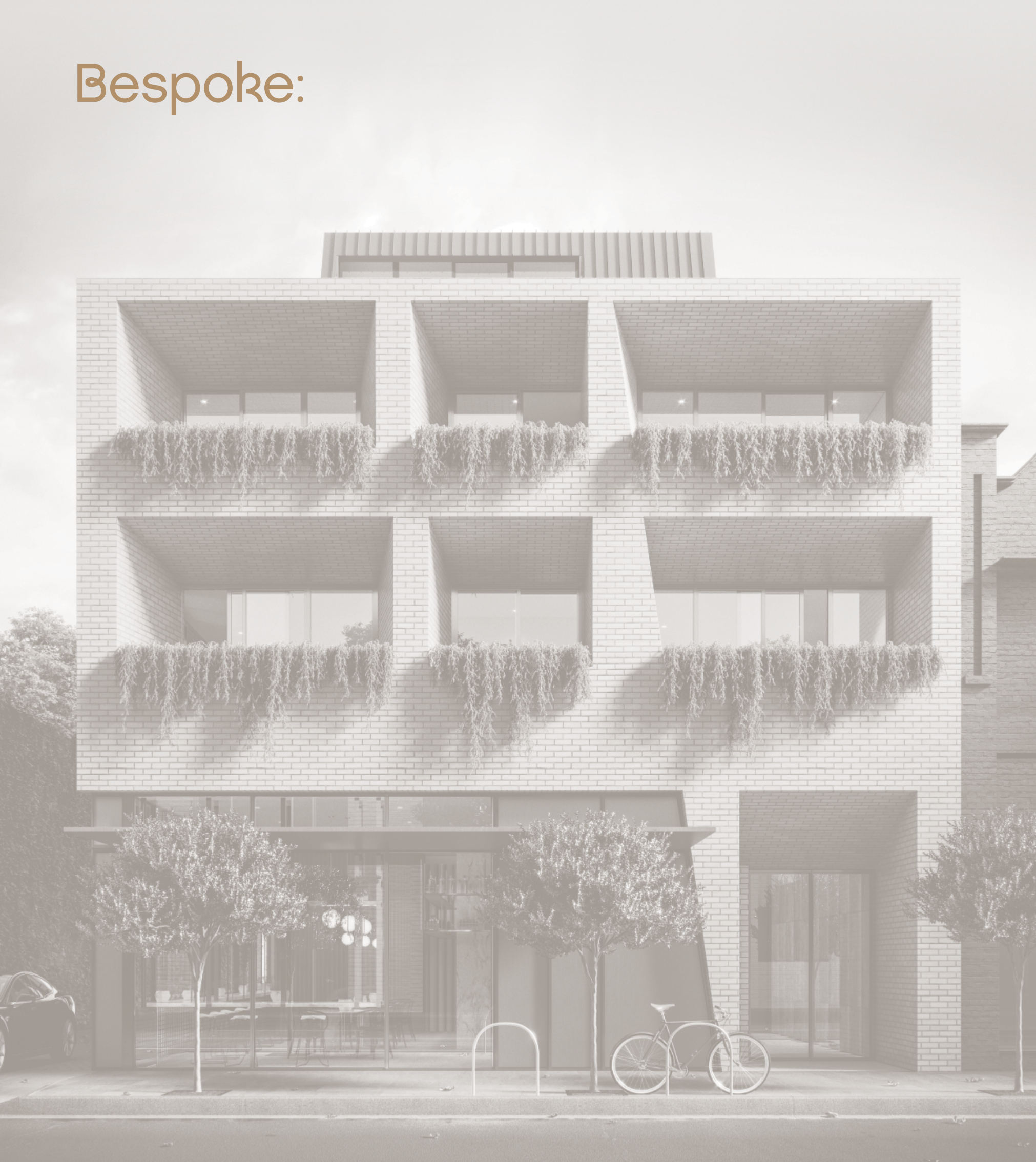


Bespoke:



Custom-made, for a  
life of fine moments.

1394 MALVERN ROAD : GLEN IRIS



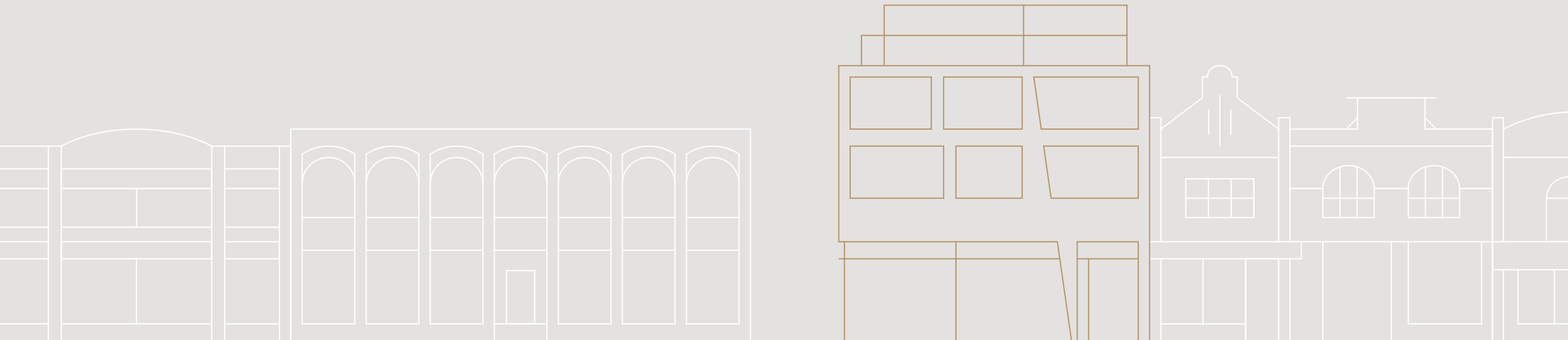
**Bespoke:**  
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Bespoke:  
Architecture

---

A facade informed by the architectural eras Glen Iris has seen, Bespoke uniquely and respectfully honours the lives that were integral in sculpting this picturesque realm.



Tailored for excellence.



Bespoke is influenced by the heritage that surrounds it on Malvern Road, and within the streets of Glen Iris. Victorian shopfronts, Federation homes and ornate masonry provide a great source of richness that subsequently informs the facade. A combination of contemporary brickwork ties into the character of the street, elevated with zinc detailing to create a distinctively geometric, robust and modern building that introduces new shapes to Malvern Road while establishing a true sense of permanence.





- 1: Artist Impression of Terrace
- 2: Artist Impression of Exterior Detail



2:

Sophisticated  
north-facing,  
light-filled residences.



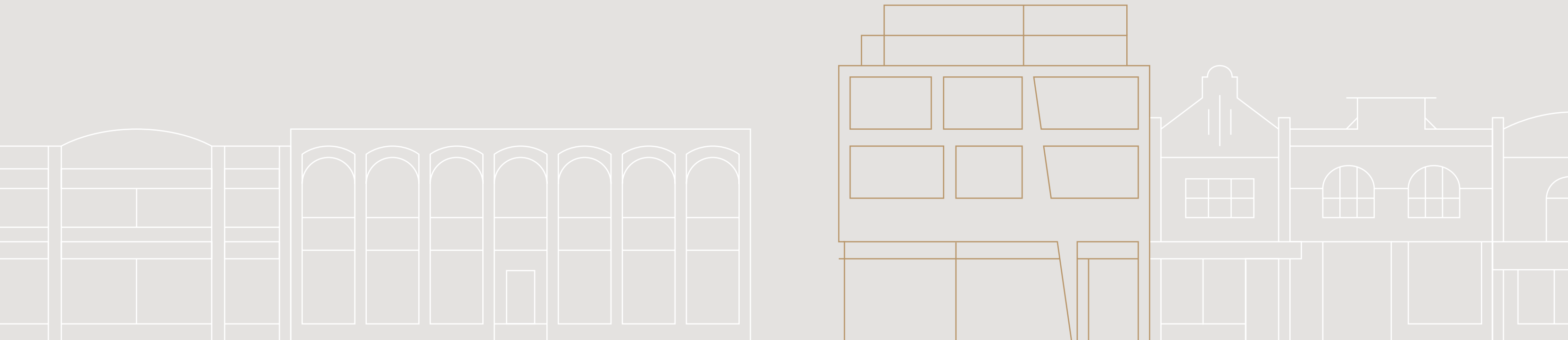
1:

Perhaps one of Bespoke's greatest aspects is the views the homes are treated to. Balconies front onto Malvern Road, instantly connecting occupants with their community, while southern views that are never to be built out give way to the depths of Glen Iris' strong heritage identity.

Bespoke:  
Interiors

---

A series of residences crafted for nothing short of brilliant. Premium finishes making up thoroughly considered floor plans create homes ideal for contemporary living.







ARTIST IMPRESSION OF LIVING ROOM









1:

## Elegant settings founded on unique features.

Bespoke's residences promote cross ventilation and bring in ample natural light through generous windows, creating a strong sense of openness. An opulent suite of premium finishes and fixtures including timbers, natural stones, feature lighting and European appliances form the homes, taking them from just being 'spaces' to havens of modern comfort.

1: Artist Impression of Living Room & Terrace

2: Artist Impression of Bathroom



2:

Bespoke:  
Design Details

---

Distinguishing Bespoke is  
inimitable attention to detail,  
shaping homes that are  
intrinsically carved for lives of  
luxury to be enjoyed within

## Elevations

### CONTENTS

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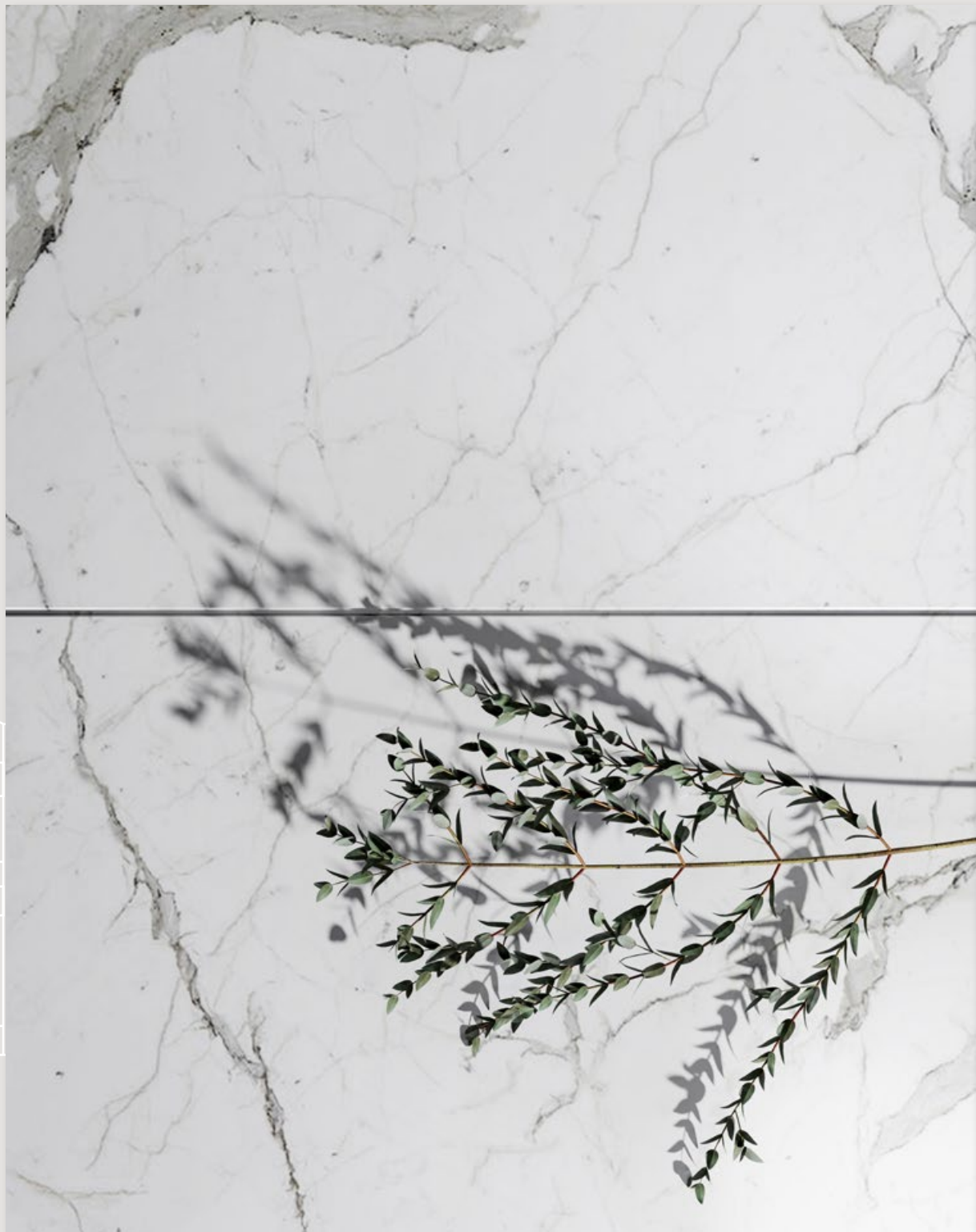
Typical Kitchen Island Bench	1
Master Kitchen & Bar	2
Typical Kitchen	2
Master Robe	3
Typical Robe	4
Master Bathroom	5
Typical Bathroom	6



Bespoke:  
Design Details

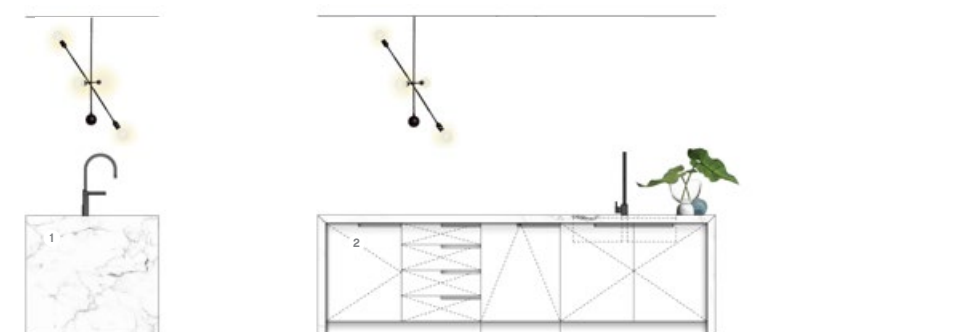
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Distinguishing Bespoke is  
inimitable attention to detail,  
shaping homes that are  
intrinsically carved for lives of  
luxury to be enjoyed within



---

TYPICAL KITCHEN ISLAND BENCH



- 1: Reconstituted Stone  
2: 2-Pac Paint, White Colour
-



## Bespoke: Design Details

---

Distinguishing Bespoke is  
inimitable attention to detail,  
shaping homes that are  
intrinsically carved for lives of  
luxury to be enjoyed within

MASTER KITCHEN & BAR (Above)  
TYPICAL KITCHEN (Below)

(Apt 401)



- 1: 2-Pac Paint, *White Colour*
- 2: Reconstituted Stone
- 3: Timber Laminate, *Oak Colour*



## Bespoke: Design Details

---

Distinguishing Bespoke is  
inimitable attention to detail,  
shaping homes that are  
intrinsically carved for lives of  
luxury to be enjoyed within

MASTER ROBE

(Apt 401)



- 1: Timber Laminate, *Oak Colour*
- 2: Melamine, *White Colour*
- 3: Mirror

TYPICAL ROBE



- 1: Timber Laminate, *Oak Colour*
- 2: Melamine, *White Colour*



Bespoke:  
Design Details

---

Distinguishing Bespoke is  
inimitable attention to detail,  
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luxury to be enjoyed within



MASTER BATHROOM

(Apt 401)



- 1: Reconstituted Stone
- 2: Timber Laminate, Oak Colour
- 3: Porcelain Tile, Grey Colour



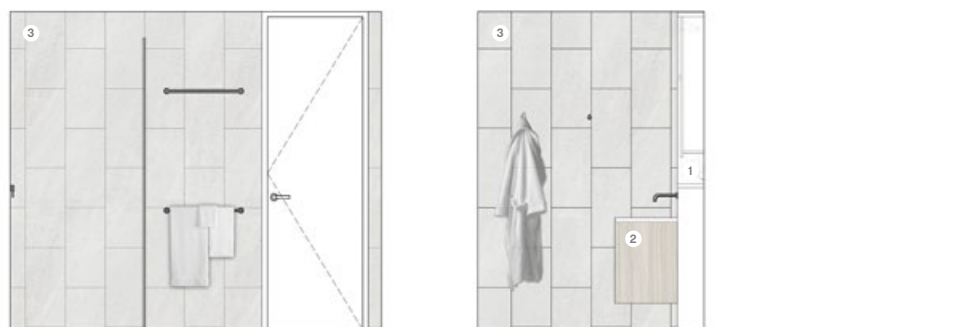
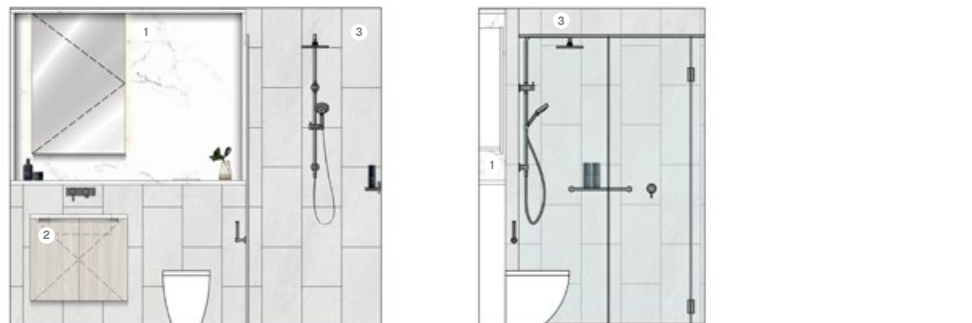
Bespoke:  
Design Details

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Distinguishing Bespoke is  
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luxury to be enjoyed within

---

TYPICAL BATHROOM



- 1: Reconstituted Stone
- 2: Timber Laminate, *Oak Colour*
- 3: Porcelain Tile, *Grey Colour*





Bespoke:  
Design Details

---

Distinguishing Bespoke is  
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Note. All areas shown are approximate. The information contained herein has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agent will not be responsible for any error or mis-description which may appear. Prospective purchasers or leasees are therefore advised to make whatever investigations they deem necessary.



Bespoke:  
Location

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Everything you could ask for, in one charming strip. Cafes, restaurants, boutique cellars, convenience stores, florists and hairdressers all play a role in creating the ultimate modern village lifestyle.





A community that  
revels in having everything  
upon its doorstep.

EAT & DRINK

- 1: Bizzari Dolci
- 2: Malvern Chook Shop
- 3: Milton Wine Shop
- 4: Mr Foxx
- 5: Neon Tiger
- 6: Saint James
- 7: Sissi & Co
- 8: That Greek Tavern
- 9: Thread Cafe
- 10: Where is Henry?
- 11: 30 Mill Espresso

SHOPPING & RETAIL

- 12: Bonneke Boutique
- 13: Flowers by Flos Forum
- 14: MADD Hairdressing
- 15: Malvern East X-Press IGA
- 16: Malvern Village Pharmacy
- 17: Senior Art Supplies
- 18: Turner & Lane

PARKS & RECREATION

- 19: Kooyong Lawn Tennis Club
- 20: Malvern Health & Fitness
- 21: Malvern Public Gardens
- 22: Orrong Romanis Reserve
- 23: Sir Robert Menzies Reserve
- 24: Toorak Park

EDUCATION

- 25: Lauriston Girls' School
- 26: Malvern Central School

TRANSPORT

- 27: Tooronga Train Station
- 28: No. 16 Tram (Glenferrie Road)
- 29: No. 72 Tram (Malvern Road)



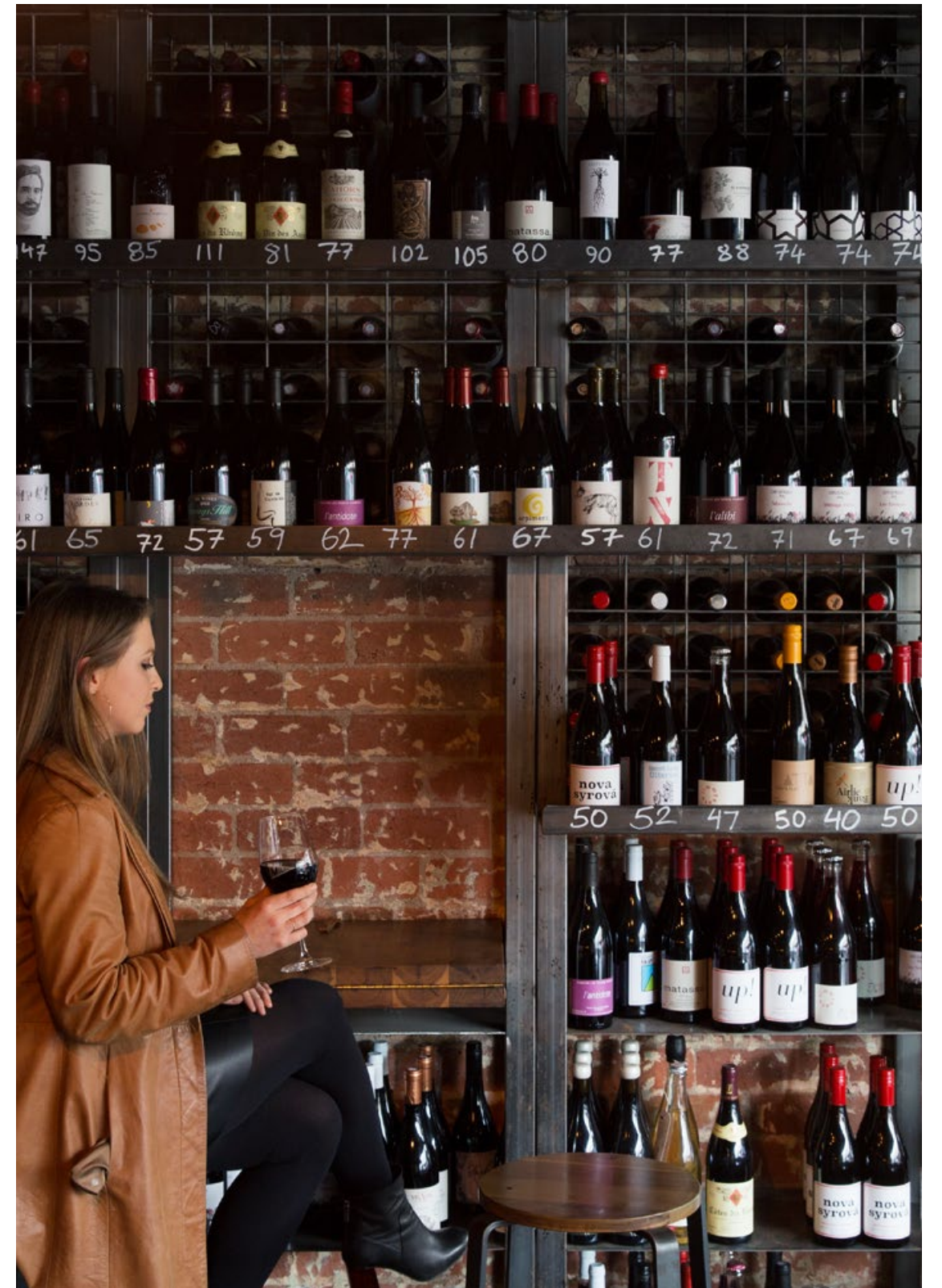


## Milton Wine Bar

You'll find that almost every Friday night, Milton Wine Bar is absolutely bustling. A unique hub on Malvern Road, the wine bar's walls are packed with bottles from the Barossa Valley to Piedmont, encircling customers who pop in to wind down and indulge in some ritzy jaffles, premium cheeses and cold meats with their drop of choice.

1-2: Milton Wine Bar, 1427 Malvern Road, Malvern : 68M

1:



2:





1:

- 1: Neon Tiger. 1252 Malvern Road, Malvern : 555M

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- 2: Mr Foxx. 1491 Malvern Road, Glen Iris : 125M

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- 3: Thread Cafe. 1373 Malvern Road, Malvern : 232M

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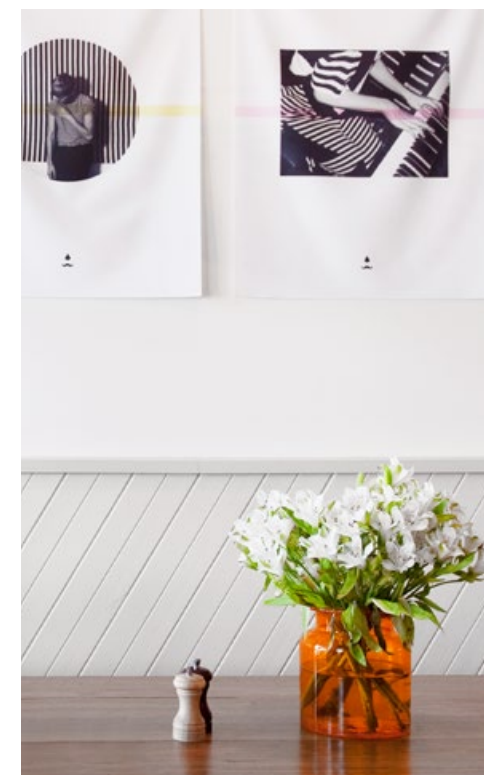
- 4: Bizzarri Dolci. 1395 Malvern Road, Malvern : 190M

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- 5: Where is Henry? 1415 Malvern Road, Malvern : 105M



4:



5:

3:



Culinary gems  
dusted with an inviting  
Malvern Road touch.



2:

#### NEON TIGER

Leading the troop of contemporary cafes in Melbourne is Neon Tiger, which delivers inventive all day breakfast dishes for those who don't believe in placing boundaries on the most important meal of the day. Eggs Benedict, smashed avocado on Nordic loaf, and crispy barramundi are a few of the crowd favourites. Dine in bright, lively surrounds, among those who value food as much as you do.

#### MR FOXX

French toast, gnocchi, beef burgers and more come flying out of the kitchen at Mr Foxx, a homely cafe that even revs up the fireplace in the cooler months. Pop in for brunch, or an afternoon coffee and sweet to go with it – perhaps a vanilla slice or a lemon meringue tart.

#### BIZZARRI DOLCI

Bizzarri Dolci doubles up as a handmade biscuit bakery and cafe, led by pastry chef Monette Bizzarri. Walls and counters are predominantly filled with Italian and French sweets – Florentines, madelines, amaretti, and more either accompany those sitting in for afternoon tea, or head to pantries and biscuit jars to be enjoyed by households and their guests.





1:



2:

Saint James serves up some of the most delectable dishes in the city.

Plating up dishes that reflect their good looks in taste, Saint James has established a strong network of loyal locals who go back to the cafe for its consistent quality. Beyond the delicate sweets sitting at the front counter are dishes including a house-made Bircher muesli, poached chicken salad, and port-glazed wild mushrooms on perfectly toasted sourdough.

1-3: Saint James, 1376 Malvern Road, Malvern : 72M

3:







FLOWERS BY FLOS FLORUM

There's something unexplainably calming about entering a florist or plant store, the exact sensation visitors entering Flowers by Flos Florum feel. The store is Malvern Road's honorary supplier of rare plants and flowers, producing perfectly composed bouquets to enliven any receiver.

STOCKLAND TOORONGA

A one-stop destination for all things shopping and services, Stockland Tooronga houses an array of grocers including Scicluna's Real Food Merchants, Cannings Free Range Butchers and Bakers Delight, alongside a masseuse, optometrist and nail salon for when you need to get a few more things ticked off the list.

TURNER & LANE

Turner & Lane's flagship proudly sits on Malvern Road. Founded by Libby Turner and Susie Lane, the store preaches a serious passion for interior design, selling a range of local and international furniture, homewares, cookware, jewellery and children's products.



A shopping scene for all occasions.



- 1: Stockland Tooronga, Corner Toorak Road and Tooronga Road, Glen Iris : 1,100M
- 2: Madd Hairdressing, 1256 Malvern Road, Malvern : 530M
- 3: Flowers by Flos Florum, 1375 Malvern Road, Malvern : 230M
- 4: Turner & Lane, 1391 Malvern Road, Malvern : 182M

4:





1:

## Malvern Public Gardens

Wide walking tracks meander through these stunning gardens, speckled with native flora and grand palms and elms overlooking them. Malvern Public Gardens is a late-Victorian park that was laid out under the curatorship of Thomas Pockett, a gardener, in 1888. Pockett transformed what was a water reserve by implementing a path system, and true to the Victoria penchant of strong, evergreen species and the exotic, implemented an array of plantings.

Now a centre for recreational wellbeing in Malvern, the park features a pond, grotto and a fountain, surrounded by immaculate lawns and mature trees, perfect to spend sunny afternoons in.

1-2: Malvern Public Gardens, 1344  
High St, Malvern : 1,100M

2:







1:

A realm where recreation and connectedness are top priorities.

2:



HAROLD HOLT SWIM CENTRE

At the centre of Glen Iris' leisure landscape is the Harold Holt Swim Centre, providing the space and opportunity to learn how to swim, alongside fitness classes, a hydrotherapy program, spa and sauna.

NO. 72 TRAM

Tracking down Malvern Road is the No. 72 tram, heading towards Chapel Street and the city in one direction, and to Camberwell in the other.

3:



32-33

LOCATION

4:



5:

- 1-2: Harold Holt Swim Centre,  
1409-1413 High St, Glen Iris : 850M

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- 3: Malvern Road Shopping Village

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- 4: No.72 Tram, Corner Tooronga  
Road and Malvern Road, Glen Iris  
: 25M

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- 5: Tooronga Railway Station,  
101 Milton Parade, Malvern : 500M



Bespoke:  
Collaborators

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A project created by an impressive collection of design and development visionaries who constantly strive to push the boundaries.







**ARCHITECTS : PLUS ARCHITECTURE**

Plus is an award-winning architecture and interior design practice that prides itself on the ability to create projects that positively contribute to the urban landscapes they sit in, and also deliver sensational commercial outcomes for clients. Plus excels when creating concepts that both enhance and complement each building's form. The team has the ability to strike the right balance between high-end craftsmanship and commercial viability, creating liveable and useable spaces, without compromising on a project's quality. With six studios across Australia and New Zealand, Plus Architecture is led by 12 directors and a team of associates who drive design ingenuity with efficiency and focus, playing a key role in the constant evolution of major cities.



**PROJECT MANAGER : POINT POLARIS**

Central to Point Polaris' strategy is delivering solid financial returns to its clients through the creation of amazing places that enrich people's lives as they live, work, shop and play. Point Polaris is a leading acquisitions, capital solutions, development advisory and project management firm with extensive experience in the residential, hotel, office, retail, aged care and student accommodation sectors. The company's portfolio involves \$1.8 billion worth of property development delivered through an untiring commitment to high quality design and workmanship.



**AGENT : MARSHALL WHITE PROJECTS**

Marshall White Projects has rapidly become one of Melbourne's leading project marketers of residential developments. The company's unmatched, complete and premium service encompasses everything from site selection and negotiation, product design and development, application of current market research and management of your project through to organising a successful delivery of each and every development. Marshall White Projects has managed thousands of successful residential apartment sales and has assisted Marshall White Residential to become Australia's largest privately owned residential sales and marketing agency.





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