



THE PARK
RESIDENCES

CAULFIELD NORTH

PARKFRONT RESIDENCES OF RARE DISTINCTION

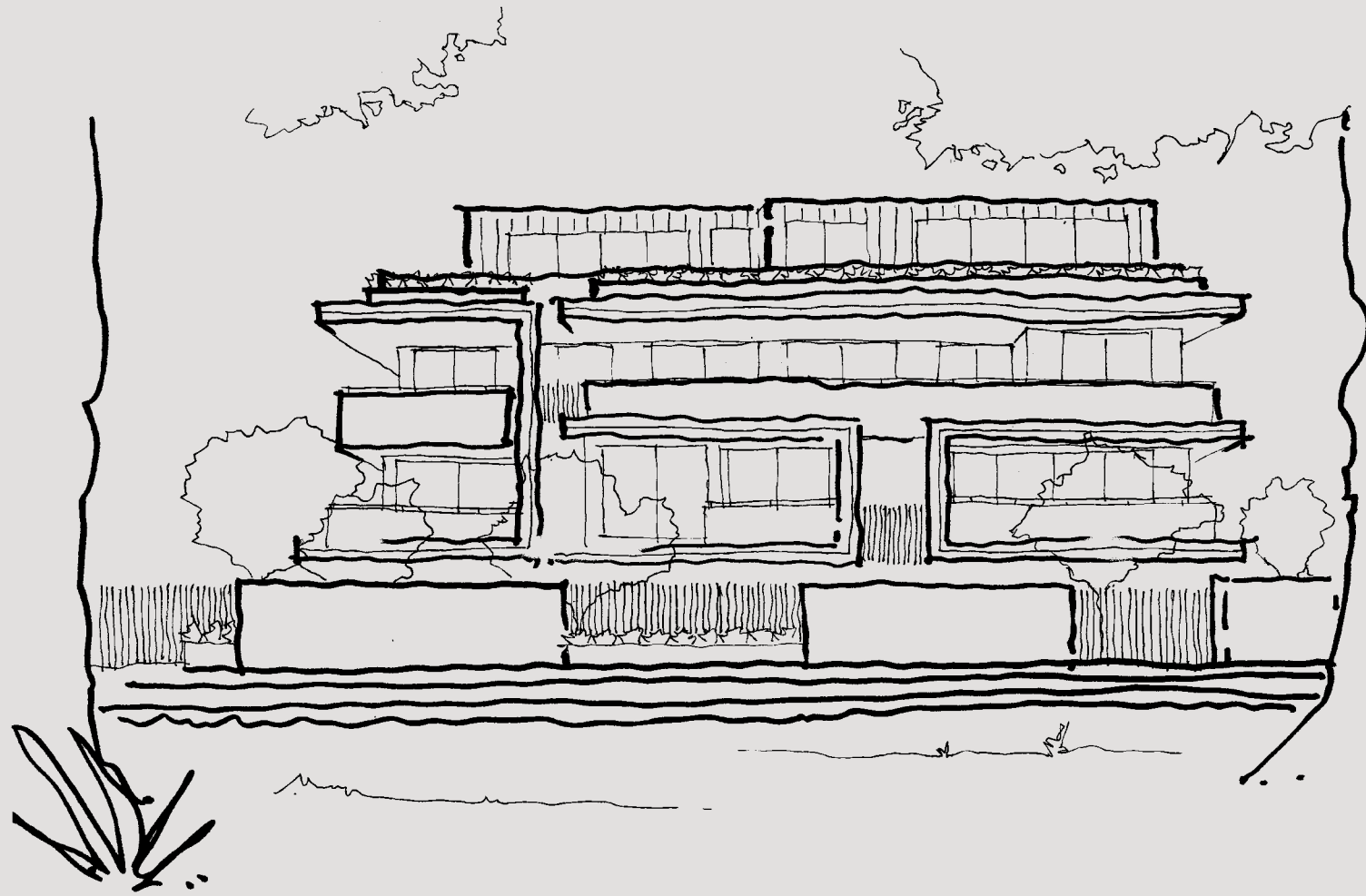


THE PARK
RESIDENCES

CAULFIELD NORTH



Caulfield Park



A ONCE IN A LIFETIME OPPORTUNITY TO MAKE YOUR HOME
IN AN EXTRAORDINARY LUXURY RESIDENCE WITH NORTH-WEST
ORIENTATION & UNINTERRUPTED FRONTAGE TO THE LUSH GREEN
EXPANSES OF CAULFIELD PARK'S MOST SCENIC QUARTER.

THE PARK RESIDENCES DELIVERS EXCEPTIONAL LIFESTYLE QUALITY
THANKS TO A RARE COLLABORATION OF HIGHLY EXPERIENCED
RESIDENTIAL PROPERTY SPECIALISTS, COMBINING PROVEN VISION
WITH OUTSTANDING DESIGN, TECHNICAL & INDUSTRY EXPERTISE.

Will Leaf
Architect – Ewert Leaf

Cathryn Tattersall
Architect – Ewert Leaf

James Hoad Coombe
Architect – Ewert Leaf

Hayley Page
Interior Designer – Ewert Leaf

John Patrick
Landscape Architect – John Patrick

Kate Dernelley
Landscape Architect – John Patrick

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PERFECT MOMENTS

A VISUAL ESSAY



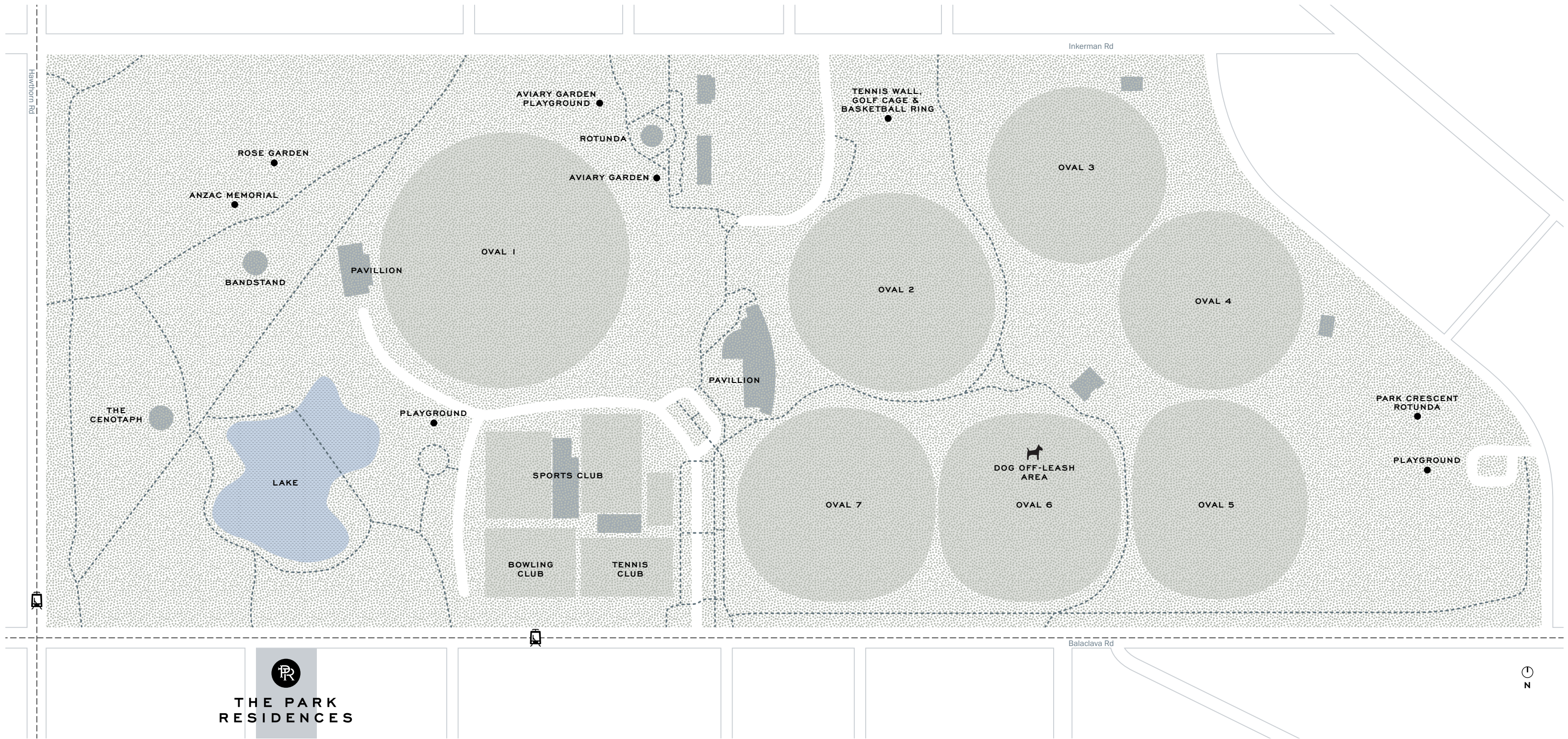
**EXPAND YOUR HORIZONS WITH THE SPECTACULAR GREEN
VISTAS & SUPERB LIFESTYLE ACTIVITIES OF CAULFIELD PARK**

Welcome to one of Melbourne's elite addresses, brilliantly located with magnificent 140 year old Caulfield Park on your doorstep. Strike the perfect balance between first class inner-city convenience and the natural ambience of a vast leafy retreat. Wake up to panoramic views of ancient trees and glorious open spaces. Enjoy a life of health and well-being with easy access to a sensational 26 hectares of outdoor activities, from walking tracks to picnic spots and a diverse array of sporting clubs such as cricket, croquet, bowls, lacrosse and tennis.

Opened as a permanent public park back in 1879, Caulfield Park has been in use for even longer. A gathering place for indigenous tribes going back thousands of years, the park was a regular picnic and recreational spot for settler families too. Today the original swamps and waterholes that were popular for swimming, fishing and boating still partly remain in the park's iconic Ornamental Lake.

Whether you wish to sit quietly and enjoy the surrounding scenery, get together with friends and neighbours or book a stunning pavilion for a function, the park has an endless number of experiences to offer. Stroll through the heritage-listed arboretum, visit the war memorial, relax in a rotunda, or spend some time in the conservatory. Let the kids pick from three playgrounds. Play chess. Get the most out of your daily exercise with numerous outdoor fitness stations, or practise your swing in one of Glen Eira's unique golf birdie cages. There's also extensive dog off-leash areas and so much more.

CAULFIELD PARK



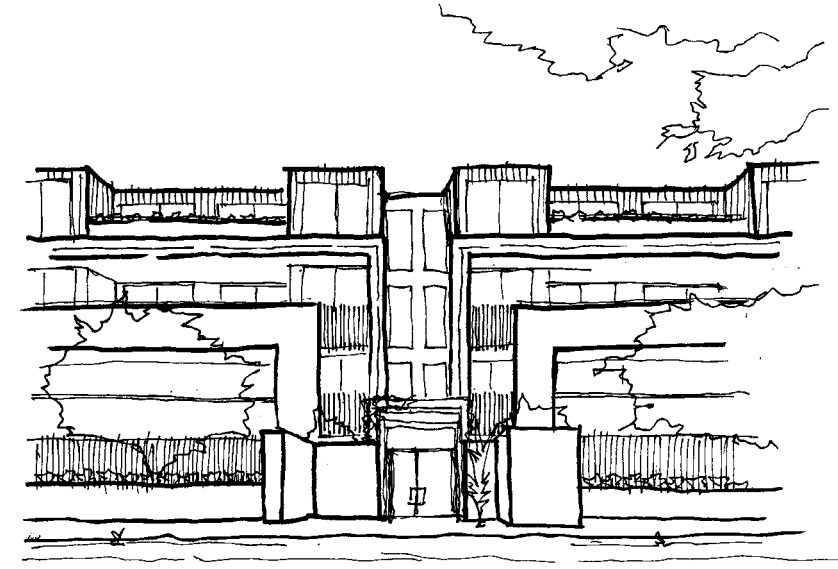






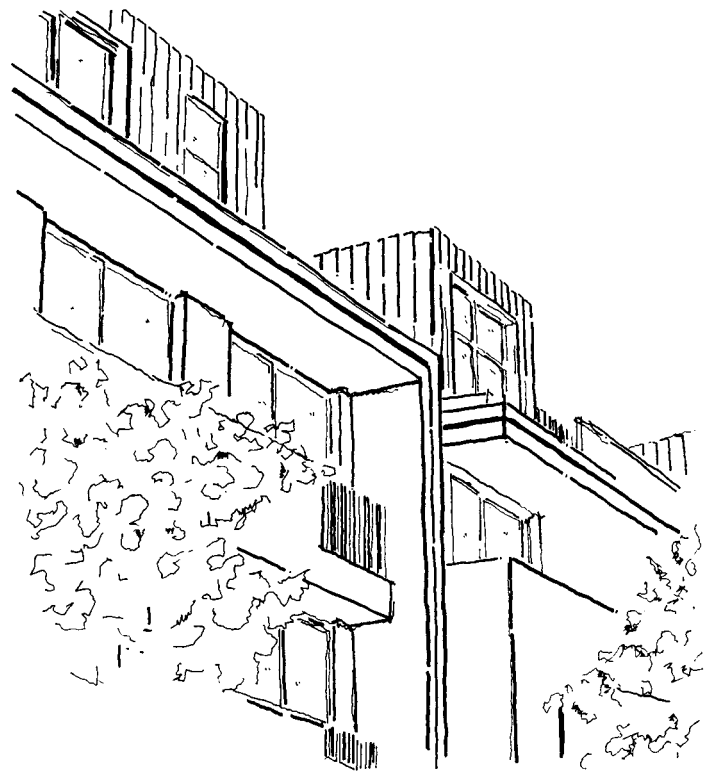


TIME & PLACE



“The Park Residences is designed to take full advantage of an elite location opposite one of the city’s oldest and finest parks.”

Will Leaf, Architect – Ewert Leaf



“Beautifully crafted tactile natural finishes connect the architecture to its park surrounds.”

C. Tattersall

Cathryn Tattersall, Architect — Ewert Leaf





THE ARCHITECTURE
SIMPLICITY & SOPHISTICATION SKILLFULLY DESIGNED

Experience spacious open-plan living with a strong connection to a surrounding green and leafy landscape. The Park Residences welcomes you to once in a generation, luxury apartment living, exquisitely located facing the most beautiful corner of historic Caulfield Park, and neighboured by the elegant red brick Gothic architecture of St Aloysius Catholic Church.

Combining a sublimely tranquil position with convenient proximity to the activity and amenity of Caulfield Village, the Park Residences has been designed by highly regarded Ewert Leaf Architects to fully embrace its surroundings with striking outlooks, generous outdoor spaces and plentiful planting to ground floor terraces and balconies.

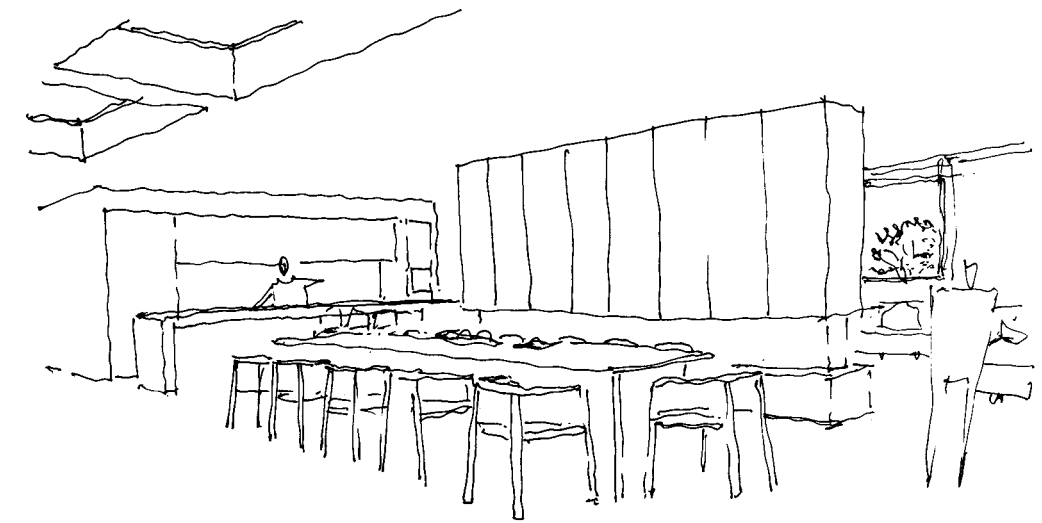
Presenting a classic language and rhythm, beautifully crafted brick and textural concrete elements give depth to the exterior facade, establishing private balconies and delineating moments of relief. Featuring tactile, standing seam cladding, layers of architectural finishes harmoniously work together to anchor the building form within its surrounding landscape, supporting a rich design and sense of established presence.

Large expanses of glazing are a feature of all apartments, taking advantage of views to Caulfield Park and the adjacent church. A strong sense of balance is paramount to the design and assuredly expressed through elegant proportions, serene horizontal lines, and a generous, central pedestrian entry to the lobby with double lifts (one with Sabbath operation) from Catherine Street.





A SERENE DOMAIN



“Bespoke interior detailing and natural stone textures create an effortlessly elegant home.”

A handwritten signature in black ink, appearing to read 'Hayley Page'.

Hayley Page, Interior Designer – Ewert Leaf









THE RESIDENCES
GENEROSITY IN SCALE, LIFESTYLE & QUALITY

Come home to luxury apartment living with an exceptional array of spacious layouts in a variety of precisely resolved, individual configurations. Inspired by the nature and greenery of Caulfield Park, each residence is intentionally designed to resonate with the leafy neighbouring parklands. Magnificent views seamlessly integrate with outdoor terraces and balconies to establish not only a visual connection but also a physical extension of the open plan living.

Step inside grand interiors, where expansive gallery-style walls and soaring ceilings emphasise a sense of scale and classical proportions. Relax in bright, airy spaces, where herringbone-patterned flooring in soft oak hues creates a refined, handcrafted aesthetic. Neutral tones and natural textures combine for a contemporary, high-end palette, and a fine balance of functionality and luxury creates a distinct sense of home.

Meticulous attention to detail is evident owing to thoughtfully considered elements throughout the apartments. In the kitchen, island benches lend themselves to informal, social interactions. Large format marble stone extends into the pantry, slimline detailing conceals drawers and cabinetry, while European appliances and satin nickel tapware provide signature characteristics.

Lavish larger apartments present layouts perfect for families and socialising, allowing you to entertain countless guests with room to spare for a baby grand piano. A central gas fireplace and credenza delineates the dining and living areas with bespoke joinery and a secondary living space provides a more intimate retreat. Meanwhile, an extravagant cellar is perfect for wine tasting evenings. All bedrooms feature bespoke robe detailing and private ensuites. The master suites are equipped with abundant walk-in robe space and an island bench dressing table with inset marble completes the sense of luxury.







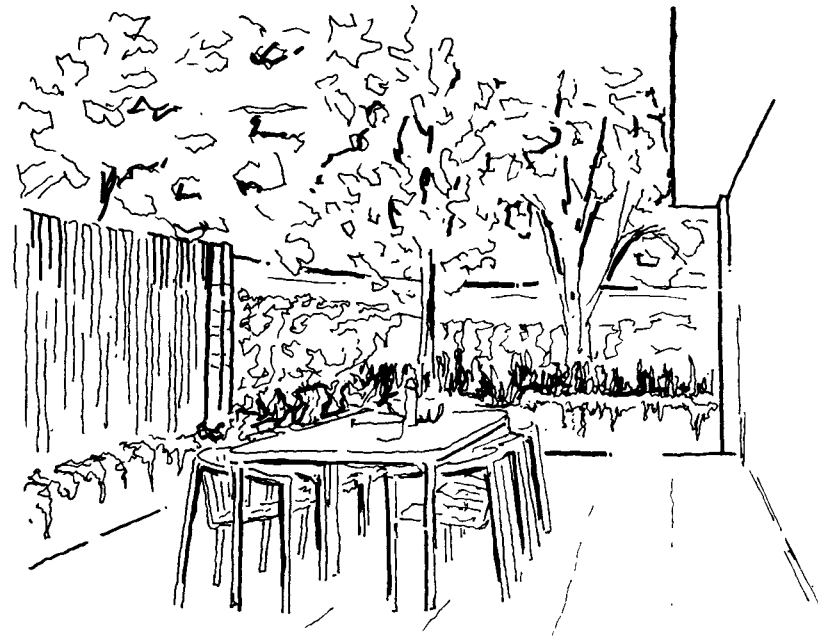












“Our Melbourne climate allows us to enjoy gardens throughout the year. Utilising evergreen foliage plants provides year-round greenery, while seasonal colour and highlights of intense floral displays create garden environments to be viewed from indoors in winter and relished in summer.”

John Patrick, Landscape Architect – John Patrick







CHARGING STATIONS, CAR & DOG WASH AND PRIVATE GARAGES

Experience all the benefits of a private home with added services and convenience including electric car charging stations and dedicated car wash space. Enjoy effortless access to secure off-street car-parking, allowing the opportunity to store vehicles, bicycles, tools and equipment in your own personal garage. Take advantage of a connected flex room to set up your own dedicated workshop, utility space, or even an individually tailored gym. And with the Park Residences' in-house dog wash, you can ramble all over the parklands knowing that returning your pet clean and dry to your apartment is simple and easy.





HEART & COMMUNITY

THE PARK
RESIDENCES

Port Phillip Bay

Caulfield Park

Southbank

CBD



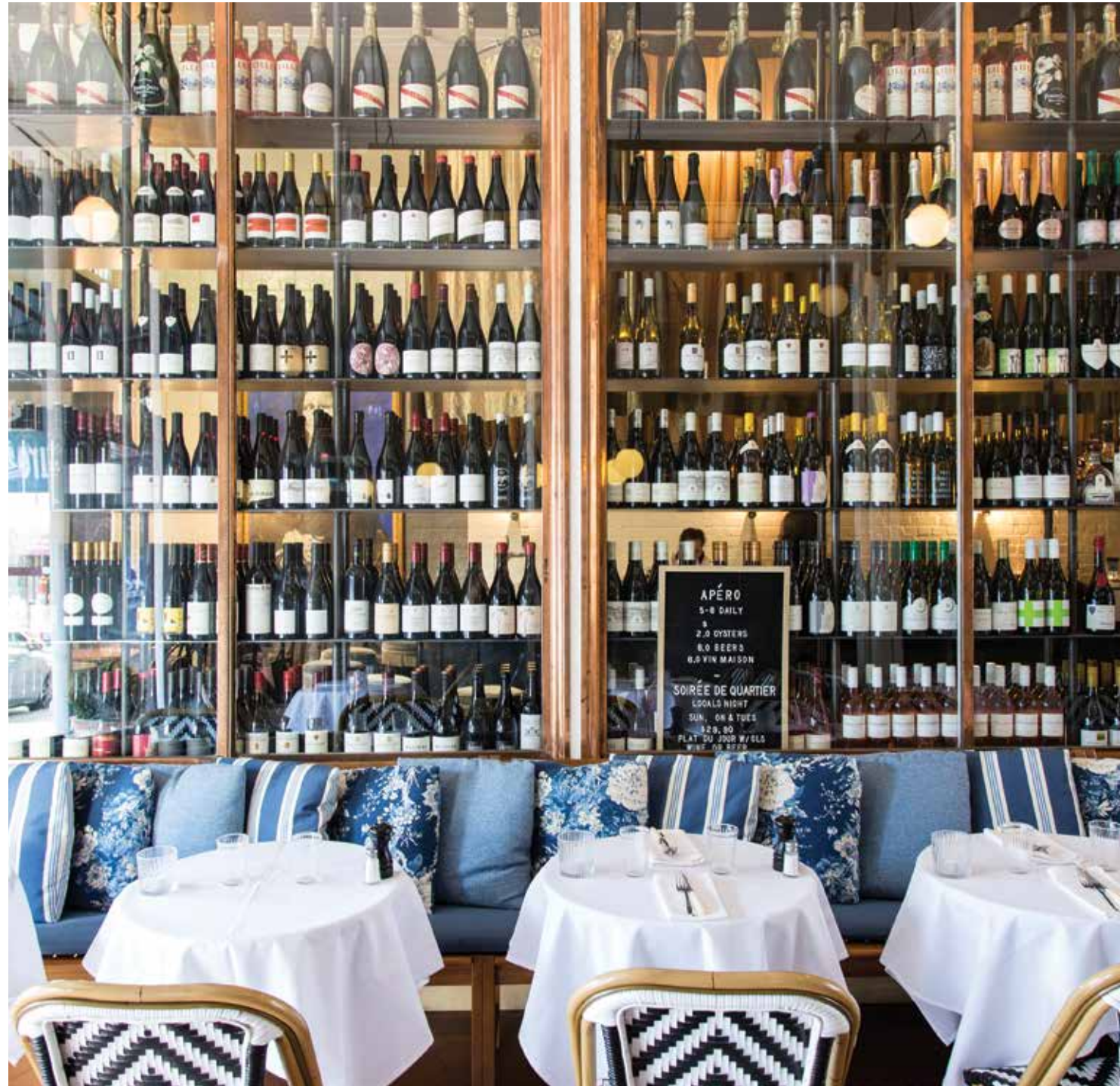
**A PROUD, ENDURING SENSE OF COMMUNITY, IN EASY REACH OF THE CITY,
BEACH AND MELBOURNE'S BEST RESTAURANTS & SHOPS**

Home to grand Victorian mansions like the National Trust's 'Labassa', Caulfield North's tree-lined streets and beautiful old parks invite you to enjoy prestige living and easy access to everything you need. With Malvern and Caulfield Railway Stations just a few blocks away and numerous tram services going in every direction, public transport is as good as it gets. St Kilda Beach is less than 4km away.

Explore dozens of quality shopping districts – from Caulfield Park Village just moments from your front door to Carlisle Street's extensive kosher offerings. Pop up to High Street Armadale, boasting a huge range of designer clothing and homeware stores, bridal boutiques, cafes and restaurants, along with the largest concentration of galleries and antique shops in Australia. Take your pick of hundreds of cafes, restaurants and bars all around you, including chef Ben Shewry's renowned Attica.

Surrounded by many eminent schools, including Caulfield Grammar, King David School, Melbourne Grammar, Ripponlea Primary, Lauriston Girls' School, and Wesley College, education opportunities are among Melbourne's very best. Deakin and Monash Universities are also just a short tram ride away. Brimming with running tracks, bicycle paths, children's play areas, barbecues and sporting facilities, this is a location that is at once intimately local and uniquely cosmopolitan.





Bouzy Bar à Vins



Sagra



Attica



Melbourne Grammar School



#3 Tram



Monash University



High Street Armadale Shopping Village



Caulfield Park



Caulfield Race Course



Elwood Bathers

EXPERIENCE & INTEGRITY

DEVELOPER

PLATINUM

Established in 2000, Platinum is a residential developer builder focused on delivering in the best locations in inner Melbourne. Their multi-residential projects benefit from the same attention to detail that has seen Platinum deliver award-winning significant homes in some of Melbourne's most prestigious streets.

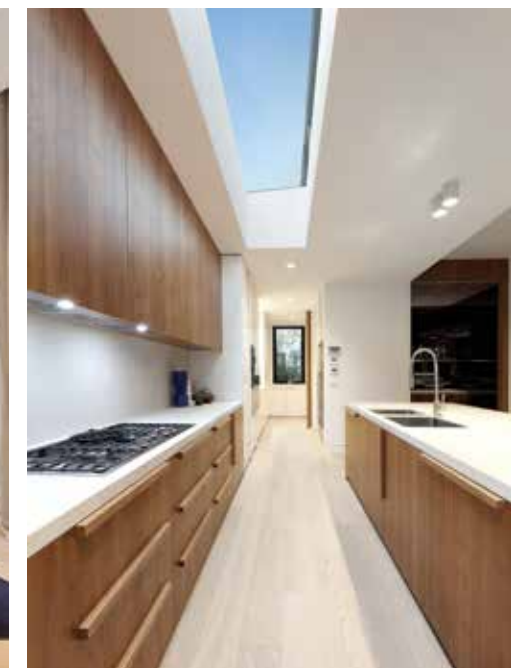
Completed and under-development projects involve over 1700 residences across more than 50 sites. The Managing Director and Construction Director boast over sixty years combined experience in the construction industry, and have been responsible for the construction of landmark projects overseas, and in Melbourne and Sydney.

Residents can take comfort in purchasing from a team that is responsible for the full delivery of their home and that Platinum will be there to service any needs they may have in the future.

RED COLLECTIVE

Red Collective brings together a highly experienced development team with complimentary skills and an eye for detail. The result is leading quality, design and value for purchasers and residents, who benefit from our strict selection criteria and collaboration with leading architects, designers and engineers.

Brighton Residence; Caulfield Residence





Clockwise from top left: Pelham Armadale; High Street Malvern; The London Port Melbourne; Orrong Road Elsternwick

ARCHITECTURE & INTERIORS

EWERT LEAF

Established in 2009 by directors Toby Ewert and Will Leaf, Ewert Leaf has assembled a successful portfolio across a range of sectors, including multi-residential, residential, hospitality and commercial. The firm's expertise in landscape and interior design, in conjunction with traditional architectural services, enables it to approach each project holistically and deliver a single, unified vision.

Winner of multiple Gold & Silver Melbourne Design Awards, the firm carefully balances creativity and practicality to achieve innovative yet pragmatic designs distinguished by commercial flair. Rigorous analytical methodology results in bespoke concepts that are highly sophisticated and directly responsive to specific project requirements. The practice is driven by a spatial understanding grounded in fundamentals, a finely nuanced approach to material choices, and a rich palette of ideas with regard to colour, lighting, fixtures and finishes. At the core of every project, the Ewert Leaf philosophy is to create spaces that function intuitively, delight the senses and simply feel good to inhabit.

JPLA residential projects



LANDSCAPE ARCHITECTURE

JOHN PATRICK

Since inception in 1982, John Patrick Landscape Architects has undertaken a broad range of projects across Australia, operating under the guidance of principal John Patrick. A multi-disciplinary landscape consultancy based in Melbourne, the practice has carried out commissions encompassing both small and large-scale projects for private, corporate and government clients, including heritage sites, tree management and replacement plans, park master plans and residential projects.

With a highly qualified team of landscape architects and an extensive portfolio of successful projects in heritage assessments, landscape conservation and management studies, the firm's expertise and experience is second to none. A strong consultative approach ensures a high standard of professional service and commitment to excellence at every stage — from conception and design, to documentation, construction and hand-over.





**THE PARK
RESIDENCES**

CAULFIELD NORTH



Display Gallery

235 Balaclava Road, Caulfield North, Victoria 3161

Platinum



E W E R T
L E A F



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