



BÚLLE

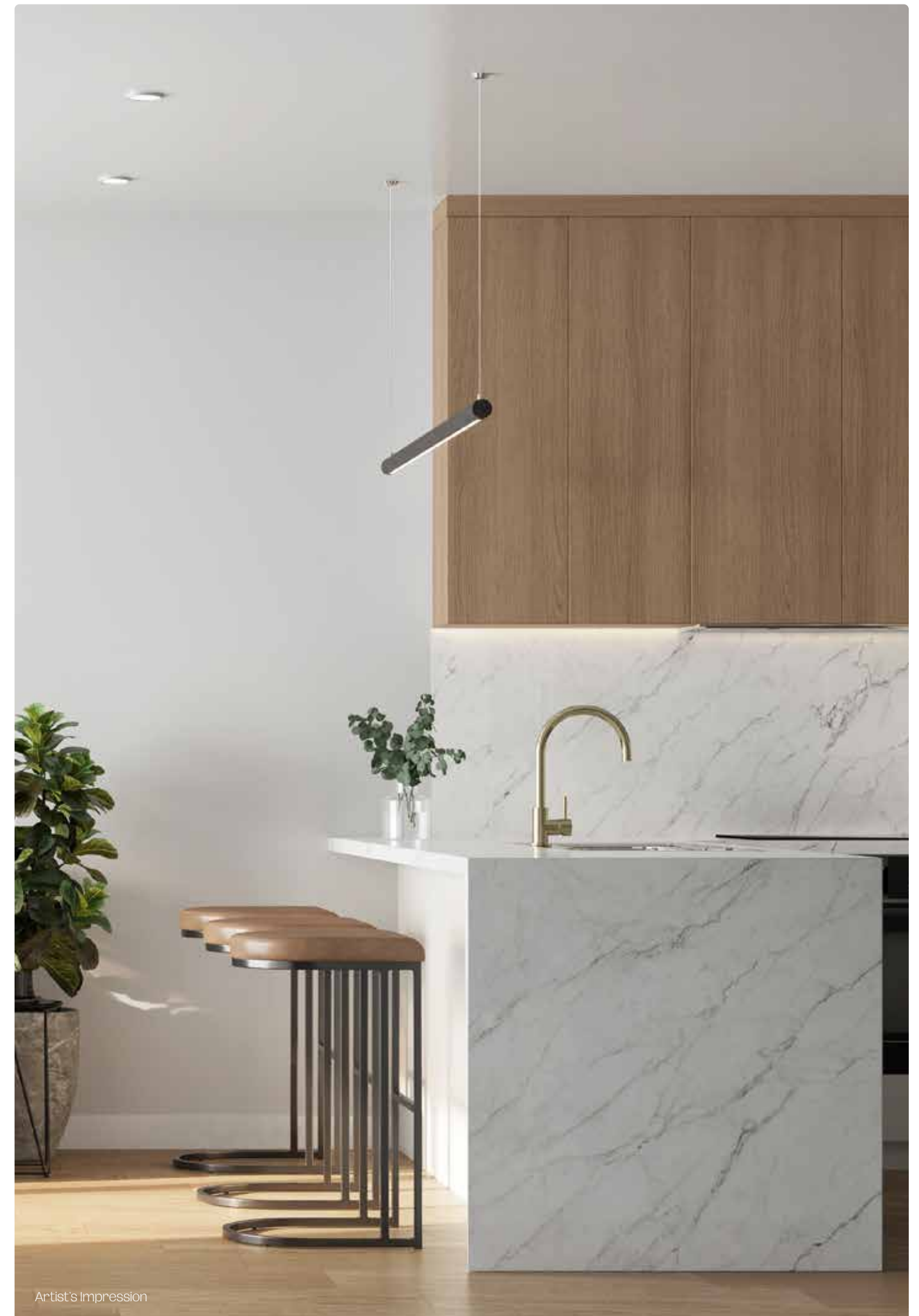
Serene and Timeless Residences in Bulleen

118—120
Manningham Road
Bulleen



Artist's Impression





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A refined and contemporary oasis, Bülle exemplifies the best of modern apartment living

Luxuriate in minimal, timeless surroundings at Bülle, Bulleen. Savour a life abundant with variety, nestled in a leafy pocket of Melbourne's thriving east.

Building Exterior

Clean, fluid lines inform the sweeping architectural facade at Bülle, fusing elements of grandeur and functional liveability. Unique yet timeless in its design, Bülle has been crafted with the modern resident in mind. Built upon the peak of Manningham Road, Bülle emanates a strong visual presence whilst enjoying private resident access through Nirvana Crescent. Bülle's relishes the beauty of north orientation, boasting energy efficiency as well as sweeping landscape views of the surrounding leafy suburbs.

Arrival Experience

Welcome to a home where curated finishes meet functional design. The main entrance escorts residents through an exquisitely crafted lobby area, defined by timber battens and scalloped timber lining. Natural design elements frame a curved, porcelain vitrified wall. Form celebrates function at every turn, infusing organic materials into generously-proportioned spaces.

Amenity Spaces

Contemporary yet refined in its design, Bülle has been crafted with liveability in mind. The building features a rooftop amenity that welcomes all residents, boasting breath-taking city views. Curated for the modern entertainer, the rooftop offers a community hub for Bülle locals to socialise and recline. Residents and guests have access to various BBQ areas, as well as lounge and dining facilities positioned alongside cosy firepits.

Residence Kitchen

Curated to complement the duality of modern living, Bülle residents are spoiled for choice between two luxurious kitchen schemes. Each Bülle kitchen features Bosch appliances, remarkable Calacatta lithostone splashbacks, induction cooktops, integrated dishwashers and champagne gold brushed tapware as a feature element. Finished to perfection and consciously detailed, contemporary open plan living areas integrate seamlessly with spacious balconies, offering excellent flexibility and a spacious sense of living.

Bulle Rooftop

Unwind on Bülle's rooftop which offers panoramic views of Melbourne's east.

Residence Living

Crafted to perfection, each apartment has been considerably designed to maximise both functionality and liveability. Resplendent with natural light, Bülle apartments feature double-glazed windows that ensure privacy, enhance energy efficiency and absorb sound energy (overall, reducing outside noise). Appreciate the convenience of a modern home, with an underground car park that can be accessed through a quiet street. The craftsmanship is in the details, at Bülle.

Residence Bathroom

Step into a world of rarefied finishes, and a sophisticated ambience. A selection between two bathroom schemes allows Bülle residents to curate the home of their dreams. Discover a wealth of thoughtful design details, champagne brass tapware and bespoke cabinet pulls, as well as unique feature tiles that juxtapose elegant cabinetry. Every day begins and ends immersed in tranquility.

Interior Schemes

The apartment interiors are carefully considered to create spaces that perfectly balance convenience and style. Interiors by Tennille Joy together with AGA are meticulously crafted to construct a timeless, classic, textural atmosphere that plays to the building's organic curves. Apartments have been considerably crafted to create spaces that perfectly balance convenience and style. Interiors feature double-glazed windows that are designed to maximise natural light, allowing residents to bring the outdoors in.



Artist's Impression



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Artist's Impression

Bright Scheme



Bright Scheme





Artist's Impression



Artist's Impression

Eastern Freeway

Melbourne CBD

BÚLLE
BULLEEN

Yarra Flats Park

Bulleen Plaza

BÚLLE

Heidelberg
Heide Museum of Modern Art



Doncaster
Westfield



A walkable neighbourhood



Supermarket

- 1. Coles – 750m
- 2. Liquorland – 700m
- 3. Shell Coles Express – 250m
- 4. Gary's variety Store – 750m



Butcher

- 5. Dell Delitz – 750m
- 6. Bulleen Fresh Fish Supply – 750m
- 7. Dell Now – 750m
- 8. Retenya Butchers – 750m



Eat & Dine

- 9. Bluebell Cafe – 450m
- 10. Thanh Thanh Bake House – 450m
- 11. Krispy Kreme Bulleen – 500m
- 12. Bulleen Sushi Bar – 400m



Medical

- 13. Chemist Warehouse – 450m
- 14. Amplifon – 350m
- 15. Bulleen Eye Care – 350m
- 16. Dorevitch Pathology – 350m
- 17. Ace Audiology – 400m



Hairdresser

- 18. CO&CO Hair & Beauty – 200m
- 19. Glamour Hair Salon – 400m
- 20. ST Hair Salon – 400m



Transport

- 21. Manninham Rd Bus Stop – 260m
- 22. Ronald Ave / Manninham Rd Bus – 450m
- 23. Bulleen Plaza / Grant Oslon Ave – 400m
- 24. Lonsdale St / Pleasant Rd – 350m



Gym

- 25. F45 – 400m
- 26. Fernwood Fitness – 500m



Park

- 27. F45 – 400m



Post Office

- 28. Australia Post – 400m



Bank

- 29. Commonwealth Bank – 400m



Education

- 30. St Clement of Rom School – 500m
- 31. Library – 700m
- 32. Bulleen Preschool – 700m



Petrol

- 33. Shell – 250m

10 things to do in Bulleen and beyond



01 Our Lady of Mercy College Heidelberg

Our Lady of Mercy College Heidelberg, established 1910, is a renowned Catholic Girls Secondary College located only an 8 minute drive from Bulleen. The School is a member of both Girls Sports Victoria and the Catholic All Schools Sports Association and has an outstanding reputation for sporting and academic achievements.



02 Birrarung Park Bulleen

Your active lifestyle starts here in Bulleen. Enjoy a calming stroll through nearby Birrarung Park or explore exciting new bike paths that lead you through the magnificent River Red Gums and surrounding wetlands.



03 Heide Kitchen Heidelberg

Heide Kitchen offers an elevated dining experience in a beautiful environment. The modern glass-walled cafe can be found opposite Heide Museum of Modern Art, fusing both contemporary art and palatable food options.



04 Westfield Doncaster

A short 8-minute drive provides residents access to a vast array of shopping amenity at Westfield Doncaster. Welcome to your one-stop shopping hub, offering a diverse selection of department stores, health and wellness facilities, entertainment centres, professional services and more.



05 Heide Museum of Modern Art Heidelberg

An ideal location for the art and nature-lover alike, the Heide Museum of Modern Art offers a thoughtprovoking, inspiring and educational weekend experience. Only a 4-minute drive from Bulleen, the Heide Museum houses modern and contemporary art across three distinct exhibition buildings, set within sixteen acres of heritage-listed gardens and its iconic sculpture park.



06
Boroondara Tennis Centre
Balwyn North

Enjoy weekends having a hit of tennis at the local Boroondara Tennis Centre, or simply meander through the surrounding sporting grounds. There is a place for everyone in the bustling community of Bulleen, where health and well-being meets convenience.



07
Birrarung River
Bulleen

One of Victoria's most iconic waterways, the Birrarung River, flows from the Yarra River and is integral to Melbourne's liveability. A building block of the Wurundjeri Woi-wurrung peoples' identity, the river flows through Birrarung Park, breathing life into the surrounding parklands.



08
Marcellin College
Bulleen

Marcellin College is a leading Catholic secondary school for boys, located within a 4-minute drive of Bulleen. The school is a member of the Associated Grammar Schools of Victoria (AGSV), and boasts an outstanding reputation for learning and academic excellence.



09
Bulleen Plaza
Bulleen

A myriad of local amenity lies right at your doorstep. With Bulleen Plaza a mere 500m away, residents are spoilt for choice from a range of bakeries, delis, fresh food stores, health and beauty services, and retail choices all within walking distance of Bulleen.



10
Beans & Co.
Bulleen Plaza

Treat yourself to your daily morning coffee at your local Beans & Co. Enjoy an early-morning egg roll or indulge yourself with one of the many fresh pastries or sweets the cafe has to offer.

Bulleen Project Team

ROK Project Construction
Project Developer
rokprojectgroup.com.au

ROK Project Construction is a Melbourne and Gippsland-based development group with over 30 years of construction experience and 75+ years combined across the directorate. They've delivered hundreds of land lots, townhouses and apartments across outer Melbourne. Their focus is high-quality residential projects designed to meet emerging community needs, creating functional urban spaces that exceed expectations. Operating for over a decade, ROK takes projects from concept to reality, building exceptional homes with a commitment to lasting amenity.



AGA
Project Architect
& Interiors
info@athonyg.com.au

Anthony G and Associates is a firm of experienced professionals offering comprehensive services in architecture, planning and interior design across a diverse residential and commercial project. AGA's philosophy is to combine inspiration design solutions in balance with contemporary practical outcomes. This approach is balanced with maintaining the highest degree of strategic project supervision and delivery. Disciplined yet diversified, all projects are executed with core values of quality commitment and client satisfaction in mind. Anthony G and Associates are committed to the highest standards of design solutions.



Cornetta Partners
Project Architect
cparchitects.com.au

Established in 2004 by company director Joe Cornetta, Cornetta Partners have collaborated on several high-profile developments throughout Melbourne over the past 18 years. Passion, progressiveness, and integrity are core values that form Cornetta Partners. Joe believes that designing architecture that is both representative of its time and reflective of technological advances is crucial in creating thought-provoking and culturally relevant structures.



HMC Private Credit
Financier
hmccapital.com.au

HMC Private Credit, part of ASX-listed HMC Capital, is one of Australia's leading private credit providers with over 13 years of market experience. Specialising in commercial real estate lending, the business operates nationally from offices in Victoria, New South Wales, Brisbane and the Gold Coast, supported by a highly experienced team of private credit professionals. It delivers tailored funding solutions for borrowers and stable, risk-adjusted returns for investors, with assets under management exceeding \$2.2 billion and more than \$7.7 billion in property projects funded across the country.



Bright Scheme

Kitchen		
Benchtop	Lithostone Alba White	20mm
Splash back	Lithostone Alba White	20mm
Undermount Cabinets + Kickboards	Legato Crisp White	
Overhead Cabinets + Floating Shelving	Laminate Boston Oak	
Pantry Handles	Isla Pull White	XL
Sink Mixer	Champagne Gold	
Sink	Undermount Single or Bowl	
Dishwasher	60cm Integrated Dishwasher	875H x 573D x 598W
Oven	60cm Built-in Oven	595H x 548D x 594W
Cooktop	7.4kW Induction 4 cooking zones	
Range hood	U ndermou nt/I nteg rated	

Berdoom

Carpet	100% Wool Loop pile Carpet Urban Weave District 100% Wool Loop pile Carpet
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Lighting

Kitchen Pendant Victorian Ash Timber in Natural Stain	Length: As per scale of Island Bench Drop: 1500 or as builder spec Diam-eter: 45mm
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Berdoom

Dulux- White Exchange Half	All Interior Walls Wash & Wear Low Sheen Finish
Dulux - White Exchange Quarter	Wood Work- Internal Timber Window Frames, Skirting Boards, Architraves, Doors. Aqua-enamel Semi-Gloss Finish
Dulux-Ceiling White	Flat Finish Ceiling

Bright Scheme

Bathroom		
Benchtop	Lithostone Alba White	20mm
Cabinets	Pal lido Smooth finish (Polytec or similar)	
Floor	Natural	600x600mm
Floor Tile Grout Colour	Magellan grey	
Feature Tile	White Matt	
Feature Tile Grout Colour	White	
Wall Tile	To run horizontally	300 X 600
Shower Set	Champagne Gold	
Shower Head	Champagne Gold	
Elysian Minimal Mixer for Shower	Champagne Gold	
Rimless Back-To-Wall Toilet Suite	Legato Crisp White White Gloss / Chrome Dual Flush	373Wx761H
Cali Toilet Roll Holder	Champagne Gold	157mm
Elysian Minimal Mixer & Spout Set	Champagne Gold	
Decina Grande Round Counter Top Basin	Gloss White	355 Dia x 120 H
Cali Double Towel Rail Quantity x 2	Champagne Gold	
Towel Holder/ Hanger	Champagne Gold	
Cali Robe Hook	Champagne Gold	

Curate the home of
your dreams at Bulle

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