



21 Riversdale Road, Hawthorn

Modern apartments
on the city's edge





At home, in Hawthorn

Moda/Form-4

Moda/Form-5

Moda / Form

A collection of modern residences of generous proportion that are practical, light-filled and beautifully refined.

21 Riversdale Road has been created for the Hawthorn of today. It respects the local setting whilst embracing modern design. Inspired by the pioneer of modern architecture Le Corbusier, this Ewert Leaf design marries the integrity of bold materials with the subtlety and quality of genuine craftsmanship.





Media/Room-10

Media/Room-11

Artist Impression

raw + refined

Exterior design

We believe in the power of great buildings to enhance the character of a street. At 21 Riversdale Road we've designed a true architectural statement — one that respects the craftsmanship of its traditional neighbours, but is also unashamedly modern. It marries thoughtful materials with smart design thinking.

Demonstrating a holistic design approach, our partner Ewert Leaf Architects take inspiration from architectural greats, like Frank Lloyd Wright and Le Corbusier. These icons of architecture embraced the strength of bold, robust materials such as stone, solid timber and the beauty and integrity of raw concrete.

Continuing in their footsteps, our use of off-form concrete is undoubtedly the boldest material choice. The robust and characterful material anchors the building to its location, producing a solid mass from which we have painstakingly crafted a series of refined, functional and efficient residences to meet the demands and desires of today's Hawthorn buyers.

We're using concrete — but not as you know it. Most apartment developments today use precast concrete, manufactured elsewhere and shipped onto site. Off-form concrete however, requires genuine craftsmanship. Beginning with the construction of extensive on-site formwork, concrete is poured in-situ — resulting in a bespoke, textured finish.

The apartment balconies, lined with dark brickwork, are seemingly carved from this singular concrete form, breaking up the building's visual mass. Their recycled timber soffits and the vertical timber battens of their balustrades serve to soften the impact of the harder materials. As the timber silvers, the building will further settle into its surroundings, echoing the mature trees of the streetscape.



Our choices of concrete and reclaimed timber are more than just beautiful materials. They've been chosen for their robustness, and for the ways they improve and patinate as they age. These are timeless materials that transcend fashion, and are a small insight to our greater commitment to quality, integrity and leaving a positive legacy.





form — meets function

Interior Design

Light is central to the design concept of 21 Riversdale Road. The building's floorplan has been deliberately elongated through the length of the site, maximising daylight to all living areas and bedrooms. A single central-spine corridor is bathed in light via a full height window through the first and second storeys, while a void allows for natural airflow into the lobby and corridors. High-end finishes, detailing and signature lighting pieces by Alex Earl ensure these common spaces are far from utilitarian.

Floor-to-ceiling windows throughout the apartments allow natural light to flood into each residence. In the larger apartments, stacked sliding doors let residents blur the boundary between inside and out — effectively opening up whole walls to the terraces.

The interiors of 21 Riversdale Road celebrate even the smallest details, because Moda buyers notice the little things. A beautifully formed building isn't just about the big-ticket items, it's about making sure every hinge, every paint colour, and every surface looks great and functions perfectly.

Rather than creating two colour palette options, as would happen with most developments, Ewert Leaf has confidently chosen a single contrasting palette across all the residences; mixing crisp whites and warm greys with dark, rich timber veneers and metal detailing.

From slimline marble benchtops and oak flooring, to custom-designed wardrobe cabinetry and locally designed lights, every element contributes to the whole aesthetic, creating great-looking homes that are a joy to live in.

The kitchens at 21 Riversdale Road are a lesson in refinement — offering a sense of luxury without feeling opulent. Signorino grey-veined marble benchtops are slimline, adding to the weightless yet robust quality of the kitchen designs. A combination of open and closed cabinetry — again with slimline profiles — gives buyers all the storage they could need without compromising on the generosity of space. The warmth of the oak timber floors contrasts with dark timber veneer and fine metal detailing. Above the kitchen islands, minimalist linear pendants by Melbourne designer Alex Earl complete the picture.





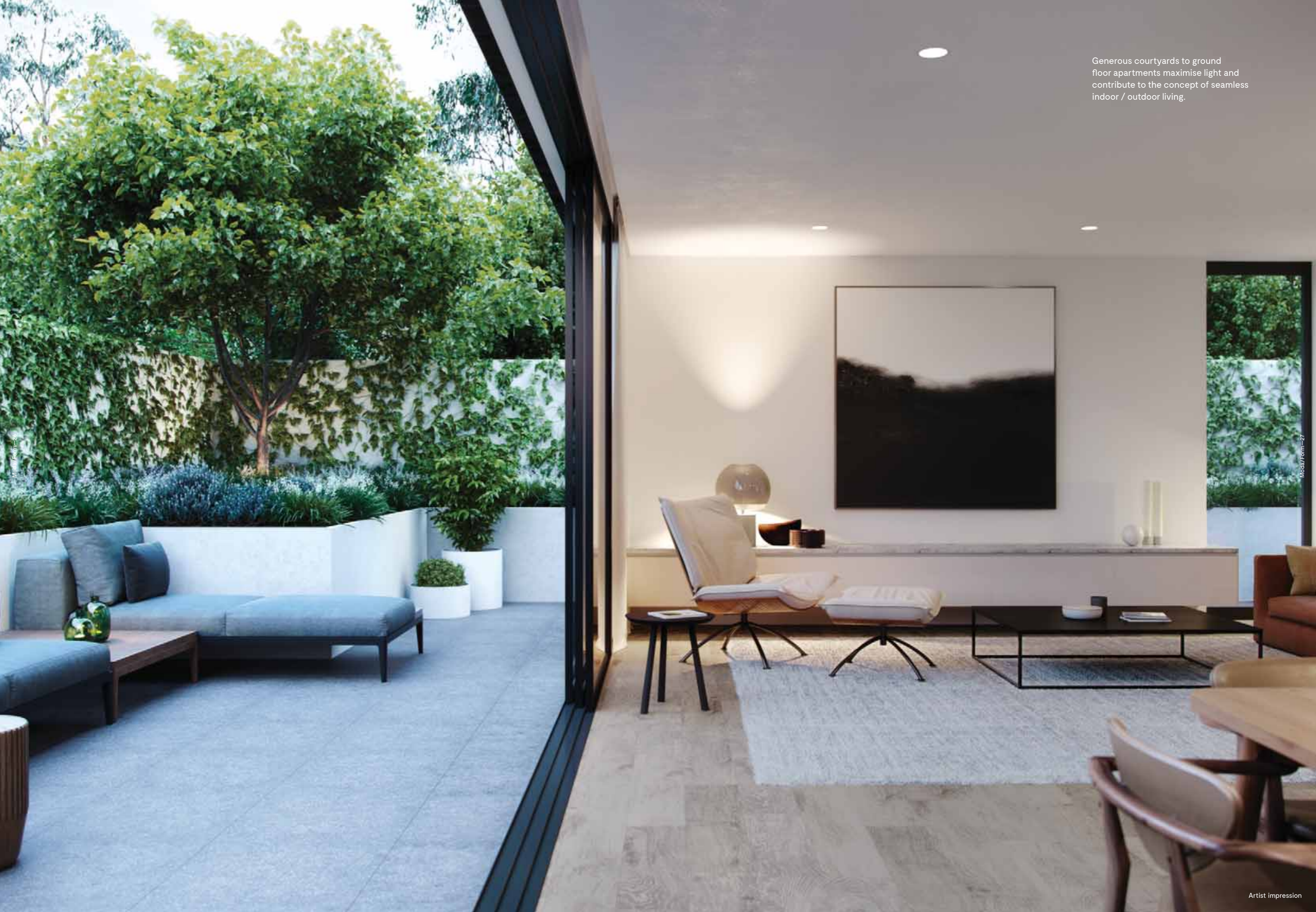
Moda/Form-20

Moda/Form-21



Artist impression

inside — out



Generous courtyards to ground floor apartments maximise light and contribute to the concept of seamless indoor / outdoor living.

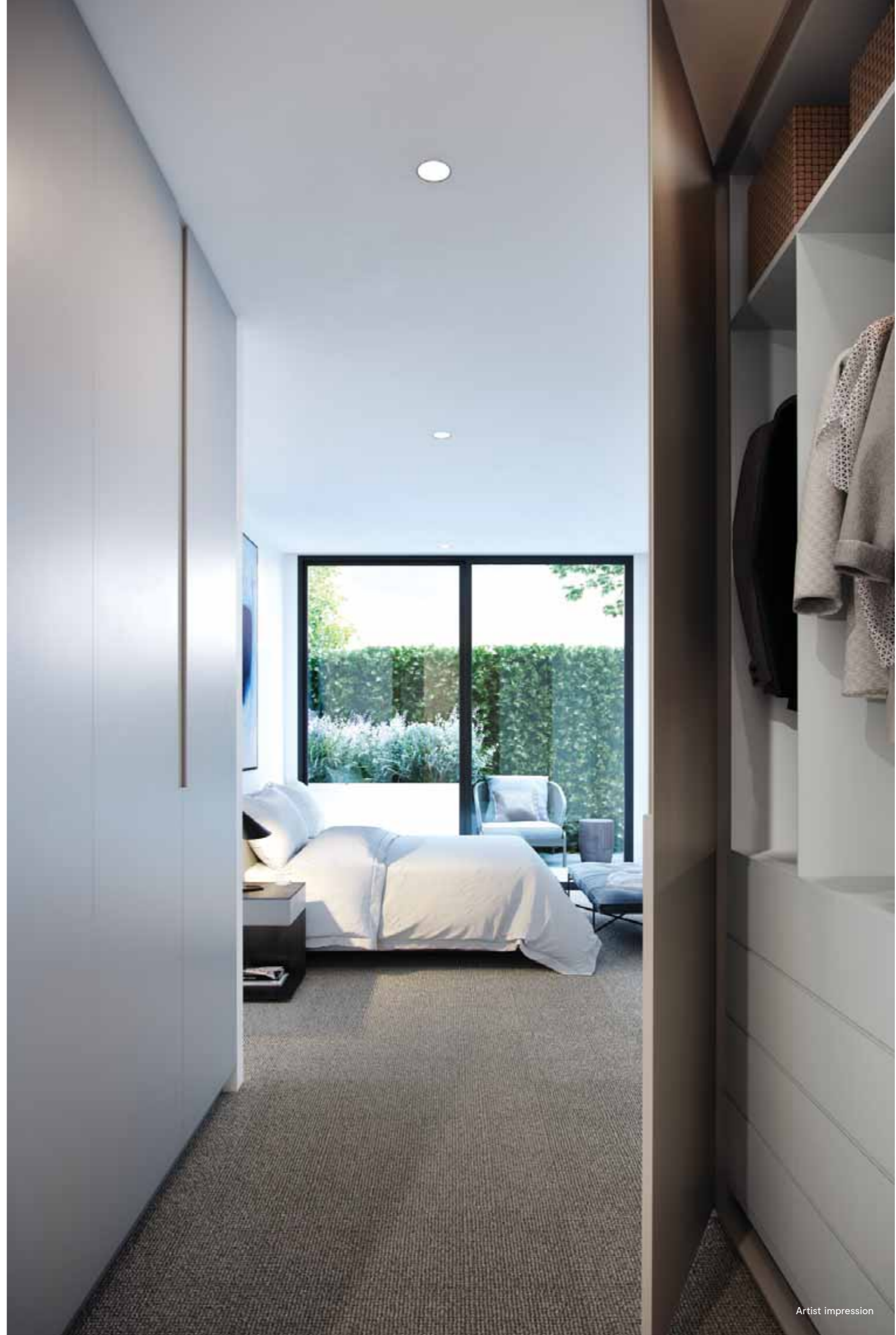
The bathrooms continue the contrasting colour tones, such as the large-format white ceramic tiles juxtaposed against charcoal dark metal detailing and brushed steel hardware. Custom-designed metal shelving niches have been created in the showers and above the baths echoing the form of the exterior balconies and window hoods.

Rounded edges have been introduced in the form of bespoke vanity mirrors — one of Ewert Leaf's signature design elements. The white and grey Signorino marble carries through to the bathrooms, extended up the walls behind the mirrored cabinets. The suspended vanities, with their large drawers and soft underlighting, continue the feeling of weightlessness while providing ample storage.





Abundant natural light





Design signatures

Our buyers are worldly, and so are we. We create homes that are internationally influenced, yet locally sensitive. We seek out the very best ideas and trends, taking inspiration and influences and applying them to our developments for the benefit of residents.

Raw and refined —
building façade using
off-form concrete

The most striking feature of 21 Riversdale Road is the off-form concrete of the exterior architecture. This construction might be more complex and time-consuming than other concrete methods, but it's an important part of delivering a bespoke design and it's crucial to the integrity of Ewert Leaf's design.

With true off-form concrete each segment is unique. Because it's an on-site process, using timber formwork, you can see the simple character of each board in the final product. Another tell-tale sign of the real thing is the circular indentations in the finished form, which is where the metal rods that keep the formwork together are removed after the concrete has set. At 21 Riversdale Road, we've made sure these indents — and their individual character — have been retained.

The use of superior 'off-form' concrete demonstrates our commitment to quality and is one of the details that sets a Moda development apart.

off — form

Character and integrity — balcony balustrades from reclaimed timber

When using a material such as raw concrete, a natural element such as timber adds contrast and beautiful balance of materials. At 21 Riversdale Road, we've incorporated swathes of recycled timber that will silver and patinate over time. From the street you'll notice the unusual vertical timber battens of the balcony balustrades, which provide screening without interrupting sightlines internally. This same detailing is carried onto the full-height corridor windows above the main entrance. Inlaid into the balcony soffits, recycled timber boards further soften the appearance of the concrete and bricks.



Kitchen design

From the exterior through to the smallest interior detailing, we've opted for a slim, linear aesthetic. In the kitchens the unusual slimline profile of the Signorino marble and shadow-line detailing provide a visual lightness to what is a strong and robust material. The kitchen cabinetry echoes this weightless quality, with the same thin-edge detailing and shadow lines. The refined form of the cabinets is matched with high-end door and drawer mechanisms, ensuring smooth, long-lasting functionality.

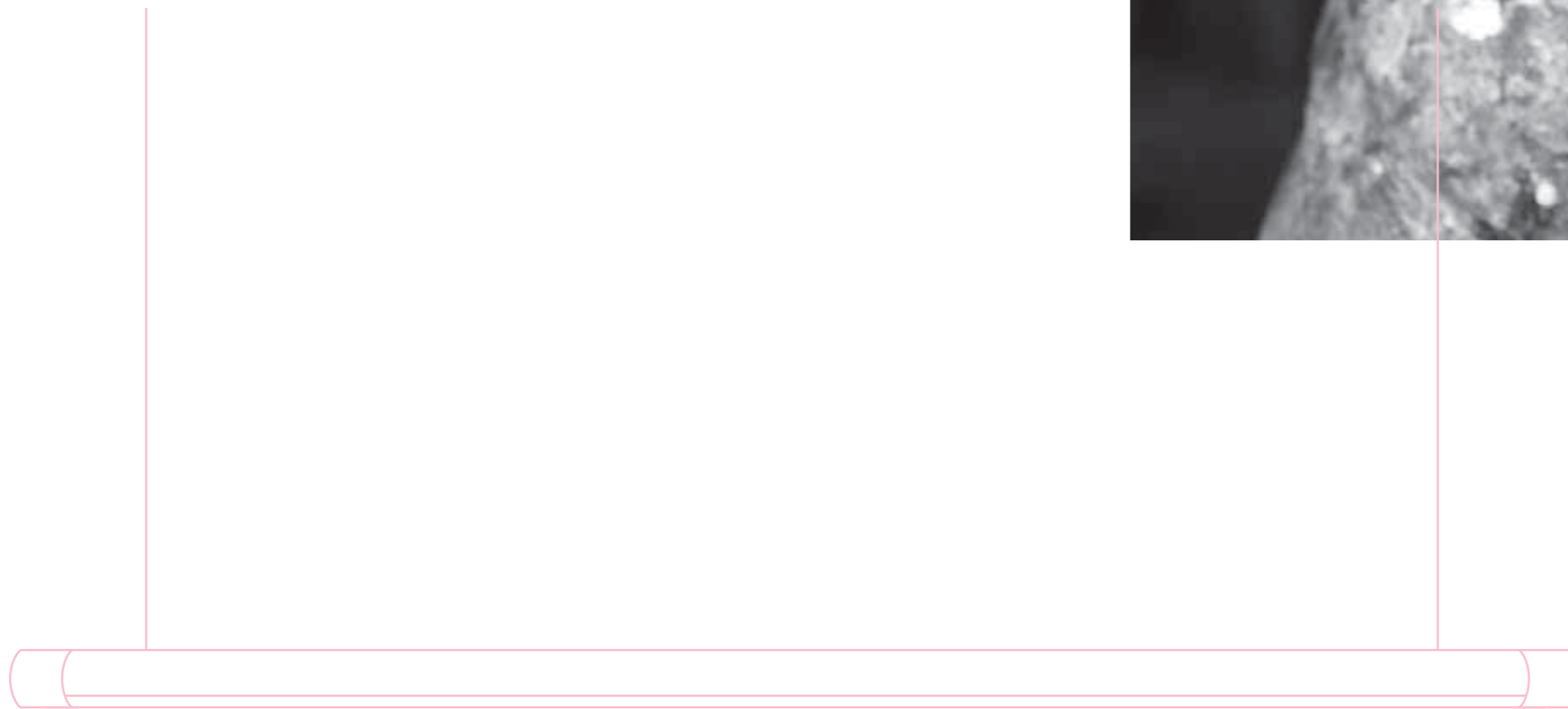
The signature slimline pendant light continues the theme and brings a sense of intimacy.



slim—line

Handmade elegance — kitchen pendant light

Melbourne lighting and furniture designer Alex Earl is a favourite of ours. His lighting uses natural materials combined with top-of-the-range LEDs to complement each design. The slender Ermet linear pendant light — in dark metal and timber — is suspended above each island bench at 21 Riversdale Road. This signature minimal piece has been customised to suit our contrasting colour palette, and works beautifully with the kitchen's slimline aesthetic.

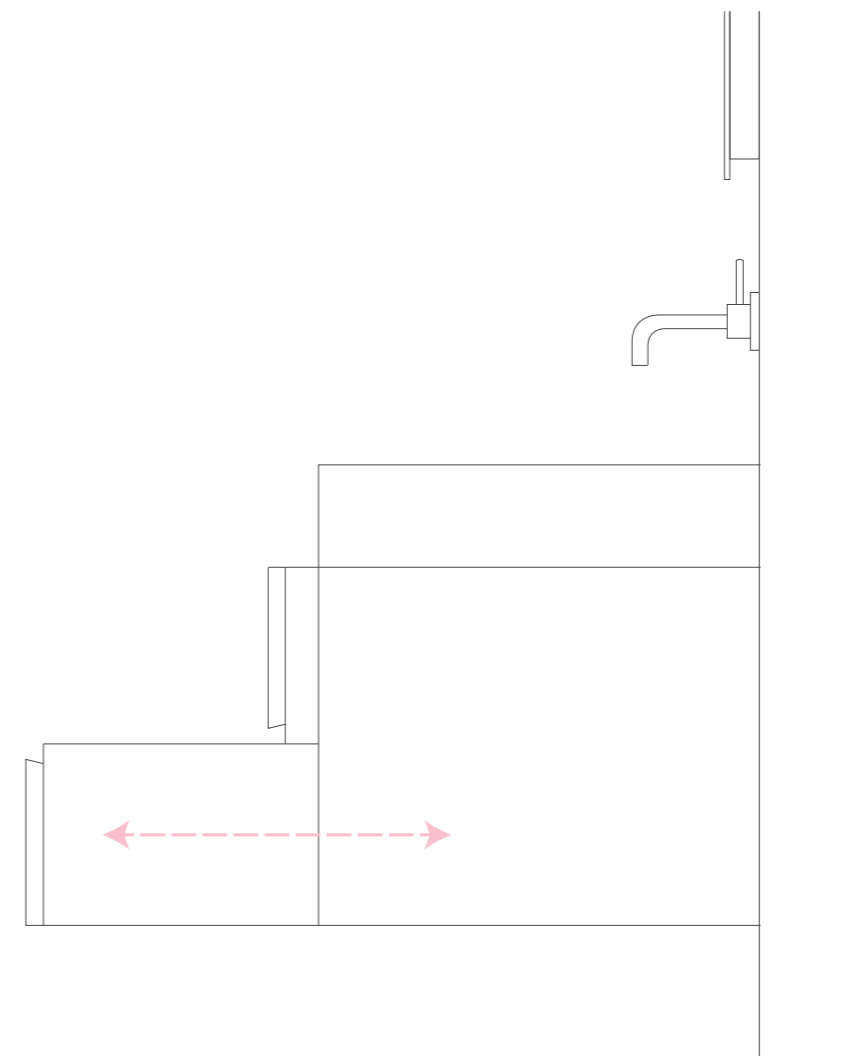


Smart storage — well-designed, strong and smooth

A beautifully formed home needs the storage to match. To keep each apartment looking as great as it does when we design it, we know it requires a lot of well-designed storage. From the kitchens to the bathrooms and through to the master wardrobes, 21 Riversdale Road has as much storage as you could ask for. Joinery is carefully designed to suit each apartment, including the selection of robust, smooth, soft-close hinges and drawer sliders.



Master bedroom robe



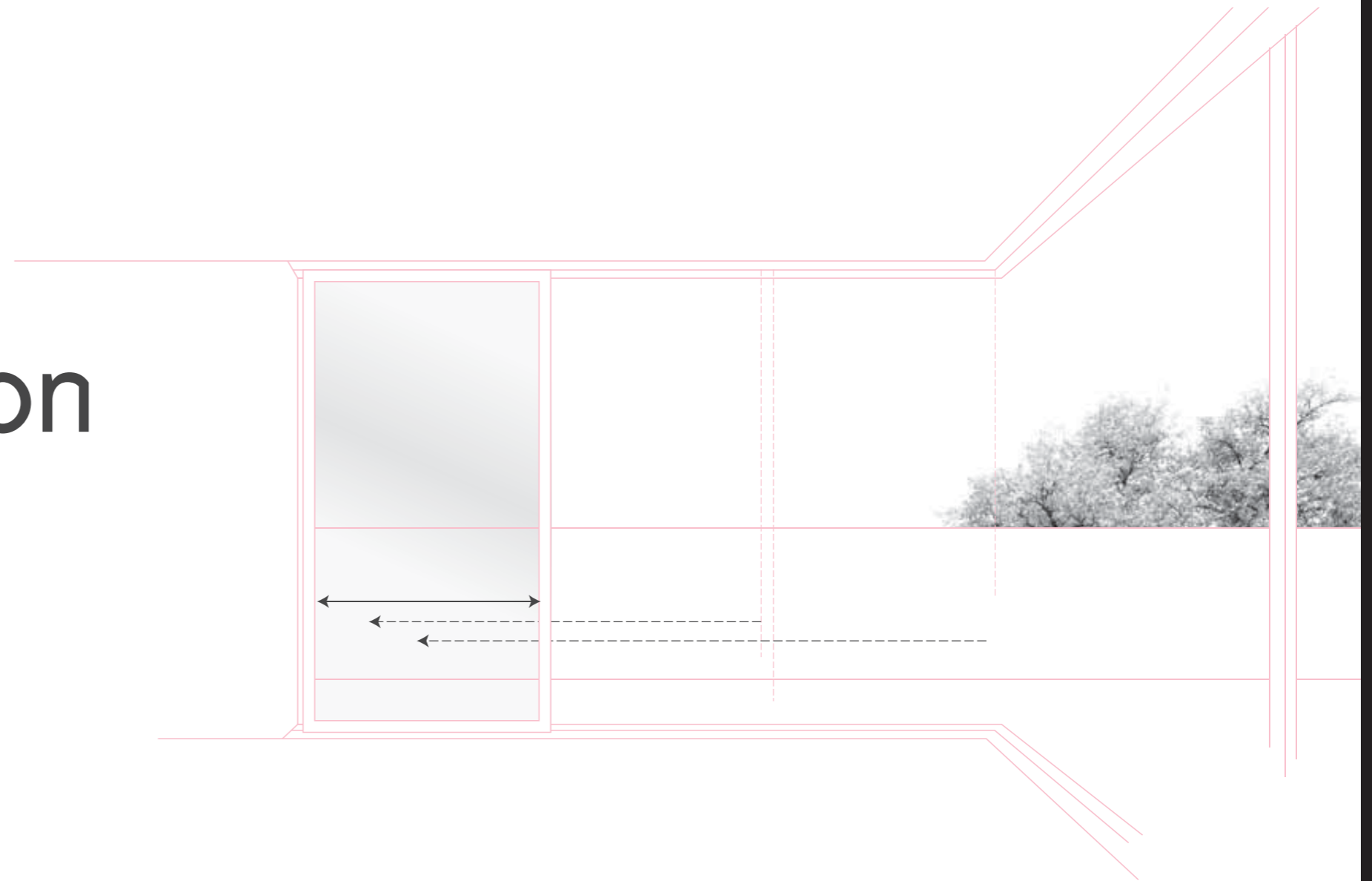
Bathroom vanity

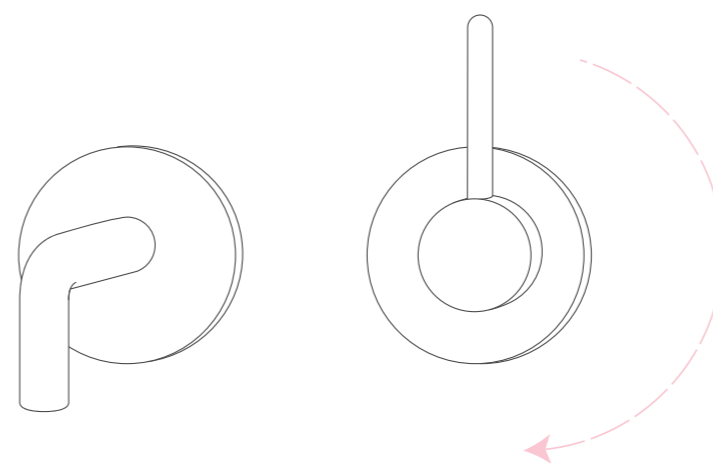
Inside-out living — expansive floor-to ceiling sliding glass doors

In the larger apartments, we've taken advantage of generous terraces and balconies to blur the threshold between inside and out. Floor-to-ceiling sliding glass windows have been installed, which slide back onto each other in a 'stacked' formation, helping airflow and making those apartments feel even larger. In the penthouse, two of these stacking window sets meet, allowing a whole corner of the apartment to open without any columns or posts.



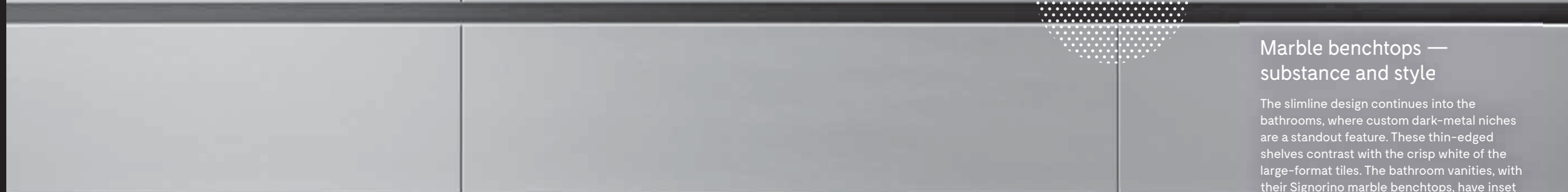
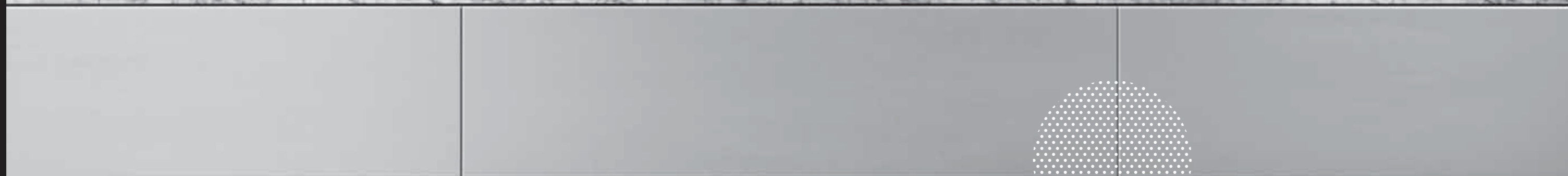
form —
meets function





Clever curves — customised bathroom mirrors

One of Ewert Leaf's favourite moments in the design is the rounded vanity mirrors. These custom-designed mirrors have a black metal edge with a slim profile. Utilising the high-end door mechanisms, the mirrors conceal wall-mounted cabinets, providing additional bathroom storage.

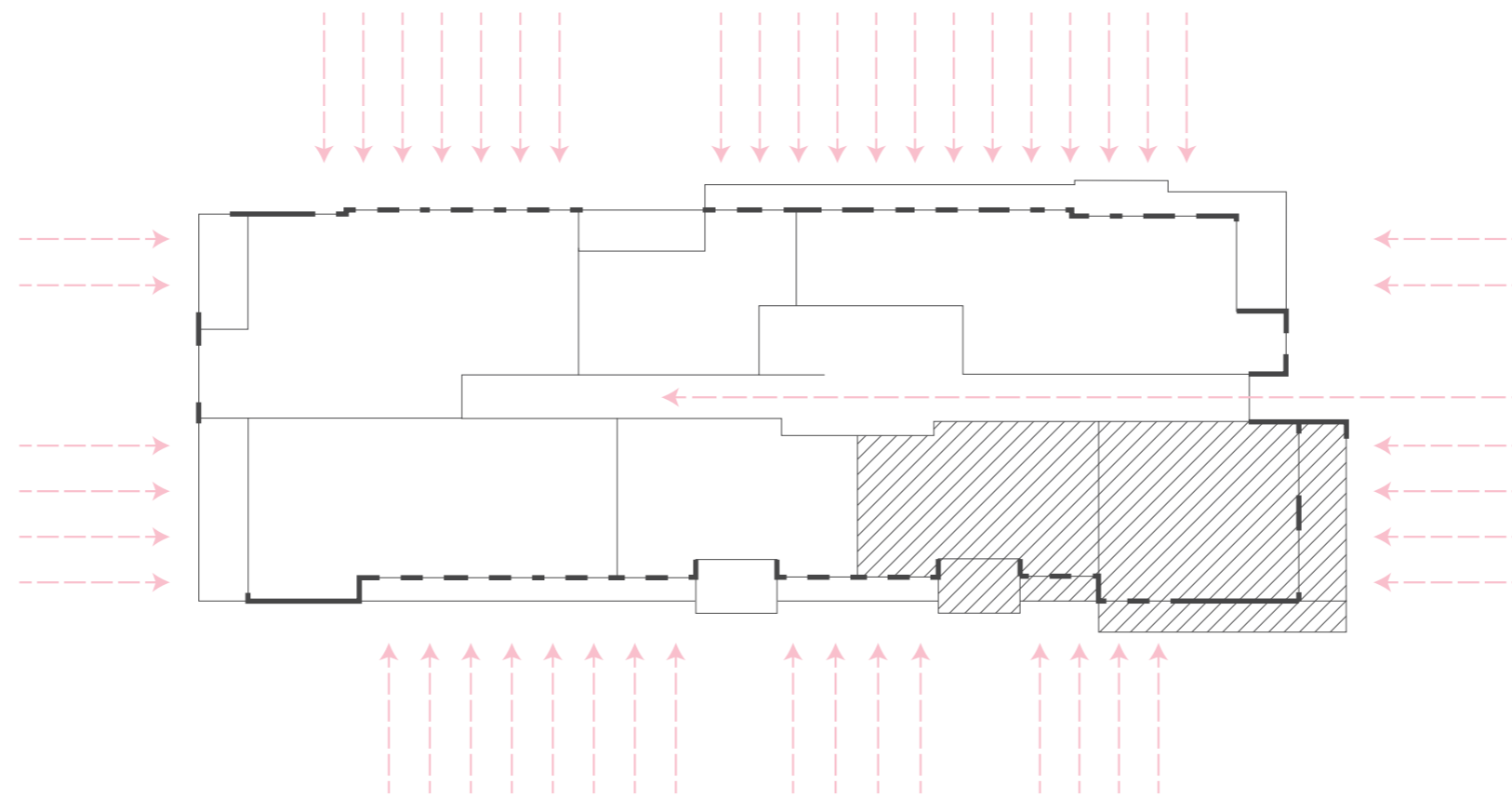


Marble benchtops — substance and style

The slimline design continues into the bathrooms, where custom dark-metal niches are a standout feature. These thin-edged shelves contrast with the crisp white of the large-format tiles. The bathroom vanities, with their Signorino marble benchtops, have inset sinks, revealing the slim profile of the marble and producing a completely flush, elegant benchtop. Long drawer units, with recessed handles, also reference the strong horizontal forms throughout the property.

Clever architecture — light from every angle

Light is one of the most important elements of good apartment design. At 21 Riversdale Road, Ewert Leaf has opted for an elongated floorplan — a central corridor with apartments on either side — which gives each bedroom and living area direct access to natural light. The floor-to-ceiling windows ensure the maximum amount of light floods into each apartment. The same approach is taken to natural light in the communal corridor, with a two-storey window and void drawing light into the heart of the building.



Moda engages early with buyers to ensure each residence suits their needs and desires. At 21 Riversdale Road, we've developed a plan which provides opportunities for buyers to 'merge' apartments, creating larger floorplans. These opportunities are limited in number, so buying early gives you more options.

“ 21 Riversdale Road uses the best materials and the best craftsmanship to create comfortable homes that will serve buyers well into the future”

Ed Farquharson — Director, Moda

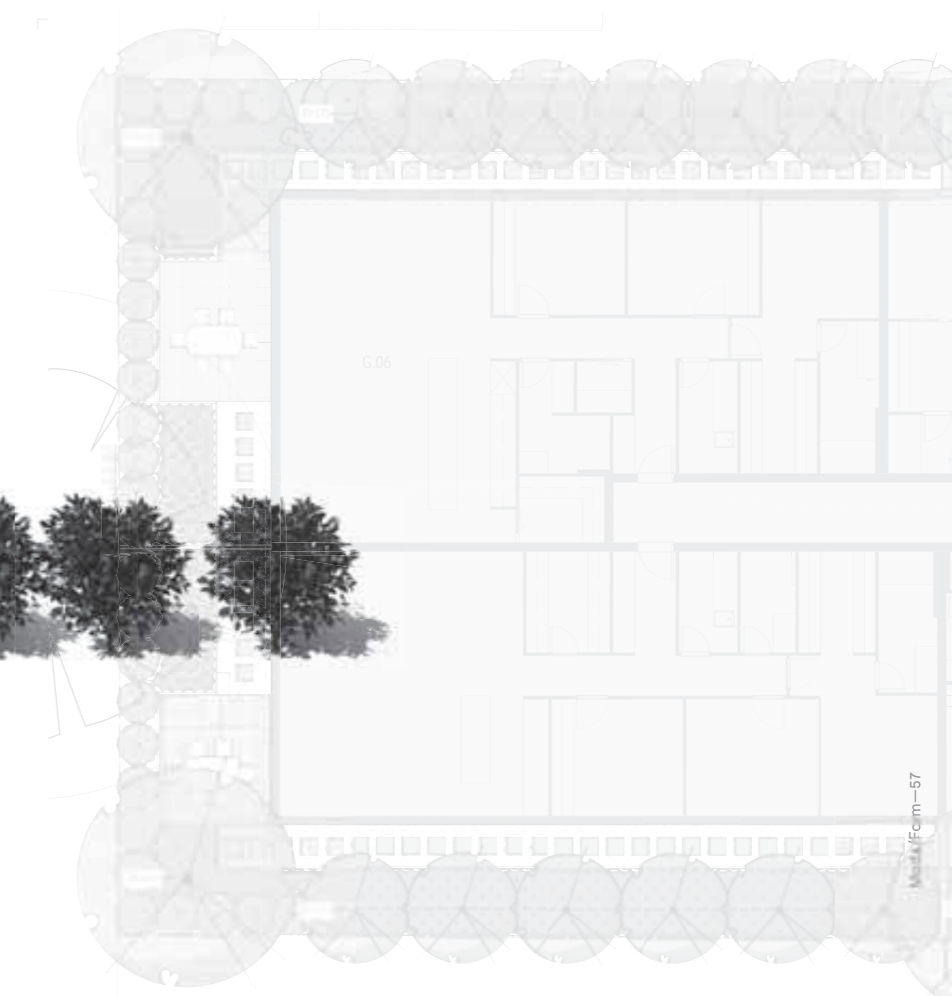
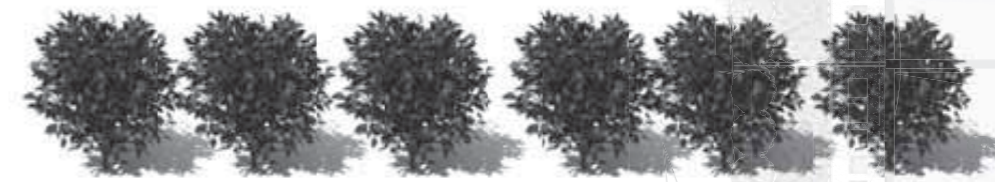
Landscape Design

Paired with the architecture, the landscape at 21 Riversdale Road presents a unique Australian form. Working with Landscape Architect John Patrick, 21 Riversdale Road offers a locally focused planting scheme that complements its neighbourhood, bringing balance to the street, while also contributing to the building's design.

With the stately heritage-listed home to the east, these apartments benefit from a sunny aspect that will never be built out. Paying respect to this traditional architecture, the planting works as a buffer, softening the setback between the old home and the bold linear form of the new building.

Low-level planting, such as dark-green *Murraya*, is paired with Australian native trees, including the Blueberry Ash — a native of Queensland — with its vibrant blue berries and pink flowers. A standout feature is the mature Angophora, another Australian native, whose tortured branches, mottled bark and bright-green foliage perfectly complement the concrete, timber and brick of the building. On the upper level terraces, planting has been kept intentionally minimal, featuring robust, resilient species such as bay laurel trees. As with all Moda projects, the private gardens are designed to be low-maintenance, and to thrive as time goes on — so they're completely future proofed.

We believe landscaping is integral to any successful design. That's why we engage with Melbourne's best landscape designers early in the piece, ensuring our developments suit our buyers, and are sympathetic to their surroundings.



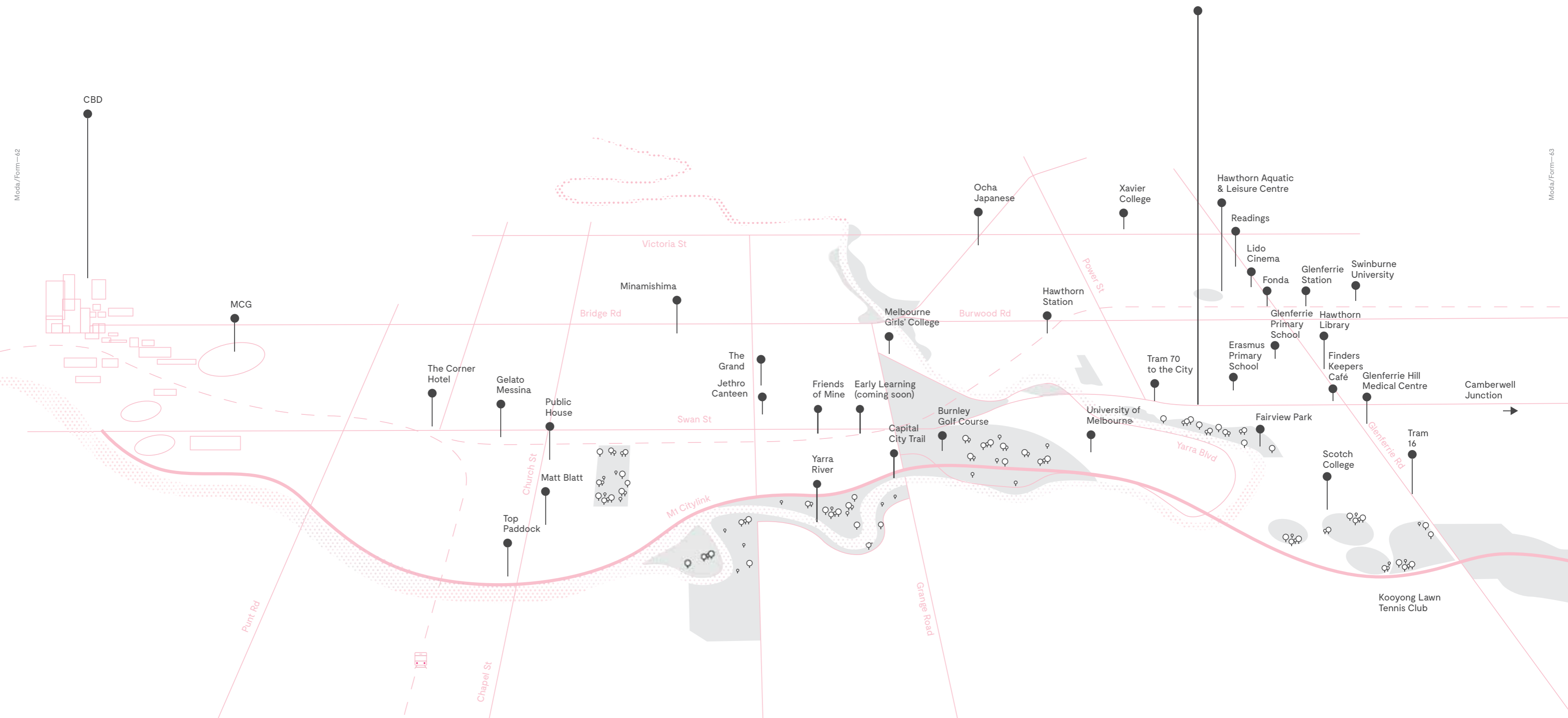
Riversdale Road —
the prestige of Hawthorn,
with the convenience of
Richmond.



Media Form - 60

Media Form - 61

21 Riversdale Road



Moda/Form-62

Moda/Form-63

Postcode

3122



Peaceful parks

Moda always looks for locations that are perfectly situated for our buyers, where we can also create an uncompromising built form. When we discovered this site, it ticked all our boxes.

Situated on the high side of Riversdale Road, these apartments are on the cusp of Richmond, moments from its hustle and bustle, but with parks and the Yarra just across the road. A short stroll down the hill takes you to the tranquil Fairview Park on the banks of the Yarra, where you can jump on your bike or strap on the running shoes and take on the Capital City Trail.

Those great Hawthorn cafes you know and love are a few minutes walk away, or you can take the tram right from your doorstep straight to the dining and nightlife of Richmond and the CBD. Shopping, health services, schools, and community spaces are all just moments away.

This location is a pivot point between east and south, with all the convenience and culture you'd expect from great inner-city living.



At Moda, we know what it takes to craft impeccable living environments, and we scour the globe for the best in design, products, and living styles.

Our success is a direct result of the way we approach our business. It's personal, and that's the way we want it.

Moda

At Moda, we work directly with our buyers to create homes they actually want to live in. We know what it takes to craft impeccable living environments, and we scour the globe for the best in design, products, and living styles.

Based in Melbourne, we know how great it is to live and thrive in Australian cities. We import and adapt the best in apartment living from New York to London, Paris to Berlin. Whether that's tried-and-tested products — like hand-laid Milanese parquetry — or the latest in engineering techniques, like sculptural staircases and transformable spaces.

From new approaches to apartment layouts, to the latest product designs, and seamless technology integrations, we're always hunting for the next new thing — the thing that's going to make our buyers' lives better.

We work closely with Australia's best architects to develop innovative designs based on how people actually live.

We have real conversations with our buyers and make great residences for people who know exactly how they want to live.

Ed Farquharson

Nick Inge



We collaborate with the best in the industry; like-minded individuals and businesses who share our vision, work ethic and principles in order to develop exceptional ideas and deliver above standard products.

Ewert Leaf design buildings with integrity. They let location, context and history inform what a building should be, but work with the latest building and engineering techniques to make truly liveable homes. With extensive knowledge of Victoria's planning scheme, they design the best outcomes for every site.

Directors Will and Toby collaborate with their handpicked team of architects and interior designers, as well as external contractors, to design and build beautiful, sophisticated and enduring living environments.

Ewert Leaf Architects



Designed. With style.

Ewert Leaf Interiors

The interior design of 21 Riversdale Road, led by Emma Ross-Edwards and Simone MacGinley, is all about the details. They intuitively understand the balance between innovation and practicality. While bold design statements can look exciting in a brochure, it's actually how they're executed that makes for genuinely timeless design. This is where Ewert Leaf excels — investigating and thoroughly exploring the possibilities in the smallest of details, ensuring their interiors look great and function seamlessly.

Working on everything from cafes and offices to apartments and standalone homes, their diverse portfolio allows them to draw on knowledge and techniques from across the spectrum. Large-format tiles used in a commercial project could be the perfect solution for a minimalist apartment bathroom, or a refined recessed lighting element from an office could be the perfect way to subtly light a balcony. It's about clever thinking, a focus on materiality, and obsessive attention to detail.

Moda works with Ewert Leaf's Interior Designers and Architects in a holistic approach. Their interiors and architecture inspire and respond to each other, and both in turn respond to the needs of our buyers.





Alex Earl

Melbourne lighting designer Alex Earl is more of a maker than anything else. He grew up in a house of creativity, design and experimentation, with a mother who was a ceramicist and a father who was an engineer and metallurgist. His parent's careers meant he had access to some pretty outstanding tools and workshops to let his imagination run wild. This childhood environment saw him designing and making from a very young age, and led him to pursue a career in the arts.

Through his studies, he developed a deep understanding of materials and the process of design. Fascinated by the union of technology and natural materials such as timber and metal, he began developing a range of lighting and sculptural sound systems.

As a passionate maker and technologist, Alex has become a favourite of Moda's, bringing together form and function with a focus on materiality and the latest technologies.

Thanks, Alex

Melbourne-based Just Eco Timber believes every piece of timber has a story to tell. They are specialists in recycled and salvaged timbers, sourced from historical sites across Australia. The team rescues and processes everything from pillars and beams to dressed boards and flooring.

The company was founded by childhood friends Jason Winderlich and the Gunn brothers (Michael, Dylan and Dwayne). Growing up in the hills of Gippsland, the boys were always building and designing from a young age, salvaging timbers from old sheep stations and hay sheds. They spent many hours machining the timber, understanding how to work with it, and bringing out its natural patina. This is where the group came to appreciate the unique character of recycled timber.

This life-long love and passion for recycled timber encouraged the men to start Just Eco Timber, where they have established a network of demolition and salvage companies around the country, enabling them to uncover and supply characterful, top-grade recycled timbers.

Moda regularly works with Just Eco Timber to bring warmth and history to each project. Their commitment to great quality and their respect for history fits hand-in-glove with our approach to design.

Just Eco Timber





Signorino Marble

Signorino is the top provider of high-quality Italian tiles and natural stone in Australia. With over 45 years' experience in the stone and tile industry, John Signorino, started his career working full time as a teenager in his family's furniture and tile store. With this rich family background, John founded his own business, Signorino, with a simple and enduring focus on quality Italian stone.

Supplying some of Melbourne's and Australia's leading architects and designers, Signorino products can be found throughout the country's top hospitality, commercial and residential projects, from the Eureka Tower Apartment building, to the Emporium Shopping Centre and the heritage-listed Shrine of Remembrance.

Signorino only works with manufacturers who source the finest raw materials to produce a high-end product. With his nephew, two daughters and son now involved in running the business, John continues his family's love for great Italian stone.

Moda's focus on materiality within our projects makes working with Signorino the perfect fit. Their team is never afraid to push the boundaries of what's possible with stone and tiles, meaning our designers can truly innovate.

“21 Riversdale
Road is the
result of a zero
compromise
approach.”

Will Leaf — Architect, Ewert Leaf

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