

232

WATTLE TREE
- MALVERN -

—
ENDURING
LUXURY AND
REFINED DESIGN
IN MALVERN
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A PRIZED
ADDRESS IN
ELITE MALVERN

232 Wattletree is an exclusive collection of sophisticated residences set in botanic surrounds that boast exceptional amenity and connectivity. Expansive residences designed by Ewert Leaf Architects achieve an enduring expression of open plan living with contemporary functionality and luxurious finishes, synonymous with the coveted Malvern lifestyle.

Strong forms for a
contemporary aesthetic.

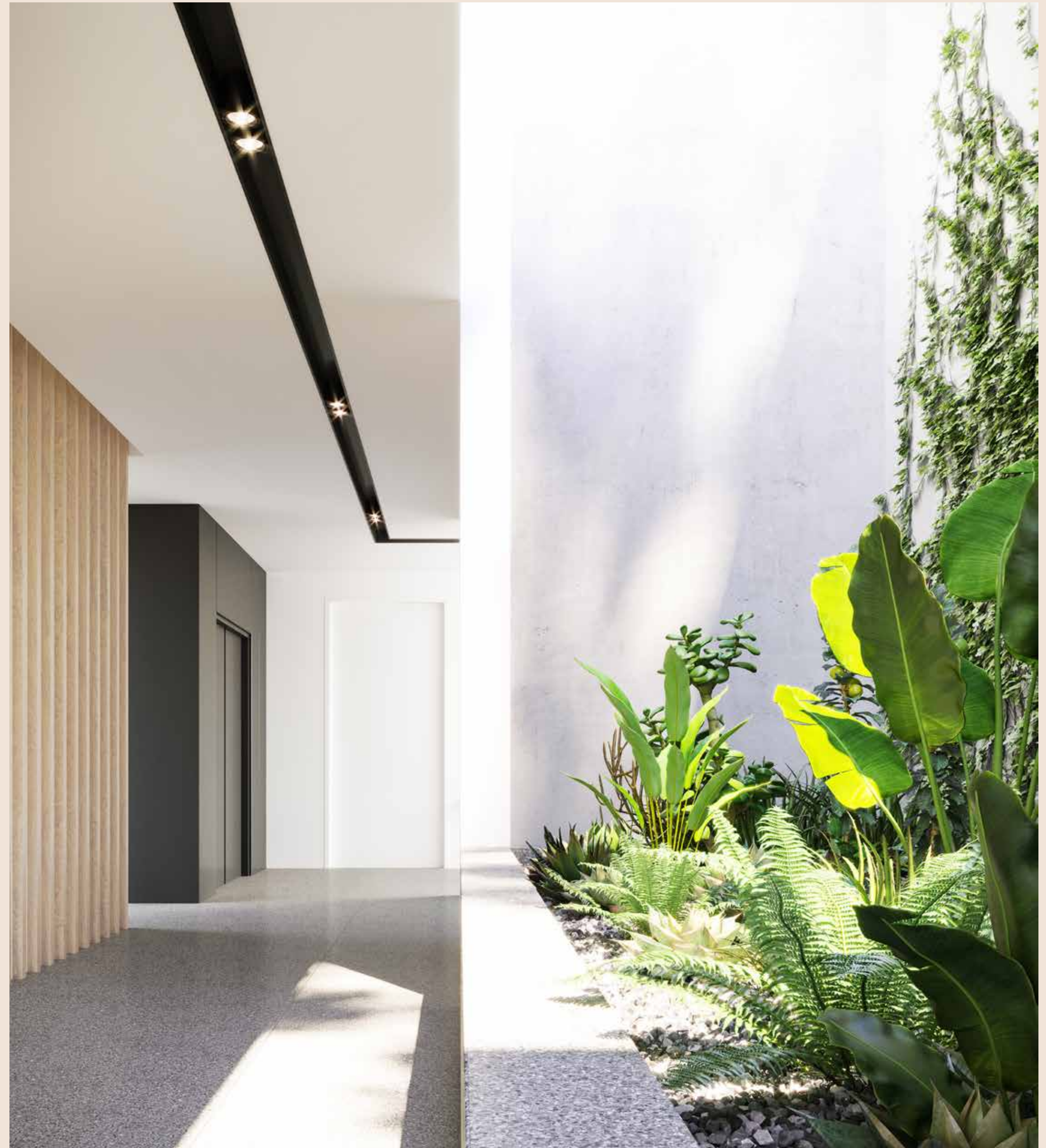
Ewert Leaf's contemporary façade features a layered and robust pattern of dark charcoal bricks, timber and concrete. Varied window recesses and timber screen details form an arresting play on light and shadow.

A staggered setback to the facade complements the streetscape, while shuttered balconies on upper levels and expansive ground floor courtyards connect apartments to landscaped surrounds.



“The lobby space exudes a warm and relaxed aesthetic, providing residents with an inviting and homely feel as they enter the building.”

WILL LEAF
Director, Ewert Leaf



Relax, entertain and
enjoy the outdoors.

Ground floor apartments spill out onto expansive
courtyards for a seamless connection with the
outdoors, inviting private relaxation and shared
moments. Enjoy the ambience of a botanical setting
featuring bluestone tiling framed by lush garden
beds and mature plantings. Cherish the solitude
or unwind with friends in an enviable space.





A refined aesthetic with utmost functionality.

A unique combination of flexible functionality and highest quality finish is on show in the kitchen area. Striking marble benchtops and splashbacks impress as integrated Miele appliances and bespoke joinery with abundant storage create a refined aesthetic. The central island bench is the star attraction, illuminated by subtle recessed lighting. Perfect for casual meals or as an entertaining servery.

Sophisticated palette
in light-filled space.

Floor to ceiling windows and doors
naturally illuminate the generous living
area styled with a sophisticated ensemble
of high-end materiality and luxe finishes in
a choice of light and dark palettes. Living
areas flow out to balconies and terraces

for immediate outdoor engagement.
Chevron patterned wide oak flooring
blends with white walls and customised
joinery in a celebration of fresh neutral
tones and natural textures perfect
for personal accentuation.



Generous balconies to upper level apartments create well-proportioned outdoor rooms that extend the living experience. Relax in private leafy surrounds that quieten and refresh. With abundant space that accommodates alfresco dining with friends or the hosting of celebratory occasions, outdoor entertaining has never been so easy.

Spacious balconies
for outdoor living.



Luxe bathrooms with understated elegance.

Pamper yourself in luxurious bathrooms that exude textural beauty and understated elegance. Terrazzo tiling to floor and shower wall is juxtaposed with satin white tiles accented by matt black tapware and fixtures. Bespoke double vanities with marble benchtops feature in most ensuites where a free-standing bath is the ultimate indulgence.





Classic style for ultimate comfort.

Appreciate textural beauty and comfort in expansive bedrooms that bask in natural light from floor to ceiling windows. Grey wool carpets harmonise with soft joinery, including a full height walk-in robe to house all your clothing and accessories with retail precision. Ensuites to master bedrooms complete this classic offering.



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AN
ASPIRATIONAL
LIFESTYLE
AWAITS
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Enviably Malvern connectivity awaits residents at 232 Wattletree with abundant transport, retail, dining and recreational amenity within easy reach in this prized location.

Aspirational Malvern delivers endless possibilities for the consummate lifestyle.

Connecting to the CBD is effortless via the nearby Monash Freeway or from Malvern Station, just a 10-minute walk away. Spoilt for choice, Glenferrie, High Street and Wattletree trams traverse surrounding suburbs.



Stock your wine cellar at nearby Milton Wine Shop, home to international and local classics.

Malvern is renowned for first-class public and private education including Malvern Primary School, St Joseph's Primary School, De La Salle College and Korowa Anglican Girls' School. The Caulfield Campus of Monash University is a quick 10-minute drive from 232 Wattletree.



Take a short walk to the vibrant Glenferrie Road shopping precinct for daily shopping needs and be tempted by designer fashion, tantalising café culture and a plethora of dining options. High Street Armadale is the destination for retail sophistication and elegance with its high-end boutiques, eateries and antique shops.





Melbourne CBD 1km

Melbourne Sports & Entertainment Precinct

Royal Botanic Gardens

SOUTH YARRA

South Yarra Station

Burnley Train Station

Heyington Station
St Kevins' College

Scotch College

HAWTHORN EAST

Kooyong Station

CAMBERWELL

The Bakers Wife

KOOYONG

Toorak Village

TOORAK

Prahran Market

Hawksburn Station

Hawksburn Village

Toorak Station

Lauriston Girls' School

Milton Wine Shop

MALVERN

Gardiner Station

Albert Park Lake

The Alfred Hospital

PRAHRAN

Chapel Street Shopping

WINDSOR

HIGH ST

ARMADALE

Armadale Station

Moby Café

Goodlife Health Club

Happy Melon Studios

Amaru

Glenferrie Rd Shopping

232

Malvern Gardens

Glen Iris Station

Sacre Coeur Girls' School

Malvern Medical Centre

MIDDLE PARK

WILLIAMS RD

ORRONG RD

PRINCES HWY

ST KILDA EAST

Malvern Central

Malvern Central

Cabrini Hospital

Millstone Patisserie

Malvern Station

WATTLETREE RD

Central Park

GLEN IRIS

Darling Station

ST KILDA

CHAPEL ST

ST KILDA

TRAM 3+3A+16

CAULFIELD NORTH

Caulfield Grammar School

Caulfield Park

Millstone Patisserie

Malvern Station

TOORONGA RD

Central Park

GLEN IRIS

Darling Station

BALACLAVA

Caulfield Racecourse

Caulfield Station

Monash University

Chadstone Shopping Centre 1km

Aspirational Malvern
delivers endless
possibilities for the
consummate lifestyle.

Begin the day with a scrumptious
breakfast at Moby Café where
coffee-making is serious business.
Spend time appreciating the exquisite
artwork and fabric design at Mondocherry
design and homeware gallery.



Collect an antipasto hamper and a
choice wine from Sagra Food & Wine
Store for an Italian lunch experience
that will not disappoint or head to
Distributor Eatery for a hearty
fare that will surprise.

In the evening, settle in at Sagra
Rooftop Bar and take in city views as
you sip champagne before enjoying
fine dining in the central kitchen.



Wander through avenues of trees
at picturesque Central Park or jog the
fitness track beneath leafy canopies.
Enjoy spending leisurely afternoons
with golfing friends at the scenic
Malvern Valley Public Golf Club,
then challenge yourself with a high
intensity workout for body and mind
at the dynamic KX Pilates.



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PROJECT TEAM

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Fortis Development Group

Fortis Development Group are a unique property development and investment group comprised of industry-leading professionals. Fortis are dedicated to creating bespoke and contemporary developments which blend uncompromising quality and functionality for both residents and local communities.

Fortis prides itself on the constant pursuit of innovation and precision whilst the balance of craftsmanship and design result in timeless buildings that are distinctive and sought-after.



Ewert Leaf

Ewert Leaf is a dynamic, multi-disciplinary design firm with experience in all aspects of architecture, interiors, urban design and landscape architecture.

Led by two directors, Toby Ewert and Will Leaf, the firm is distinguished by its creative yet commercial approach to design. The balance between creativity and practicality is carefully managed to create innovative yet pragmatic design solutions which are both contemporary yet enduring.



Marshall White

Marshall White Projects have rapidly become one of Melbourne's leading project marketers of residential developments.

Their 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.



