

DISTINCTION

TOWNHOUSES



Artist Impression (includes upgraded flooring)

NOTTING HILL

Contents

Distinction

Townhouses – 01

Lifestyle – 12

Team – 18

A Life of Exception

An exclusive collection
of 19 townhouses.

Modern living with
superbly crafted
detail and generously
considered living spaces.

In a tranquil residential pocket, surrounded by the lifestyle privileges that distinguish Melbourne’s South East, Notting Hill is close to everything yet set apart by its idyllic lifestyle balance. Clean, green spaces and a friendly community are sustained by every modern convenience just 19km from Melbourne’s CBD.

In a well-established enclave brimming with amenity, each residence explores new ways of increasing liveability through considered design. Across two and three levels, each 2 and 3 bedroom townhouse is a showcase of generous proportions, open layouts and luxurious detail bathed in light. Beautifully appointed, oversized bedrooms and living spaces are the epitome of contemporary design. An impressive composition of open plan living spaces is given a sense of intimacy

with thoughtful use of customised joinery and a suite of premium finishes and fittings. The holistic layout is a harmonious fusion of indoors and out, heightened by floor-to-ceiling windows to harness the sun and views.

Set on individual titles with separate entrances and private outdoor spaces for entertaining and relaxing, Distinction Townhouses are adaptable and designed for every lifestyle. Each townhouse boasts the features of a bespoke home and includes secure, below ground parking and lockable storage facilities inside. Spaces are uncommonly large, generously appointed and outstanding in quality.



Artist Impression

Life on the rise

Crone Architects have developed a design that is timelessly relevant in a picturesque, green enclave. The precinct defining collection references the residential character of the neighbourhood using gently receding forms and material variations to bring a confident modern identity to Notting Hill.

Architecture is graceful and contemporary, employing simple geometric forms and bold linear detailing that comes to life through contrasting textures and materiality. The pared back forms serve to identify individual townhouses and reinforce a sense of privacy. A refined modern façade

of crafted metal panels, cement render, timber look accents and glass, underscores a design principle that is subtle yet confident and integrated with its environment.



Sun-soaked, lush courtyards reimagine outdoor living.

Naturally uplifting

On the ground floor, living zones open to a secluded garden oasis that can extend the internal living area while allowing natural light to engulf the interiors. The external terrace or deck invites dinner parties, Sunday BBQ's, outdoor entertaining and a relaxed escape from urban life. Across the upper levels, private retreats are tranquil with generously scaled bedrooms and bathrooms on each floor.

The master bedroom on the third level opens to the views while at every opportunity, thoughtful architecture brings natural light within as inner and outer environments cross and flow, united in their connection to the environment.

Indulgent living

The interiors take the hallmarks of a modern, stand-alone residence and translate them into high-end, contemporary townhouses. Flowing layouts combine worldly comforts and gracious aesthetics with easy function. Each 2 and 3 level residence is bordered by expanses of glazing to immerse spaces in natural light. Elevated ceiling heights, sky-high windows with bold black frames, and natural fibres are woven into a refined contemporary design.

Sliding glass doors peel back to integrate inside and out, seamlessly extending the living zone into a protected outdoor deck and landscaped gardens, ideal for entertaining in any season. Recessed lighting lends a soft glow to the living spaces, defining shadow lines and textural detail. The feature staircase references the prevailing linear design style with elegant timber battens in a vertical format to lighten the form. Extra storage

is included at every turn with larger wardrobes, linen cupboards, an integrated laundry room, and bespoke joinery in the kitchen.

The interior palette offers classic fresh whites and earthy hues.



Artist Impression (includes upgraded flooring and appliances)



Artist Impression (includes upgraded flooring)

An exemplary entertainer

At the heart of each residence, the kitchen is thoughtfully designed as a multi-use zone for daily cooking, entertaining and socialising. Crisp layers of white, warm greys and inky black accents and flush joinery open the space and connect to the living areas. The splashback is a gently reflective surface of subway tiles with an irregular, hand-made style finish to add textural depth.

An abundance of storage concealed behind customised cabinetry integrates a suite of top-tier stainless steel appliances adding environmentally friendly, high performance credentials to the kitchen.

A generous central island benchtop increases the workspaces and offers a relaxed dining option for meals on the run. A linear pendant

light floats lightly above, continuing the contemporary design expression that features bold black accents throughout.

A fresh approach

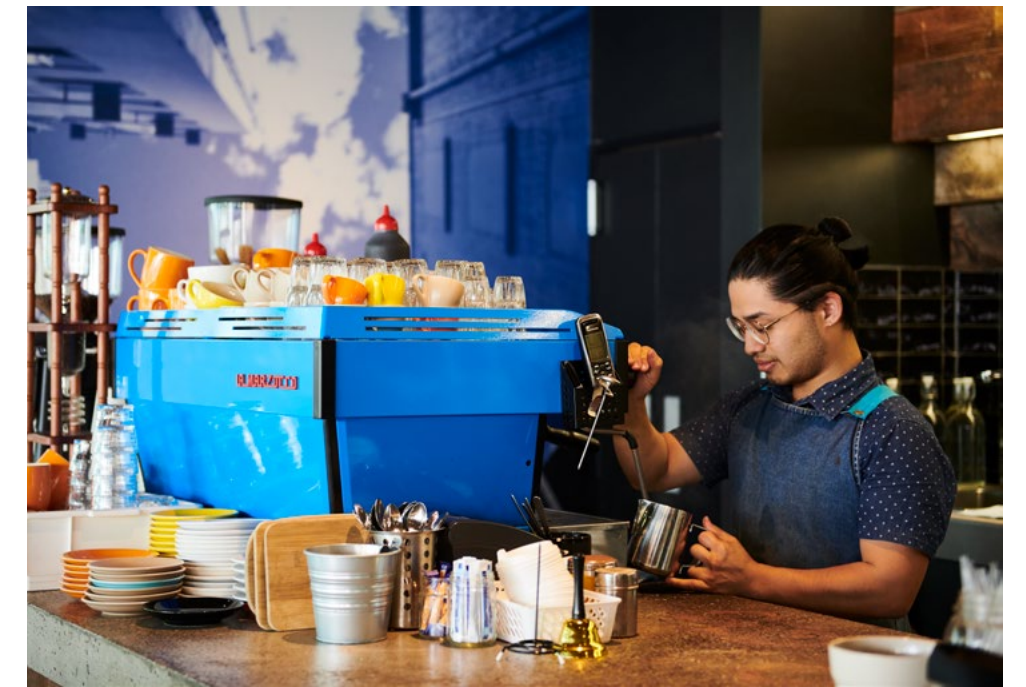
A classic, open design flow visually expands the bathroom area. Simple white subway tiles feature hand-cut detailing to introduce subtle texture across the feature walls, while contemporary black tapware provides a considered contrast to the tonal layers of white on white. Cabinetry is designed

to complement the long, elegant lines of the design, also allowing for increased set down space and additional storage. Ensuite bathrooms in the 3 bedroom townhouses include a deep bath for a luxuriating soak after a busy week.



Lifestyle

An exclusive and unique residential neighbourhood, Notting Hill is a cool green escape from the urban hustle.



Richmond Oysters. 66 Portman St, Oakleigh



Inchmeal. 39 Westerfield Dr, Notting Hill

Distinctly elevated yet defined by connection, its heritage and modern homes border leafy streets set on a verdant rise overlooking Melbourne's South East.

Notting Hill has a rare blend of quiet suburban character and a wealth of modern lifestyle assets. You'll jog to the gym, stop at your local café, walk the kids to school and take a detour through the park, catch a movie or experience sophisticated shopping precincts, all within minutes from home.

Clockwise from top left:
Chadstone Shopping Centre. 1341 Dandenong Rd, Chadstone
Chadstone Shopping Centre. 1341 Dandenong Rd, Chadstone
Little Collins Café. 296 Ferntree Gully Rd, Notting Hill
Stanley. 63 Stanley Ave, Mount Waverley



Monash University’s world-class facilities, gardens and nature reserves are less than 1km or a minute’s drive from your door. Nearby freeway links mean Melbourne’s CBD is only 19km away and closer to home, it’s 12minutes to Chadstone, Australia’s largest shopping centre and luxury lifestyle destination.

Clockwise from top left:
Monash University, Wellington Rd, Clayton
Monash University, Wellington Rd, Clayton
Wesley College, 620 High Street Rd, Glen Waverley

Clockwise from top left:
Notting Hill Hotel, 260-262 Ferntree Gully Rd, Notting Hill
Pixel Bar, 1279 North Rd, Huntingdale
Richmond Oysters, 66 Portman St, Oakleigh

With the space and greenery of a suburban enclave, and all the conveniences of an urban destination, the area is adored for its authenticity, where a distinct sense of community prevails. Peaceful, private yet easily connected to Melbourne’s favourite destinations, it’s an address that marks a new approach to modern living.





Restaurants

- 01 Notting Hill Hotel
260-262 Ferntree Gully Rd, Notting Hill
- 02 Proud Peacock
28 Hamilton Pl, Mount Waverley
- 03 Richmond Oysters
66 Portman St, Oakleigh
- 04 Shira Nui
247 Springvale Rd, Glen Waverley

Cafés

- 05 Stanley Café
63 Stanley Ave, Mount Waverley

- 06 Nikos Cakes

- 07 Little Collins Café
296 Ferntree Gully Rd, Notting Hill
- 08 Inchmeal Café
39 Westerfield Dr, Notting Hill
- 09 Pixel Bar & Café
1279 North Rd, Huntingdale

Shopping Centres

- 10 The Glen Shopping Centre
235 Springvale Rd, Glen Waverley
- 11 Chadstone Shopping Centre
1341 Dandenong Rd, Chadstone

- 12 IKEA & Springvale Homemaker Centre
917 Princes Hwy, Springvale
- 13 Brandon Park Shopping Centre
Springvale Rd & Ferntree Gully Rd, Wheelers Hill
- 14 Mulgrave Farmers Market
Jacksions Rd & Wellington Rd, Mulgrave

Education

- 15 Monash University
Wellington Rd, Clayton
- 16 Brentwood Secondary College
65-71 Watsons Rd, Glen Waverley
- 17 Salesian College
10 Bosco St, Chadstone

- 18 Sacred Heart Girls' College
113 Warrigal Rd, Hughesdale
- 19 Wesley College
620 High Street Rd, Glen Waverley
- 20 Huntingtower School
77 Waimarie Dr, Mount Waverley

Medical

- 21 Monash Medical Centre
246 Clayton Rd, Clayton

Key

- Water
- Park
- Train Station
- Restaurant
- Café
- Shopping Centre
- School
- Medical Centre

Team

ANPLUS Developments
is committed to delivering
high quality residential
and commercial
buildings whilst creating
communities that enhance
their local environments.

A shared vision, a higher purpose

Distinction Townhouses are the result of an exclusive collaboration, combining the expertise of an established, property development group and the creativity of a renowned Australian architectural practice. In Notting Hill's unique environment, the collection of premium residences introduces a luxury aesthetic unlike anything else in the

area. Sharing a common goal to improve and innovate, ANPLUS Developments and Crone Architects deliver a lifestyle opportunity of the highest standards that maintains an authentic connection to the neighbourhood, embracing the demands of modern living while immersing residents in a sophisticated style statement.





ANPLUS Developments

A Melbourne based company with over 25 years’ experience in local property and development, ANPLUS Developments is committed to delivering exceptional residential and commercial projects while adding tangible value to prime precincts. The company’s considered approach brings communities together by providing important resources and amenity to enhance lifestyles and raise the standards of modern living.

Driven by a world’s best practice philosophy, ANPLUS take the time to truly explore each location, understanding its attributes, challenges and opportunities. Collaborating with Melbourne’s leading architectural, design and construction companies, they deliver places that speak of contemporary design, unparalleled quality and comfort for every resident. By partnering only with those who share their vision to create outstanding residential buildings and communities, they develop expertly crafted designs, uniquely sensitive to the needs of those who live there.

The images, views, plans and diagrams in this marketing pack are indicative and/or artists’ impressions, and is provided for general information purposes only. Their dimensions, scale, and designs are subject to change without notice, as are any fittings, specifications, landscape and paved or other areas depicted, and is provided ‘as is’ without any representation or warranty as to the final dimensions or specifications of the properties for sale. The Purchaser should make their own enquires and check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract. © Savi Communications 2019

A Life of Exception