





Royal Ascot

RESIDENCES



A New Breed of Urban Royalty

.....

Finding harmony between the quaint tree-lined canopies veiling the streetscape and the sense of cultivation that comes from living on the doorstep of the 'World's Most Liveable City', Royal Ascot brings a new air of modern living to Ascot Vale.

Inspired by the traditions of their milieu, these apartments are underscored by a playful, bold originality that while motivated by innovative design, are foremost utterly liveable. As Melbourne continues to evolve and move to the helm as a global lifestyle and culture leader, suburbs like Ascot Vale find their own communities, becoming microcosms of this gentrification. Therefore, as the city itself continues to blossom, so too does the urban fringe, witnessed in the unprecedented lifestyle hubs communities are now burgeoning.



ARTIST IMPRESSION OF EXTERIOR



“The design combines the ease of inner city living with all the benefits of the surrounding neighbourhood, providing garden terrace living in the sky.”



IAN BRIGGS, PLUS ARCHITECTURE



Full of character, an artistic, sweeping facade both respects and compliments Ascot Vale's rich surroundings. Beyond it lies a refined series of homes built for a life of full of luxurious and vibrant moments. Welcome to Royal Ascot.



ARTIST IMPRESSION OF EXTERIOR



Royal Ascot's balconies feature lush planter boxes, cleverly bringing the idea of a suburban garden up into the sky. Advantageously perched on a corner site, the sophisticated exterior reflects what is found within. Natural light is allowed into the homes through grand windows that simultaneously give way to spectacular views of the city skyline.



ARTIST IMPRESSION OF EXTERIOR



ARTIST IMPRESSION OF COURTYARD



“Royal Ascot’s landscape
and architecture
work harmoniously –
epitomised in an exclusive
courtyard perfect for
outdoor entertainment.”

Jack Merlo

JACK MERLO, JACK MERLO DESIGN



.....

Conscious of the positive effects that come from building connections, both from communal engagement and with nature, Royal Ascot's courtyard offers the potential for social interaction as well for finding sanctuary. Immaculately landscaped gardens, crafted by the renowned Jack Merlo, surround a pavilion area with an integrated barbecue and sink, providing space to entertain and unwind in an outstanding setting.



ARTIST IMPRESSION OF KITCHEN, DINING & LIVING

Kitchens envisioned by industry leader Mim Design are considered to the highest degree – not only designed as cohesive, functional and revitalising settings, but to inspire and unleash the chef within.





ARTIST IMPRESSION OF LIVING, DINING & BALCONY

.....

There is a sense of boundlessness to Royal Ascot's living areas, which cleverly blur traditional perimeters by combining internal and external living spaces, allowing occupants to roam through their home seamlessly. Floor-to-ceiling windows frame some of the city's most iconic views while illuminating a palette of neutral and warm interiors, founded on linear design.





ARTIST IMPRESSION OF KITCHEN & DINING



“Highly tailored,
sophisticated
spaces designed
to enhance the lives
to be lived within.”



MIRIAM FANNING, MIM DESIGN



ARTIST IMPRESSION OF BEDROOM

Elegant sleeping areas integrate large wardrobes, a study nook, 100% wool carpets and ensuites in the master bedroom, highlighted by ample natural light that travels through generous windows.



Minimal with a strong penchant toward clean linearity, bathrooms are founded on high quality finishes, fixtures and fittings. Rewarding simple, sensual pleasures, these materials are selected just as much for their tangible qualities as their visual appeal.



ARTIST IMPRESSION OF BATHROOM



Moonee Valley Racecourse

Royal Children's Hospital

Melbourne Zoo

CityLink

CBD (5km)

Mount Alexander College

Tram No. 59

Queens Park

Ascot Vale Primary School

Moonee Ponds Central

Ascot Vale Road

Ascot Vale Station

Maribyrnong River

Flemington Racecourse

Union Road





The Crown Jewel of Melbourne's Inner Suburbs

.....

Encompassed by an amplitude of amenities and parks, Ascot Vale offers the perfect balance of simplicity and connectivity. Boasting close proximity to the CBD, a strong network of transport links and a number of highly-regarded schools, Ascot Vale has nonetheless managed to retain the soul of a village community, while strengthening its name as a leading cosmopolitan suburb.





Located near Ascot Vale's two main commercial hubs — Union Road and Puckle Street — Royal Ascot is your own little slice of urban utopia.

Cafes, Restaurants & Bars

- | | |
|----------------------------|----------------------------|
| 01 Ascot Food Store | 09 Mr. Nice Guy's Bakeshop |
| 02 Darling Street Espresso | 10 No. 19 |
| 03 District North | 11 Philhellene |
| 04 Escagrill | 12 Public Life |
| 05 Grandpa Joe | 13 Espresso 155 |
| 06 The Laurel Hotel | 14 Scoozi |
| 07 Little Byrd | 15 Strangeloves Wine Bar |
| 08 Mango Lounge Bar | 16 The Valley Cellardoor |

Shopping & Lifestyle

- | | |
|------------------------------|--------------------------------|
| 17 Albero | 23 KX Pilates |
| 18 Ascot Vale Florist | 24 Moonee Ponds Central |
| 19 Clocktower Centre | 25 Sam Merrifield Library |
| 20 Crumbs Organic Bakehouse | 26 The Happy Apple Greengrocer |
| 21 Highpoint Shopping Centre | 27 Two Byrds on Union |
| 22 Juliet Louise | 28 Yoga Flame |

Recreation & Parks

- | | |
|------------------------------|-----------------------------------|
| 29 Ascot Vale Leisure Centre | 35 Ormond Park |
| 30 Flemington Racecourse | 36 Queens Park |
| 31 Maribyrnong River | 37 Queens Park Swimming Pool |
| 32 Melbourne Showgrounds | 38 Riverside Golf and Tennis Club |
| 33 Melbourne Zoo | 39 Royal Park |
| 34 Moonee Valley Racecourse | 40 State Netball Hockey Centre |

Education, Transportation & Facilities

- | | |
|------------------------------|-------------------------------------|
| 41 Ascot Vale Primary School | 48 Moonee Ponds Primary School |
| 42 Ascot Vale Station | 49 Mount Alexander College |
| 43 CityLink | 50 Penleigh Essendon Grammar School |
| 44 Haileybury College | 51 Royal Children's Hospital |
| 45 Maribyrnong College | 52 St Mary's Primary School |
| 46 Melbourne University | 53 Tram No. 59 |
| 47 Moonee Ponds Junction | 54 Victoria University |



Rule the World Around You

.....

Ascot Vale's village charm belies the seriousness with which locals regard their gastronomical pleasures. Good coffee and good food are two things Ascot Vale locals don't accept compromise on, which is why the suburb enjoys such a disproportionate share of innovative bars, cafes and eateries to call its own. Great chefs go where they're best appreciated, after all.

< No. 19

Proudly sitting on Union Road is cafe No. 19. It's the culinary brainchild of Diana and Domenic Caruso, the same husband and wife duo that opened St Rose in Essendon. Diners will find plenty of healthy dishes on the menu, including those that are entirely sugar-free, as well as a few treat dishes such as the Cherry Ripe Pancakes. The dine-in experience is topped off by superb interiors – a sophisticated palette of blonde timber, brass and hints of blush pinks make up the space – conceived by Melbourne firm, Biasol Design Studio.



Darling Street Espresso

Much of the menu's produce is sourced from the cafe's country kitchen garden, so food is seasonally driven, organic and always fresh. Here dishes strike a balance between simplicity and creativity, neither fussy nor daunting.



Ascot Food Store

Modern and retro combine, and actually work, at this cafe. fit out with timber furniture and pops of orange spanning from the coffee machine to the banquettes. Coffee by St Ali is on offer, alongside cold-pressed juices and syringe spiked doughnuts.



Public Life

Public Life is a 'pop in for a drink and walk home' sort of place. The quaint, intimate space has quickly made itself, serving up charcuterie boards and clever cocktails.



Mr. Nice Guy's Bakeshop

Ditching meat and dairy, Mr. Nice Guy's mostly vegan bakehouse creates mouthwatering treats with moreish concoctions of kosher, soy-free, organic and fair trade ingredients. Alongside the store's iconic cupcakes you'll also find treats such as bronuts (brioche donuts) and even vegan chilli dogs or meatballs subs.



Grandpa Joe

Ancient grain porridge, freshly ground beans, chai infused baked pears – it's easy to see why Grandpa Joe is where locals flock on a daily basis. With a pour that's as silky as its white chocolate and ricotta hotcakes, Grandpa Joe will be sure to keep you perfectly caffeinated throughout the day.



The Laurel Hotel

A hotel that has long championed sport, The Laurel is the perfect locale to catch a game or have a few beers at. Upstairs is the rooftop bar – comfortable in every season thanks to implemented heating.



The Valley Cellar Door

Order wine by the glass or select one of the 230 bottles on the wood-clad walls at this cellar door. Pair it with some cheese, pizza or an antipasto board to help see you through the night.



District North

District North promised great things and is delivering on its promises in spades! With a creative list of dishes, like salmon cured in Four Pillars gin, (literal) green pancakes and Dr Marty's crumpets paired with whipped mascarpone and house-made jam, it is no surprise this cafe has become a Sunday brunch regular.



Two Byrds on Union

Two Byrds makes it easy to express yourself without venturing too far from home. Stocking an eclectic but highly-wearable range of clothing, you can rest assured your outfit will remain as individual as it is inspired.



Juliet Louise Florist

No matter how well-designed a home is, it will always be enhanced with the right floral arrangement. With intricately arranged bouquets, Juliet Louise will be sure to capture the imagination and reflect your dreamscape.



Highpoint Shopping Centre

At the pulse of current trends, Melbourne's long-held love affair with Highpoint has continued throughout the years, resulting in a world leading retail sphere boasting some of the biggest names in the business.



KX Pilates

KX Pilates offers a wide range of stretching and strength classes, beyond Pilates. One thing remains constant in all workout sessions – attendees are guaranteed to sweat and find their inner rhythm all at the same time, in bright and uplifting studios.



The Happy Apple Greengrocer

The Happy Apple Greengrocer loves fresh produce, so much so that it now ships its hand-selected goodies to your door. Your pantry will always be brimming with perfectly ripened produce and pre-prepared meals, without needing to leave the house.



Crumbs Organic Bakehouse

Infusing old-time charm with the warm scent of baking and the syrupy sight of iced cakes, there's not a person alive who could boast immunity to the endearment of this homely bakehouse.



Moonee Ponds Central

As the heart and soul of retail in the area, Moonee Ponds Central is not only a shopping hub, but a vibrant meeting place where the local community can come together. Grocers, gift stores, bakers and cafes make up a large portion of the centre.



Sarah's Florist

Bouquets, boxed arrangements, wreaths and more – Royal Ascot residents best familiarise themselves with Sarah's Flowers. Local, same day delivery is also available, if you want to make someone feel extra special with a stunning surprise.



Queens Park

For those days when you want to fill your lungs with air and your soul with solitude, or if its some socialising your soul is calling for, Queen's Park is where to head. Housing a cafe, playground and a lake alive with ducks and other fauna, here you will find something to tickle everyone's fancy.



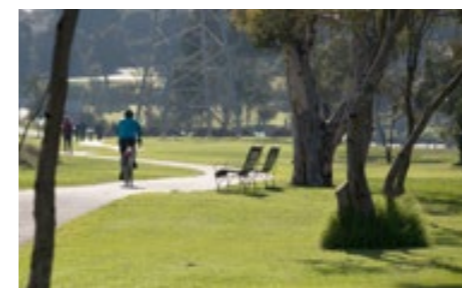
Ormond Park

A haven for escaping reality and spending some time unwinding from the humdrum, Ormond Park offers the ideal escape route for finding some "me" time. The Moonee Creek Trail which runs through the park provides walking and cycling tracks, for that extra little bit of serenity.



Melbourne Zoo

There's something thrilling about having a world leading zoo at your doorstep. Whether you seek an afternoon lazily enjoying some of nature's greatest wonders, or having the ease of access to one of the many twilight events hosted within the Zoo grounds, the proximity to this icon will be a constant exercise in pure joy!



Maribyrnong River

Flowing from the slopes of Mount Macedon down to Port Phillip, the Maribyrnong River is the leisurely heart of the northwest. The blend of lush, native vegetation, palm trees and pristine waterways makes it difficult to believe the city is so close, but all one needs to do is lift their head to see city skyline in the background.



Queens Park Swimming Pool

In the summer, head to Queen's Park public swimming pool. Open throughout the warmer months, the aquatic centre is the ideal opportunity to cool off and keep those summertime blues at bay.



Ascot Vale Leisure Centre

Ascot Vale Leisure Centre is the leading gym and indoor swimming pool in Royal Ascot's realm. The centre features a fully equipped gym with a wide variety of cardio equipment, a functional training area and cycle studios.



Sam Merrifield Library

At the heart of Ascot Vale is the Sam Merrifield Library, which provides much more than just books. The expansive community space holds a collection of computers, widescreen televisions, spaces for children and beanbags for bookworms to unwind on and get lost in a great book.



Moonee Valley Racecourse

Moonee Valley Racecourse is a bit like Picasso. Turning out masterpiece after masterpiece, year after year, these fields have given birth to some of the greatest names in Australian racing history.



Ascot Vale Primary School

Ascot Vale Primary School provides a safe, supportive and engaging learning community that aims to motivate and stimulate students' curiosity, enabling them to become creative and passionate lifelong learners.



Moonee Ponds Junction

This area couldn't have risen to its esteemed status as an inner-urban cultural leader without its strong network of accessibility. With a constant flow of transport options running between the CBD and surrounds, getting from A to B never involves too much pre-thought.



Royal Children's Hospital

Hospital can be a confusing place for both children and their families, the Royal Children's Hospital has become synonymous with meeting this difficult time with a warm and caring approach, creating an environment exuding comfort and security.



Melbourne University

Melbourne's equivalent to the Ivy League, the University of Melbourne is a sandstone boasting a heritage of excellence and an unparalleled reputation for academic prestige. Ascot Vale's impressive network of public transport makes it all too easy to get there.



St Mary's Primary School

About a seven-minute drive is St Mary's, identifying itself as an innovative, creative and dynamic place of contemporary learning where all students are constantly challenged.



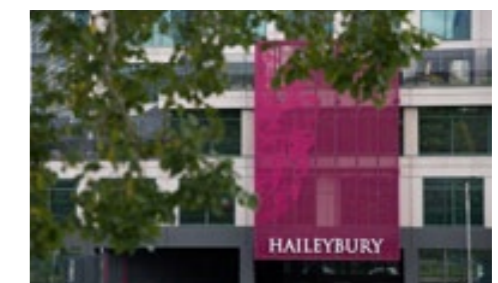
Ascot Vale Station

Located within walking distance to the Ascot Vale Station, Royal Ascot is not only eminently liveable, but unparalleled in its location too. Ascot Vale Station is found a mere 800 metre walk away from the residences.



Moonee Ponds Primary School

Echoing the suburb's fusion of melding local with global, municipal primary schools such as Moonee Ponds Primary School flourish with their commitment to academic and individual achievement. With a newly built sports and performance centre, it's one of the area's top school offerings.



Haileybury College

One of Melbourne's most prestigious schools has settled in the CBD. Haileybury College's city campus offers early learning education, all the way through to Year 12. The 10-storey, 13,000 square-metre is newly designed with premier science, drama, and indoor recreation facilities alongside terraces areas designed for break times.

McLaren
DEVELOPMENTS

POMEROY
PACIFIC

plus
architecture

MIM DESIGN

**JACK
MERLO**

MARSHALLWHITE
PROJECTS



McLaren Developments

With over 200 apartments completing construction in Melbourne, and a diverse pipeline to come; McLaren Developments continues to gain attention through the creation of cutting-edge residences and commercial offerings in some of the city's most desirable locations and emerging regions.

McLaren conceives of each project as a unique space, with a unique identity that begins with its design and ends with the people that will live, work and operate within. Whether it be downsizer apartment living at 'Royal Ascot' in Ascot Vale, Somerton Logistics Centre or the new McLaren Prestige Homes.

It is the meticulous attention to detail, consistent on-time delivery, and client interests always at the forefront of our thought process enabling McLaren Developments to distinguish itself through its vision for creating spaces that excite and engage, laying the foundation for the rich human narratives that will unfold within.

Pomeroy Pacific

Pomeroy Pacific is an established development management company with a 47 year track record for delivering high quality developments. Pomeroy Pacific's passion in their pursuit for excellence is reflected in the quality of all their projects. They provide their purchasers with peace of mind that what is being promised is actually delivered. Pomeroy Pacific's disciplined approach to development management ensures projects are delivered on time, on budget and to the level of quality that all parties expect and which they will be proud of. This is the Pomeroy guarantee.

Plus Architecture

Plus is an award-winning architecture and interior design practice that prides itself on the ability to create projects which not only contribute positively to the urban landscapes in which they sit, but that also deliver great commercial outcomes for clients. The team has the ability to strike the right balance between high-end craftsmanship and commercial viability, creating liveable and useable spaces, without ever compromising on a project's quality. With offices in Australia and New Zealand, Plus is led by six directors and a team of associates who drive design ingenuity with efficiency and focus, while playing a key role in the constant evolution of our major cities.

Mim Design

Mim Design is an award-winning Melbourne-based practice known for its creativity, high end finishes and attention to detail. Mim Design is a studio well regarded for its highly tailored and personalised client strategies from concept to delivery.

Recognised nationally and internationally, Mim Design has spent more than 20 years curating a diverse portfolio spanning high end residential, retail, hospitality and corporate projects. More recently the studio, guided by founder and managing director Miriam Fanning, has expanded into five-star hotels, custom multi-residential interiors, external design and furnishings.

Jack Merlo Design

Jack Merlo Design is a landscape design and construction company widely celebrated for both creative ingenuity and quality of work. Jack Merlo's designs are developed around his client's lifestyle requirements while complementing the surrounding architecture. Jack Merlo Design has forged a reputation for design excellence combined with quality implementation on a wide range of both contemporary and traditional projects ranging from inner city penthouse apartments to country estates.

Marshall White Projects

Mr Marshall White opened his first office in Glenferrie Road Malvern over 45 years ago. A legend within the real estate industry, Marshall instilled a philosophy within the company that, above all, values honesty, integrity, experience and the desire to put in the time. Marshall White Projects continually strives to capitalise on the blending of youthful enthusiasm and mature experience to achieve the highest possible standards of excellence. Marshall White also pride themselves on the ability to provide an exceptional level of service that is envied by others in the real estate industry.



Royal Ascot

R E S I D E N C E S

While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part of, and is not, an offer or a contract of sale.

CREATIVE BY EARL.ST