT HOME ON ST KILDA ROAD

Taking a well-deserved place amongst some of St Kilda Road's most iconic buildings, Park Quarter is inspired by the verdant landscape of the adjacent gardens and established plane trees that line the central avenue of Melbourne's famous boulevard.

Step out your door and you will discover there's always a wealth of offering to surprise, delight and captivate at every corner and turn. The neighbouring Arts Precinct boasts a diverse annual arts calendar that brings this beautiful, city to life, located between the NGV, Federation Square and a host of other neighbouring cultural institutions. Park Quarter is truly located in Melbourne's most desired destination.

TRANSPORT & WALKABILITY



WALK SCORE

What better way to live in and experience the city than by foot – walk through tranquil parklands or wander along the Yarra's edge, with a walk score of 88. Park Quarter affords fantastic walkability to some of the city's best destinations.

Source: www.walkscore.com/score/474-st-kilda-rd-melbourne-vic-australia



TRANSIT SCORE

With trams at your front door linking you to notable locations and nearby stations, Park Quarter is incredibly well connected to Melbourne's public transport network as well as enjoying easy access to Melbourne's road network connecting you to the airport, the coasts and beyond.



FLINDERS STREET STATION



ST KILDA ROAD TRAMS



FUTURE ANZAC STATION & DOMAIN INTERCHANGE

With the future Anzac Station and Domain Interchange, access to Melbourne's train network will be even easier – approximately 30 minutes travel time to Melbourne Airport via the new metro rail from Anzac Station and all round added connectivity to all corners of Melbourne and the surrounding suburbs, just moments from your door.



01



02



03



04



ALBERT PARK LAKE VIEWS TO THE CBD

WORLD CLASS LOCATION & EVENTS

Home to the Melbourne Sports & Aquatic Centre, one of the finest golf course and driving ranges in Australia, and also Australia's F1 Grand Prix, Albert Park is a world-class location.

A sprawling oasis of beautiful trees, splendid lawns and winding walks only two kilometres from the CBD. Whether you're looking to beat your personal best in the water, play a round of 18 holes, or marvel at the high-speed spectacle of F1 racing, you'll hit your stride at Albert Park.

- 01. MELBOURNE SPORTS & AQUATIC CENTRE
- 02. ALBERT PARK GOLF COURSE
- 03. AUSTRALIAN GRAND PRIX, ALBERT PARK
- 04. ALBERT PARK LAKE



01

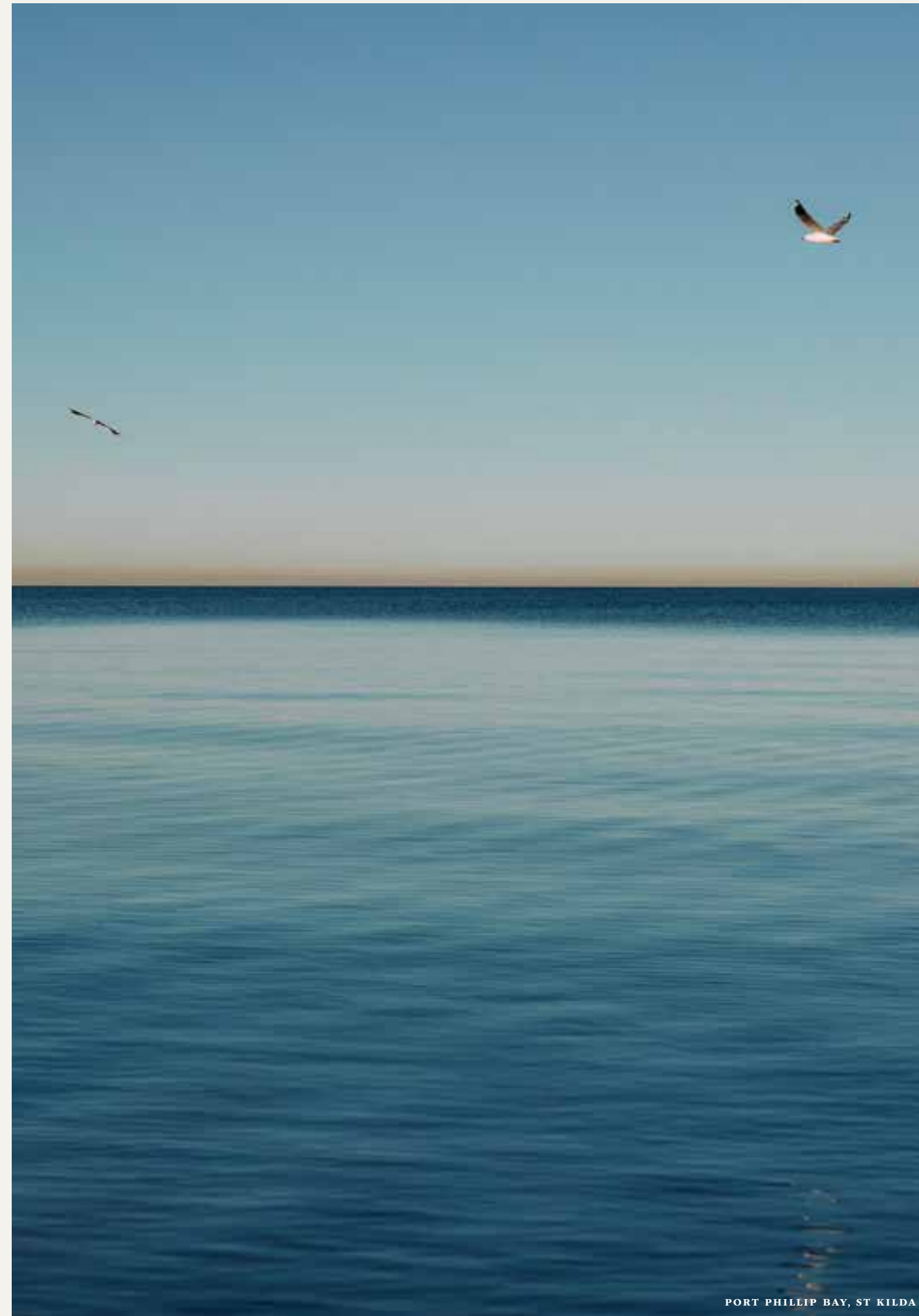


02

ST KILDA BEACH & THE BAY

There are very few locations in Melbourne that offer both the best of the city and a bayside lifestyle. With St Kilda beach only moments away, there's every opportunity to walk along the bayside trail revealing the glittering ocean and beachside promenades of the St Kilda foreshore.

- 01. PORT PHILLIP BAY, ST KILDA BEACH
- 02. THE BAY TRAIL



PORT PHILLIP BAY, ST KILDA



FAWKNER PARK, SUNSET



02



03

YOUR QUARTER OF
MELBOURNE WITH FAWKNER
PARK MINUTES FROM
YOUR DOORSTEP

- 01. FAWKNER PARK, SUNSET
- 02. ROYAL BOTANIC GARDENS
- 03. THE TAN WALKING TRACK



01



02

EXPLORE THE GARDEN STATE'S
FAMOUS ROYAL BOTANICAL
GARDENS. WALK ALONG THE TAN
OR FAWKNER PARK. ALL ONLY
MOMENTS AWAY FROM HOME

- 01. ROYAL BOTANIC GARDENS
- 02. FAWKNER PARK, DOG MEET-UPS
- 03. ROYAL BOTANIC GARDENS
- 04. YARRA RIVER WITH VIEWS OF THE MCG



03



04



01



02



03



04



05



06

NURTURING THE VERY BEST OF EDUCATION & LEARNING

Victoria's most prestigious and elite schools are situated within immediate proximity to Park Quarter, including Wesley College, Melbourne Girls Grammar and MacRobertson Girls' High School. The country's internationally renowned higher education institutions are also moments away such as Melbourne University, Swinburne, RMIT (Royal Melbourne Institute of Technology) and for music and arts, the Victorian College of Arts is also only a tram ride away.

- 01. MELBOURNE GRAMMAR SCHOOL
- 02. MACROBERTSON GIRLS' HIGH SCHOOL
- 03. MELBOURNE GIRLS GRAMMAR SCHOOL
- 04. MELBOURNE UNIVERSITY
- 05. RMIT UNIVERSITY
- 06. WESLEY COLLEGE



THE ALFRED HOSPITAL

ONE OF THE WORLD'S BEST

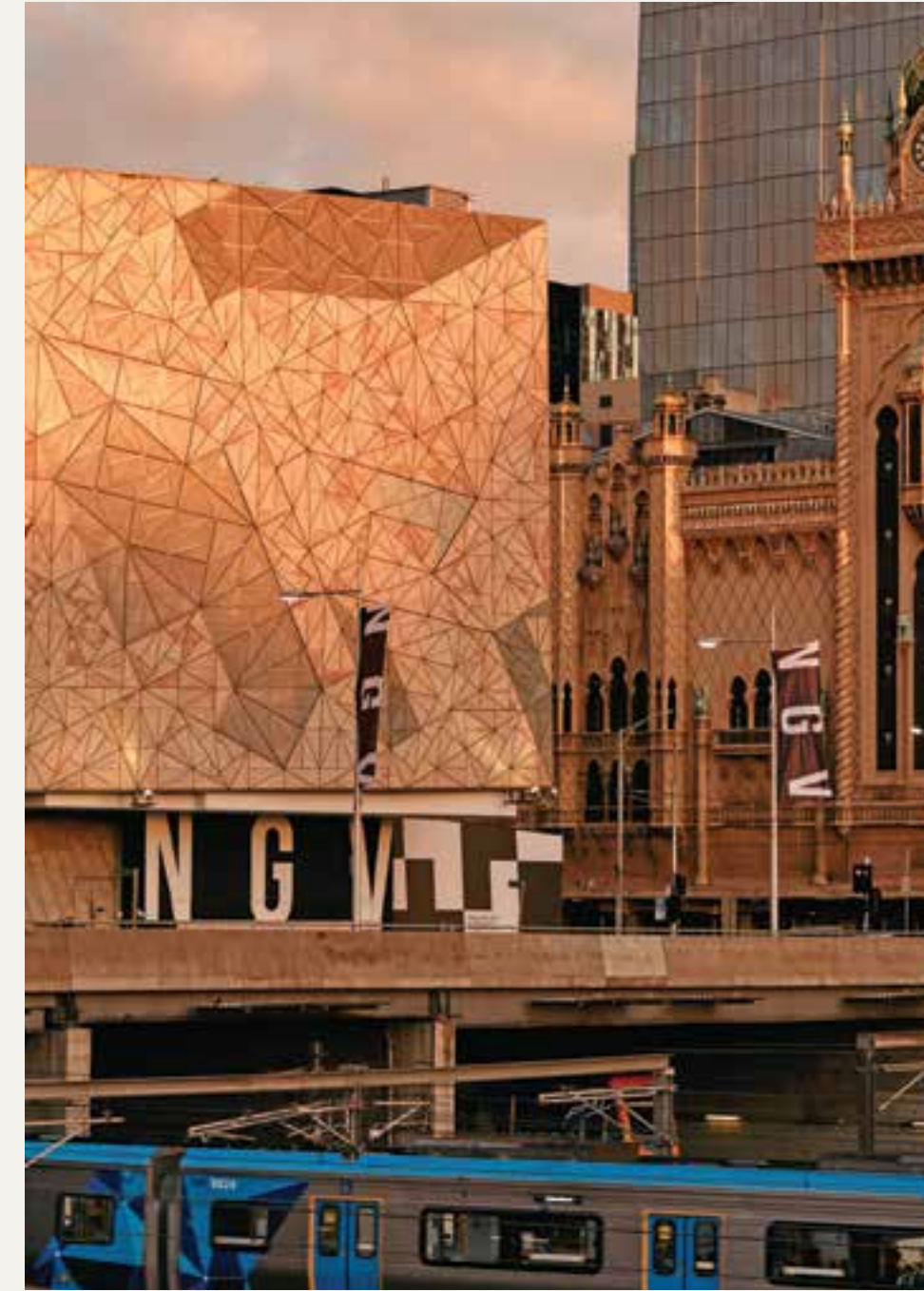
THE ALFRED HOSPITAL

Some of the country's best comprehensive care is only minutes away at The Alfred Hospital. Park Quarter's central location also ensures it's nearby an impressive range of specialists, other hospitals and healthcare services.

A LANDMARK
LOCATION



01



02

THE ARTS PRECINCT

As Australia's cultural capital, Melbourne is not only home to the country's finest galleries, orchestras and theatre companies, the city also hosts a full calendar of events and festivals providing entertainment to suit everyone's taste.

From exhibitions, theatre, music recitals, cinema and ballet performances, there's an array of options in an ever-changing cultural feast that embodies the cultural atmosphere of those in London, Paris and New York.

01. NATIONAL GALLERY OF VICTORIA
02. FEDERATION SQUARE



THE ARTS CENTRE, SOUTHBANK



COLLINS STREET SHOPPING PRECINCT



02



03



04

COLLINS STREET
& THE CBD

Find the world's best high-end retailers, contemporary dining, bars and entertainment, in the nearby Collins Street – An iconic part of Melbourne and the most prestigious within the CBD.

Often referred to as the "Paris-end" of town, the historic street hosts international luxury retailers – from Hermès, Chanel, Fendi to Celine. Collins Street and its surrounds, hold an elegantly European ambience, with fine period buildings such as the Princess' and Atheneum theatres, crowning it Melbourne's premier destination to shop, dine or take in the latest musical.

- 01. HERMÈS, COLLINS STREET
- 02. CELINE, COLLINS STREET
- 03. PRINCESS' THEATRE, SPRING STREET

SOUTHBANK &
SOUTH MELBOURNE

Bursting with culinary hotspots, South Melbourne and the city's riverside promenade Southbank and Crown Casino offer a multicultural mecca of dining destinations and bars, bustling during the week but truly alive on the weekends and after hours when the city lights up.

- 01. LUME, SOUTH MELBOURNE
- 02. CROWN CASINO, SOUTHBANK
- 03. LUME, SOUTH MELBOURNE
- 04. CROWN CASINO, SOUTHBANK
- 05. SOUTH MELBOURNE MARKET
- 05. VIEWS OF THE CBD FROM SOUTHBANK



01



05



02



04



03

FOR A LIFE FILLED
WITH MORE



01



02



03



04

SOUTH YARRA & PRAHRAN

Some of Melbourne's best restaurants, bars and cafes can be found in South Yarra and Prahan. In South Yarra you will find long-established, multi-award winning restaurants, with fine French dining alongside new contemporary Australian cuisine and on-trend international fare. From South Yarra, continue through to Prahan to find extended esteemed restaurants and lively bars to keep spirits soaring. Steeped in history and full of life, there's never a dull moment in this dazzling pocket of town, connected by Chapel Street – the definitive place to cultivate a lifestyle of luxury and stay abreast of the latest trends.

For fresh produce to satisfy every culinary taste, Park Quarter is also conveniently located close to the Prahan and South Melbourne Markets. Boasting some of the city's best provedores, vendors and food stalls. While people travel from across the city to visit this historic, quintessential and ever-lively markets, you'll always have pride of place when selecting the finest produce.

- 01. FRANCE, SOUTH YARRA
- 02. ENTRECOTE, PRAHRAN
- 03. PRAHRAN MARKET
- 04. MARKET LANE COFFEE, PRAHRAN



FRANCE SOIR, SOUTH YARRA



AMENITY
& SERVICE

HAVE WHAT YOU
DESIRE MOST

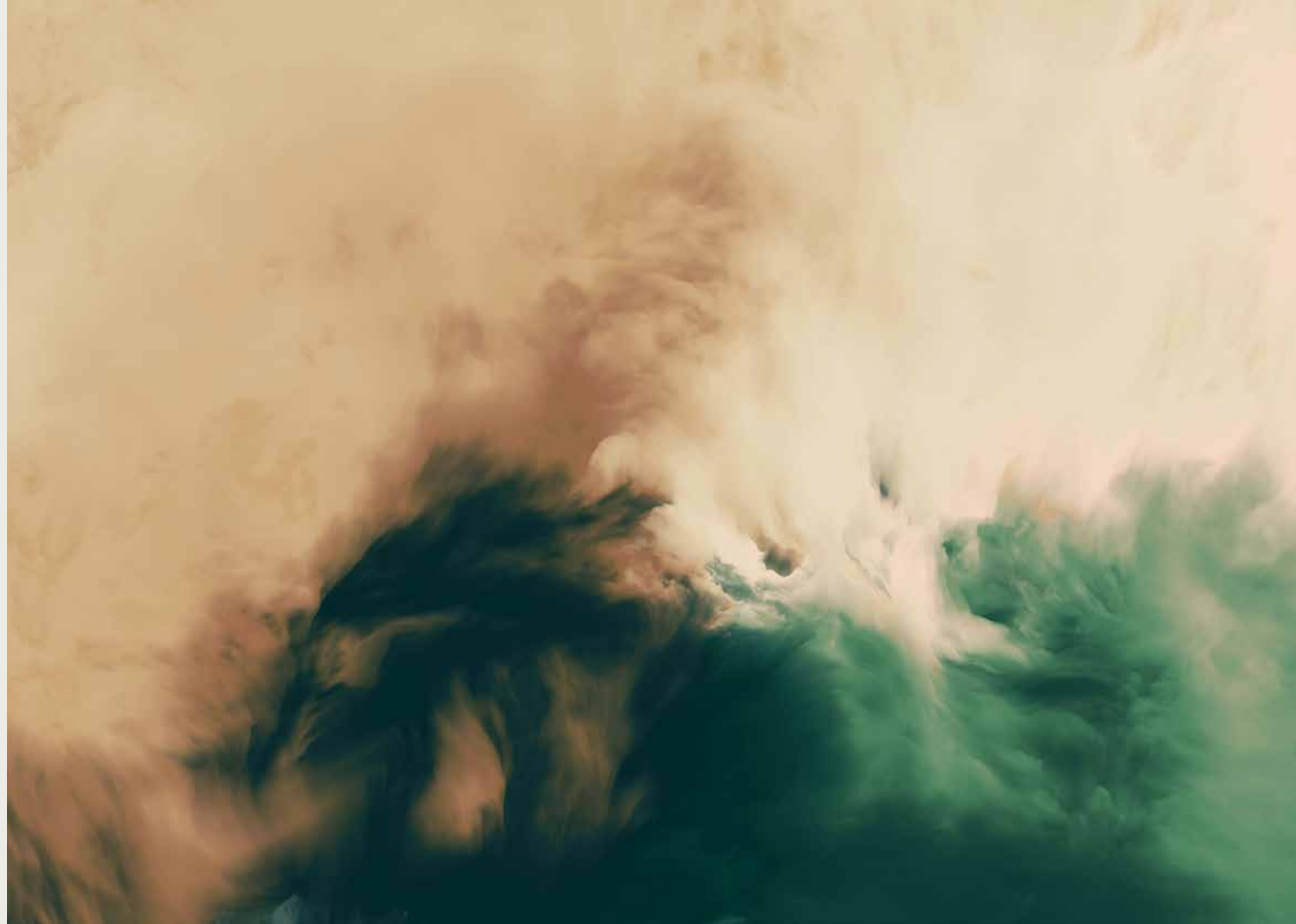
SERVICES
& AMENITIES

MARRIOTT
EXECUTIVE
APARTMENTS

GARDEN
HOMES

STY
MANOR

PENTHOUSES



RESIDENTS' LOBBY - ARTIST IMPRESSION

AN ENVIABLE ARRAY OF CONCIERGE SERVICES

Park Quarter redefines apartment living in every way, through considered architecture and design, and lifestyle offerings, with world class concierge service that rival those of renowned hotels.

Truly designed with people at its heart, Park Quarter's esteemed concierge services offers an extensive range of assistance to ensure residents' every need is met.

Fees and charges may apply to selective concierge services.

From daily conveniences like parcel and mail services, to in-home assistance such as nannying, housekeeping, private chefs and catering, the concierge service is there to enhance your daily living.

Driven by people-centric values that emphasises the human experience of place, Park Quarter's enviable concierge service administers an inclusive and vibrant environment intended to enhance residents' well-being.

CONCIERGE SERVICES EXCLUSIVELY AVAILABLE FOR RESIDENTS OF PARK QUARTER

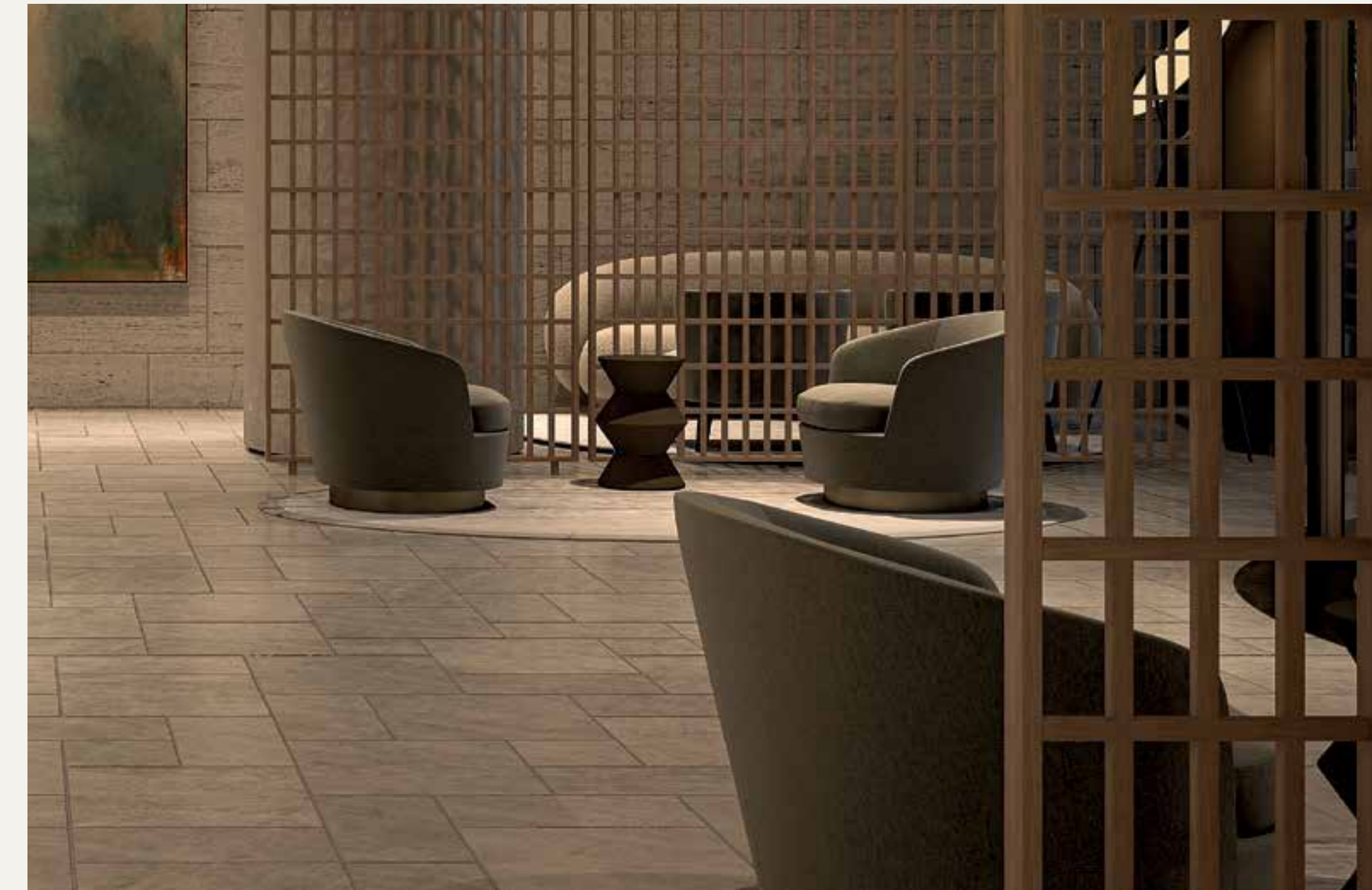
- | | | |
|--------------------------------------|--|-----------------------------------|
| 1. Parcel and mail service | 7. In home health and massage treatments | 14. Routine maintenance |
| 2. Restaurant booking | 8. Plant watering and pet feeding | 15. Doctor on call |
| 3. Nanny and babysitting service | 9. In home beauty treatment | 16. Fresh flower delivery |
| 4. In home private chef and catering | 10. Golf coaching | 17. In home training and coaching |
| 5. Car wash and detailing | 11. Chauffeur services | 18. Grocery delivery |
| 6. Pet grooming and dog walking | 12. House keep and laundry | |
| | 13. Routine cleaning | |

5 STAR AMENITY EXCLUSIVELY FOR RESIDENTS

A further suite of exclusive resident amenities can also be found on the ground floor.

Stepping off St Kilda Road, via Park Quarter's private resident's entrance, residents will be welcomed home by an inviting lobby with timber screening and soft, recessed ceiling lighting that runs the perimeter. Here residents can find opportunities to relax with their visitors or with other residents.

01. RESIDENTS' LOBBY



1. Residents' Lobby
2. Residents' Private Dining
3. e-Bikes for hire
4. Co-working Space & Library
5. Cinema Room
6. Golf Simulator
7. Dog Wash Facilities
8. Mud Room

When you are looking to entertain, the adjacent private lounge and dining room continues to offer privacy and intimacy to a luxurious dining setting, without the need to leave the premises. When you do seek an adventure to the surrounds of St Kilda Road, you can hire an e-bike from Concierge, offering you every life convenience.

For a space to study, read or work, Park Quarter's exclusive co-working space and library, is conveniently located for a quiet retreat. Elegantly designed with sophistication, privacy and flexibility in mind, you can choose from individual seating to communal tables for larger group settings.

02. RESIDENTS' PRIVATE DINING



Images used above are reference images for marketing purpose only.

03. E-BIKES FOR HIRE



04. CO-WORKING SPACE & LIBRARY



Images used above are reference images for marketing purpose only.

If indulging in some personal time is required, head over to the comfort of the private cinema or practice your golf in Park Quarter's golf simulator room before heading off to Albert Park Golf Course, a short walk away.

When returning home from a rainy day out, the mud room offers you a place to remove and clean your boots or shoes before taking them home. You'll also find a dog wash facility available for your furry friend, whether for a wash or pamper session.

05. CINEMA ROOM



Images used above are reference images for marketing purpose only.

06. GOLF SIMULATOR



07. MUD ROOM



Images used above are reference images for marketing purpose only.

08. DOG WASH FACILITIES



SMARTER LIVING REDEFINED

SMART BUILDING TECHNOLOGY



- **Smart parcel locker** with easy contactless parcel delivery.
- **Building Management App** for concierge services, amenity bookings, community notices, defect request, manual introduction and more.

Images used above are reference images for marketing purpose only.

AUTO TECHNOLOGY



- **Number plate recognition** for car park access.
- **EV charge provisions** in car park for potential connection demand (optional upgrade).

SECURITY AT HOME



- Building access via **swipe card/passcode**.
- **Smart keyless entry** lock allows remote access for large parcel deliveries or housekeeping services.
- Smart home systems can be programmed to trigger an inviting 'welcome home' scene once you've arrived home.

SMART HOMES & VOICE CONTROL (OPTIONAL UPGRADE)



- **Smart home system** compatible with Google Home or Alexa.
- Customizable **scene control** including lighting, automatic curtains/blinds and smart GPO. Features are controlled via the App and can be programmed by residents (optional upgrade).
- Allow **virtual assistant experience** via voice control.

SMART BUILDING TECHNOLOGY



Residents will feel a life of exceptional luxury and convenience from the moment they enter the building through to the sanctuaries of their private homes with the building's security and smart home technology systems. Return home via a swipe card/ passcode entry or via number plate recognition for carpark access. Use the building management app to book concierge services, resident amenities or check your parcel locker deliveries.

A smart home system integration will also allow residents to use remote smart entry lock access for large parcel deliveries or house keeping services. Via the smart home app, optional upgrade features also allow efficiency and convenience for the simple things like controlling lighting, drawing the curtains, setting temperatures or turning on the security system from your car, office or when you're simply away. Living an interconnected and efficient lifestyle has never been more simple.

LIVING, LIGHT SCHEME - ARTIST IMPRESSION

SHARED AMENITY
WITH RESORT-STYLE
INDULGENCE

Park Quarter's shared spaces are designed with a sense of escape for both residences and Marriott Executive Apartment guests.

The indoor swimming pool and gym framed by lush gardens, has been designed with the highest quality finishes and sophistication to evoke a sense of resort style living – what better way to start the day than with a swim or a work out session at the gym. The layered design of natural materials and soft, ambient lighting, accompanied by a darker, textural palette that utilises bluestone throughout to enhance the captivating atmosphere.



SHARED POOL, MEA/MEMBERSHIP – ARTIST IMPRESSION

MARRIOTT EXECUTIVE APARTMENT MEMBERSHIP

Opt-in to a Marriott Executive Apartments membership to enjoy the shared amenities of the pool, gym and sauna. The fully equipped gym with state-of-the-art equipment caters to all fitness and wellbeing regimes and for the convenience of any time of day, there's everything here for those wanting a gentle workout on the treadmills to the gym buffs keen for a more serious challenge every day.

Following your workout, you can find a spa-like experience in the sauna to unwind and relax before retreating to your home.

1. Shared Gym access
2. Shared Pool access
3. Shared Sauna access

Disclaimer: Park Quarter residents require a subscription to the Marriott Executive Apartments Membership program to access the shared amenity. Terms & conditions apply.



SHARED GYM, MEA/MEMBERSHIP - ARTIST IMPRESSION



MARRIOTT EXECUTIVE SERVICED APARTMENTS

BRINGING INTERNATIONAL
LUXURY TO PARK QUARTER





MARRIOTT EXECUTIVE APARTMENTS – ARTIST IMPRESSION

AN EXCEPTIONAL HOTEL EXPERIENCE

Located within this iconic address, will be Australia's first Marriott Executive Serviced Apartments. The renowned hotel on levels 1 to 5 will add additional heights of luxury to Park Quarter and a new destination of its own to St Kilda Road. Whether working internationally, relocating or travelling with family, Marriott's 5-star Executive Serviced Apartments will delight guests with space to unwind, relax and feel well rested with plush amenities and upscale décor. These beautiful, spacious studio, 1 bedroom and dual key hotel

rooms offer separate sleeping, living and working areas, gourmet kitchens, housekeeping, and security services alongside state-of-the-art fitness centre, pool and sauna.

There's a sense of arrival through the dramatic porte cochère entrance via Leopold Street leading to one's front door – and with the concierge service provided, the Marriott Executive Apartments offer the feeling of home and security away from home.

Marriott International, Inc. or its affiliates ("Marriott") have entered into an agreement with Sunnyland Investment Group Pty Ltd ATF Sunnyland Investment Unit Trust, an affiliate of the developer and Sunnyland Investment Group Pty Ltd ATF Sunnyland Investment Unit Trust, to manage the proposed hotel, the Melbourne Marriott Executive Apartment. This agreement may be terminated in certain circumstances such as default and in which case, the hotel will no longer be a Marriott branded hotel. Park Quarter is not owned, developed, marketed, sold, managed or serviced by Marriott.

THE FIRST IN AUSTRALIA



Marriott International is the world's largest hotel company, with 800,000 people and 8,000 hotels and resorts operating under 30 global brands, in 139 countries.

Marriott Executive Apartments Melbourne will be the very first in Australia and will take Marriott International's portfolio to 10 of Melbourne's very best hotels, with brands including Sheraton, Westin,

W, Four Points by Sheraton, AC Hotels, Courtyard by Marriott, Element, and Marriott already well established in the city.

Upon private arrival via the porte cochère, guests will be greeted by a grand reception entry and clustered seating, the lobby is layered to create a biophilic effect, cocooning guests and offer a feeling of intimacy and comfort.



MARRIOTT EXECUTIVE APARTMENTS, LOBBY – ARTIST IMPRESSION





MARRIOTT EXECUTIVE APARTMENTS, LOUNGE - ARTIST IMPRESSION



Continuing Marriott International's name as a premium hotelier, MEA will provide an elevated accommodation experience for business and leisure travellers looking for an extended stay. The 180 hotel standard serviced apartments are configured to optimise views to the surrounding landscape, while the interior detailing considers a guests' living habits and enables them to feel at home while travelling.

MARRIOTT EXECUTIVE APARTMENTS, LIVING ROOM - ARTIST IMPRESSION

From the entry set down zone you will find useful places for personal belongings, custom-built desk joinery, and ledges for artwork.

Equally, the kitchen has designated places for personal curation and a sense of belonging. The natural material palette is layered with warm timbers and neutral tones, with contrasting darker stone accents in the bathrooms, all designed for a calming and restful stay.



MARRIOTT EXECUTIVE APARTMENTS, BEDROOM - ARTIST IMPRESSION



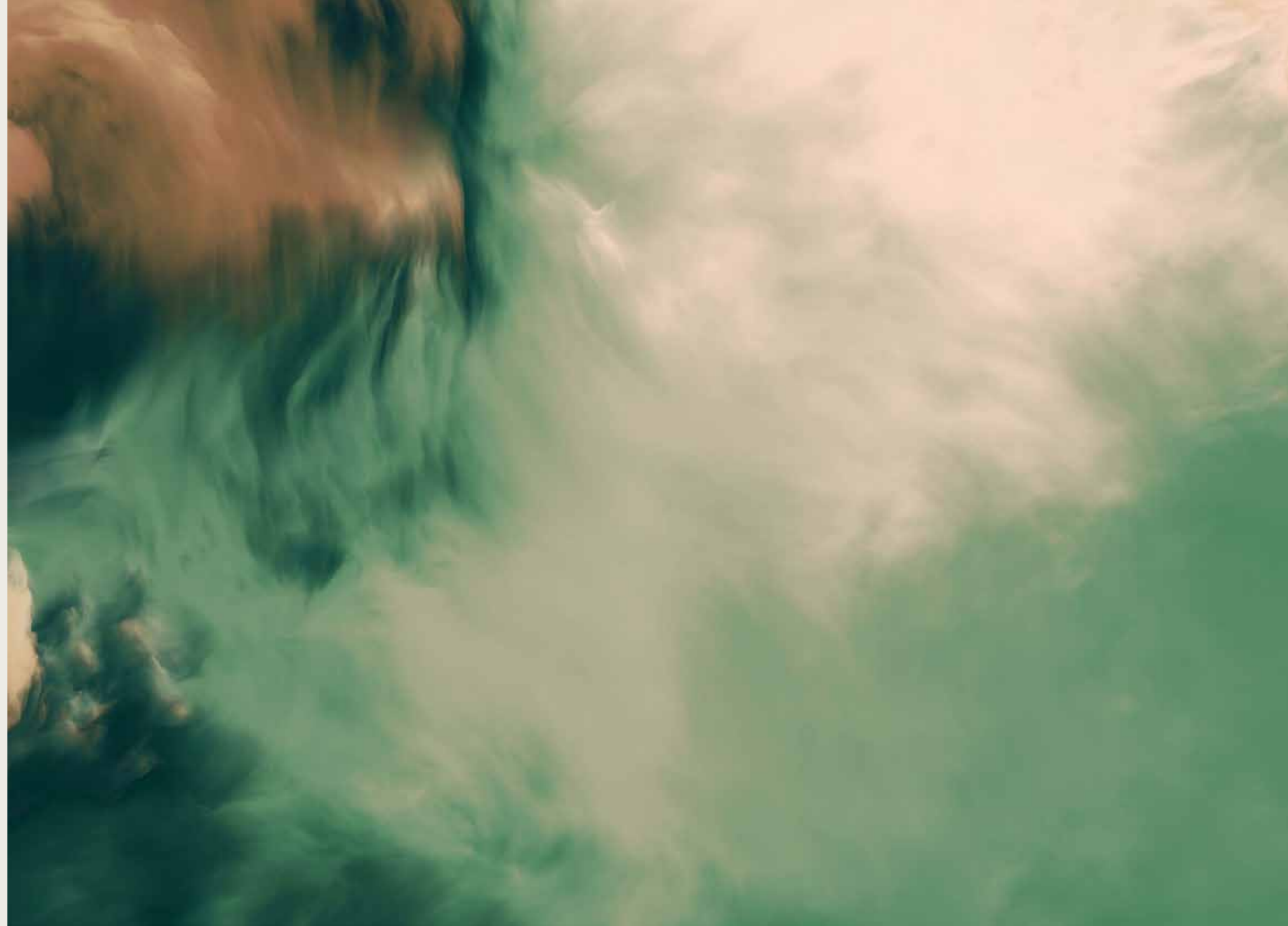
HOTEL ROOM STUDIO LIVING - ARTIST IMPRESSION



HOTEL ROOM ENSUITE - ARTIST IMPRESSION

GARDEN HOMES

A SANCTUARY OF CALM
IN THE HEART OF ST KILDA ROAD



VIEW TO ALBERT PARK LAKE - ARTIST IMPRESSION

STRIKING FORMS, DESIGNED WITH PURPOSE

Park Quarter embodies the history of St Kilda Road within its carefully crafted and highly detailed forms, designed by Cox Architecture, presenting an architectural statement of beautiful proportion, symmetry, scale, detail and landscaping that redefines luxury apartment living and returns grandeur to St Kilda Road.

The building's biophilic design integrates cascading greenery to draw verdant greenery deep into the building while maximising

natural light, views and flexibility of space to facilitate individuality and promote long-term liveability.

The softened and curved nature of the towers and fluid nature of the facade draws the eye both horizontally and vertically across the building's form while allowing the building to sit tall and elevated whilst enhancing the streetscape and public realm of St Kilda Road Boulevard and welcoming home its residents and guests.



2 BEDROOM KITCHEN WITH BAR JOINERY, OPTIONAL UPGRADE - ARTIST IMPRESSION

A VISION OF THOUGHTFUL DESIGN

Every detail in each residence has been carefully considered by Carr Architects, continuing the grandeur of the ground floor spaces through to each living retreat. Garden Homes are designed to authentically reflect the personalities of their occupants and facilitate the very best lifestyle, without compromise. These homes include 1, 2 and 3 bedroom residences with spacious living areas opening out to adjoining terraces. Eschewing trends, these spaces are timeless, sophisticated and adaptable. Generous layouts, neutral tones and enduring materials ensure these interiors can accommodate residents' individual sense of style.

A HARMONY OF BEAUTY & PURPOSE

Clean lines and natural finishes flow through the spaces to deliver to a sophisticated, balanced sense of calm, differentiated by a choice of dark or light schemes. Large picturesque windows are designed to enhance views to the surrounding landscapes of parklands, Albert Park lake or the CBD.

Each living space layout delivers ample natural light across the course of the day and to further the sense of connection to nature, all living spaces open and extend out to the adjoining terraces, widening the footprint of the living spaces and creating an inside/outside entertaining opportunity.



2 BEDROOM LIVING, LIGHT SCHEME - ARTIST IMPRESSION



3 BEDROOM LIVING - ARTIST IMPRESSION



3 BEDROOM ENSUITE, LIGHT SCHEME - ARTIST IMPRESSION

A MASTERY OF MATERIALITY, FORM & DETAIL

Like waking up in a 5-star hotel, the main bedroom suites set a new benchmark in luxury. Although the day beckons, it's tempting to spend just few more moments in bed taking in the framed and curated views. A perfect balance of form and function, the interiors are guided by a distinguished material palette complemented by flexible layouts that enhance the enjoyment of everyday rituals.

Find tranquility in the neutral palette and soft lighting through the large sliding doors to your bathroom while you take in the views from the luxe bath tub.

*Feature stone tiles behind bathtub are an optional upgrade for 3 bedroom apartments only.



3 BEDROOM KITCHEN, LIGHT SCHEME - ARTIST IMPRESSION

A NEW LEVEL OF FUNCTIONALITY & STYLE



3 BEDROOM KITCHEN, DARK SCHEME - ARTIST IMPRESSION

Designed and engineered to a new level of sophistication, residents are encouraged to curate their home by offering a neutral interior, with dedicated details and spaces for their personal lifestyle.

From stainless steel ASKO appliances to the stone benchtops and designer lighting, each residence is a dedicated craftsmanship, elegance and function. Two timeless colour palettes are available to suite your every taste and style, otherwise all Garden Homes will be available in the light scheme.

*Light Scheme used for all Garden Homes apartments, unless specified otherwise.



MASTER BEDROOM - ARTIST IMPRESSION

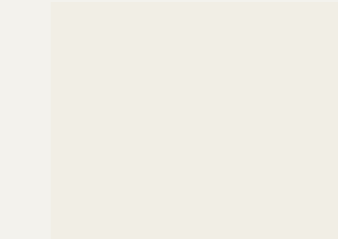


GARDEN HOMES
FIXTURES & FITTINGS

A SANCTUARY OF CALM
IN THE HEART OF ST KILDA ROAD

GARDEN HOMES – FINISHES

LIGHT SCHEME



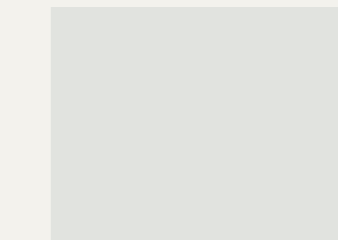
WALL & CEILING PAINT
White Polar Quarter.



BATHROOM SHAVING CABINET
Mirrored cupboard.



JOINERY
Internal board melamine.



KITCHEN JOINERY & CABINETS
2 pac light grey.



KITCHEN JOINERY & CABINETS
Laminate with timber look.



BATHROOM WALL & FLOOR TILE
Porcelain tile, matt finish.



CARPET
Soft cut pile, neutral colors.



TIMBER FLOORING
Engineered board, matt finish.



KITCHEN BENCHTOP
Natural stone, honed finish.

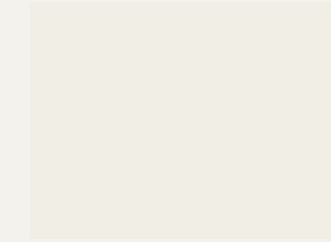
*The information in this finishes schedule is indicative and is provided for general information purposes only. The finishes and brands are subject to change at any time without notice. However, substitute finishes and/or brands of finishes will be of an equal quality. Published January 2023.

GARDEN HOMES – FINISHES

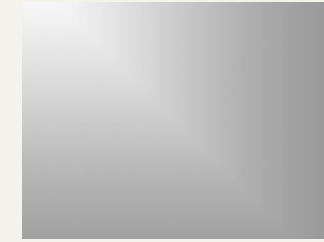
DARK SCHEME



GARDEN HOMES KITCHEN, DARK SCHEME – ARTIST IMPRESSION



WALL & CEILING PAINT
White Polar Quarter.



BATHROOM SHAVING CABINET
Mirrored cupboard.



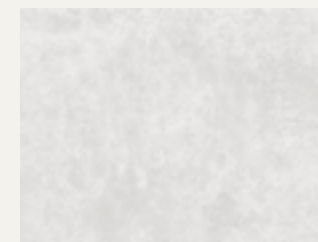
JOINERY
Internal board melamine.



KITCHEN JOINERY & CABINETS
2 pac grey.



KITCHEN JOINERY & CABINETS
Timber look laminate finish.



BATHROOM WALL & FLOOR TILE
Porcelain tile, matt finish.



CARPET
Soft cut pile, carbon colors.



TIMBER FLOORING
Engineered board, matt finish.



KITCHEN BENCHTOP
Natural stone, honed finish.

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GARDEN HOMES – FITTINGS

ENTRY



SMART DOOR LOCK

KITCHEN



TAPWARE
Single lever kitchen mixer. Brushed nickel.



SINGLE SINK
Single bowl undermount sink. Stainless steel. (Selected unit type).



DOUBLE SINK
Double bowl undermount sink. Stainless steel. (Selected unit type).



DISHWASHER
European brand integrated Dishwasher.



OVEN
European brand 600mm electric built in oven.



COOKTOP
European brand 4 burner gas cooktop for 1 and 2 bedroom apartments.



COOKTOP
European 5 burner gas cooktop for 3 bedroom apartments.



RANGEHOOD
European concealed rangehood for 1 and 2 bedroom apartments.



RANGEHOOD
European concealed rangehood for 3 bedroom apartments.



LIGHT
Linear pendant light.

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GARDEN HOMES KITCHEN, DARK SCHEME – ARTIST IMPRESSION

GARDEN HOMES – FITTINGS

BATHROOM



BASIN
Undermount basin in white.



TOILET
Concealed cistern toilet suite.



SHOWER
Handheld shower head.
Brushed nickel.



SHOWER SCREEN
Fluted glass.



BASIN WALL MIXER
Single lever bathroom mixer.
Brushed nickel.



BATH
Free standing bath.
(3 bedrooms apartment only).



TOILET ROLL HOLDER
Brushed nickel.



SHOWER SHELF



TOWEL RAIL
Brushed nickel.

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BATHROOM – ARTIST IMPRESSION

UPGRADE OPTIONS

GENERAL



TIMBER FLOORING
to all bedrooms in lieu of carpet.



AIR CONDITIONING
Outlet in bedrooms (available for 1, 2 and 3 bedroom units).

SMART HOME DEVICES



SMART HOME PACKAGE
5 smart light switches and 2 smart curtain tracks (up to 5m each); curtain not included. Touch screen scene control. Installation and commissioning cost included.

KITCHEN



ZIP TAP
(Hot/ambient) Upgrade option to occupy space under sink.



INTEGRATED REFRIGERATOR
800 - 900mm
(Selected apartment only)



BAR JOINERY
In lieu of study nook
(Selected apartment only, size and dimension subject to unit type).

BATHROOM



TUB FEATURE WALL
Marble stone tub feature wall in lieu of porcelain tile.
(3 bedrooms apartment only).

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GARDEN HOMES BATHROOM, LIGHT SCHEME OPTIONAL UPGRADE – ARTIST IMPRESSION



SKY MANOR

REFINED
SOPHISTICATION



WINE STORAGE/CELLAR, OPTIONAL UPGRADE – ARTIST IMPRESSION

A PROMISE OF UNRIVALLED DESIRE

Breathtaking in scale and unrivalled in beauty, Sky Manor residences offer a living experience unlike any other – the security and convenience of a contemporary apartment with the grandeur, elegance and spaciousness of the finest stand-alone home.

Whilst the entry joinery, creates a warm sense of welcome, the timber and metallic accents also provide the setting for residents to cellar their wine collections in the optional sophisticated wine room, adjacent to the lounge and dining area – perfect for uncorking bottles or preparing cheese platters for your next cocktail party.

The wine room is an optional upgrade of the standard study room for Sky Manor residences.



A SHOWCASE
OF MODERN
EXCELLENCE

Just as impressive as the finely detailed joinery and surfaces in the kitchen, is the intelligent design of appliances and storage behind the scenes. Elegant and practical spaces at the heart of each home have been curated for real life, offering generous amounts of storage, quality appliances and luxurious materiality with design detailing.

Utmost care has been taken when considering the different areas of preparation, cooking and serving. The centrepiece is the kitchen island which features an impressive circular plinth and creates a beautiful moment for serving and gathering. A tailored and timeless space to stir, sip and savour.

GRACEFUL LIVING
WITH A VIEW

Impeccable, refined and utterly luxurious, these 3 bedroom homes designed by DKO are bathed in natural light and offer some of the best views Melbourne has to offer across the CBD, surrounding parklands and beyond.

Sky Manor homes are distinguished through elevated features and finishes such as premium built-in living room joinery, kitchen scullery, quality appliances and a separate utilities room.

Whichever layout you choose, these residences are all beautifully appointed with stained oak parquet floors that seamlessly connect to your private balconies, perfect for alfresco dining and entertaining.





SKY MANOR BALCONY - ARTIST IMPRESSION



SKY MANOR ENSUITE & BEDROOM - ARTIST IMPRESSION



SKY MANOR ENSUITE
(OPTIONAL UPGRADE - NATURAL STONE SPLASHBACK
BEHIND BATH) - ARTIST IMPRESSION



01. SKY MANOR LIVING, 2 PAC SHUTTER SLIDING DOOR ON TV JOINERY (OPTIONAL UPGRADE) – ARTIST IMPRESSION
 02. SKY MANOR ENSUITE – ARTIST IMPRESSION
 03. SKY MANOR BEDROOM – ARTIST IMPRESSION



SKY MANOR KITCHEN – ARTIST IMPRESSION



SKY MANOR FIXTURES & FITTINGS

REFINED
 SOPHISTICATED



SKY MANOR DINING - ARTIST IMPRESSION

SKY MANOR FIXTURES & FITTINGS

ENTRY



SMART DOOR LOCK
Smart keyless lock to apartment entry door.

KITCHEN



OVEN
Wolf speed oven or equivalent brand and specification.



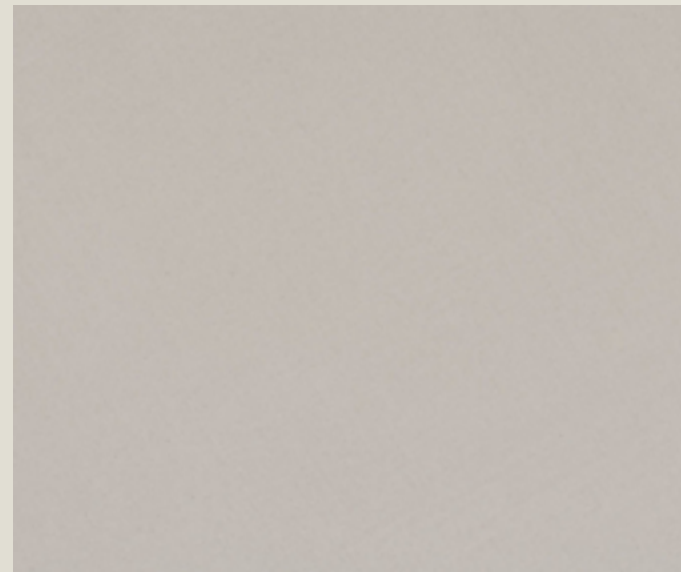
RANGEHOOD
European integrated rangehood.

SKY MANOR FIXTURES & FITTINGS

KITCHEN CONTINUED



FLOORS
Engineered timber floorboard, herringbone pattern.



WALL PAINT
Color Dry Stone.



SINK & TAPWARE
Stainless steel sink, kitchen mixer in nickel.



COOKTOP
Wolf 5 burner gas or equivalent brand and specification.



REFRIGERATOR
Subzero Integrated fridge or equivalent brand and specification.



DISHWASHER
European branded integrated dishwasher.



PENDANT LIGHT
Feature pendant light above island bench.

SKY MANOR FIXTURES & FITTINGS

BATHROOM



FLOORS
Selected porcelain tile.



BASIN
White colour round basin.

BEDROOMS



TOILET
Concealed cistern toilet suite.



WALL PAINT
Color Dry stone.



SHOWER
Fluted glass shower screen.



WARDROBE
Timber laminated wardrobe doors.
(Master ensuite only).



BATHROOM ENSUITE - ARTIST IMPRESSION

SKY MANOR UPGRADE OPTIONS

GENERAL



FEATURE PAINT
In living room, entrance and hallway.



TIMBER FLOOR TO ALL BEDROOMS
In lieu of carpet.



SMART HOME PACKAGE
5 smart light switches and 2 smart curtain tracks (up to 5m each);
curtain not included. Touch screen scene control. Installation and
commissioning cost included.



WINE ROOM
In lieu of the standard study room.

SKY MANOR UPGRADE OPTIONS

LIVING



JOINERY
Tv unit 2 pac shutter sliding door.



LIVING ROOM COLUMN SIDE TABLE
Joinery

KITCHEN & BATHROOM



ZIP TAP (HOT/AMBIENT)
This upgrade option will be installed in pantry benchtop.



SUBZERO WINE BAR FRIDGE
Installed in pantry under bench space.



WOLF INDUCTION COOKTOP
In lieu of gas cooktop.



WOLF STEAM OVEN
In lieu of speed oven in kitchen.



HEATED TOWEL RAIL



BATH TUB FEATURE WALL & SHELF
Natural Stone



UNDERFLOOR HEATING
To each bathroom.



PENTHOUSES

A SANCTUARY OF CALM
IN THE HEART OF ST KILDA ROAD



PENTHOUSE VIEW TO LAKE - ARTIST IMPRESSION

CAPTIVATING VIEWS IN EVERY DIRECTION

Every element has been carefully considered and thoroughly thought through.

From the entry, featuring a welcome bench, key drop off area and concealed coat cupboard, to the abundant storage with custom handles incorporated throughout.

The material palettes reflect the changing seasons inspired by the nearby parks, with a multi-layered and nuanced palette.



PENTHOUSE ENTRY - ARTIST IMPRESSION



PENTHOUSE WINE CELLAR - ARTIST IMPRESSION



CRAFTED
AND CURATED
FOR LIFE

Polished marble and metal finishes offer a lustrous backdrop to a captivating kitchen island presented as an impressive circular plinth crafted to anchor within the space while adding a contrasting layer of pattern over the herringbone timber floors.

The wine cellar is a central design element in the Penthouse apartments. Timber and stone detailing with integrated lighting create a hospitality like ambience. It is a space that can be appreciated in passing or used as a complimentary entertaining area.

AN OPULENT AND
SOPHISTICATED
AESTHETIC



Spacious and elegant, the living zone reveals a warm and expansive space whilst flowing into a generous sized balcony, offering flexibility to define how you want to live.

Continuous timber finish across walls and joinery, artfully conceals the cabinetry while delivering a distinct design flow throughout.



PENTHOUSE KITCHEN – ARTIST IMPRESSION



PENTHOUSE WINE CELLAR – ARTIST IMPRESSION



01.



02.



03.

01. PENTHOUSE EXTERIOR BALCONY – ARTIST IMPRESSION
02. PENTHOUSE EXTERIOR BALCONY – ARTIST IMPRESSION
03. PENTHOUSE ENSUITE – ARTIST IMPRESSION

AN OASIS OF TRANQUILLITY

DESIGNED FOR CALM AND
RELAXATION

Bathrooms are spacious and feature luxurious large-format porcelain tiles, natural stone, metallic detailing and fluted-glass screens. Ensuites offer generous freestanding baths and feature lighting that creates a spa like experience, uplifting everyday bathing rituals. Stone shelves and ledges provide space for display and personalisation.



PENTHOUSE MASTER BEDROOM & ENSUITE - ARTIST IMPRESSION

ELEVATED ENTERTAINING

Penthouse living reaches a new benchmark at Park Quarter with bespoke fittings and joinery found at every turn. An exclusive series of four penthouses by DKO offer unparalleled views and heights, each featuring its own rooftop terrace and spa pool.

With stunning views across Melbourne, each private terrace has plenty of space for entertaining and relaxing. The terrace is connected to the Penthouse with a sculptural stair that is open to the sky. Glazed partitioning allows natural light that spills from the stairwell into the apartment providing a secondary function as a skylight to further enhance the natural light opportunities within the Penthouses.

A life of luxury and beyond can truly be found at Park Quarter.



PENTHOUSE ROOFTOP AMENITY - ARTIST IMPRESSION



02.

01. PENTHOUSE ROOFTOP AMENITY - ARTIST IMPRESSION
02. PENTHOUSE VIEW TO ALBERT PARK LAKE - ARTIST IMPRESSION



THE COLLABORATORS

A DEFINING TEAM
OF LEADERS IN THEIR FIELDS

THE
COLLABORATORS

FLOORPLANS

FLOORPLANS

A COLLABORATION OF EXCELLENCE

PROJECT DEVELOPER
SIDG



Creating diverse and timeless buildings to be enjoyed and admired. With a wealth of experience in property development, we specialise in large-scale land development, residential and commercial projects. Our combined knowledge and expertise employ across the entire life cycle of a project to deliver quality properties.

Driven by a strong commitment to deliver diverse living choices for future generations, we strive for timeless and contemporary designs. We believe in a modern lifestyle complemented by local surroundings.



ARCHITECT
COX ARCHITECTURE



COX is a design-focused contemporary architectural practice with studios located in every major Australian city and a history spanning 60 years.

Key to their ethos is supporting the public life of our cities. COX works within a collegiate framework allowing the best ideas to emerge – we are 'by the many, for the many.'



INTERIOR DESIGN
CARR DESIGN



Carr is an architecture and interior design studio based in Melbourne with a timeless approach that fosters connection. Every detail is thoughtfully considered, coalescing in work that forges new ground while remaining true to our philosophy and vision.

carr

LANDSCAPE ARCHITECT
PAUL BANGAY



Paul Bangay's studio works on a range of luxury residential projects: High-end Homes in Australia's most sought after suburbs, Inner City Courtyards and Penthouse Terraces, large Coastal Estates, and of course Country Gardens with beautiful sprawling acres.

Their experience with commercial projects is equally as broad and their projects are regarded as being of the highest quality; featuring classic, timeless design.

PAUL BANGAY

INTERIOR DESIGN
DKO



Founded in 2000, DKO is a multidisciplinary team of more than 200 professionals working across six offices in Australia, New Zealand and South East Asia.

Such rapid expansion has meant constant adaptation to the changing needs of the market however the underlying principles that propel DKO have remained consistent since day one.

DKO

SALES AGENT
COLLIERS AUSTRALIA



As leaders in real estate services, our experts are more than project managers.

We provide independent end-to-end development advisory and project management services to unlock asset value across Office, Retail, Industrial, Hotels, Health, Retirement Living, Education, Residential and Hospitality, Sports & Leisure.

Colliers







FLOORPLATES

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

CAR PARK

BASEMENT 02

- | | |
|---|---|
|  RESIDENTIAL AMENITY |  HOTEL |
|  SHARED AMENITY |  HOTEL BACK OF HOUSE |

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LEOPOLD STREET



0 2 4 10M

ST KILDA ROAD



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

CAR PARK

BASEMENT 01



- RESIDENTIAL AMENITY
- HOTEL
- SHARED AMENITY
- HOTEL BACK OF HOUSE

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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

LOBBIES & AMENITIES

GROUND LEVEL



- RESIDENTIAL AMENITY
- HOTEL
- SHARED AMENITY
- HOTEL BACK OF HOUSE

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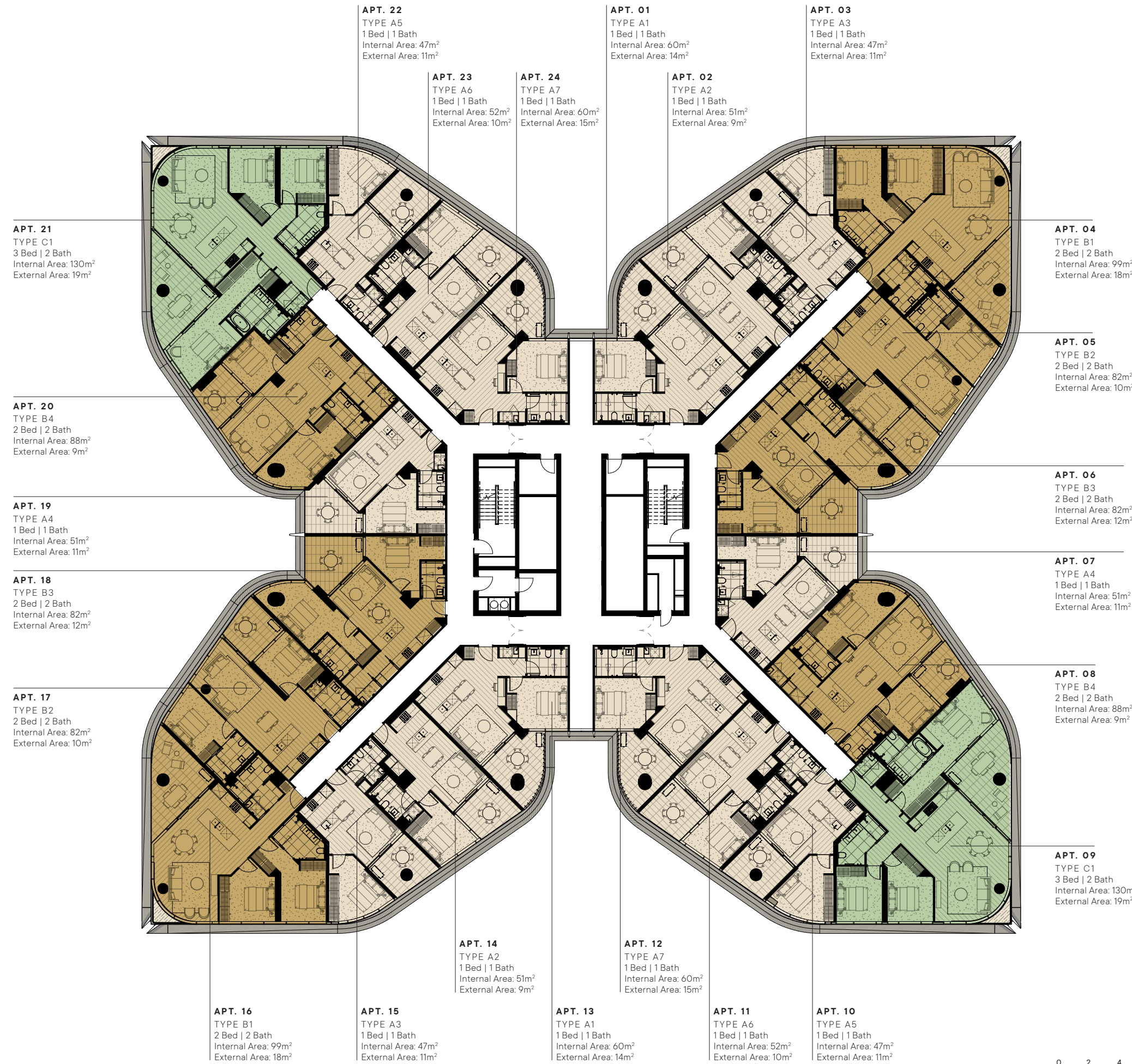
*All residential amenity layout subject to further change.

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 06



1 BED 2 BED 3 BED

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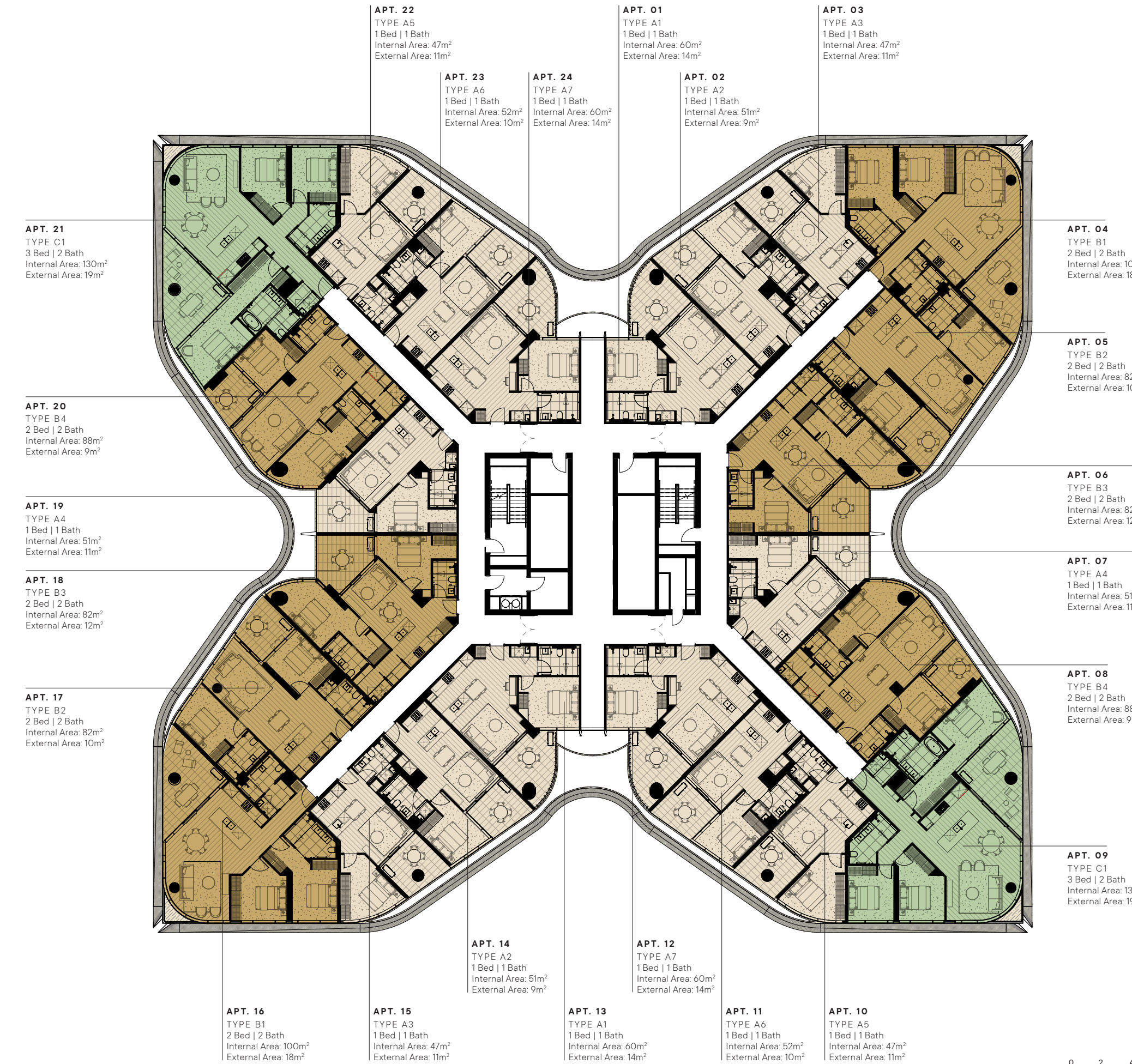
ST KILDA ROAD

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 07



1 BED 2 BED 3 BED

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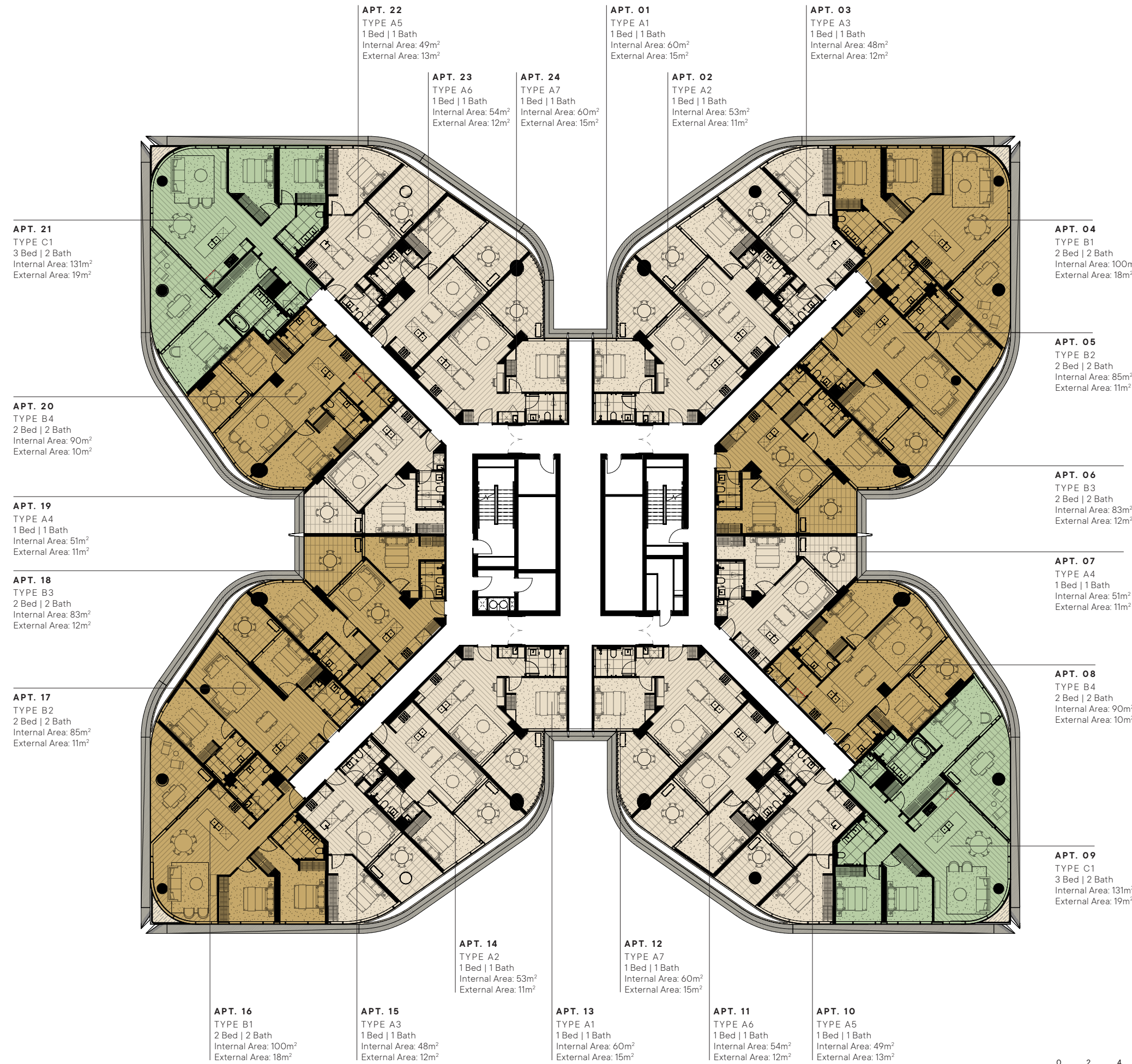
ST KILDA ROAD

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 08



1 BED 2 BED 3 BED

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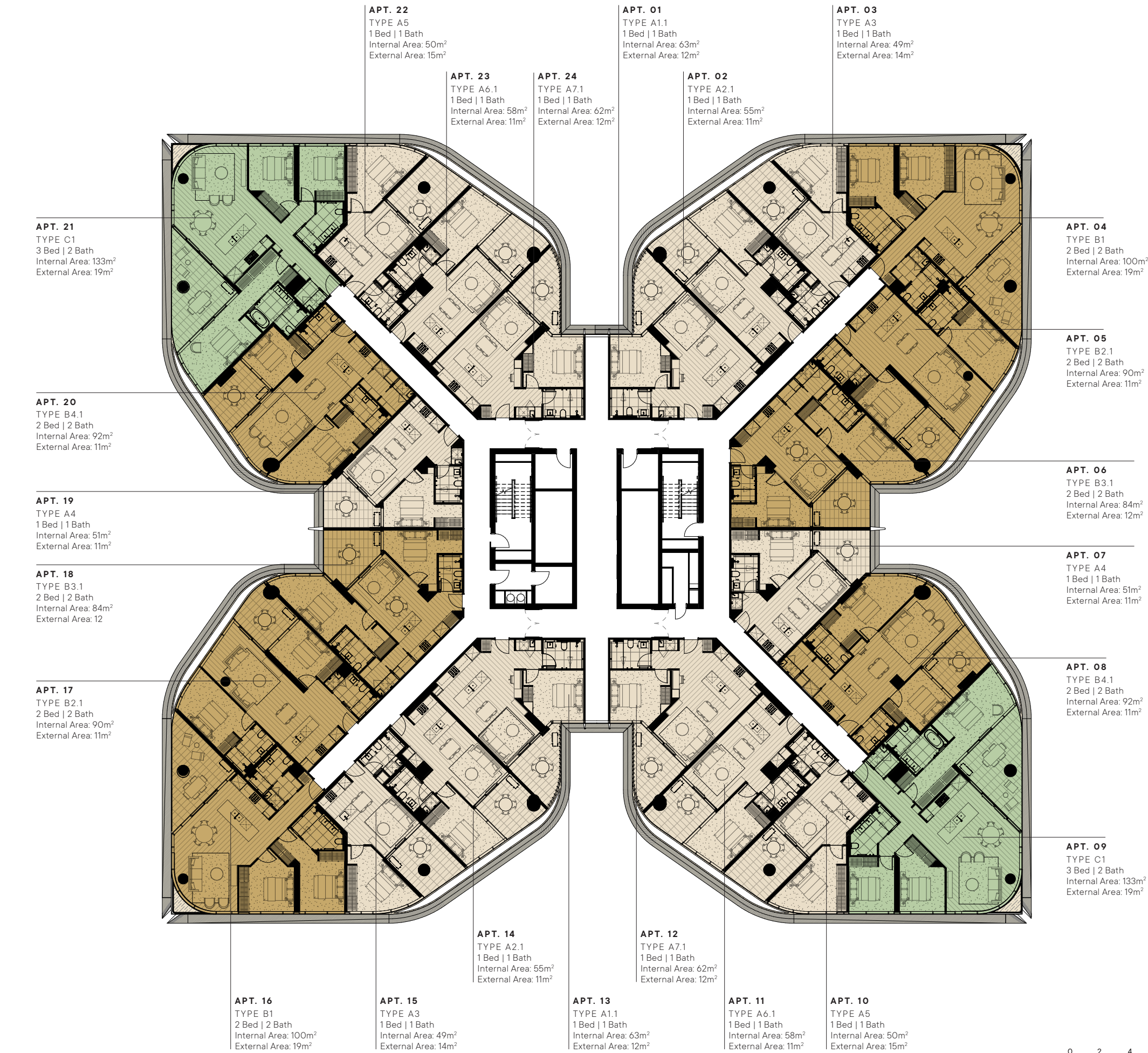


PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 09



1 BED 2 BED 3 BED

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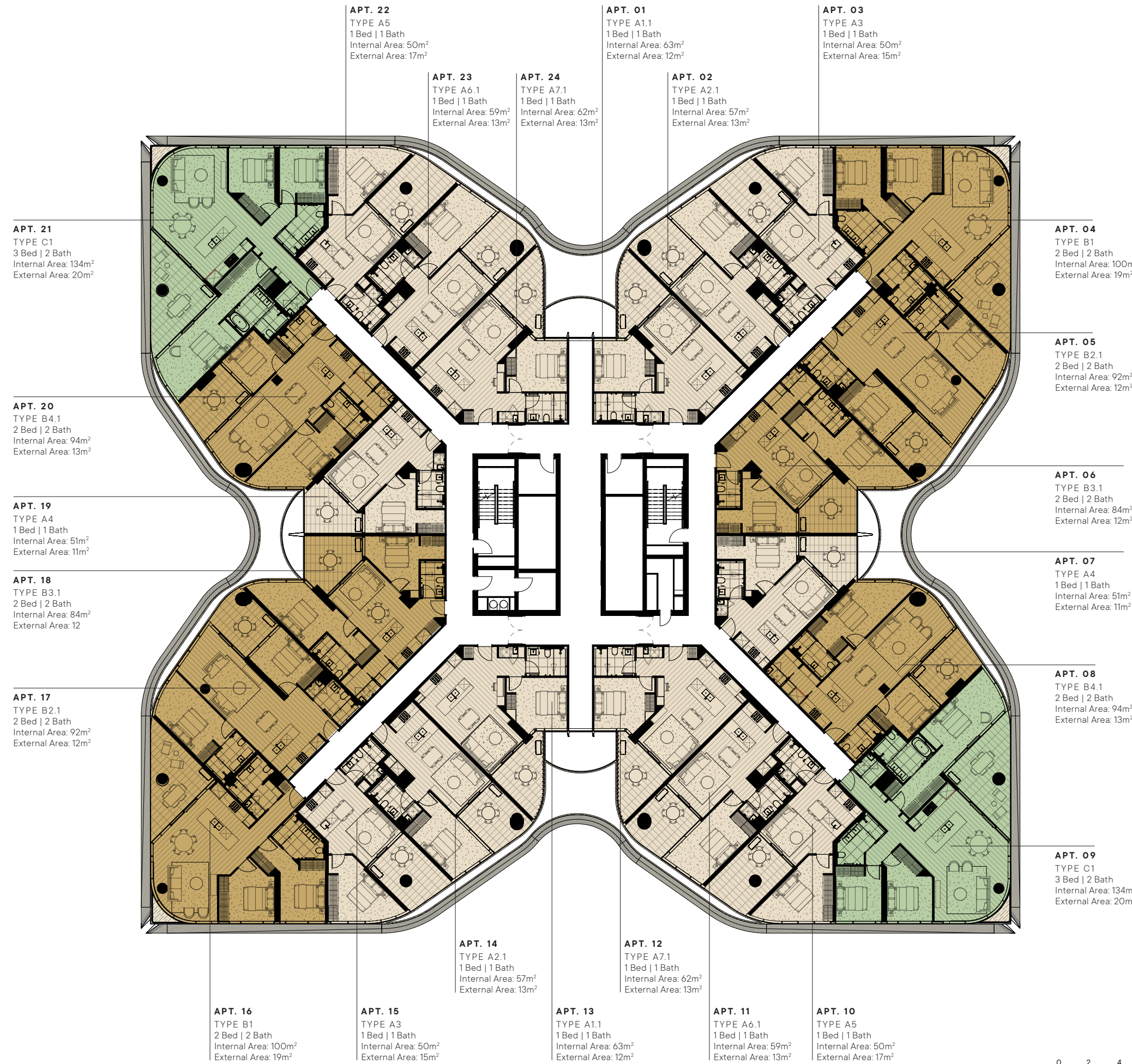


PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 10



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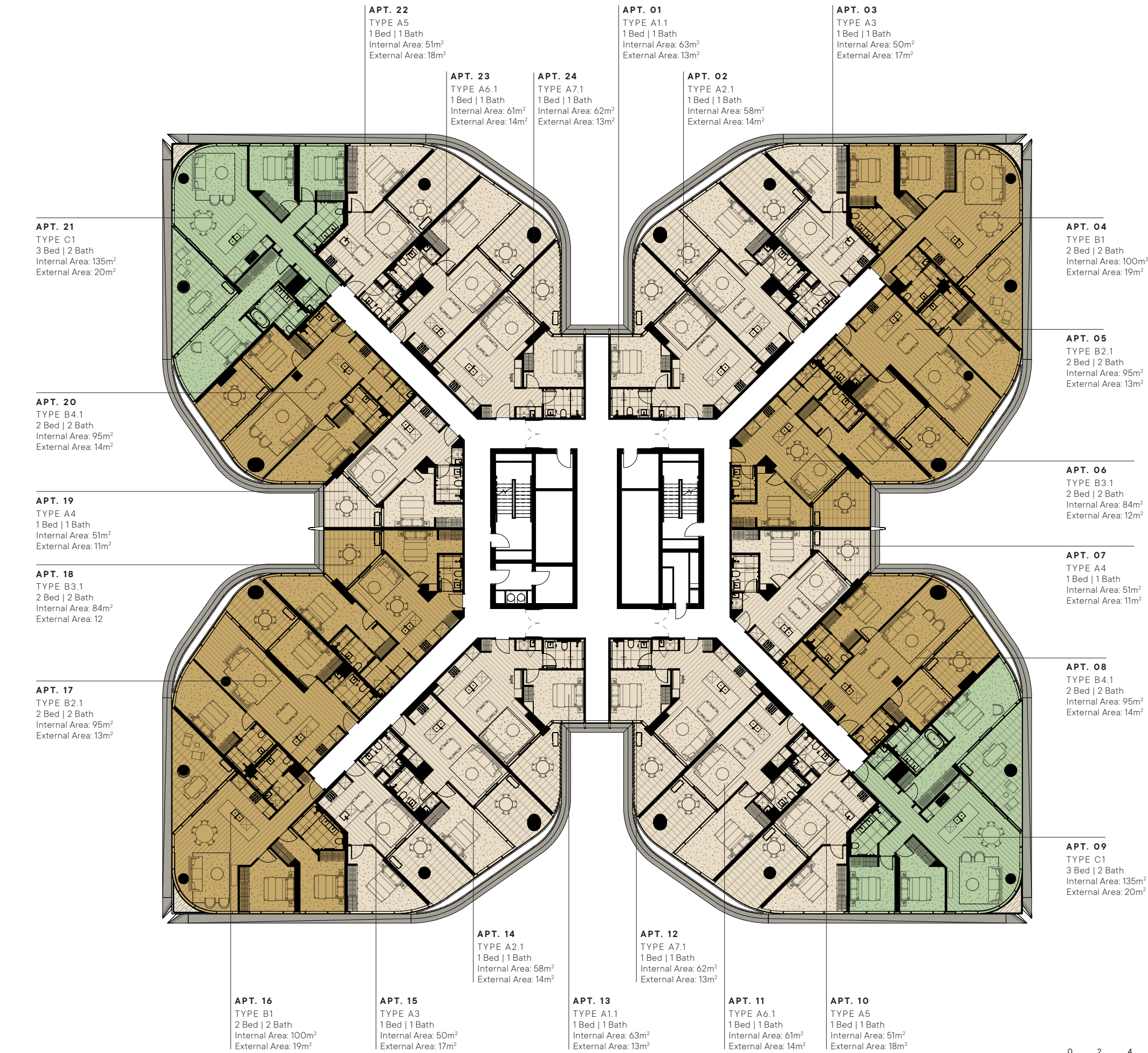


PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 11



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ST KILDA ROAD

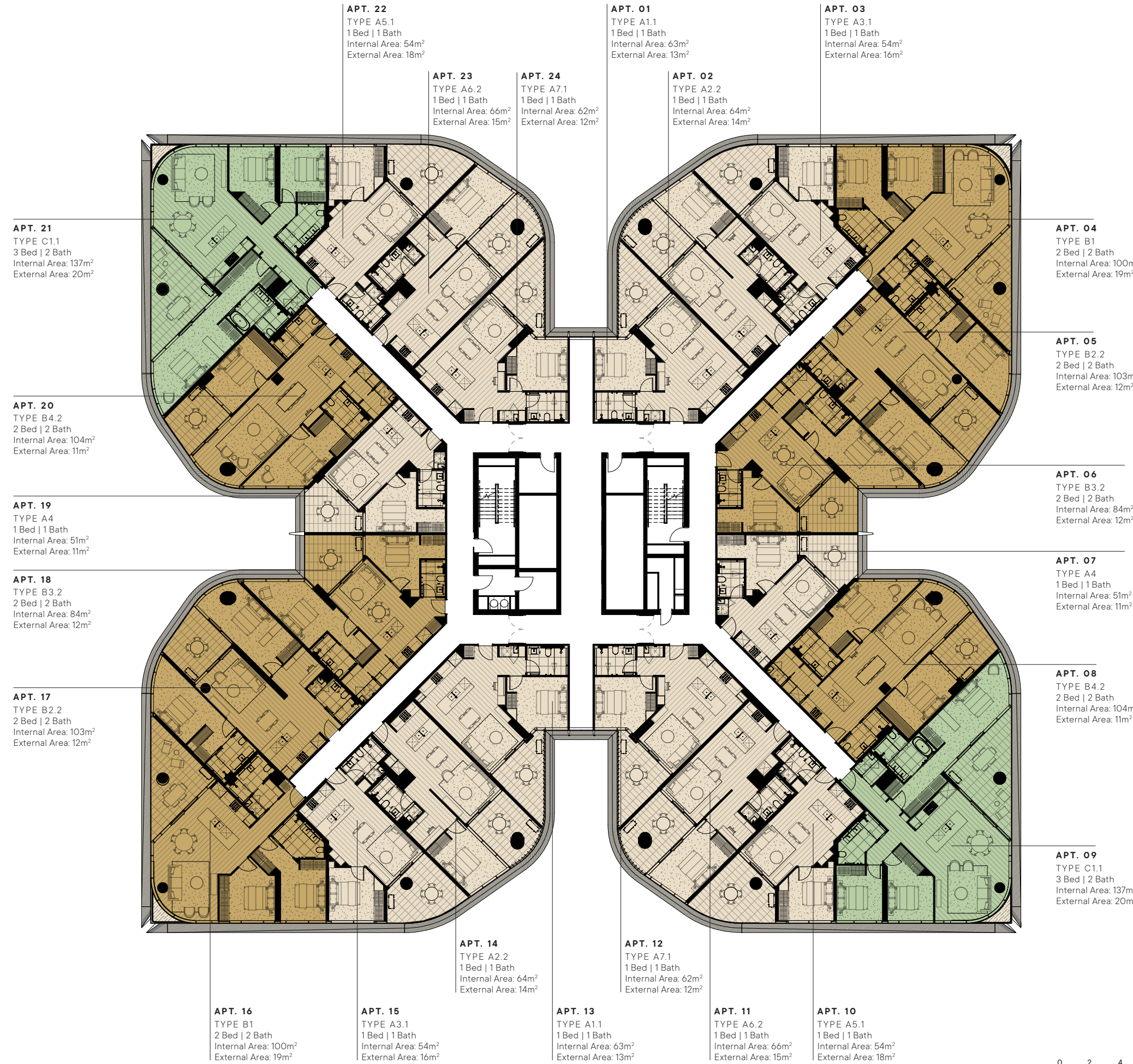


PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 12



1 BED 2 BED 3 BED

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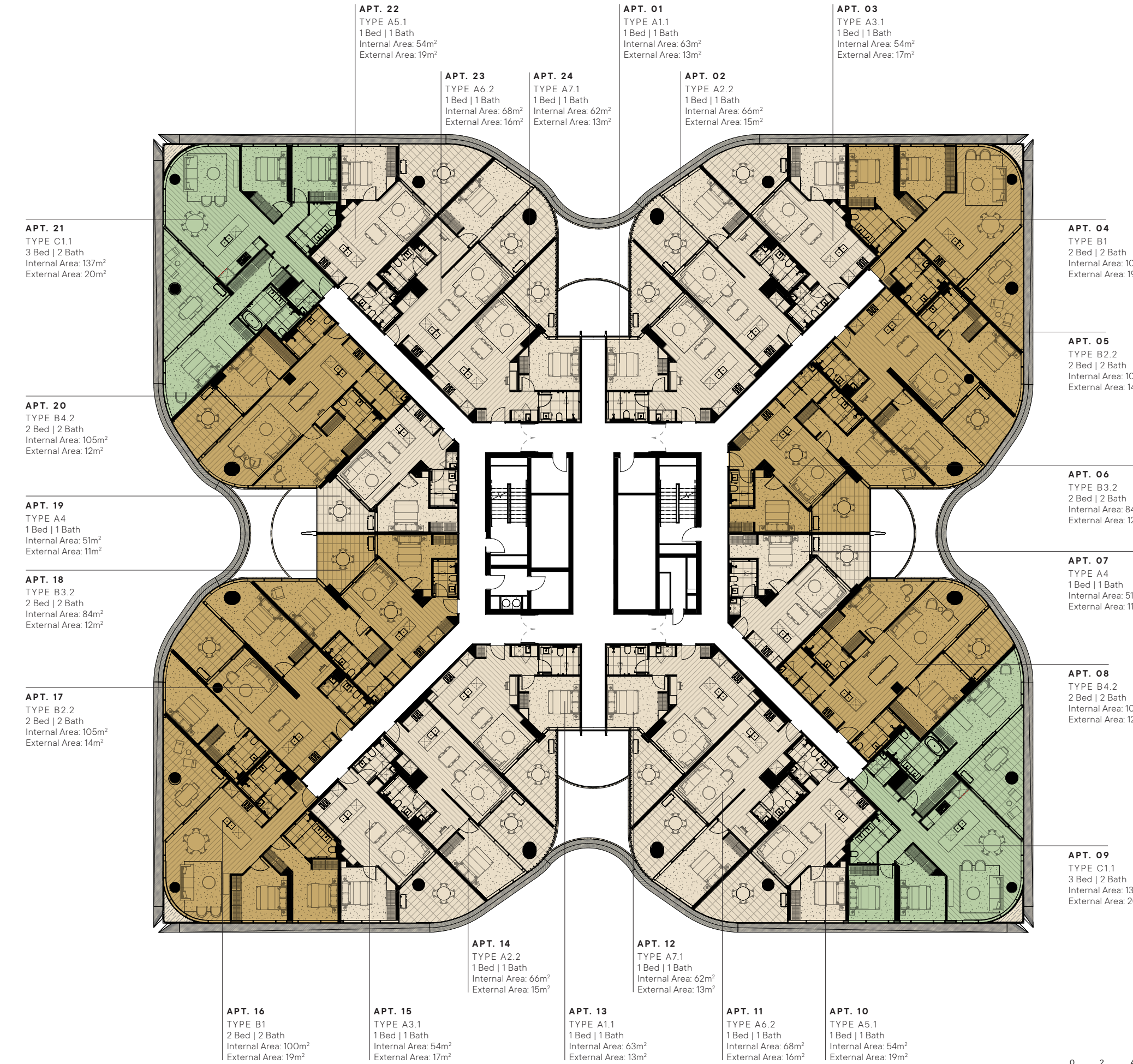
0 2 4 10M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 13



1 BED 2 BED 3 BED

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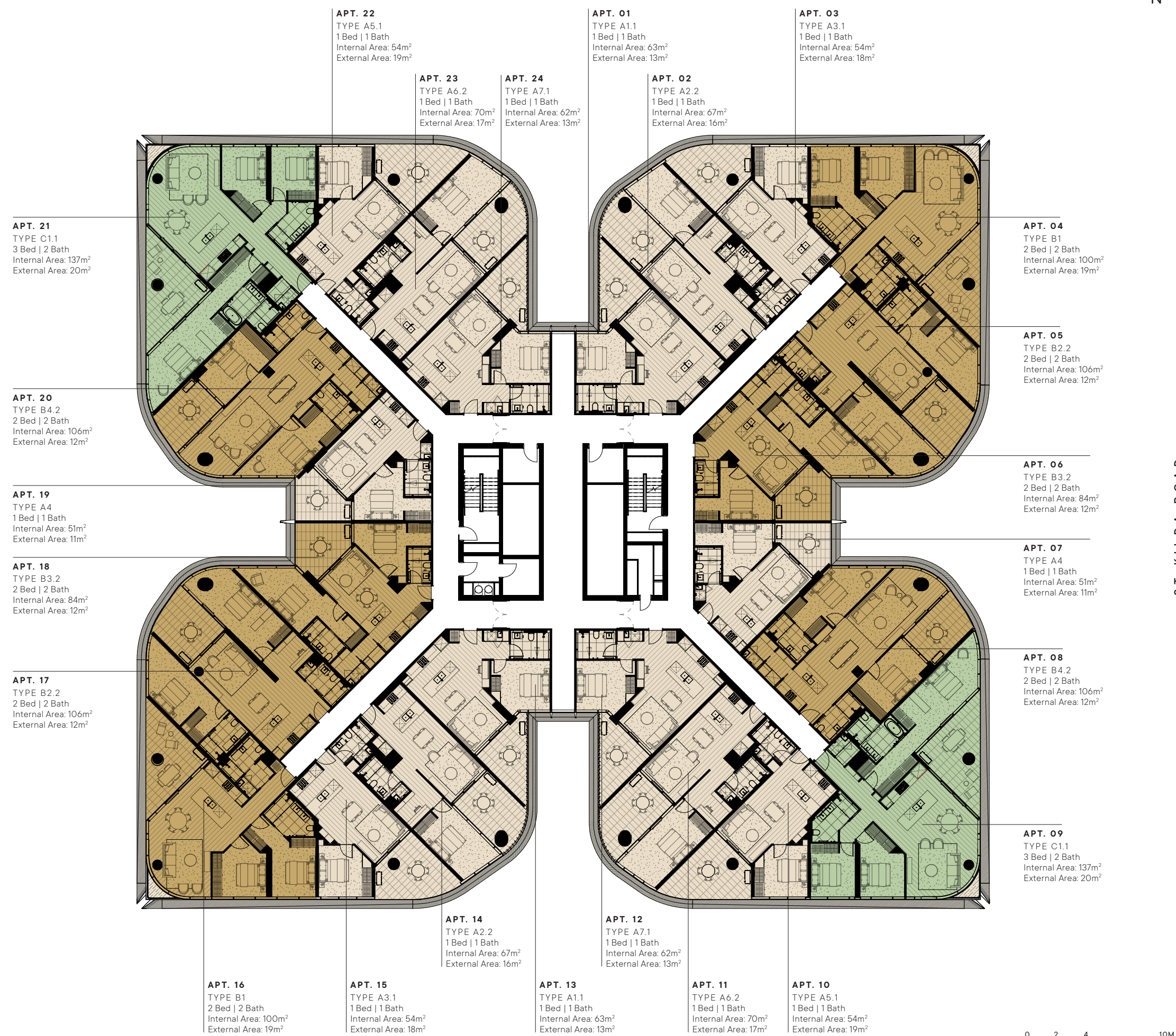
0 2 4 10M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

LEVEL 14



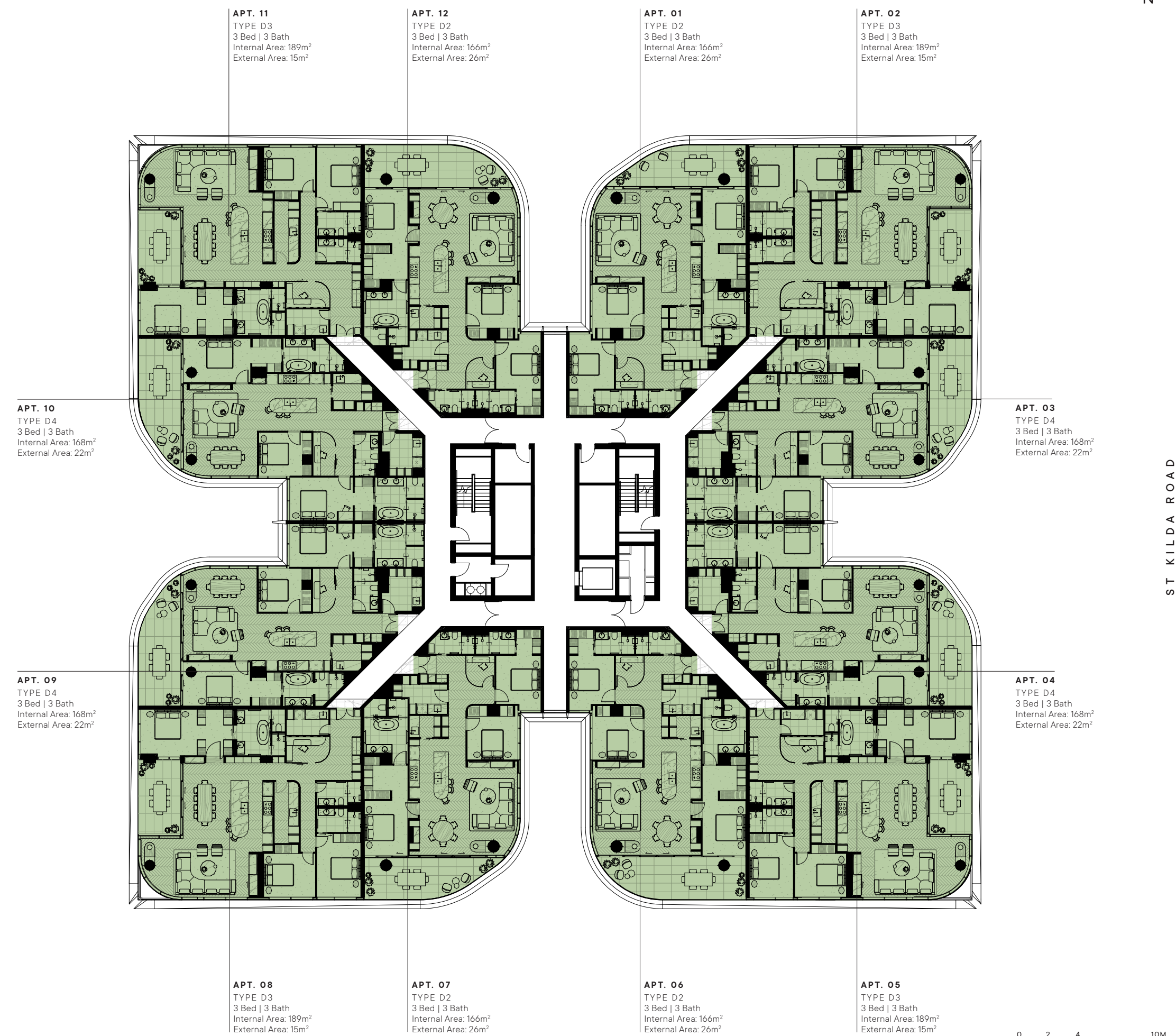
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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

SKY MANOR

LEVEL 15



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PARK QUARTER

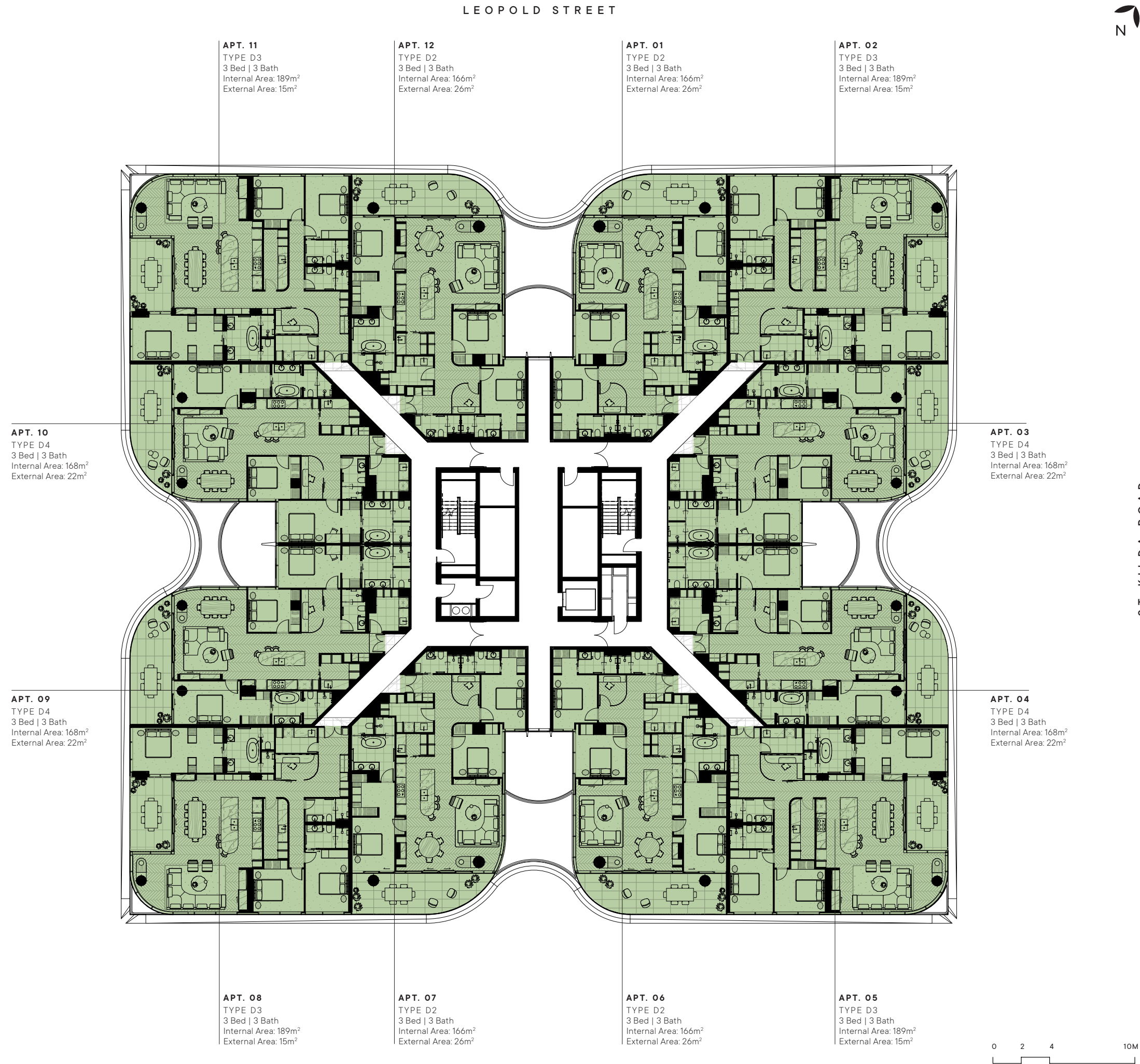
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

LEVEL 16

1 BED 2 BED 3 BED

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PARK QUARTER

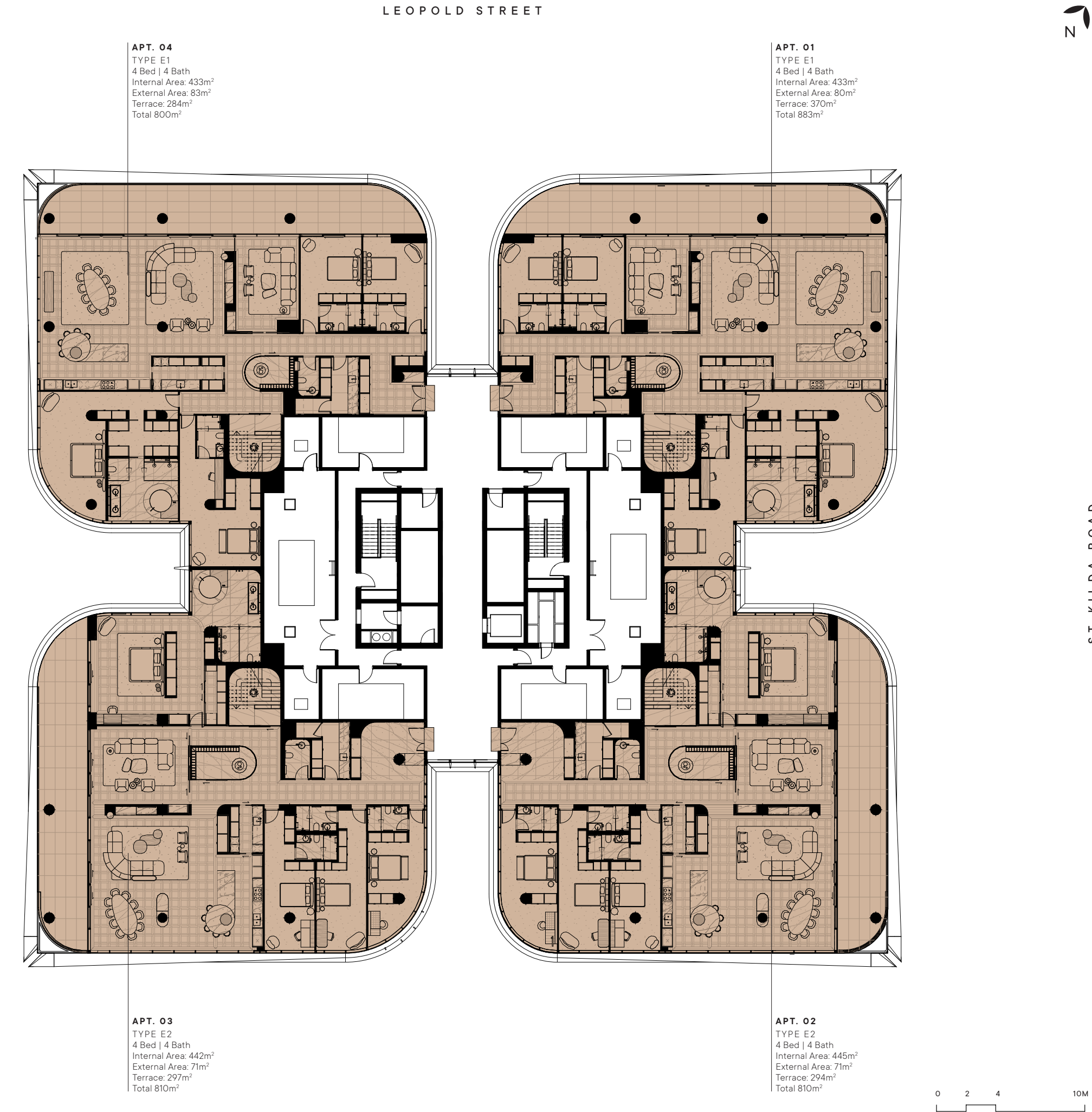
474 ST KILDA ROAD · MELBOURNE

PENTHOUSES

LEVEL 17

4 BED

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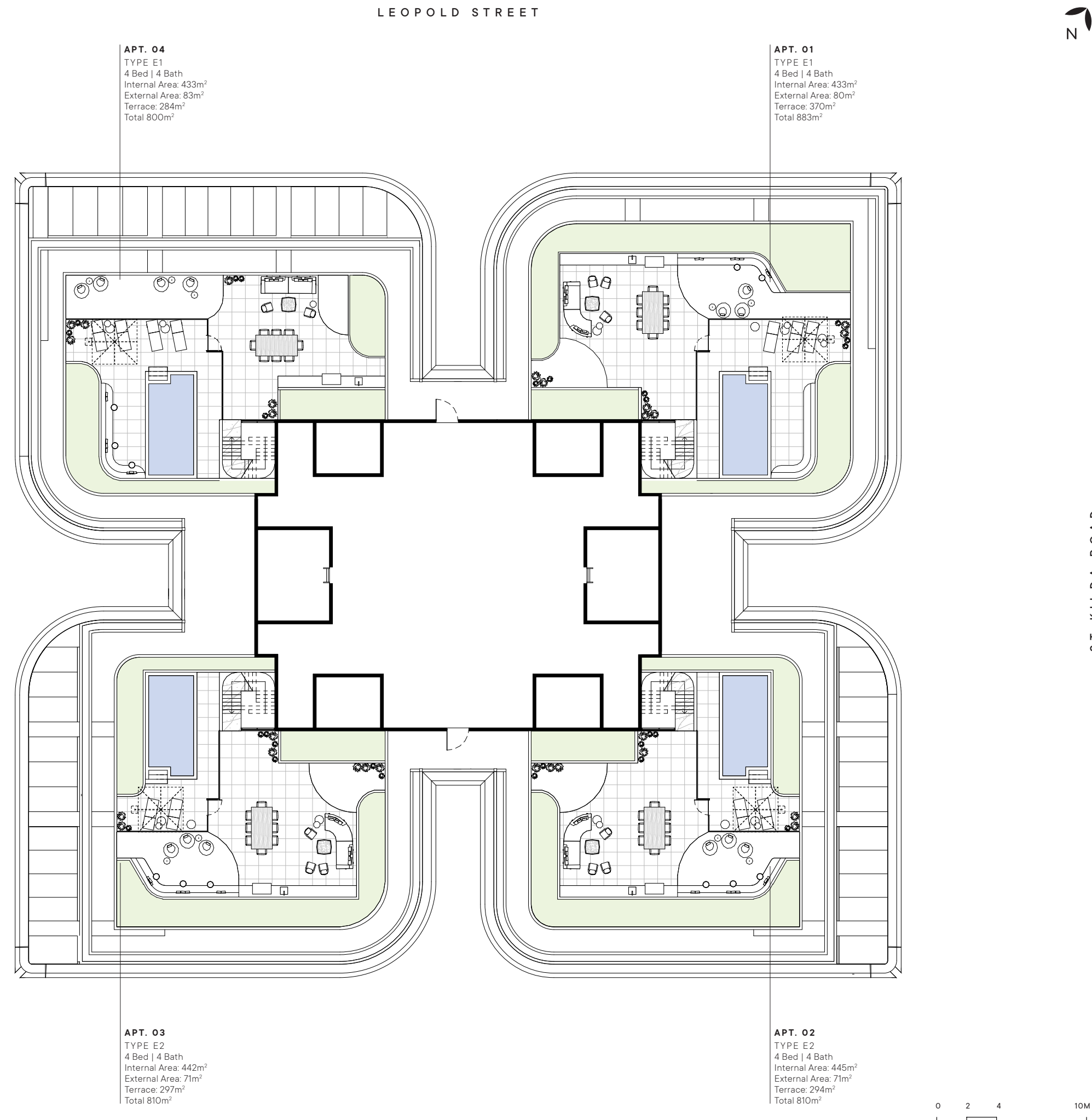
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSES ROOFTOP

LEVEL 18

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FLOORPLANS



GARDEN HOMES

GARDEN
HOMES

SKY
MANOR

PENTHOUSES

FLOORPLANS

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

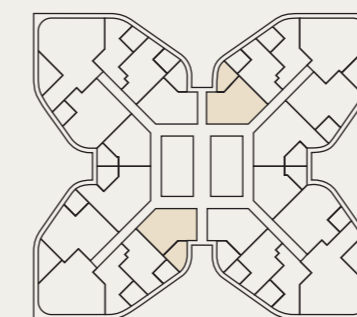
GARDEN HOMES

TYPE A1

1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	601/613	701/713	801/813
Internal	60 m ²	60 m ²	60 m ²
Balcony	14 m ²	14 m ²	15 m ²
TOTAL AREA	74 m²	74 m²	75 m²

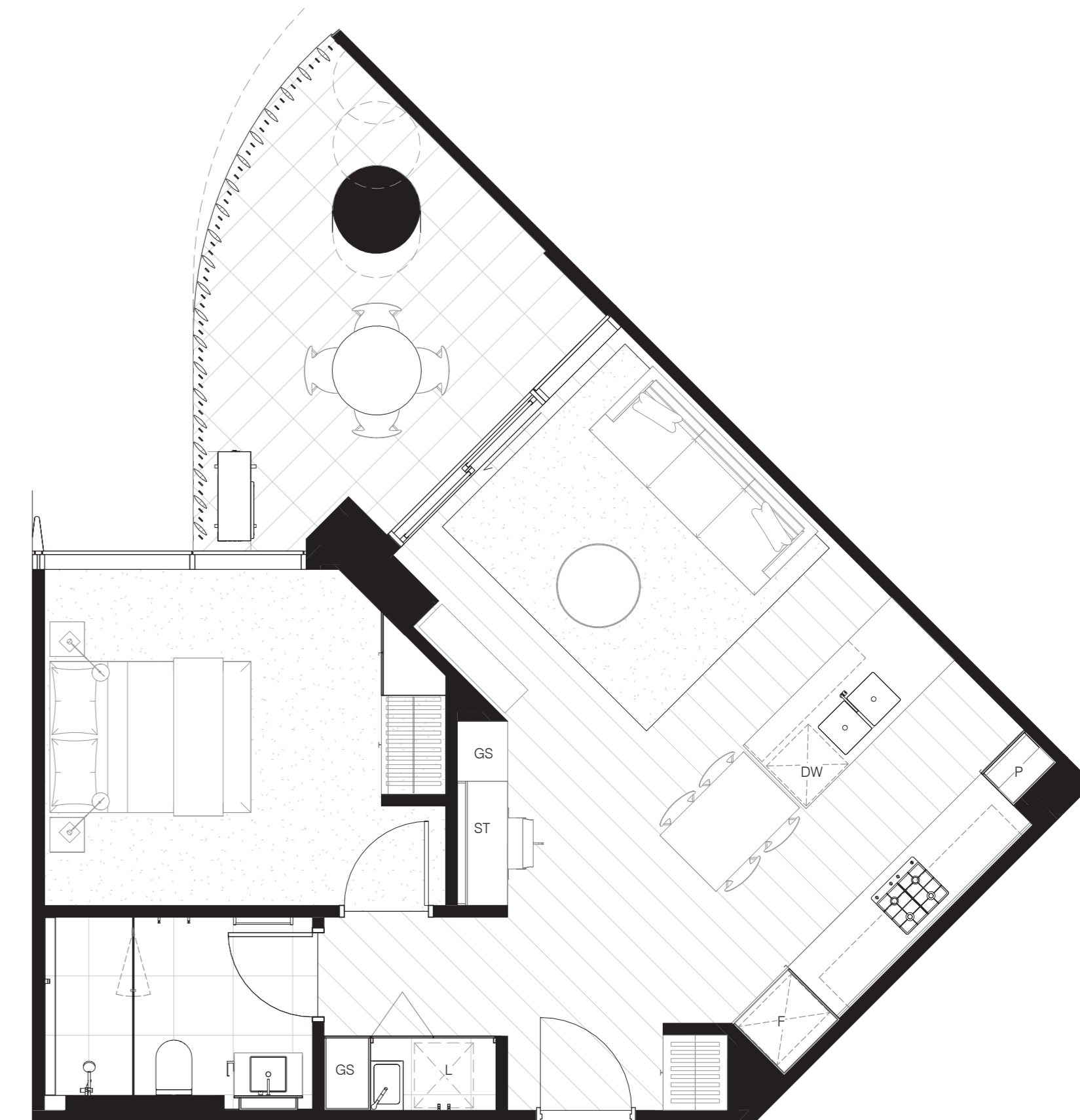
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

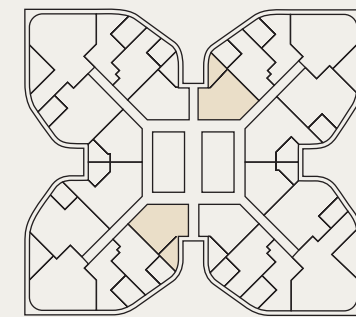
GARDEN HOMES

TYPE A1.1
1 BED · 1 BATH

LEVEL	09	10	11
Apartment No.	901/913	1001/1013	1101/1113
Internal	63 m ²	63 m ²	63 m ²
Balcony	12 m ²	12 m ²	13 m ²
TOTAL AREA	75 m²	75 m²	76 m²

LEVEL	12	13	14
Apartment No.	1201/1213	1301/1313	1401/1413
Internal	63 m ²	63 m ²	63 m ²
Balcony	13 m ²	13 m ²	13 m ²
TOTAL AREA	76 m²	76 m²	76 m²

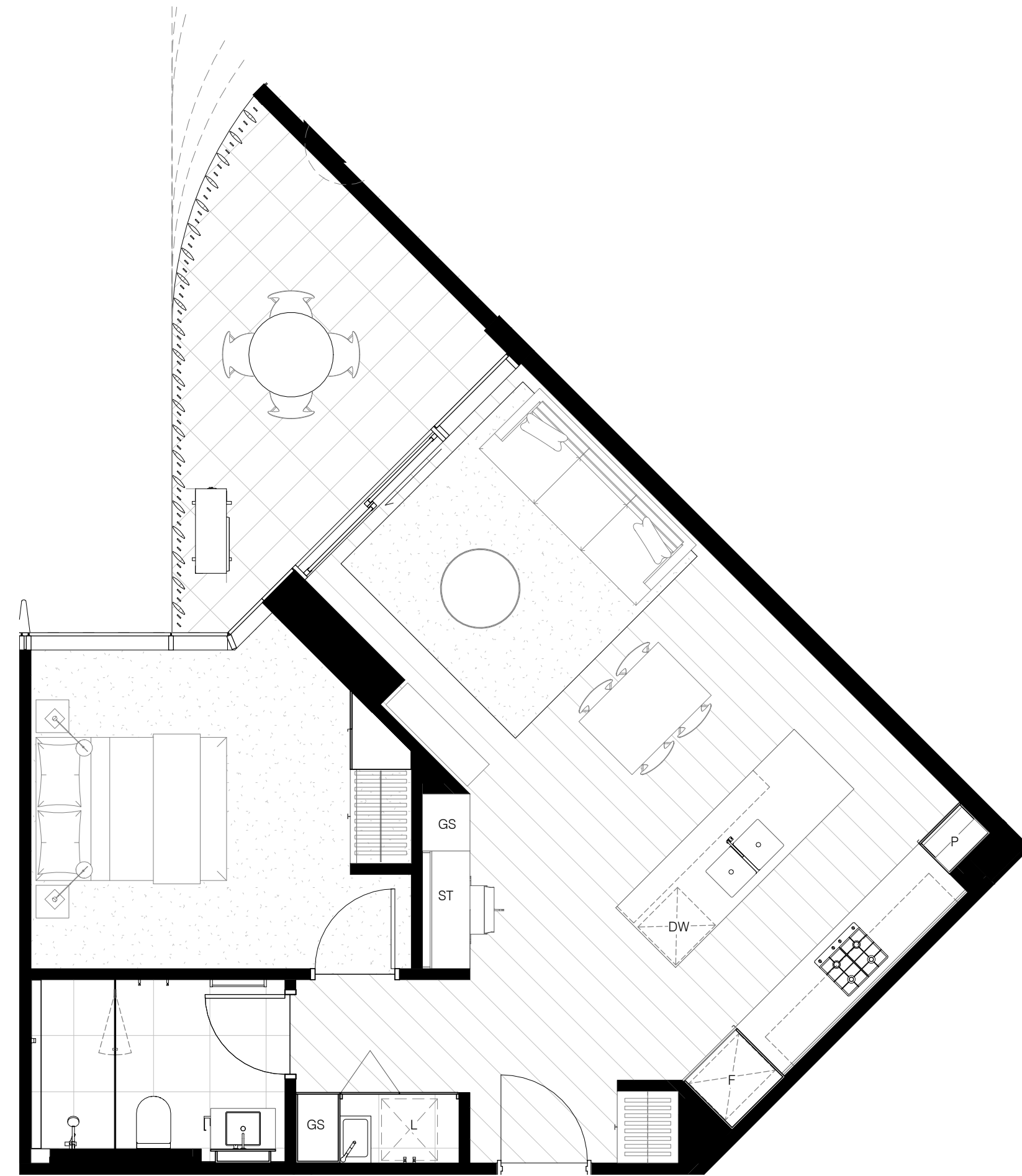
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

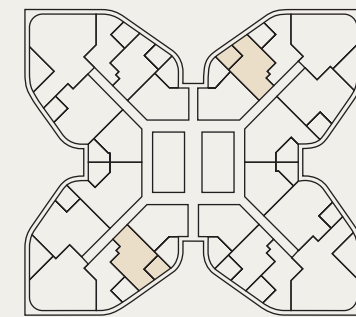
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE A2
1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	602/614	702/714	802/814
Internal	51 m ²	51 m ²	53 m ²
Balcony	9 m ²	9 m ²	11 m ²
TOTAL AREA	60 m²	60 m²	64 m²

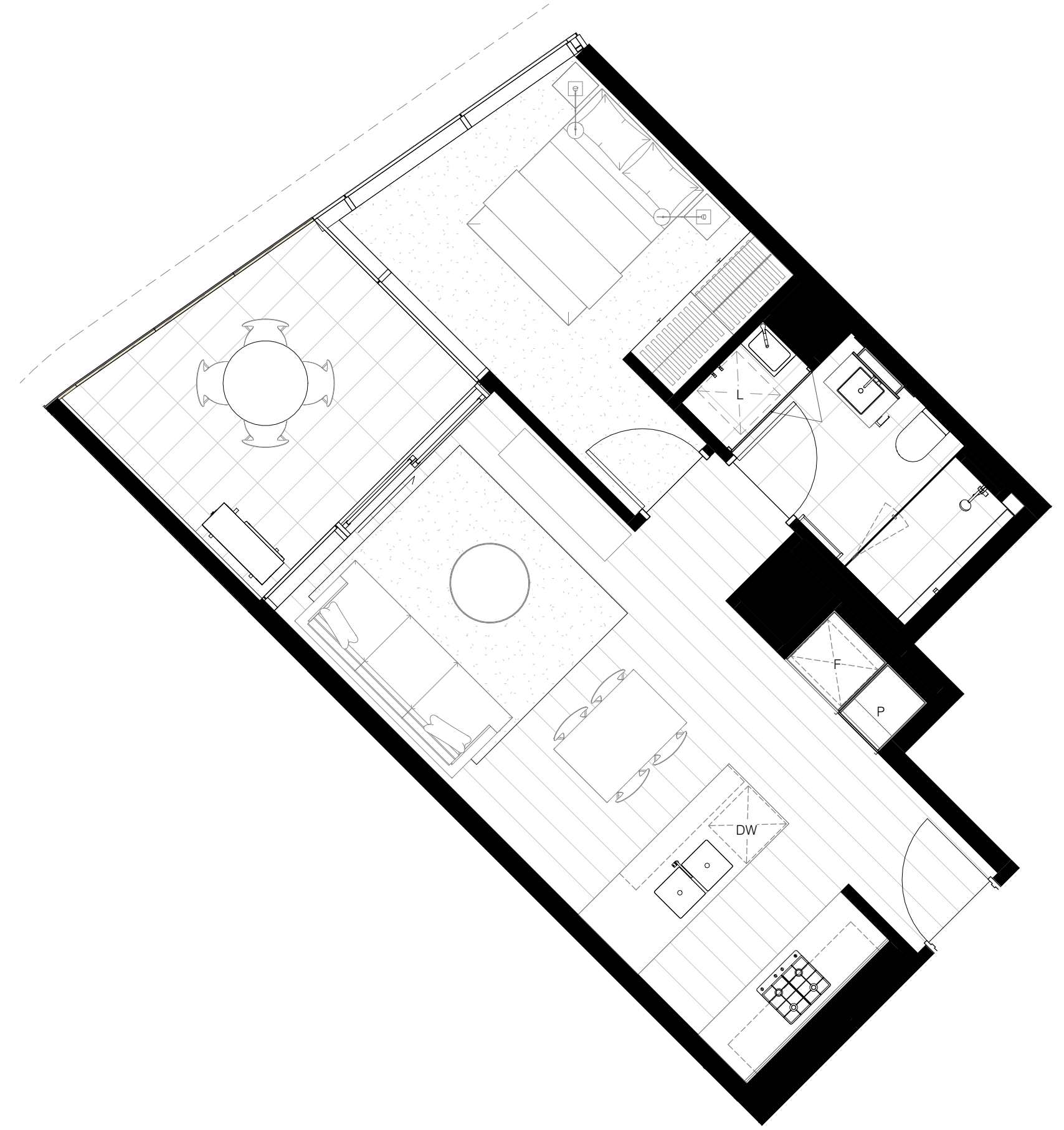
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

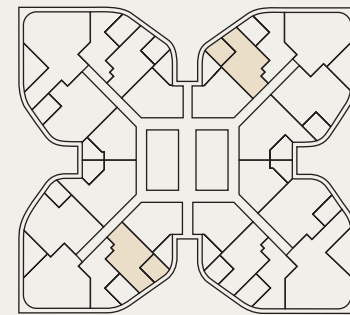
GARDEN HOMES

TYPE A2.1

1 BED · 1 BATH

LEVEL	09	10	11
Apartment No.	902/914	1002/1014	1102/1114
Internal	55 m ²	57 m ²	58 m ²
Balcony	11 m ²	13 m ²	14 m ²
TOTAL AREA	66 m ²	70 m ²	72 m ²

LEOPOLD STREET



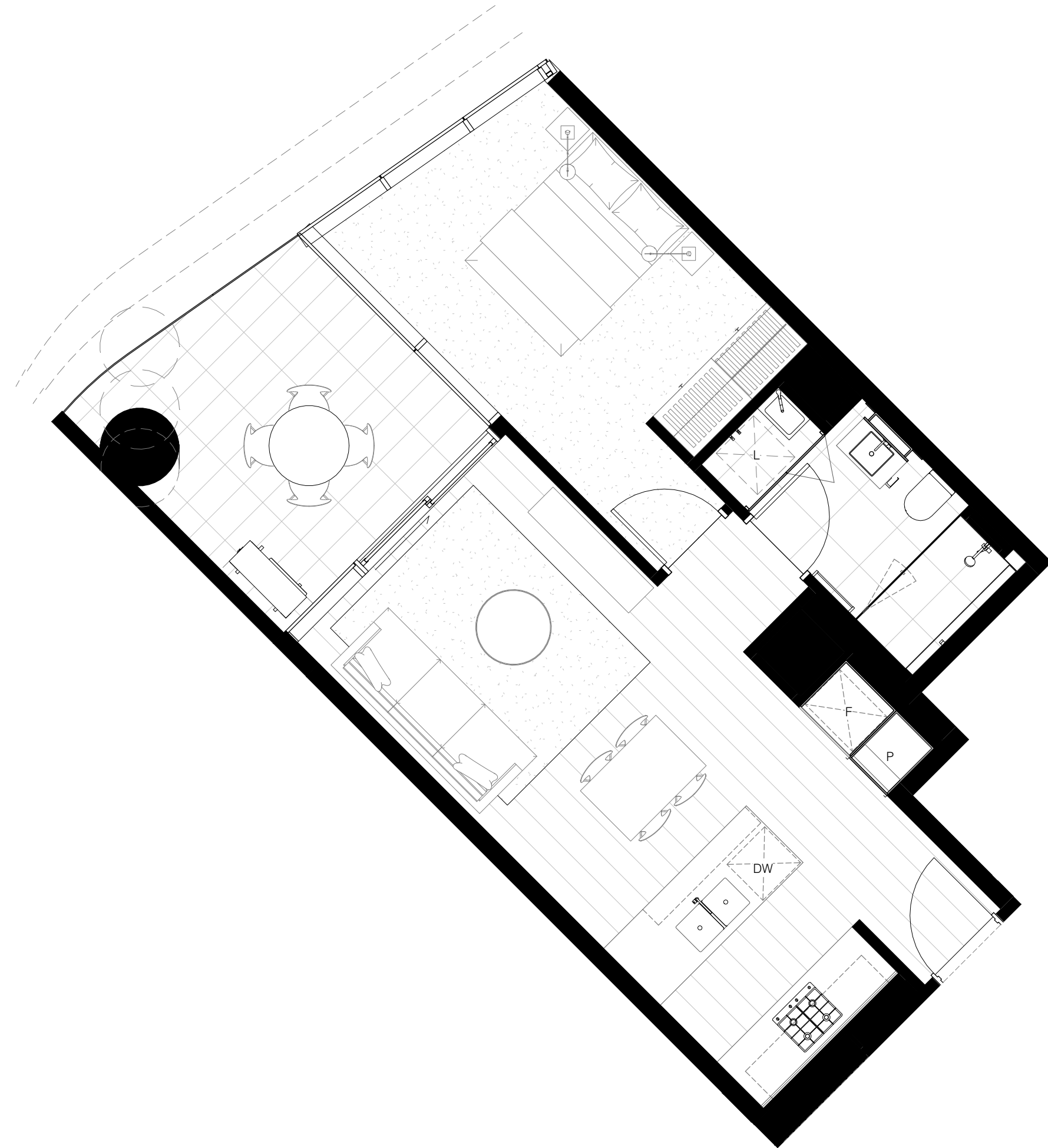
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

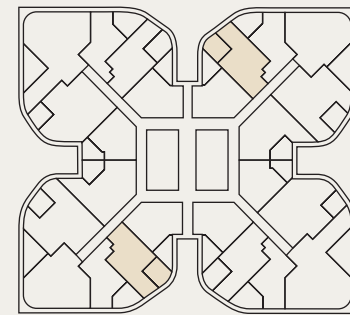
GARDEN HOMES

TYPE A2.2

1 BED · 1 BATH

LEVEL	12	13	14
Apartment No.	1202/1214	1302/1314	1402/1414
Internal	64 m ²	66 m ²	67 m ²
Balcony	14 m ²	15 m ²	16 m ²
TOTAL AREA	78 m ²	81 m ²	83 m ²

LEOPOLD STREET



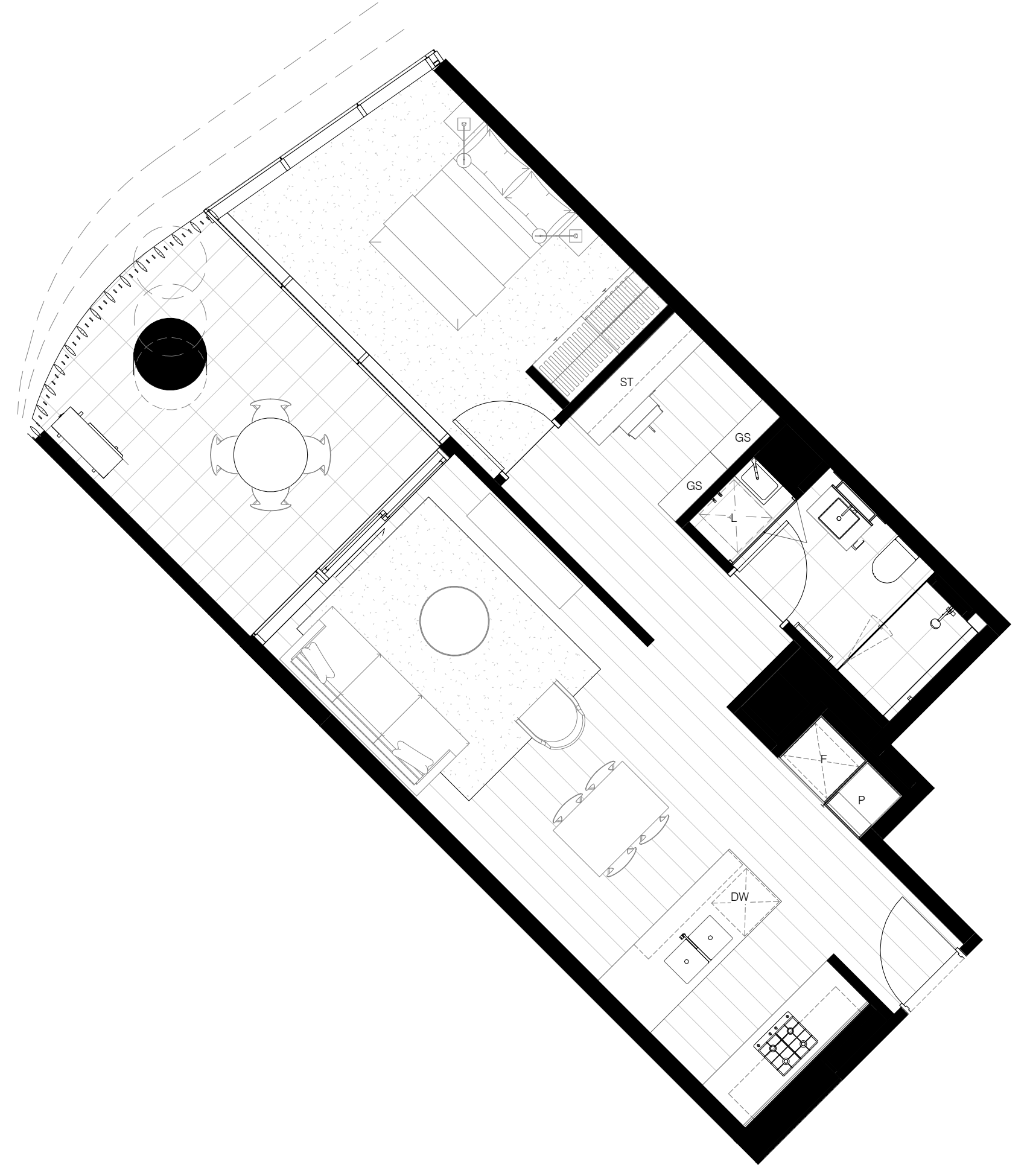
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

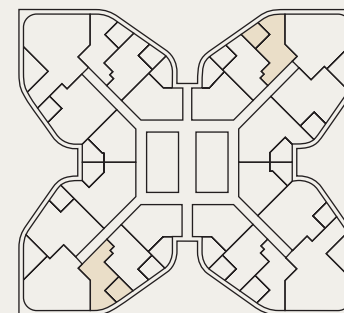
TYPE A3

1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	603/615	703/715	803/815
Internal	47 m ²	47 m ²	48 m ²
Balcony	11 m ²	11 m ²	12 m ²
TOTAL AREA	58 m²	58 m²	60 m²

LEVEL	09	10	11
Apartment No.	903/915	1003/1015	1103/1115
Internal	49 m ²	50 m ²	50 m ²
Balcony	14 m ²	15 m ²	17 m ²
TOTAL AREA	63 m²	65 m²	67 m²

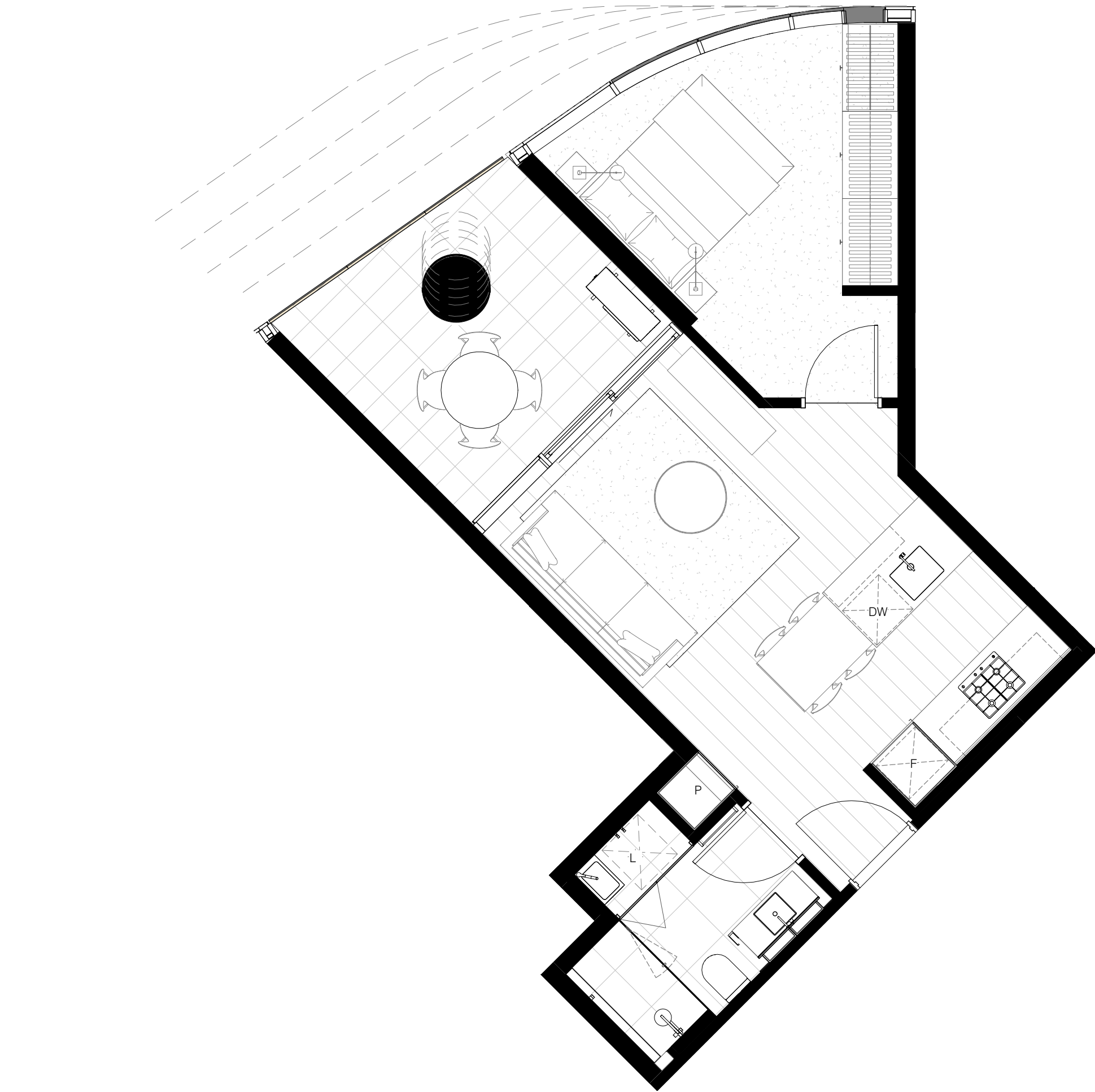
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

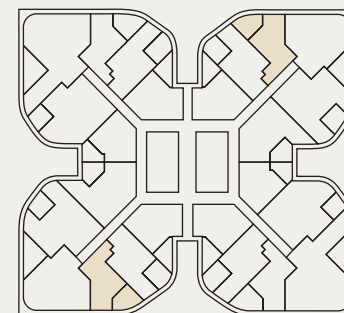
GARDEN HOMES

TYPE A3.1

1 BED · 1 BATH

LEVEL	12	13	14
Apartment No.	1203/1215	1303/1315	1403/1415
Internal	54 m ²	54 m ²	54 m ²
Balcony	16 m ²	17 m ²	18 m ²
TOTAL AREA	70 m²	71 m²	72 m²

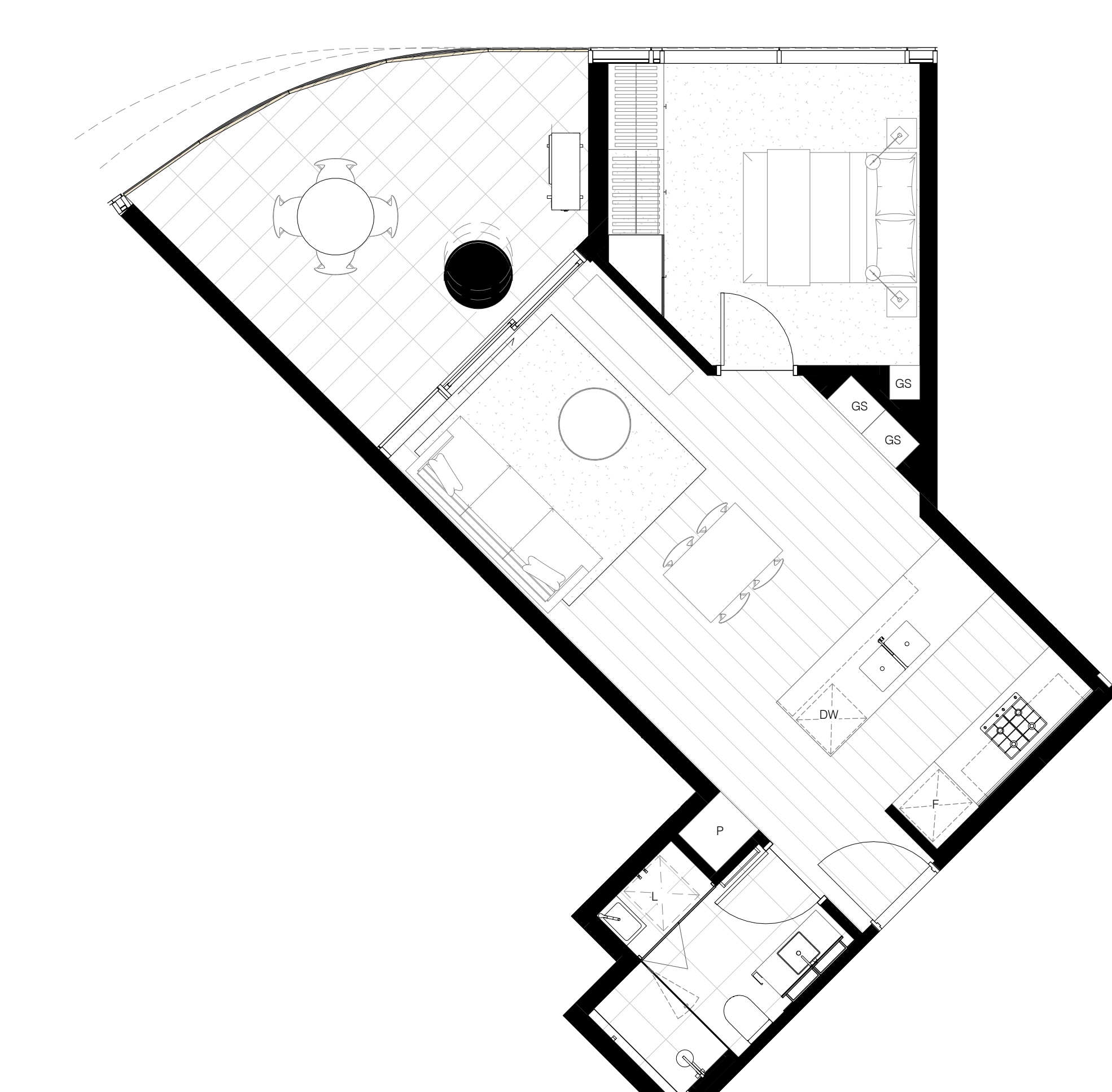
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE A4

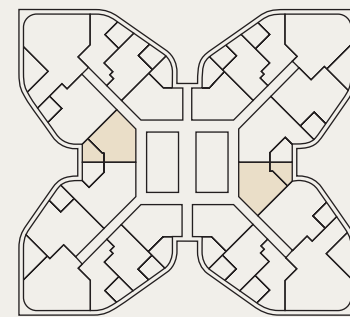
1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	607/619	707/719	807/819
Internal	51 m ²	51 m ²	51 m ²
Balcony	11 m ²	11 m ²	11 m ²
TOTAL AREA	62 m²	62 m²	62 m²

LEVEL	09	10	11
Apartment No.	907/919	1007/1019	1107/1119
Internal	51 m ²	51 m ²	51 m ²
Balcony	11 m ²	11 m ²	11 m ²
TOTAL AREA	62 m²	62 m²	62 m²

LEVEL	12	13	14
Apartment No.	1207/1219	1307/1319	1407/1419
Internal	51 m ²	51 m ²	51 m ²
Balcony	11 m ²	11 m ²	11 m ²
TOTAL AREA	62 m²	62 m²	62 m²

LEOPOLD STREET

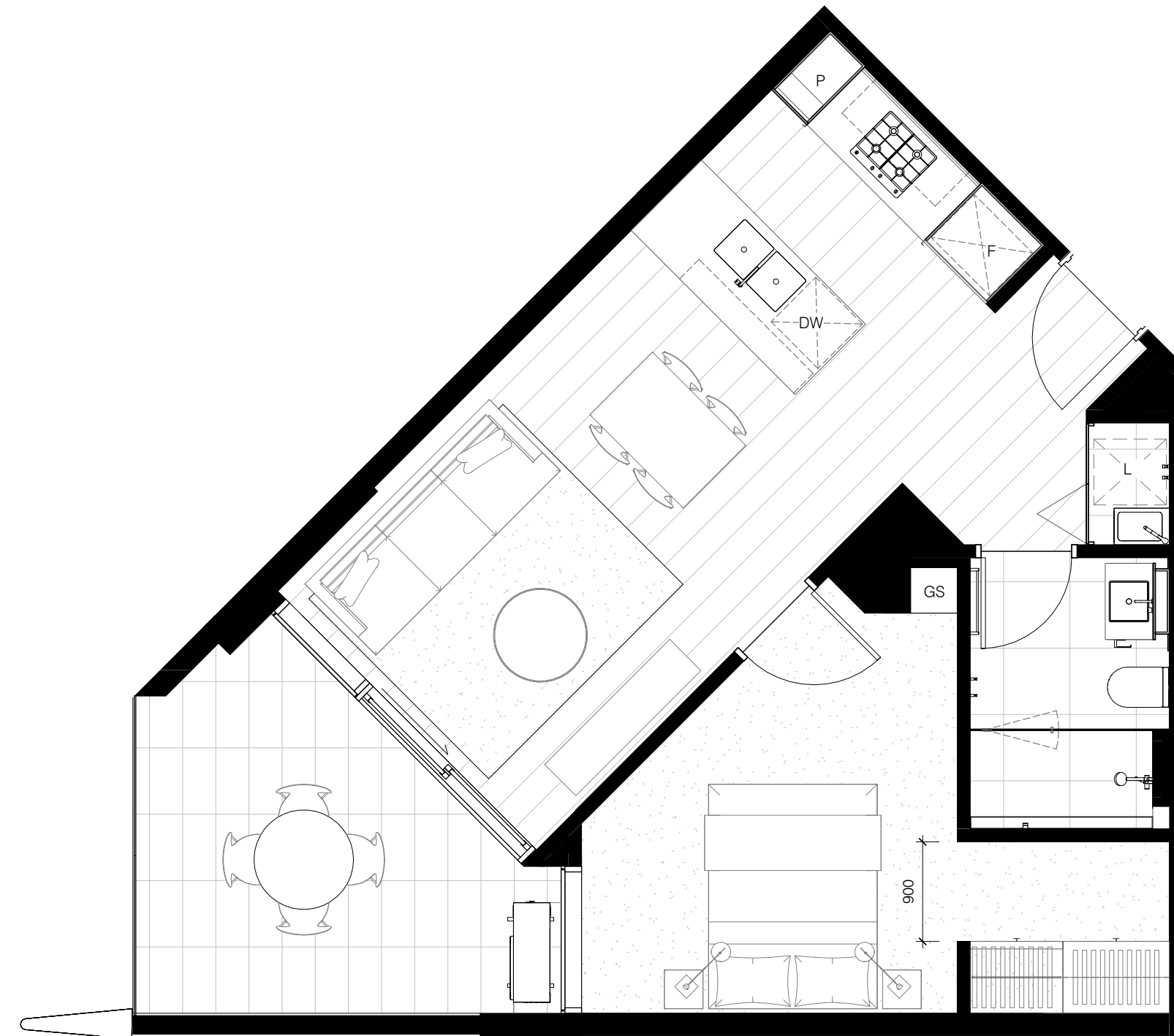


ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE



0 0.5 1.0 2.5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

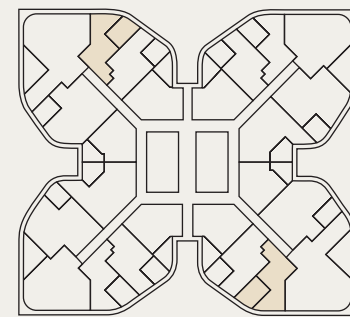
TYPE A5

1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	610/622	710/722	810/822
Internal	47 m ²	47 m ²	49 m ²
Balcony	11 m ²	11 m ²	13 m ²
TOTAL AREA	58 m²	58 m²	62 m²

LEVEL	09	10	11
Apartment No.	910/922	1010/1022	1110/1122
Internal	50 m ²	50 m ²	51 m ²
Balcony	15 m ²	17 m ²	18 m ²
TOTAL AREA	65 m²	67 m²	69 m²

LEOPOLD STREET

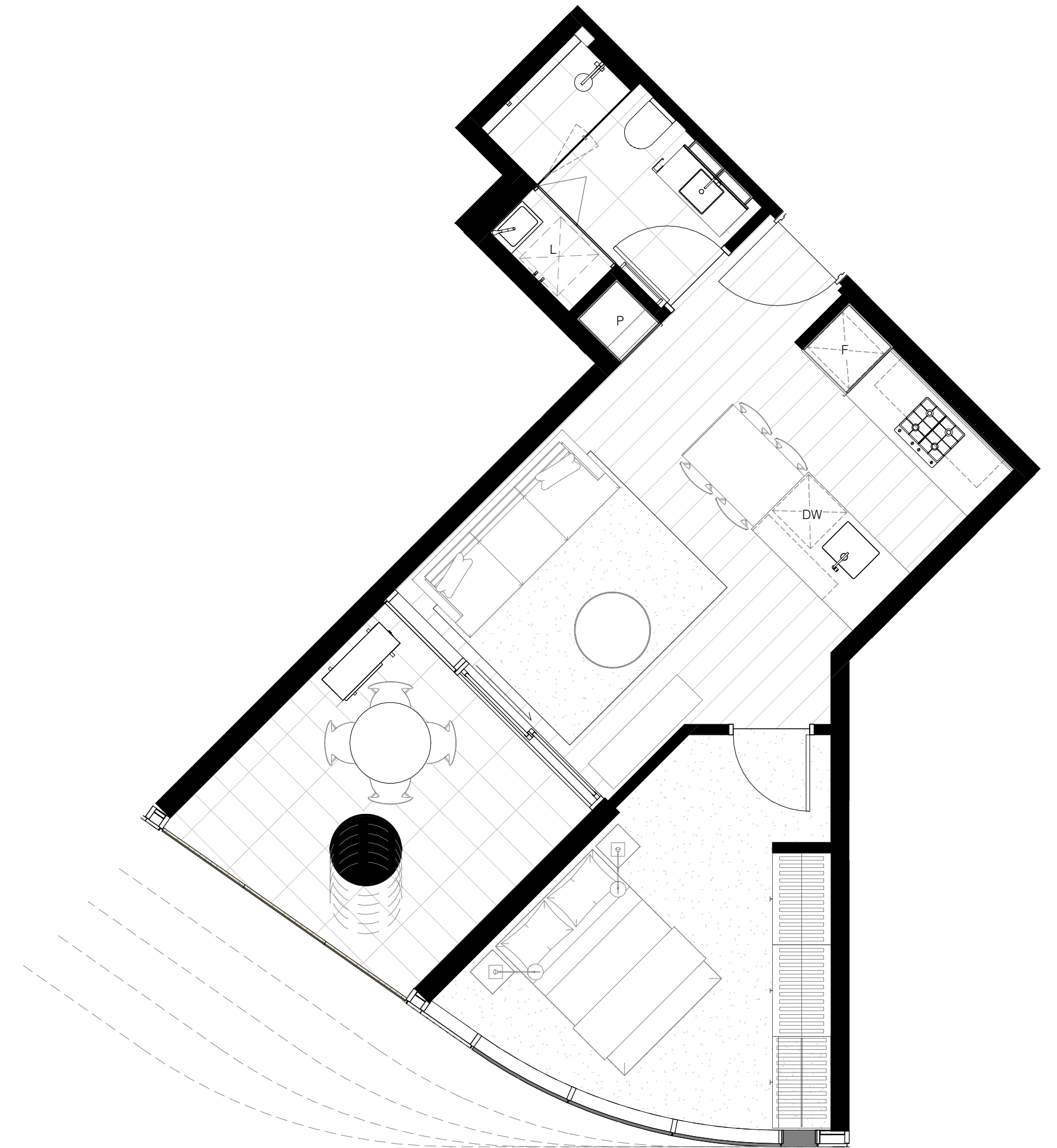


ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE



0 0.5 1.0 2.5M

PARK QUARTER

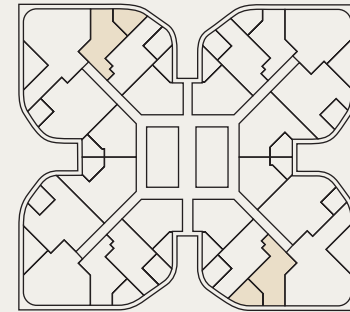
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE A5.1
1 BED · 1 BATH

LEVEL	12	13	14
Apartment No.	1210/1222	1310/1322	1410/1422
Internal	54 m ²	54 m ²	54 m ²
Balcony	18 m ²	19 m ²	19 m ²
TOTAL AREA	72 m ²	73 m ²	73 m ²

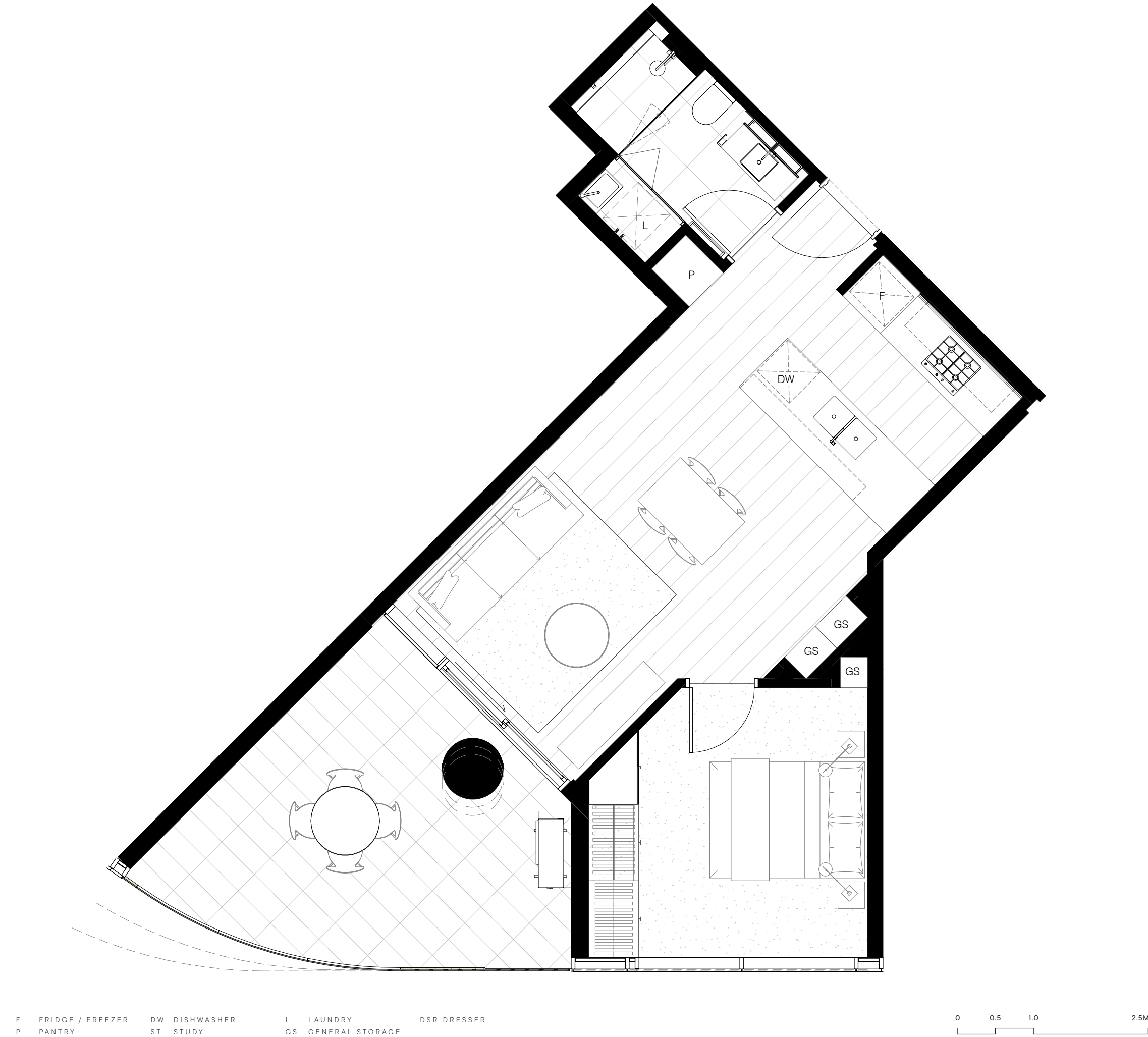
LEOPOLD STREET



ST KILDA ROAD



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PARK QUARTER

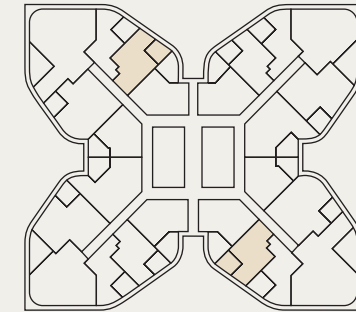
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE A6
1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	611/623	711/723	811/823
Internal	52 m ²	52 m ²	54 m ²
Balcony	10 m ²	10 m ²	12 m ²
TOTAL AREA	62 m ²	62 m ²	66 m ²

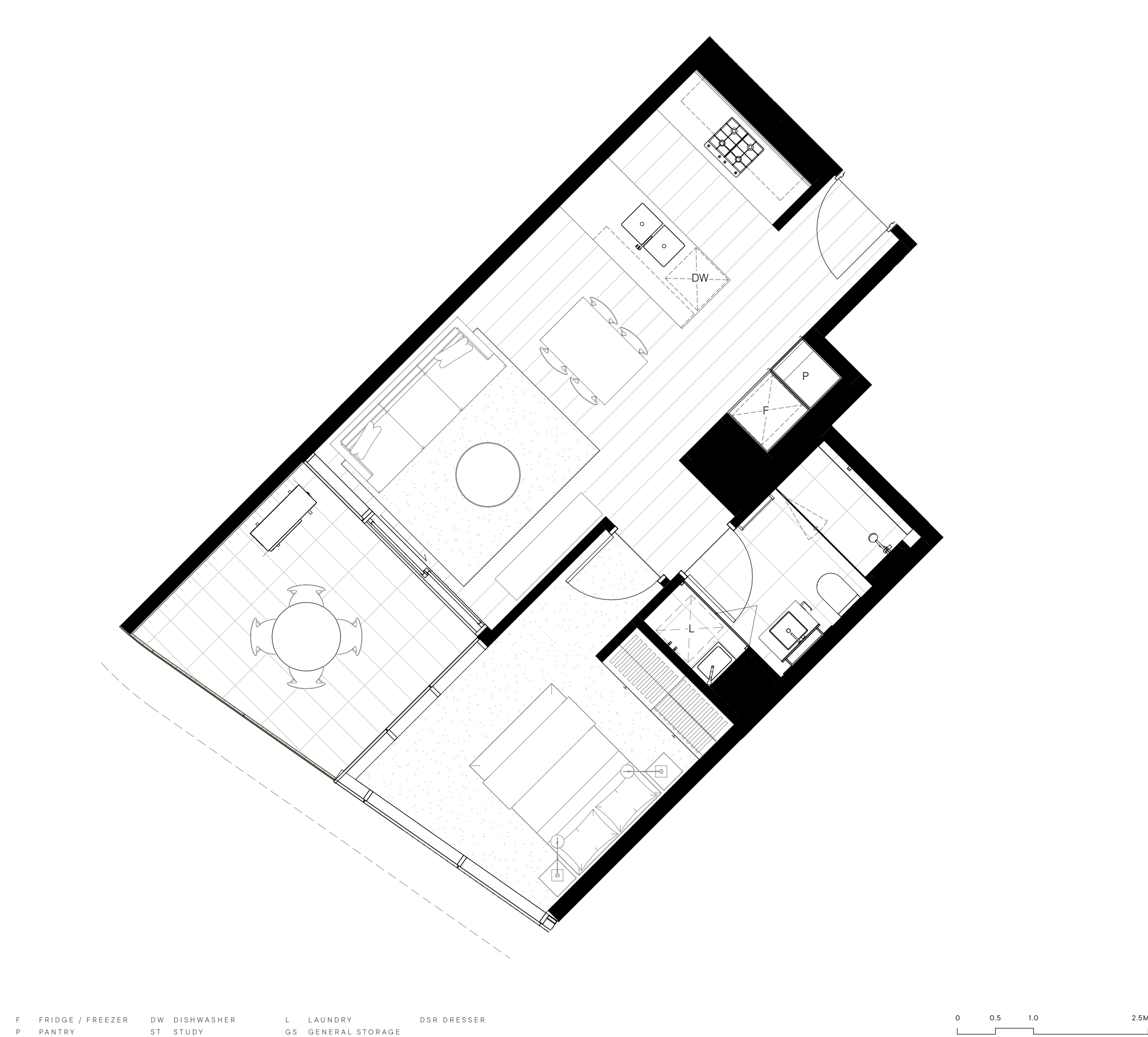
LEOPOLD STREET



ST KILDA ROAD



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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

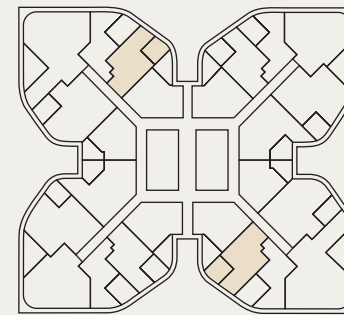
GARDEN HOMES

TYPE A6.1

1 BED · 1 BATH

LEVEL	09	10	11
Apartment No.	911/923	1011/1023	1111/1123
Internal	58 m ²	59 m ²	61 m ²
Balcony	11 m ²	13 m ²	14 m ²
TOTAL AREA	69 m²	72 m²	75 m²

LEOPOLD STREET



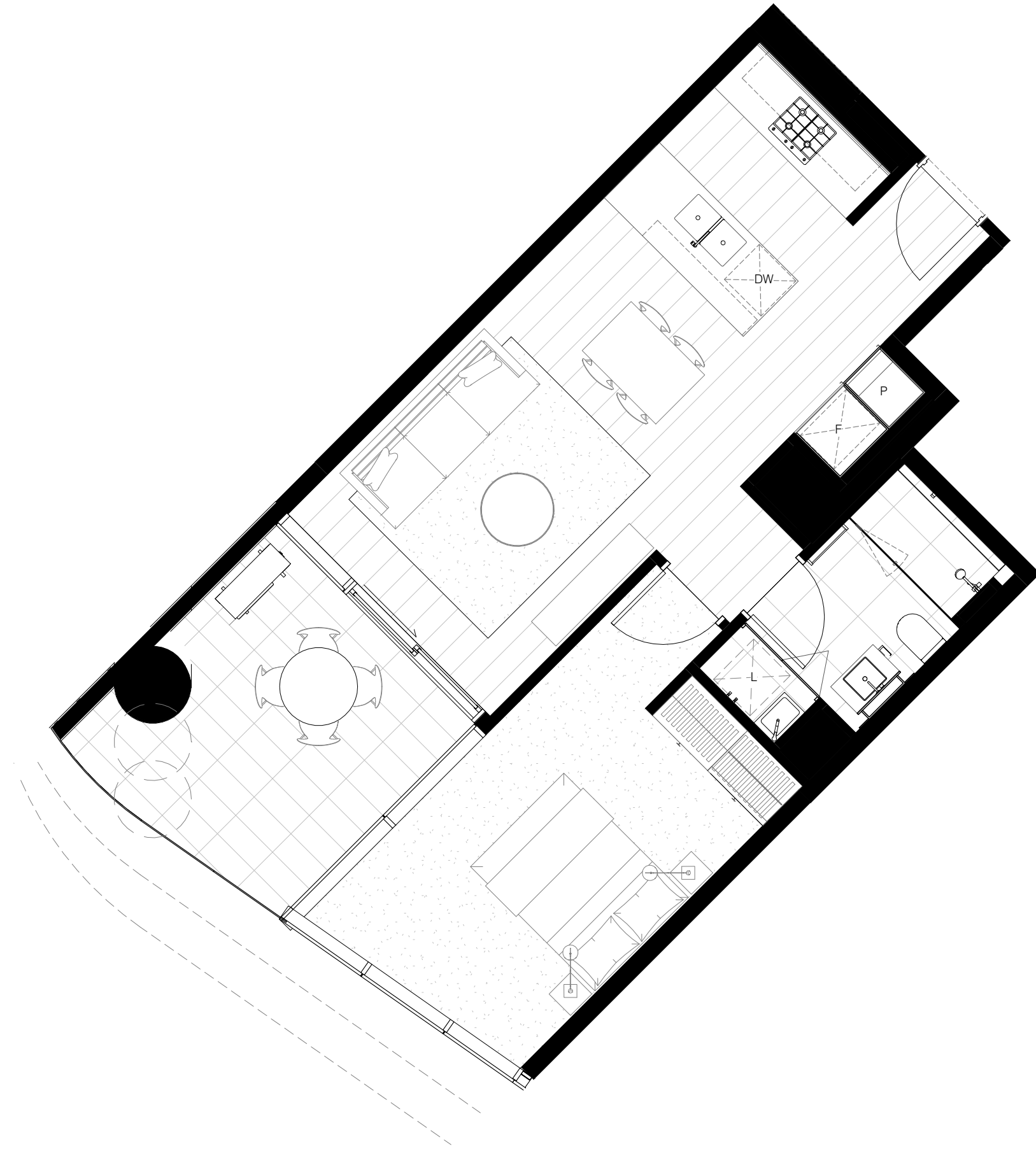
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

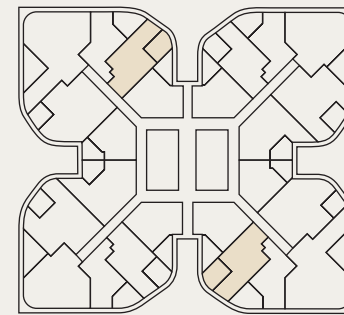
GARDEN HOMES

TYPE A6.2

1 BED · 1 BATH

LEVEL	12	13	14
Apartment No.	1211/1223	1311/1323	1411/1423
Internal	66 m ²	68 m ²	70 m ²
Balcony	15 m ²	16 m ²	17 m ²
TOTAL AREA	81 m²	84 m²	87 m²

LEOPOLD STREET



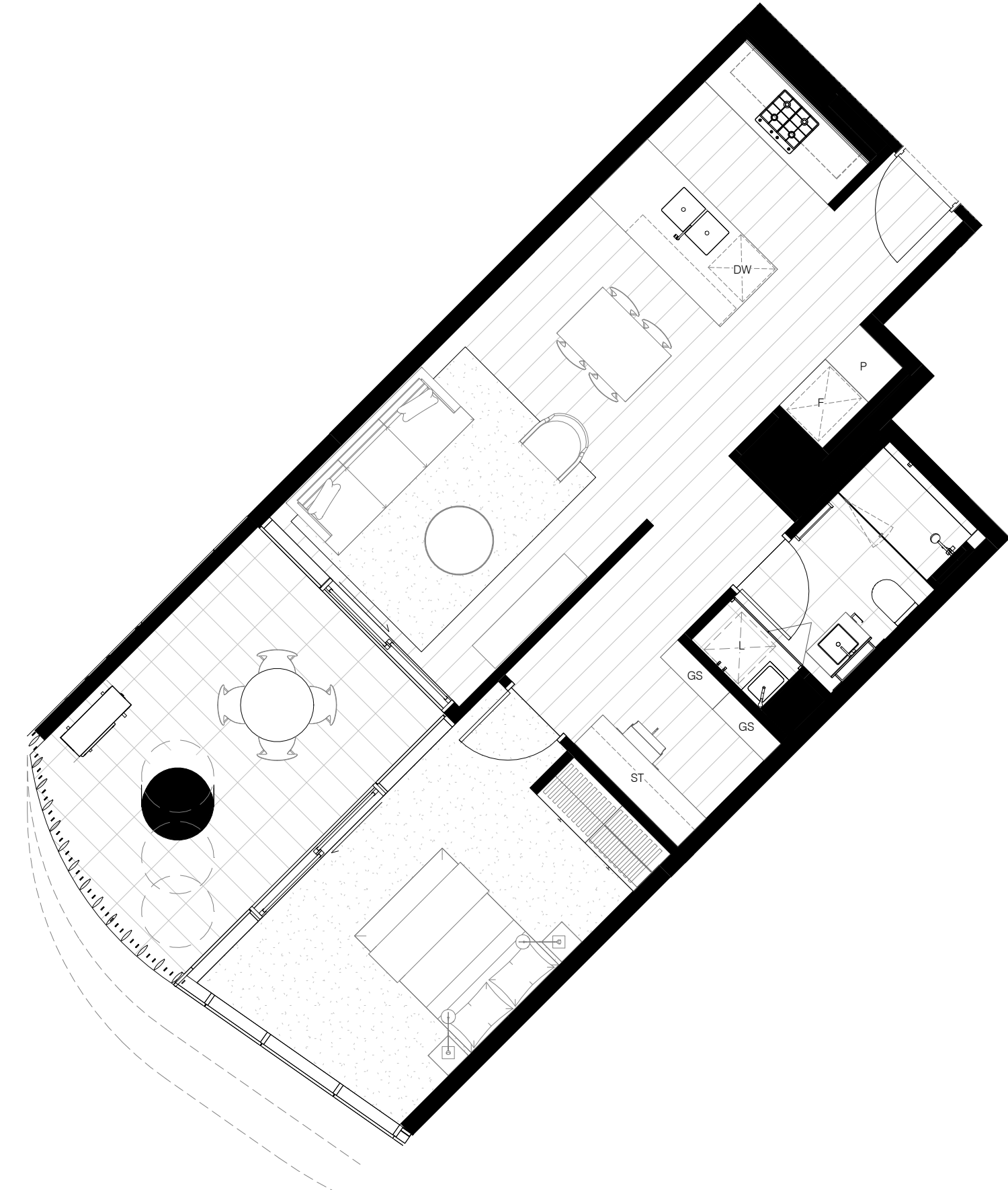
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

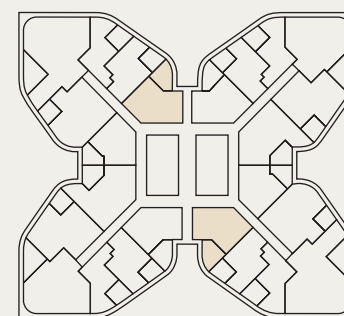
GARDEN HOMES

TYPE A7

1 BED · 1 BATH

LEVEL	06	07	08
Apartment No.	612/624	712/724	812/824
Internal	60 m ²	60 m ²	60 m ²
Balcony	15 m ²	14 m ²	15 m ²
TOTAL AREA	75 m²	74 m²	75 m²

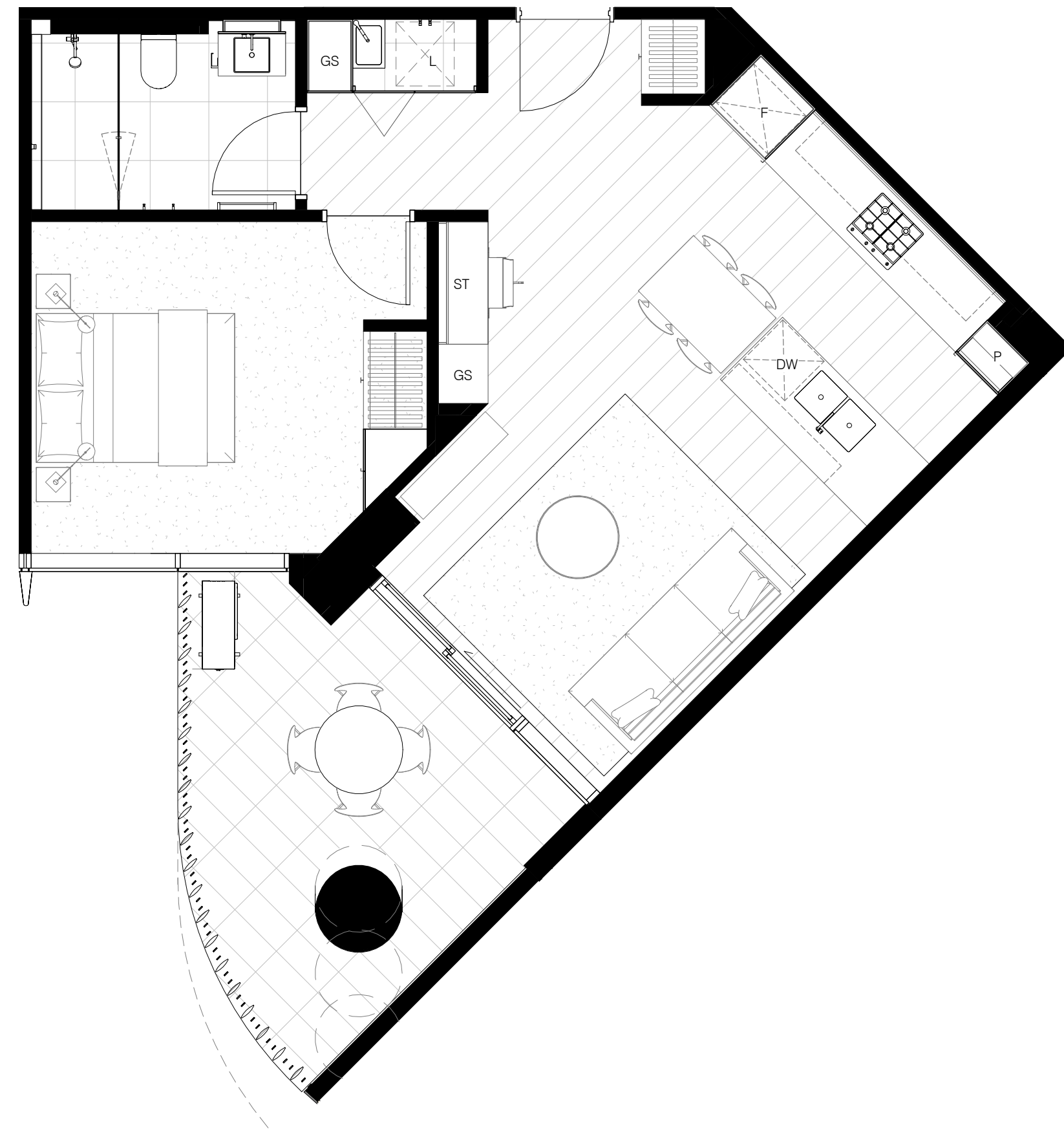
LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

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PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

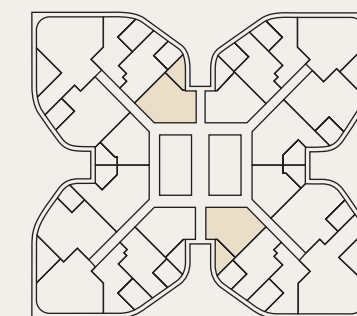
TYPE A7.1

1 BED · 1 BATH

LEVEL	09	10	11
Apartment No.	912/924	1012/1024	1112/1124
Internal	62 m ²	62 m ²	62 m ²
Balcony	12 m ²	13 m ²	13 m ²
TOTAL AREA	74 m²	75 m²	75 m²

LEVEL	12	13	14
Apartment No.	1212/1224	1312/1324	1412/1424
Internal	62 m ²	62 m ²	62 m ²
Balcony	12 m ²	13 m ²	13 m ²
TOTAL AREA	74 m²	75 m²	75 m²

LEOPOLD STREET



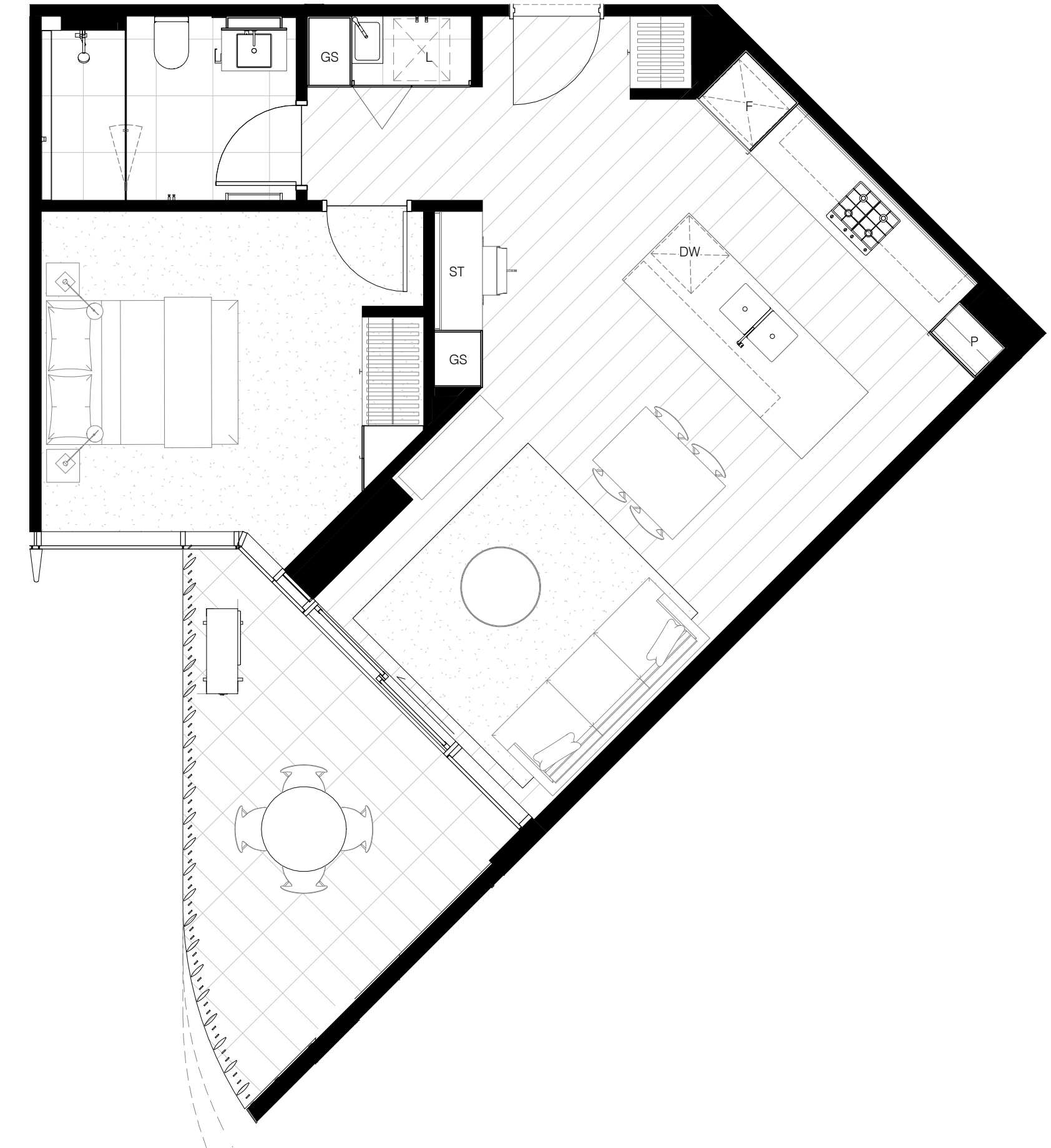
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

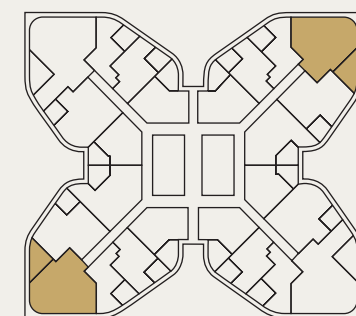
TYPE B1
2 BED · 2 BATH

LEVEL	06	07	08
Apartment No.	604/616	704/716	804/816
Internal	99 m ²	100 m ²	100 m ²
Balcony	18 m ²	18 m ²	18 m ²
TOTAL AREA	117 m²	118 m²	118 m²

LEVEL	09	10	11
Apartment No.	904/916	1004/1016	1104/1116
Internal	100 m ²	100 m ²	100 m ²
Balcony	19 m ²	19 m ²	19 m ²
TOTAL AREA	119 m²	119 m²	119 m²

LEVEL	12	13	14
Apartment No.	1204/1216	1304/1316	1404/1416
Internal	100 m ²	100 m ²	100 m ²
Balcony	19 m ²	19 m ²	19 m ²
TOTAL AREA	119 m²	119 m²	119 m²

LEOPOLD STREET

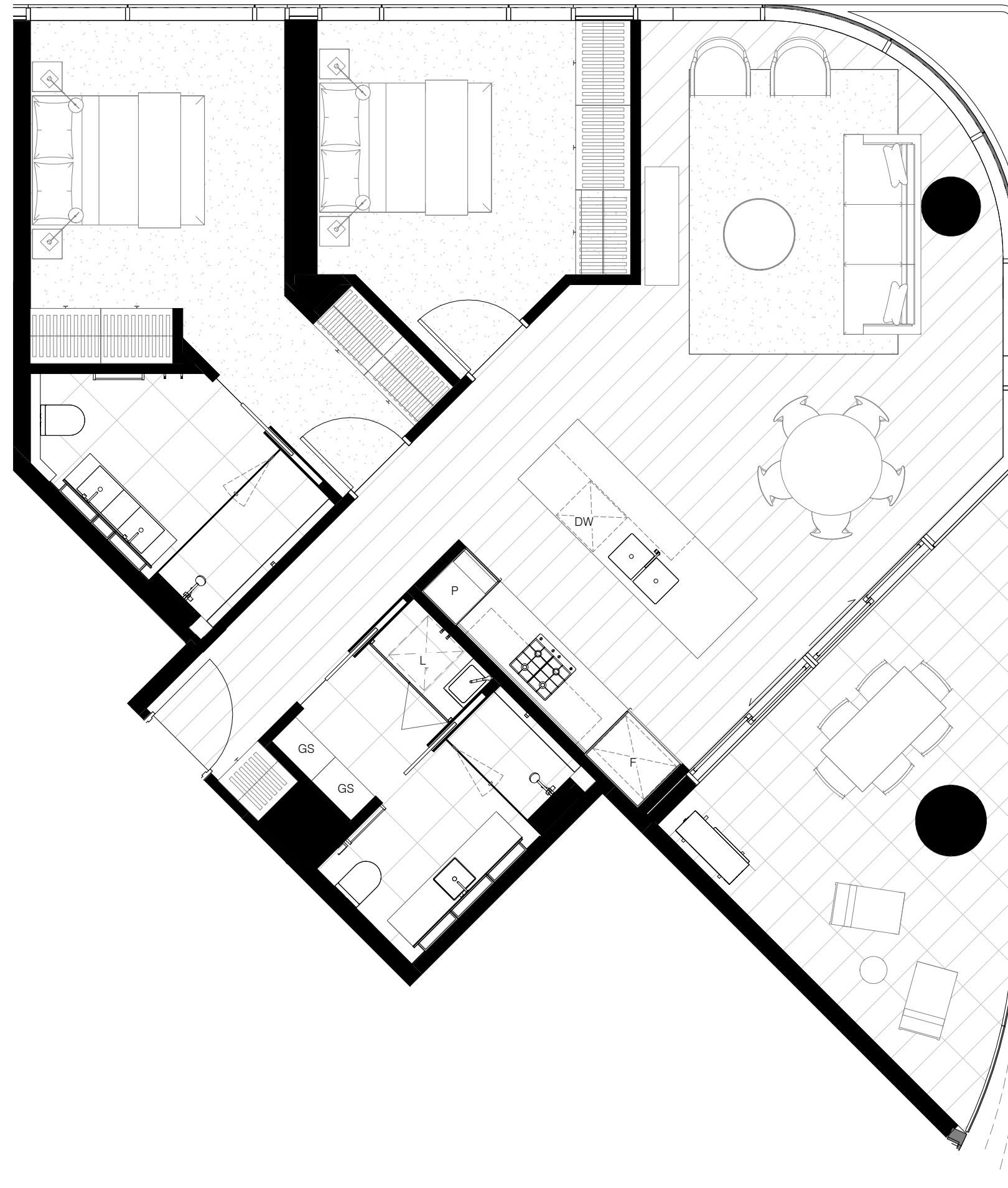


ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

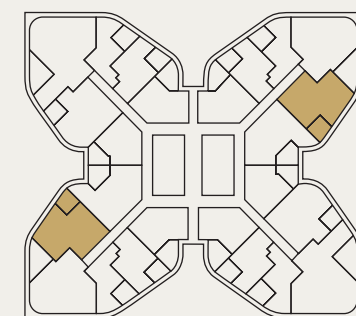
TYPE B2
2 BED · 2 BATH

LEVEL	06	07	08
Apartment No.	605/617	705/717	805/817
Internal	82 m ²	82 m ²	85 m ²
Balcony	10 m ²	10 m ²	11 m ²
TOTAL AREA	92 m²	92 m²	96 m²

LEVEL	06	07	08
Apartment No.	605/617	705/717	805/817
Internal	82 m ²	82 m ²	85 m ²
Balcony	10 m ²	10 m ²	11 m ²
TOTAL AREA	92 m²	92 m²	96 m²

LEVEL	06	07	08
Apartment No.	605/617	705/717	805/817
Internal	82 m ²	82 m ²	85 m ²
Balcony	10 m ²	10 m ²	11 m ²
TOTAL AREA	92 m²	92 m²	96 m²

LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE



0 0.5 1.0 2.5M

0 0.5 1.0 2.5M

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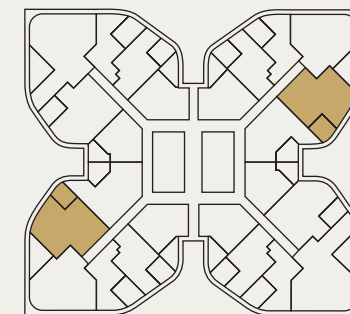
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B2.1
2 BED · 2 BATH

LEVEL	09	10	11
Apartment No.	905/917	1005/1017	1105/1117
Internal	90 m ²	92 m ²	95 m ²
Balcony	11 m ²	12 m ²	13 m ²
TOTAL AREA	101 m ²	104 m ²	108 m ²

LEOPOLD STREET



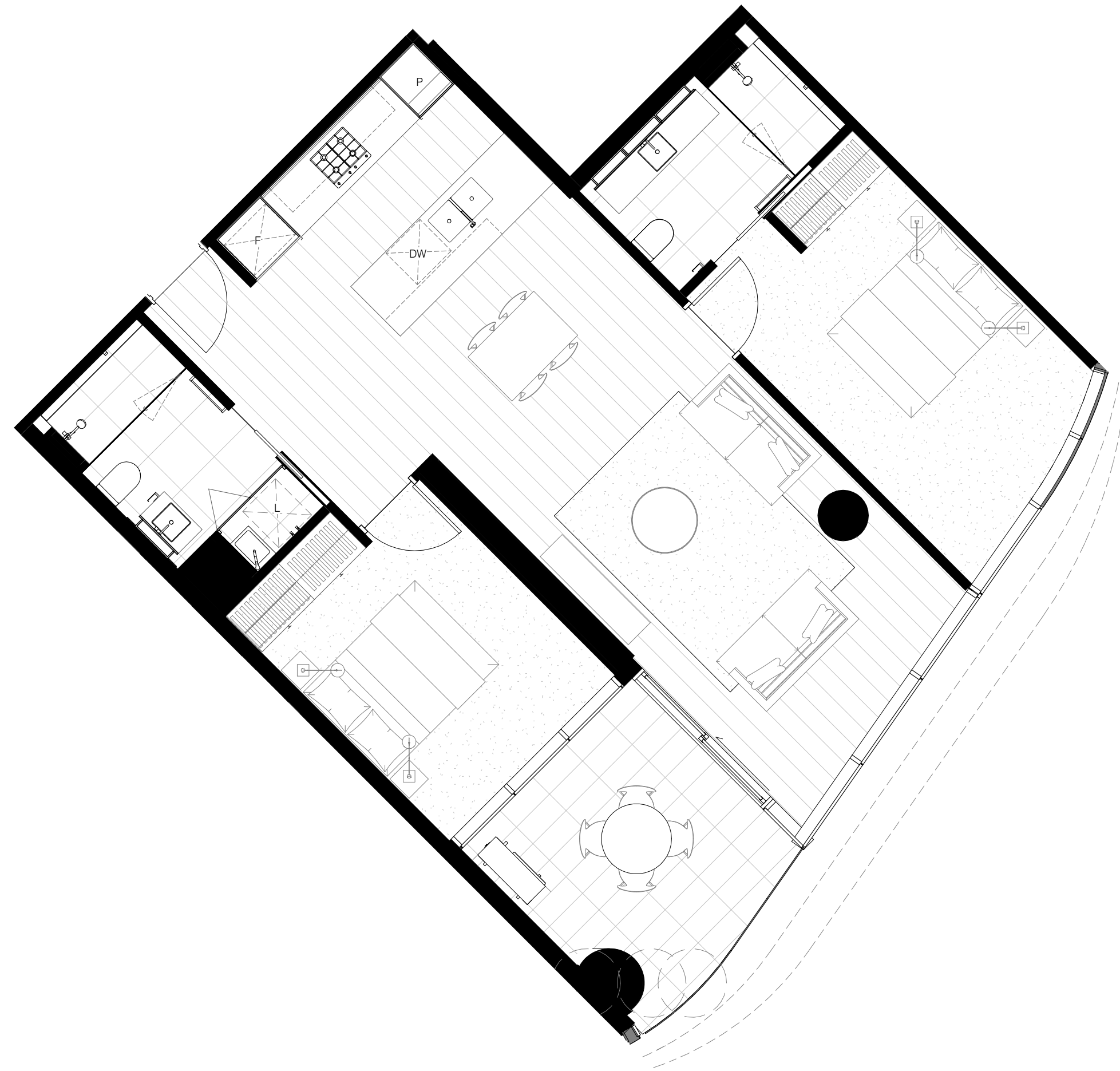
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

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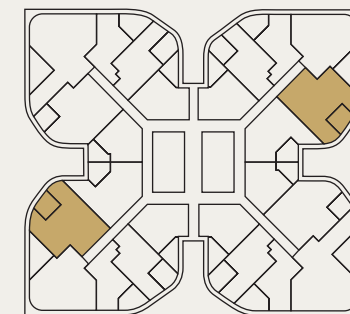
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B2.2
2 BED · 2 BATH

LEVEL	12	13	14
Apartment No.	1205/1217	1305/1317	1405/1417
Internal	103 m ²	105 m ²	106 m ²
Balcony	12 m ²	14 m ²	15 m ²
TOTAL AREA	115 m ²	119 m ²	121 m ²

LEOPOLD STREET



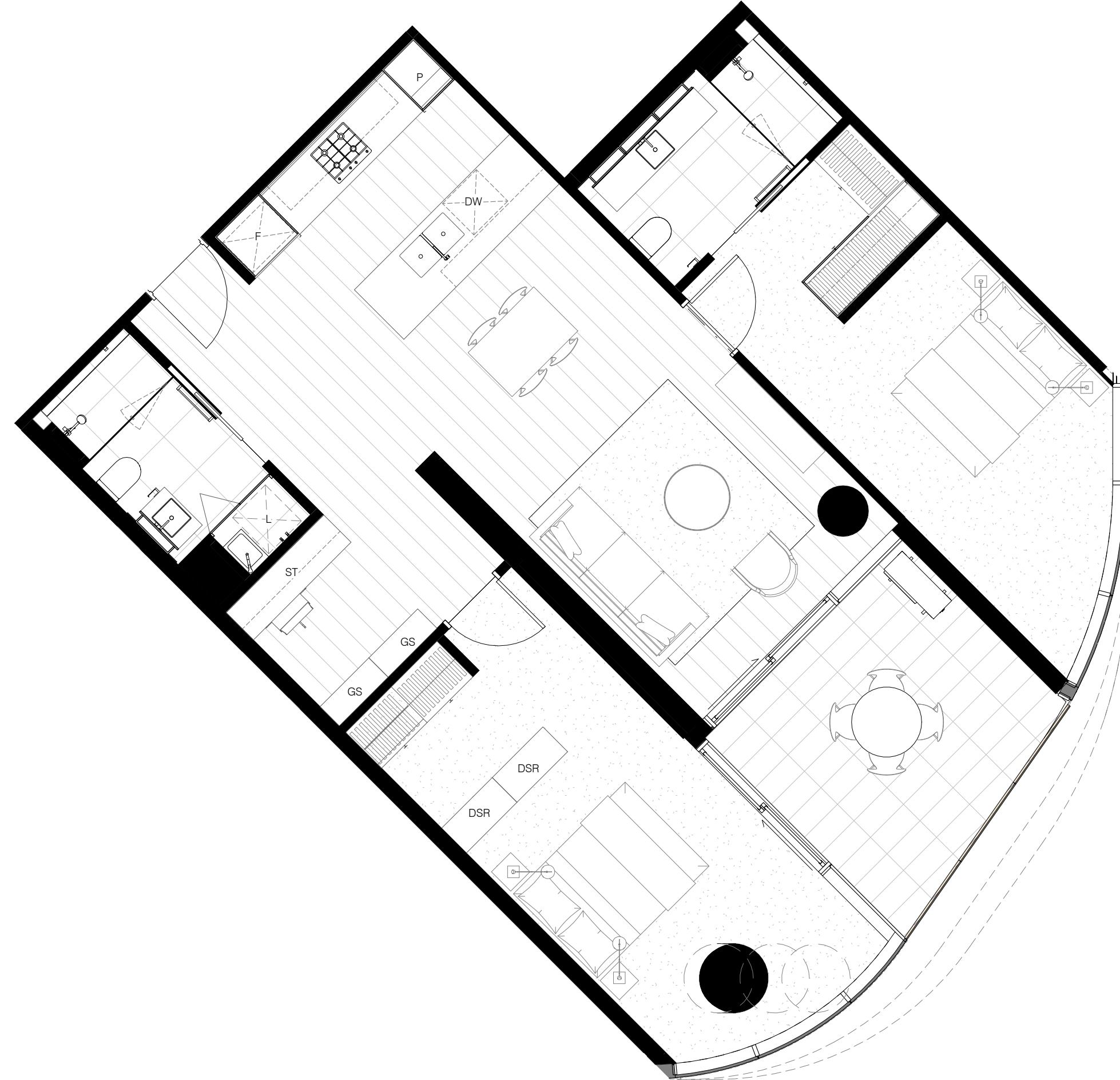
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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M



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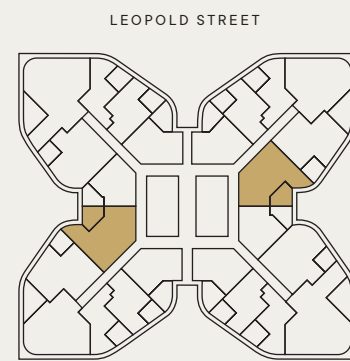
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B3

2 BED · 2 BATH

LEVEL	06	07	08
Apartment No.	606/618	706/718	806/818
Internal	82 m ²	82 m ²	83 m ²
Balcony	12 m ²	12 m ²	12 m ²
TOTAL AREA	94 m ²	94 m ²	95 m ²



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

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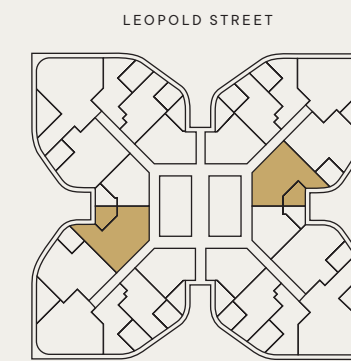
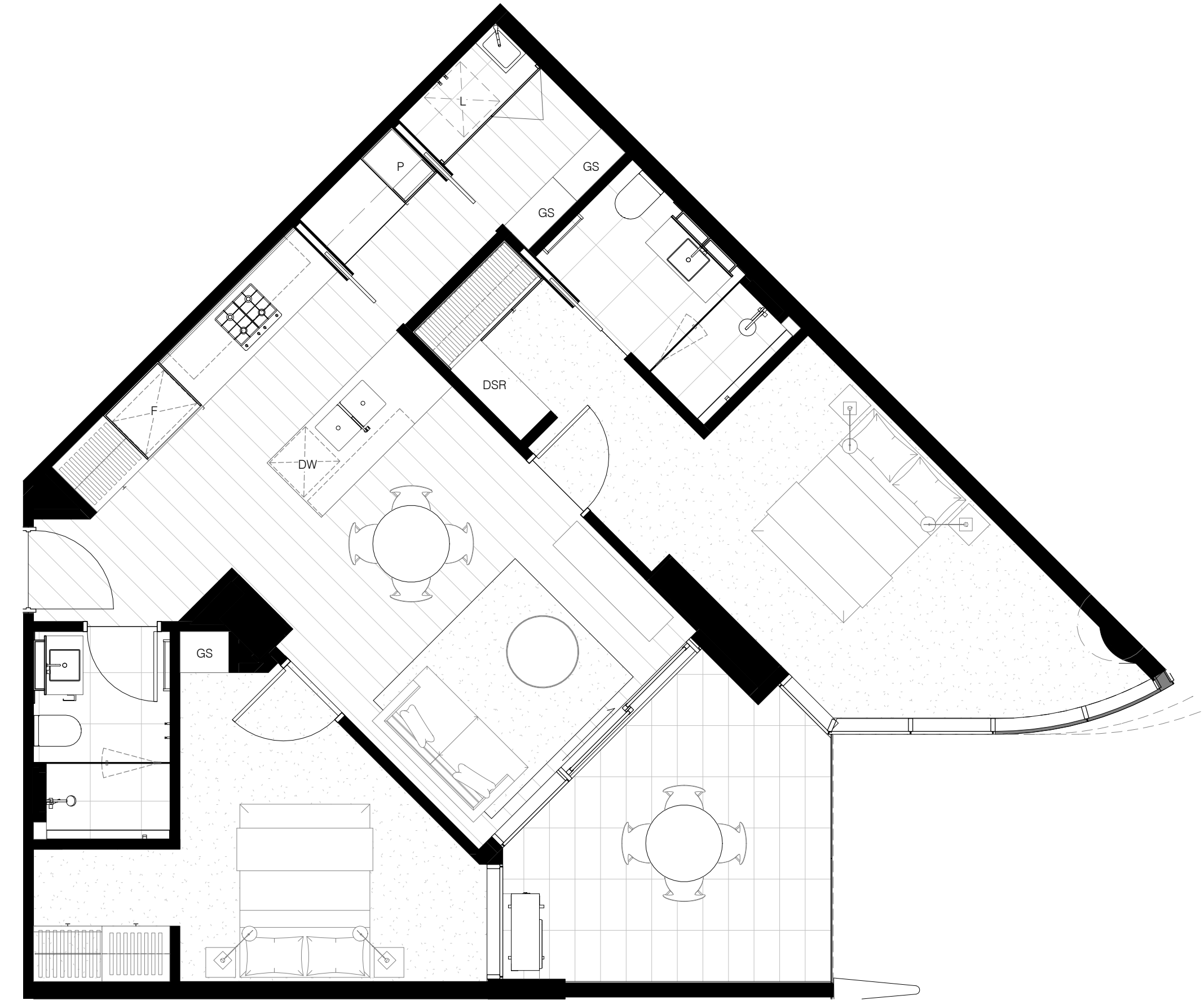
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B3.1

2 BED · 2 BATH

LEVEL	09	10	11
Apartment No.	906/918	1006/1018	1106/1118
Internal	84 m ²	84 m ²	84 m ²
Balcony	12 m ²	12 m ²	12 m ²
TOTAL AREA	96 m ²	96 m ²	96 m ²



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

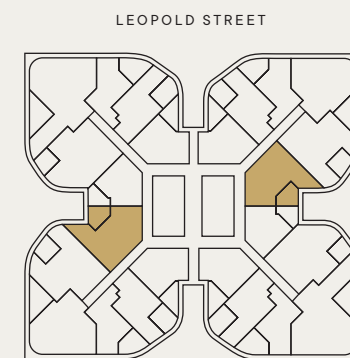
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B3.2

2 BED · 2 BATH

LEVEL	12	13	14
Apartment No.	1206/1218	1306/1318	1406/1418
Internal	84 m ²	84 m ²	84 m ²
Balcony	12 m ²	12 m ²	12 m ²
TOTAL AREA	96 m ²	96 m ²	96 m ²



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

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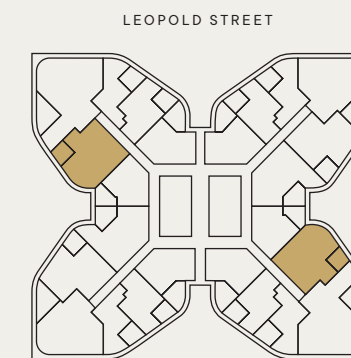
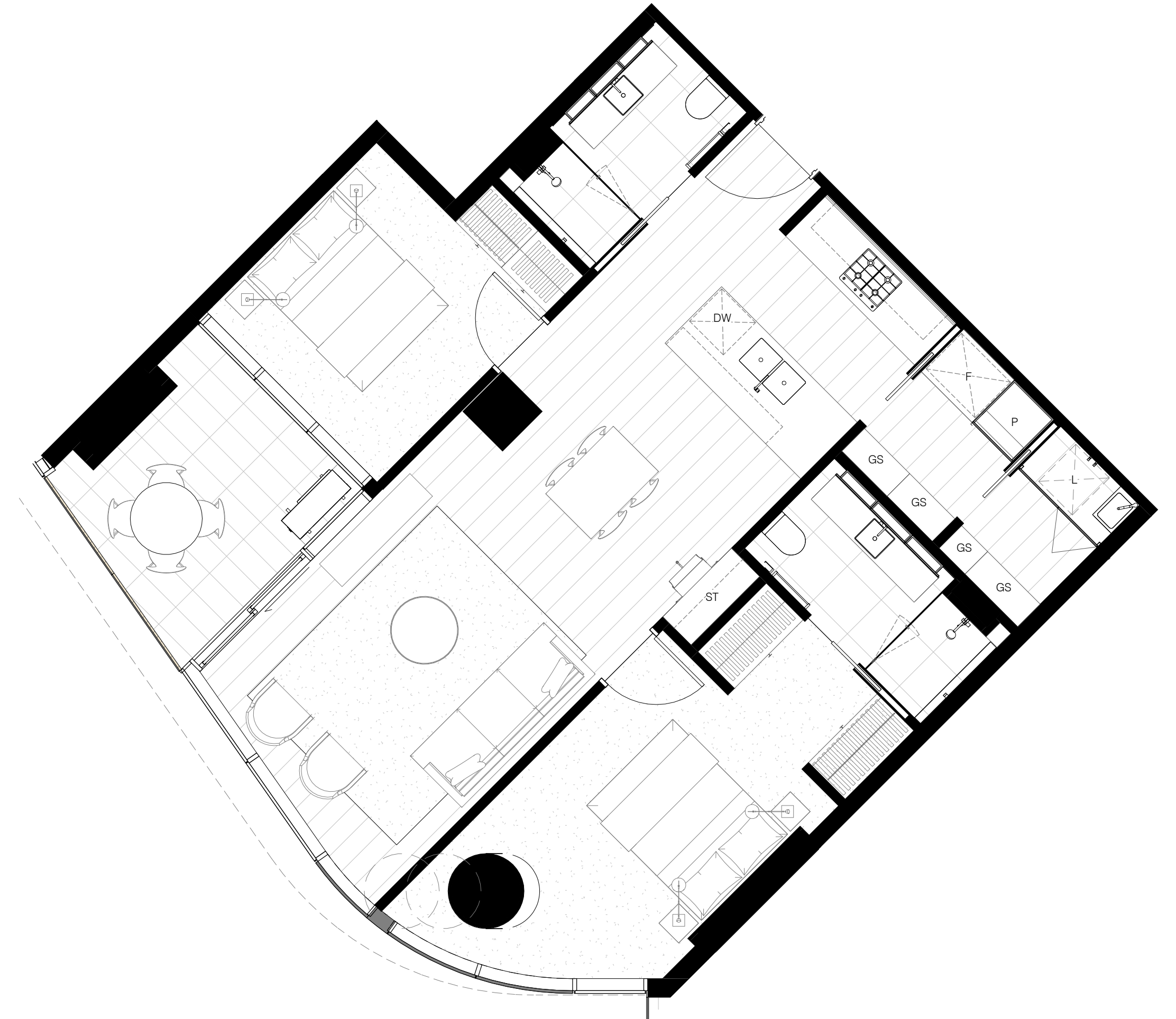
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

TYPE B4

2 BED · 2 BATH

LEVEL	06	07	08
Apartment No.	608/620	708/720	808/820
Internal	88 m ²	88 m ²	90 m ²
Balcony	9 m ²	9 m ²	10 m ²
TOTAL AREA	97 m ²	97 m ²	100 m ²



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

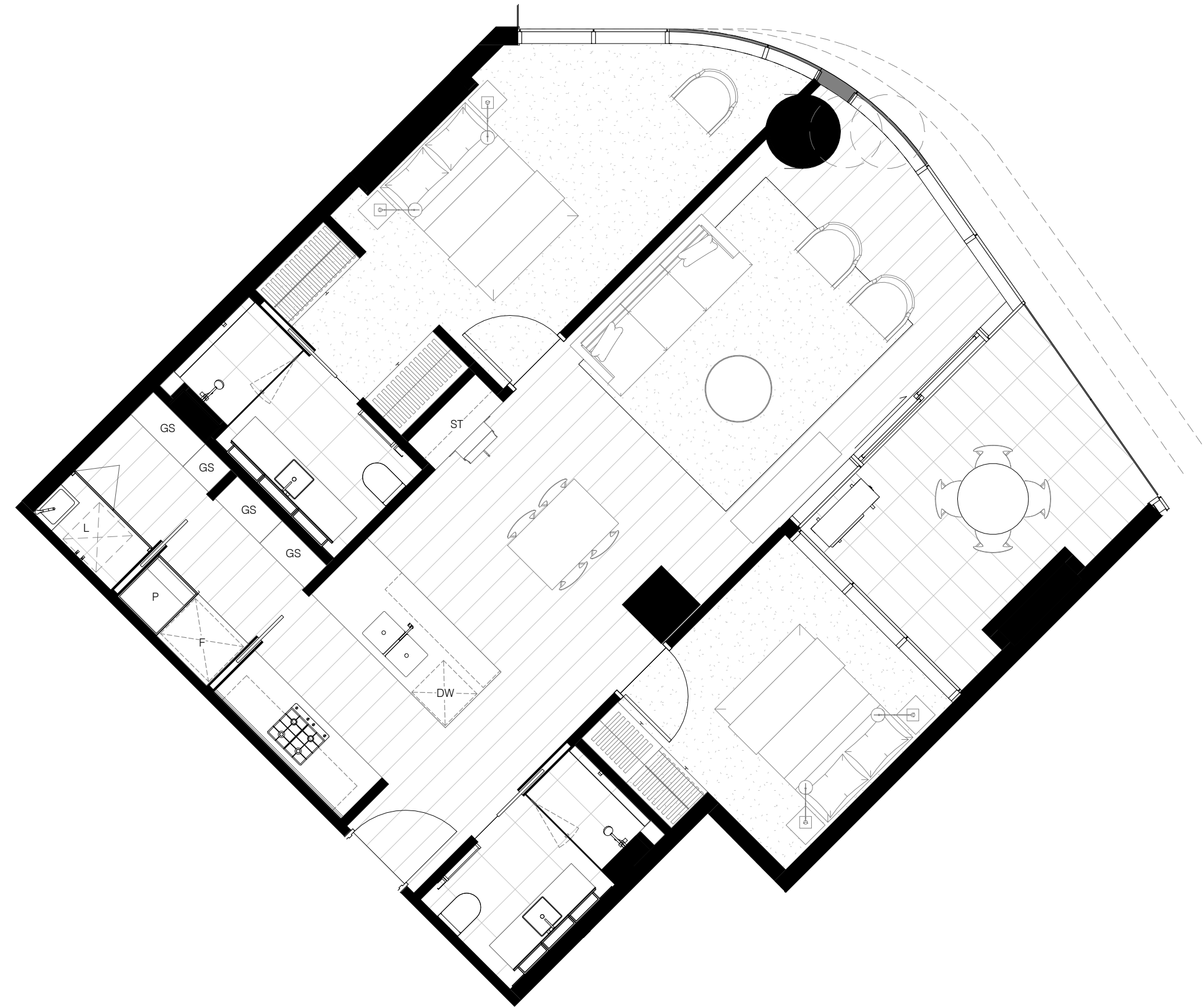
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

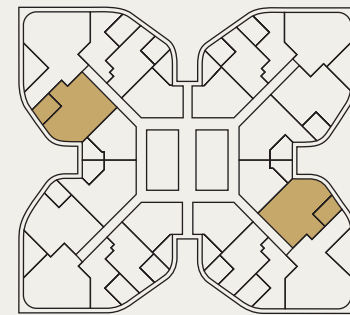
TYPE B4.1

2 BED · 2 BATH

LEVEL	09	10	11
Apartment No.	908/920	1008/1020	1108/1120
Internal	92 m ²	94 m ²	95 m ²
Balcony	11 m ²	13 m ²	14 m ²
TOTAL AREA	103 m ²	107 m ²	109 m ²



LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

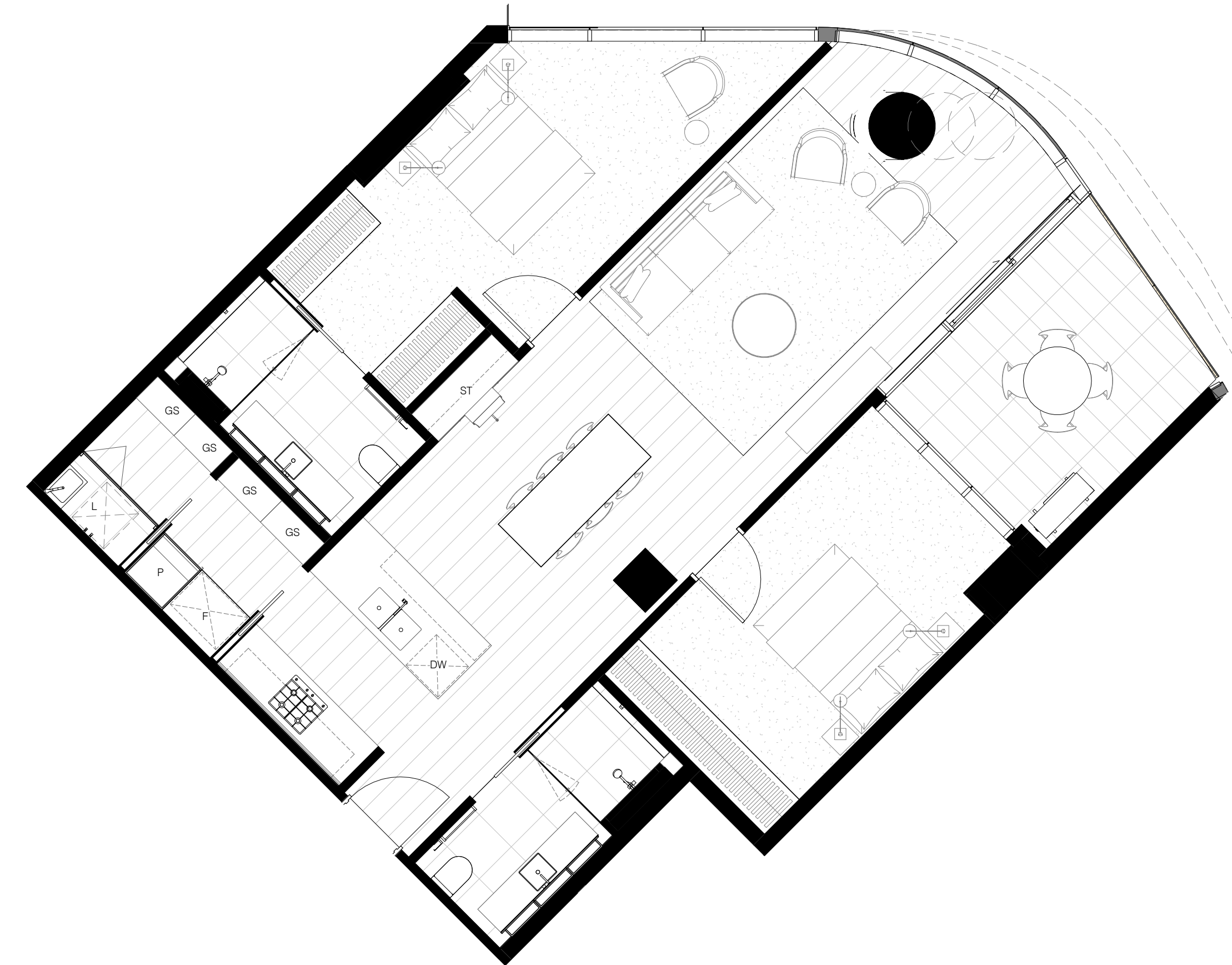
474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

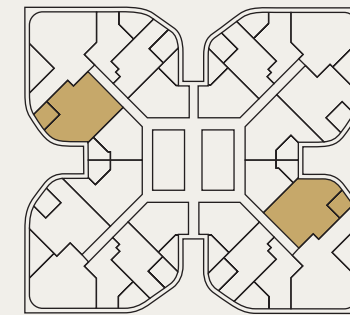
TYPE B4.2

2 BED · 2 BATH

LEVEL	12	13	14
Apartment No.	1208/1220	1308/1320	1408/1420
Internal	104 m ²	105 m ²	106 m ²
Balcony	11 m ²	12 m ²	12 m ²
TOTAL AREA	115 m ²	117 m ²	118 m ²



LEOPOLD STREET



ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE

0 0.5 1.0 2.5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

GARDEN HOMES

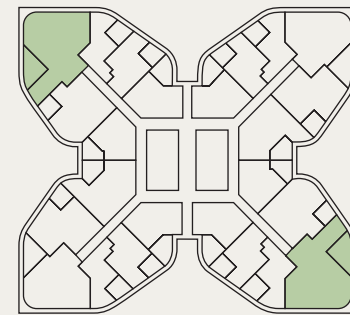
TYPE C1

3 BED · 2 BATH

LEVEL	06	07	08
Apartment No.	609/621	709/721	809/821
Internal	130 m ²	130 m ²	131 m ²
Balcony	19 m ²	19 m ²	19 m ²
TOTAL AREA	149 m²	149 m²	150 m²

LEVEL	09	10	11
Apartment No.	909/921	1009/1021	1109/1121
Internal	133 m ²	134 m ²	135 m ²
Balcony	19 m ²	20 m ²	20 m ²
TOTAL AREA	152 m²	154 m²	155 m²

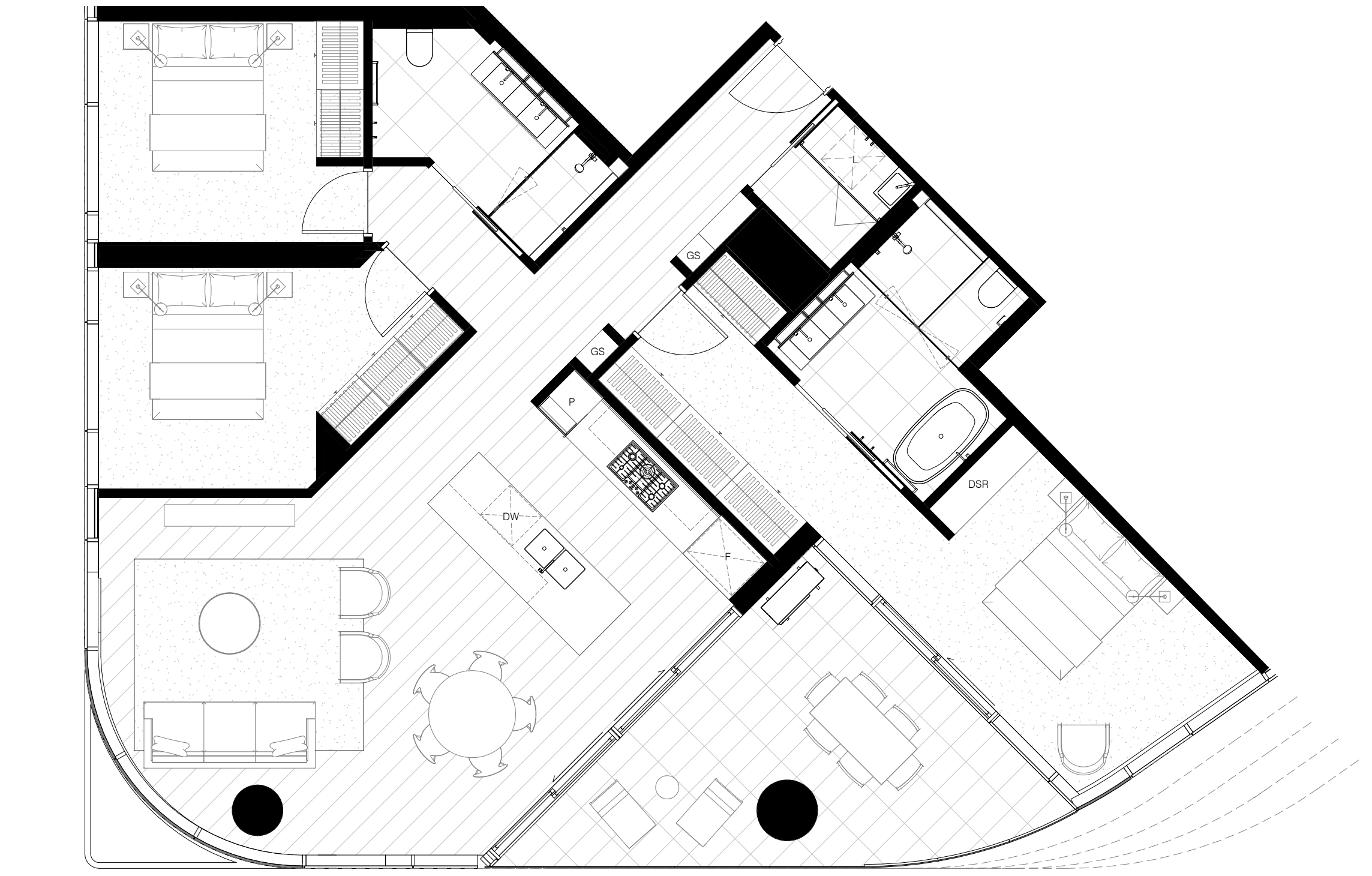
LEOPOLD STREET



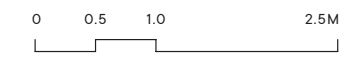
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

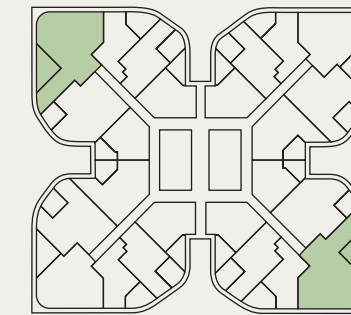
GARDEN HOMES

TYPE C1.1

3 BED · 2 BATH

LEVEL	12	13	14
Apartment No.	1209/1221	1309/1321	1409/1421
Internal	137 m ²	137 m ²	137 m ²
Balcony	20 m ²	20 m ²	20 m ²
TOTAL AREA	157 m²	157 m²	157 m²

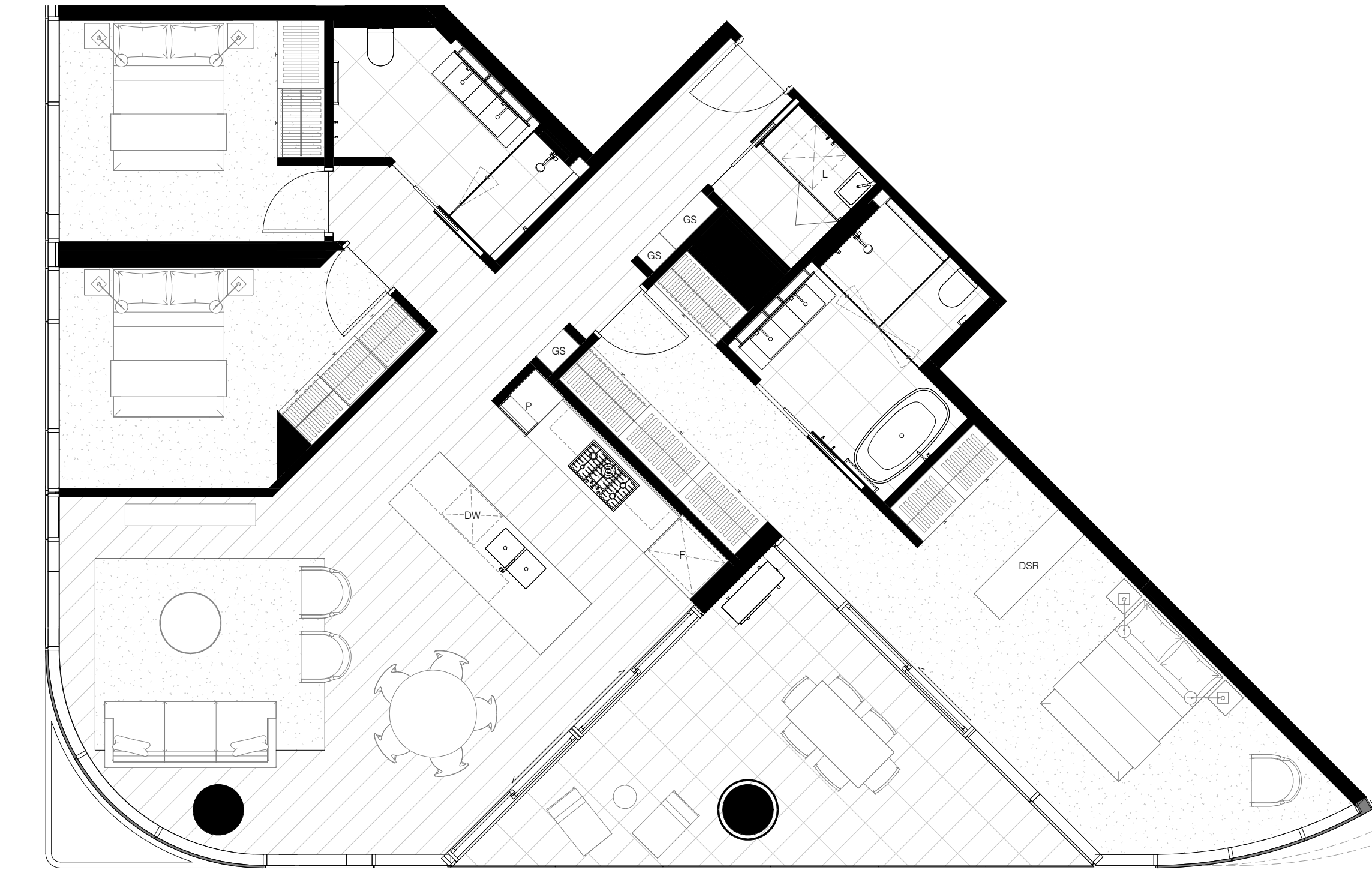
LEOPOLD STREET



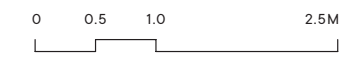
ST KILDA ROAD



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F FRIDGE / FREEZER DW DISHWASHER L LAUNDRY DSR DRESSER
P PANTRY ST STUDY GS GENERAL STORAGE





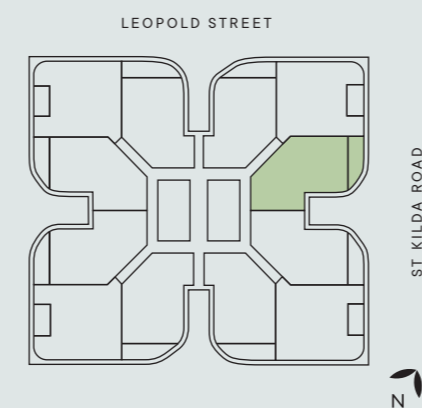
SKY MANOR

PARK QUARTER

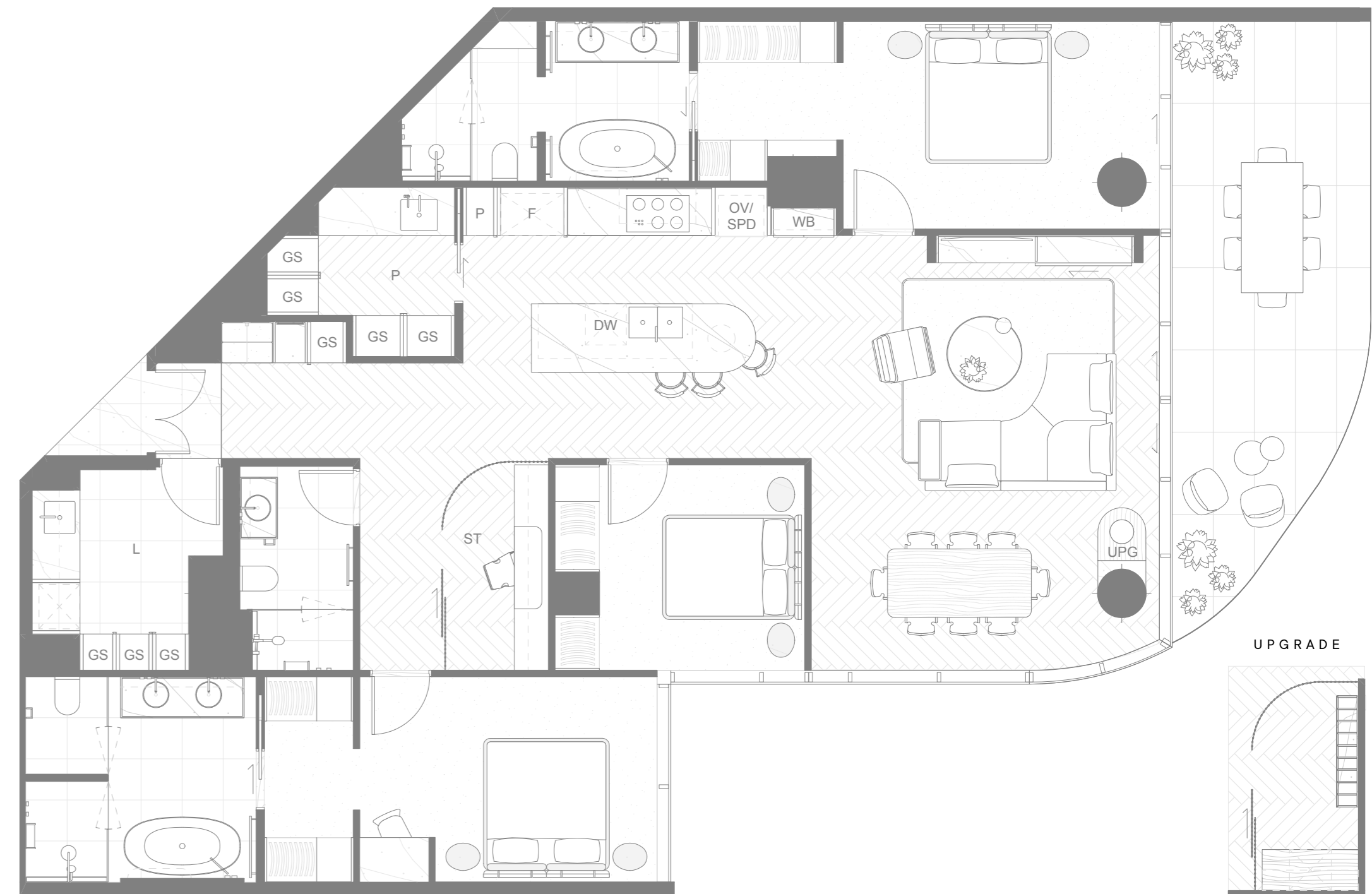
474 ST KILDA ROAD · MELBOURNE

SKY MANOR
TYPE D4
3 BED · 3 BATH

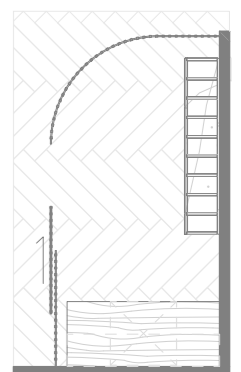
LEVEL	15	16
Apartment No.	1503	1603
Internal	168 m ²	168 m ²
Balcony	22 m ²	23 m ²
TOTAL AREA	190 m²	191 m²



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UPGRADE



CELLAR

P PANTRY OV/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY
F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY UPG UPGRADE

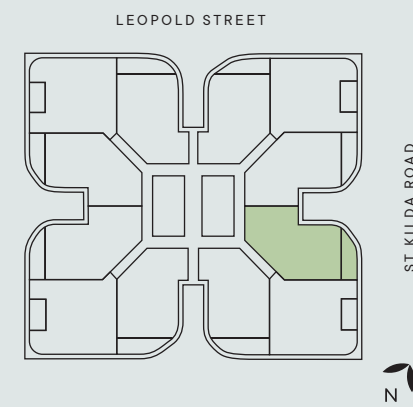


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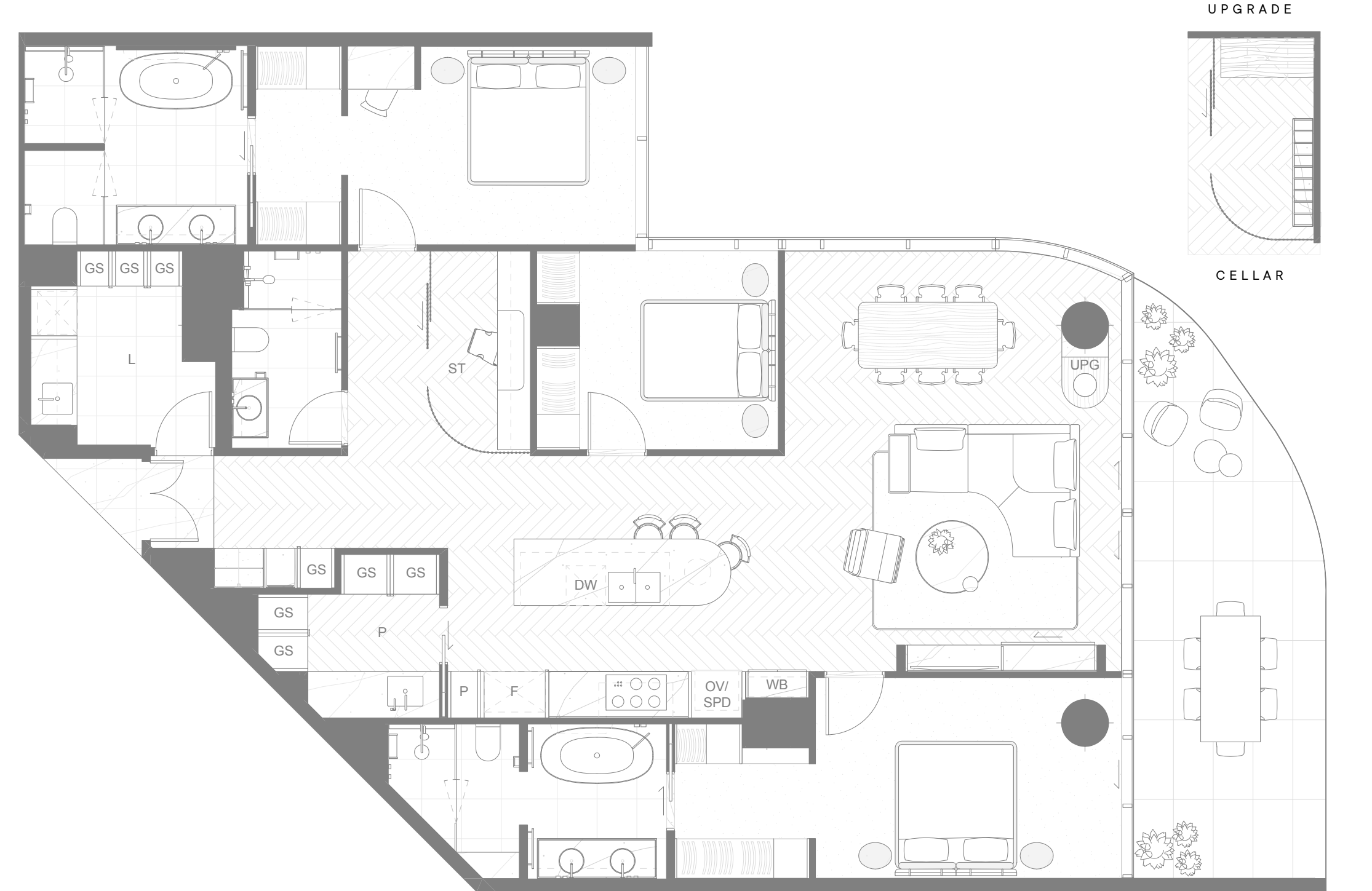
474 ST KILDA ROAD · MELBOURNE

SKY MANOR
TYPE D4
3 BED · 3 BATH

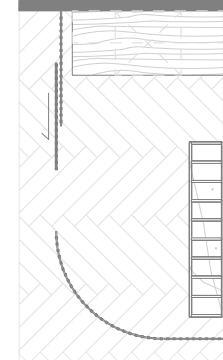
LEVEL	15	16
Apartment No.	1504	1604
Internal	168 m ²	168 m ²
Balcony	22 m ²	23 m ²
TOTAL AREA	190 m ²	191 m ²



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UPGRADE



CELLAR

P PANTRY OV/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY

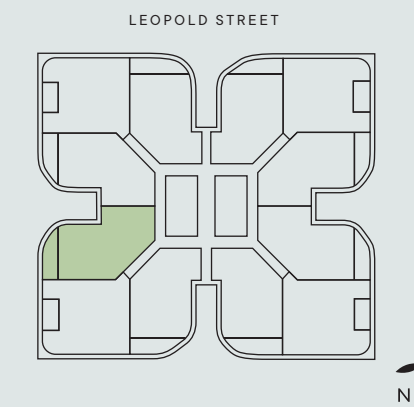


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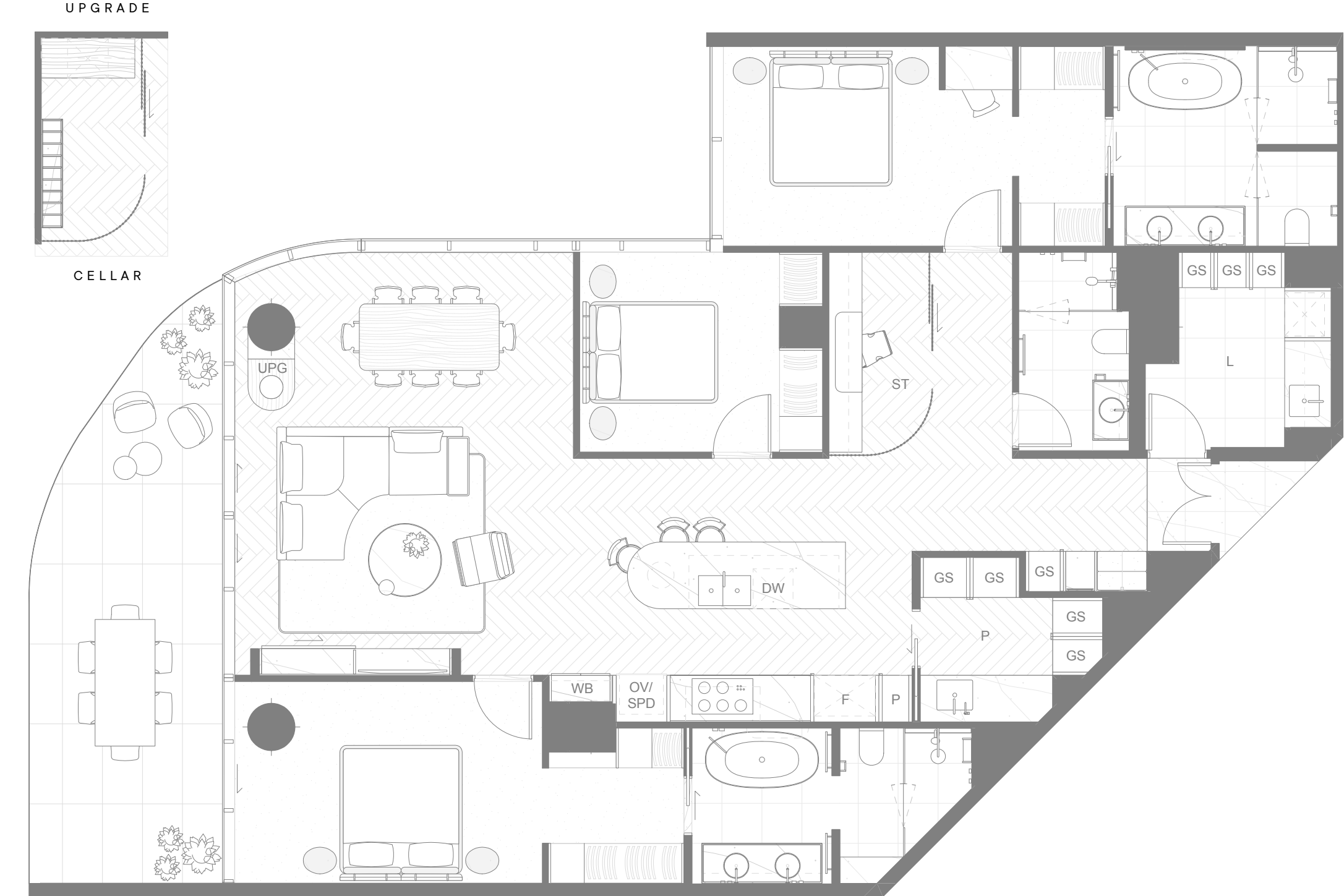
474 ST KILDA ROAD · MELBOURNE

SKY MANOR
TYPE D4
3 BED · 3 BATH

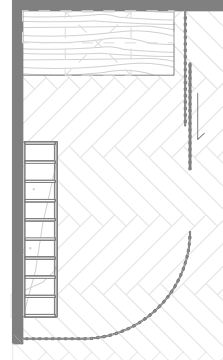
LEVEL	15	16
Apartment No.	1509	1609
Internal	168 m ²	168 m ²
Balcony	22 m ²	23 m ²
TOTAL AREA	190 m ²	191 m ²



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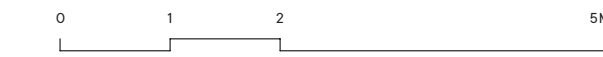


UPGRADE



CELLAR

P PANTRY OV/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY



PARK QUARTER

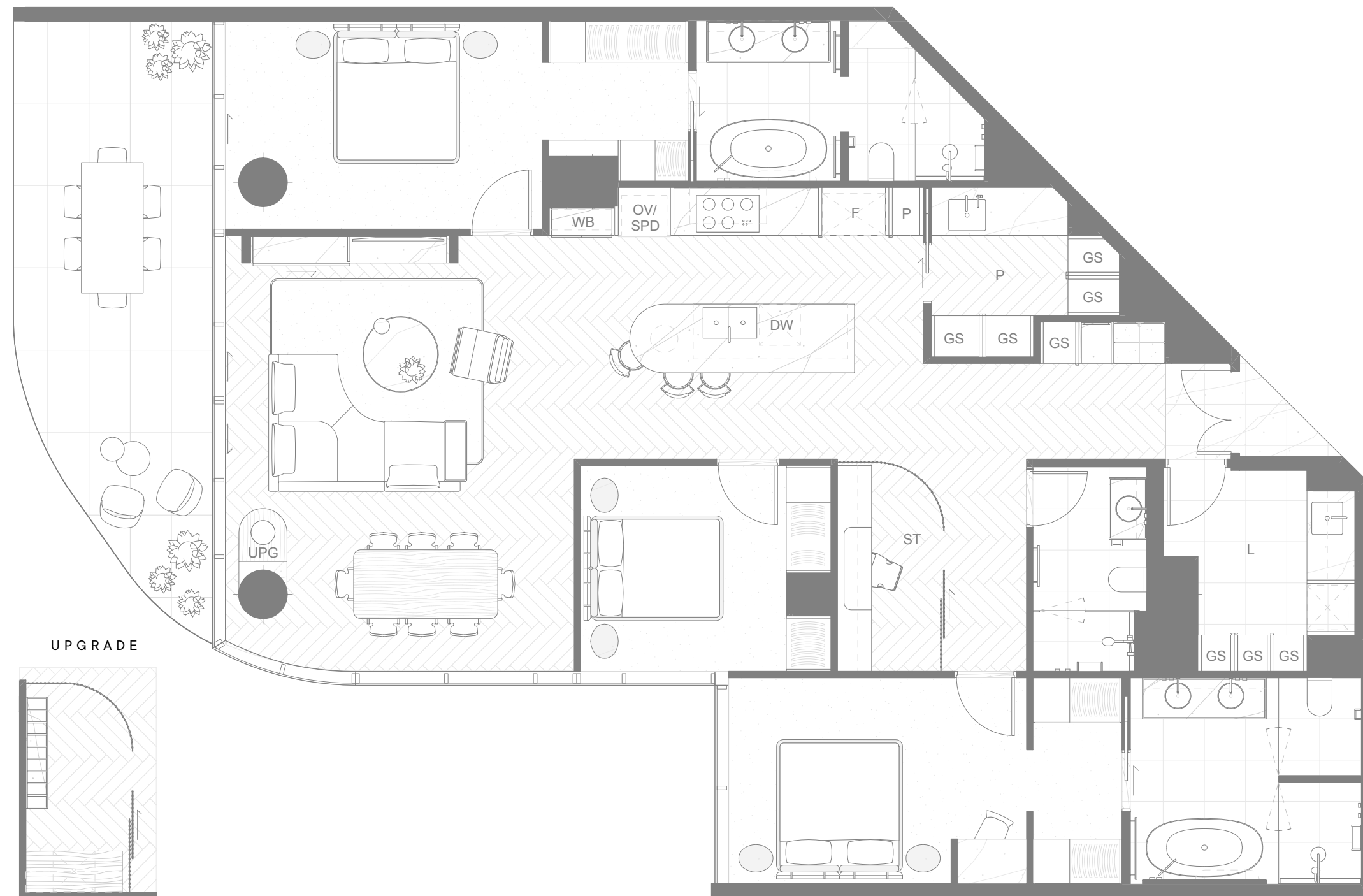
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

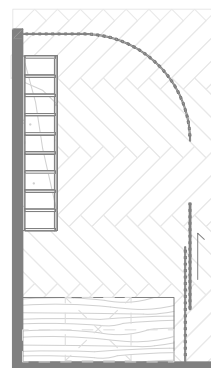
TYPE D4

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1510	1610
Internal	168 m ²	168 m ²
Balcony	22 m ²	23 m ²
TOTAL AREA	190 m ²	191 m ²

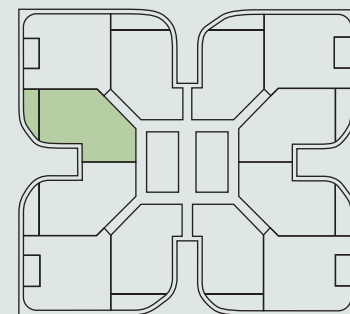


UPGRADE



CELLAR

LEOPOLD STREET



ST KILDA ROAD



P PANTRY
F FRIDGE / FREEZER
OV/SPD OVEN & SPEED OVEN
DW DISHWASHER
GS GENERAL STORAGE
WB WINE BAR
ST STUDY
L LAUNDRY
UPG UPGRADE

0 1 2 5M

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PARK QUARTER

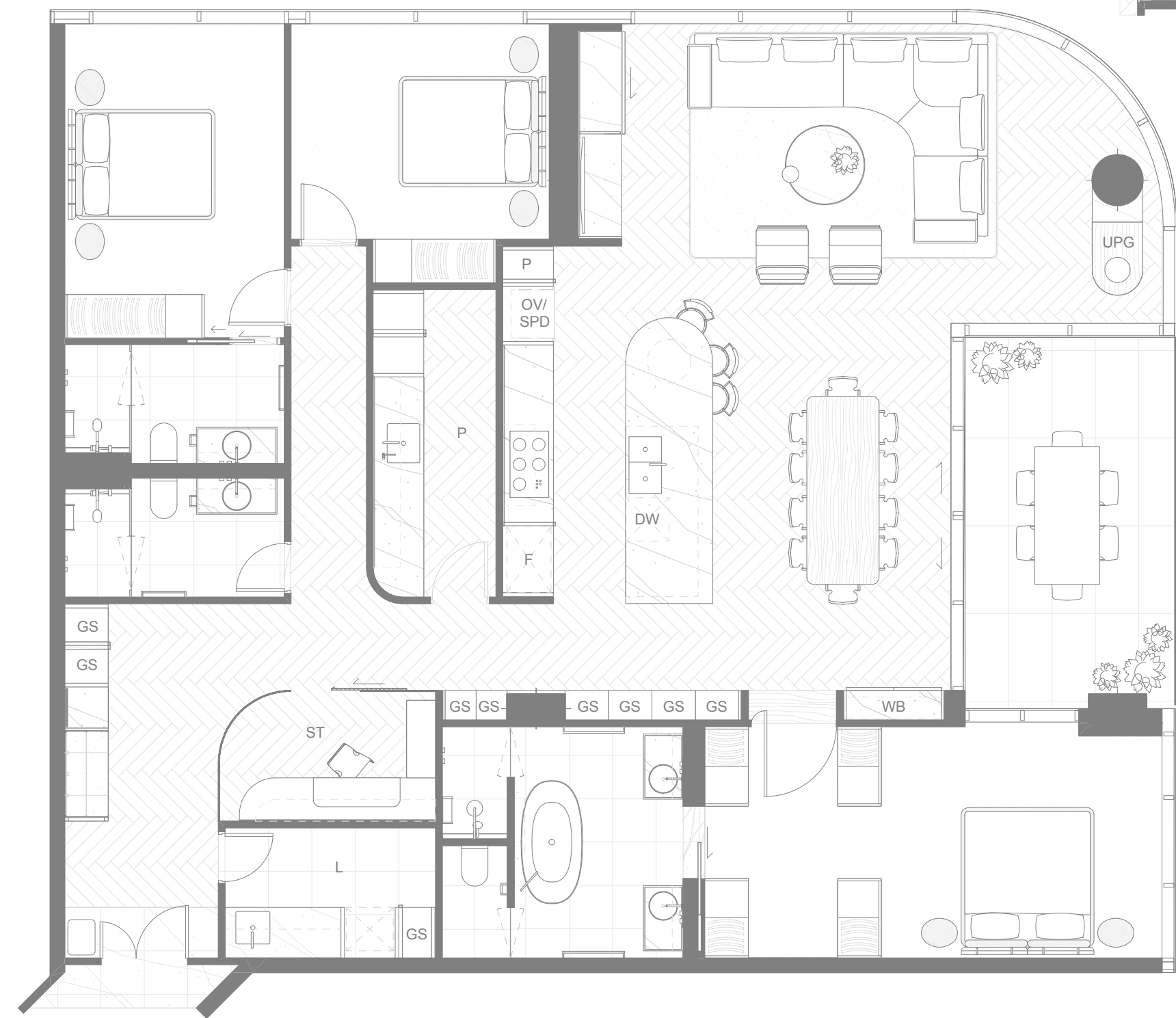
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

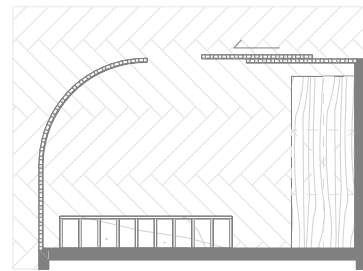
TYPE D3

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1502	1602
Internal	189 m ²	189 m ²
Balcony	15 m ²	15 m ²
TOTAL AREA	204 m ²	204 m ²

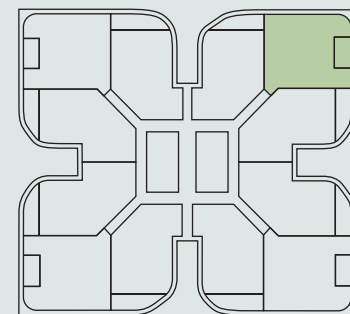


UPGRADE



CELLAR

LEOPOLD STREET



ST KILDA ROAD



P PANTRY
F FRIDGE / FREEZER
OV/SPD OVEN & SPEED OVEN
DW DISHWASHER
GS GENERAL STORAGE
WB WINE BAR
ST STUDY
L LAUNDRY
UPG UPGRADE

0 1 2 5M

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PARK QUARTER

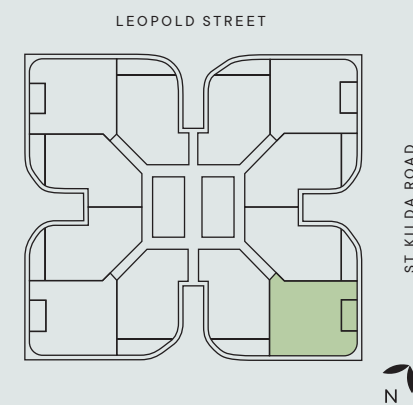
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

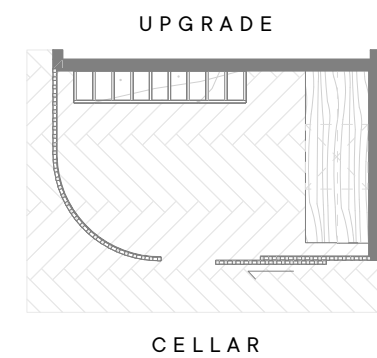
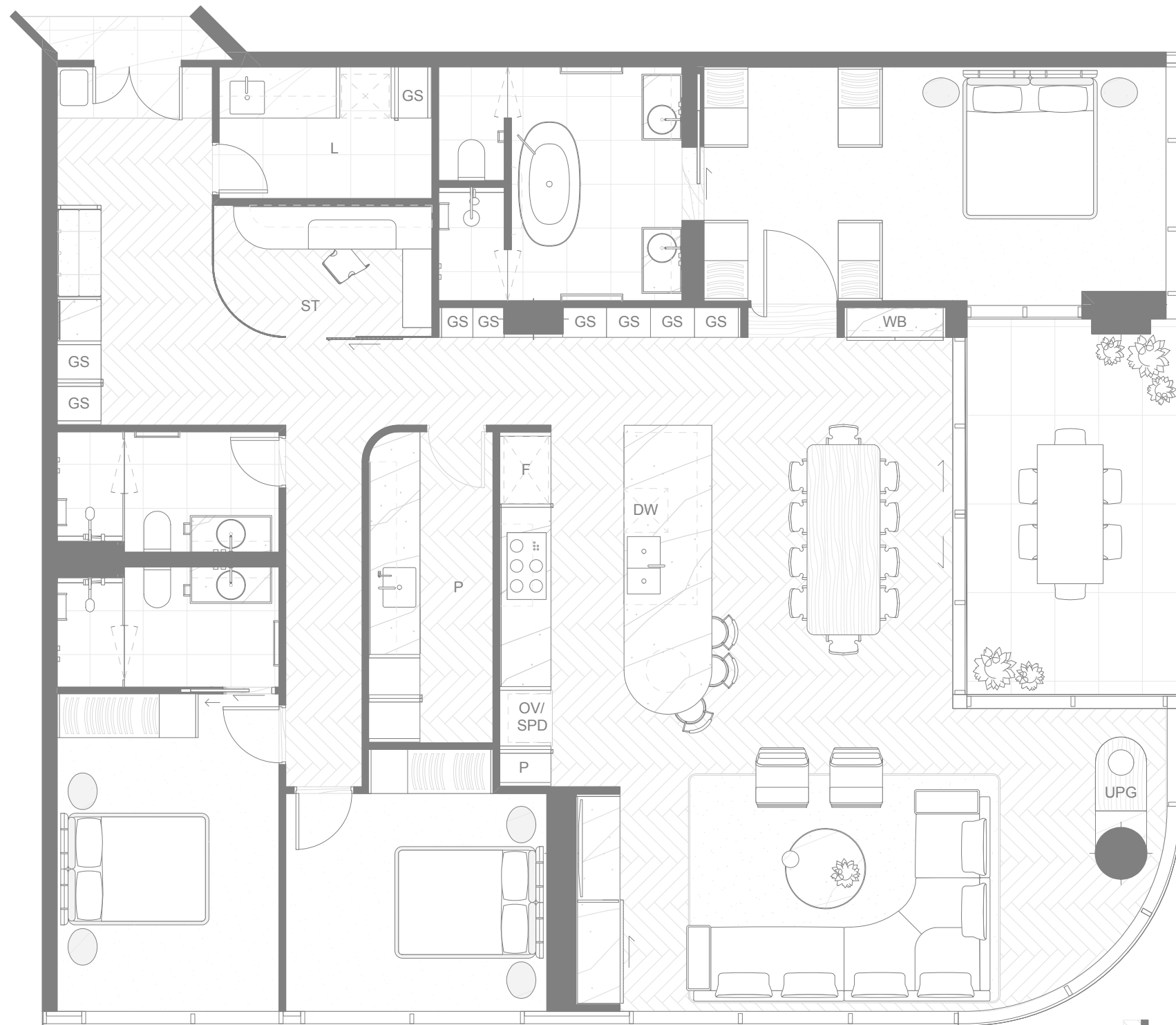
TYPE D3

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1505	1605
Internal	189 m ²	189 m ²
Balcony	15 m ²	15 m ²
TOTAL AREA	204 m ²	204 m ²



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P PANTRY O V/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY

PARK QUARTER

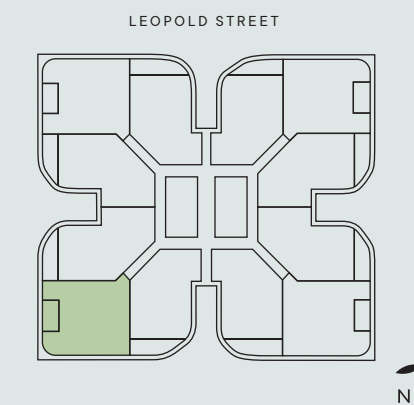
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

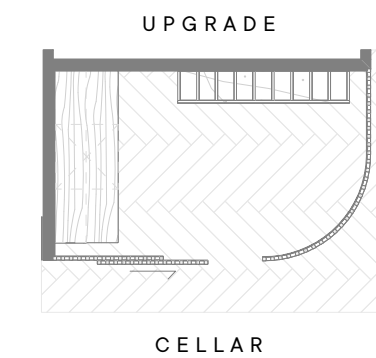
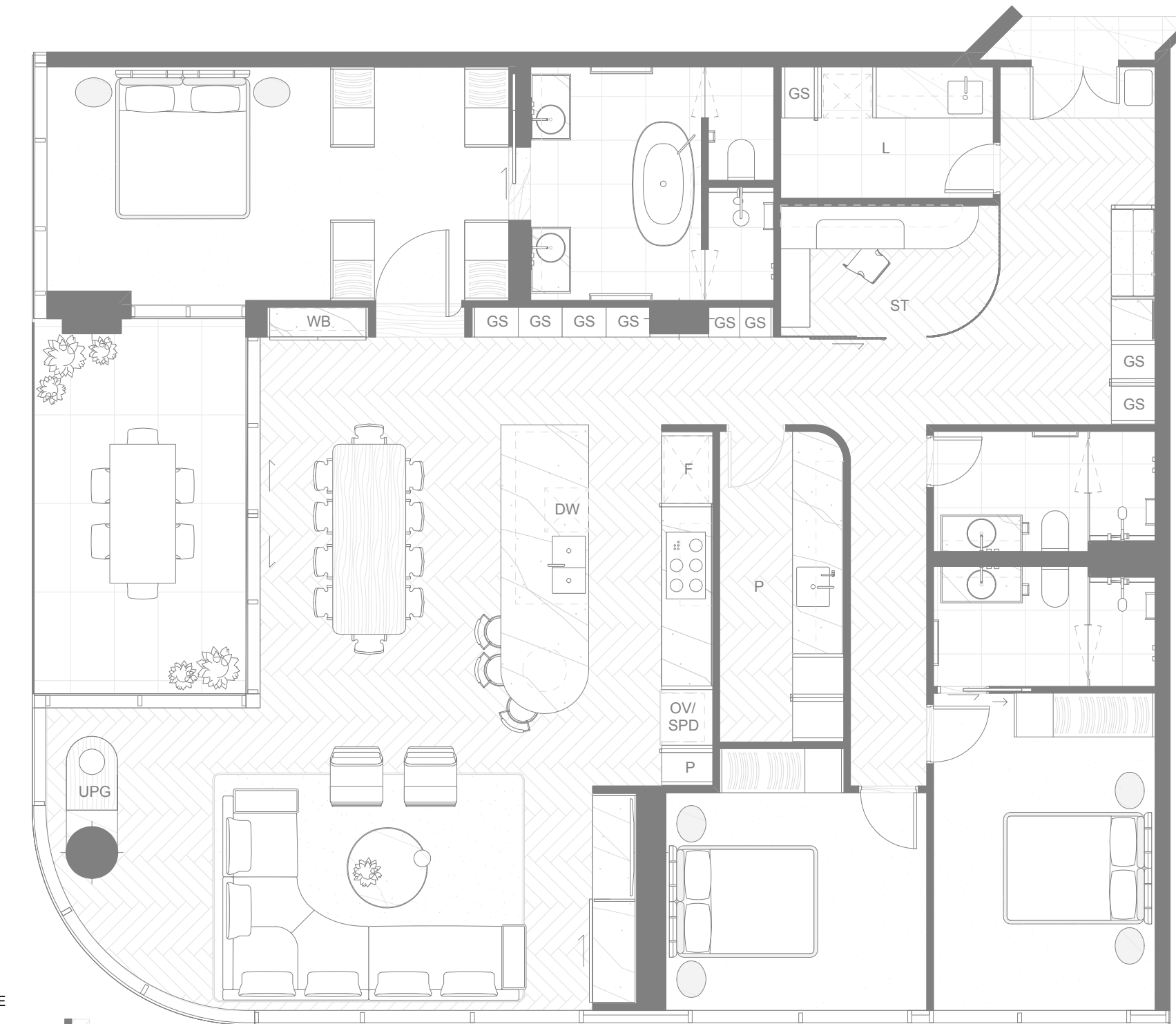
TYPE D3

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1508	1608
Internal	189 m ²	189 m ²
Balcony	15 m ²	15 m ²
TOTAL AREA	204 m ²	204 m ²



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P PANTRY O V/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

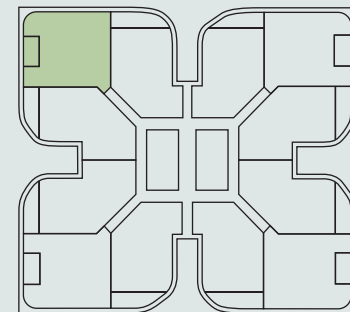
SKY MANOR

TYPE D3

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1511	1611
Internal	190 m ²	189 m ²
Balcony	15 m ²	15 m ²
TOTAL AREA	205 m ²	204 m ²

LEOPOLD STREET

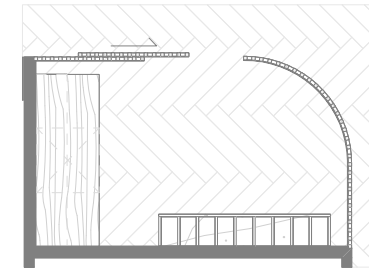


ST KILDA ROAD

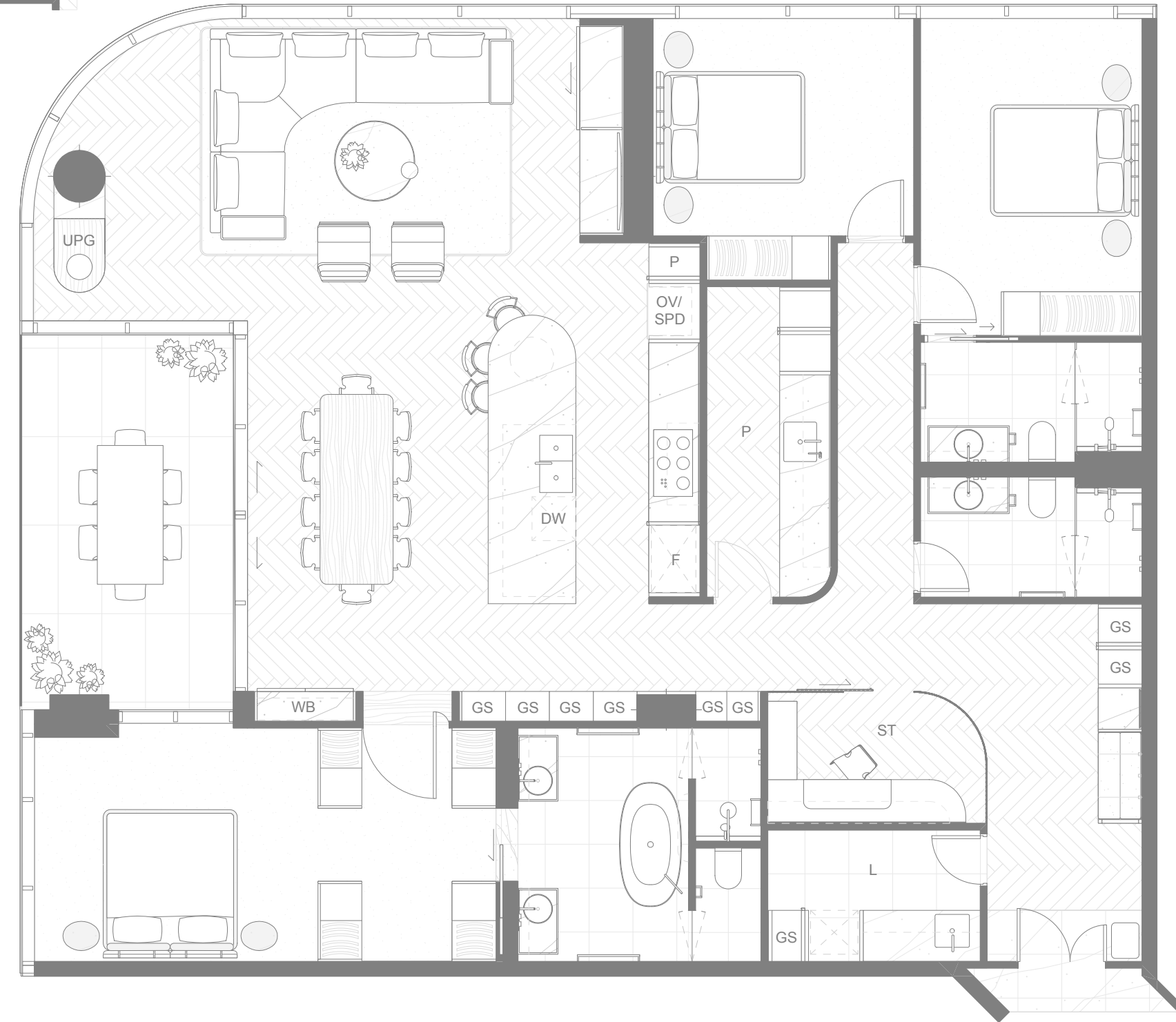


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UPGRADE



CELLAR



P PANTRY O V/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY



PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

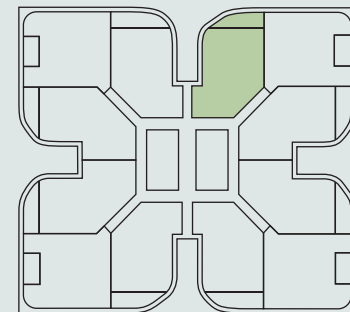
SKY MANOR

TYPE D2

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1501	1601
Internal	166 m ²	166 m ²
Balcony	22 m ²	25 m ²
TOTAL AREA	188 m ²	191 m ²

LEOPOLD STREET

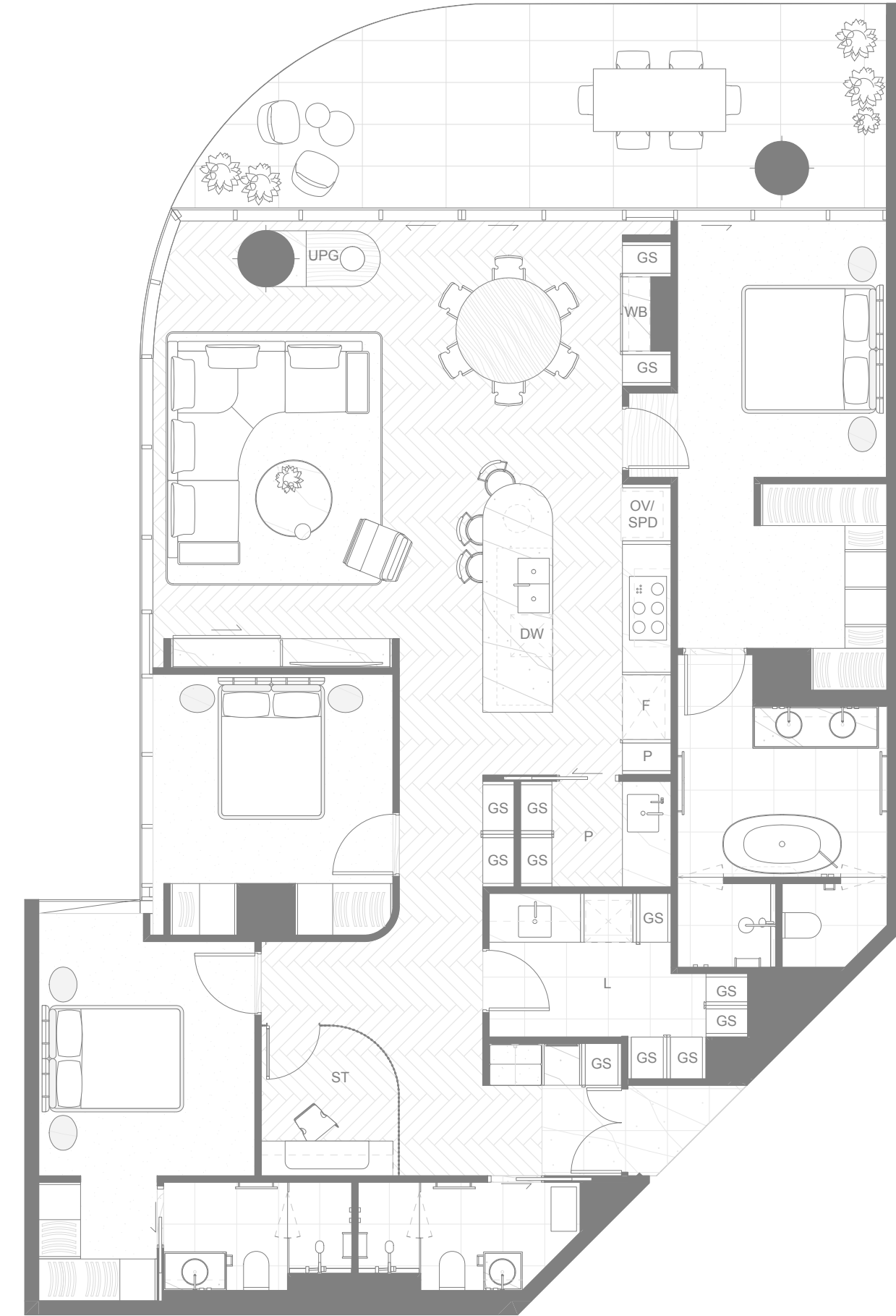


ST KILDA ROAD

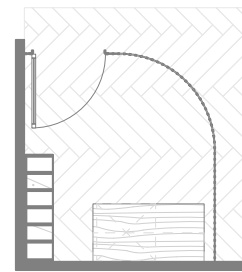


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P PANTRY O V/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY UPG UPGRADE
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY



CELLAR



UPGRADE

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

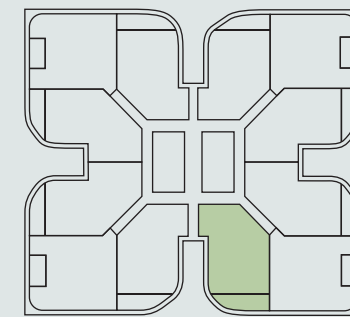
SKY MANOR

TYPE D2

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1506	1606
Internal	166 m ²	166 m ²
Balcony	26 m ²	28 m ²
TOTAL AREA	192 m ²	194 m ²

LEOPOLD STREET

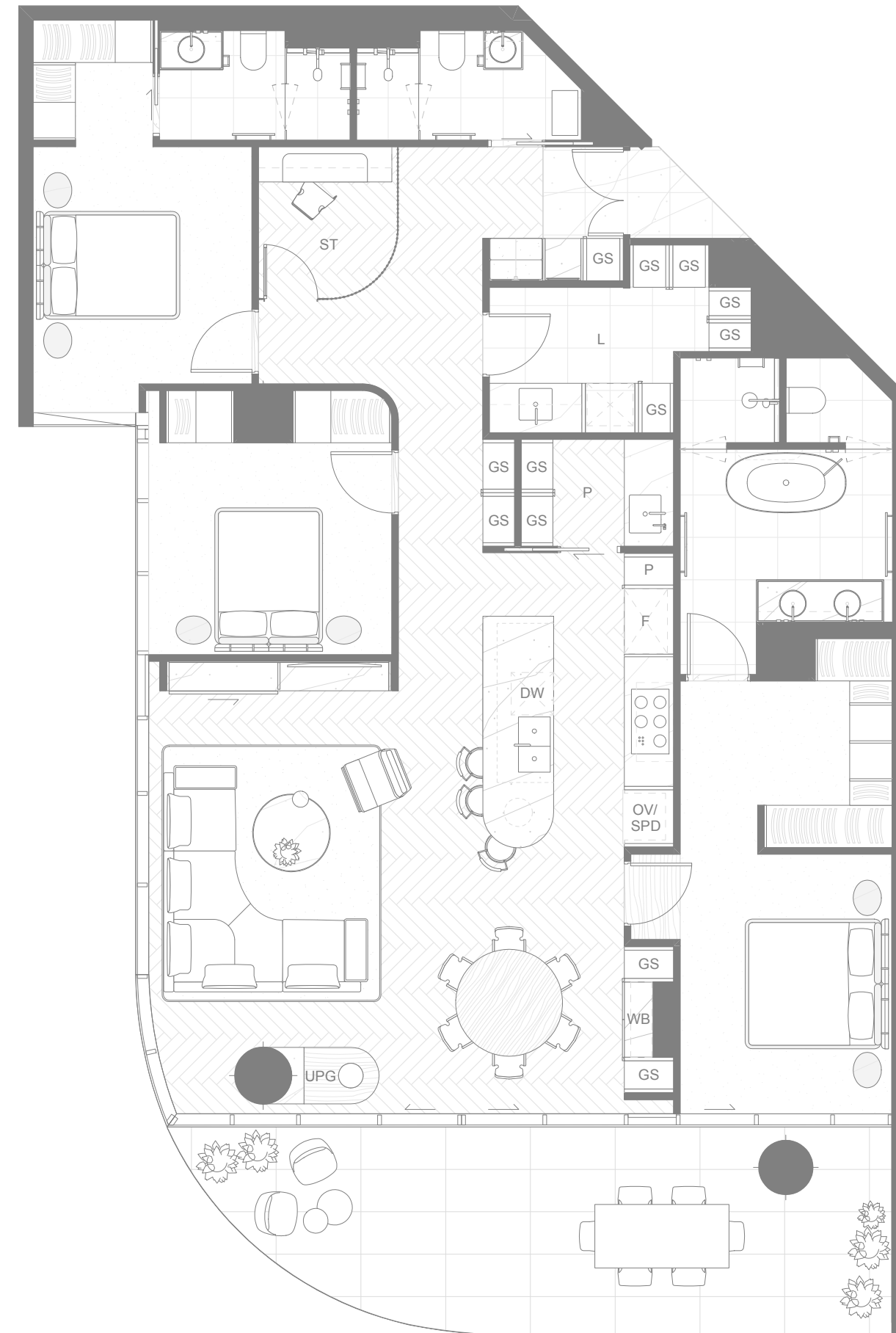


ST KILDA ROAD

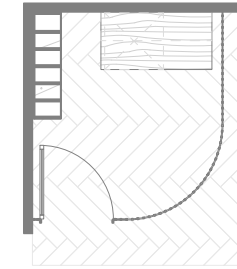


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P PANTRY OV/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY UPG UPGRADE



UPGRADE



CELLAR

0 1 2 5M

PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

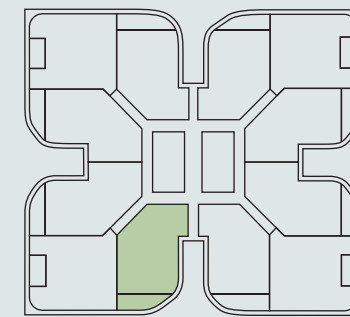
SKY MANOR

TYPE D2

3 BED · 3 BATH

LEVEL	15	16
Apartment No.	1507	1607
Internal	166 m ²	166 m ²
Balcony	22 m ²	25 m ²
TOTAL AREA	188 m ²	191 m ²

LEOPOLD STREET



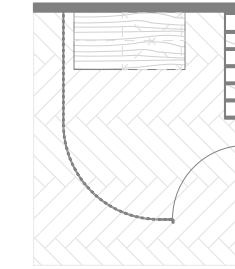
ST KILDA ROAD



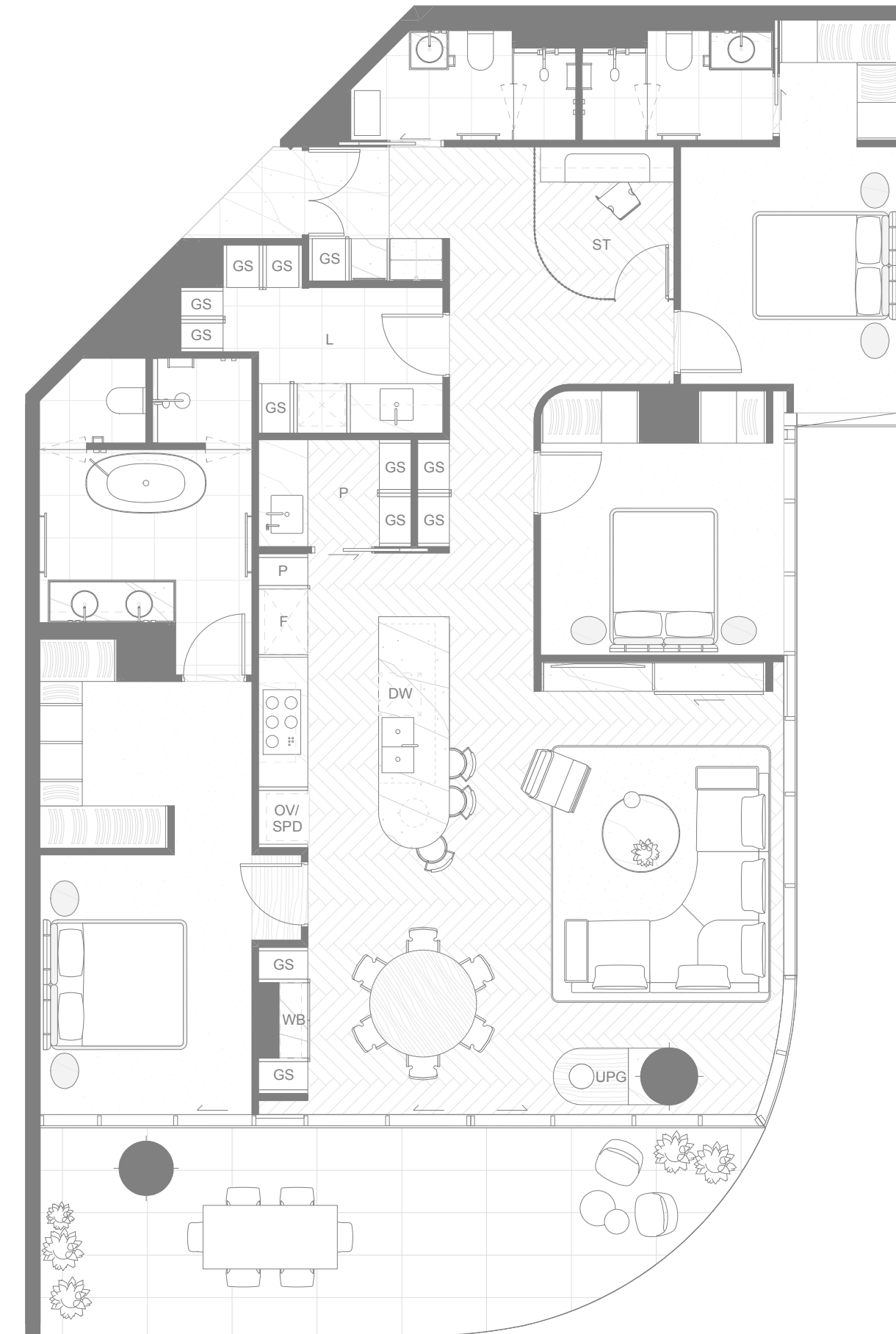
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P PANTRY OV/SPD OVEN & SPEED OVEN GS GENERAL STORAGE ST STUDY
 F FRIDGE / FREEZER DW DISHWASHER WB WINE BAR L LAUNDRY UPG UPGRADE

UPGRADE



CELLAR



0 1 2 5M

PARK QUARTER

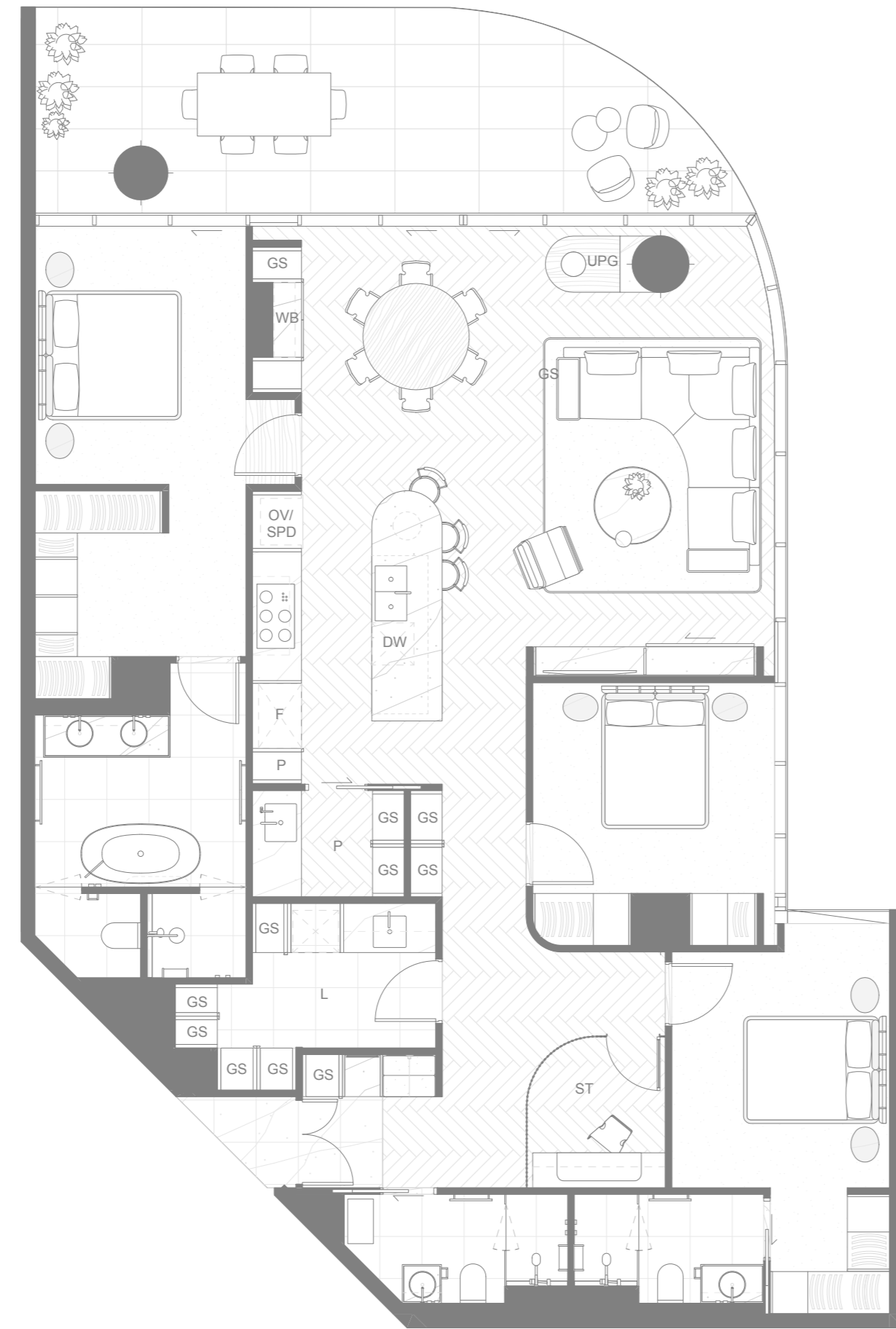
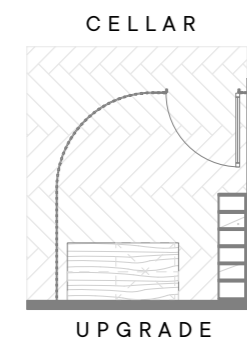
474 ST KILDA ROAD · MELBOURNE

SKY MANOR

TYPE D2

3 BED · 3 BATH

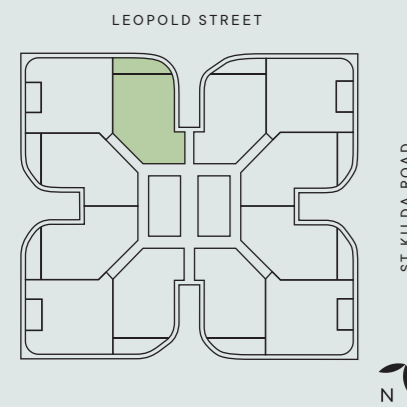
LEVEL	15	16
Apartment No.	1512	1612
Internal	166 m ²	166 m ²
Balcony	26 m ²	28 m ²
TOTAL AREA	192 m ²	194 m ²



P PANTRY
 F FRIDGE / FREEZER
 OV/SPD OVEN & SPEED OVEN
 DW DISHWASHER
 WB WINE BAR
 GS GENERAL STORAGE
 ST STUDY
 L LAUNDRY
 UPG UPGRADE



PENTHOUSES



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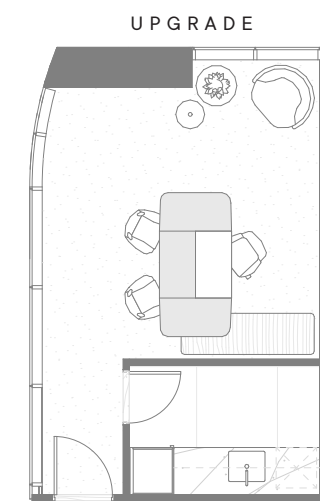
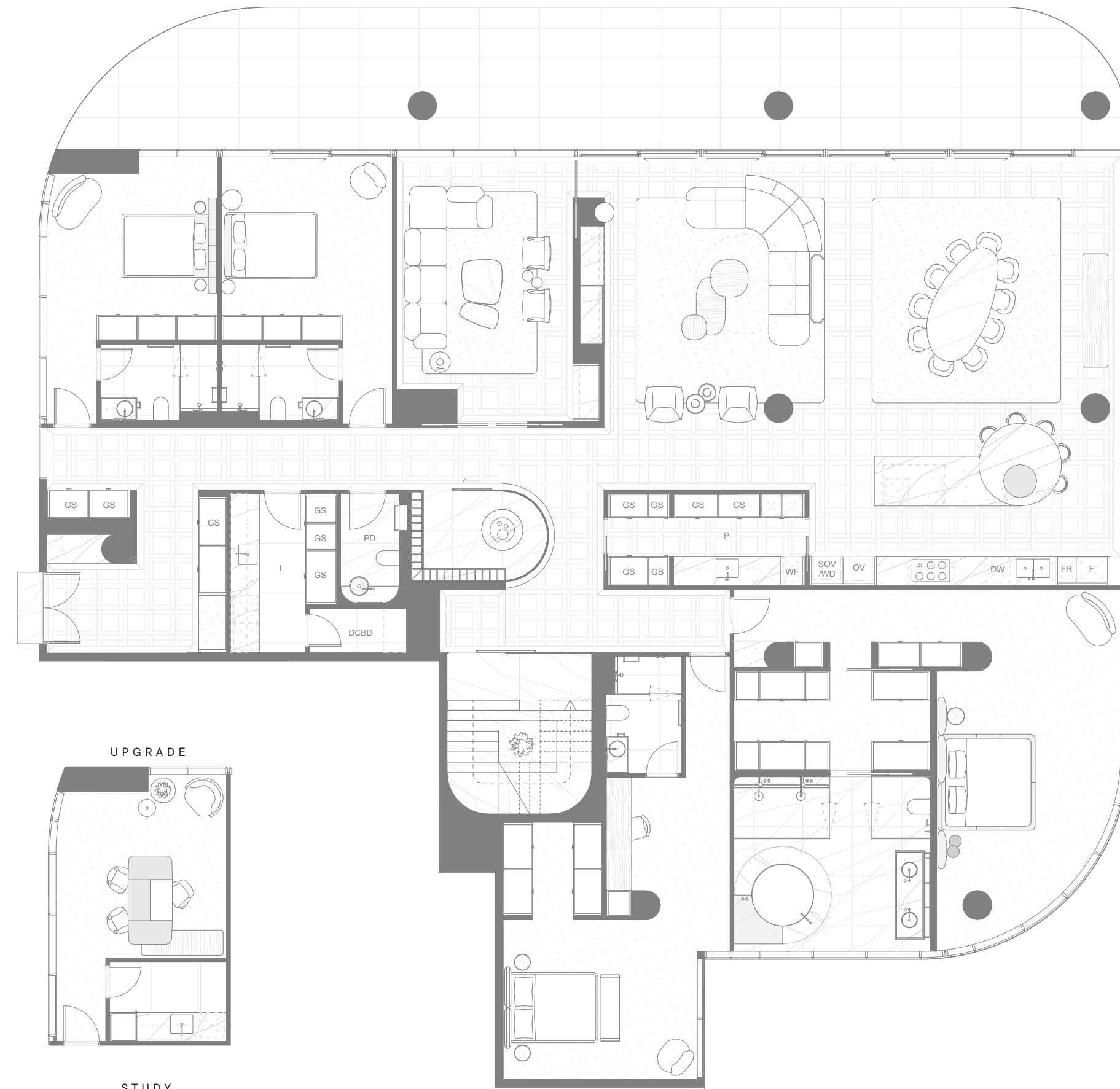
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

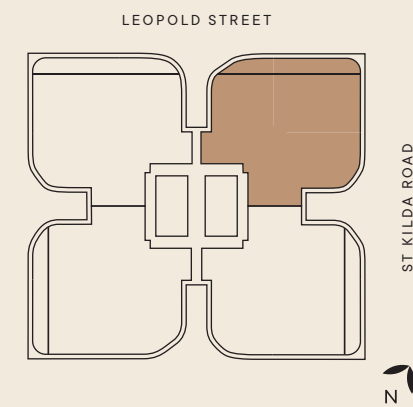
PENTHOUSE ONE

4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1701
Internal	433 m ²
External	80 m ²
Terrace	370 m ²
TOTAL AREA	883 m²



STUDY



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P PANTRY
F FRIDGE

FR FREEZER
WF WINE FRIDGE
OV OVEN
SOV STEAM OVEN

WD WARMING DRAWER
DW DISHWASHER

GS GENERAL STORAGE
L LAUNDRY
PD POWDER ROOM
DCBD DRYING CUPBOARD

0 1 2 5M

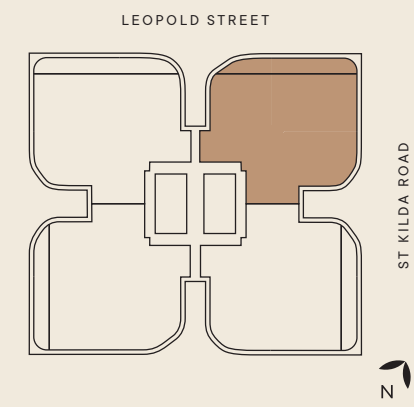
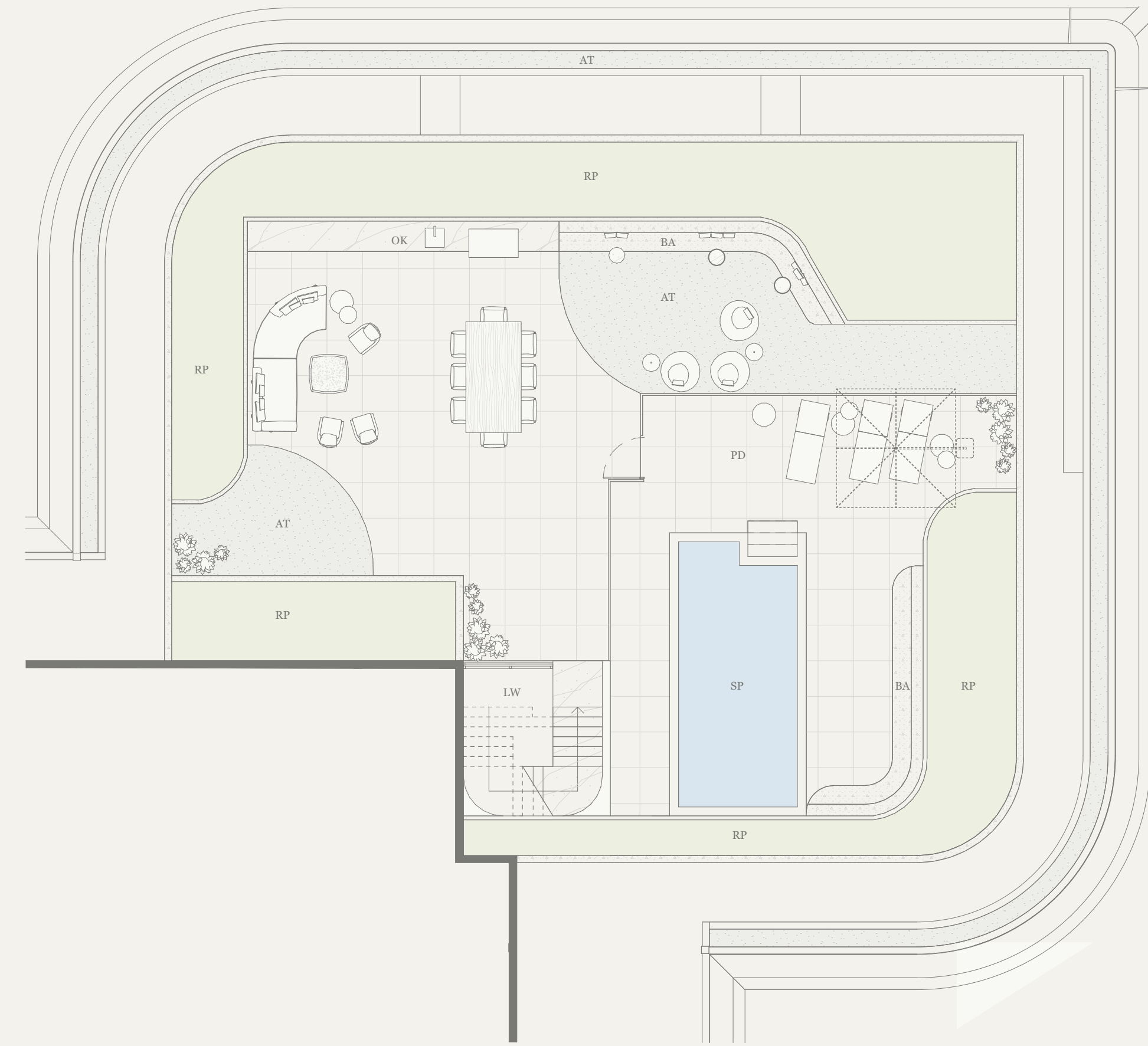
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE ONE

4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1701
Internal	433 m ²
External	80 m ²
Terrace	370 m ²
TOTAL AREA	883 m²



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RT ROOF TERRACE
PD POOL DECK

LW LIGHT WELL
SP SPA/POOL

OK OUTDOOR KITCHEN
RP RAISED PLANTER
BA BANQUETTE
AT ARTIFICIAL TURF

GL GLAZING TO PENTHOUSE ROOF

0 1 2 5M

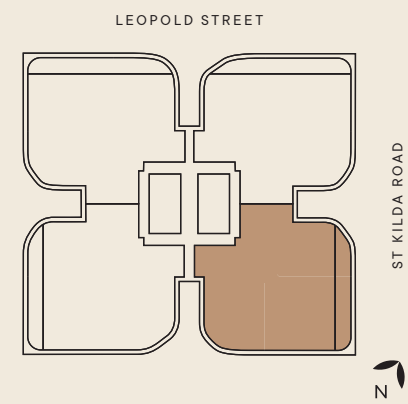
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE TWO

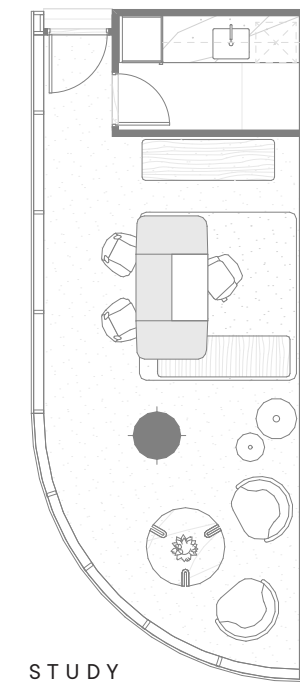
4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1702
Internal	445 m ²
External	71 m ²
Terrace	294 m ²
TOTAL AREA	810 m²

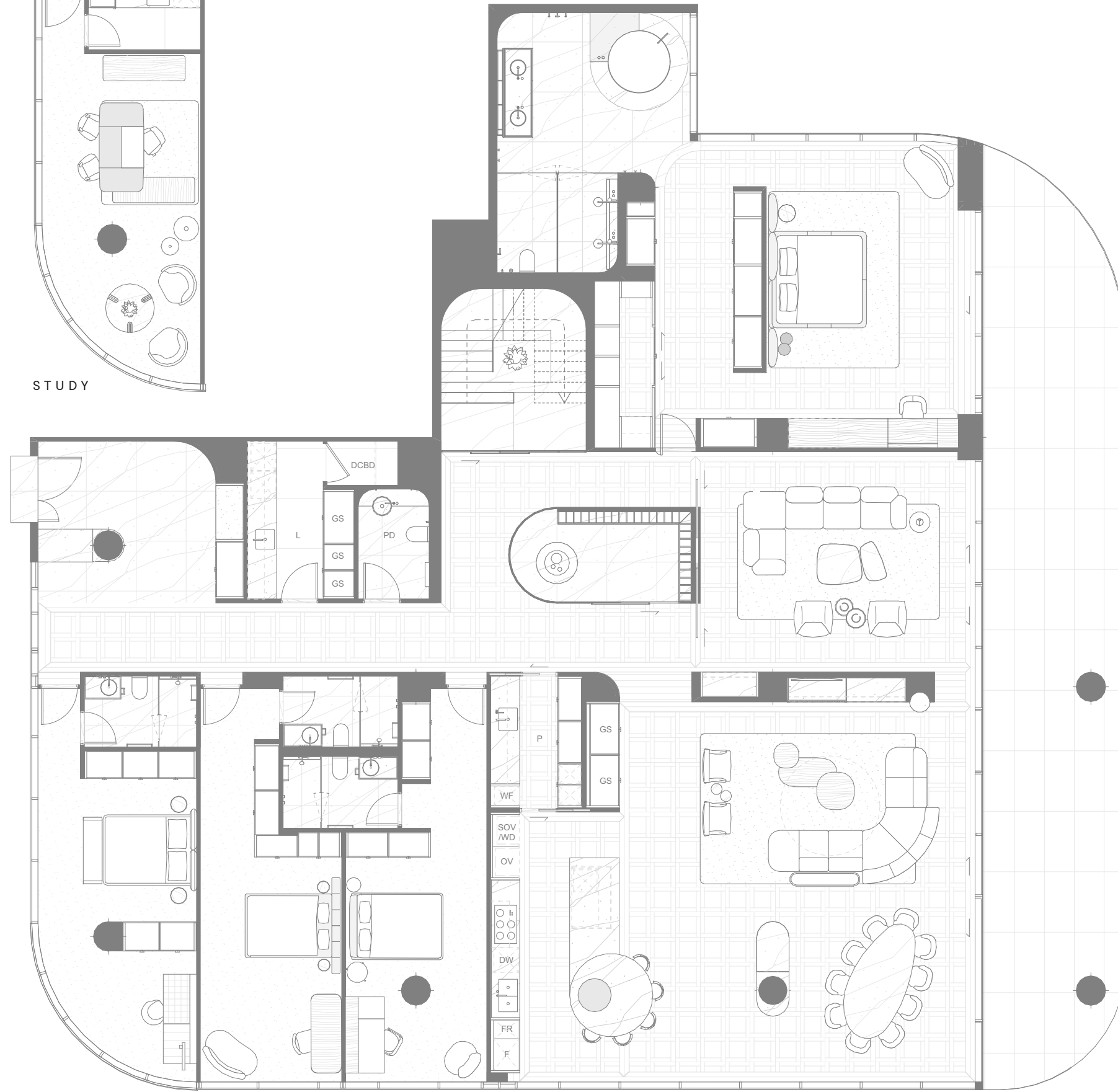


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UPGRADE



STUDY



P PANTRY
F FRIDGE
FR FREEZER
WF WINE FRIDGE
OV OVEN
SOV STEAM OVEN
WD WARMING DRAWER
DW DISHWASHER
GS GENERAL STORAGE
L LAUNDRY
DCBD DRYING CUPBOARD

0 1 2 5M

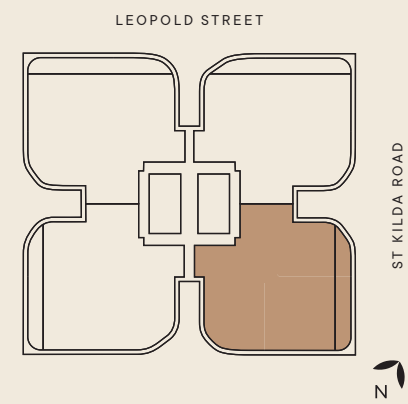
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE TWO

4 BED · 4.5 BATH

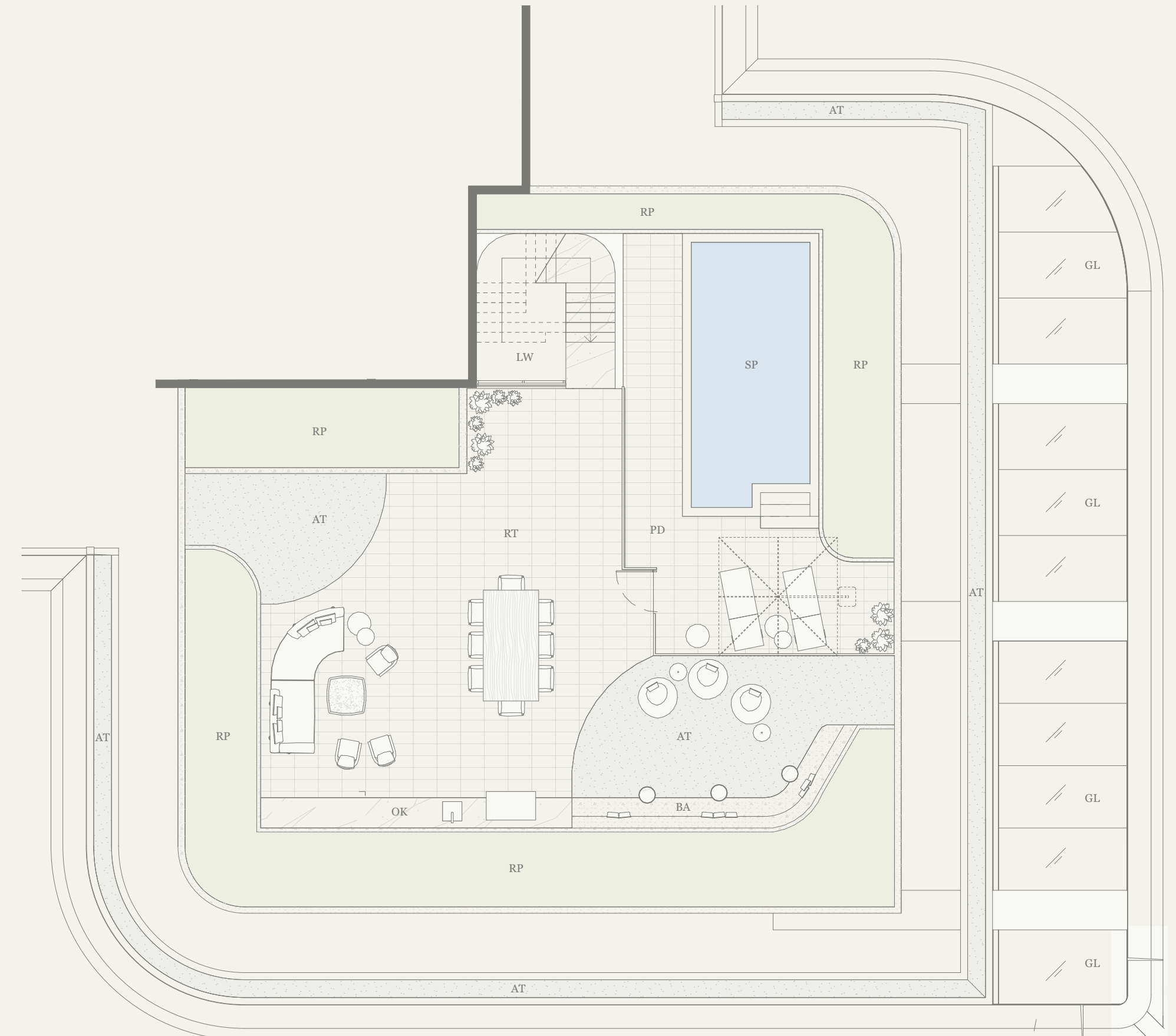
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Apartment No.	1702
Internal	445 m ²
External	71 m ²
Terrace	294 m ²
TOTAL AREA	810 m²



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RT ROOF TERRACE
PD POOL DECK
LW LIGHT WELL
SP SPA/POOL
OK OUTDOOR KITCHEN
BA BANQUETTE
AT ARTIFICIAL TURF
GL GLAZING TO PENTHOUSE ROOF

0 1 2 5M



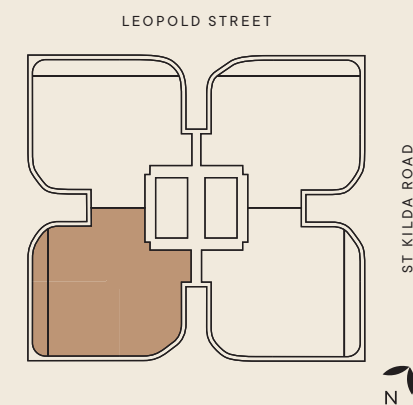
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE THREE

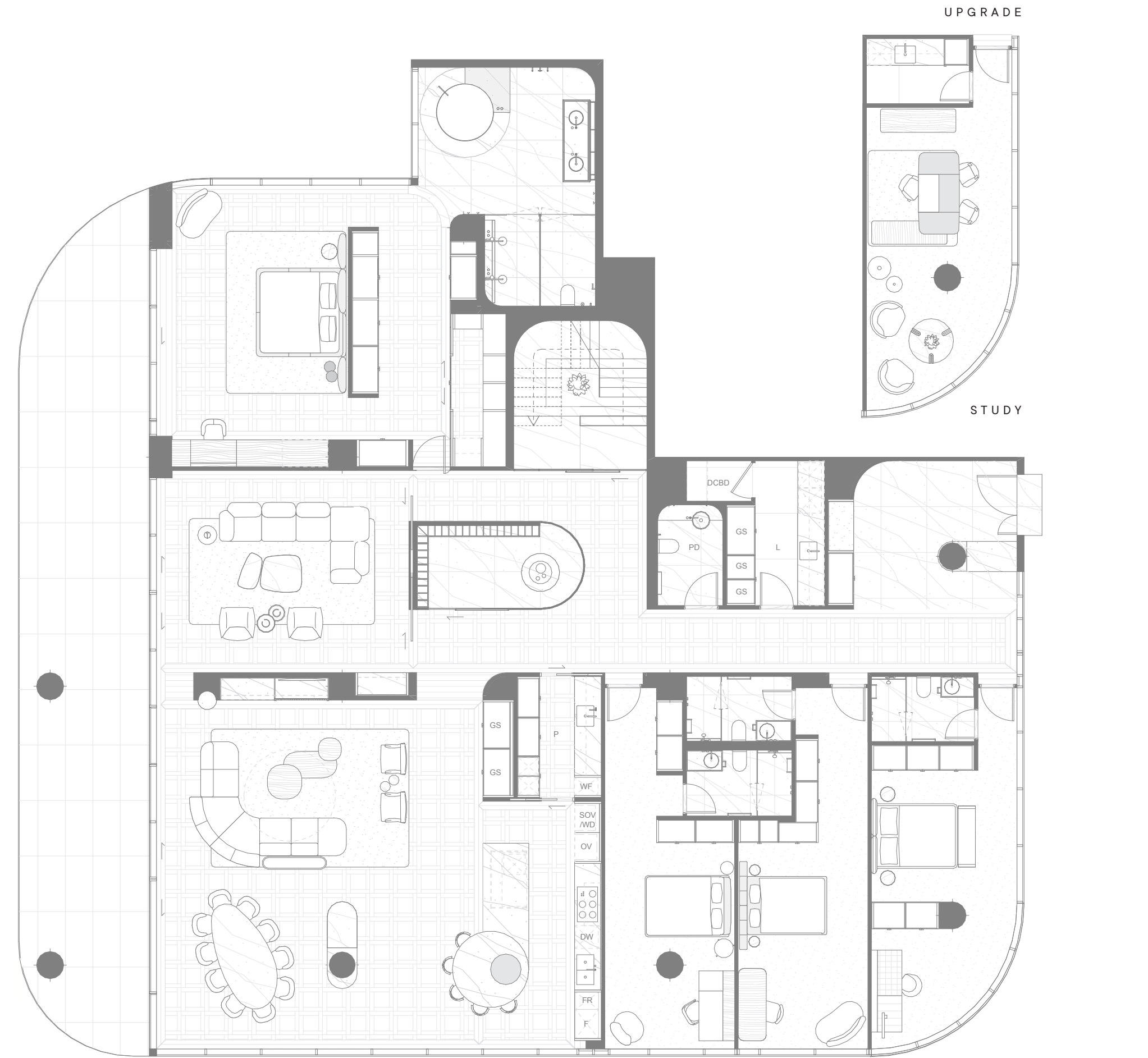
4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1703
Internal	442 m ²
External	71 m ²
Terrace	297 m ²
TOTAL AREA	810 m²



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P PANTRY
F FRIDGE
FR FREEZER
WF WINE FRIDGE
OV OVEN
SOV STEAM OVEN
WD WARMING DRAWER
DW DISHWASHER
GS GENERAL STORAGE
L LAUNDRY
PD POWDER ROOM
DCBD DRYING CUPBOARD



UPGRADE

STUDY

0 1 2 5M

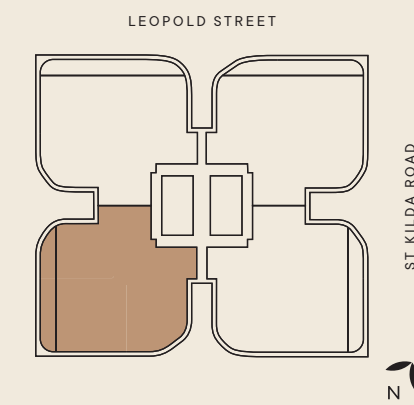
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE THREE

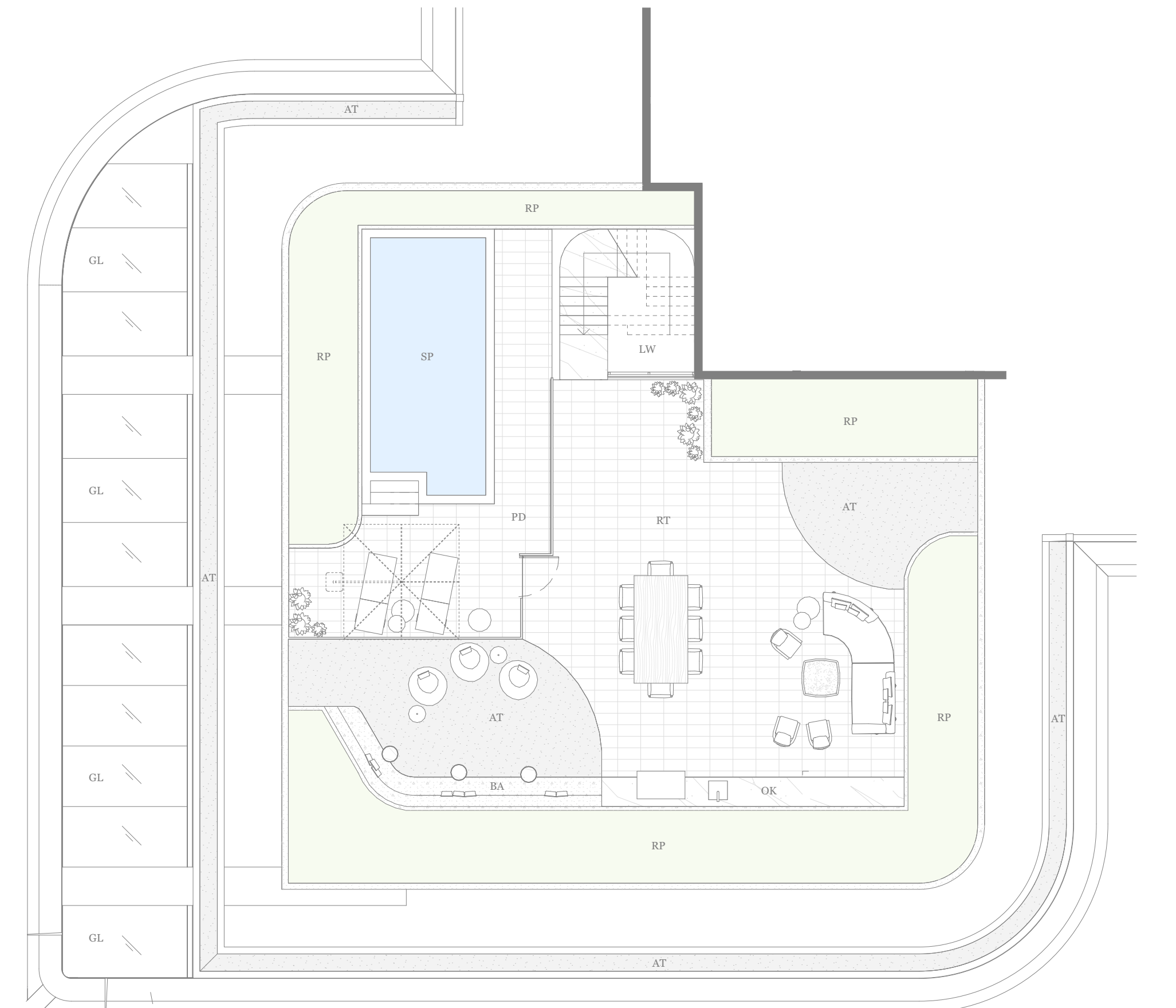
4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1703
Internal	442 m ²
External	71 m ²
Terrace	297 m ²
TOTAL AREA	810 m²



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RT ROOF TERRACE
PD POOL DECK
LW LIGHT WELL
SP SPA/POOL
OK OUTDOOR KITCHEN
BA BANQUETTE
AT ARTIFICIAL TURF
GL GLAZING TO PENTHOUSE ROOF



0 1 2 5M

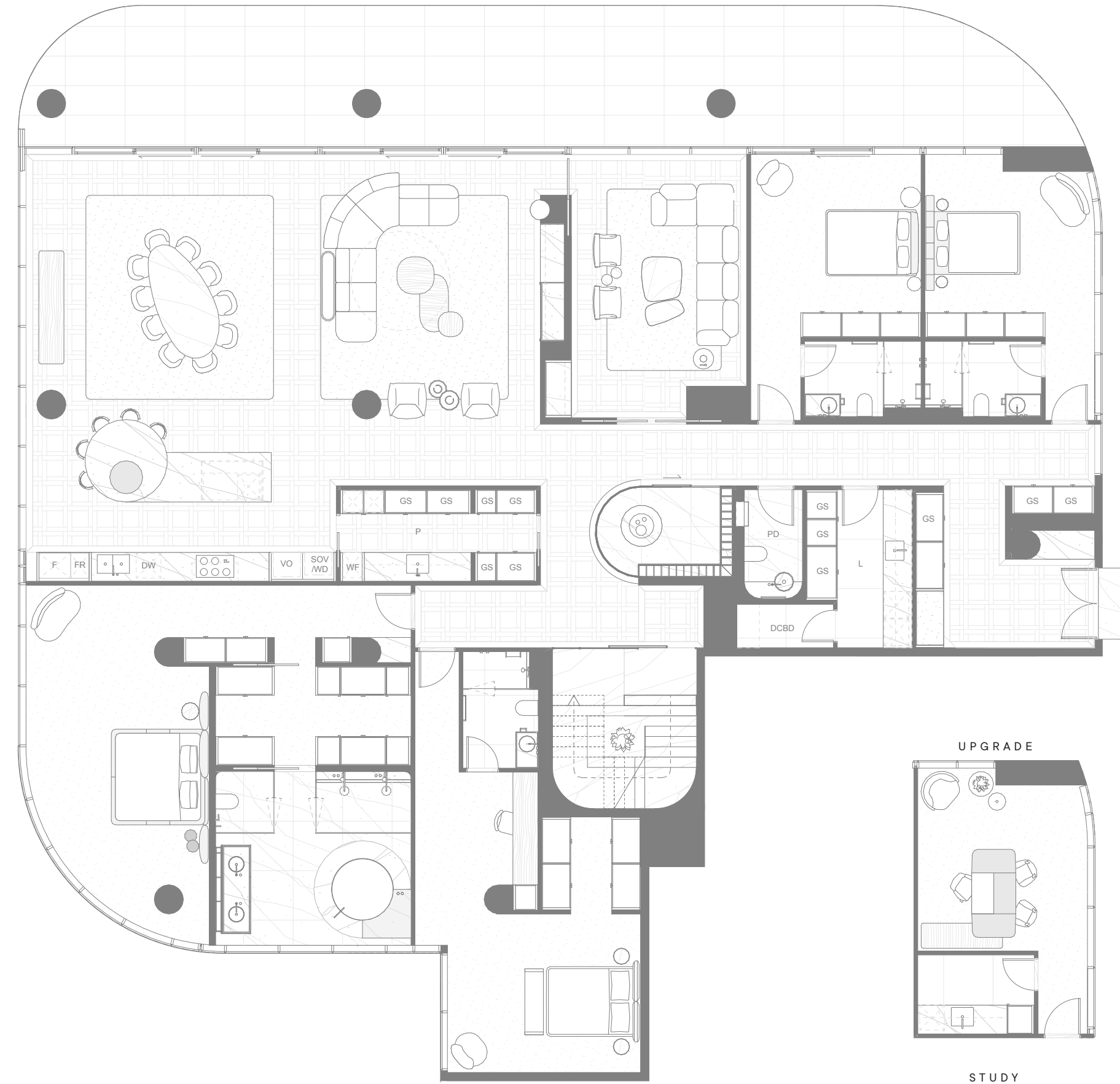
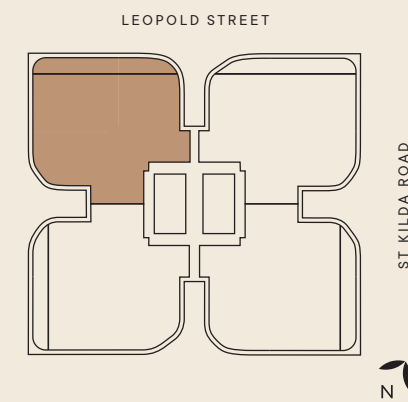
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE FOUR

4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1704
Internal	433 m ²
External	83 m ²
Terrace	284 m ²
TOTAL AREA	800 m²



P PANTRY
F FRIDGE
FR FREEZER
WF WINE FRIDGE
OV OVEN
SOV STEAM OVEN
WD WARMING DRAWER
GS GENERAL STORAGE
L LAUNDRY
DCBD DRYING CUPBOARD

0 1 2 5M

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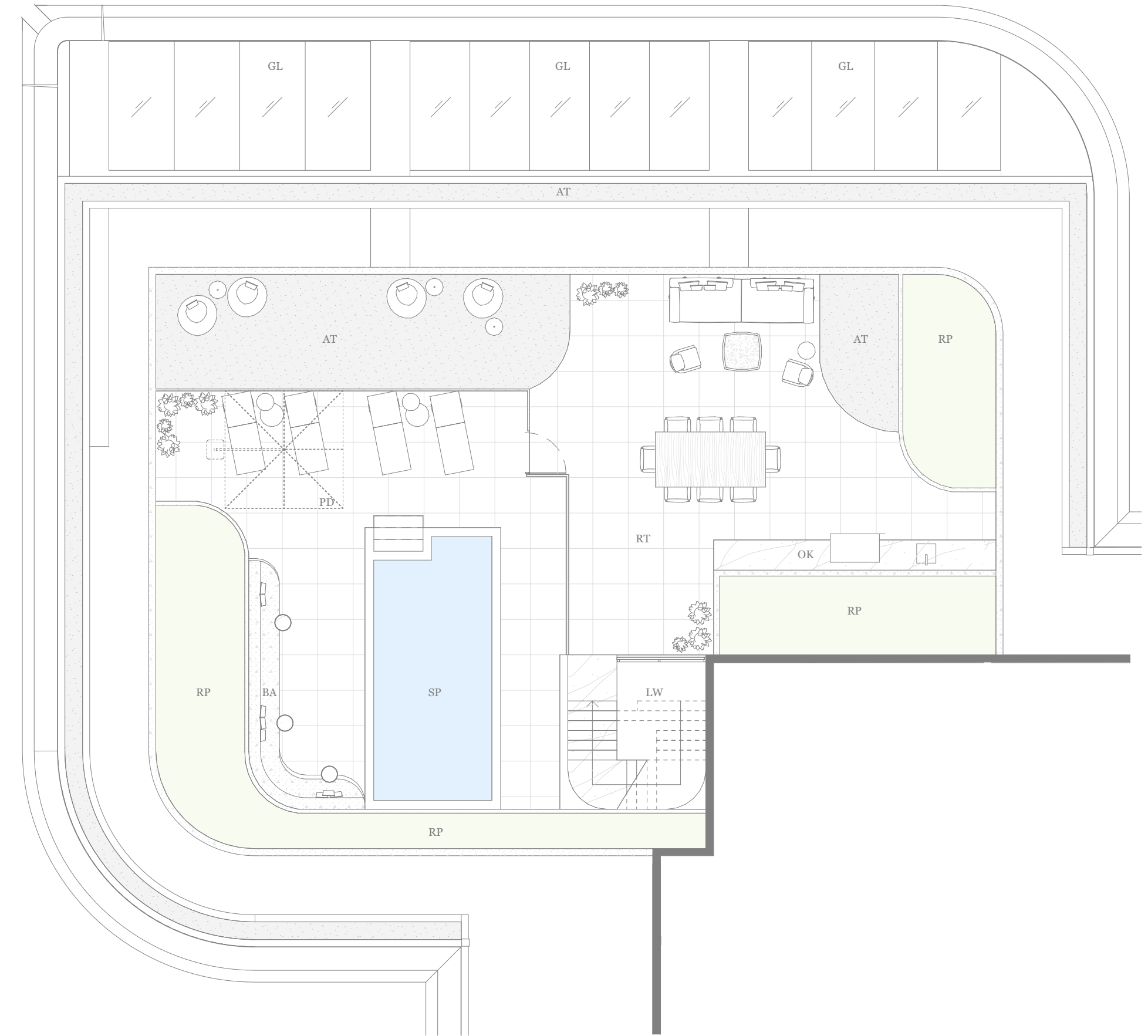
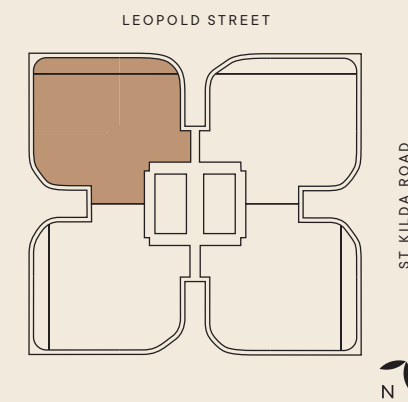
PARK QUARTER

474 ST KILDA ROAD · MELBOURNE

PENTHOUSE FOUR

4 BED · 4.5 BATH

LEVEL	17 & 18
Apartment No.	1704
Internal	433 m ²
External	83 m ²
Terrace	284 m ²
TOTAL AREA	800 m²



RT ROOF TERRACE
PD POOL DECK
LW LIGHT WELL
SP SPA/POOL
OK OUTDOOR KITCHEN
RP RAISED PLANTER
BA BANQUETTE
AT ARTIFICIAL TURF
GL GLAZING TO PENTHOUSE ROOF

0 1 2 5M

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