

PELHAM

— ARMADALE —



# PELHAM

— ARMADALE —

Corner of Pelham Court and Wattletree Road

Armadale is astoundingly preserved – everything from its enchanting heritage buildings to the perfectly preened trees dotted along High Street is treated with the utmost attention.

End-to-end, High Street is lush with immaculately dressed people, and the mannequins they pass in the street's endless number of boutiques. Retail wonderlands are surrounded with cafes and food stores aplenty, combining to create an area which locals are proud of and where visitors seek to stay a while.

Pelham presents Armadale's best new address – a series of 20 exclusive residences sculpted by a collection of Melbourne's greatest design and property development minds. Roulston, Buxton Group, Ewert Leaf and Jack Merlo have collaborated to bring this sensational project to life.

Created to honour and complement Armadale as a suburb, Pelham introduces timeless shapes to Wattle Tree Road. Beyond a sophisticated facade are homes ready to be coloured with your fondest memories, all while providing brilliant opportunities to create new ones. New-age aristocracy awaits you.

## An Iconic Partnership

Pelham's residences exemplify modern living in its highest form. Landscaping, architecture and interior design work harmoniously, largely due to a cohesive and unrivalled project team.

Prominent Melbourne developers Roulston and Buxton Group, who have collaborated on projects for the last 15 years, lead Pelham's conception. Buxton Group's 50-year-long history in construction, well-established financial and industry support and enviable reputation, combined with Roulston's experience in planning and bespoke design combine to create an innovative, prosperous and highly successful partnership.

Since the unity's conception, Roulston and Buxton Group have delivered remarkable accomplishments of high-end apartment projects including Alexander in Bentleigh East, Leopold Stonnington in Glen Iris and Gramercy in Armadale. The two developers' intuitive knowledge of the Armadale area, and ability to foresee the wishes of those seeking to enter the esteemed suburb, results in Pelham – a project that is ingeniously considered from all angles.

Award-winning design studio Ewert Leaf was employed to head Pelham's architecture and interior design, a firm renowned for its impressive portfolio of residential and hospitality projects in Melbourne and beyond. You may have sat in one of Ewert Leaf's creations, be it Windsor's ambient wine bar, Neptune, or South Yarra's newest Thai eatery, Rock Sugar. It is evident Ewert Leaf understands the desires of Melburnians, transforming the aspects of design they appreciate into spatial masterpieces.

Landscape areas designed by the talented and much-chased Jack Merlo elevate the homes through a refined selection and layout of greenery, complementing Armadale as a verdantly lush domain. Having crafted flawless outdoor spaces for an endless number of residences in the City of Stonnington, Jack Merlo and his team's unparalleled knowledge is also seen in Pelham – where grand terrace settings make for the ultimate places to feast, celebrate, or unwind.

- 1—Rollo Wright, *Director* at Roulston
- 2—Richard Buxton, *Chairman & Managing Director* at Buxton Group
- 3—Simone MacGinley, *Associate Director*, and Will Leaf, *Director* at Ewert Leaf
- 4—Jack Merlo, *Director* at Jack Merlo Landscape Design







# THE DESIGN

Corner of Pelham Court and Wattletree Road



## The Exterior

Inspired by the works of Frank Lloyd Wright, Pelham's facade is crafted to appear like floating plains, structurally sound and centred on linear design. A durable, natural and modern collection of materials forms the exterior, which features details including recessed lines in the concrete elements, combining with charcoal and timber structures to create a visually outstanding and cohesive building.







Artist Impression of Exterior



“One of the best parts of Pelham is how generous the homes are – spaces are extremely liveable and functional in their approach.”

Simone MacGinley, Associate Director at Ewert Leaf.











## The Interiors

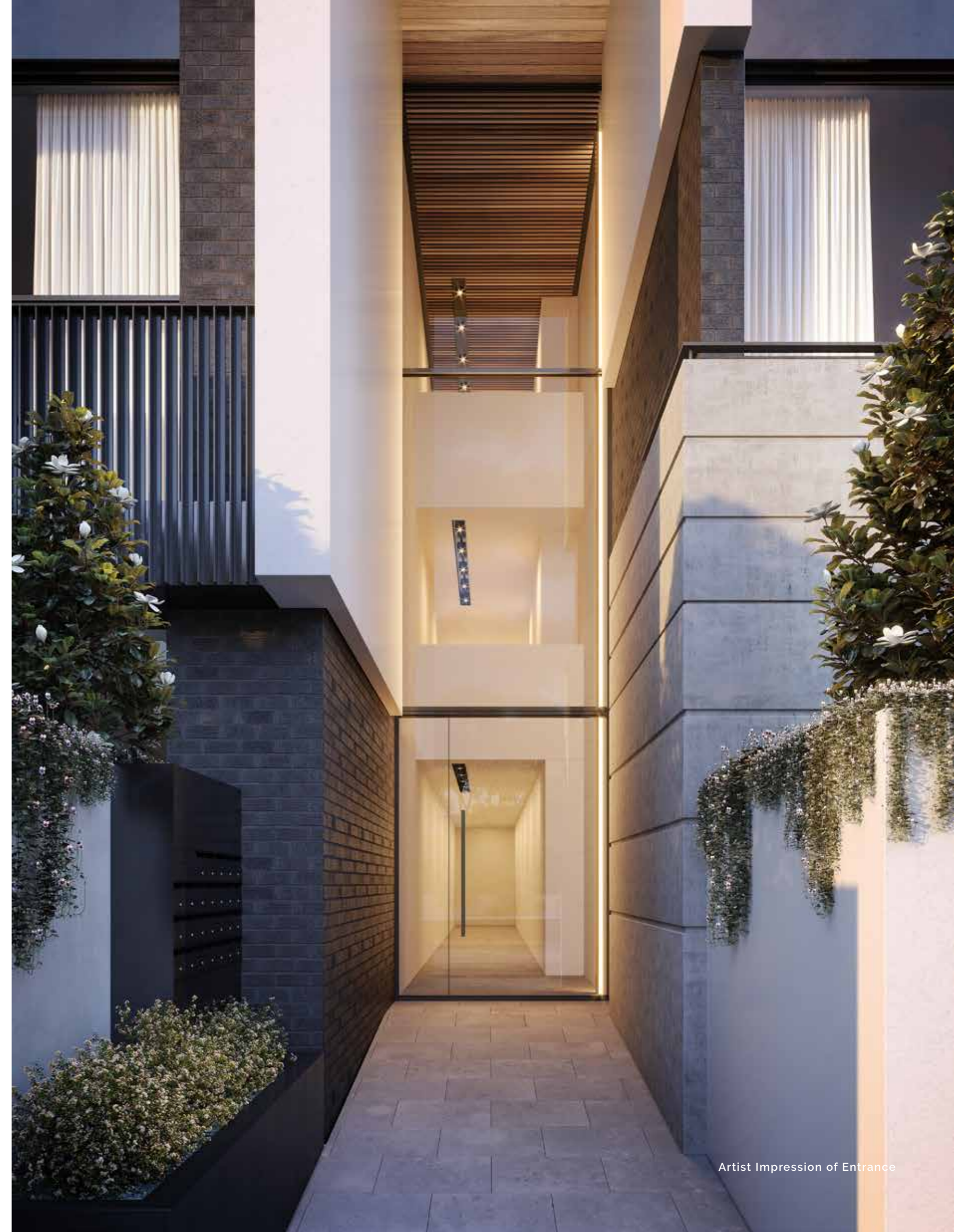
Pelham's interior spaces are founded on a neutral palette, allowing future residents to furbish the homes with their own precious pieces. Natural materials including timber chevron flooring and marble benchtops produce an opulent base for a home of luxurious comfort.



Pelham's residences are touched with bespoke elements to create an unrivalled standard of liveability. With future residents at the forefront of the design process, each component, from joinery, to layout, to lighting, is considered to the highest degree. Open plan living spaces connect with expansive terraces that present and promote opportunities for occupants to engage with the street, while giving way to views of the heritage landmarks and topiaries that give Armadale its charming and distinguished name.

“Armadale is famous for its beautifully established gardens and streetscapes – we've really tried to reference that in Pelham, using many of the native species found in the area.”

Jack Merlo, *Director* at Jack Merlo Landscape Design.







Artist Impression of Terrace





Artist Impression of Living Room





Artist Impression of Kitchen

## The Kitchen

Kitchens are equipped for all types of culinary pursuits – Signorino marble makes up the generous benchtops, while butler’s pantries in the three bedroom residences allow epicureans to stock up on their favourite goods and ingredients. Powered by Miele appliances, Pelham’s kitchens are the perfect environments to bring delectable creations to life. Robust materials create sophisticatedly minimal settings, allowing the focus to remain on the kitchen’s functionality.

Artist Impression of Kitchen Dark Scheme



Design





Artist Impen of Kitchen Light Scheme





Artist Impression of Living Room

“A collection of modern and enduring materials combine to form Pelham – homes founded on open plan spaces are made for contemporary living.”

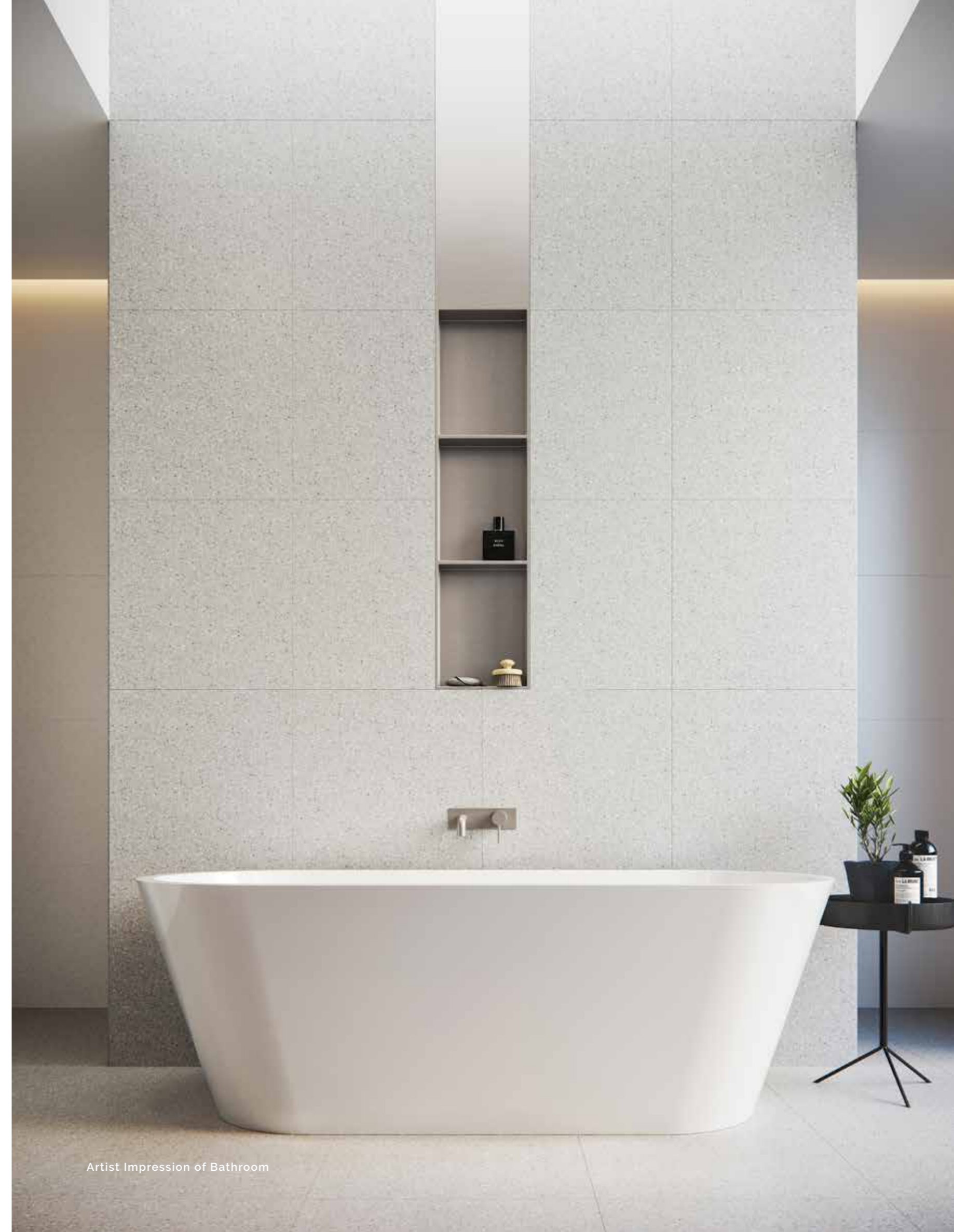
Will Leaf, *Director* at Ewert Leaf.

A handwritten signature in white ink, appearing to read 'Will Leaf'.



## Bedroom & Bathroom

A symphony of luxurious finishes work in harmony to create elegant bathroom settings – brushed nickel tapware complements the tones of grey within the terrazzo tiles and veins in the marble benchtops. A freestanding bath centres the space, while a custom-designed recessed vanity unit is found opposite it, designed with bevelled edge detailing. Bedrooms that feature 100% wool carpeting, walk-in robes, and an amazing amount of natural light unite with bathrooms and ensuites to form homes where retreat and rejuvenation are easily found.













Signorino

Driven by the values of quality and passion, Signorino has evolved into a leading Australian destination for high-quality tiles and stone. The family-run business offers a versatile and luxurious collection European stones to suit a range of projects, including the marble and natural stone that make up Pelham's kitchens and bathrooms. The knowledgeable team has assisted Ewert Leaf in encapsulating and paying tribute to the prestigious domain Pelham finds itself in.

Marble Benchtops



Light Scheme: New Tundra Grey / Honed Finish



Dark Scheme: Volakas Haemus / Honed Finish





Cerdomus

This Richmond-based studio prides itself on sourcing and supplying a unique collection of stones and tiles from all around the world. Cerdomus strives to successfully fulfil the needs of any client for a number of projects, large or boutique in nature. Distinguishing the company is its ability to offer clients immediate accessibility, with an in-store offering of over 2000 products. The studio's stones and tiles are used in a diverse range of residential and commercial projects, resulting in its employment to supply the stunning terrazzo that defines Pelham's bathrooms.

Terrazzo Tile



Grigio Chiaro Silvery Grey / Honed Finish

George Fethers

George Fethers has inspired people to create fine spaces for over 150 years. The company works closely with some of Australia's front-running designers and builders, providing materials of the highest level of performance to upraise a variety of projects. George Fethers' collection of timber flooring makes it a desired provider for designers seeking to create supreme homes. It is also proudly dedicated to environmentally sound practices in all areas of trade, holding a chain-of-custody certification from the Forest Stewardship Council. Pelham is treated to George Fethers' premium oak products, making up the lavish chevron flooring that will ground the homes.

Chevron Flooring



Light Scheme: Light / Chevron

Dark Scheme: Dark / Chevron





# LIFESTYLE

Corner of Pelham Court and Wattletree Road





# PELHAM

PORT PHILLIP BAY

ST KILDA ROAD

CHAPEL STREET & PRAHRAN MARKET

MELBOURNE CBD (6.5KM)

WATTLETREE ROAD & TRAM NO. 5

HAWKSBUURN VILLAGE

ARMADALE STATION

HIGH STREET & TRAM NO. 6

DANDENONG ROAD

MALVERN CENTRAL

GLENFERRIE ROAD SHOPPING PRECINCT

MALVERN STATION



# An Area Paving the Way for Easy Living

Everything from speciality boutiques to high-end fashion powerhouses and a diverse food landscape awaits your discovery in Armadale. Although Pelham is only located about seven kilometres from the CBD's culinary glories, there's no pressing need to venture out of the suburb if you're in pursuit of a memorable dinner or night out. High Street, Glenferrie Road and goldmines hidden in Armadale's backstreets cater to all types of tastes.





A place to live with no restrictions –  
 Armadale houses it it all.

**Hospitality**

1. Amaru
2. Chez Bob
3. Coin Laundry
4. Cooper and Milla's
5. Eden Espresso
6. Gardiner and Field
7. The Malvern Hotel
8. Mammoth
9. Moby
10. Mossgreen Tearooms
11. Mr Hubbard
12. Otter's Promise
13. Phillippa's
14. Pizza Religion
15. Sagra
16. The Pour Kids
17. Walk Don't Run
18. Wine 1160

**Shopping**

19. Acne
20. Aēsop
21. Aje
22. Armadale Cellars
23. Assembly Label
24. Aunt Maggie's Organics
25. Bared Footwear
26. búl
27. Camilla and Marc
28. Cannings Free Range Butchers
29. Coles
30. Crate Expectations
31. Dion Lee
32. Duzenman
33. House of Orange
34. Ivy Muse
35. Kings Arcade
36. Malvern Central
  - Colonial Fresh
  - David Jones
  - (Food Hall opening 2018)
  - Woolworths
  - Seed Heritage
37. Mecca Cosmetica
38. Ryder
39. Safari Living
40. The Big Bunch
41. Toorak Cellars
42. Zimmermann

**Recreation & Services**

43. Caulfield Park
44. Goodlife Armadale
45. Happy Melon Studios
46. KX Pilates
47. Malvern Library
48. Malvern Public Gardens
49. Malvern Tennis Centre
50. Malvern Town Hall
51. Orrong Romanis Reserve
52. Union Street Gardens

**Education**

53. Armadale Early Learning Centre
54. Armadale Primary School
55. Caulfield Grammar School
56. De La Salle College
57. The King David School
58. Lauriston Girls' School
59. Loreto Mandeville Hall
60. Malvern Central School
61. Only About Children
62. St Joseph's Primary School
63. St Michael's Grammar School

**Transport**

64. Armadale Train Station
65. Malvern Train Station
66. Tram No.64 (Dandenong Rd)
67. Tram No.5 (Wattletree Rd)
68. Tram No.6 (High St)
69. Bus No.605 (Kooyong Rd)











# Distinctive Dining

## Amaru

Amaru produces dishes to highlight the depths of modern Australian cuisine, designed to evoke the senses and challenge the imagination. Small plates work up to larger courses and desserts, which don't compromise on appearance or flavour.



## Chez Bob

A slice of Paris, on Beatty Avenue. Chez Bob is a charming French bistro, serving up classics such as French onion soup, duck confit, and succulent eye fillets with béarnaise drizzled over. Finish things up with a crème brûlée or tarte tatin to round up an authentic French dining experience.



## David Jones Food Hall

Malvern Central is set to be the first Victorian home of David Jones' new wave of food halls, a concept headed by chef Neil Perry. Opening in 2018, the 550 square metre space will house premium meat, seafood, fresh groceries and packaged meals, alongside smallgoods from the best brands, many of which are exclusive to David Jones.

## Moby

Moby has visitors flocking for a number of reasons – with a rooftop courtyard that is just sensational when the weather is right, the cafe serves everything from Middle Eastern to Asian-inspired dishes in the most creative ways possible.

## Pizza Religion

This restaurant claims to love pizza so much, the owners have called it a 'religion'. With two locations in close proximity to the homes, Pizza Religion serves up traditional and modern pizzas to cater to a wide array of preferences – whether you're a meat lover, vegetarian, or neither.



## Sagra

Sagra is a chameleon of sorts – beyond the Italian restaurant on the ground floor, the Malvern institution also houses a food store, gallery and rooftop bar. Created by Ross Chessari, Sagra is founded on the celebration of great food – its name deriving from the vibrant food festivals that take place all over Italy.

## Toorak Cellars

A bottle-store-cross-wine-bar identity defines Toorak Cellars, a celebrated institution for quick takeaways and lengthy, conversational evenings held over bottles imported from all over the world. A by the glass list is always found on the store's blackboard behind the front counter, select one and head out to the courtyard in the warmer months for some quality indulgence.

## Wine 1160

Sometimes, all you need is a good glass of wine and something delectable to accompany it. That is precisely what Wine 1160 aims to deliver. The wine bar holds an ambiance so homely and comforting, you may struggle to leave.







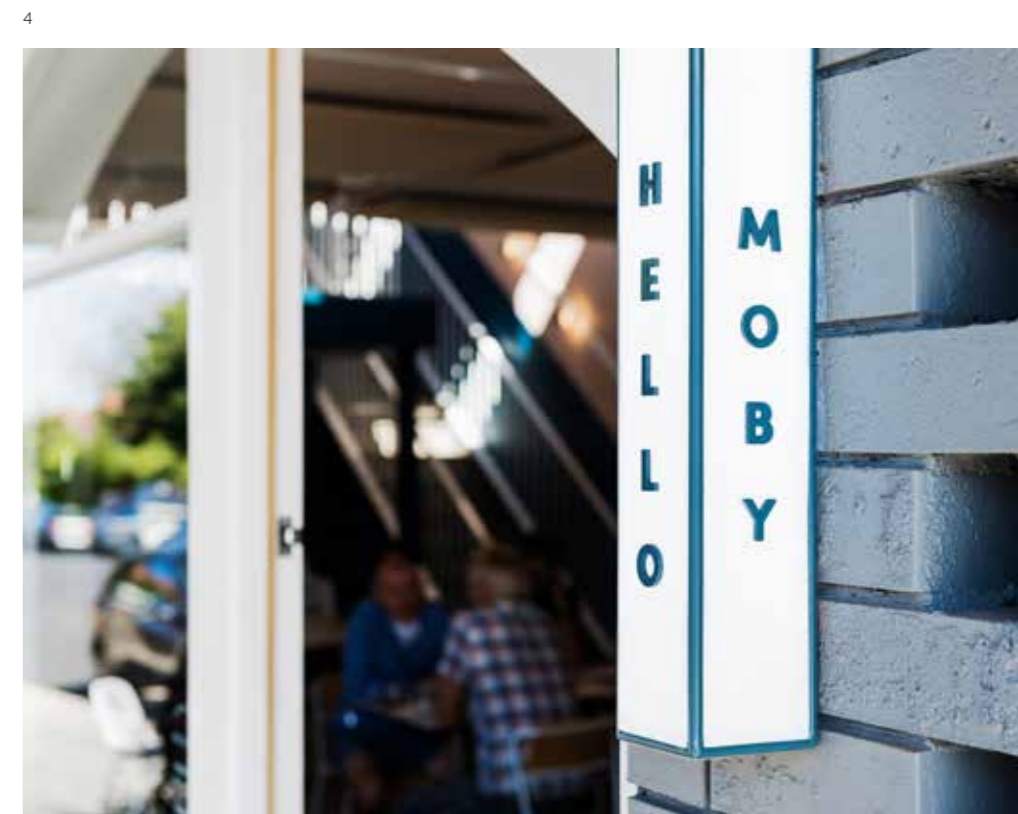
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3



4

- 1—Coin Laundry
- 2—Mammoth
- 3—Armadale Cellars
- 4—Moby





1

- 1—Amaru
- 2—Toorak Cellars
- 3—Sagra

2



3



Aēsop.

CYTHERA AROMATIQUE ROOM  
PARFUM D'INTERIEUR CYTHERA

GERANIUM - INCENSE - PISTACHIO  
GERANIUM - ENCENS - PISTACHE

Warm and woody, Aniseeds and Black  
Neroli, Geranium and Pistachio  
Spirits are often as desired to evoke  
Chaudes et boisées, l'Anisette et le  
à des notes de neroli, de Cardamome  
pour un résultat stimulant et tonifiant  
savourant que vous le souhaitez pour

www.aesop.com

Aēsop.

OLOUS AROMATIQUE ROOM  
PARFUM D'INTERIEUR OLOUS  
GALBANUM - GRAPEFRUIT  
GALBANUM - PAMPLEMOSSON

Uplifting green and citrus notes  
with Cedar and the spice of  
desired to recalibrate the senses.  
De vivifiants extraits de  
s'accordent délicatement à la  
Cardamome. À vaporiser  
pour vous aérer l'esprit.

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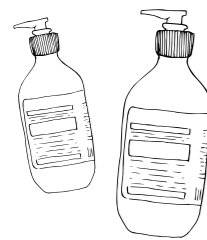
Aēsop.



# A Shopper's Guide to Conquering High Street

## Acne

Acne Studios is only present in 21 cities around the world – Melbourne and Sydney are lucky enough to be among them. The label, which was founded in Stockholm, tailors clothes using an eclectic selection of materials and custom-developed fabrics. Shoppers will find men's and women's denim, ready-to-wear fashion, footwear and accessories.



## Aēsop

Aēsop has come a long way since planting its roots in Melbourne back in 1987. It's now a global brand, renowned for its skin, hair and body care products that are founded on ingredients of the earth. Whether it's a bottle of laboratory-made ingenuity you seek, or a gift for someone else, Aēsop has beauty covered.



## Assembly Label

Assembly Label endlessly honours minimalist design in the forms of men's and women's fashion. The Australian brand caters to those who admire relaxed staples. Waltz through the immaculately set up store to discover effortless style in the forms of dresses, jackets, knitwear, and shoes that are bound to stay in style.

## Camilla and Marc

While other siblings spend years growing up fighting brother-sister duo Camilla Freeman-Topper and Marc Freeman put their energy into creating one of Australia's most iconic independent brands. Camilla and Marc is where lavishness meets cutting edge fashion, its pieces found hanging on beautiful gold clothing racks.

## Dion Lee

Designer Dion Lee thrives on experimental construction. His men's and women's pieces are crafted by pairing traditional tailoring with luxurious materials. The brand has risen in the fashion world ranks of late, and Pelham's residents are within close proximity of one of its two Melbourne stores.



## Mecca Cosmetica

One of Mecca Cosmetica's newest outposts has opened on High Street – adding to the already impressive range of immaculately composed stores. Hosting products from over 100 brands, the store offers exceptional service from beauty experts. Skincare, makeup, hair care and more, Mecca is a one-stop destination for all



## Scanlan Theodore

Scanlan Theodore has delivered modern, elegant women's clothing for over 25 years. Clean aestheticism meets femininity in the brand's designs, which extend from basics to more elaborate dresses that are all distinctively show-stopping in their approach.

## Zimmermann

Sophisticated femininity lies at the heart of Zimmermann's creations, which exude a love for detail, colour and print. Whether it's swimwear or a formal dress, the label always delivers on quality. Zimmermann is for those wishing to make a statement, in the most stylish way possible.







OWNERSHIP  
THE STRIDE  
MELBOURNE

IN HOUSE  
MELBOURNE

ASSEMBLY LABEL





1



3

2



1—Aēsop  
2—Bud Flowers  
3—Mecca Cosmetica





1



4

- 1—Duzenman
- 2—Camilla and Marc
- 3—Dion Lee
- 4—Scanlan Theodore



2



3









Orrong Romanis Reserve

# Recreation & Services

## Goodlife Armadale

Spread out across three levels, Goodlife Armadale provides locals with state-of-the-art facilities housing a vast assortment of programs. Alongside a refurbished swimming area, over 95 classes are available at the health club for all types of athletes, covering the realms of boxing, hot yoga and pump and more.



## Happy Melon Studios

Happy Melon finds itself at the intersection of a wellness studio and a gym. The majority of classes on offer fall under the Pilates, yoga, meditation and boxing categories. All undertaken in bright, and uplifting studios.



## Harold Holt Swim Centre

The Harold Holt Swim Centre holds a lot more than just what's in its name. A \$13.3 million in 2010 boosted its offerings. Alongside indoor and outdoor swimming pools, the centre has a health club that runs group fitness classes, a hydrotherapy program as well as a spa and sauna for total rejuvenation.

## Orrong Romanis Reserve

Found on Orrong Road, this reserve makes for the perfect spot for Pelham's residents to powerwalk at, go for a run, or unwind with a picnic. Equipped with tennis courts and an oval with rugby goals, the reserve is a hub for health and wellbeing in the area.

## Union Street Gardens

At the heart of Union Street Gardens is Cubbyhouse Kids Canteen, a cafe that exceeds all standards of 'child-friendly'. Serving up the likes of animal-themed baby chinos and biscuits, you will see little ones walk up little steps to a canteen window to order their goodies. The canteen is located 100 metres away from a playground, making it a great base for parents to watch their precious ones play as they sit down for a coffee or lunch nearby. After you have refuelled, there's the option to kick a footy on the large grassed area, head to the Malvern Tennis Centre to hit some aces, or to the basketball ring to practise your three pointers.

## Transport

Trams, trains and buses are on Pelham's doorstep. Just 60 metres away from Pelham is the No. 5 tram stop, travelling all the way down Wattletree Road, along Dandenong Road and to the city. Malvern Station is also found nearby, a nucleus connecting Melbourne via three major train lines.







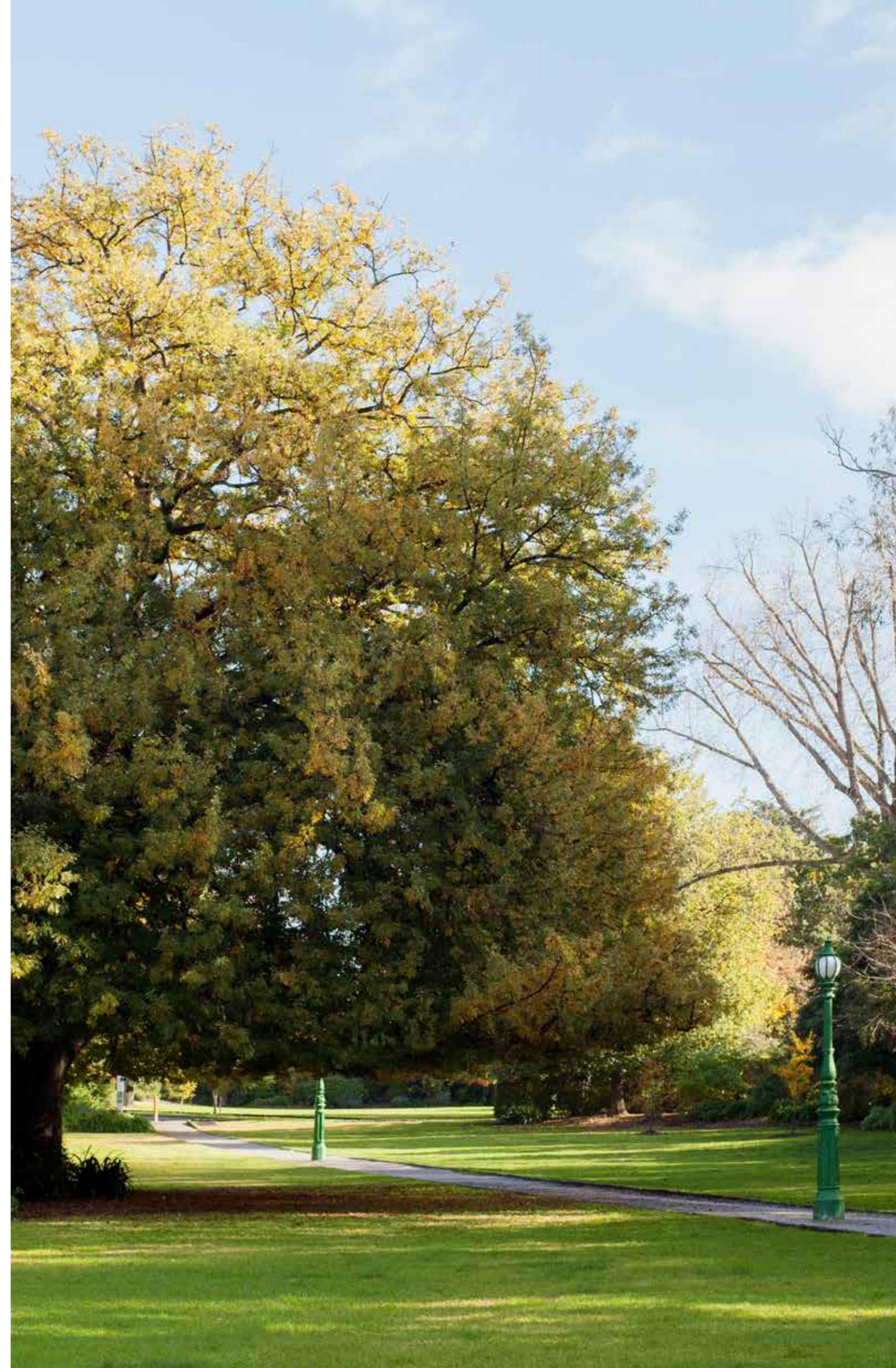
1

- 1—Central Park
- 2—Union Street Gardens
- 3—Hedgeley Dene Gardens

2



3







1



3



2



4

- 1—Armadale Train Station
- 2—Lauriston Girls' School
- 3—Malvern Central
- 4—Tram No. 6 (*High St*)



# PROJECT TEAM

Corner of Pelham Court and Wattletree Road



## Roulston

Roulston is committed to the delivery of high quality and refined properties, distinguished by premium location, sophisticated design and spacious floor plans. Only neighbourhoods with the finest liveability standards are considered. Selected sites have access to parkland, recreational facilities and public transport and boast extensive shopping options and vibrant cafe cultures.

[www.roulston.com.au](http://www.roulston.com.au)



## Buxton Group

“At Buxton Group, our philosophy is simple. We only undertake projects that we have the confidence, experience and financial capacity to deliver, without compromise to our exacting standards of quality and profitability,” says founder Richard Buxton. A family-owned property development group that has been consistently delivering enduring, quality building assets to the Melbourne community for over 45 years, Buxton Group was established in 1968, and is owned and managed by Richard and his daughter, Samantha Buxton. With a passion for innovative design, Buxton Group is renowned for excellence in the residential, retail and retirement sectors of the Melbourne property market.

[www.buxtongroup.com.au](http://www.buxtongroup.com.au)





## Jack Merlo

Jack Merlo is a landscape design and construction company widely celebrated for both creative ingenuity and quality of work. The firm's designs are developed around its clients' lifestyle requirements while complementing surrounding architecture. A fundamental element of the company's design concepts is maximising the functionality of space using materials and design concepts which harmonise with the environment and are long-lasting and low-maintenance.

[www.jackmerlo.com](http://www.jackmerlo.com)



## Ewert Leaf

Ewert Leaf is a dynamic, multi-disciplinary design firm with experience in all aspects of architecture, interiors, urban design and landscape design. The firm, which was established in 2009, is distinguished by its creative yet commercial approach to design. Ewert Leaf has achieved great industry success – including being named winner of the Melbourne Design Awards 2014. Recent projects include Gramercy and McKinley Residences.

[www.ewertleaf.com.au](http://www.ewertleaf.com.au)



## Marshall White Projects

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.

[www.marshallwhiteprojects.com.au](http://www.marshallwhiteprojects.com.au)





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Creative by Earl.St

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