

S O U T H P O I N T

HIGHETT

Southpoint is where comfort, style and convenience come together. Standing tall, neighbouring Westfield, Southland train station, parks, golf courses and Sandringham beach, it places you at the nexus of unparalleled shopping, recreation and transport options.

Designed by renowned architects Rothelowman, Southpoint will become a landmark of contemporary living.

**A COMPLETE WAY  
OF LIVING**

1233 NEPEAN HWY HIGHETT



# SOUTHPOINT



SOUTHLAND  
TRAIN STATION

PROPOSED  
SUBURBAN RAIL LOOP  
STATION

HIGHETT RD  
SHOPPING

SIR WILLIAM  
FRY RESERVE

CBD

WESTFIELD  
SOUTHLAND

HIGHETT  
RESERVE



Southpoint represents an opportunity to create a community, through the building's shapely articulation and iconic presence in this incredible location.

Nestled in a transition area between the bustling Nepean Highway, a bayside residential precinct to the north and the commercial activity centre of Southland to the south, this collection of sculptural buildings vary in height, presenting a curvaceous, tactile façade, supported by elegant glazed geometric structures.

The architectural ribbon and openness allow for light-filled residential spaces with bayside, city and suburban views.





Taking cues from the sinuous curves of the architecture, the interiors of Southpoint reflect a soft luxurious palette inspired by nature.







LIVING ROOM - LIGHT SCHEME - ARTIST'S IMPRESSION

Simplicity in detailing, generous in appointments, Southpoint's homes are meticulously curated to create an air of comfort and elegance.







## Light Scheme

Warm, neutral colours effortlessly create a sense of calm, subtle textural changes in the carefully selected materials flow gently from space to space, brightening the home and adding to the understated style.



## Dark Scheme

A striking, high-contrast selection of materials and colours bring a touch of drama and intent to the home, a bold design statement delivered on a foundation of smart, connected and comfortable spaces made for contemporary living.







LIVING ROOM - ARTIST'S IMPRESSION



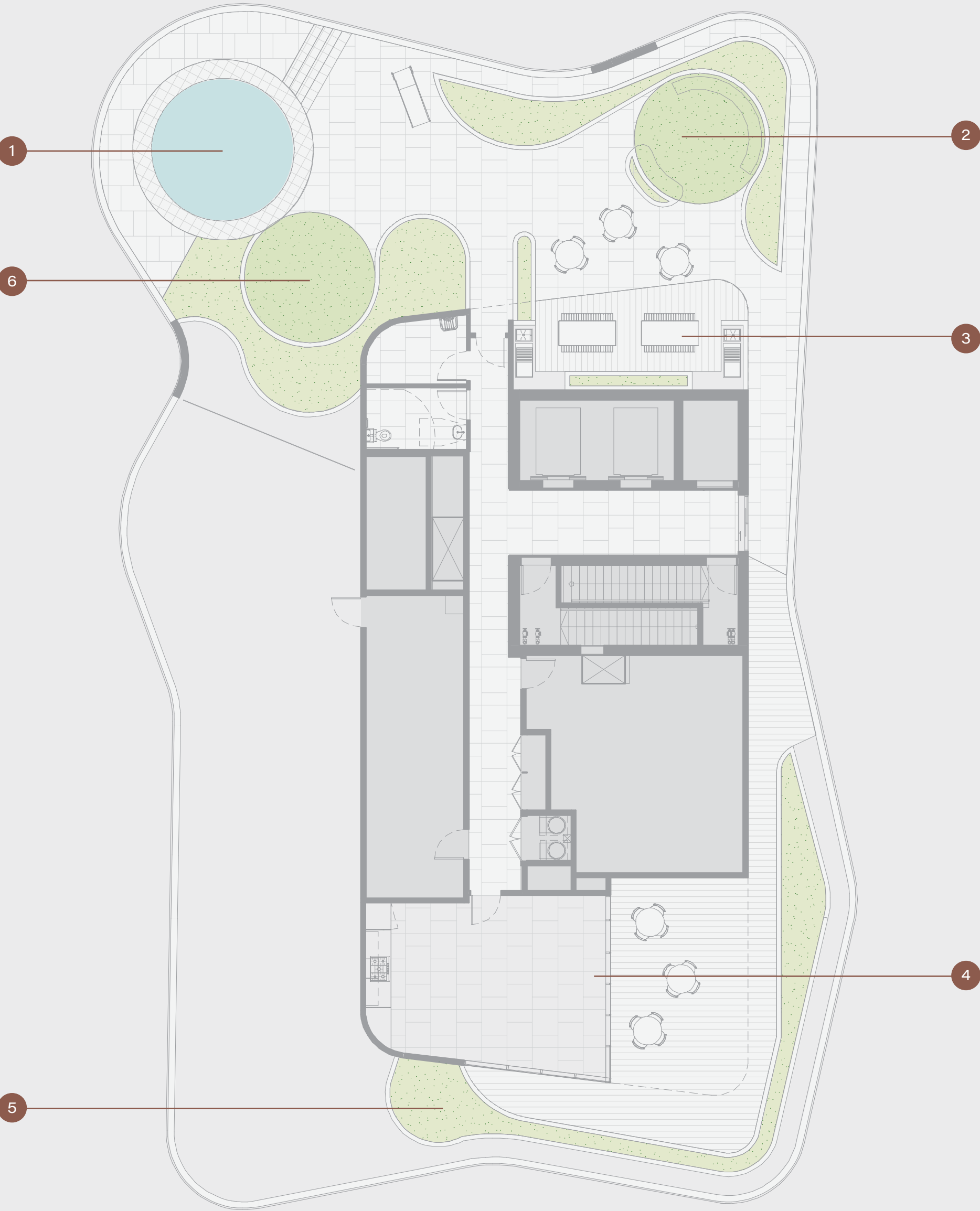
BATHROOM - ARTIST'S IMPRESSION







ROOFTOP SPA  
LEVEL 13



Community living comes to life on Southpoint's rooftop shared space. It provides residents with internal and external private dining, entertainment and wellbeing spaces, plunge pool, inbuilt sun lounges, sunset bar, barbeques and yoga with superb bay, CBD and Dandenong ranges' views.

- 1 Plunge Pool
- 2 Sunset Bar
- 3 BBQ
- 4 Sun Lounge
- 5 Rooftop Plants
- 6 Entertainment & Wellbeing Spaces



A location like Southpoint's is a rare lifestyle gem. Retail, dining and entertainment comes to you by way of Westfield Southland and nearby Highett shopping strip.





Outdoor recreation abounds, starting with Sir William Fry Reserve, and extending through the multiple parks, golf courses and sporting fields, to Melbourne's bayside beaches.





SHOPPING

- 1 Westfield Southland
- 2 DFO Moorabbin
- 3 Costco Wholesale Moorabbin
- 4 Moorabbin Farmers Fresh Market
- 5 Highett Rd Shopping Precinct
- 6 Thrift Park Shopping Centre

PARKS & BEACHES

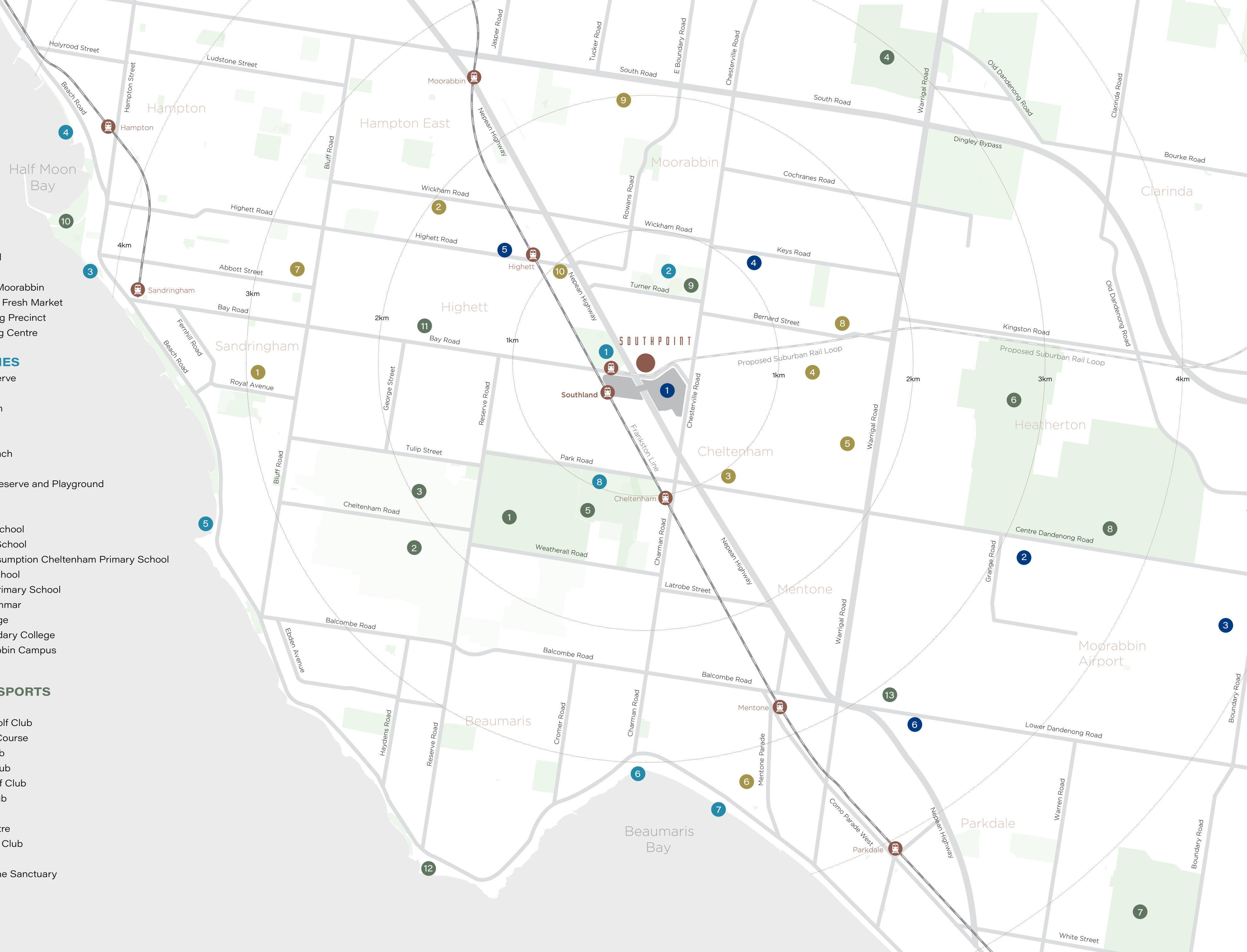
- 1 Sir William Fry Reserve
- 2 Highett Reserve
- 3 Sandringham Beach
- 4 Hampton Beach
- 5 Half Moon Bay
- 6 Beaumaris Bay/Beach
- 7 Mentone Beach
- 8 Cheltenham Park Reserve and Playground

EDUCATION

- 1 Firkbank Grammar School
- 2 St Agnes' Primary School
- 3 Our Lady of the Assumption Cheltenham Primary School
- 4 Le Page Primary School
- 5 Cheltenham East Primary School
- 6 Mentone Girls' Grammar
- 7 Sandringham College
- 8 Cheltenham Secondary College
- 9 Holmesglen Moorabbin Campus
- 10 Highett Library

RECREATION & SPORTS

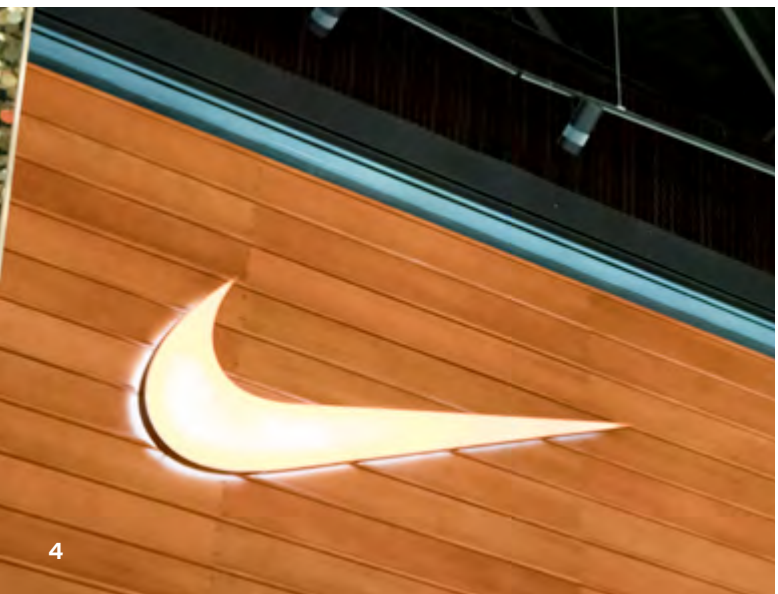
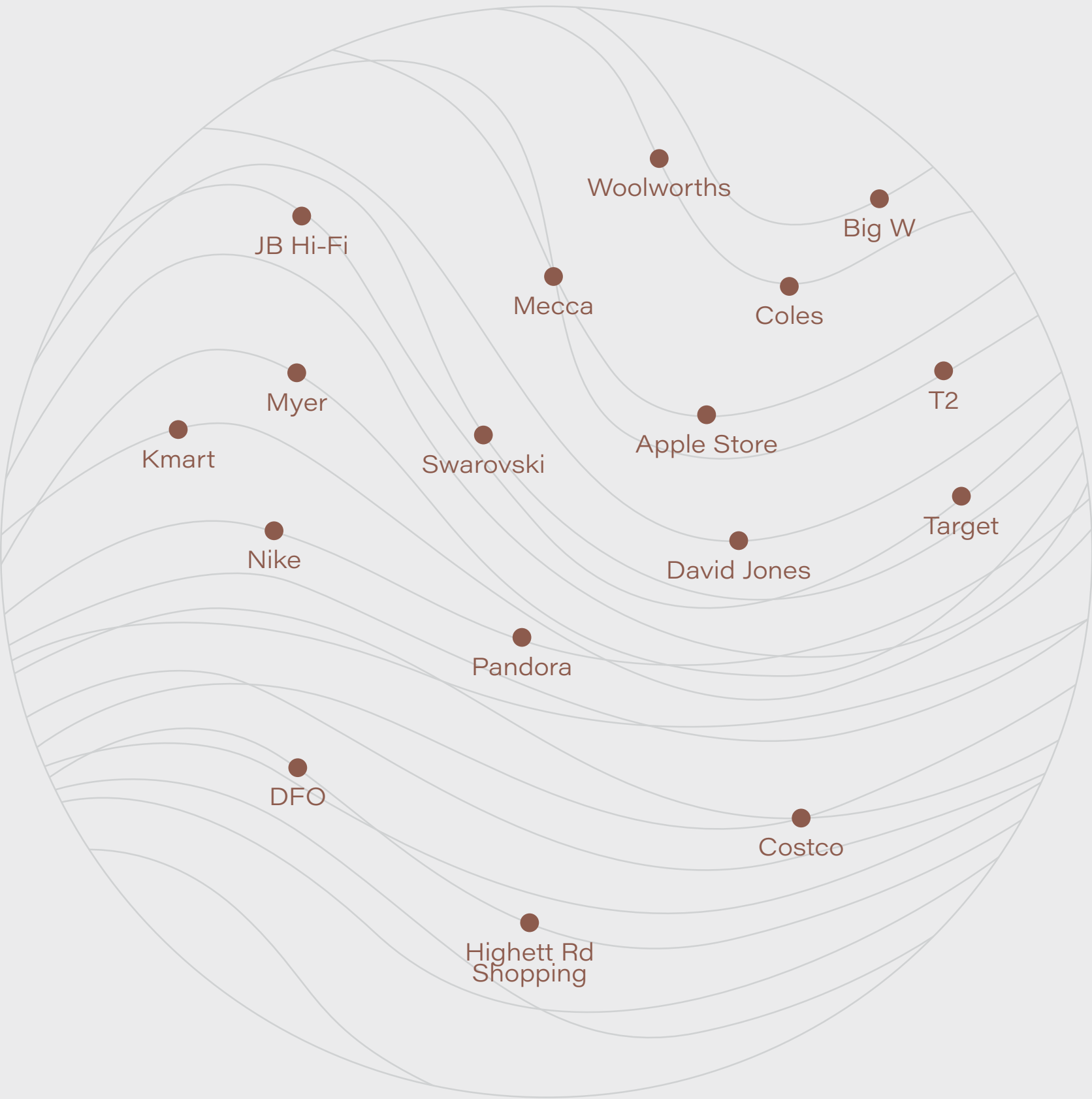
- 1 Victoria Golf Club
- 2 Royal Melbourne Golf Club
- 3 Sandringham Golf Course
- 4 Yarra Yarra Golf Club
- 5 Cheltenham Golf Club
- 6 Kingston Heath Golf Club
- 7 Woodlands Golf Club
- 8 Capital Golf Course
- 9 Waves Leisure Centre
- 10 Sandringham Yacht Club
- 11 Highett Tennis Club
- 12 Ricketts Point Marine Sanctuary
- 13 Mentone Aquarium





Westfield Southland, spanning the Nepean Highway, is a comprehensive shopping experience. With 400 stores, including Myer and David Jones, Village cinemas and a large array of restaurants and cafes, there's little you won't be able to find.

The nearby Highett Rd shopping strip, Costco and DFO round out the comprehensive retail experience available to Southpoint residents.



1. Westfield Southland | 2. Village Cinemas | 3. DFO Moorabbin | 4. Nike Westfield | 5. MYER Westfield | 6. Apple Store Westfield



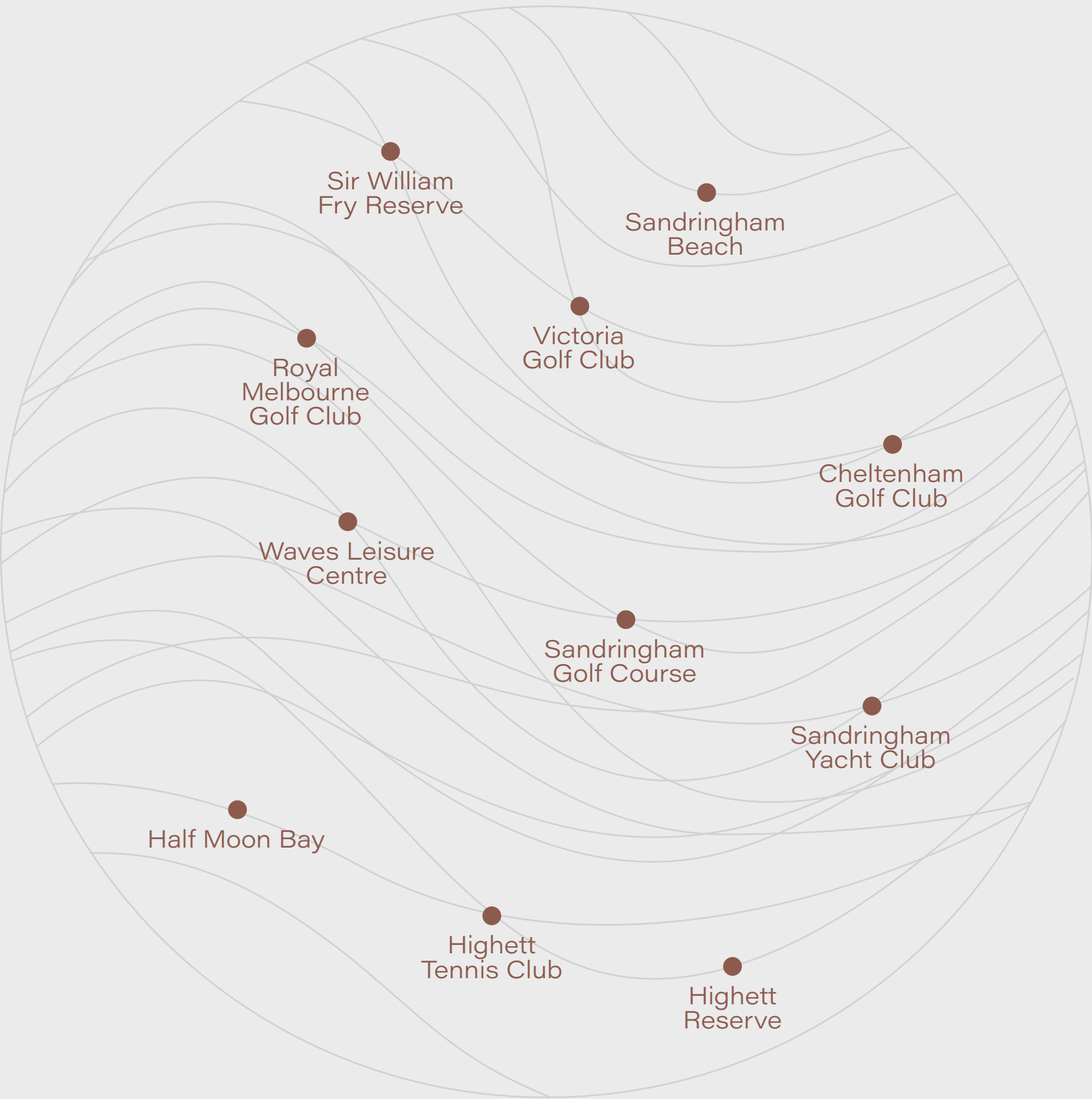


1. Nando's Westfield | 2. Southside Billy's Westfield | 3. Table Birds - Highett Rd | 4. Abbiocco Pasta & Wine - Highett Rd | 5. Sons of Mischief - Highett Rd



Southpoint's location is a gift for sporting and outdoor recreation.

With four major golf courses, numerous sporting venues, gymnasiums and tennis courts nearby, all your fitness and well-being needs are sorted. Melbourne's bay beaches are just minutes away with kilometres of strolling, riding or running right by the gentle bay waves.







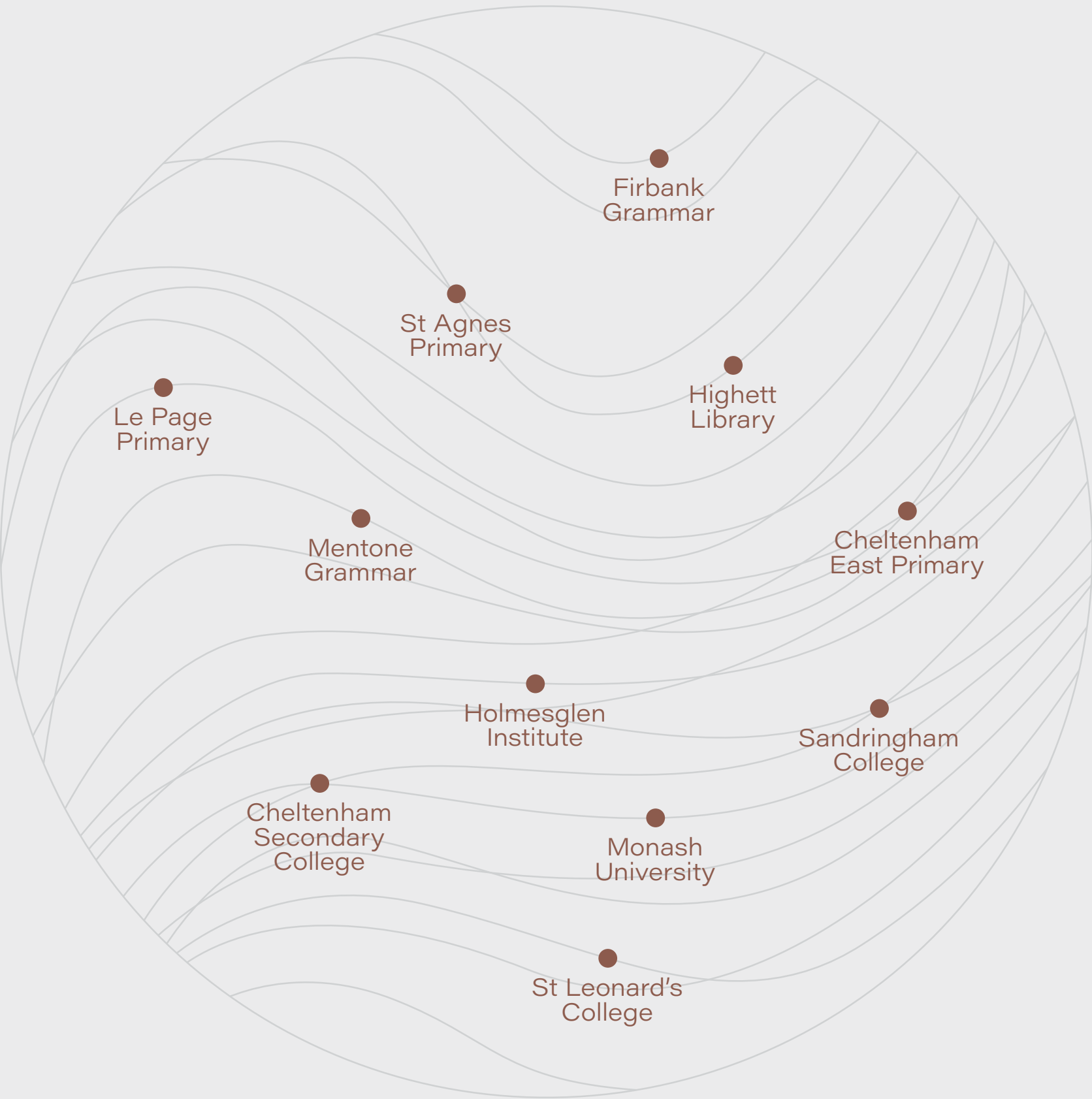






Southpoint puts you in the zone for some of Melbourne's finest schools, including Firkbank Grammar, Mentone Grammar and Cheltenham Secondary College.

Primary education is well taken care of with a range of schools nearby, Holmesglen Institute and Monash University are also just a short trip away.



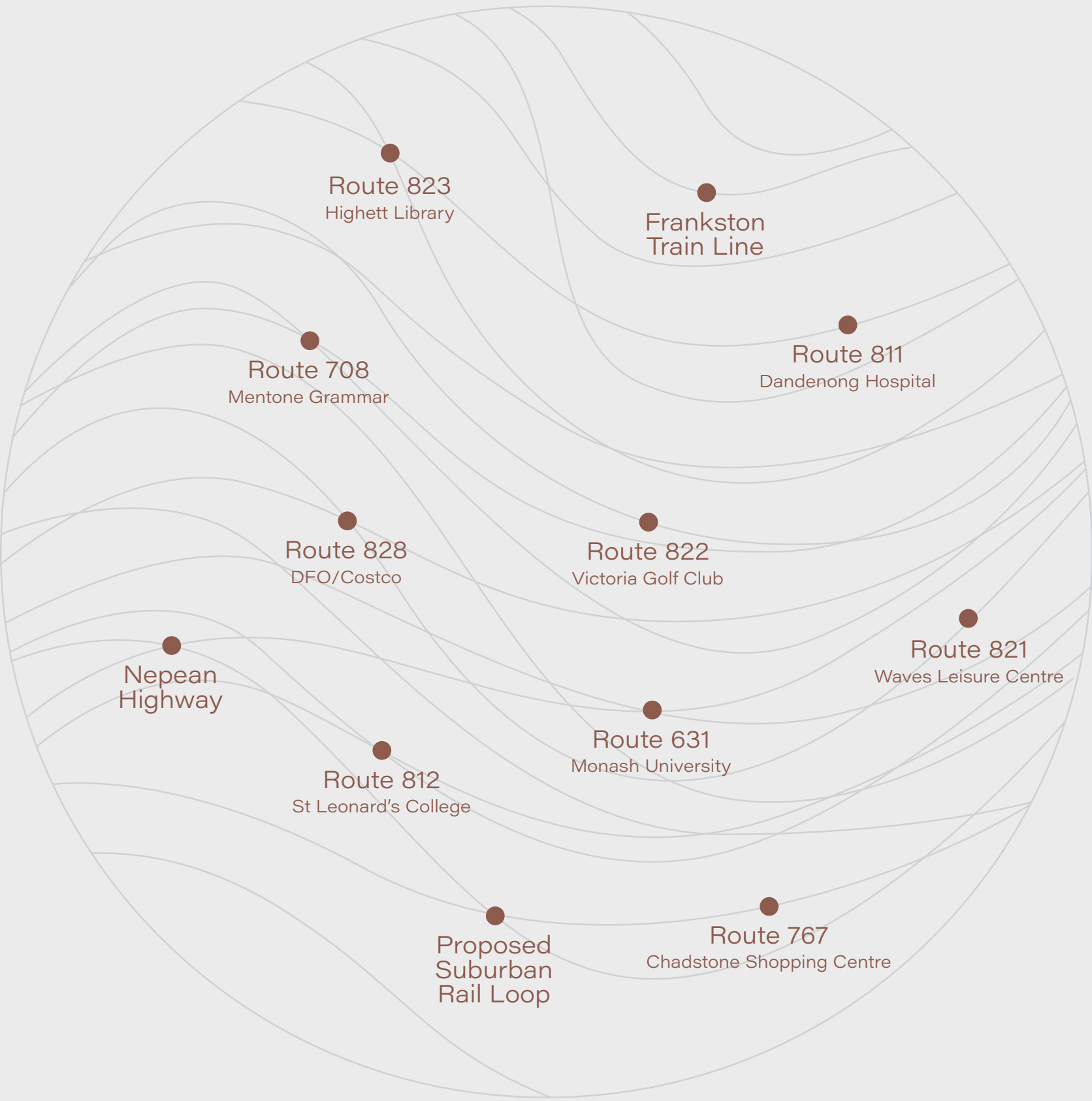




1. St Leonard's College | 2. Sandringham College | 3. Mentone Grammar | 4. Cheltenham East Primary School  
5. Our Lady of the Assumption Parish Primary School | 6. Firbank Grammar | 7. St Agnes' Primary School



Southland Station is a hub on the Frankston line, with regular and express trains making Melbourne's CBD only 30 minutes away. Bus routes radiate through the southeast from Southland, and the in-development Suburban Rail Loop\* will add a further dimension with its connection to Melbourne Airport via southern and northern suburbs.



\* Suburban Rail Loop official website: [www.suburbanrailloop.vic.gov.au](http://www.suburbanrailloop.vic.gov.au)







The proposed Suburban Rail Loop Cheltenham station will be located under part of Sir William Fry Reserve, giving Southpoint residents immediate access to the network of rail and bus services. Stage one of the initiative will see Cheltenham connected to Clayton, Monash and through to Box Hill.\* The stage two continues the line through the northern suburbs, to Melbourne Airport and on to Werribee.



\* Resource: Suburban Rail Loop Cheltenham Precinct Factsheet - June 2021







A special location, a unique, contemporary design, homes to be proud of - projects like Southpoint require a skilled, experienced team of professionals to bring them to life. We've assembled an amazing group of architects, designers and suppliers to create a community-conscious, stellar collection of homes at Southpoint.

ARCHITECT & INTERIOR ARCHITECT

## rothelowman

At Rothelowman, we engage in radical exploration to find extraordinary solutions.

As pioneers in the field of architecture and design we are ever evolving our practice, people and market through the award-winning projects we deliver for Australia's premier private and public organisations.

Rothelowman brings 30 years of experience to bear on Southpoint. Our team applies an award-winning track record of innovative solutions to deliver highly commercial, intelligent designs.





DEVELOPER



H1Land Group is a Melbourne-based developer, specialising in Melbourne's high end residential market, they deliver both boutique apartments and luxury homes. Our vision is to bring high quality, value for money residences in Melbourne's well established, sought after suburbs.



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