

52

ST.KILDA
ROAD.
ST.KILDA



Exquisite contemporary apartment living in an outstanding location. Come home to the best of bayside beaches, bars, parks and gardens and an exciting, inner urban lifestyle that invites you to enjoy easy access to Melbourne's premier arts, sporting and restaurant precincts.

52 ST.KILDA ROAD, ST.KILDA



Octavia Street Façade | ARTIST IMPRESSION

ARCHITECTURE

Designed by prestige residential specialists Terry Harper Architects, 52 St.Kilda Road strikes a beautiful balance between private bayside living and a bustling, highly-connected address. Precise, modernist architecture combines with a robust and authentic material palette to present a sophisticated, articulated form in which extensive floor-to-ceiling glazing capitalises on a broadside northerly aspect to bathe living areas with abundant natural light.



St.Kilda Road Façade | ARTIST IMPRESSION



Octavia Street Façade | ARTIST IMPRESSION

Detailed exterior accents to upper-level windows allow delicate shadows and diffused light to permeate the living areas.

Terry Harper

TERRY HARPER ARCHITECTURE



Living Room, Apartment 302 | ARTIST IMPRESSION



KITCHEN

Delight in stunning kitchens, immaculately presented and designed to suit both home chefs and the most occasional of cooks. Porcelain stone benchtops, matt glazed porcelain tiled splashbacks, stylish white tapware, and a complete range of quality Miele appliances dovetail perfectly with superbly engineered cabinetry to ensure outstanding function and great durability.

FINISHES

Clean-lined cabinetry enveloping an integrated fridge, wall ovens and feature LED lighting appear in a scheme where neutral tones and natural textures are to the fore.



Kitchen, Apartment 302 | ARTIST IMPRESSION



Kitchen, Apartment 302 | ARTIST IMPRESSION



Master Bedroom, Apartment 703 | ARTIST IMPRESSION

BEDROOM

Design
Private spaces feature the lush feel of pure wool carpets, as well as a wealth of thoughtful design details such as recessed pelmets and floor-to-ceiling windows.

Joinery
Enjoy a refined sense of space and complete comfort with luxuriously proportioned walk-in and built-in robes, cleverly designed to offer ample storage and discreet convenience.

BATHROOM

Design
Soak up an atmosphere of grace and sophistication. Generous and alluring bathrooms feature lavish shower recesses, concealed cisterns and freestanding bathtubs, effortlessly combining practicality with aesthetic perfection.

Materials
Step into a private sanctum replete with exquisite finishes, including full height porcelain wall tiles and flute textured tile splashback.

Tapware
Brushed Gunmetal tapware and hardware extends an elegant, crafted aesthetic complemented by luxurious spherical opal glass wall lighting.



Bathroom, Apartment 202 | ARTIST IMPRESSION



Bathroom, Apartment 202 | ARTIST IMPRESSION



KITCHEN FINISHES

1. Walls And Ceilings - Dulux Natural White
2. Engineered Timber Flooring - Oak
3. Splashback Feature Tile
4. Kitchen Joinery - Woodmatt Laminate
5. Kitchen Overhead Joinery - Silk Laminate
6. Stone Benchtop - Creme Brulee
7. Kitchen Tap And Sink - Matte White Finish

BATHROOM & BEDROOM FINISHES

8. Bathroom and Laundry Flooring and General Wall Tiles
 9. Bathroom Feature Textured Wall Tile Behind Vanity
 10. Bathroom Joinery - Woodmatt Laminate
 11. Stone Vanity Benchtop - Travertino
 12. Tapware And Fixtures - Matte Gunmetal Finish
 13. Bedroom Flooring - 100% Wool Loop Carpet
-





52 ST.KILDA ROAD, ST.KILDA

An enviable location

Ideally positioned at the seaside end of Melbourne’s grand boulevarde, 52 St.Kilda Road puts you right at the heart of two of Melbourne’s most vibrant destination suburbs, St.Kilda and Windsor.

CAFES / RESTAURANTS

- 1 Capri Cafe
- 2 OzzyThai
- 3 Milk The Cow Licensed Fromagerie
- 4 Tokyo Tina
- 5 Hawker Hall
- 6 Mr Wolf
- 7 Harper’s Kitchen
- 8 Café Di Stasio
- 9 Stokehouse
- 10 Fitzrovia

BARS & ENTERTAINMENT

- 11 The Prince Bandroom
- 12 Hotel Esplanade
- 13 Luna Park
- 14 The Palais Theatre
- 15 AAMI Park
- 16 MCG
- 17 Rod Laver Arena
- 18 Hamer Hall
- 19 NGV International
- 20 Federation Square/NGV Australia
- 21 Prahran Hotel

EDUCATION

- 22 St.Michael’s Grammar School
- 23 Wesley College
- 24 Melbourne Grammar School
- 25 St.Kilda Park Primary School

HEALTH & RECREATION

- 26 The Alfred Hospital
- 27 The Avenue Hospital
- 28 St.Kilda Sea Baths
- 29 Albert Park Golf Course
- 30 St.Kilda Cricket Ground
- 31 Anytime Fitness
- 32 Fernwood Fitness
- 33 Melbourne Sports & Aquatic Centre

PARKS & GARDENS

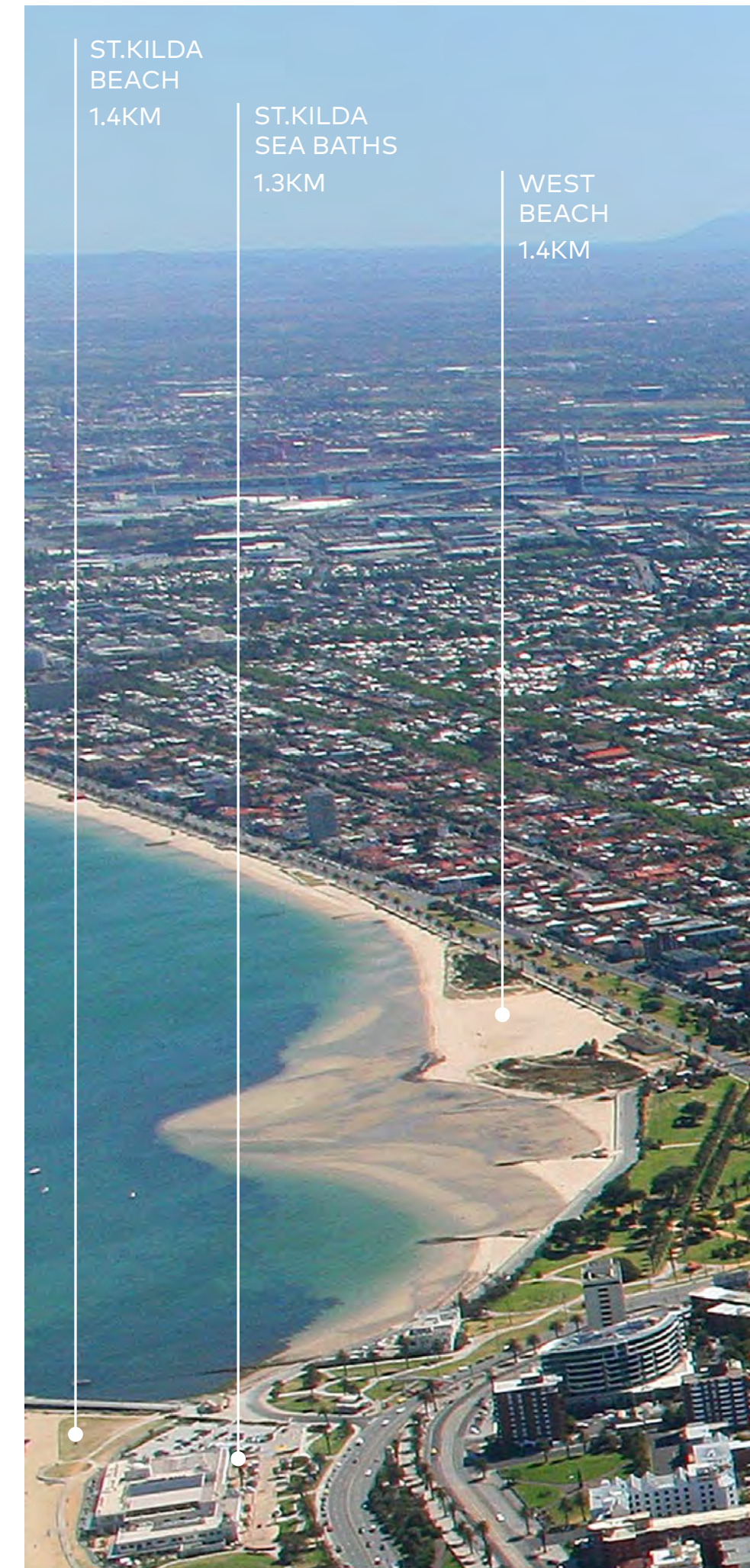
- 34 Fawkner Park
- 35 Albert Park
- 36 Alma Park
- 37 Royal Botanic Gardens
- 38 Catani Gardens
- 39 St.Kilda Beach

MARKETS / SUPERMARKETS

- 40 Prahran Market
- 41 The Wood Frog Bakery
- 42 Woolworths
- 43 Coles
- 44 Windsor Grocer

LOCATION

Take full advantage of an ideal blend of inner-urban and bayside lifestyles. Enjoy the ultimate convenience of St.Kilda Beach and Albert Park Lake just a short walk away, as well as a wealth of restaurants, bars, parks and gardens. And the city's extraordinary arts and sporting precincts are just minutes away via public transport right on your doorstep.





MELBOURNE SPORTS &
AQUATIC CENTRE (MSAC)
2.4KM

ALBERT
PARK LAKE
770M

ARTS
CENTRE
4KM

MELBOURNE
CBD
4.7KM

BOTANIC
GARDENS
2.7KM

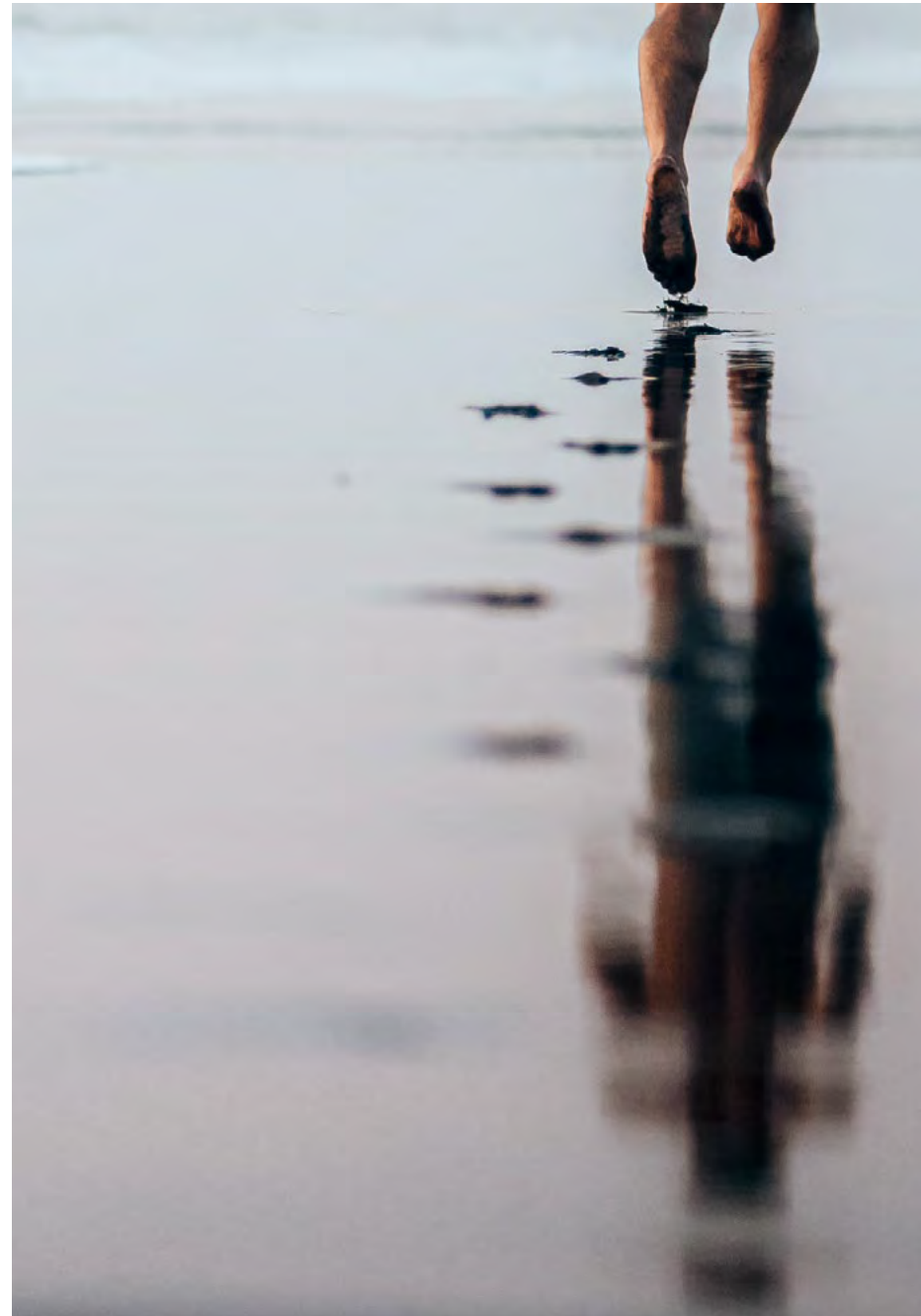
MCG / SPORTING
PRECINCT
3.5KM

5

ST.KILDA BEACH

A bayside lifestyle

Immerse yourself in the daily pleasures of a local neighbourhood that has everything. Enjoy morning runs along the sand. Spend summer evenings cocktail in hand watching the sun dip into the bay. Take your place in one of Melbourne's premier lifestyle locations.

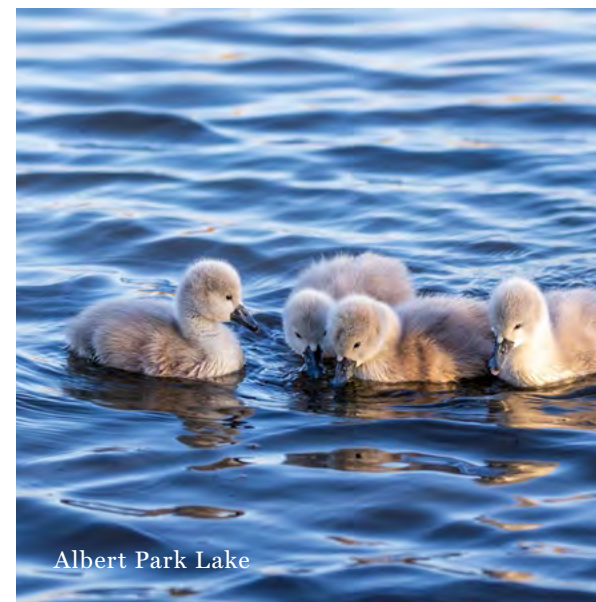




St.Kilda Pier



Albert Park Lake



ALBERT PARK LAKE

Nature's inner-city oasis

Find moments of solitude or select from an incredible range of lakeside recreation in the beautiful 225 hectare Albert Park. Enjoy sailing clubs and sports facilities, a spectacular public golf course, the Melbourne Sports & Aquatic Centre, and plenty of spots for an idyllic family picnic.



Prince of Wales Hotel, St.Kilda



ST.KILDA

A dining and entertainment destination

St.Kilda has been the seaside mecca for Melburnians since the 1800s and the ever-lively Fitzroy, Acland and Barkly streets offer a multitude of shopping, dining, drinks and entertainment options.





NEVER A DULL MOMENT

Enjoy a vibrant year-round events calendar

*Your personal playground awaits.
St.Kilda always has something
spectacular happening, including
a host of major film, sport, live
music, art and performance events.*



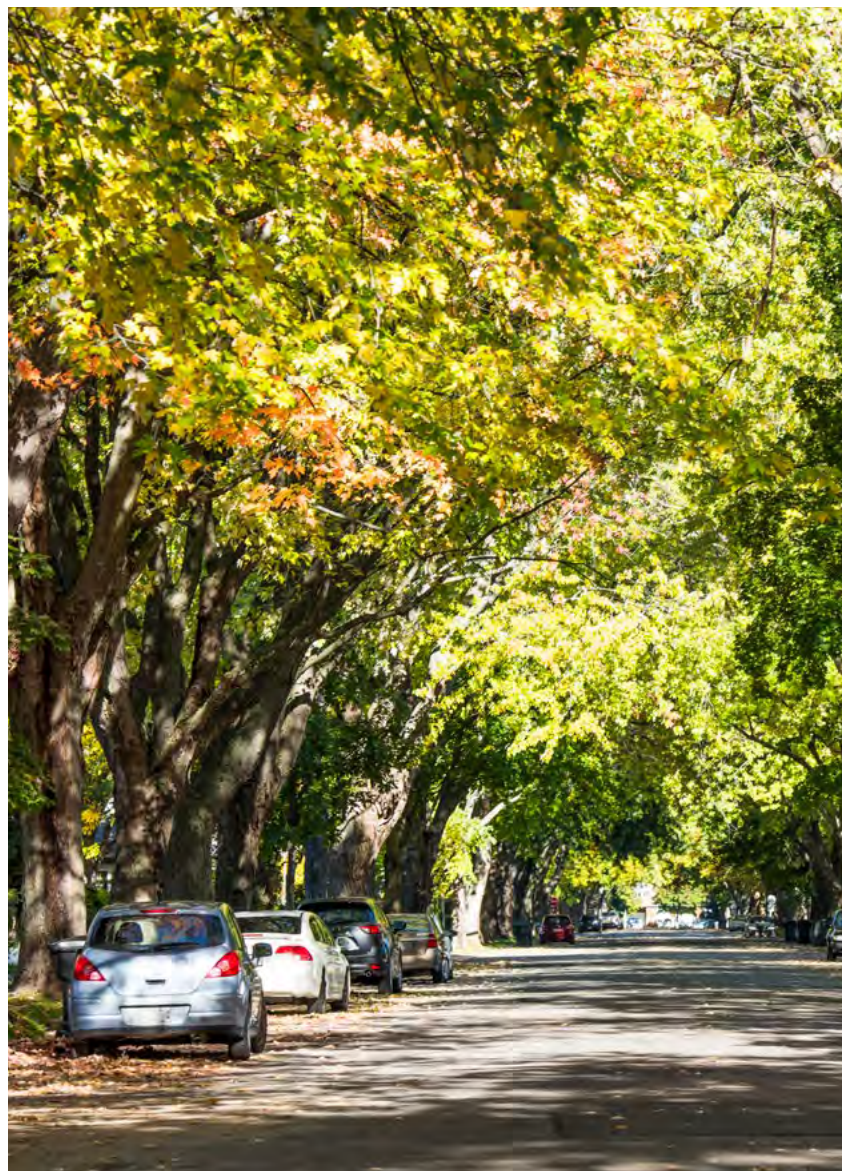


SHOPPING AND MARKETS

A land of plenty

From classic & vintage to modern & contemporary, niche boutique shopping in St.Kilda is as unique and characteristic as the area itself. Explore quirky independent retailers to your heart's content. Hunt and gather the very best organic and free-range produce at the monthly farmers' market, or stock up on essentials at the iconic Prahran Market.





NEIGHBOURHOOD

An established neighbourhood

Set amongst highly sought-after leafy streets, St.Kilda's first class education options are all within easy walking distance.

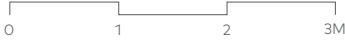
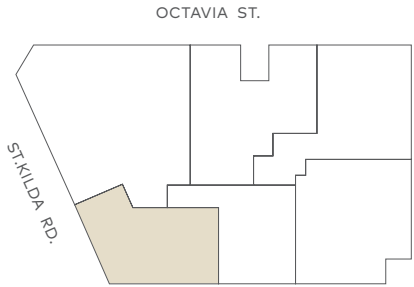
Apartment Plans

52 ST.KILDA ROAD, ST.KILDA

1.01

LEVEL 1 APARTMENT 1.01

BEDROOMS	1	P	Pantry
BATHROOMS	1	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	63m ²		
EXTERNAL AREA M ²	8m ²		
TOTAL AREA M ²	71m ²		

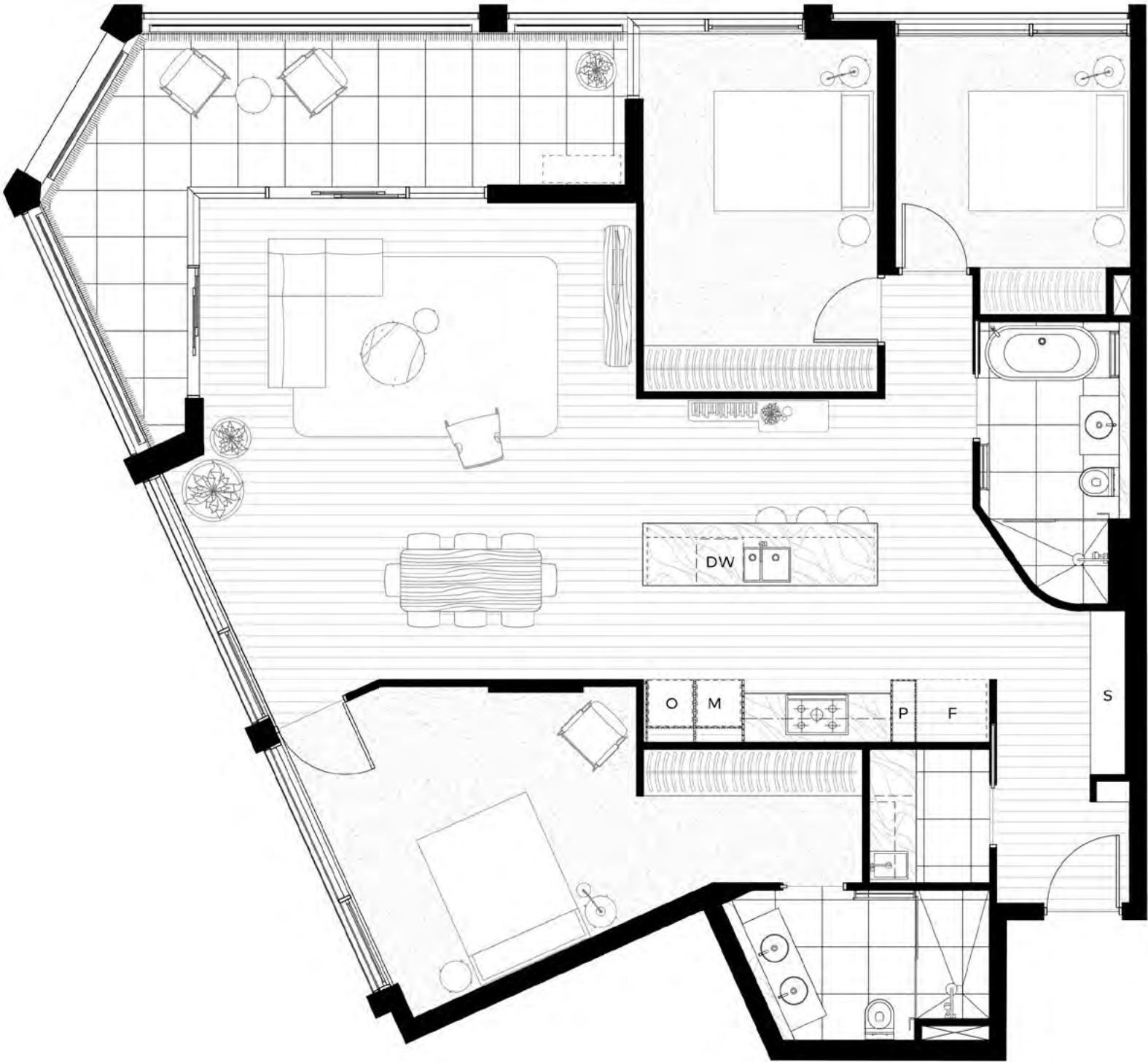
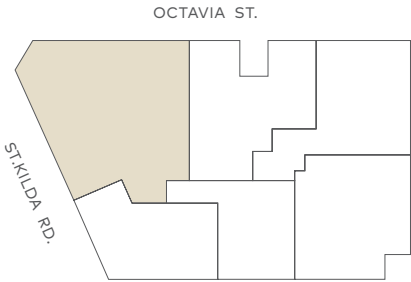


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

1.02

LEVEL 1 APARTMENT 1.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M ²	134m ²	DW	Dishwasher
EXTERNAL AREA M ²	21m ²	F	Fridge
TOTAL AREA M ²	155m ²	S	Storage

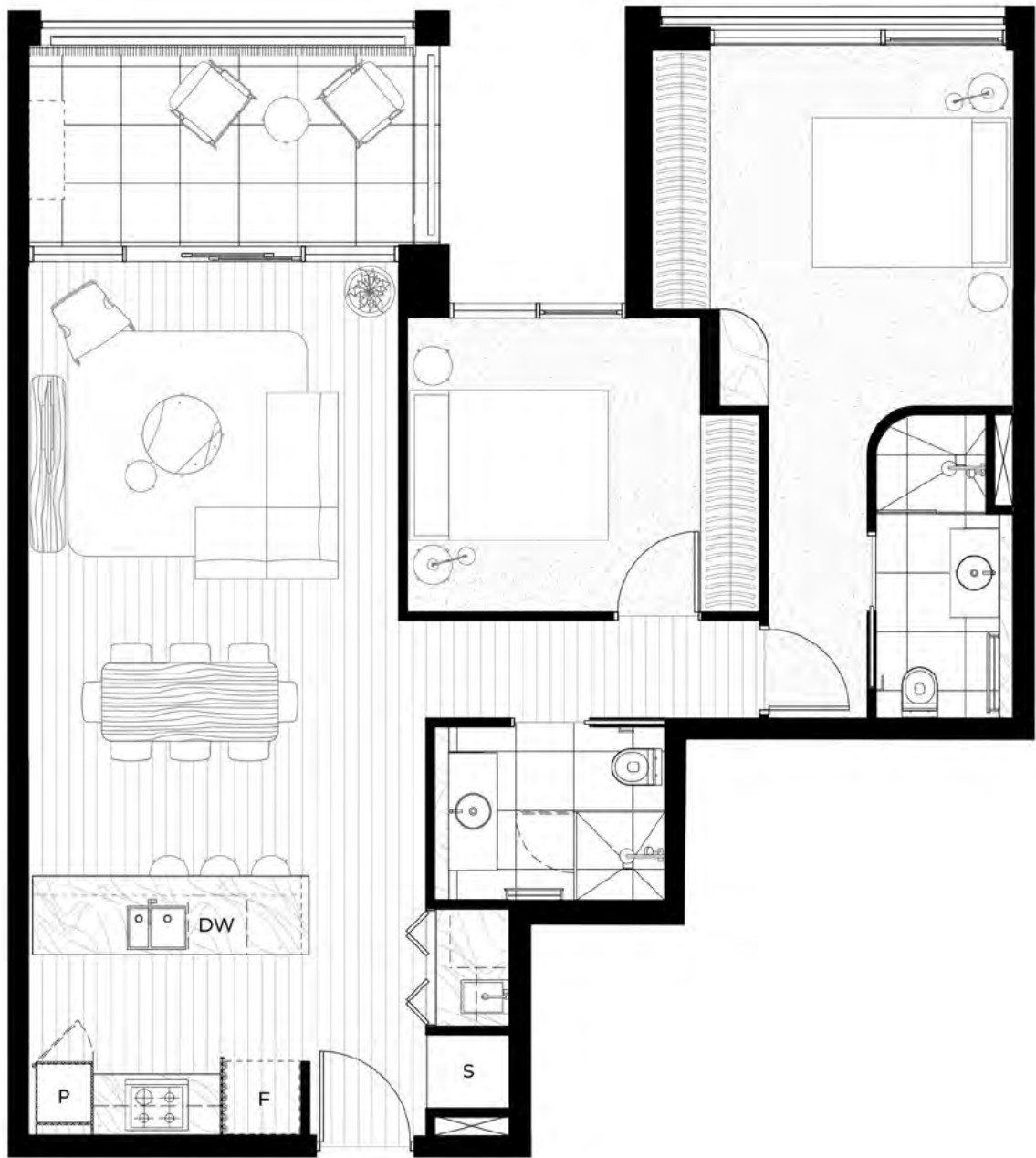
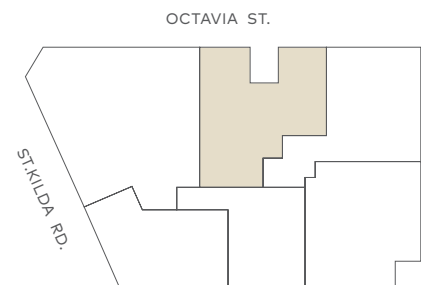


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

1.03

LEVEL 1 APARTMENT 1.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	84m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	94m ²		

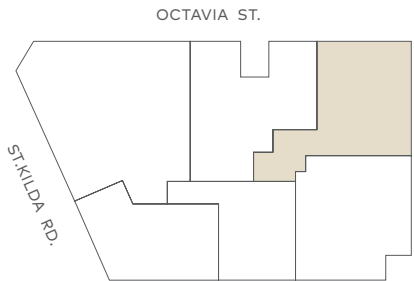


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

1.04

LEVEL 1 APARTMENT 1.04

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M²	90m²		

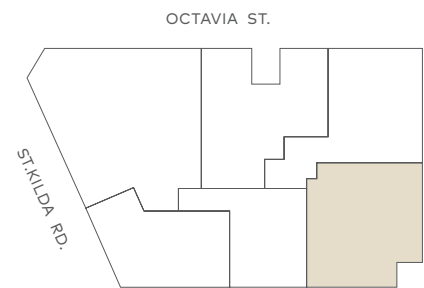


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

1.05

LEVEL 1 APARTMENT 1.05

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	82m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	92m ²		

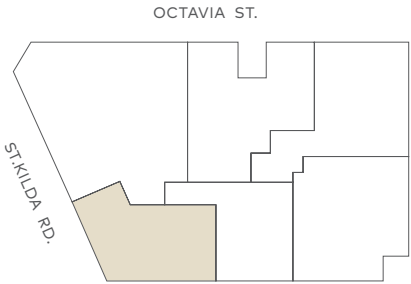


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

2.01

LEVEL 2 APARTMENT 2.01

BEDROOMS	1	P	Pantry
BATHROOMS	1	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	63m ²		
EXTERNAL AREA M ²	8m ²		
TOTAL AREA M ²	71m ²		

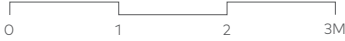
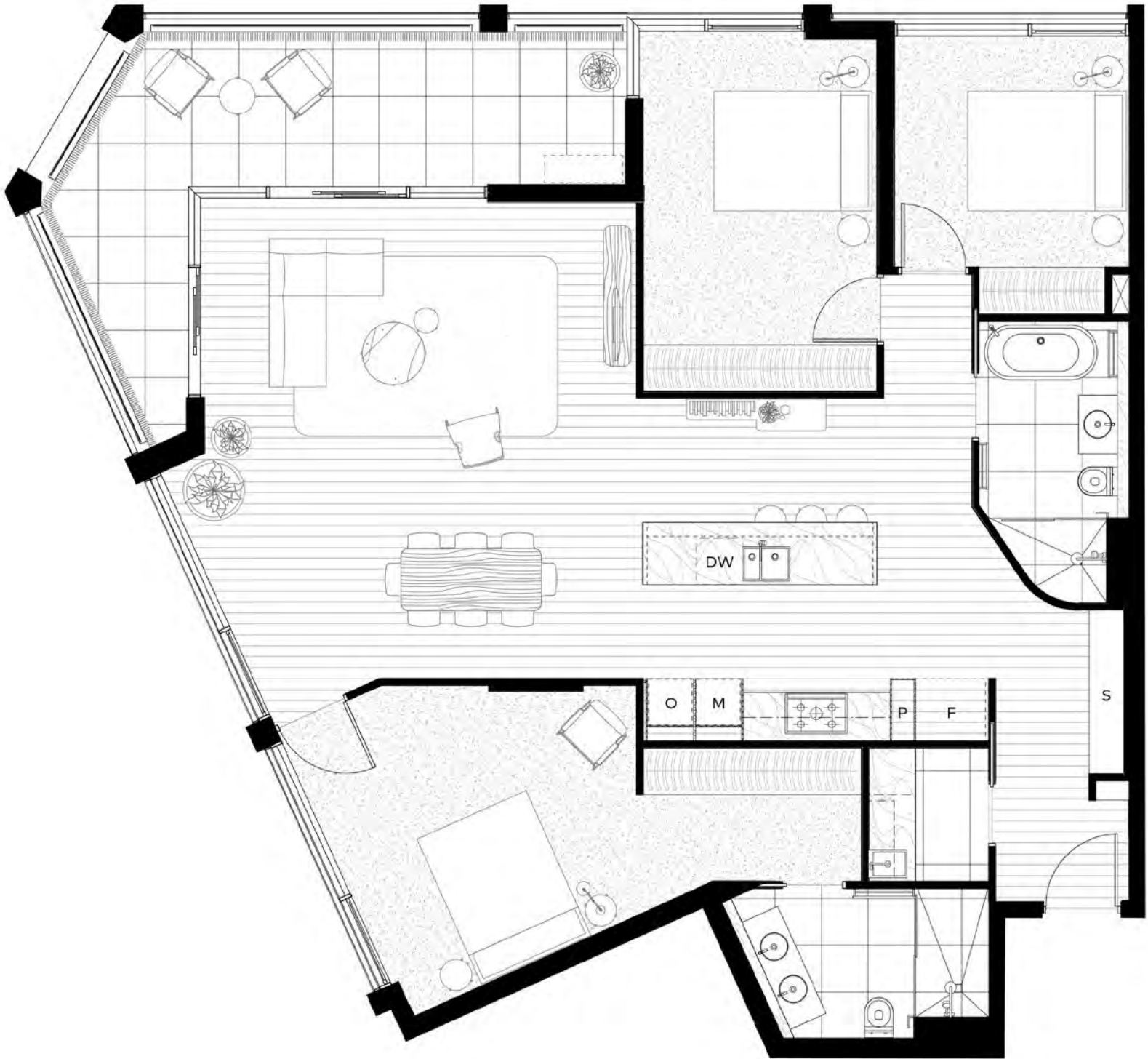
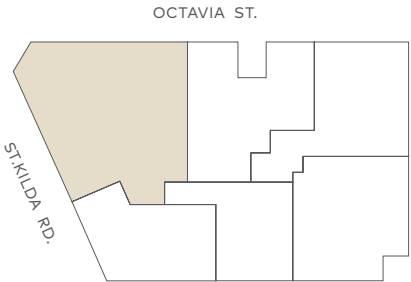


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

2.02

LEVEL2 APARTMENT 2.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M²	134m²	DW	Dishwasher
EXTERNAL AREA M²	21m²	F	Fridge
TOTAL AREA M²	155m²	S	Storage

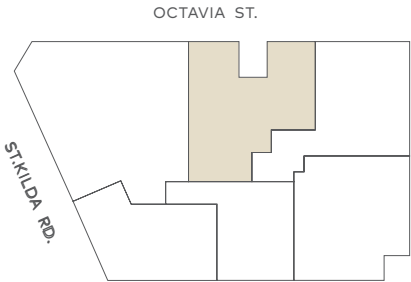


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

2.03

LEVEL 2 APARTMENT 2.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	84m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	94m ²		

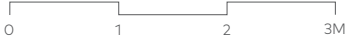
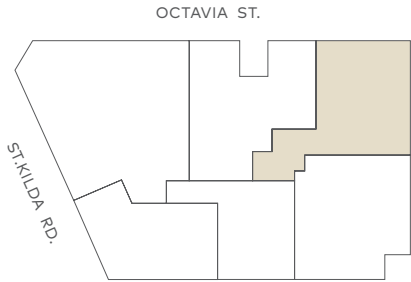


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

2.04

LEVEL2 APARTMENT 2.04

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M²	90m²		

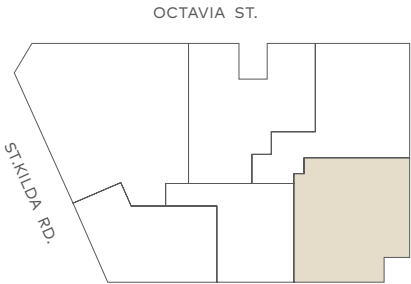


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

2.05

LEVEL 2 APARTMENT 2.05

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	82m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	92m ²		

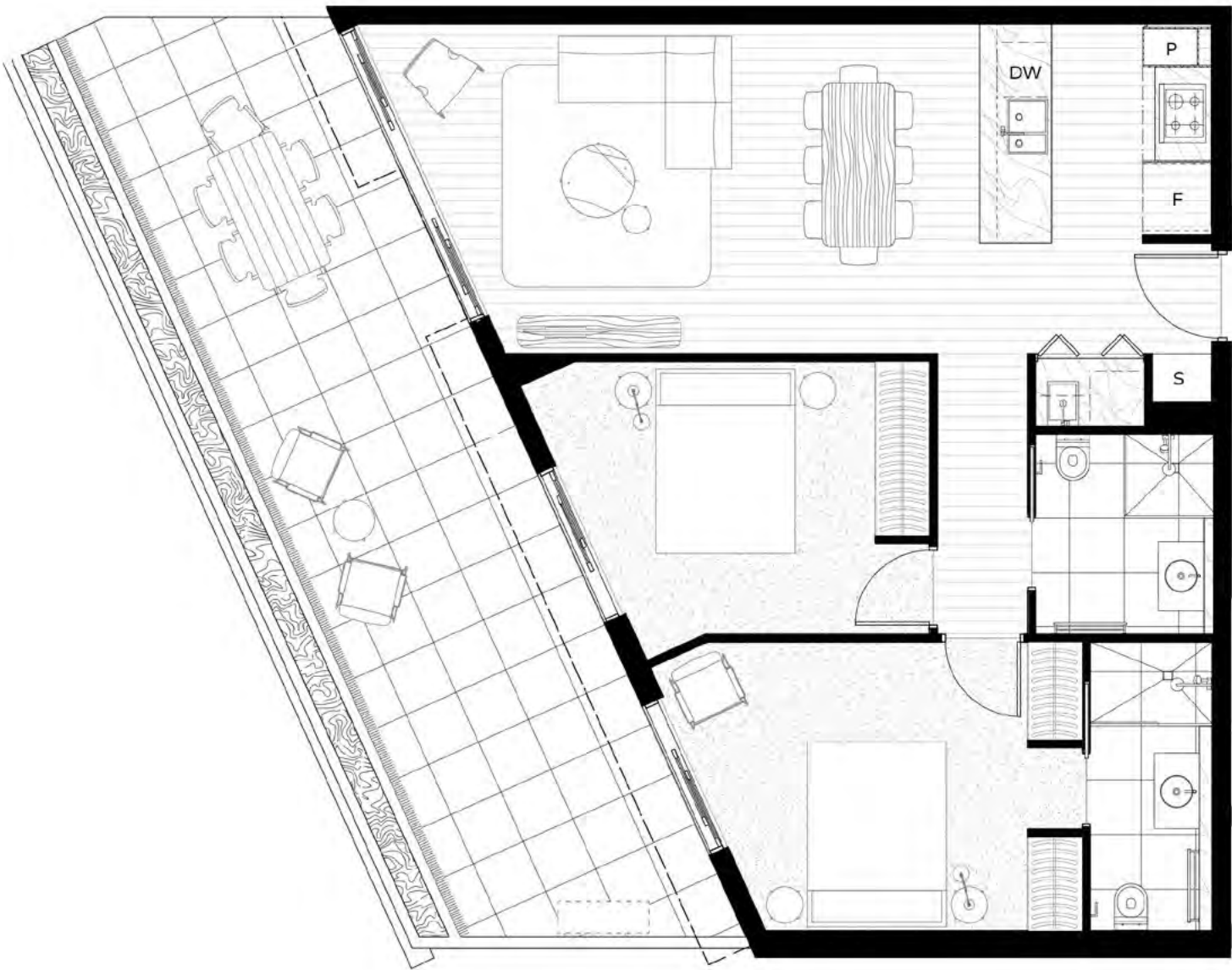
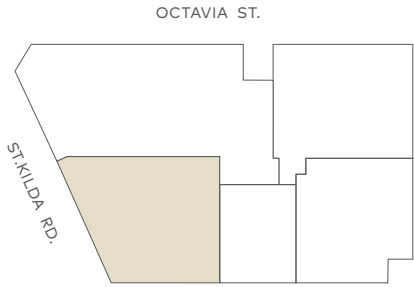


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

3.01

LEVEL 3 APARTMENT 3.01

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	77m ²	S	Storage
EXTERNAL AREA M ²	38m ²		
TOTAL AREA M²	115m²		

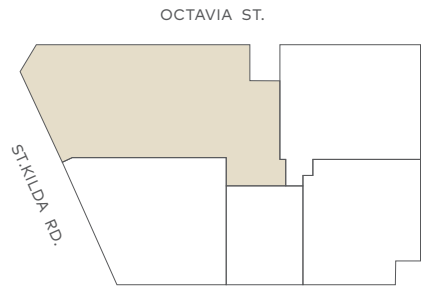
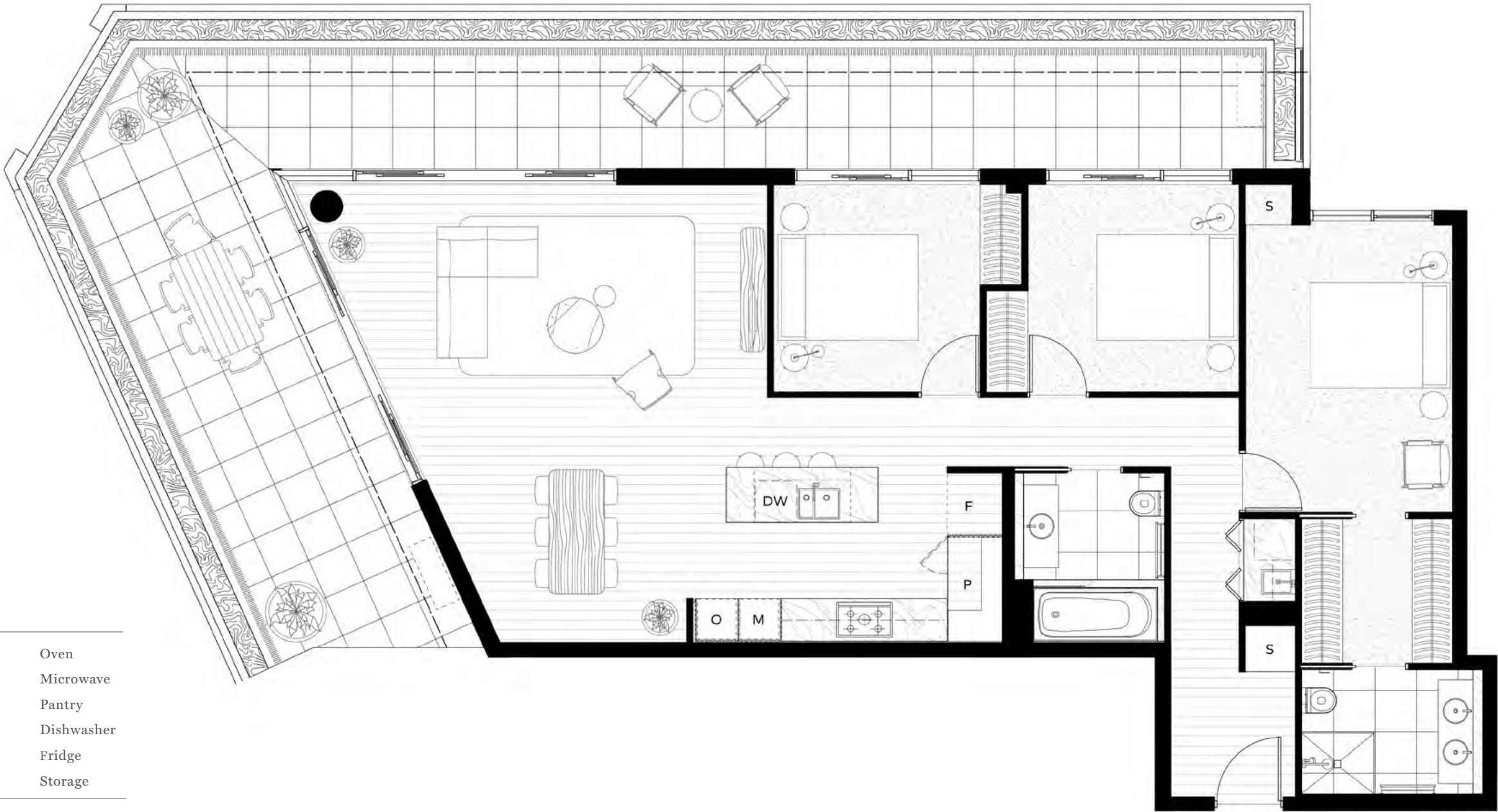


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

3.02

LEVEL 3 APARTMENT 3.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M ²	119m ²	DW	Dishwasher
EXTERNAL AREA M ²	67m ²	F	Fridge
TOTAL AREA M ²	186m ²	S	Storage

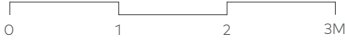
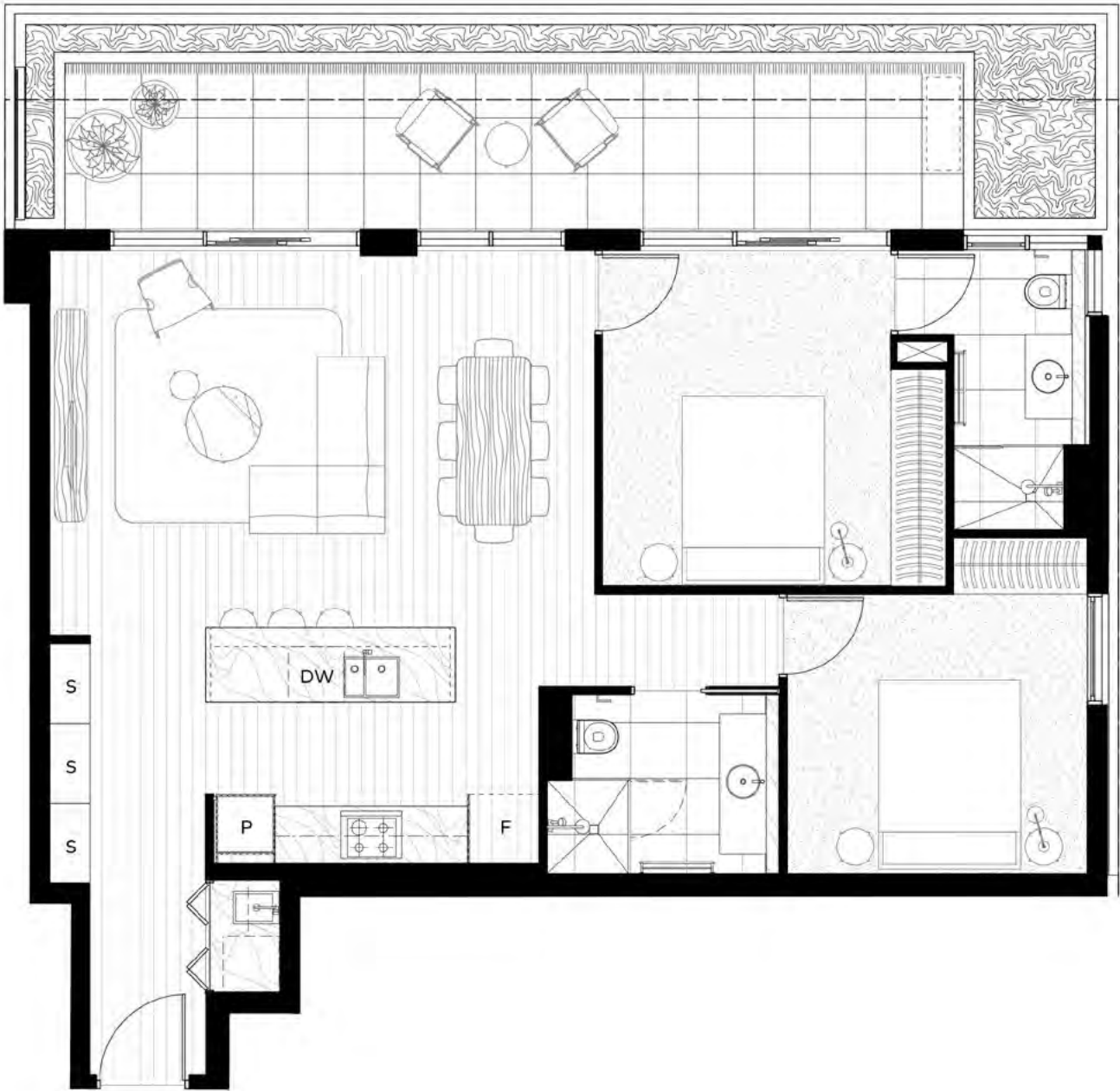
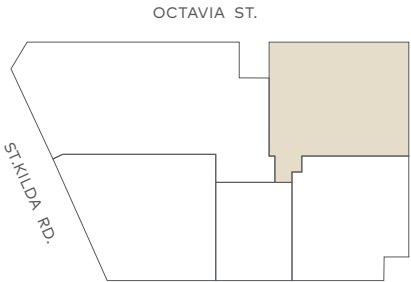


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

3.03

LEVEL 3 APARTMENT 3.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	85m ²	S	Storage
EXTERNAL AREA M ²	27m ²		
TOTAL AREA M ²	112m ²		

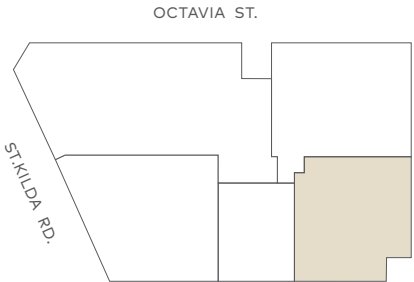


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

3.04

LEVEL 3 APARTMENT 3.04

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	82m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	92m ²		

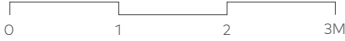
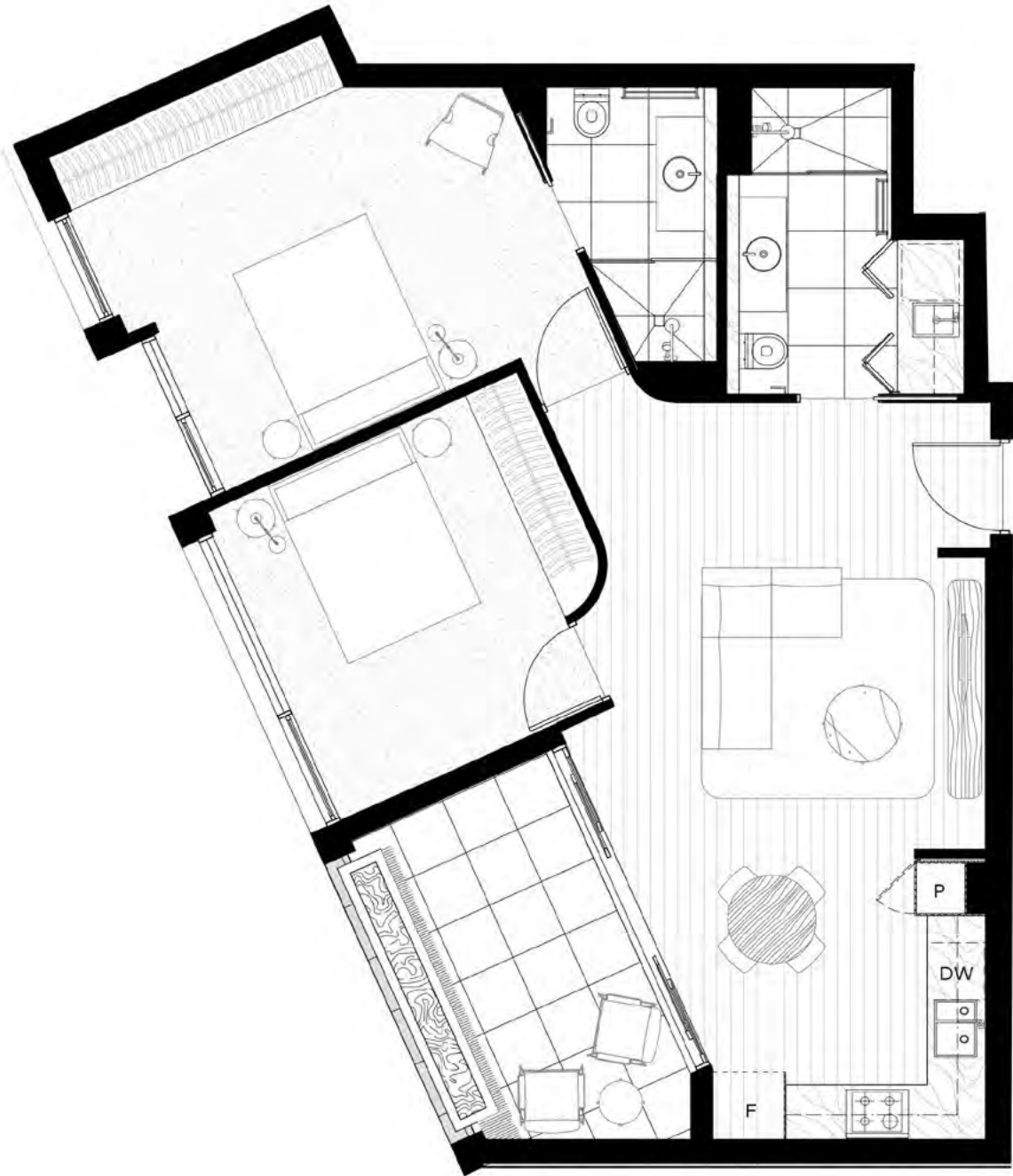
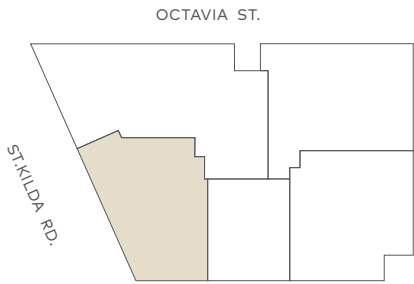


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

4.01

LEVEL 4 APARTMENT 4.01

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²		
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	90m ²		

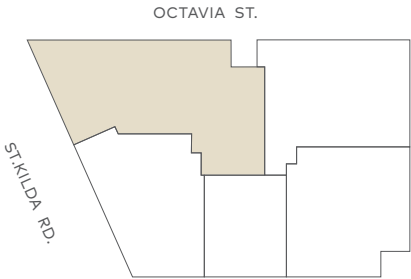


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

4.02

LEVEL4 APARTMENT 4.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M²	125m²	DW	Dishwasher
EXTERNAL AREA M²	12m²	F	Fridge
TOTAL AREA M²	137m²	S	Storage

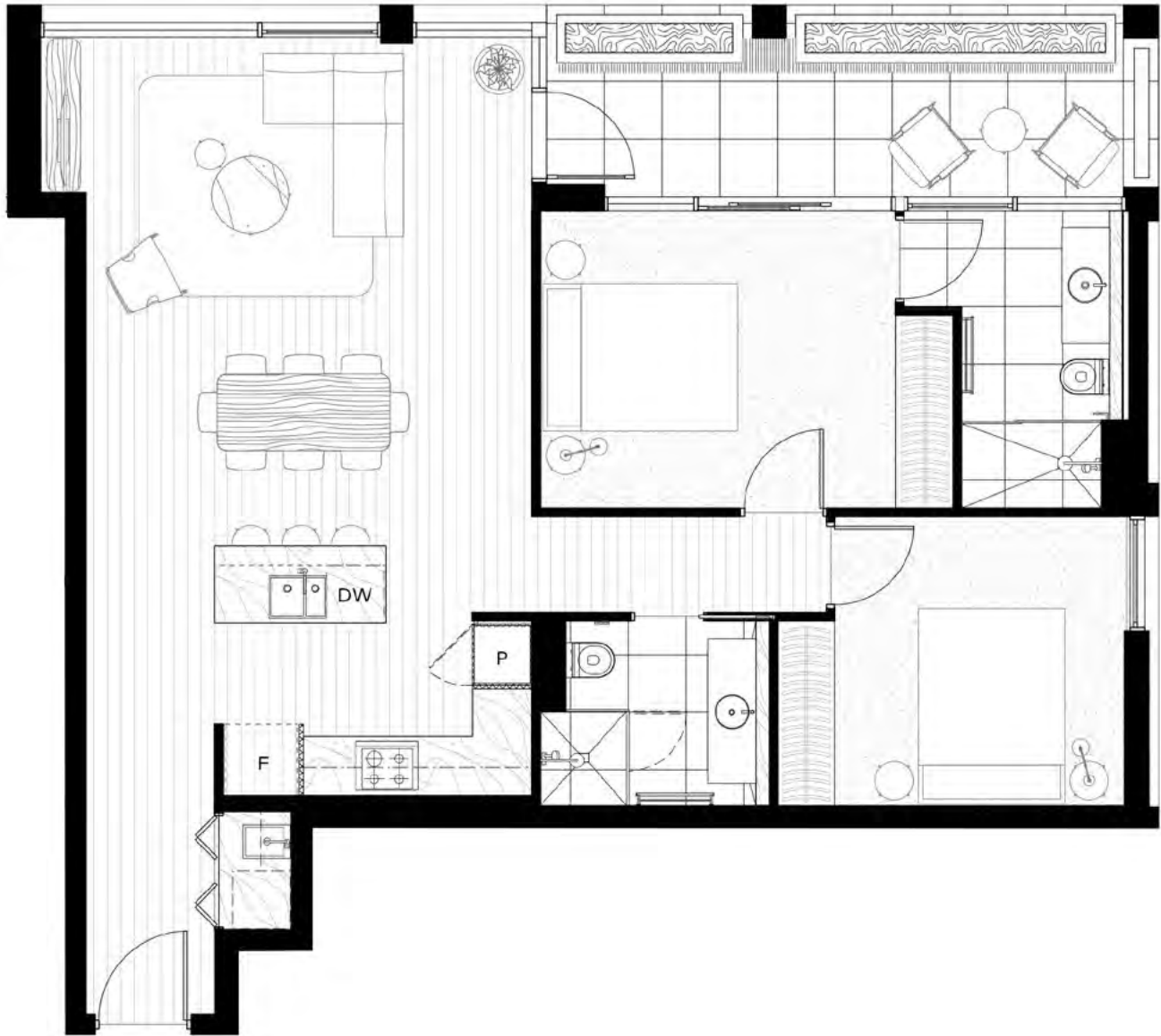
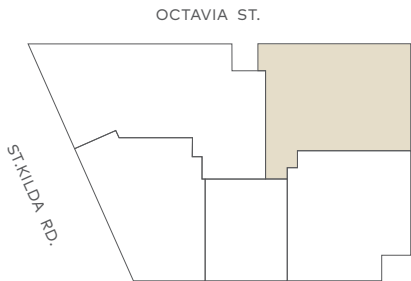


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

4.03

LEVEL 4 APARTMENT 4.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	88m ²		
EXTERNAL AREA M ²	13m ²		
TOTAL AREA M ²	101m ²		

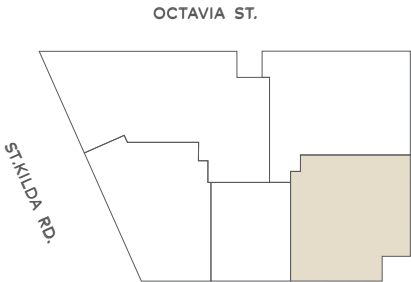


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

4.04

LEVEL 4 APARTMENT 4.04

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M²	82m²	S	Storage
EXTERNAL AREA M²	10m²		
TOTAL AREA M²	92m²		

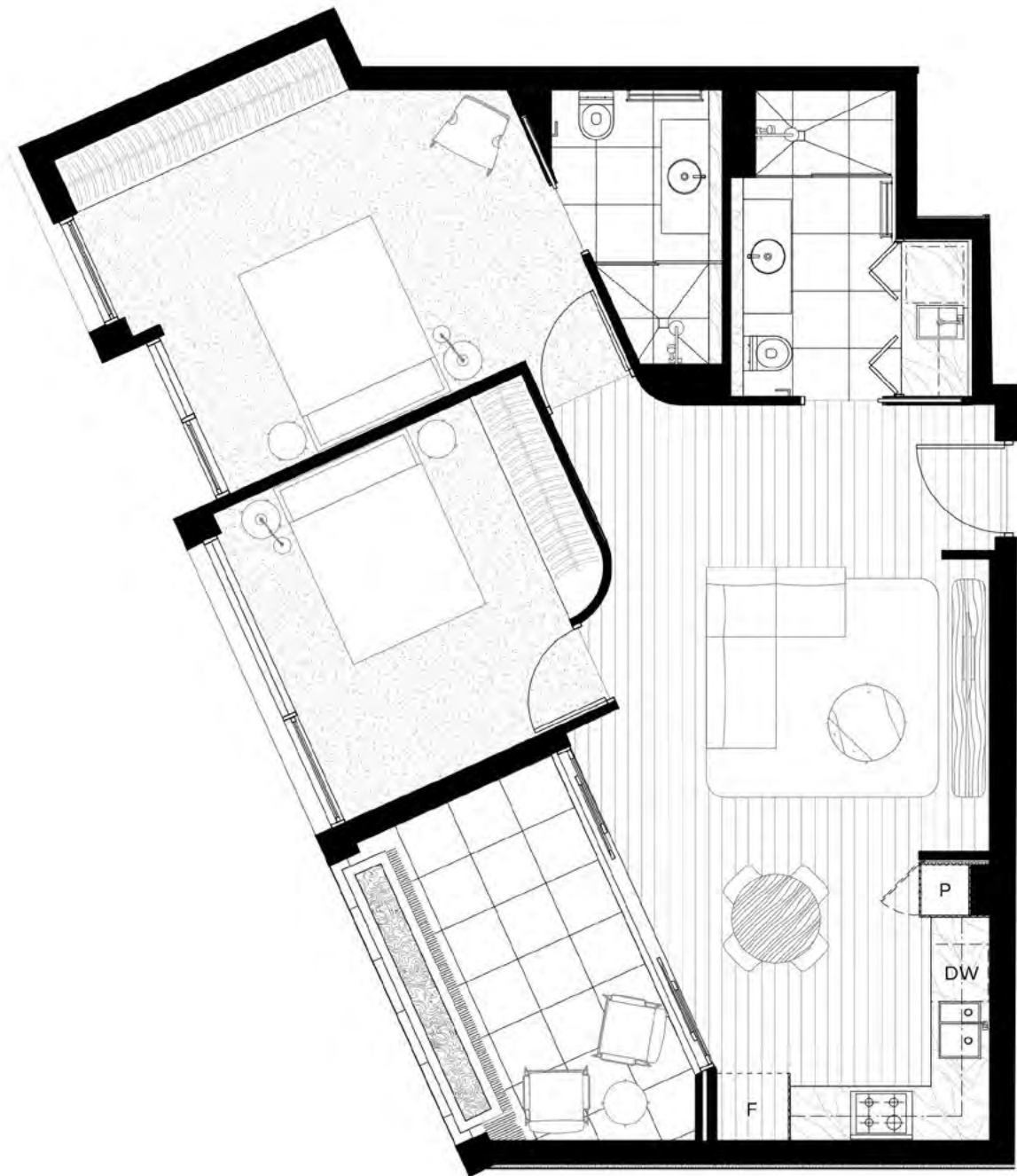
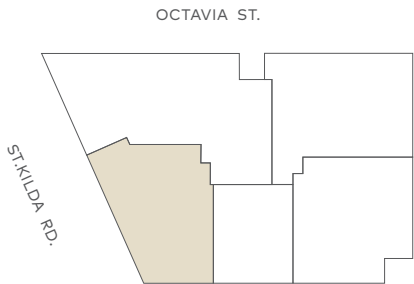


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

5.01

LEVEL 5 APARTMENT 5.01

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²		
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	90m ²		

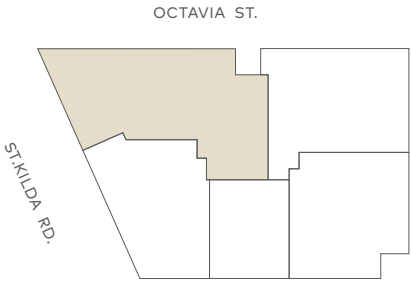


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

5.02

LEVEL5 APARTMENT 5.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M²	125m²	DW	Dishwasher
EXTERNAL AREA M²	12m²	F	Fridge
TOTAL AREA M²	137m²	S	Storage

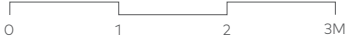
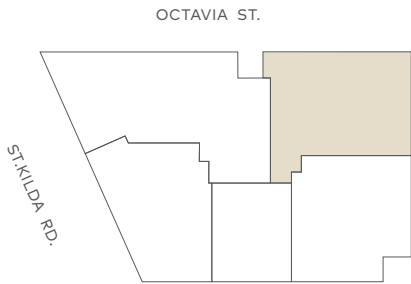


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

5.03

LEVEL 5 APARTMENT 5.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	88m ²		
EXTERNAL AREA M ²	13m ²		
TOTAL AREA M ²	101m ²		

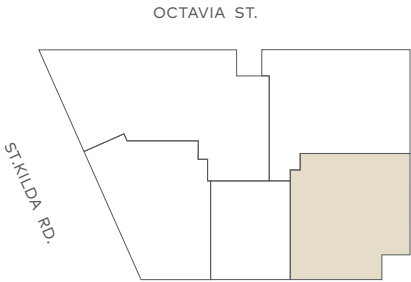


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

5.04

LEVEL5 APARTMENT 5.04

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M²	82m²	S	Storage
EXTERNAL AREA M²	10m²		
TOTAL AREA M²	92m²		

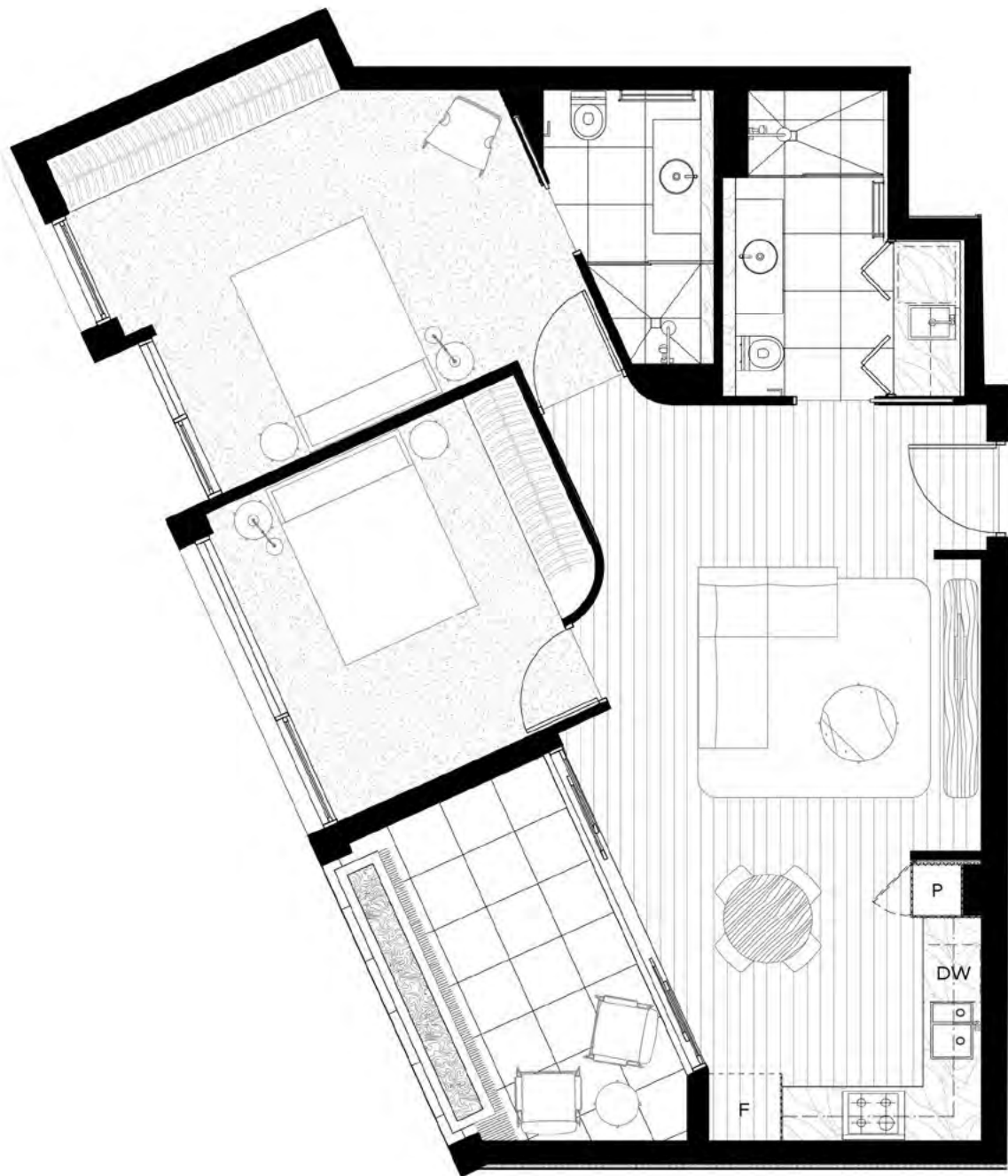
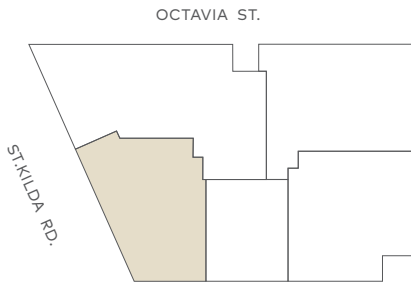


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

6.01

LEVEL 6 APARTMENT 6.01

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²		
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	90m ²		

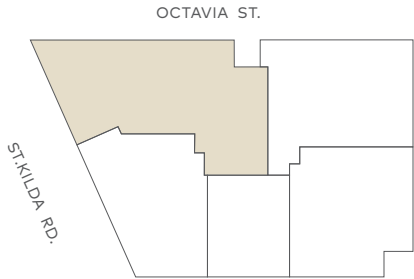


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

6.02

LEVEL6 APARTMENT 6.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M²	125m²	DW	Dishwasher
EXTERNAL AREA M²	12m²	F	Fridge
TOTAL AREA M²	137m²	S	Storage



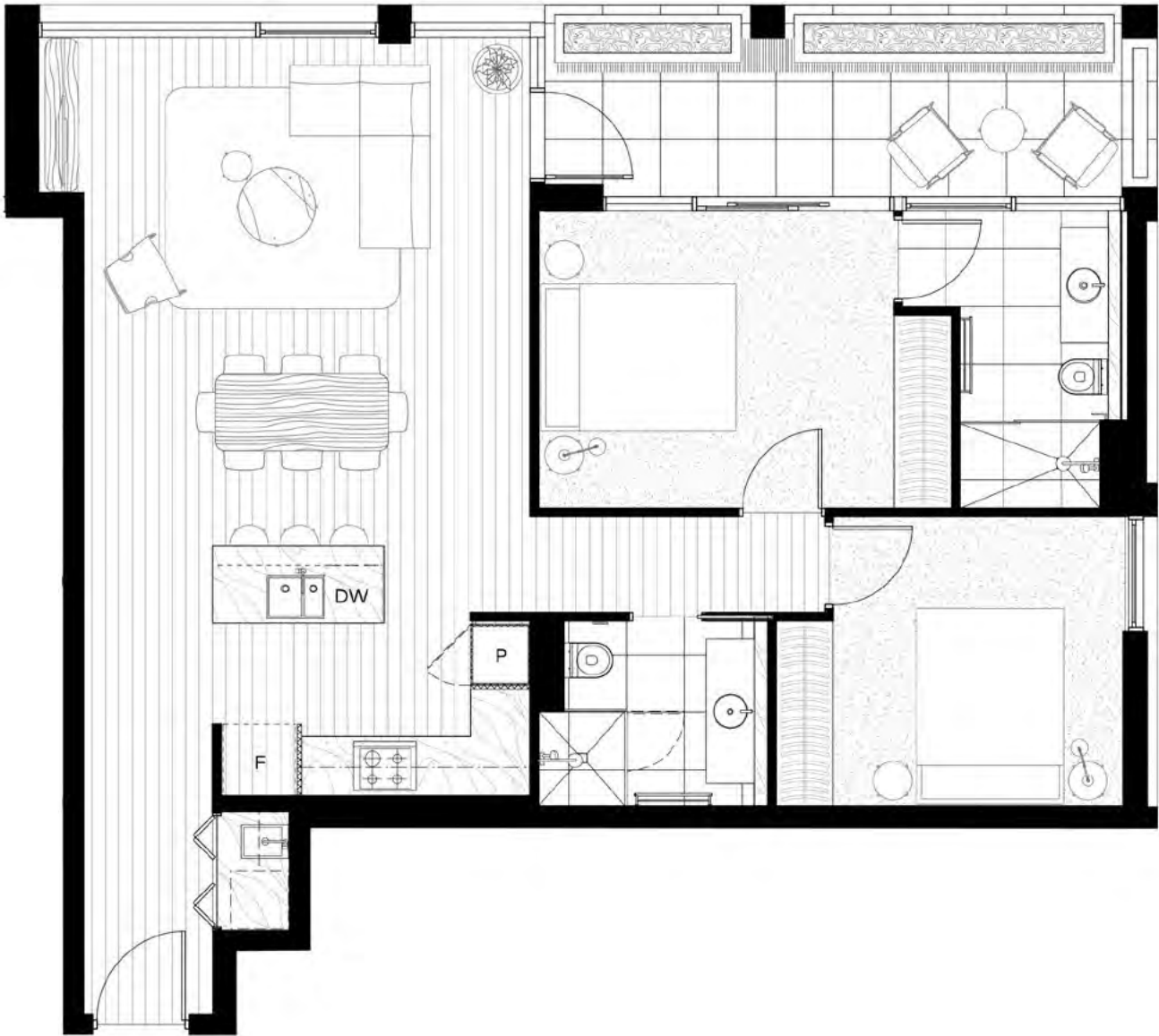
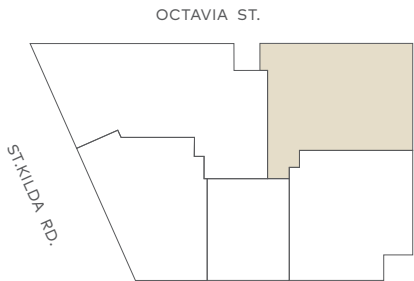
0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

6.03

LEVEL 6 APARTMENT 6.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	88m ²		
EXTERNAL AREA M ²	13m ²		
TOTAL AREA M ²	101m ²		

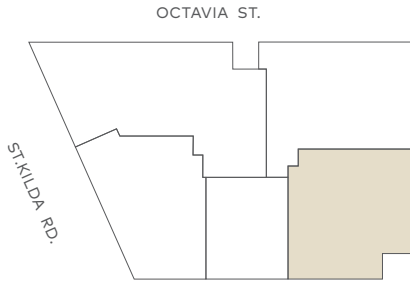


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

6.04

LEVEL6 APARTMENT 6.04

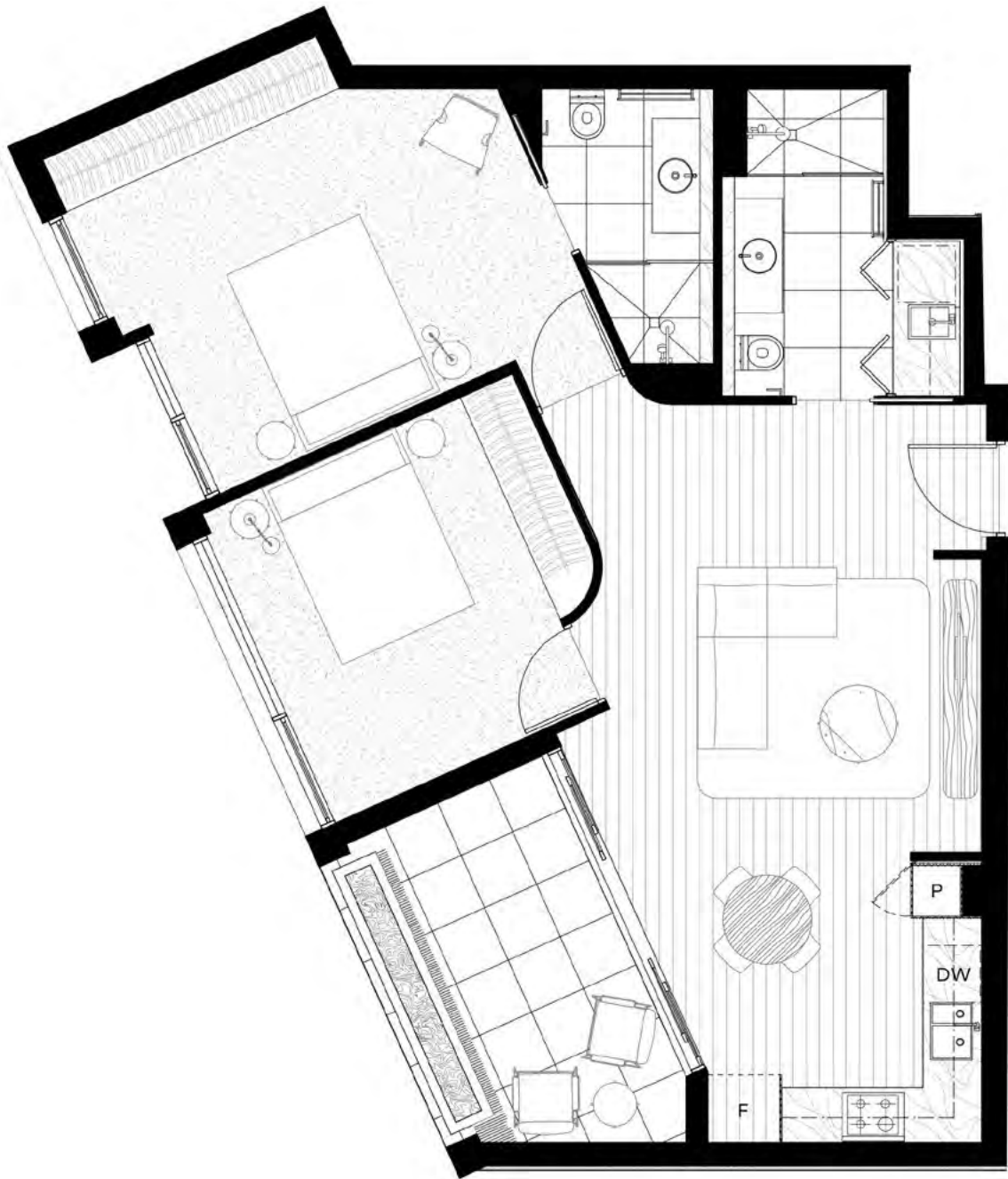
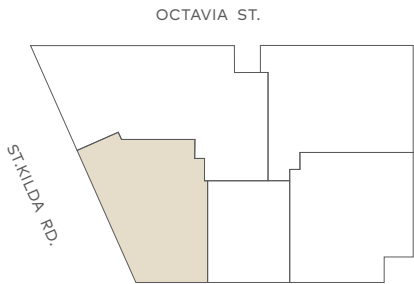
BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M²	82m²	S	Storage
EXTERNAL AREA M²	10m²		
TOTAL AREA M²	92m²		



7.01

LEVEL 7 APARTMENT 7.01

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	80m ²		
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M ²	90m ²		

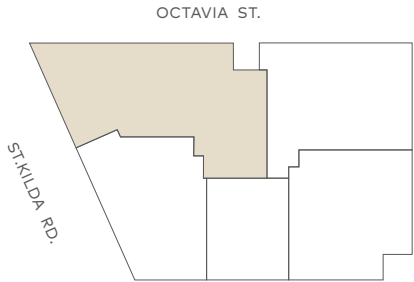


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

7.02

LEVEL7 APARTMENT 7.02

BEDROOMS	3	O	Oven
BATHROOMS	2	M	Microwave
CAR SPACES	2	P	Pantry
INTERNAL AREA M ²	125m ²	DW	Dishwasher
EXTERNAL AREA M ²	12m ²	F	Fridge
TOTAL AREA M ²	137m ²	S	Storage

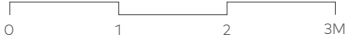
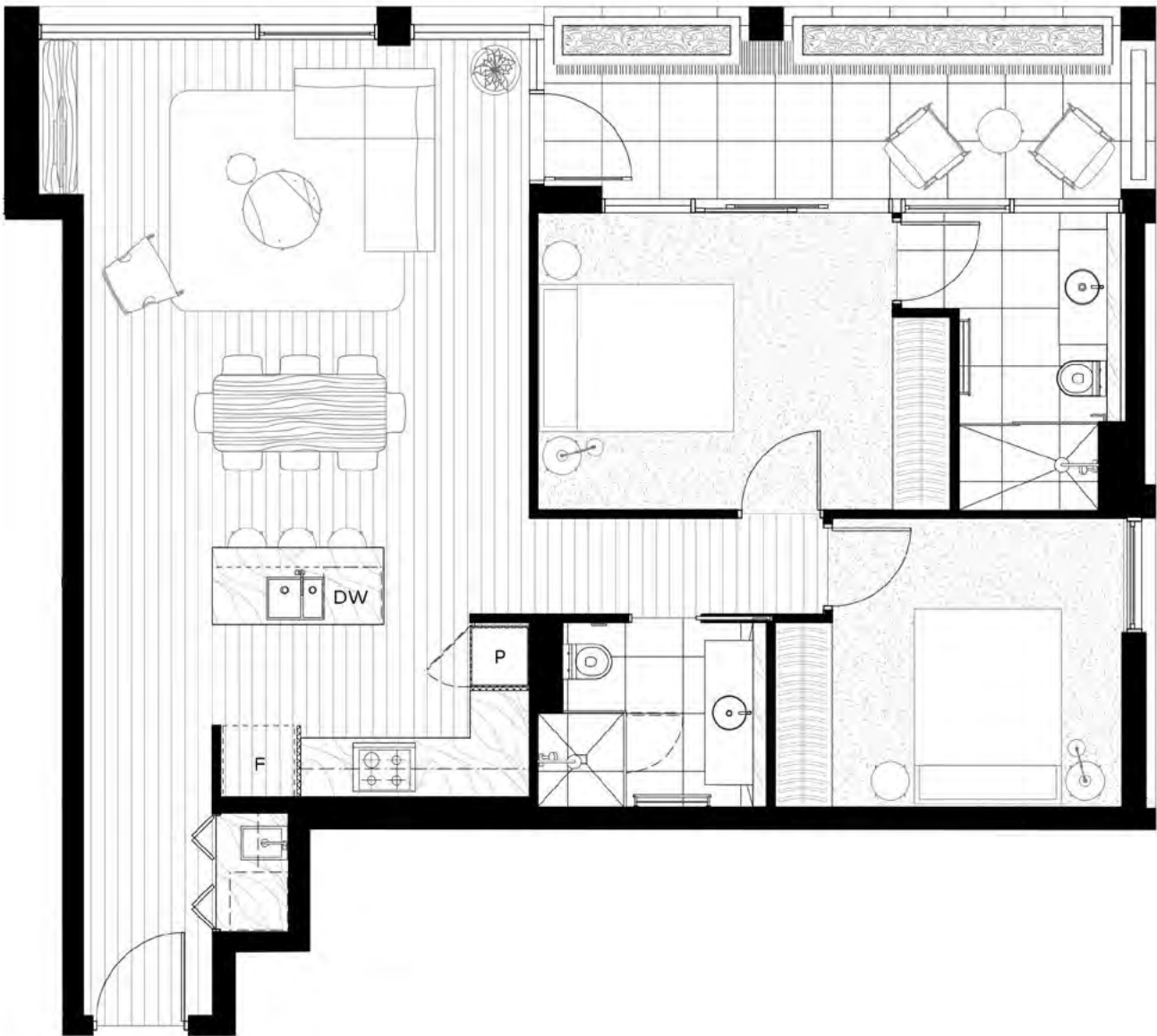
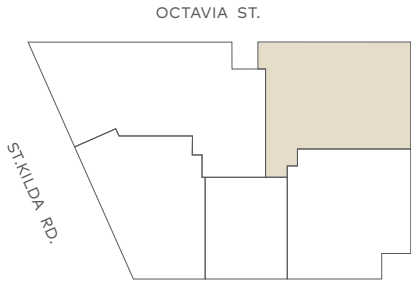


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

7.03

LEVEL 7 APARTMENT 7.03

BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	88m ²		
EXTERNAL AREA M ²	13m ²		
TOTAL AREA M ²	101m ²		

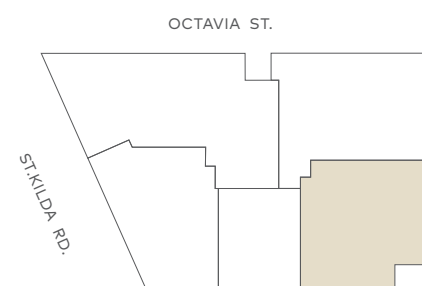


The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

7.04

LEVEL 7 APARTMENT 7.04

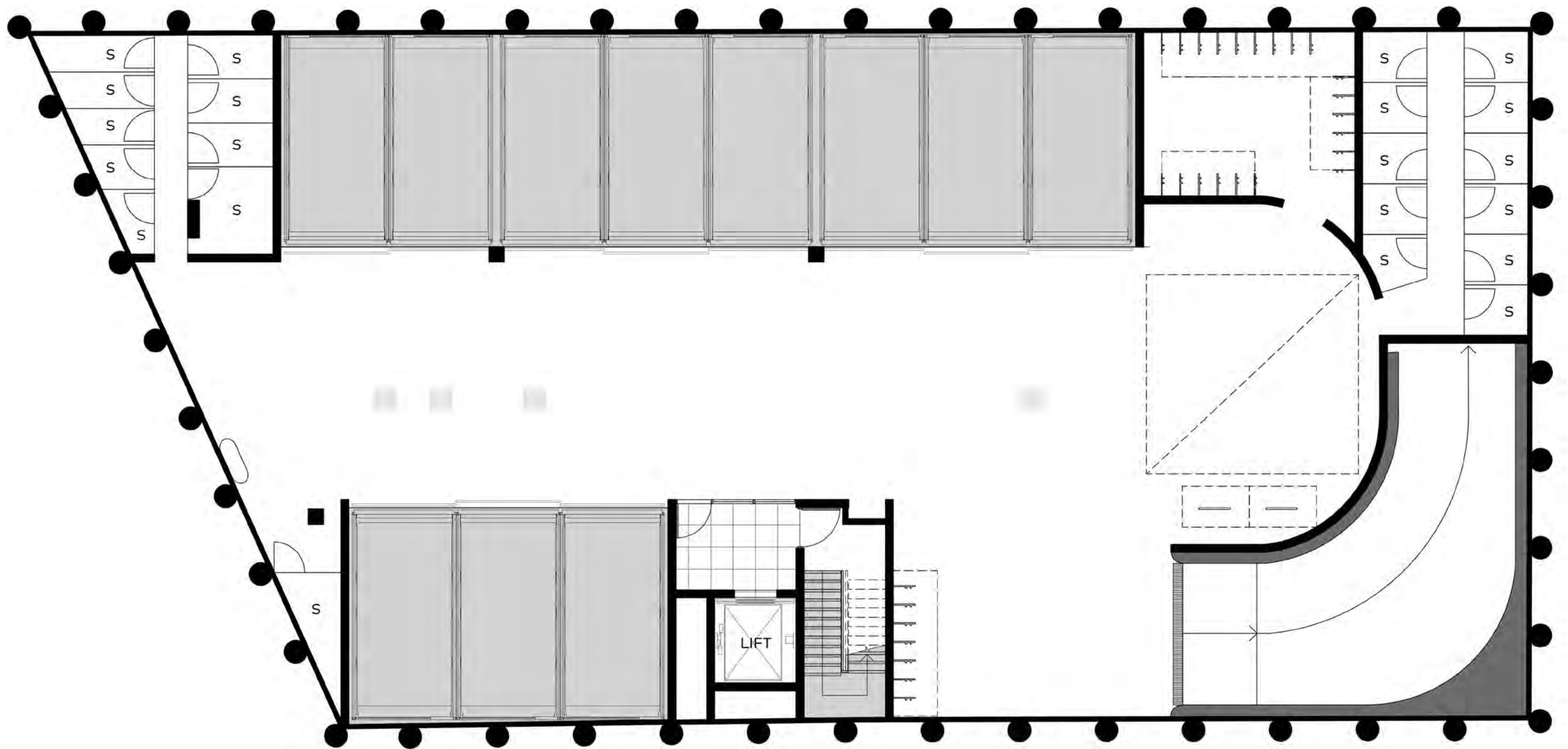
BEDROOMS	2	P	Pantry
BATHROOMS	2	DW	Dishwasher
CAR SPACES	1	F	Fridge
INTERNAL AREA M ²	82m ²	S	Storage
EXTERNAL AREA M ²	10m ²		
TOTAL AREA M²	92m²		



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

Level Plates

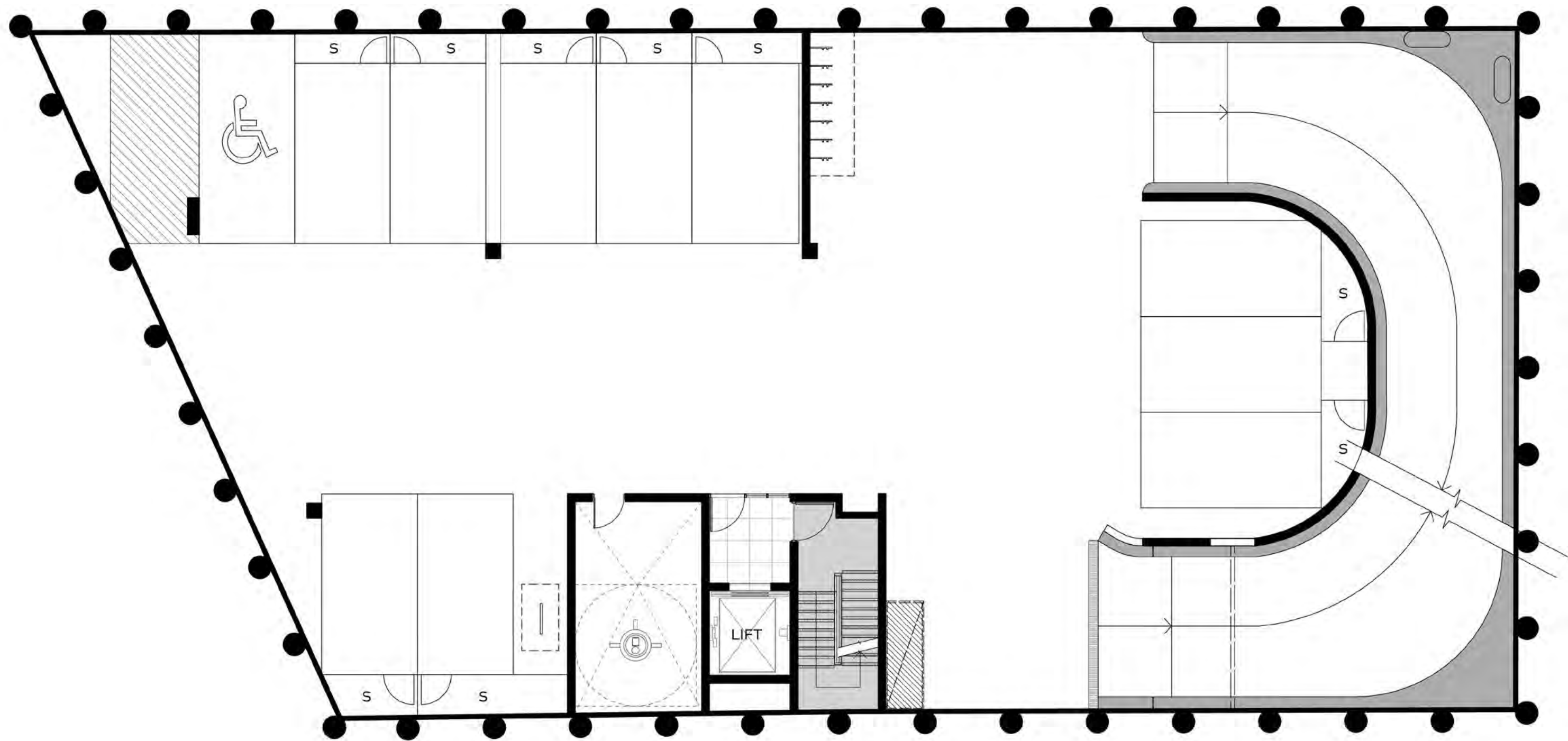
52 ST.KILDA ROAD, ST.KILDA



Basement 2



The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 540 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

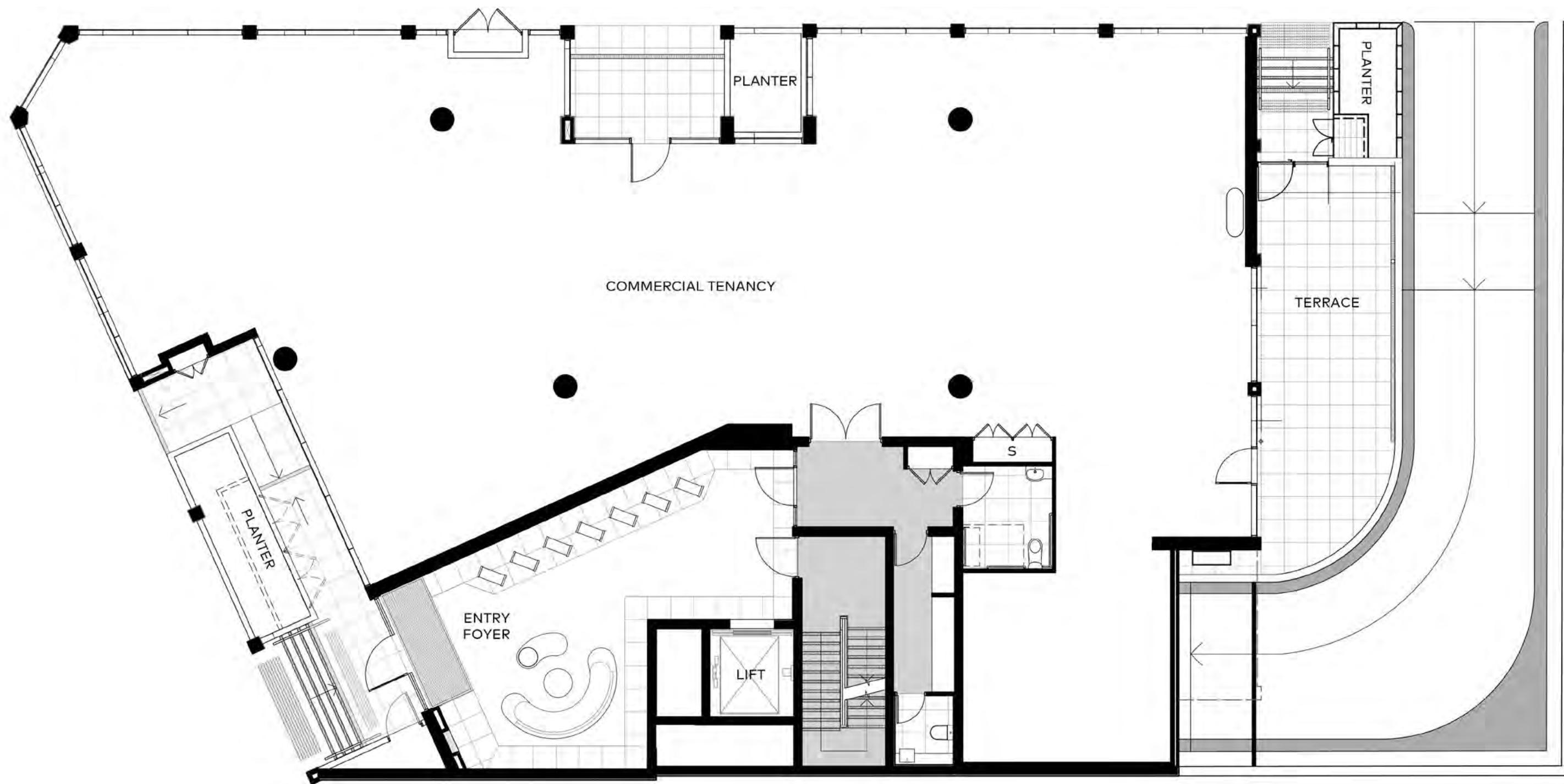


Basement 1



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Ground



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 1

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 540 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



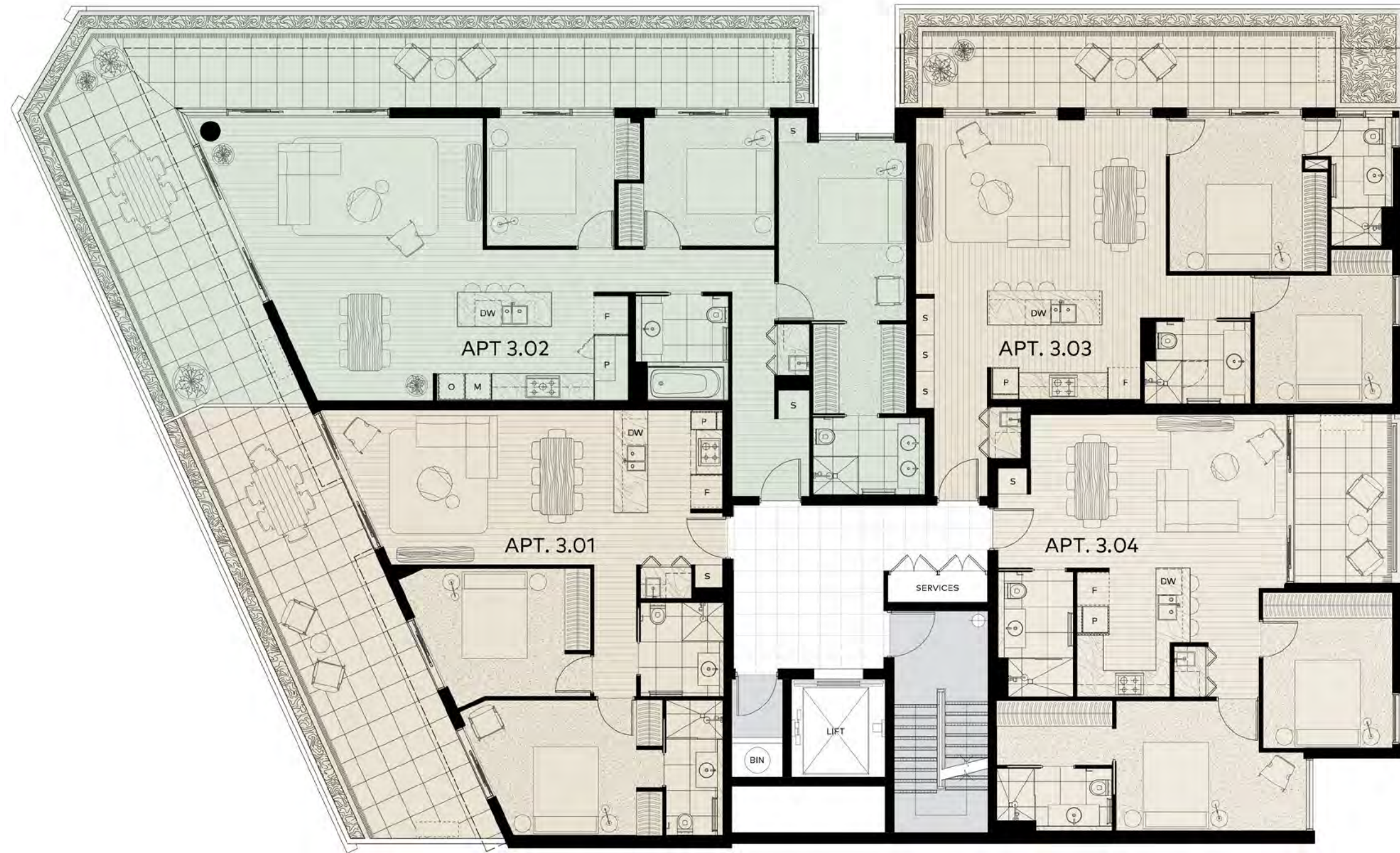
Level 2

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 3

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 4

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 5

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 6

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 540 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.



Level 7

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



0 1 2 3M

The material contained in this brochure does not constitute an offer, inducement, representation, warranty or contract. All images are artist's impressions and are intended as a guide only. Loose furniture and fittings are not included in the sale of any apartment, are for illustrative purposes only and may not be to scale. Features appearing in images contained in this brochure which fall outside the boundaries of the Development are not within the control of the Developer or Vendor 46-52a St Kilda Road Pty Ltd (ABN 34 549 067 636), or their respective agents, and are subject to change at any time. Images are not to scale may differ from actual areas and measurements upon completion. Measurements are not of floor areas or title boundaries and are based upon methodologies prescribed by the Property Council of Australia. If a Contract of Sale is entered into, purchasers acknowledge that nothing in this brochure or marketing material has been relied upon and that the Contract of Sale contains the only representation upon which the Purchaser relies.

Fixtures & Fittings

52 ST.KILDA ROAD, ST.KILDA

Fixtures & Fittings

KITCHEN 3 BEDROOM APARTMENTS		
ITEM	DESCRIPTION	APPEARS
Oven	 Miele 60cm Electric Oven Obsidian Black	Standard Inclusion 3 Bedroom Apartments
Speed Oven	 Miele Speed Oven Obsidian Black	Standard Inclusion 3 Bedroom Apartments
Cooktop	 Miele 90cm Gas Cooktop Black	Standard Inclusion 3 Bedroom Apartments
Rangehood	 Miele 90cm Slimline Slideout Rangehood	Standard Inclusion 3 Bedroom Apartments

KITCHEN 1 & 2 BEDROOM APARTMENTS		
ITEM	DESCRIPTION	APPEARS
Oven	 Miele 60cm Electric Oven Obsidian Black	Standard Inclusion 1 & 2 Bedroom Apartments
Cooktop	 Miele 60cm Gas Cooktop	Standard Inclusion 1 & 2 Bedroom Apartments
Rangehood	 Miele 60cm Slimline Slide-out Rangehood	Standard Inclusion 1 & 2 Bedroom Apartments

Fixtures & Fittings

KITCHEN		
ITEM	DESCRIPTION	APPEARS
Sink Mixer	 Elysian Kitchen Mixer White	Standard Inclusion 3 Bedroom Apartments
Sink	 1.5 Bowl With Drainer Polar White Granite	Standard Inclusion 3 Bedroom Apartments
Sink Mixer	 Elysian Kitchen Mixer Brushed Gunmetal	Standard Inclusion 1 & 2 Bedroom Apartments
Sink	 1.5 Bowl With Drainer Stainless Steel	Standard Inclusion 1 & 2 Bedroom Apartments

KITCHEN			
ITEM		DESCRIPTION	APPEARS
Refrigerator		Single Door Fully Integrated Fridge Freezer	Standard Inclusion 3 Bedroom Apartments
Dishwasher		Miele Fully Integrated Dishwasher	Standard Inclusion 1, 2 & 3 Bedroom Apartments
FEATURE LIGHTING			
ITEM		DESCRIPTION	APPEARS
Feature Lighting		Hari Ceiling Light White Concrete	Standard Inclusion 1, 2 & 3 Bedroom Apartments Kitchen Open Shelves to Both Sides of Rangehood
Feature Lighting		Orb Sur Wall Light Iron Coloured Shade Opal Globe	Standard Inclusion 1, 2 & 3 Bedroom Apartments Side of Medicine Cabinet

Fixtures & Fittings

BATHROOM / ENSUITE		
ITEM	DESCRIPTION	APPEARS
Basin	 Round Above Counter Vessel Snow White Concrete Brushed Gunmetal Waste	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Basin Mixer	 Elysian Minimal Mixer and Spout Set Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Shower	 400mm Shower Arm 250mm Round Shower Head Brushed Gunmetal	Standard Inclusion 3 Bedroom Apartments
Shower	 Rounded Rectangular Hand Held Shower, Matching Holder and Hose Brushed Gunmetal	Standard Inclusion 3 Bedroom Apartments
Shower	 Twin Shower on Rail Gunmetal	Standard Inclusion 1 & 2 Bedroom Apartments

BATHROOM / ENSUITE		
ITEM	DESCRIPTION	APPEARS
Shower Mixer	 Elysian Minimal Shower Mixer Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Shower Waste	 Pixi Tile Insert Waste Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Bath	 Free Standing Bath 1500mm	Apt 1.02, 2.02
Bath & Basin Mixer	 Elysian Minimal Mixer and Spout Set Brushed Gunmetal	Apt 3.02, 4.02, 5.02, 6.02, 7.02
Bath	 Shower Bath 1700mm	Apt 3.02, 4.02, 5.02, 6.02, 7.02
Towel Rail	 Elysian Double Towel Rail Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Hand Towel Rail	 Milani Hand Towel Rail Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments

Fixtures & Fittings

BATHROOM / ENSUITE / POWDER			
ITEM		DESCRIPTION	APPEARS
Toilet		Asher Floor Mounted Toilet Pan	Standard Inclusion 3 Bedroom Apartments
Cistern		Inwall Toilet Cistern Zaaha Toilet Button Brushed Gunmetal	Standard Inclusion 3 Bedroom Apartments
Toilet		Wall Faced Rimless Tornado Flush Toilet Suite	Standard Inclusion 1 & 2 Bedroom Apartments
Toilet Roll Holder		Sussex Scala Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Hand Basin		Wall Hung Hand Basin	Standard Inclusion 1, 2 & 3 Bedroom Apartment Powder Rooms
Towel Ring		Sussex Scala Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartment Powder Rooms

LAUNDRY			
ITEM		DESCRIPTION	APPEARS
Mixer		Elysian Mixer Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Laundry Tub		Vienna Single Sink Matt White Granite Brushed Gunmetal Waste	Standard Inclusion 1, 2 & 3 Bedroom Apartments
Washing Machine Stops		Elysian Minimal Washing Machine Stops Brushed Gunmetal	Standard Inclusion 1, 2 & 3 Bedroom Apartments

DOOR FURNITURE			
ITEM		DESCRIPTION	APPEARS
Door Handle		Club Handle, Round Rose Satin Chrome	Standard Inclusion 1, 2 & 3 Bedroom Apartments

