

An aerial photograph capturing a winding asphalt road that cuts through a dense forest of eucalyptus trees. The lighting suggests either sunrise or sunset, with bright yellow sunlight filtering through the canopy, creating a warm glow on the tops of the trees and casting deep shadows in the valleys between the hills. The road curves elegantly from the top left towards the bottom right, its dark surface contrasting with the surrounding greenery.

YarraBend

welcome.



**Welcome to
the suburb of
the future.**

Surrounded by parklands of green open spaces, YarraBend is a visionary, riverside suburb only 6.5km from Melbourne CBD. With its unique combination of open spaces and cutting edge design, YarraBend is where new technology and old traditions meet.

Along the streets and laneways of YarraBend, history and heritage will interweave with innovation. Embrace a holistic lifestyle, enhanced by the latest ideas in health and sustainability, enriched by art and craftsmanship. YarraBend sets new benchmarks in both design and urban livability, surrounded by inspiring architecture and open green spaces.



Melbourne CBD

Port Phillip Bay
Swimming Beaches

Lyon St Carlton
10 minute drive

Fitzroy Gardens

Melbourne University
⌚ 15 minute drive

Swinburne University
⌚ 7 minute drive

Kew Studley Park
Boathouse
⌚ 5 minute drive

Collingwood Children's
Farm & Farmers Market
⌚ 5 minute drive

Glenferrie Rd Hawthorn
⌚ 7 minute drive

Fairfield Station
⌚ 10 minutes walk

Yarrabend

High St Kew
⌚ 5 minute drive

Latrobe Golf Course
⌚ 5 minute walk

Alphington Grammar School
⌚ 5 minute walk

Alphington Primary
⌚ 5 minute walk

Ivanhoe Grammar School
⌚ 10 minute drive

Westfield Doncaster
⌚ 10 minute drive

Alphington Park Oval
1 minute walk

Alphington Train Station
⌚ 5 minute walk

The masterplan.



A wide-angle, low-angle photograph of a modern residential street during sunset. The sky is a warm orange and yellow. In the foreground, a silver car is parked on the left. A man stands next to a black bicycle. On the right, a dark SUV is parked. Several people are walking or standing on the paved sidewalks and driveway. One person sits on a wooden bench. The houses have light-colored facades and dark roofs. Solar panels are visible on the roofs of the houses in the background.

Future
focused.

Sustainable living.

With a strong focus on sustainability and design, YarraBend leads the way with innovation ensuring it's future proofed. Achieving the highest level of sustainability as certified by EnviroDevelopment, green thinking informs every design and service, from electric car charge points to energy efficient lighting. Solar PV systems including innovative Tesla Powerwalls will be used throughout, optimising renewable solar energy.



Inspired by Scandinavian bike-friendly cities, walkways and bike paths enjoy priority over vehicular roads. A kerbless street design promotes greater safety and respect between pedestrians, cyclists and drivers, encouraging a greener commute.

YarraBend will embrace many initiatives to create a suburb of like-minded individuals and families, from meticulous horticultural designs and community gardens to green rooftops and landscaped barbecue areas. It will be a truly innovative urban destination, in perfect harmony with its natural environment.



ABOVE Bike paths connect through to the city.

RIGHT Tesla Powerwall.

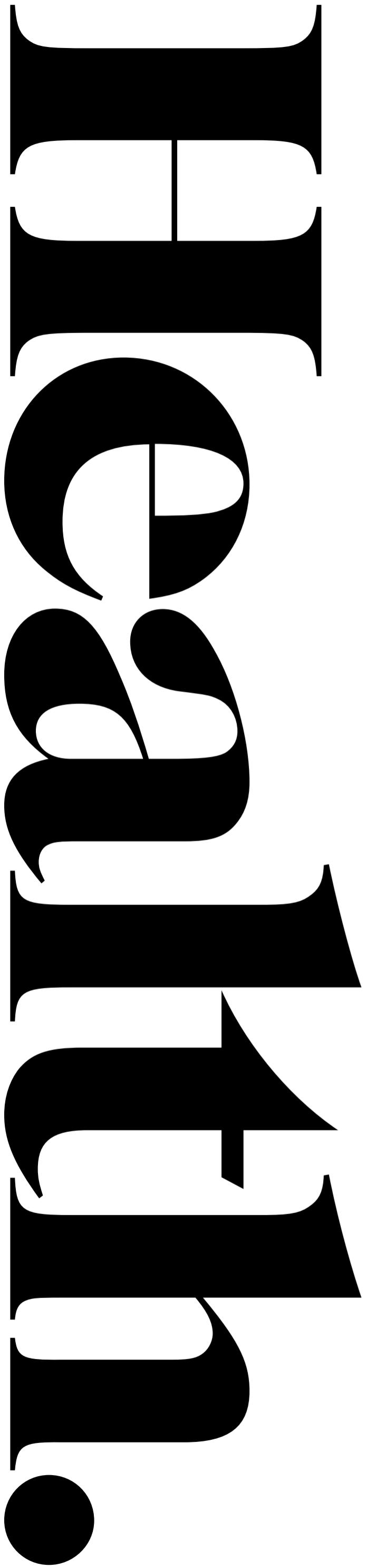
LEFT Darebin Parklands.

A smartwired suburb.



On the cutting edge of connectivity, YarraBend residents will belong to a Smartwired suburb with high-speed internet. A complimentary tech-concierge is available when you move in to assist with smart wiring or even WiFi home entertainment.

A unique YarraBend app will also connect residents to a variety of amenities and information within the suburb, including public transport timetables, home delivery menus, carpooling arrangements and social events.



Healthy living inside & out.

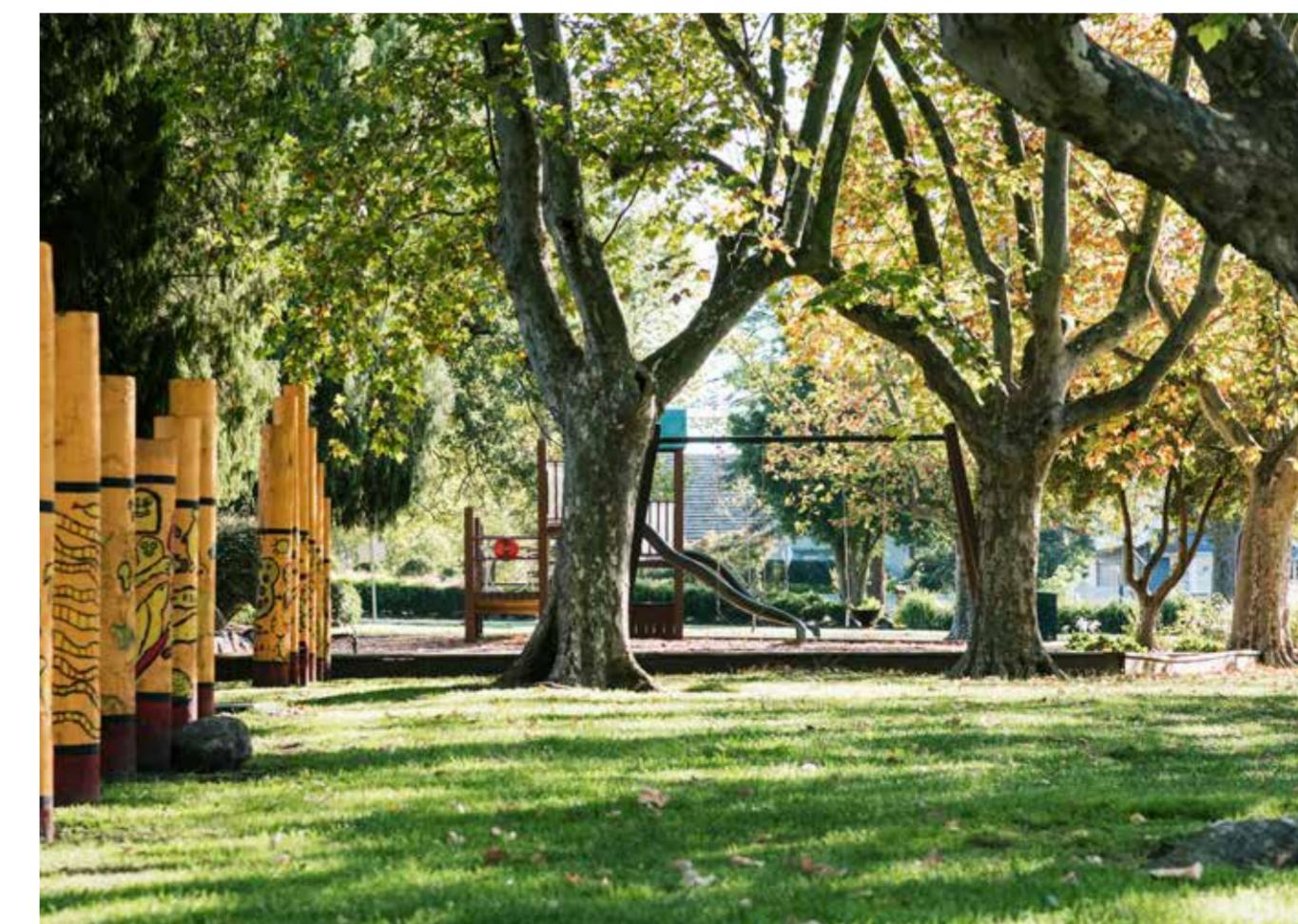
YarraBend has been conceived as a peaceful place to live, away from the frenetic pace of city life. Nature can be experienced in all its delight, whether on a riverside stroll or in the communal garden.

Bike paths meander throughout the precinct and connect right through to the city. Running tracks and The Paper Trail, an elevated park, will connect to a range of outdoor gym equipment.

ABOVE Darebin Parklands.

FAR RIGHT The New York Highline, the inspiration for YarraBend's Paper Trail.

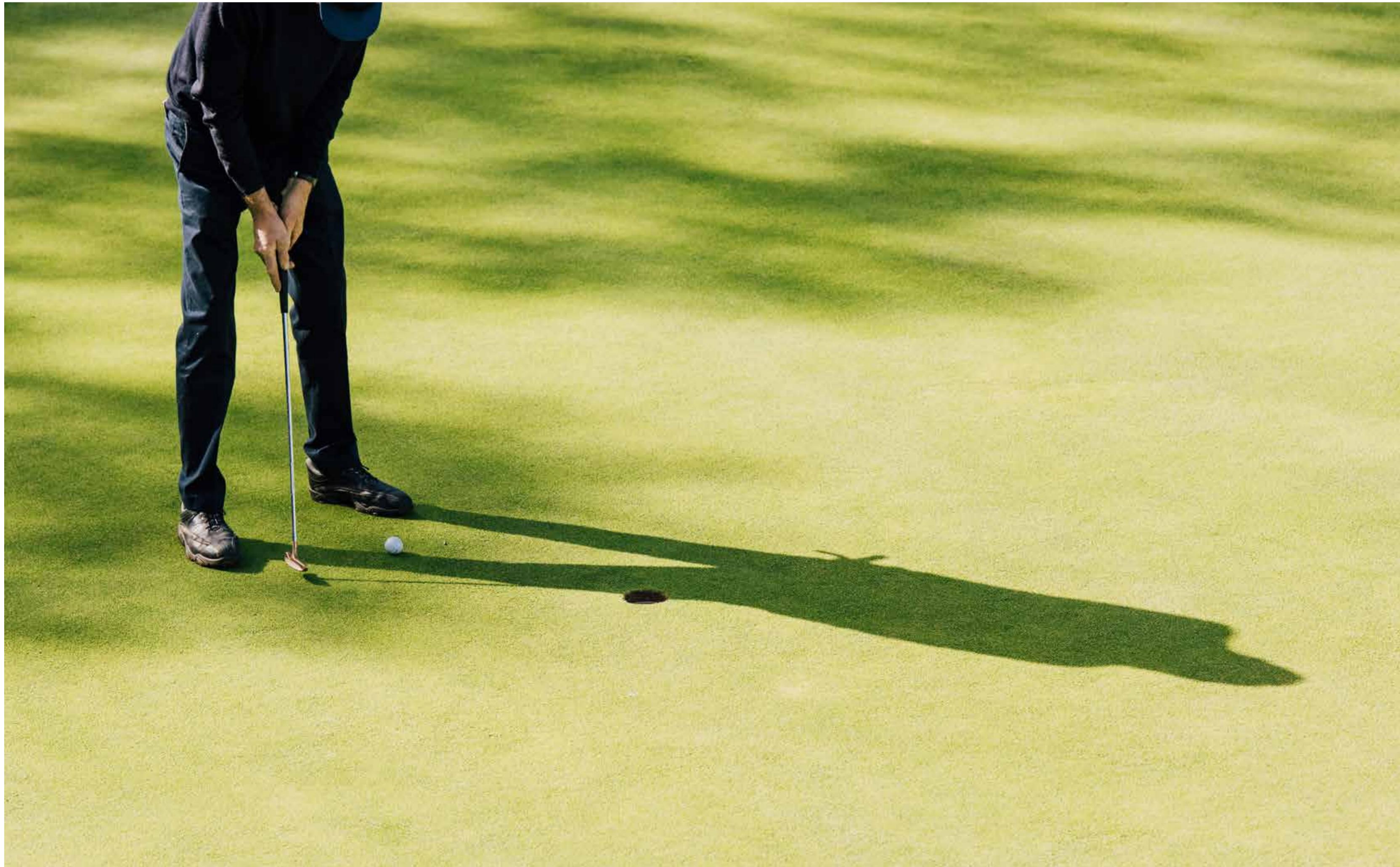
RIGHT Alphington Park.



**The Paper Trail,
inspired by
The High Line in
New York City.**



wellbeing.



Various sporting facilities encourage social games and general fitness, including ovals, golf courses, a wellness centre, a swimming pool and a fully equipped gymnasium.

Playgrounds and parks offer young families abundant space to run and play, where children can simply be children. YarraBend will also feature an on-site community centre with rooftop multipurpose courts and a pavilion, where its use will be stipulated by the council.

ABOVE Eaglemont Tennis Club.

ABOVE Northcote Aquatic & Recreation Centre.

LEFT Latrobe Golf Course.



Slow down and relax with movies in the park or a soothing yoga session surrounded by the tranquil sounds of native birds. Residents will also enjoy a 25m indoor swimming pool, complemented by a sauna, spa and massage rooms.



C.H. James Cafe, Fairfield.

YarraBend

A curated collection.

YarraBend will be a new Melbourne food destination known for its acclaimed chefs and on-trend dining sensations. A world of flavours and a variety of dining styles will be curated by an industry icon to create a new and exciting food precinct.



Artisan fare.

Providores, gourmet grocers, and artisan food makers will share old traditions and new flavours with the locals. From freshly baked bread to local cheese and wine, it will be the perfect farmers' market experience at your door.



In the square and on the green.

Residential streets and parks will offer cafés serving artisanal coffee with beans roasted on site, as well as delicious meals to be enjoyed on open green lawns or by the river.



Benjamin's Kitchen, Alphington.



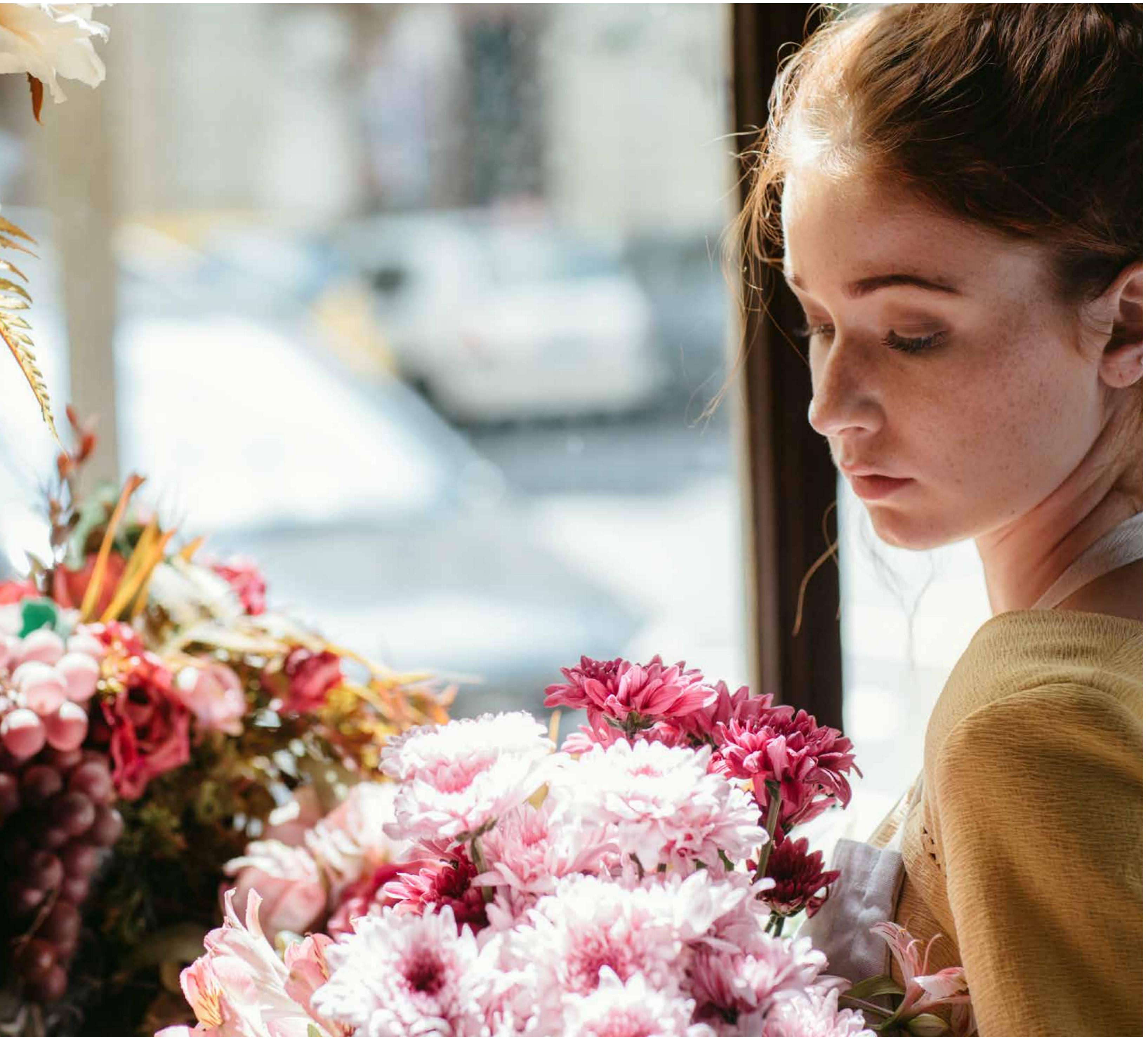
On the go.

Pick up healthy, ready-made meals at the village centre, or fresh gourmet produce for a rooftop barbecue with friends. With the YarraBend app, residents may even order a latte on the move to beat the morning rush.

YarraBend Retail Concept

From major supermarkets to designer boutiques, YarraBend will cater to the needs of a new and diverse suburb. A unique mix of boutique retail stores will create a charming village atmosphere in the heart of YarraBend.

RIGHT YarraBend will be a shopping destination with everything from grocers to fashion retailers.

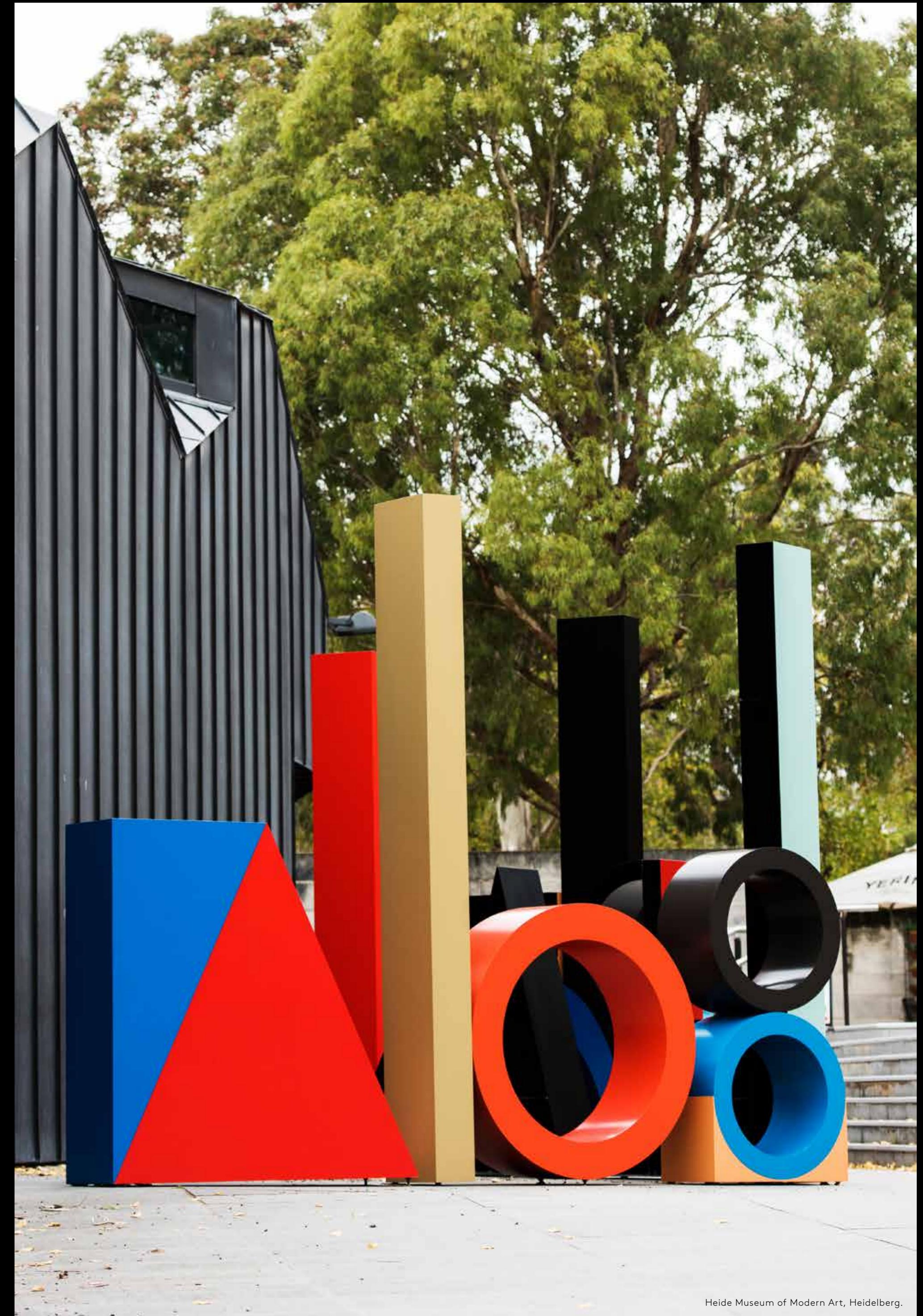


Arts & culture.



With its spectacular scenery, Alphington has always drawn artists to the area. In the early twentieth century, Archibald winner William Beckwith McInnes made his home here with his wife and fellow painter, Violet. Much of their work features the local landscape.

Art will be a major focus in the design of YarraBend, with an Art and Design Precinct that will celebrate local and international artists through exhibitions, workshops and interactive pop-ups. Architecture and design will also be highly considered, with respected architects from Australia and abroad contributing to the YarraBend vision.

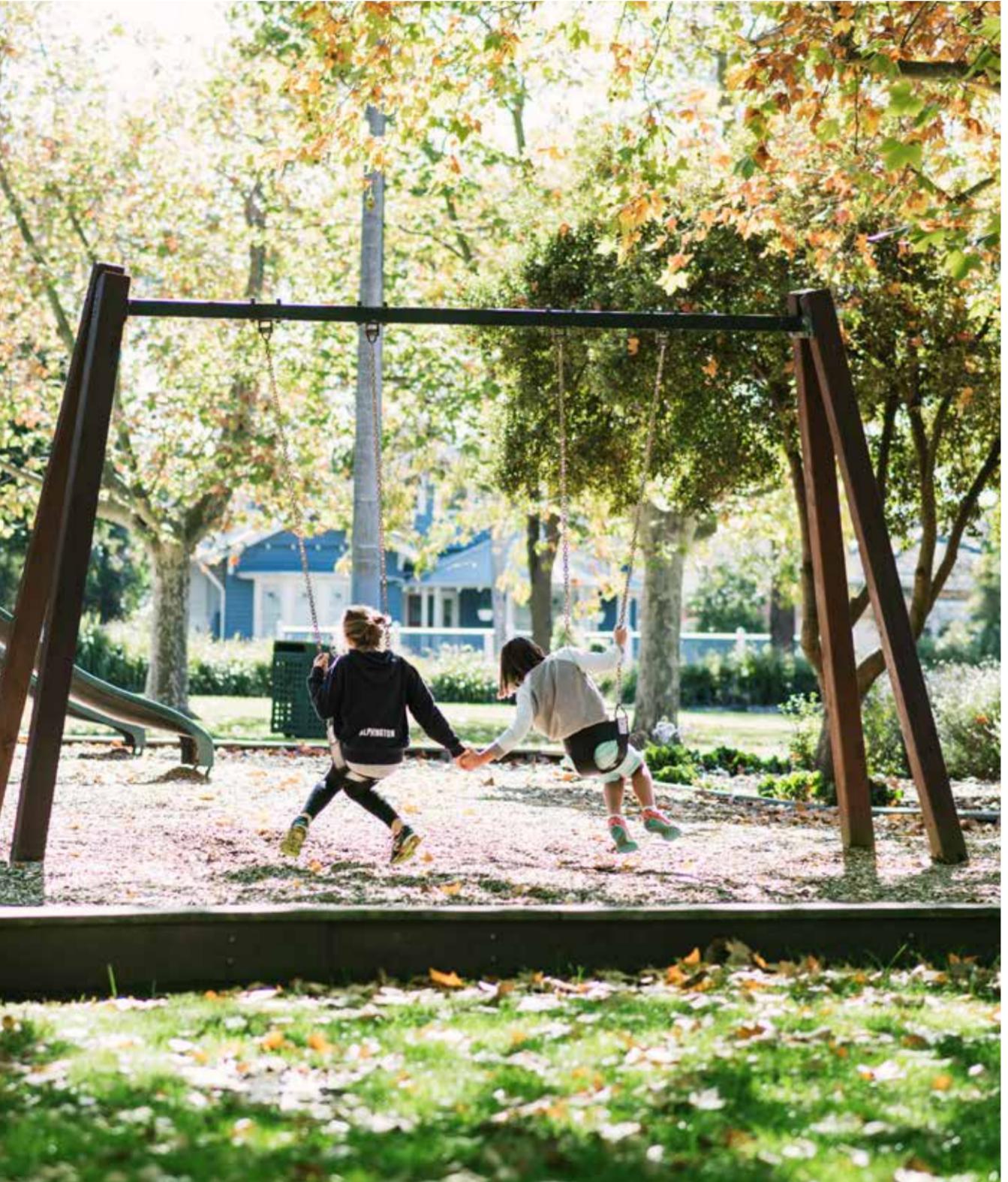


Heide Museum of Modern Art, Heidelberg.

An aerial photograph of a golf course at sunrise or sunset. The landscape is filled with green lawns, winding paths, and clusters of trees. The sunlight casts a warm, golden glow on the foliage, particularly the eucalyptus trees, while the surrounding fields are in deep shadow. A small body of water is visible in the center-right. The overall atmosphere is peaceful and scenic.

A natural
retreat.

On the banks of the Yarra river.



YarraBend is a lushly landscaped neighbourhood where residents may wander along paths that meander through parks and community gardens. With rooftop terraces, bike paths, playgrounds, riverside trails and three expansive parks, this is a place to enjoy fresh air and the great outdoors.



Merri Creek Trail.

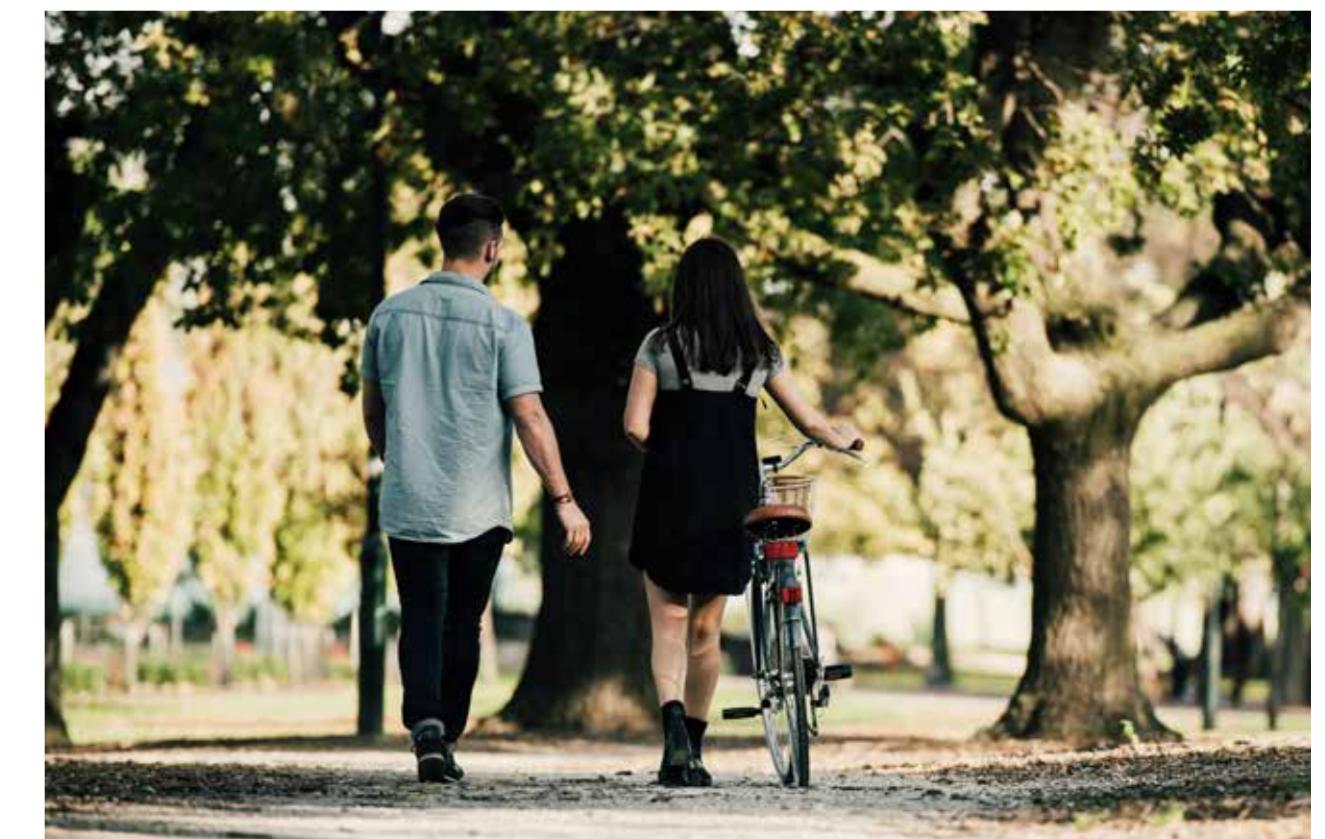
YARRABEND



YarraBend is surrounded by Darebin Parklands and Yarra Bend Park, with views over the endless canopies of native trees. Lose yourself in your thoughts as you walk through the natural bushland or jog past the area's last remaining orchards.

ABOVE Walking tracks wind their way through YarraBend and connect with surrounding parklands.

RIGHT Enjoy a leisurely stroll through the great outdoors.



...lose yourself in thought as you walk through the natural bushland.

Riverbanks.



YarraBend offers prized riverfront living on the banks of the Yarra River. Long-established canoe clubs and heritage boathouses line the waterfront, offering a chance to begin and end each day with a calming row.

With easy access to the Yarra Trail, residents may join the many cyclists who enjoy this scenic route along the river and into the city each day.



ABOVE Yarra Trail.

LEFT Fairfield Boathouse.

Empower Your Future.

A state-of-the-art primary school is proposed onsite in the Yarra Bend village precinct. You will also be within the zone with the highest concentration of well-regarded schools in Australia. This includes three primary schools and a grammar school in Alphington and many prestigious private schools across the river in neighbouring Kew and Hawthorn. Scotch College, Ruyton Girls' School, Carey Baptist Grammar School, Methodist Ladies' College, Trinity Grammar School, and Xavier College are only 5-minutes away by car.

RIGHT YarraBend is within the zone of the highest concentration of well-regarded schools in Australia.



Exceptional connectivity.

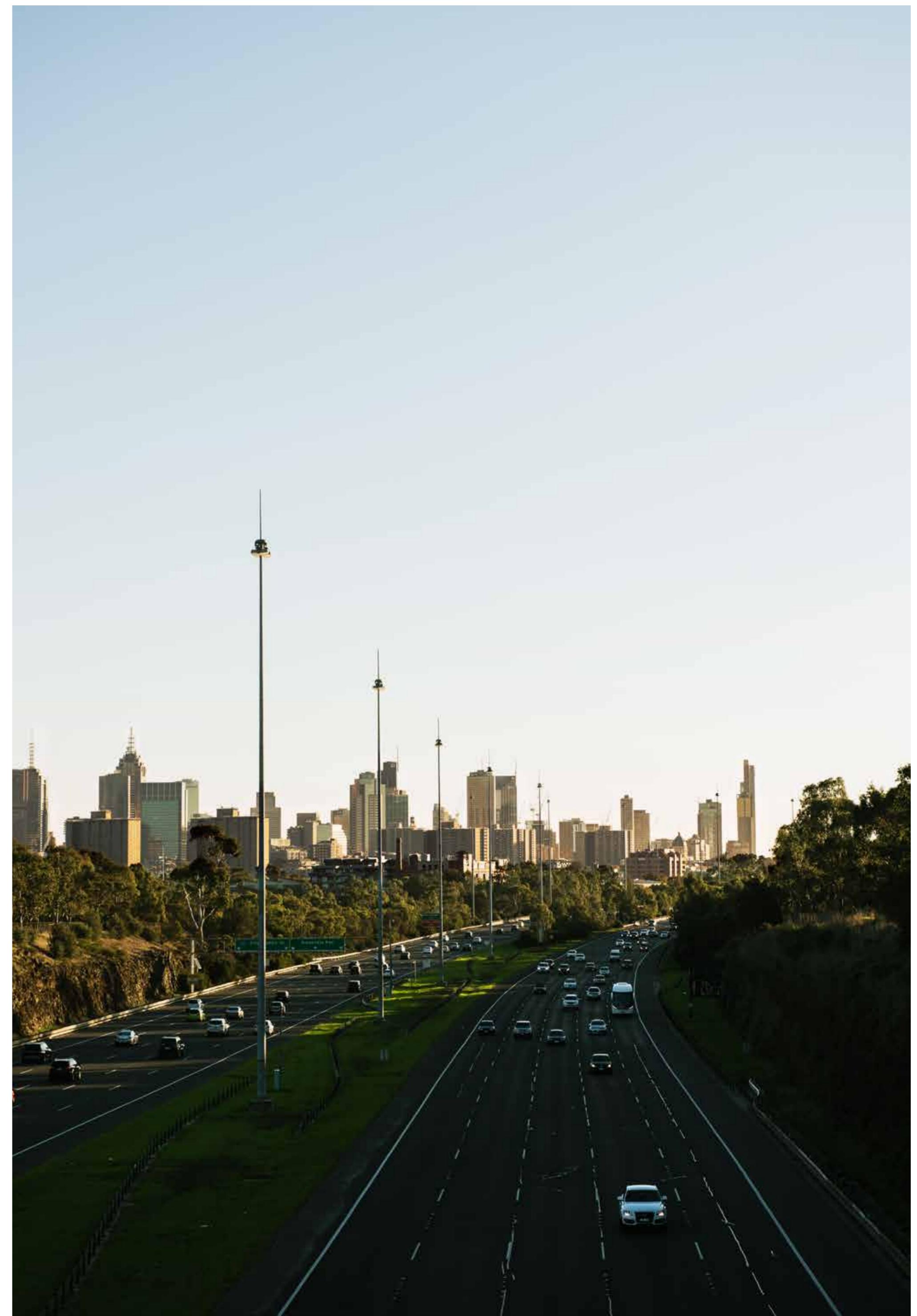


A short 450m stroll along heritage-listed Red Gums takes you to Alphington Railway Station, where secure lock-up bike storage is available for commuters. Buses travel directly to Queen Victoria Market and Melbourne University in the city, and those who drive have easy access to the Eastern Freeway across a soon to be built Chandler Highway bridge.

A suburb that works together, the YarraBend app will help residents organise carpooling, car sharing for school drop offs or rides to the city. Residents will also enjoy the use of Melbourne Blue Bike Share racks and pumps within YarraBend, where they may ride and leave the bikes as they please.

ABOVE YarraBend is a comfortable walk from several train stations.

OPPOSITE The Eastern Freeway.



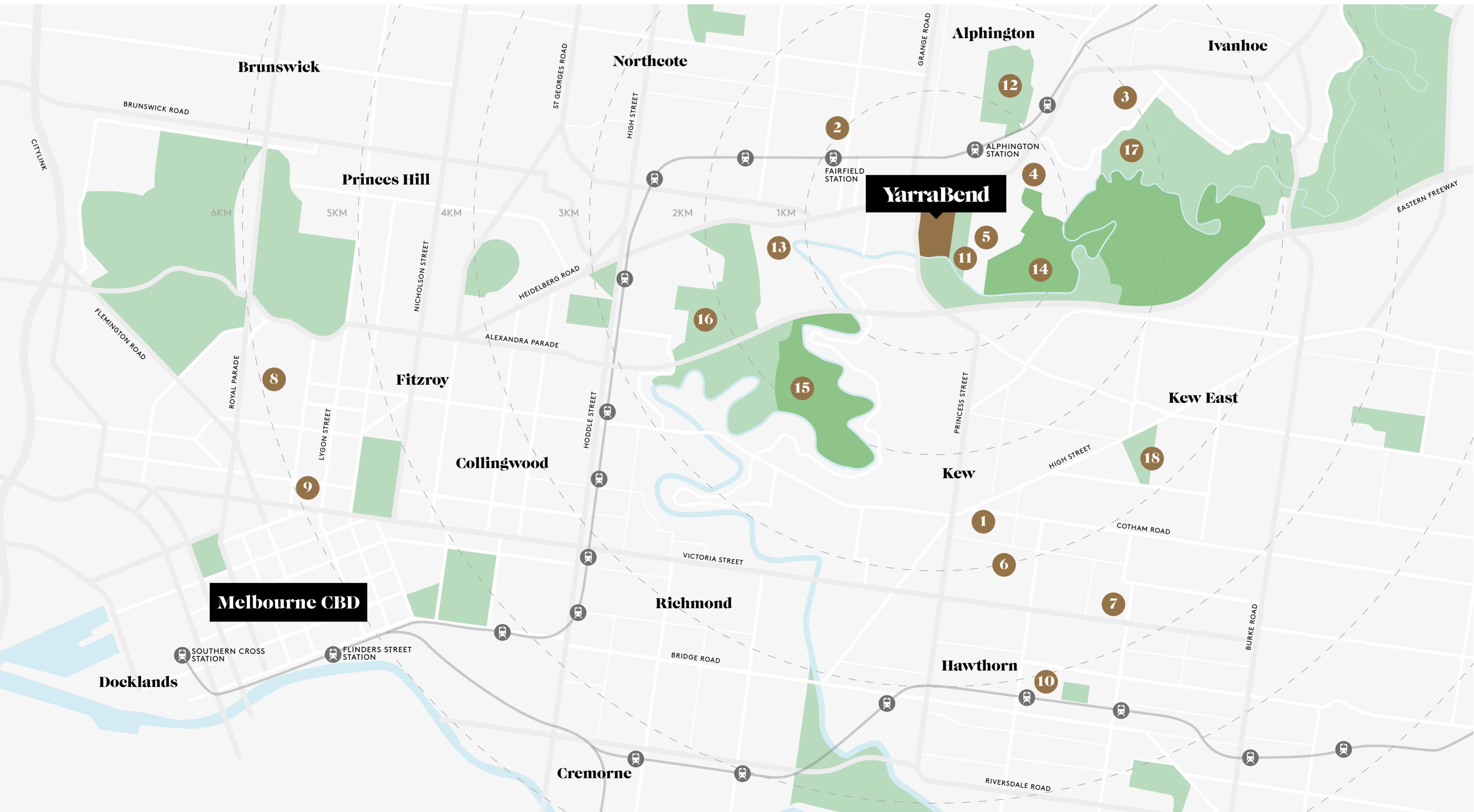
Local inspiration.

YarraBend is a unique location neighbouring the well-established refinement of Kew and Ivanhoe, the multicultural charm of Fairfield and the eclectic offering of Melbourne's inner-north. From schools to healthcare to recreation, every amenity is at your door.

- 1 Kew Junction
- 2 Station Street
- 3 Ivanhoe Grammar
- 4 Alphington Grammar
- 5 Alphington Primary School
- 6 Trinity Grammar School

- 7 MLC Melbourne
- 8 University of Melbourne
- 9 RMIT
- 10 Swinburne University
- 11 Alphington Park
- 12 Darebin Parklands

- 13 Fairfield Boathouse
- 14 Latrobe Golf Club
- 15 Yarra Bend Golf Club
- 16 Merri Creek Labyrinth
- 17 Wilsons Reserve
- 18 Kew Tennis Courts



A living history.



Once the land of the Wurundjeri-willam people, this fertile area was eventually settled by migrants who planted market gardens around the river. The Industrial Age was heralded by the arrival of the paper mill in 1918 that forever transformed the landscape of Alphington.

Much of the area's industrial and bucolic past will be infused into YarraBend's design. Materials from the original paper mill will be recycled, and flowerbeds will echo the stately gardens of grand mansions that once graced the riverbank.



Fairfield Boathouse.

!Sequoia Tree. Tumut.

For over 50 years, Glenvill has been building luxury homes of extraordinary quality. At YarraBend, this dedicated team is committed to creating timeless architecture that will combine the latest thinking in sustainability and design

YarraBend will be home to a variety of residences, from luxurious waterfront homes to apartments. Ranging from three to six bedrooms with multiple arrangements of living areas, these unique homes will be delivered fully completed, and ready to be enjoyed when you move in.

RIGHT YarraBend will include meticulous landscaping and the latest in street design.



Artist impression only.



Artist impression only.
Acacia colour scheme shown.

Each YarraBend Premium Home kitchen features a range of premium appliances and finishes including two Miele ovens, powerful rangehoods, Franke sink accessories and Blum Antaro drawer design. Expect beautiful stone splashbacks and 55mm thick benchtops, pure sophistication for both the gourmet chef and casual entertainer. Some kitchens even feature a butler's pantry with a back-of-house preparation area and second sink.

LEFT Kitchen with premium appliances and finishes. Butlers pantry not included in all kitchens.

Iconic in design.



Artist impression only.
Magnolia colour scheme shown.

Designed collaboratively with Rothelowman and Point Architects, each design choice is based on years of knowledge, and inspired by contemporary living. From oak timber floorboards and plush woollen carpets to custom designed fixtures and fittings, these are finely crafted homes of enduring quality.

The bathrooms feature clean and elegant design with custom tapware, extensive porcelain tiling, resin basins and frameless shower screens. Exquisite stone benchtops add to the sense of luxurious sanctuary.





Artist impression only.

Meticulously landscaped by the award-winning Eckersley Garden Architecture, a private garden in each home provides a peaceful haven, perfect for relaxing and alfresco entertainment.

Bordered by lush garden beds and a stunning canopy feature, Eckersley has worked closely with Tract Consultants to create individual gardens that complement YarraBend's unified neighbourhood landscape.

LEFT YarraBend homes will have multi zoned living areas with alfresco entertaining areas. Garden options not standard.

Specifications.

Acacia.



BEDROOMS AND MPR
Carpet

KITCHEN FULL HEIGHT
Cabinetry and Cupboards

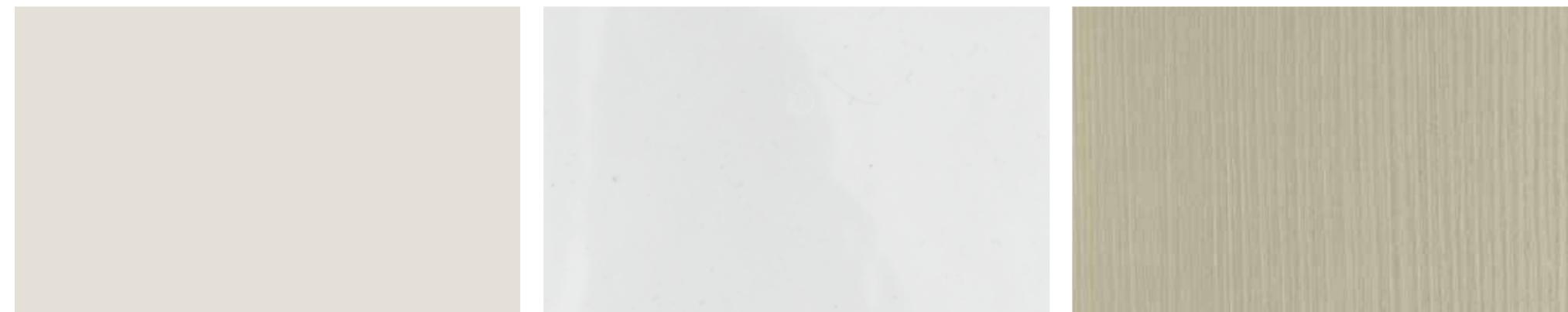
LAUNDRY BENCHTOP
Recon Stone



KITCHEN BASE CABINETS
Cabinetry

FEATURE WALL
Colour Linseed

BATHROOM, ENSUITE, LAUNDRY
Cabinetry



GENERAL WALLS
Paint

ENSUITE FEATURE WALL
Tile

KITCHEN OPEN SHELF
Cabinetry



BATHROOM, ENSUITE, POWDER, LAUNDRY, FLOOR AND WALL TILE
Tile

BATHROOM, ENSUITE BENCHTOP AND LIVING ROOM FEATURE WALL
Recon Stone/Porcelain

KITCHEN BENCHTOP AND SPLASHBACK
Recon Stone/Porcelain



KITCHEN, BATHROOM, ENSUITE
Kickrail

KITCHEN, LIVING AREAS AND ENTRY
Timber Flooring

Magnolia.



BEDROOMS AND MPR
Carpet

KITCHEN FULL HEIGHT
Cabinetry and Cupboards

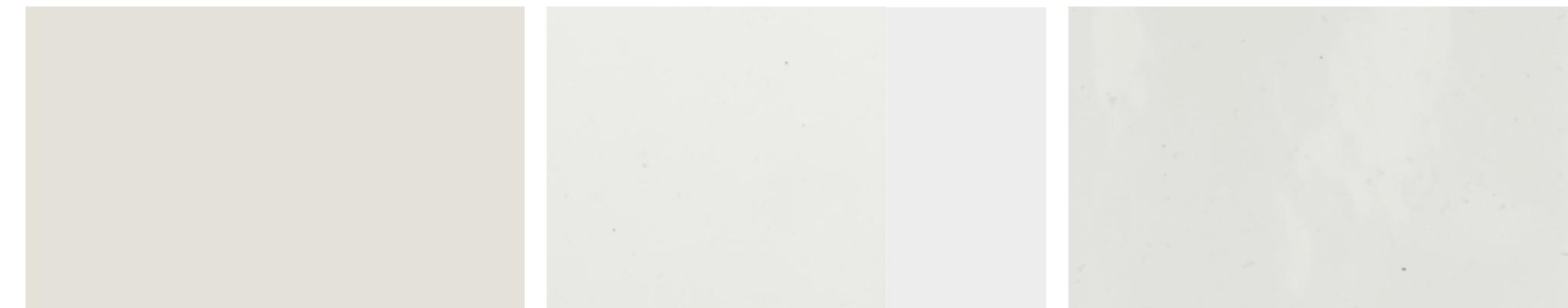
LAUNDRY BENCHTOP
Recon Stone



KITCHEN BASE CABINETS
Cabinetry

FEATURE WALL
Paint

LAUNDRY WALL
Tile



GENERAL WALLS
Paint

ENSUITE FEATURE WALL
Tile

BATHROOM, ENSUITE AND LAUNDRY
Cabinetry



BATHROOM, ENSUITE, POWDER, LAUNDRY FLOOR
Tile

KITCHEN OPEN SHELF
Cabinetry

KITCHEN AND ENSUITE BENCHTOP, SPLASHBACK, BATHROOM, FEATURE WALL
Recon Stone/Porcelain



BATHROOM, POWDER WALL
Tile

KITCHEN, BATHROOM, ENSUITE
Kickrail

KITCHEN, LIVING AREAS AND ENTRY
Timber Flooring

Standard inclusions.



TESLA POWERWALL



OVEN
2 x Miele 600m Wide Electric Ovens



COOKTOP
Miele 900mm Gas Five-Burner Cooktop



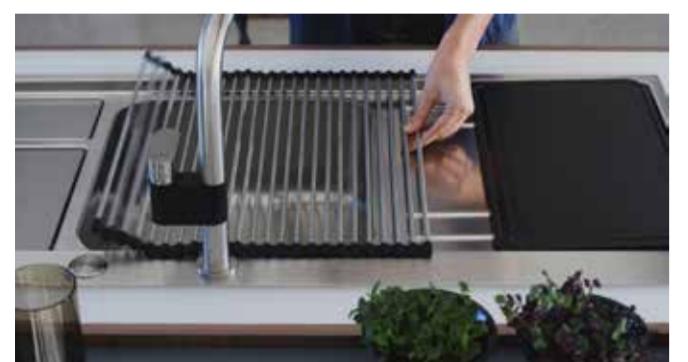
RANGEHOOD
Concealed Stainless Steel,
4 Speed Fan Stainless Steel



DISHWASHER
Miele Stainless Steel,
Semi-integrated Dishwasher



DRAWER INSERTS
Blum Orga-Line Stainless Steel
Cutlery Management System



SINK
Franke Double Bowl - Bolero
with Rollamat and Drainer



SINK MIXER
Chrome single lever mixer top



FEATURE LIGHT
Designer Feature Pendants (Ensuite Only)



BATH
Free standing white acrylic bath

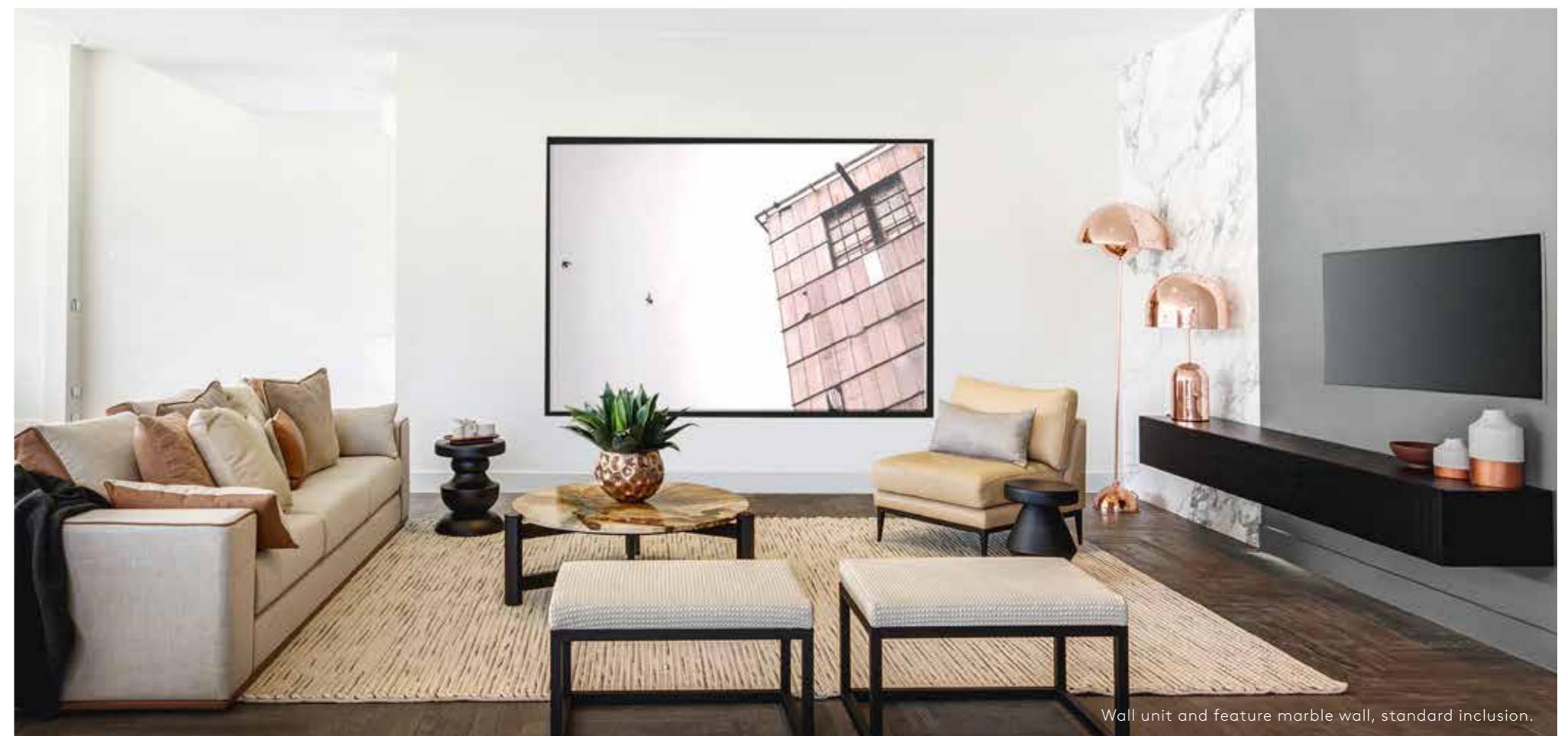


SHOWER MIXER
Tile base with frameless glass screen



BASINS
Designer Resin Basins

Display Suite.



The background of the image is a wide-angle aerial photograph of a city during sunset or sunrise. The sky is filled with warm, golden-yellow clouds, and the horizon shows distant mountain ranges. In the foreground, the city's residential areas are visible, with numerous houses and streets. The lighting creates a soft glow over the entire scene.

Project
Team.

Glenvill.

A Glenvill Group design is never ordinary. Defined by innovative ideas, seamless planning and supreme attention to detail, The Glenvill Group is a dynamic, multi-faceted company encompassing all aspects of design, development and construction. Beyond this core business, the group also has divisions active

in multi-unit housing developments, house and land packages, investment packages, project construction and interior design consultancy. In addition to tens of thousands of homes, they have designed and built high-rise offices, luxury apartment towers and retirement villages both in Australia and the United States.





Rothelowman.

Informed by global thinking, Rothelowman delivers market leading, commercially intelligent Master Planning, Architecture and Interiors on major mixed-use, commercial, multi-residential, hospitality and retail projects. Since the firm's founding in 1991, their team has been at the forefront of an innovative and design-led approach to create purposeful spaces and better cities.

Committed to providing exceptional customer service from Brisbane, Melbourne and Sydney studios, they are proud of their collaborative client and consultant work philosophy.

With projects throughout Australia and Asia, servicing both national and international clients, Rothelowman has a reputation for crafting projects that stand the test of time.

Point Architects.

Having recently received a High Commendation at the Asia Pacific Architecture Awards, Point Architects is one of Melbourne's best-established architectural practices with a commitment to clever design and design evolution. Specialising in medium density and specialised housing, Point Architects' expertise has been in high demand since the business was founded over 10 years ago.

In an industry where the typical evolves constantly, projects range from multi-level apartment towers to boutique housing. As a standard, Point Architects are committed to creating intelligent living solutions and quality spaces.



Tract Landscape.

Tract is a leading contemporary planning and design practice built on uniting three professional disciplines; landscape architecture, town planning, and urban design. Tract aims to provide design leadership and creative solutions that ensure the health and prosperity of the natural and urban environment. We seek to produce site sensitive, high quality, creative designs that stand the test of time and express a unique sense of place.

Eckersley Garden Architecture.

Eckersley Garden Architecture offers a revitalised approach to landscape design. Merging experience and creativity, their passion lies in designing unique gardens that invite people to enjoy their outdoor space.

With an understanding of how space and facility work together to create lifestyle and amenity, Eckersley Garden Architecture is driven by all threads of the design process. They work collaboratively with the client to turn the brief into an individually tailored garden that takes the art of garden making to a new level. Their client base is as varied as our garden designs, ranging from small residential, through commercial multi residential, to country retreats.



GLENVILLE