

**DECCO**  
APARTMENTS IVANHOE

PAST, PRESENT, FUTURE

It's the best of all worlds at Marshall Street where deco inspired facades capture the distinct character of the local architecture at an enviable address that brings contemporary style to modern living. Bordered by Darebin and Yarra Creeks, with heavily treed outlooks found only 10km NE of Melbourne's CBD, Ivanhoe's long held reputation for solid investment sees it as Victoria's number one hotspot for 5 year capital growth.





DECCO



# TWENTY THINGS AROUND DECCO

- 1 Chelsworth Park Tennis Courts
- 2 Ivanhoe Park Croquet Club
- 3 Darebin Creek Trail
- 4 Issa Homewares & Gifts
- 5 Jaclyn Roma Florist
- 6 Superfruit Organic Produce
- 7 Ivanhoe Golf Course
- 8 Latrobe Golf Club
- 9 Lip Café
- 10 The Centre
- 11 Ivanhoe Fitness and Aquatic Centre
- 12 Ivanhoe Cycles
- 13 Popula Japanese
- 14 Yarra Plenty Library
- 15 Donnini's Pasta
- 16 Speakeasy Cellars
- 17 Ivanhoe Hotel
- 18 Barr'd Tapas & Wine
- 19 APTE Café
- 20 Studio Yoga

**KEY**  
 ..... Hurtsbridge Train Line  
**TRANSPORT**  
 Ivanhoe Train Station : 9 minute walk  
**SHOPPING PRECINCTS**  
 Ivanhoe Plaza : 10 minute walk  
 Ivanhoe Village : 11 minute walk  
 East Ivanhoe Village : 14 minute walk







Wilson Reserve



... JUST 10KM FROM THE CITY

IVANHOE

Ivanhoe characteristically blends the old and the new with its century old trees, heritage homes and pristine gardens sitting comfortably against a backdrop of the Melbourne CBD.

w LOCATION

- ELITE SCHOOLS
- CONTEMPORARY AMENITIES
- AQUATIC CENTRE AND RECREATIONAL CLUBS
- VIBRANT SHOPPING PRECINCTS
- COOL CAFES
- MODERN, MULTICULTURAL CUISINE OFFERINGS
- CONVENIENT RETAIL
- GOLF COURSES
- PARKLAND AND BIKE PATHS

INVEST

An affluent, tightly held suburb where median prices stay strong, Ivanhoe holds excellent potential for capital growth and is renowned for its highly priced properties.

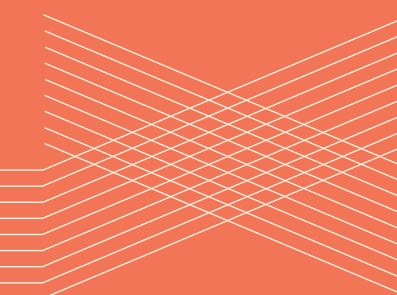
FIGURES

- IVANHOE IS THE STATE'S NUMBER 1 HOTSPOT FOR 5 YEAR CAPITAL GROWTH
- 7% CAPITAL GROWTH IN THE PAST YEAR
- 94% CAPITAL GROWTH OVER PAST 5 YEARS
- 3.2% GROSS RENTAL YIELD THE PROPERTY OBSERVER (RP DATA)
- VERY LOW RENTAL COMPETITION
- EASY ACCESS TO CBD ONLY 10KMS AWAY
- WELL SUPPORTED BY PUBLIC TRANSPORT
- TREE-LINED STREETS WITH MASSES OF PARKLAND & NATIVE RESERVES
- EXCELLENT MODERN AMENITIES & RETAIL PRECINCTS

All figures provided by Real Estate Institute of Victoria (REIV) statistics as of April 2012.



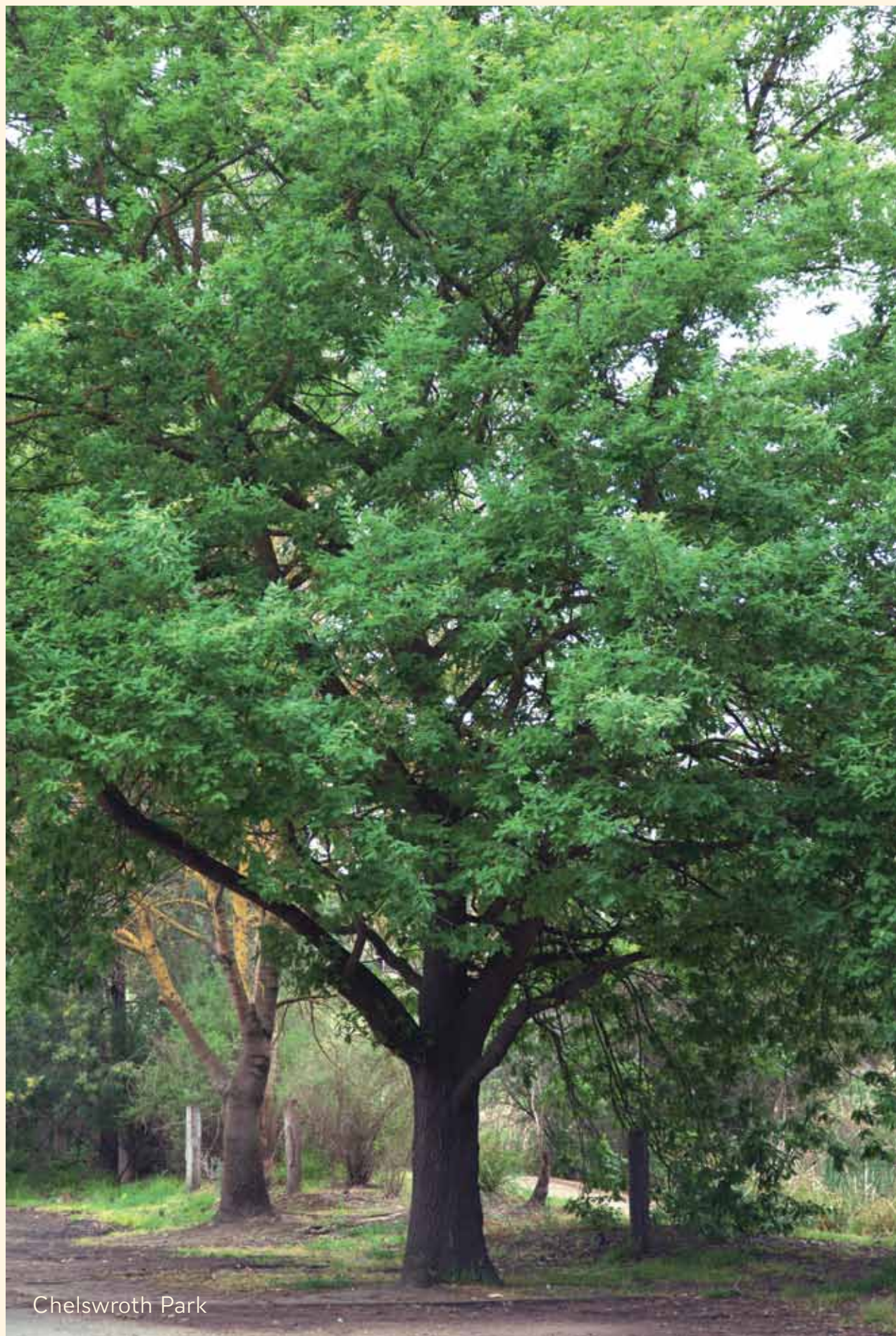
Issa Homewares











Chelsworth Park



Jaclyn Roma Floral Design



Lip Café



Super Fruit Organic Produce



ARCHITECTURE

THAT IS

DISTINCTLY

IVANHOE





Architect Impressions

## A CLASSIC CONTEMPORARY

### AHEAD OF THE CURVE

Decco maximises on its location with beautifully crafted design that is at home with the early to mid 20th century architecture that infuses its prestige surrounds. A central garden within the building adds smart, green style, infusing apartments with natural light while sublime detailing and clean, modern lines provide sophisticated appeal in one of the very few apartment developments to be found in Ivanhoe.

### 3 FLOORS, 51 DWELLINGS

THREE DOUBLE STOREY TOWNHOUSES

FIFTEEN 2 BEDROOM APARTMENTS

TWENTY-SIX 1 BEDROOM APARTMENTS

SEVEN, 1 BEDROOM APARTMENTS  
WITH STUDY

ALL WITH PRIVATE BALCONIES OR  
LANDSCAPED COURTYARDS

VARYING CONFIGURATIONS OF BATHROOM,  
BATHROOM AND ENSUITE, STUDY NOOK

LANDSCAPED INTERIOR COURTYARD  
GARDEN FOR RESIDENTS AND GUESTS  
WITH PRIVATE ENTRY

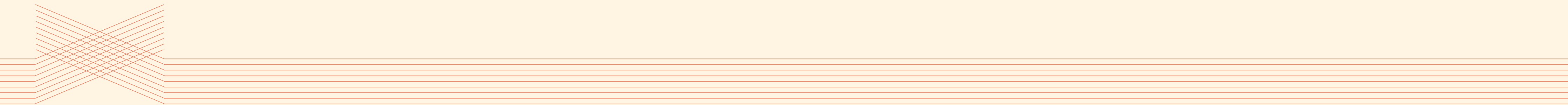
NATURAL LIGHT TO ALL LIVING AREAS  
AND BEDROOMS

SECURE STORAGE AND BASEMENT PARKING  
FOR ALL RESIDENTS

LIFTS AND STAIRS TO ALL LEVELS

LOBBIES AND ENTRY FOYERS

GROUND LEVEL RETAIL/EATERIES







Architect Impressions

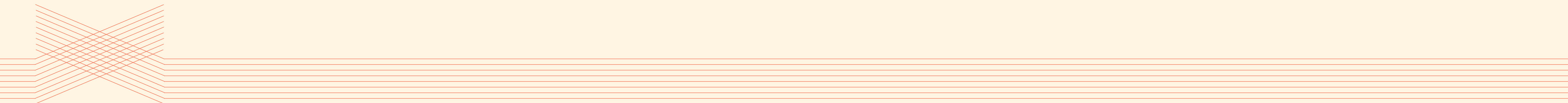
## ARTICULATE STYLE

### LIVE FORWARD

Impeccable interiors, pragmatic and well considered, each residence presents easy lifestyle appeal across a range of floor plans for varied and individual needs. Premier quality materials are delivered with simplified, modernised style within light filled, open and gentle design that is a classic and timeless investors dream.

### FEATURES

- 100% WOOL CARPETS
- STONE TRAVERTINE TILES
- CAESARSTONE BENCH TOPS
- POLISHED STAINLESS KITCHEN SPLASH BACKS
- STAINLESS STEEL EUROPEAN APPLIANCES
- TIMBER OR STONE FLOORS
- OPEN PLAN LIVING ZONES
- FLOOR TO CEILING WINDOWS

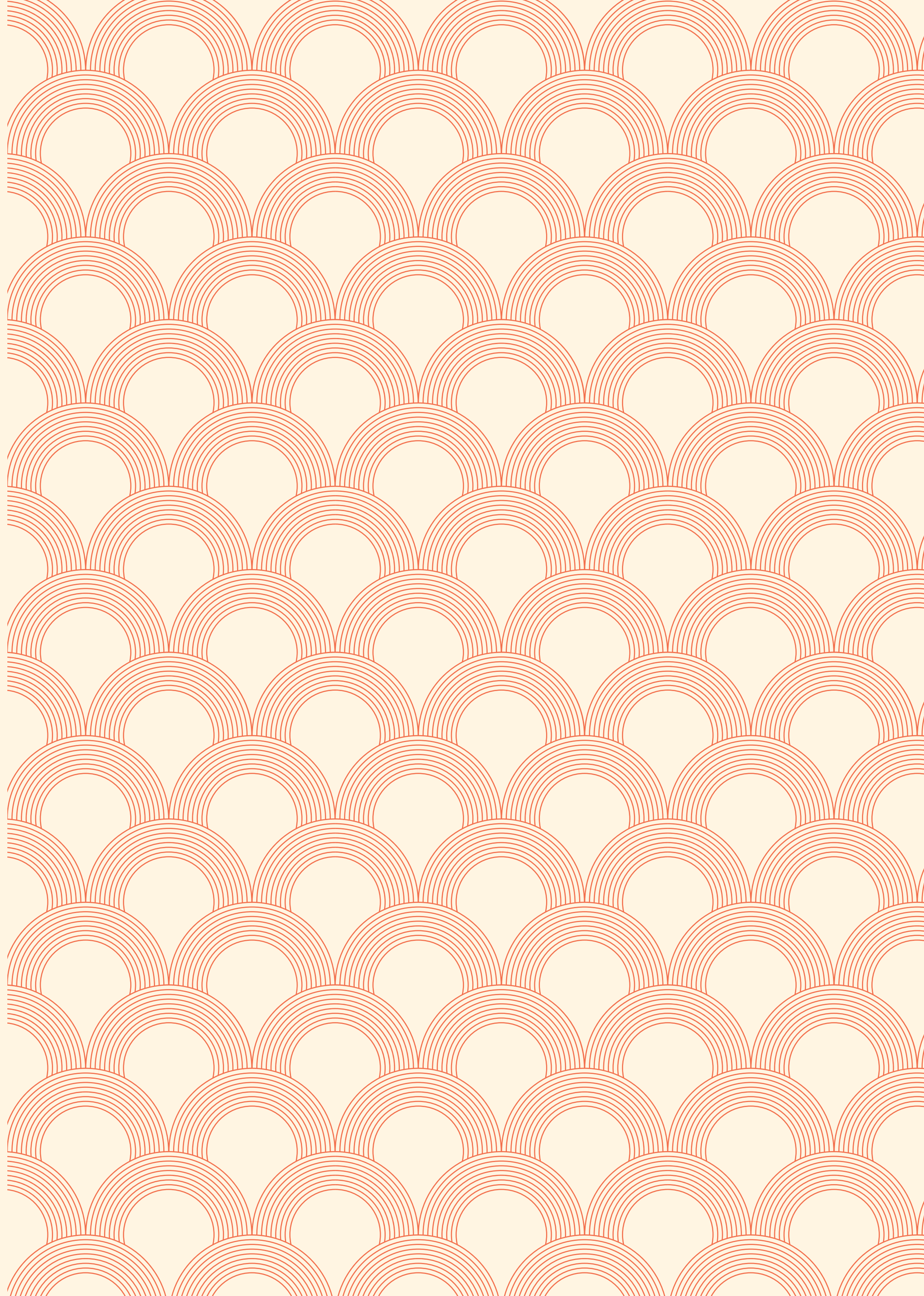






Architect Impressions

# UNDERSTATED ELEGANCE





## THE TEAM



STONINGTON MANSION  
GARDEN APARTMENTS

Penthouse Living & Dining Room



### DEVELOPER

The developer (Alphalinc Pty Ltd) is a joint venture company headed by Guy Nelson and John Lincoln. With over 40 years combined industry experience in the property market and more specifically, property projects, Guy and John have now brought together their respective skills to deliver quality developments in premium locations.

Guy Nelson was an Executive Director of Macquarie Group and Head of Real Estate in Victoria for 10 years, overseeing a range of landmark investments, including significant, large residential and mixed use developments. John Lincoln has extensive experience in project delivery with many of Australia's preeminent development companies. John has worked on some of the largest mixed use projects in the country.

### ARCHITECT

Designer Craig Smart from Taylors has over 10 years industry experience in Architecture having worked with some of the most recognized architectural firms in Australia including Fender Katsalidis. Craig brings considerable construction and design experience on multi-storey residential towers at South Bank, New Quay Docklands and Richmond. He leads a boutique design team at Taylors with projects all over Victoria at varying stages of development, from apartments under construction to village centre master planning. This innovative and growing team is supported by the wider team of survey, planning and urban design professionals at Taylors who have been servicing the land development industry for 50 years. Taylors boasts an enviable national and international client portfolio across the Urban Development, Built Environments and Infrastructure markets.



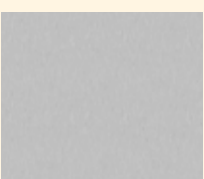






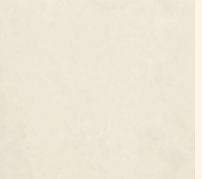


FINISHES  
&  
FIXTURES



# FINISHES

ITEM	LOCATION	SPECIFICATION	IMAGE
STONE BENCH	Kitchen & Vanity bench tops	Reconstituted stone Snow White	
JOINERY FINISHES	Kitchen Overhead cabinets & cupboards below	PVC foil thermoformed Pressed one side vinyl wrap Gloss White	
	Kitchen & Laundry feature panels	Laminate Finish: Dark natural	
	Bathroom vanities	Laminate Finish: Timber grain	
CARPET	Bedrooms	80%/20% Wool blend	
TIMBER FLOORING	Kitchen & Living areas	Timber floating floor Finish: Hand scrapped oak	
KICKER	Kitchen joinery	Brushed stainless steel	
SPLASHBACK	Kitchen	Brushed stainless steel	
JOINERY HANDLES	Kitchen, Ensuite, Bathroom & Laundry	Blade pull Finish: Chrome	

# FINISHES

ITEM	LOCATION	SPECIFICATION	IMAGE
FLOOR & WALL FINISH	Bathroom (incl. combined laundry), Ensuite	Porcelain travertine tiles	
TILING	Balconies	Porcelain floor tile Slip rating R11	
JOINERY RECESS	Shadow line between bench and cupboard	Polished stainless steel mirror finish	
TILING	Laundry floor & walls	Porcelain floor tile Slip rating R10	
MIRRORED FINISH	Bedrooms	Robe doors Clear silver	
MIRROR	Bathrooms & Ensuites	Vitreous china under counter-mount round basin Chrome overflow	



## FIXTURES

ITEM	LOCATION	SPECIFICATION	IMAGE
VANITY BASIN	Bathrooms & Ensuites	Vitreous china under counter-mount round basin Chrome overflow	
VANITY TAPWARE	Bathrooms & Ensuites	Basin mixer Wels 6-star rating Finish: Chrome	
VANITY BASIN WASTE	Bathrooms & Ensuites	Dome spring-loaded with pop-up plug Finish: Chrome	
FLOOR WASTE	Bathrooms, Ensuites & Laundries	Square floor waste Finish: Chrome	
TOILET SUITE	Bathrooms & Ensuites	Vitreous china close-coupled rear inlet toilet Wels 4-star rating Dual flush	
WALL MIXER	Bathrooms & Ensuites Shower recess	Energy efficient cartridge Finish: Chrome	
SHOWERHEAD & RAIL	Bathrooms & Ensuites Shower recess	Multi-function hand shower and rail Finish: Chrome	
PAPER HOLDER	Bathrooms, Ensuites & Powder Rooms	Finish: Chrome	
SHELF	Bathrooms & Ensuites	Finish: Chrome	

## FIXTURES

ITEM	LOCATION	SPECIFICATION	IMAGE
TOWEL RAIL	Bathrooms & Ensuites	Finish: Chrome	
UNDERMOUNT SINK	Kitchen	Undermount single square bowl Finish: Stainless steel	
SINK MIXER	Kitchen	360 degree rotation Energy efficient cartridge Wels 4-star rating Finish: Chrome	
OVEN	Kitchen	Underbench single electric oven	
COOKTOP	Kitchen	Ceramic glass cooktop 4 burner	
RANGEHOOD	Kitchen	Built-in slide-out model	
DISHWASHER	Kitchen	Dish drawer Integrated door panel to match joinery	
WASTE BIN	Kitchen	Mounted behind hinged joinery door	
DRAWER INSERTS	Kitchen	Plastic cutlery insert Width to match drawer	



# FIXTURES

<u>ITEM</u>	<u>LOCATION</u>	<u>SPECIFICATION</u>	<u>IMAGE</u>
LAUNDRY TROUGH	Laundry	Single inset bowl with bypass and overflow Finish: Stainless steel	
LAUNDRY MIXER	Laundry	Wels 4-star rating Finish: Chrome	
WASHING MACHINE LAUNDRY TAPS	Laundry	Polished chrome finish	
ROBE HOOK	Bathrooms & Ensuites	Chrome finish	



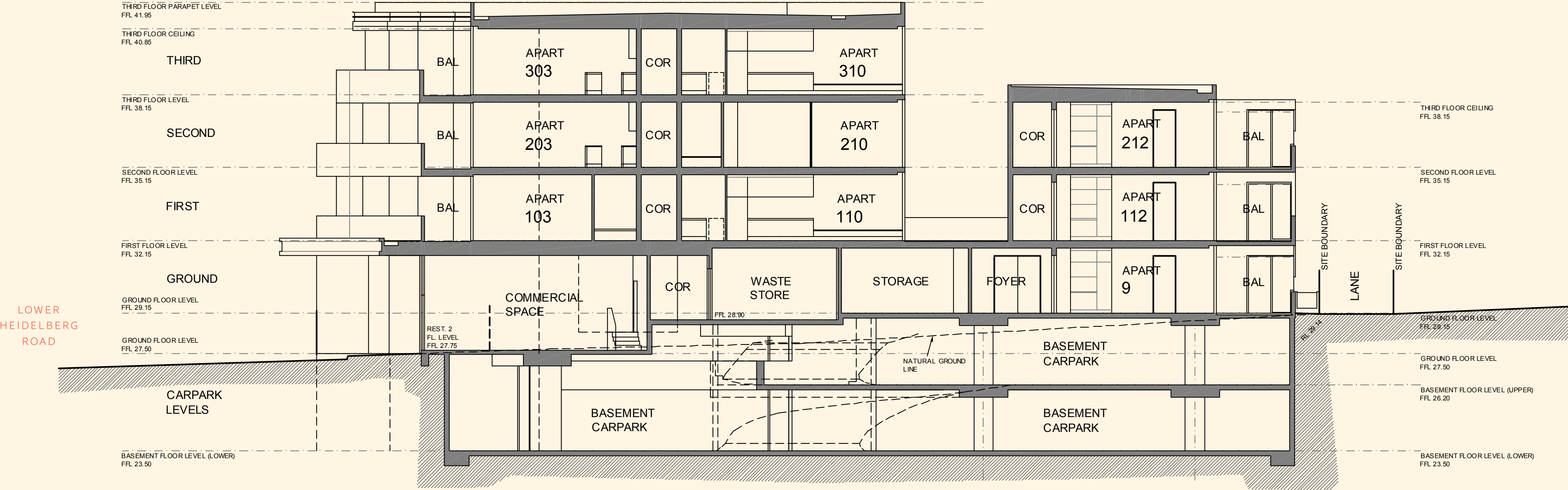




FLOOR  
PLATES



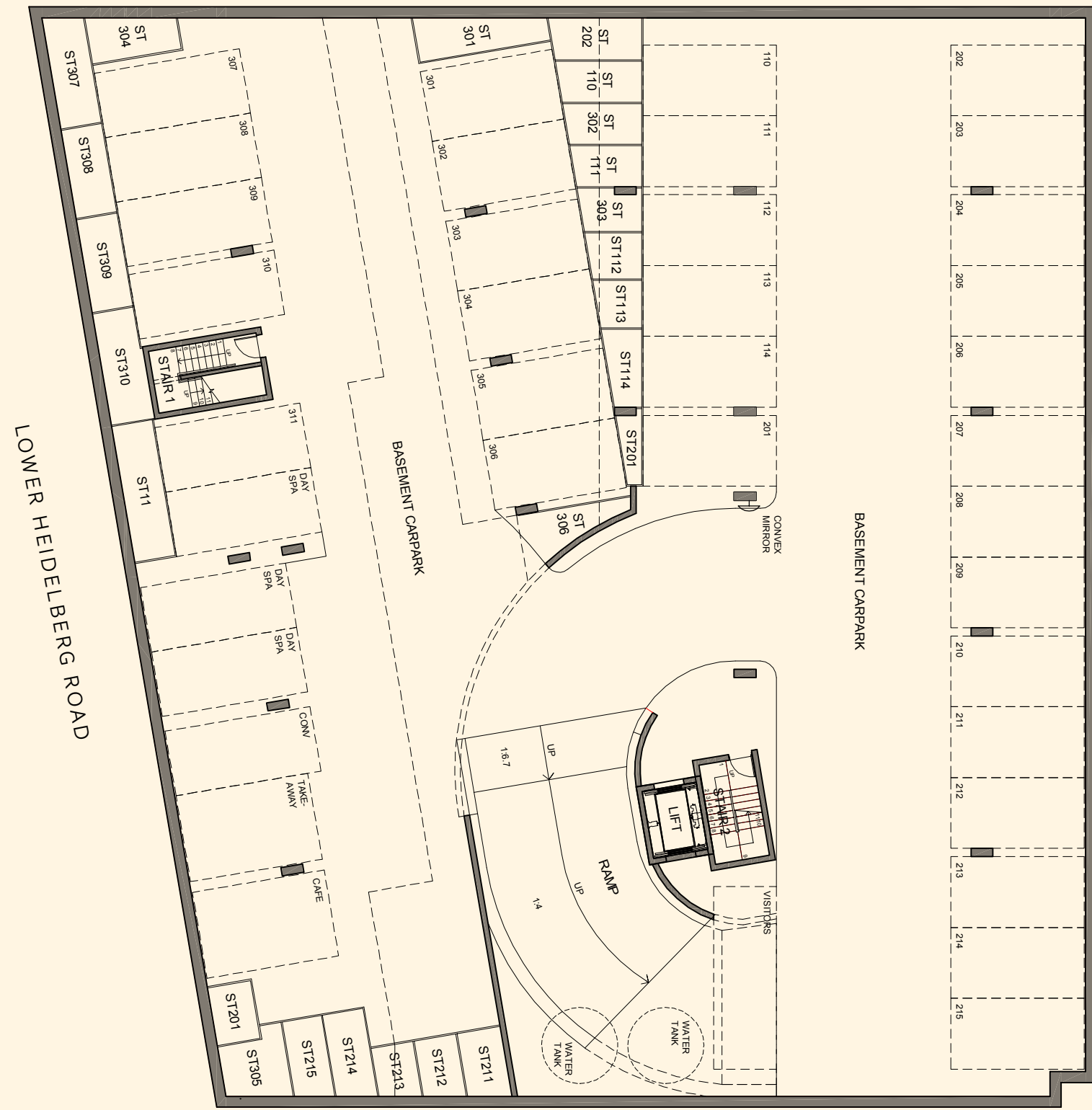
# ARCHITECTURAL SECTION





# LOWER BASEMENT

NORTH



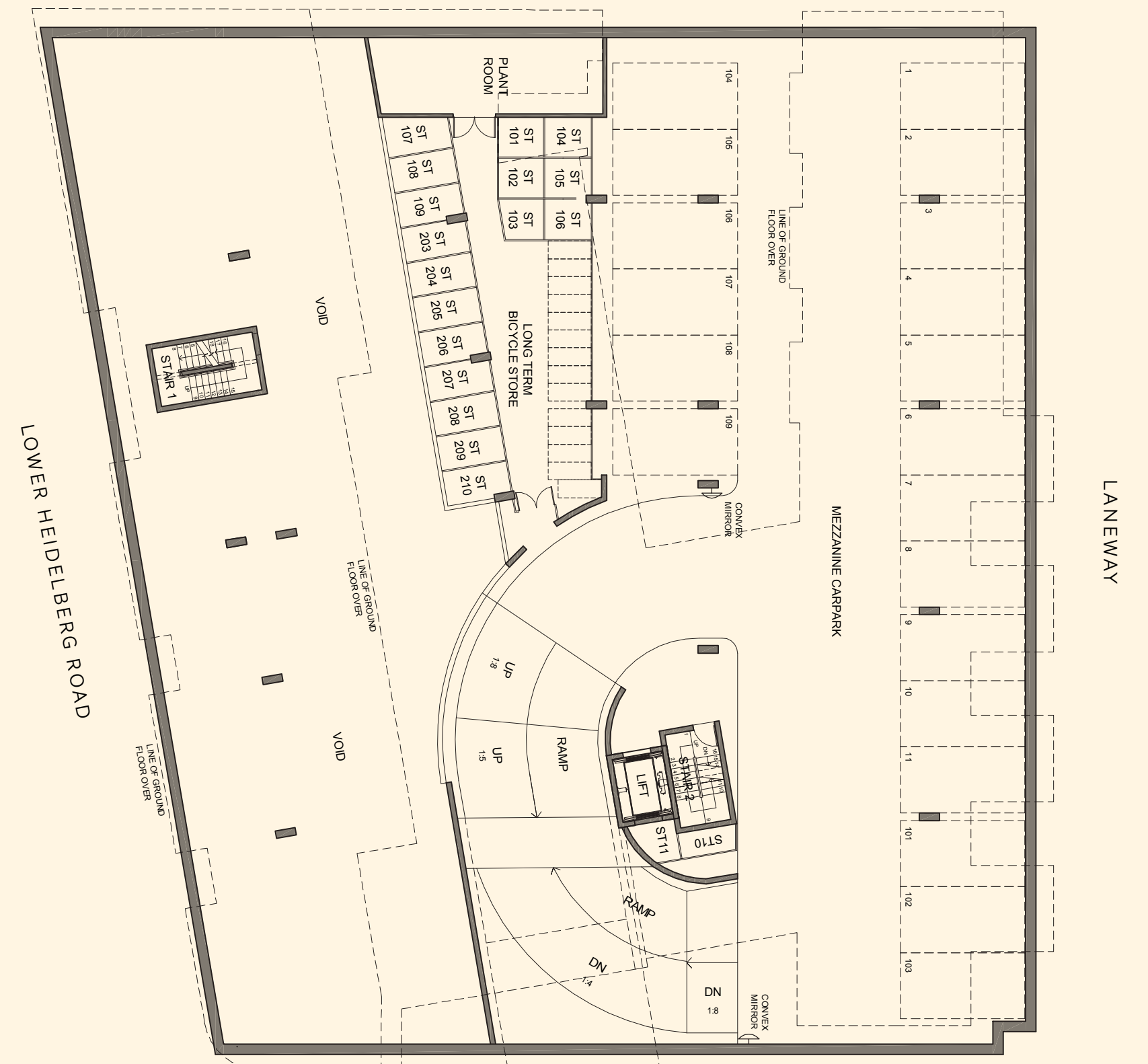
LANEWAY

MARSHALL STREET

Disclaimer: All apartments are approximate

# BASEMENT

NORTH



LANEWAY

MARSHALL STREET

Disclaimer: All apartments are approximate



NORTH

# GROUND FLOOR



- 1 BEDROOM
- 2 BEDROOM
- TOWNHOUSES

Disclaimer: All apartments are approximate

NORTH

# FIRST FLOOR



- 1 BEDROOM
- 2 BEDROOM
- TOWNHOUSES

Disclaimer: All apartments are approximate



NORTH

# SECOND FLOOR



- 1 BEDROOM
- 2 BEDROOM

Disclaimer: All apartments are approximate

NORTH

# THIRD FLOOR



- 1 BEDROOM
- 2 BEDROOM

Disclaimer: All apartments are approximate





ONE BEDROOM

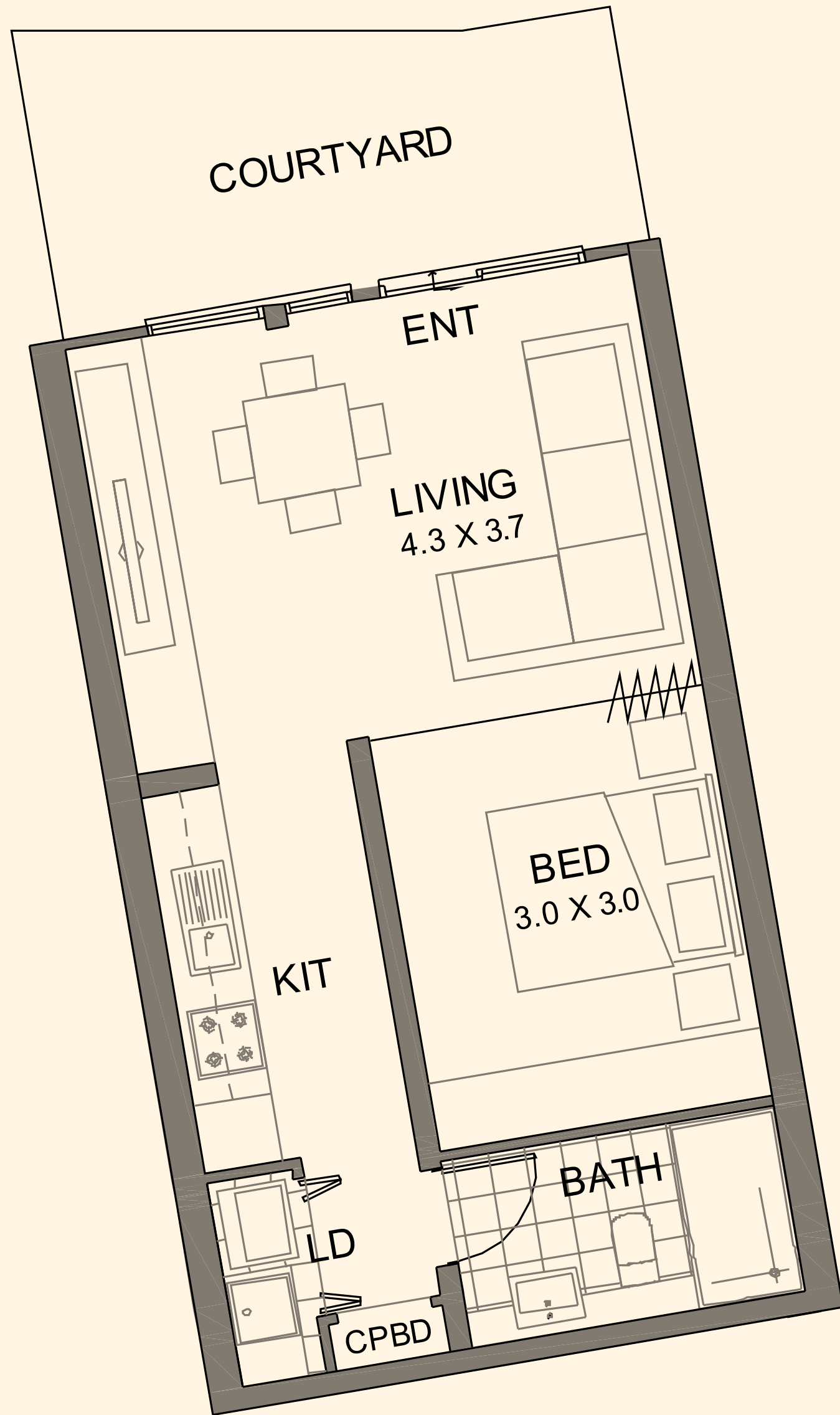
FLOOR  
PLANS



**GROUND FLOOR**

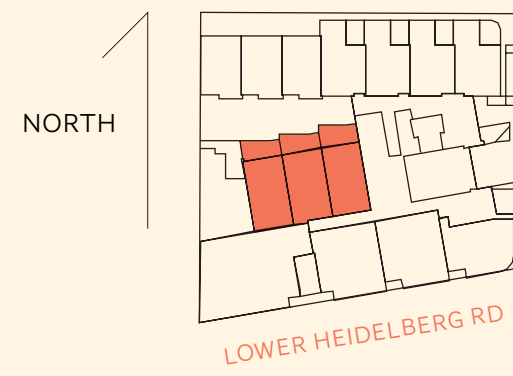
1 BEDROOM 1 BATHROOM

INTERIOR	50 SQM
EXTERIOR	13 SQM
TOTAL	63 SQM



APT. 1, 2, 3

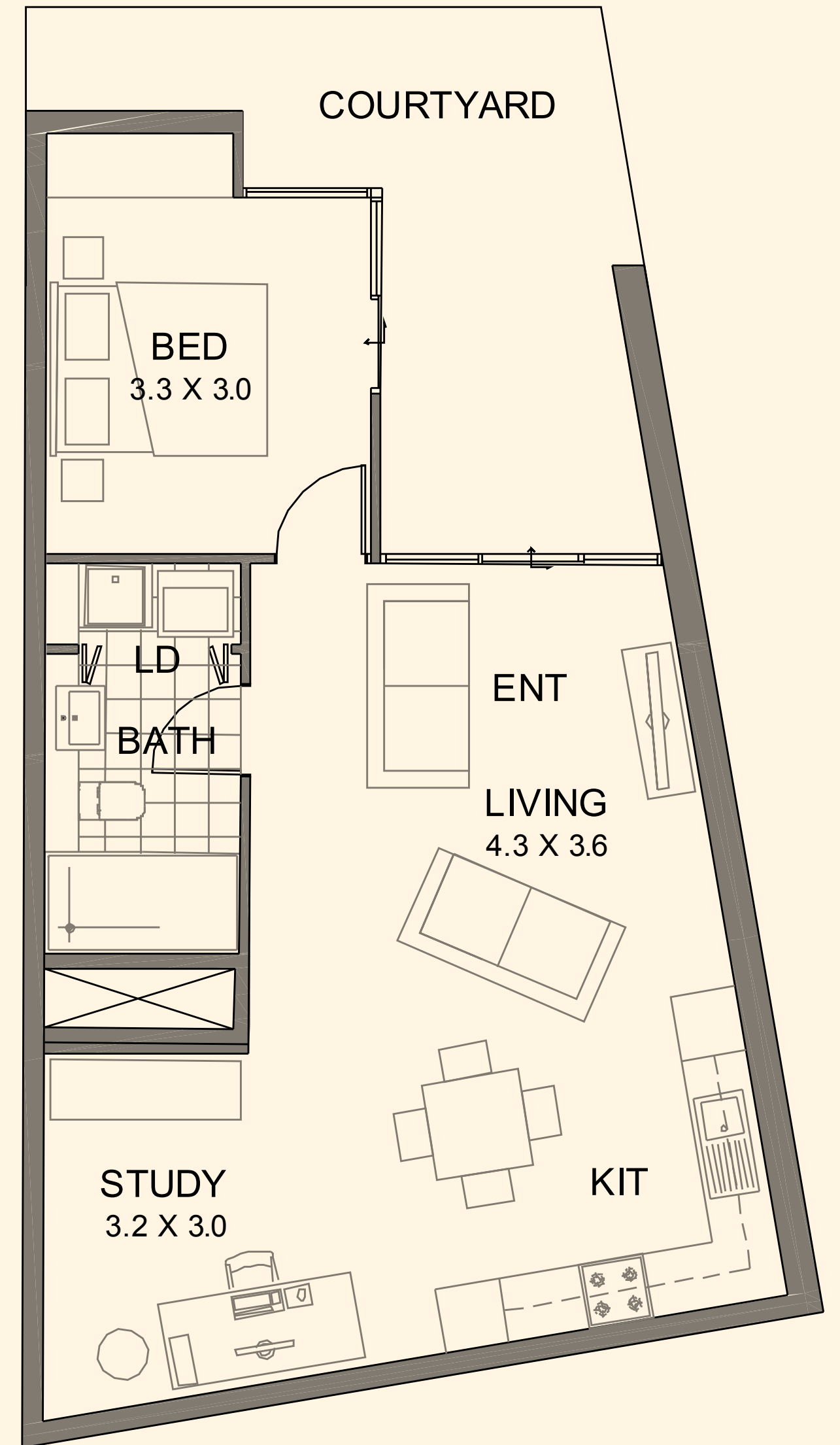
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**GROUND FLOOR**

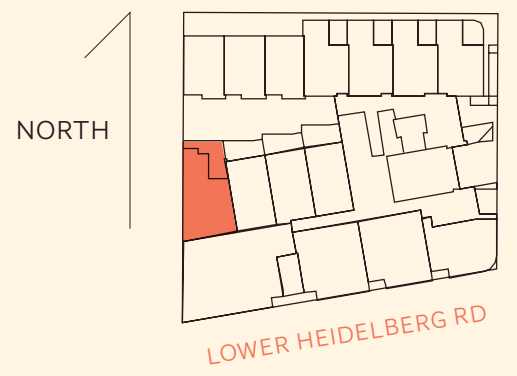
1 BEDROOM 1 BATHROOM

INTERIOR	58 SQM
EXTERIOR	20 SQM
TOTAL	78 SQM



APT. 4

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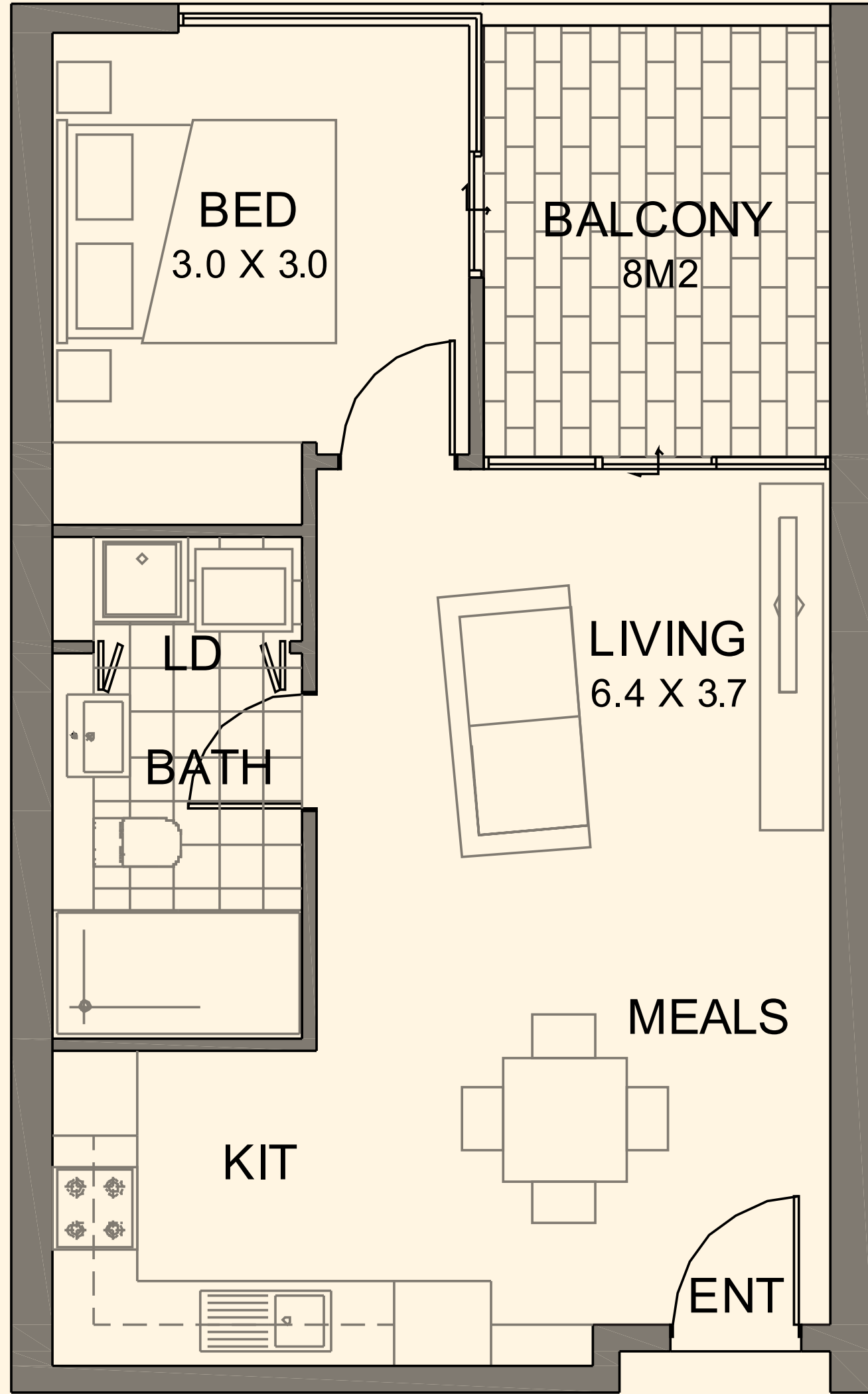
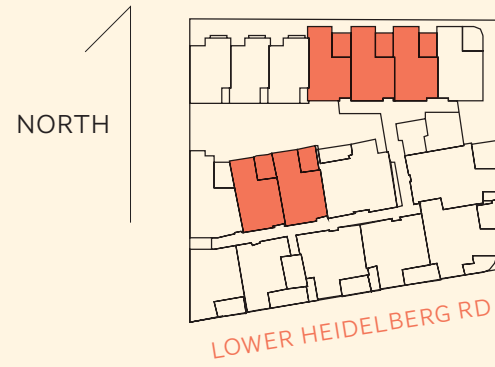




GROUND, 1ST, 2ND & 3RD FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	50 SQM
EXTERIOR	8 SQM
TOTAL	58 SQM



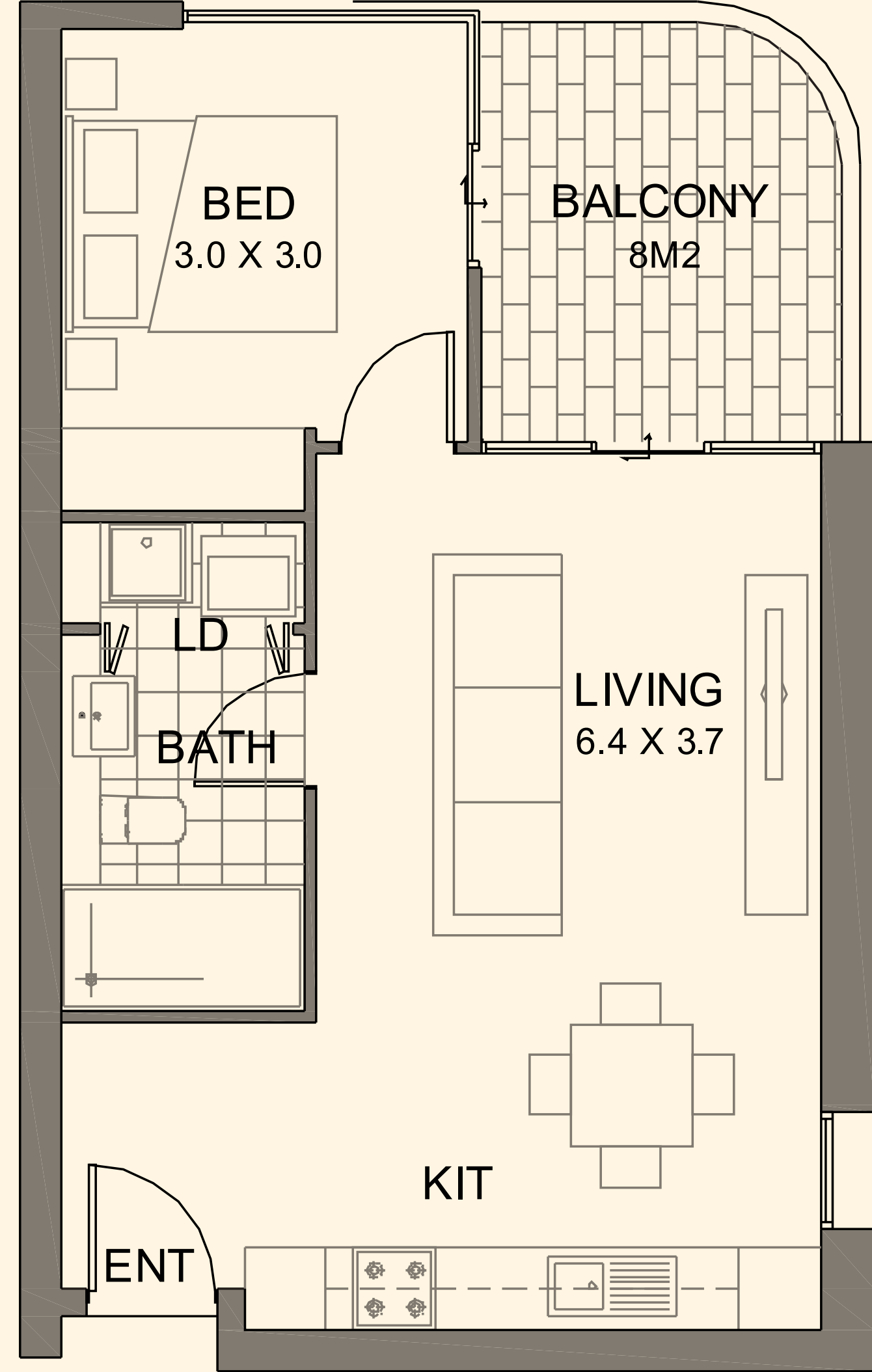
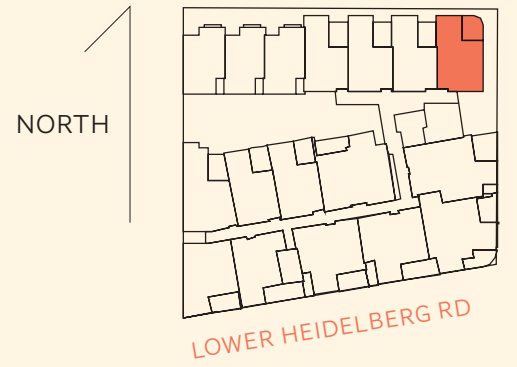
APT. 8 – 10, 108, 109, 208, 209, 308, 309

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GROUND, 1ST & 2ND FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	52 SQM
EXTERIOR	8 SQM
TOTAL	60 SQM



APT. 11, 114, 214

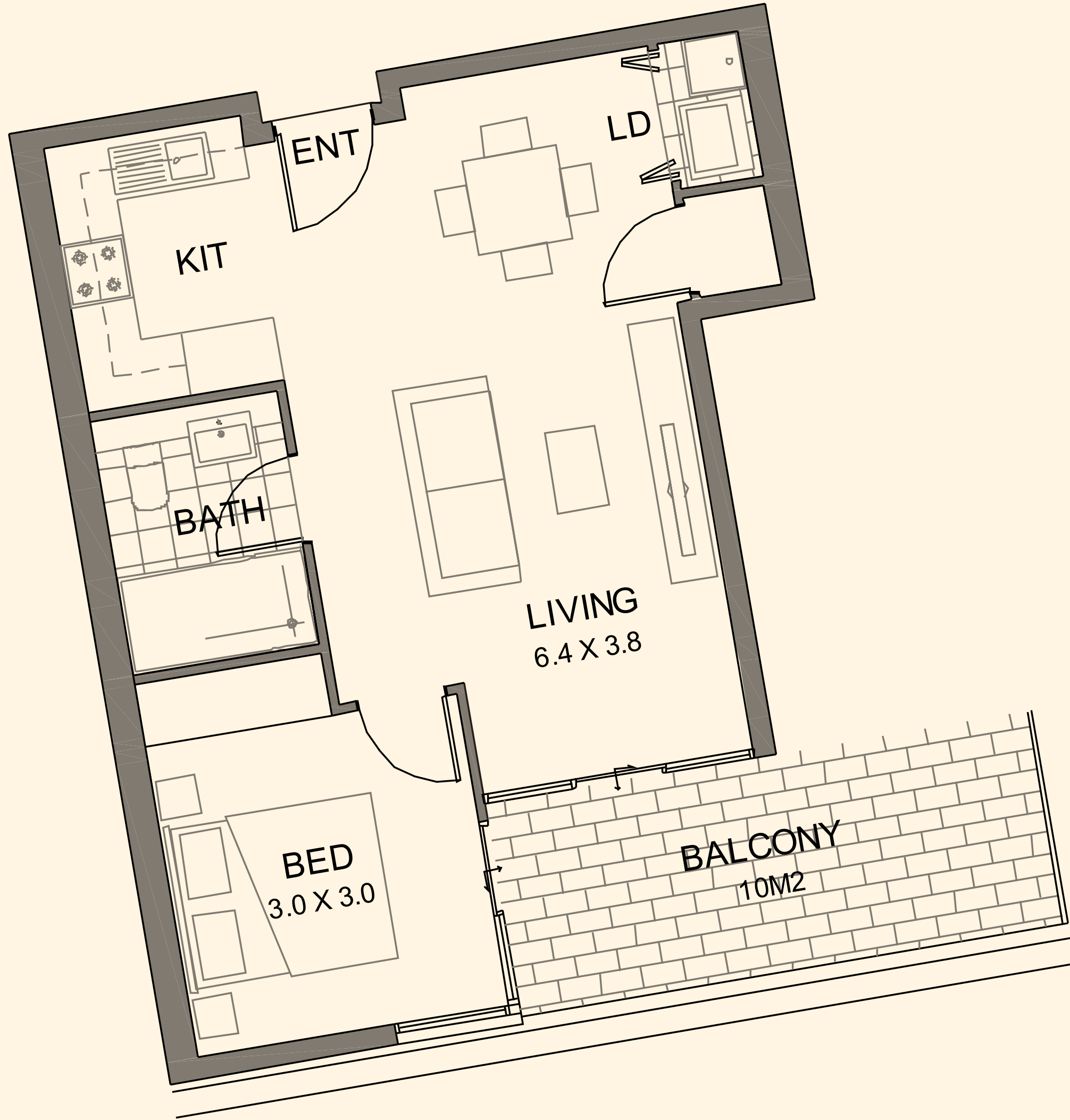
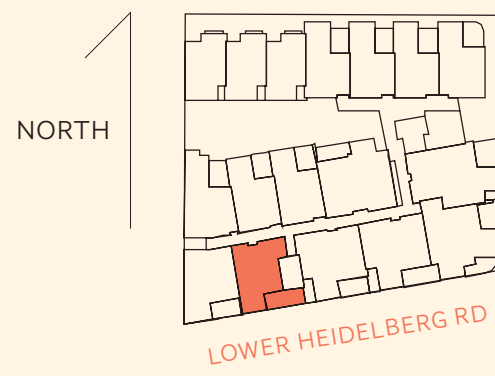
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1ST & 2ND FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	52 SQM
EXTERIOR	10 SQM
TOTAL	62 SQM



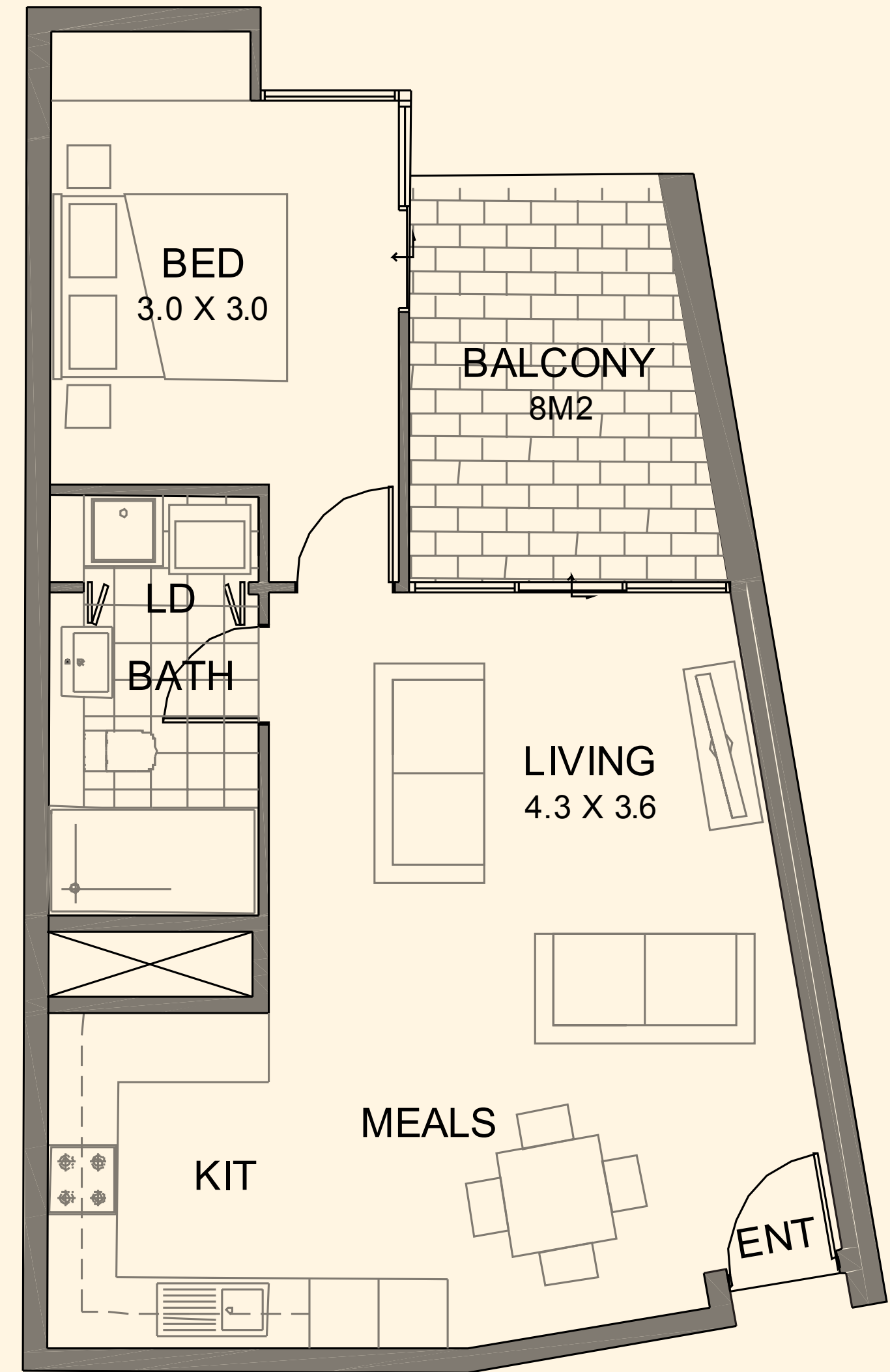
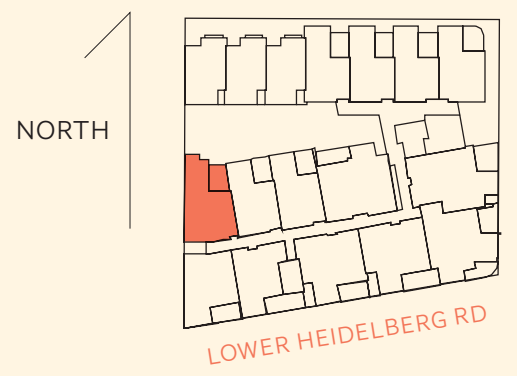
APT. 105, 205

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1ST, 2ND & 3RD FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	58 SQM
EXTERIOR	8 SQM
TOTAL	66 SQM



APT. 107, 207

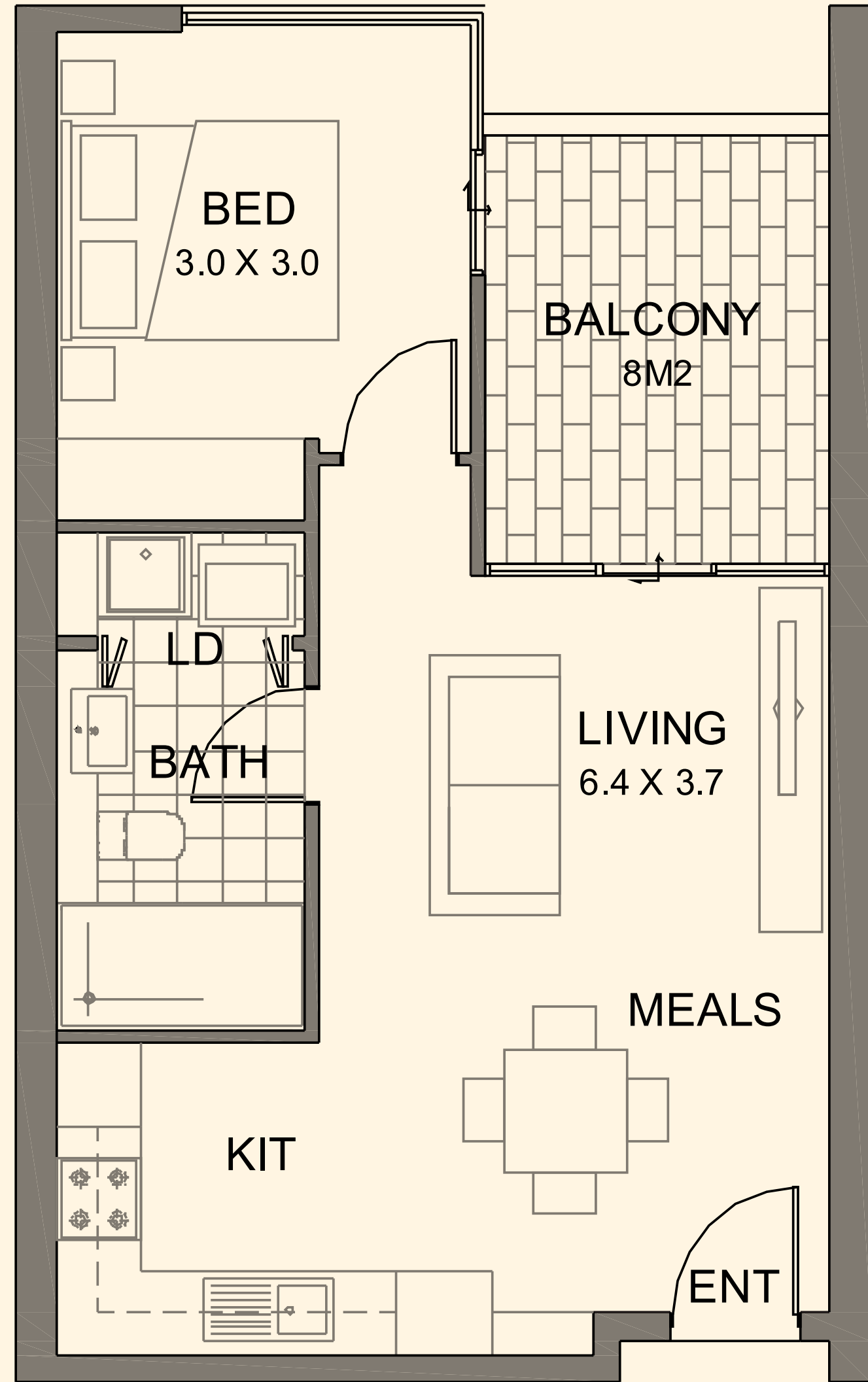
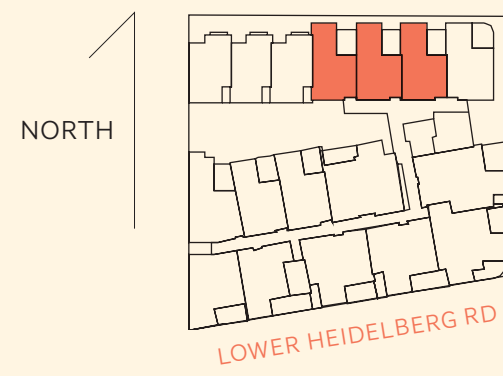
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2ND & 3RD FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	47 SQM
EXTERIOR	8 SQM
TOTAL	55 SQM



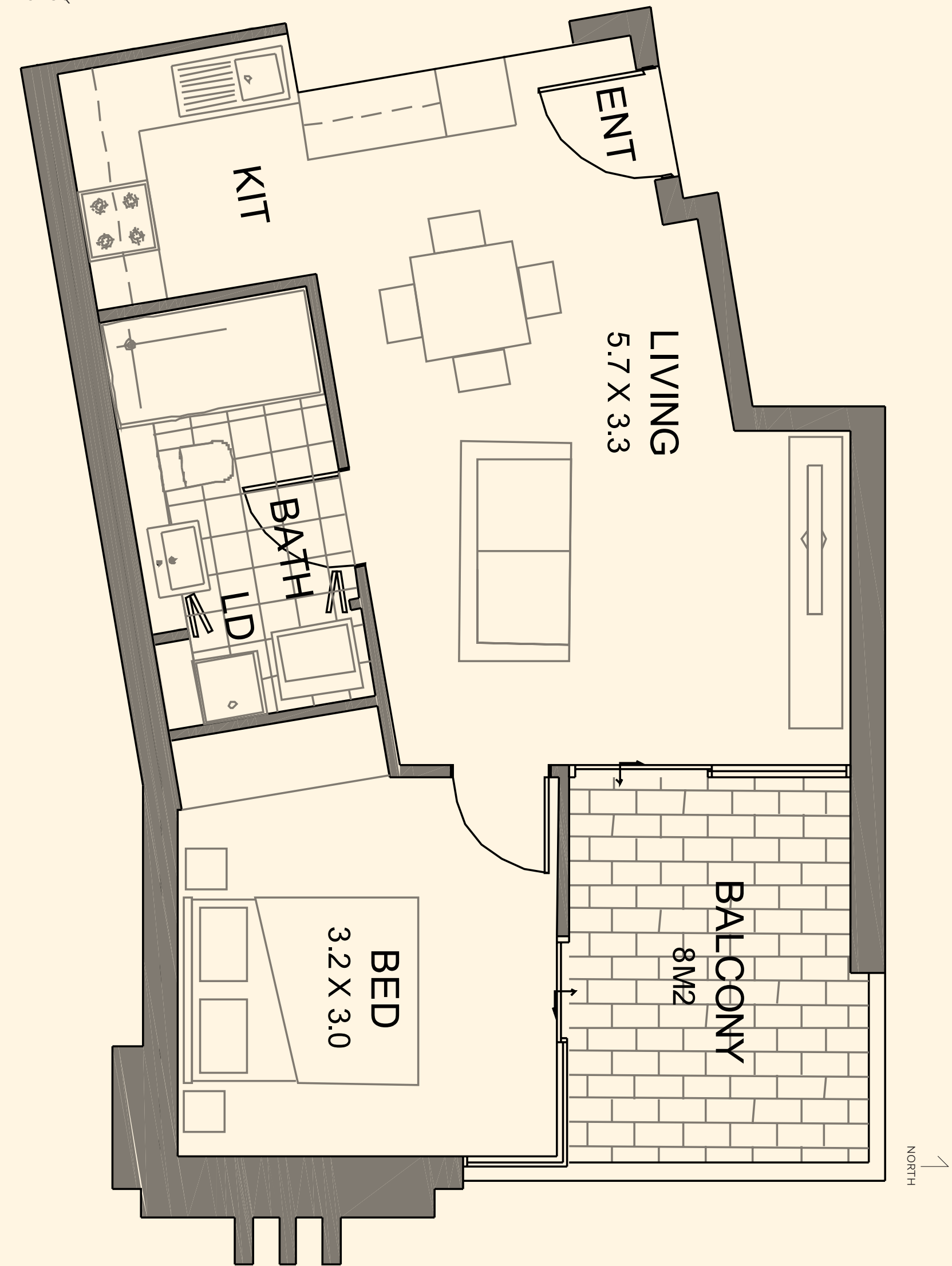
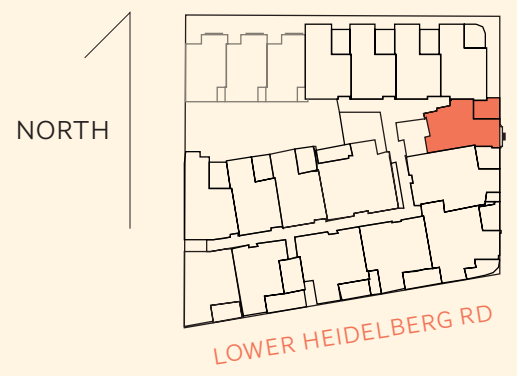
APT. III - 113, 211 - 213

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2ND FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	49 SQM
EXTERIOR	8 SQM
TOTAL	57 SQM



APT. 215

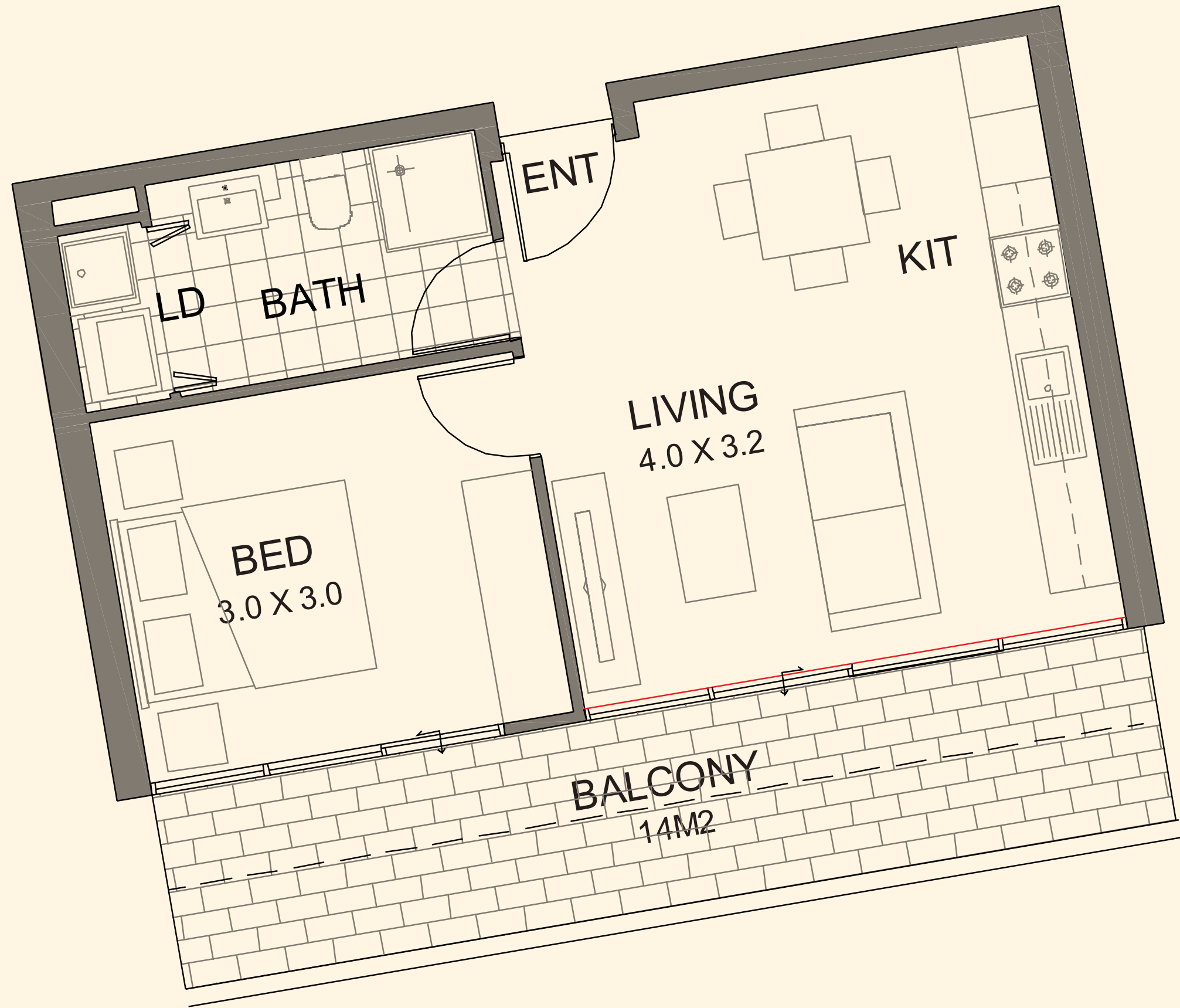
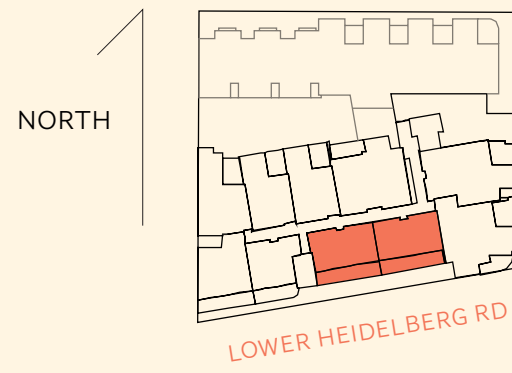
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**GROUND FLOOR**

1 BEDROOM 1 BATHROOM

INTERIOR	45 SQM
EXTERIOR	14 SQM
TOTAL	59 SQM



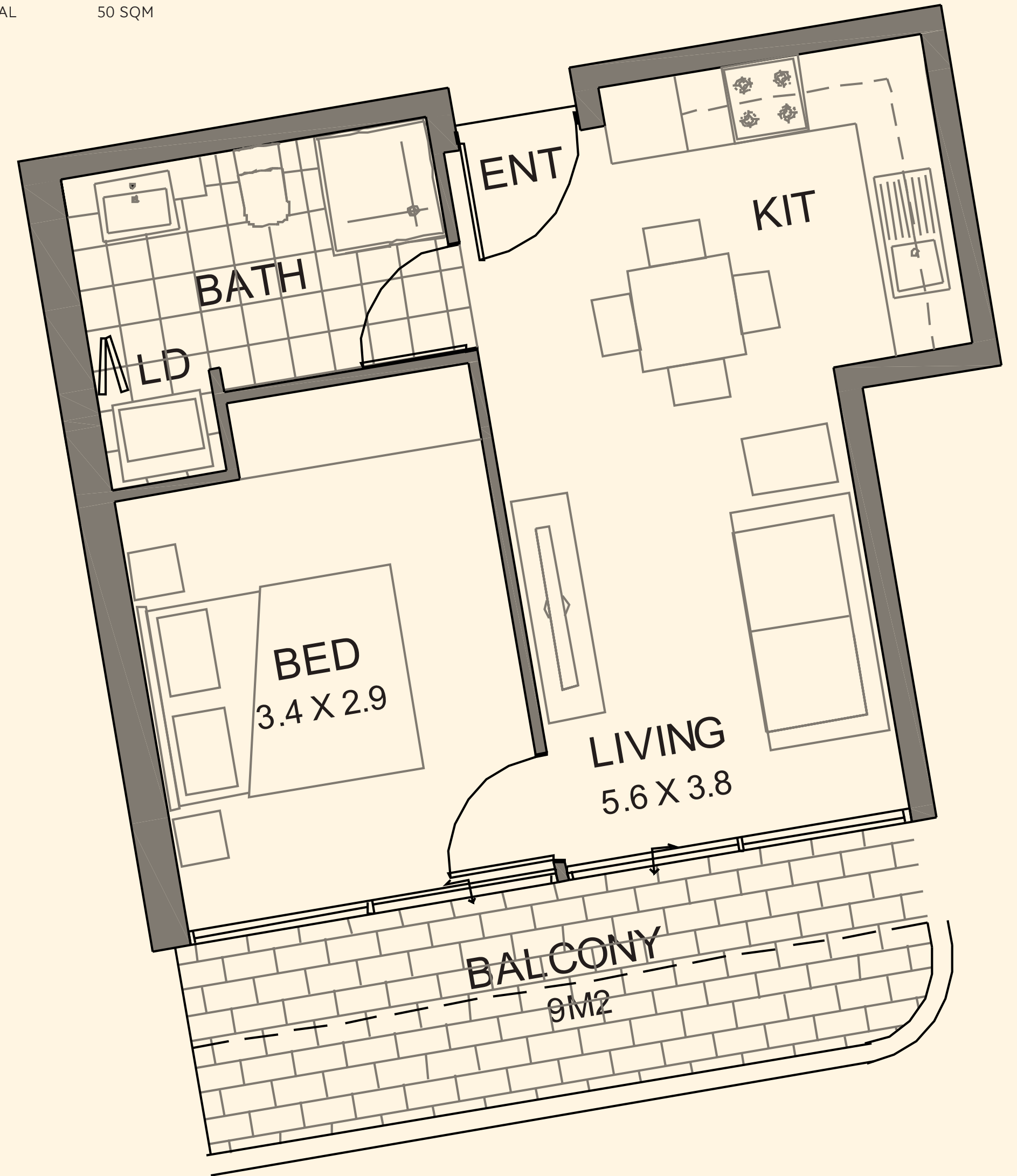
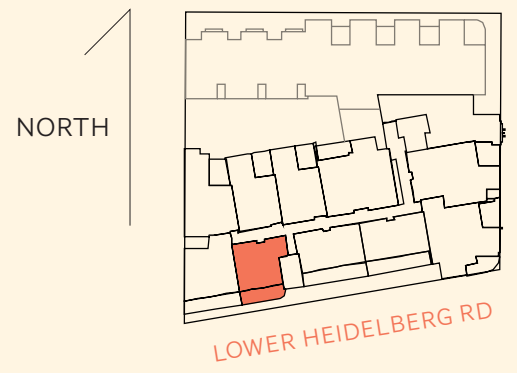
**APT. 303, 304**

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**3RD FLOOR**

1 BEDROOM 1 BATHROOM

INTERIOR	41 SQM
EXTERIOR	9 SQM
TOTAL	50 SQM



**APT. 305**

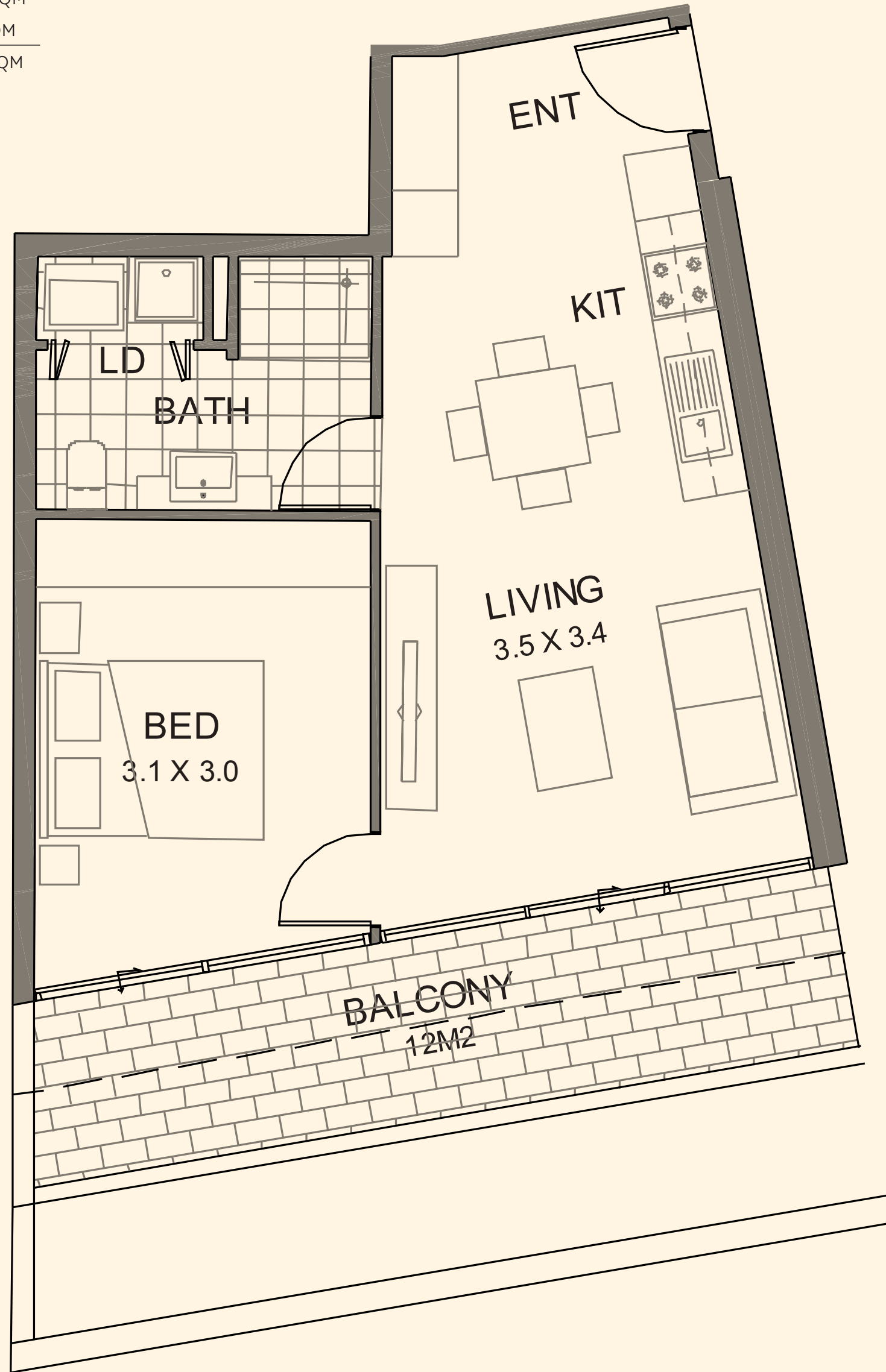
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3RD FLOOR

1 BEDROOM 1 BATHROOM

INTERIOR	49 SQM
EXTERIOR	8 SQM
TOTAL	57 SQM



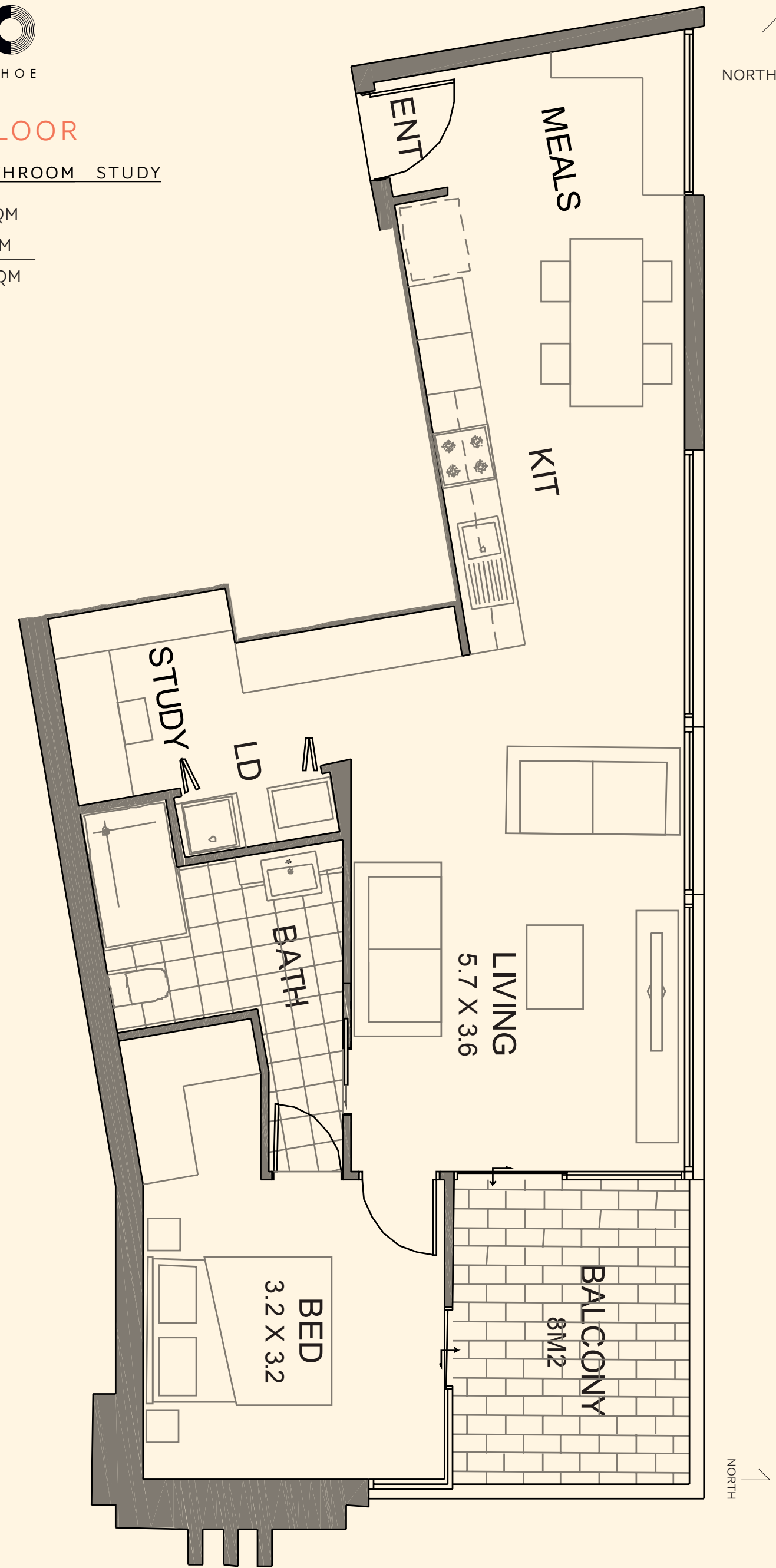
APT. 306

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Furniture not included in package. Landscaping shown in indicative only.

GROUND FLOOR

1 BEDROOM 1 BATHROOM STUDY

INTERIOR	74 SQM
EXTERIOR	8 SQM
TOTAL	82 SQM



APT. 311

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TWO BEDROOM

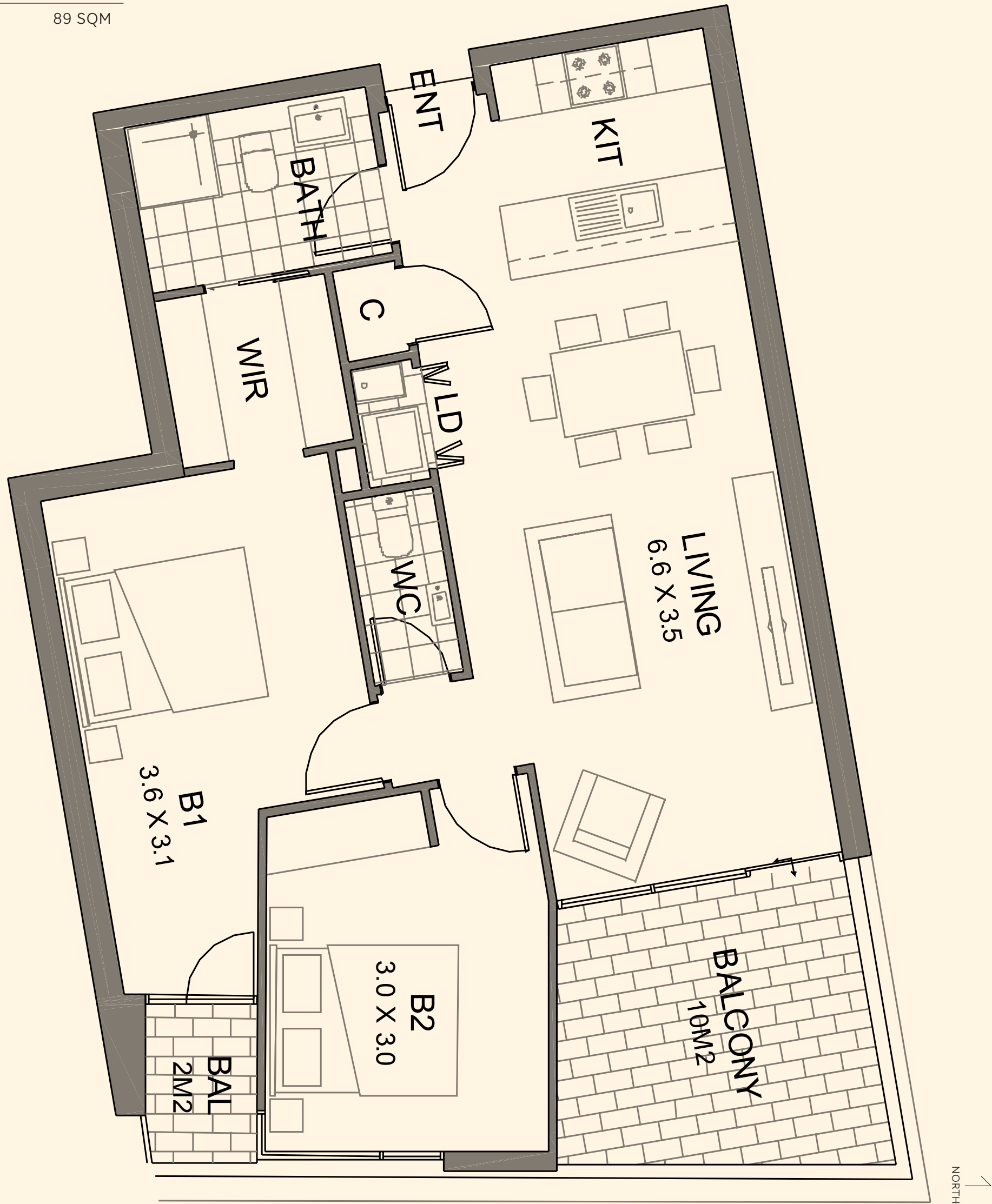
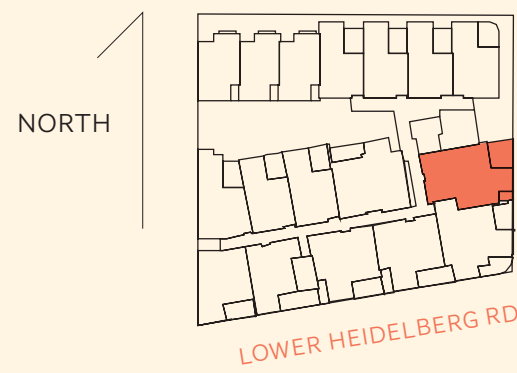
**FLOOR  
PLANS**



**1ST FLOOR**

2 BEDROOMS 1 BATHROOM

INTERIOR	77 SQM
EXTERIOR	12 SQM
TOTAL	89 SQM



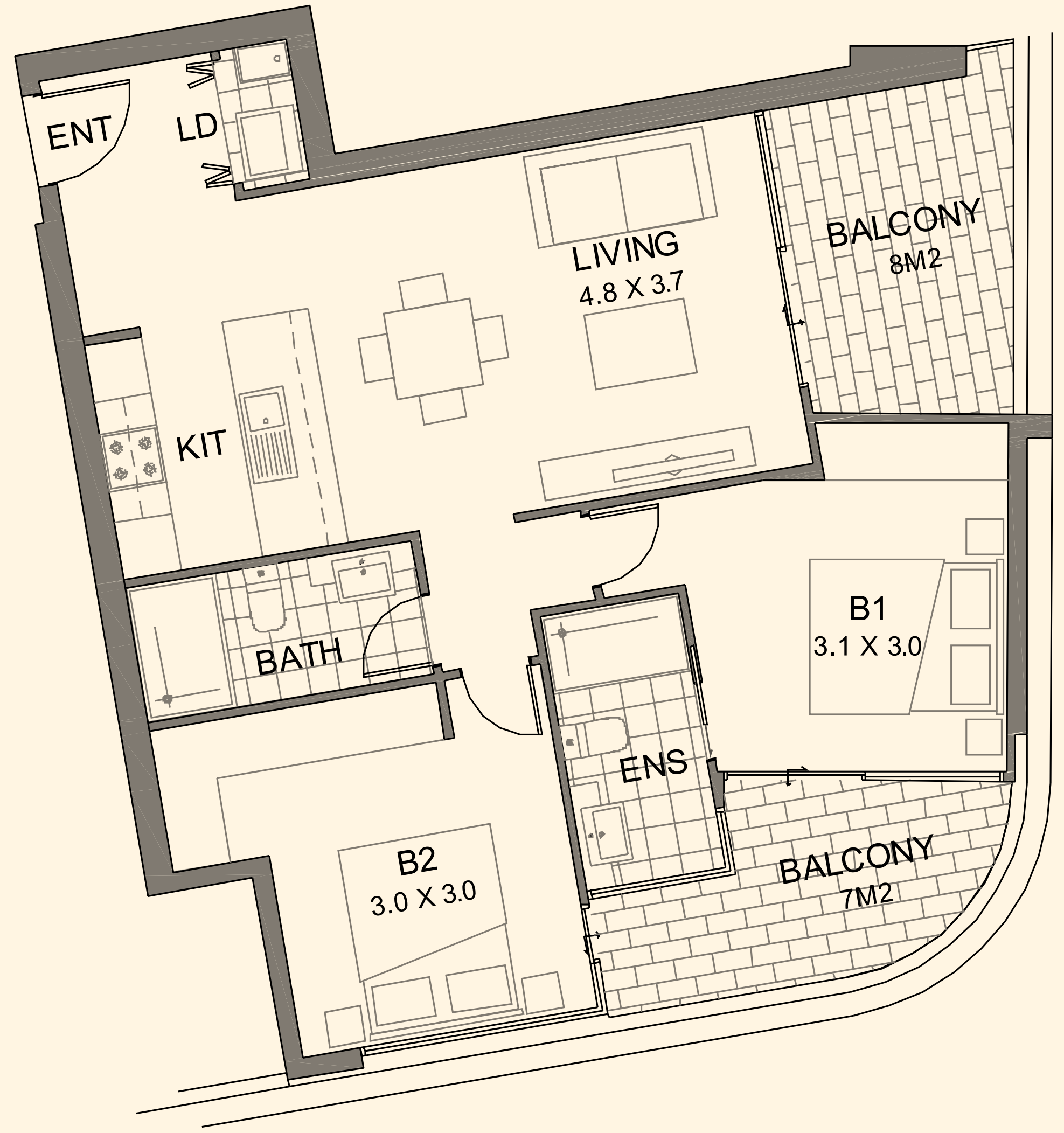
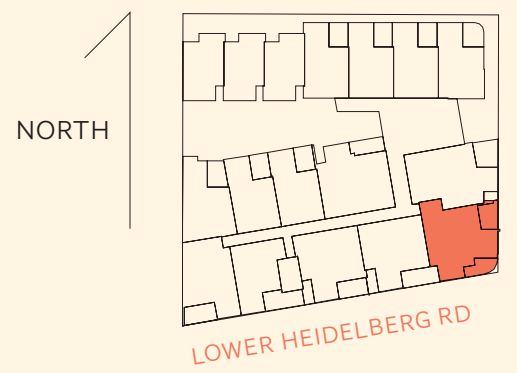
**APT. 101**

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**1ST, 2ND & 3RD FLOOR**

2 BEDROOMS 2 BATHROOMS

INTERIOR	73 SQM
EXTERIOR	15 SQM
TOTAL	88 SQM



**APT. 102, 202, 302**

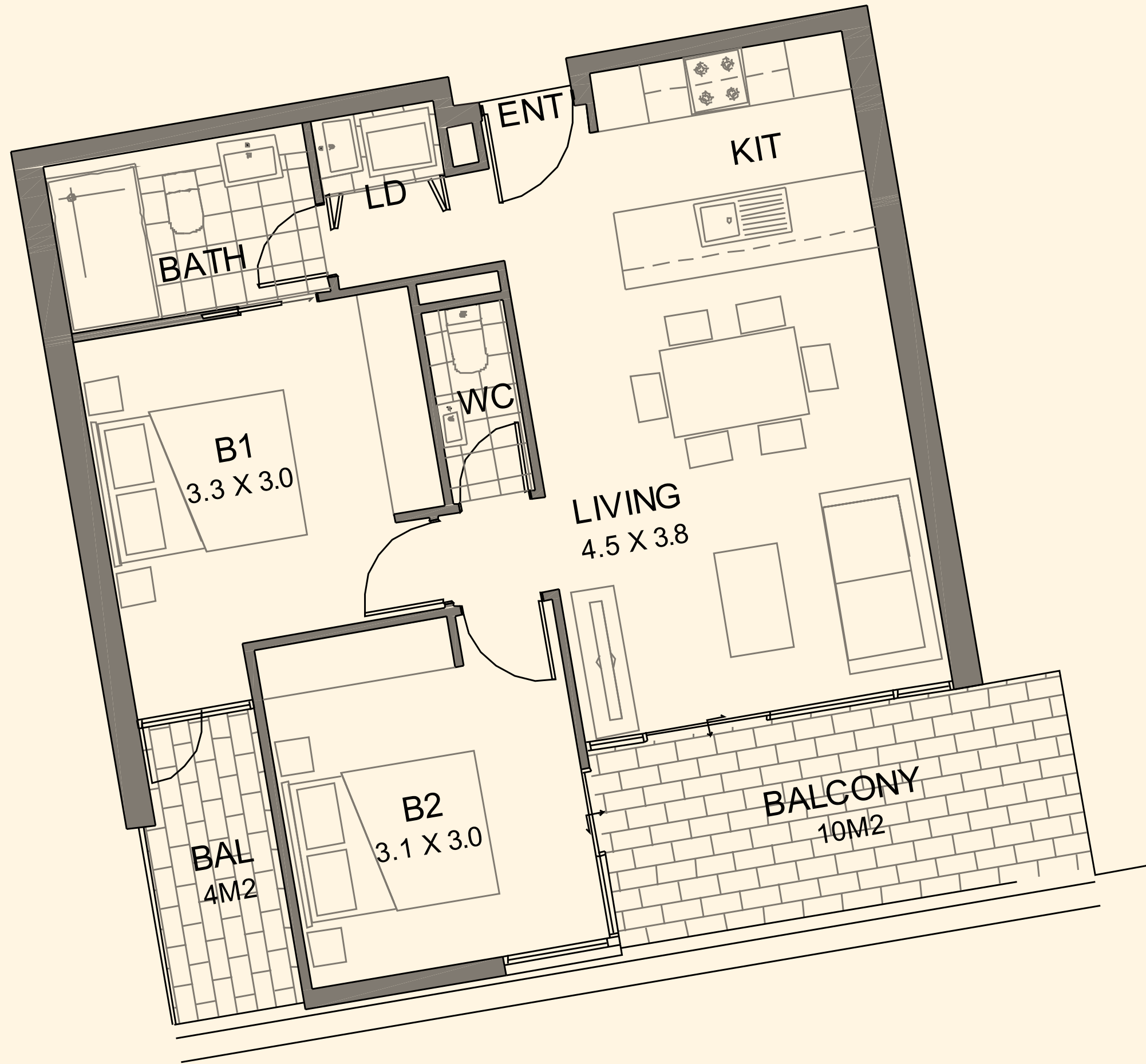
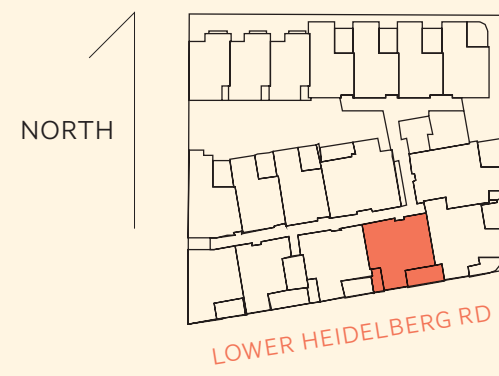
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1ST & 2ND FLOOR

2 BEDROOMS 1 BATHROOM

INTERIOR	66 SQM
EXTERIOR	14 SQM
TOTAL	80 SQM



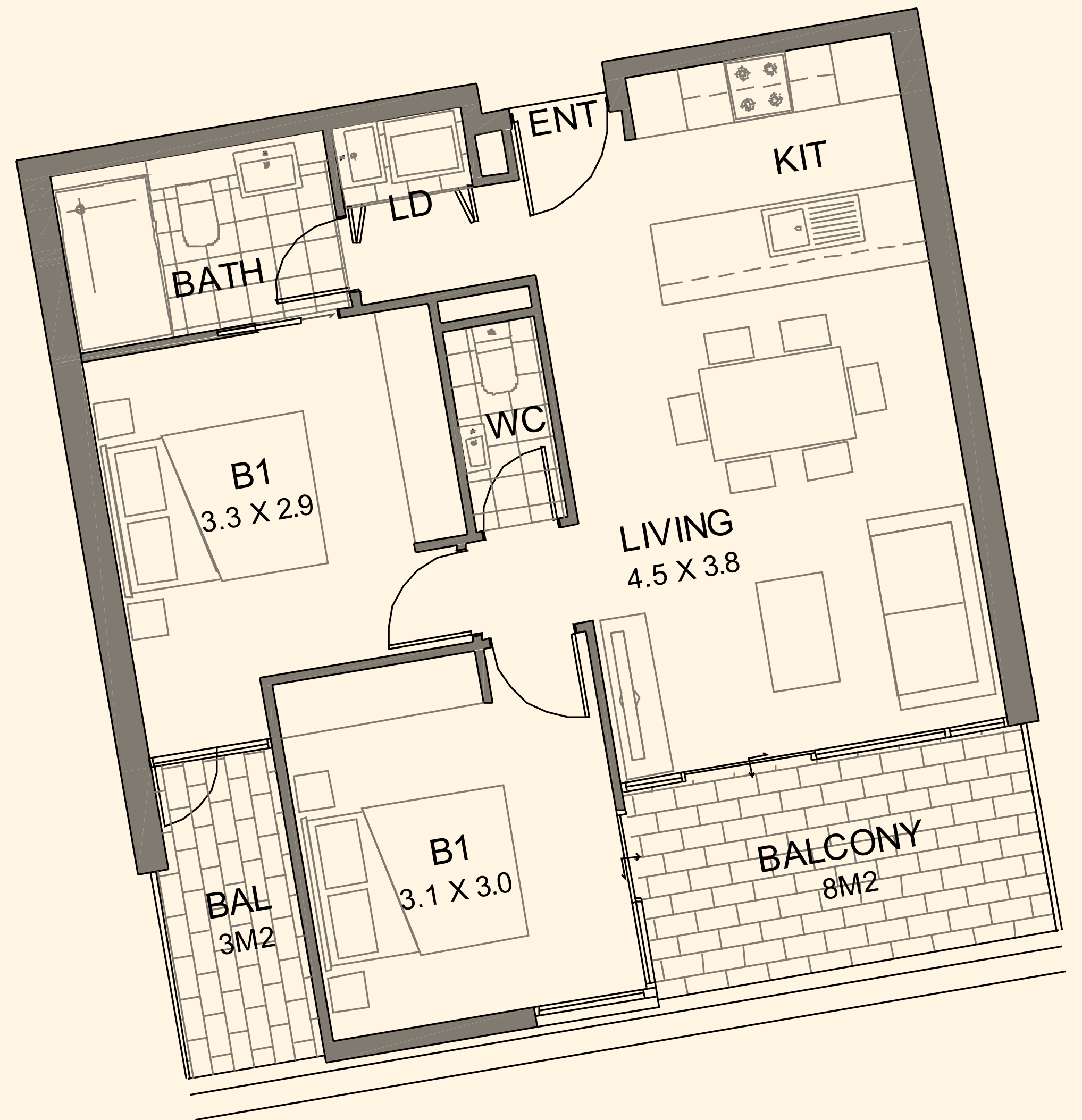
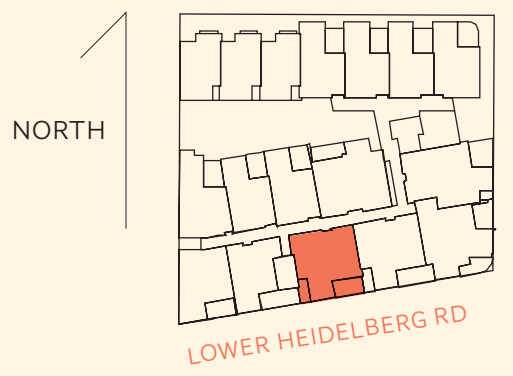
APT. 103, 203

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1ST & 2ND FLOOR

2 BEDROOMS 1 BATHROOM

INTERIOR	66 SQM
EXTERIOR	11 SQM
TOTAL	77 SQM



APT. 104, 204

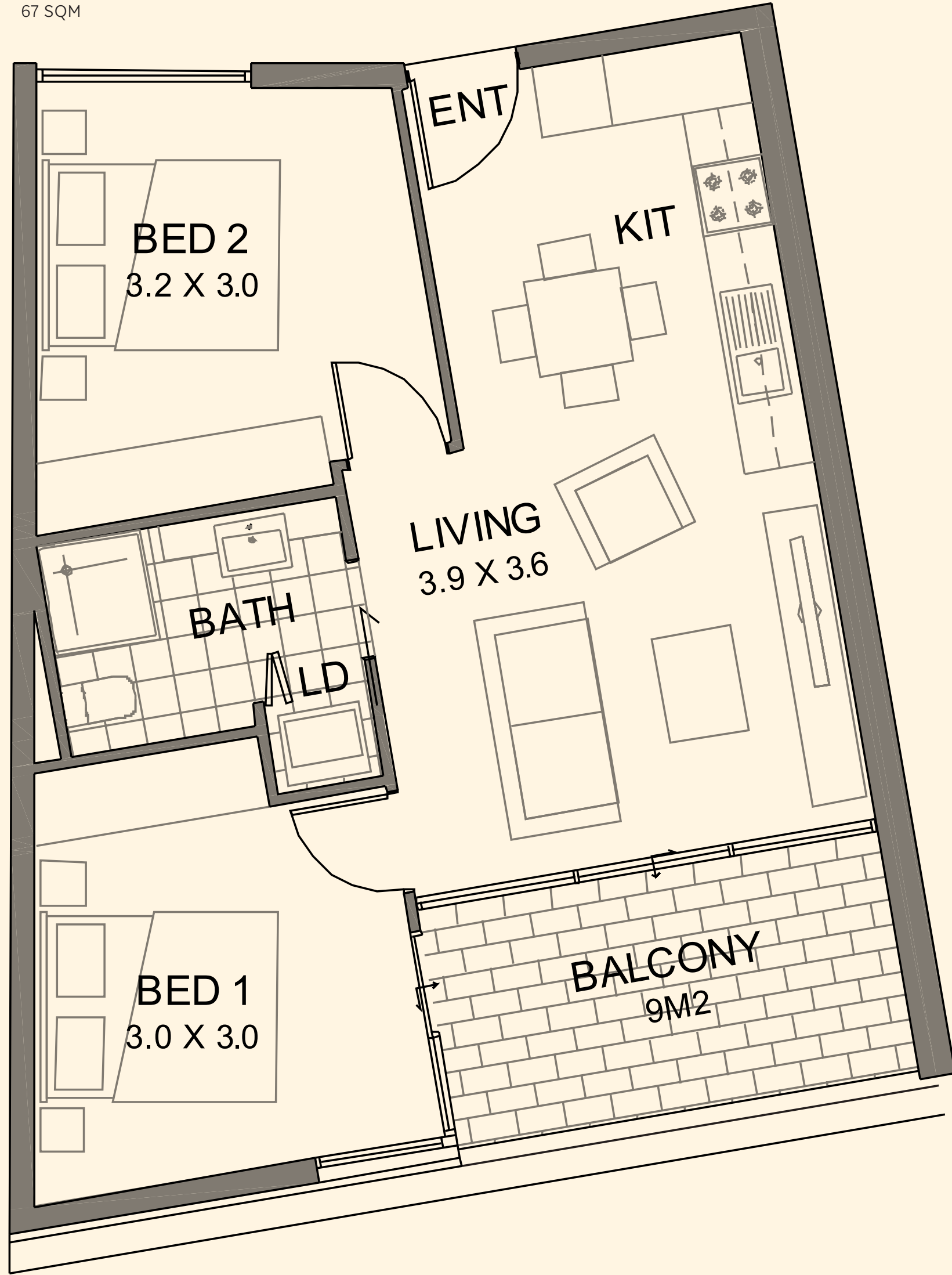
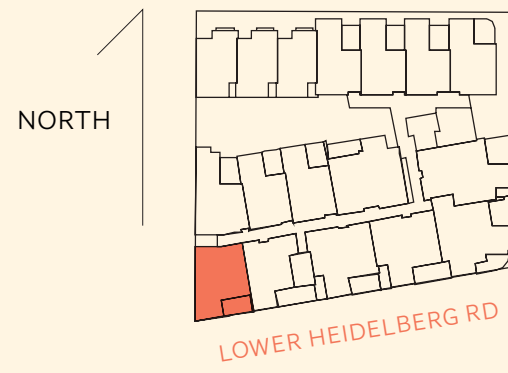
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**1ST FLOOR**

2 BEDROOM 1 BATHROOM

INTERIOR	58 SQM
EXTERIOR	9 SQM
TOTAL	67 SQM



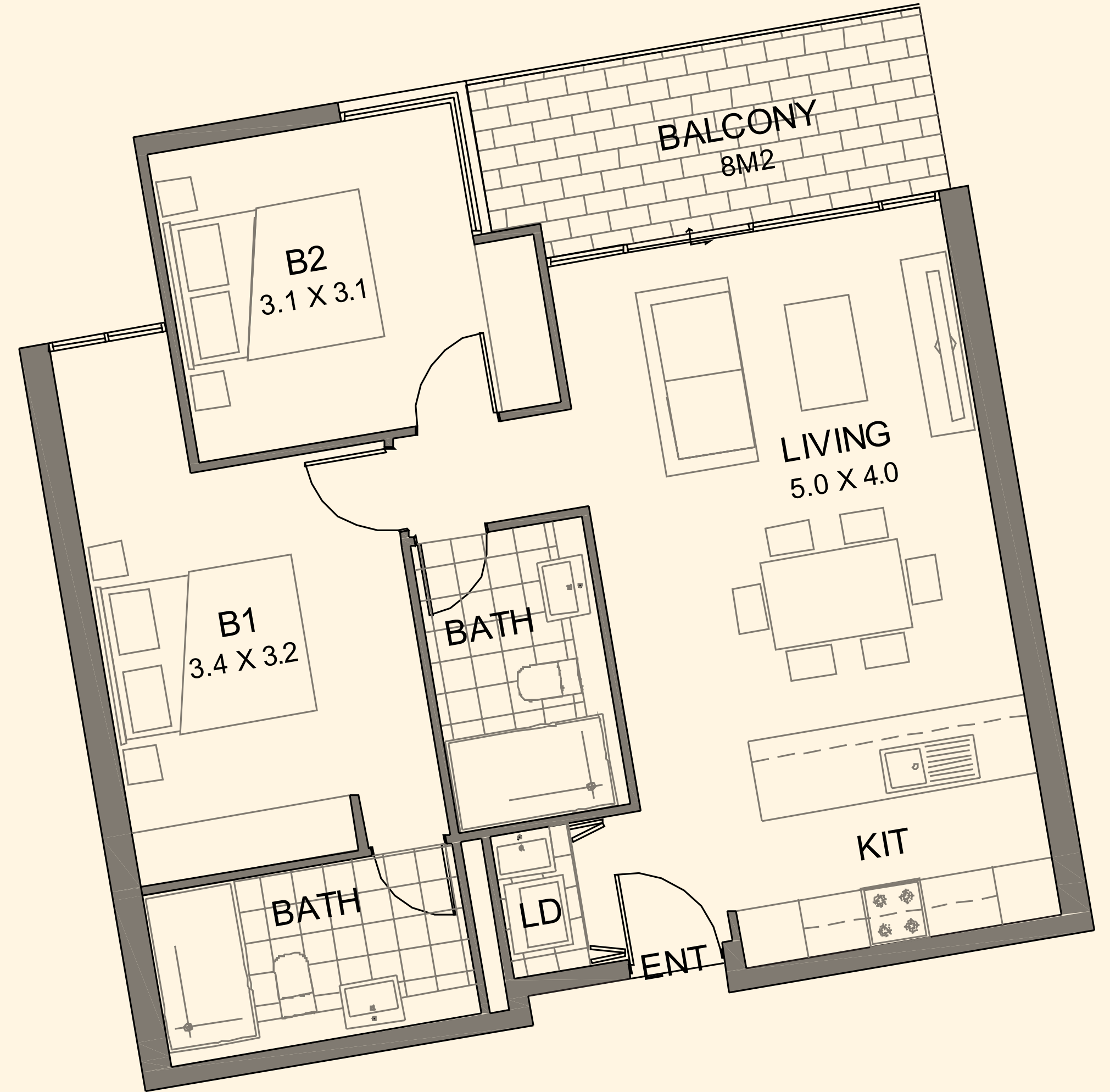
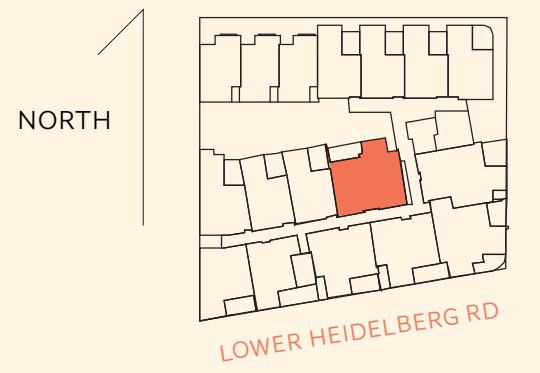
**APT. 106, 206**

Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture not included in package. Landscaping shown in indicative only.

**1ST, 2ND & 3RD FLOOR**

2 BEDROOMS 2 BATHROOMS

INTERIOR	77 SQM
EXTERIOR	8 SQM
TOTAL	85 SQM



**APT. 110, 210, 310**

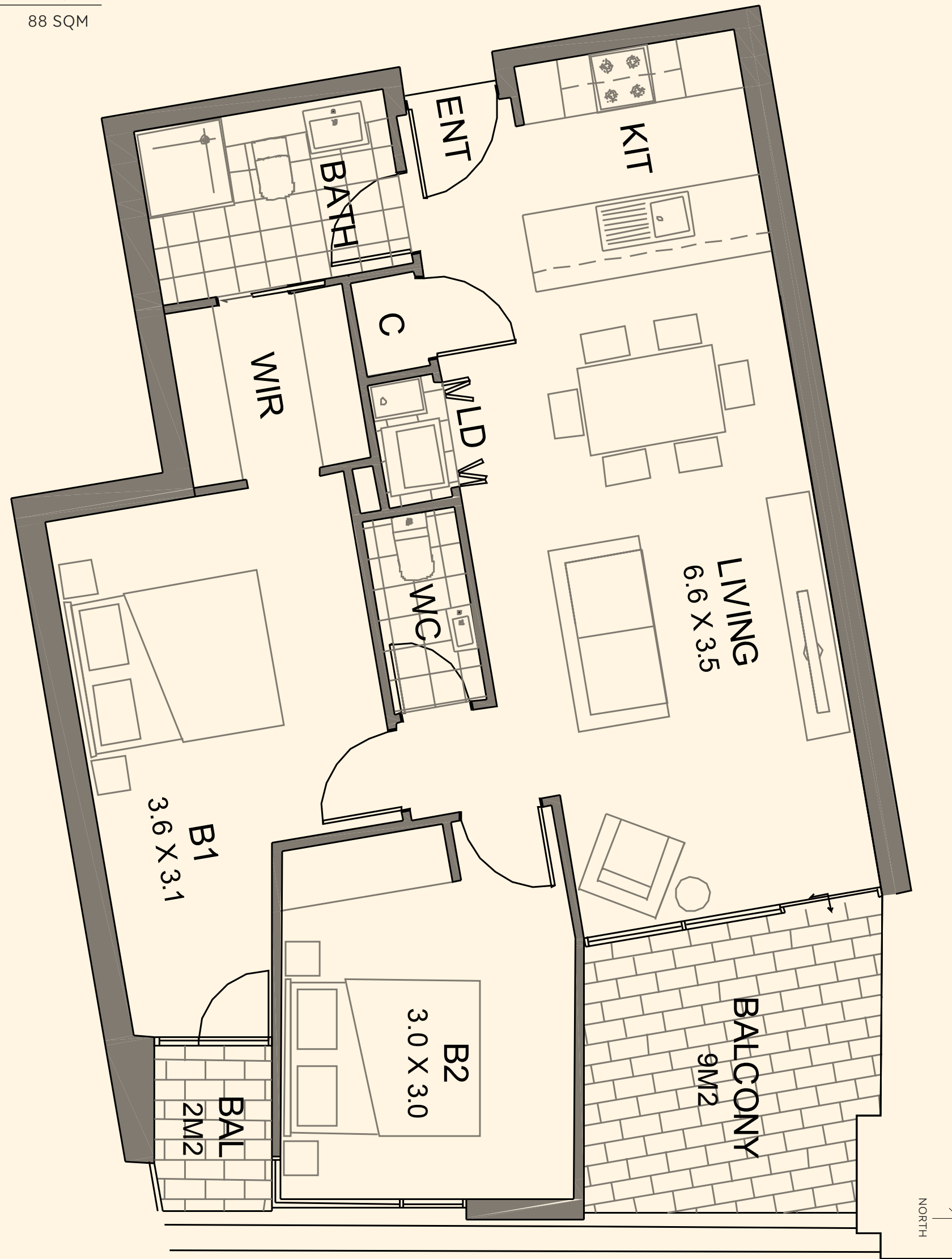
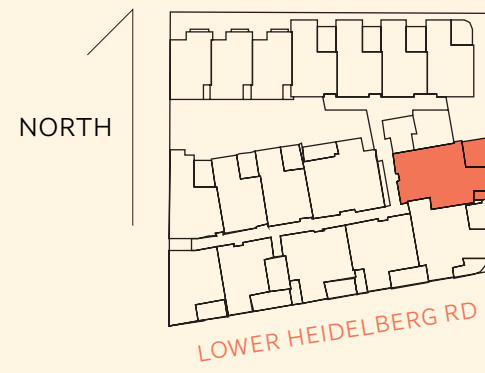
Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture not included in package. Landscaping shown in indicative only.



2ND & 3RD FLOOR

2 BEDROOMS 1 BATHROOM

INTERIOR	77 SQM
EXTERIOR	11 SQM
TOTAL	88 SQM



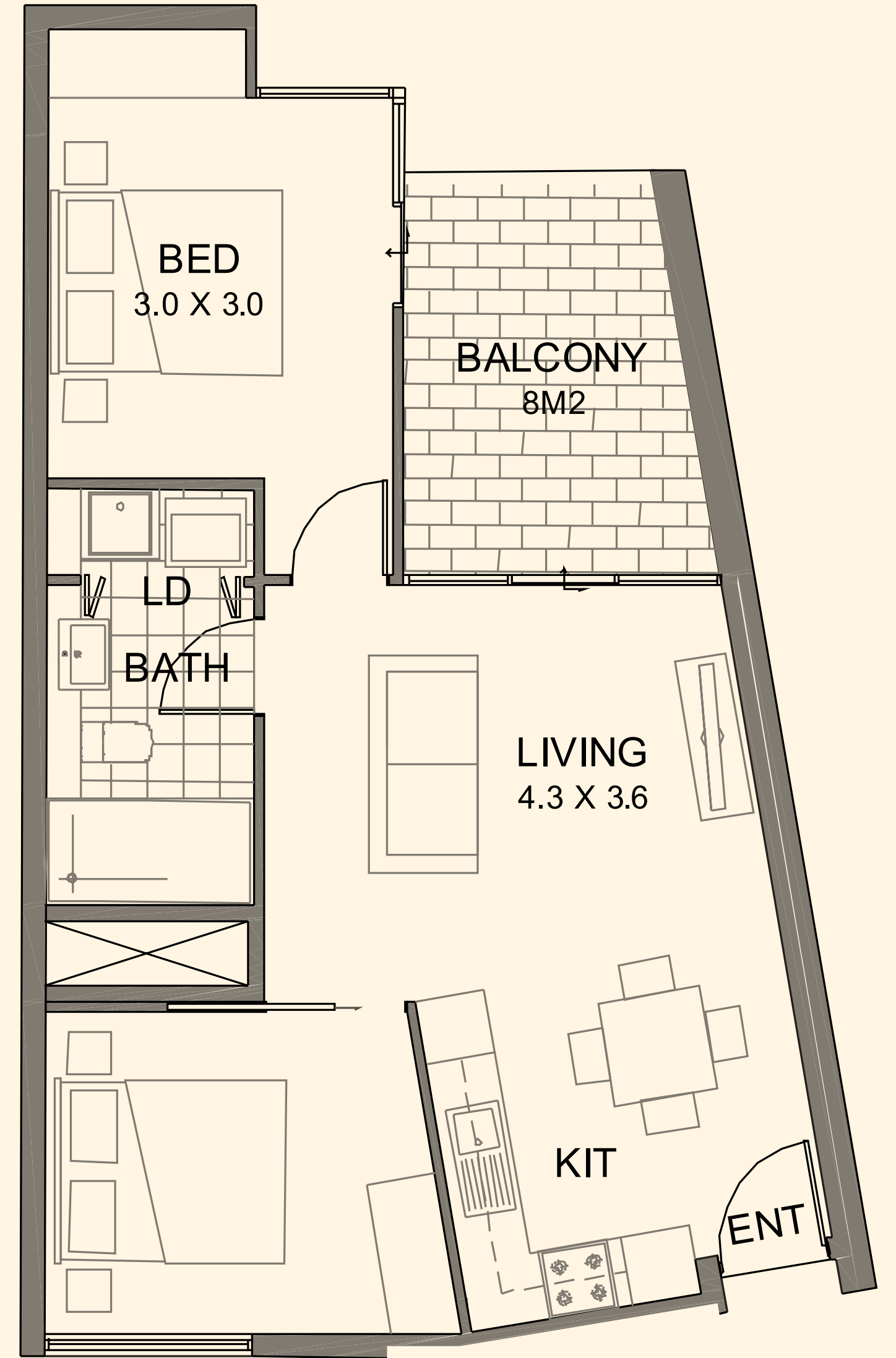
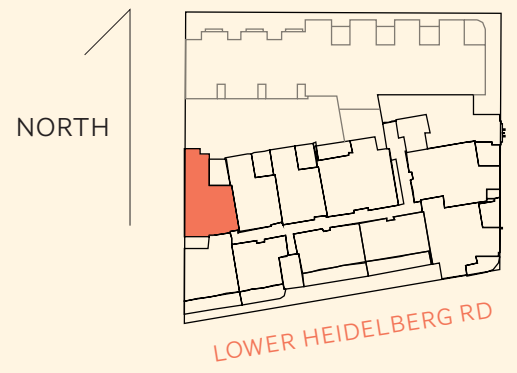
APT. 201, 301

Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture not included in package. Landscaping shown in indicative only.

3RD FLOOR

2 BEDROOMS 1 BATHROOM

INTERIOR	58 SQM
EXTERIOR	8 SQM
TOTAL	66 SQM



APT. 307

Plans are indicative only and may differ slightly as a result of documentation and construction. Sizes may vary. Furniture not included in package. Landscaping shown in indicative only.





TOWNHOUSE

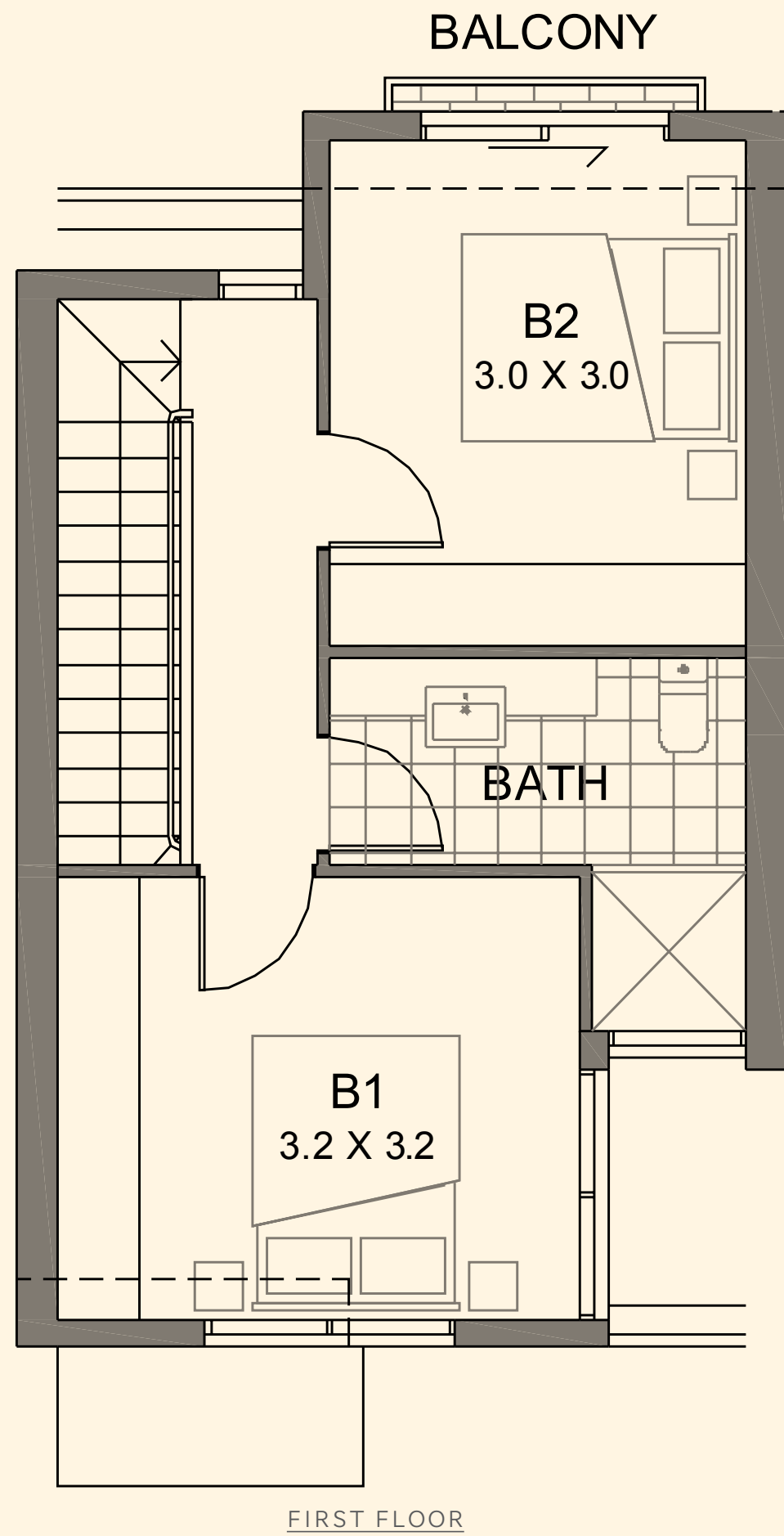
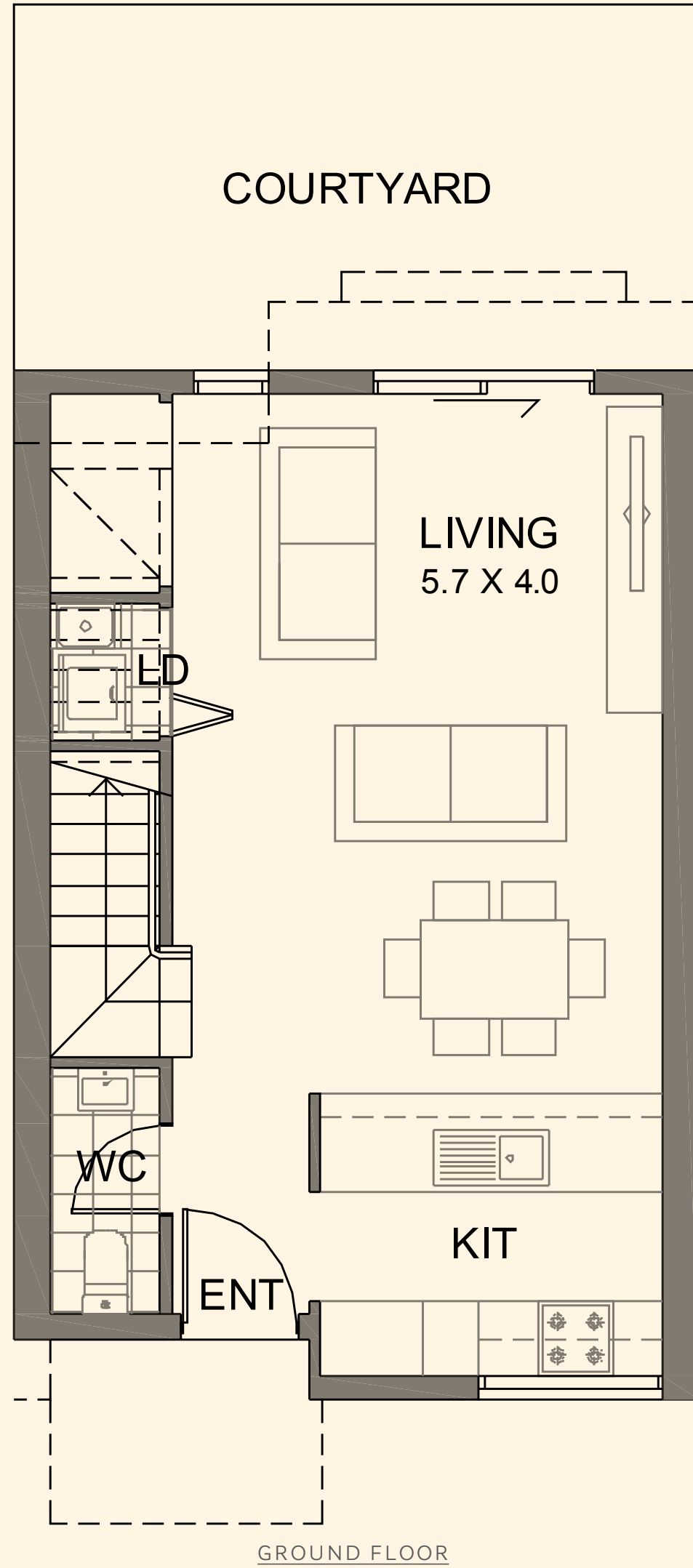
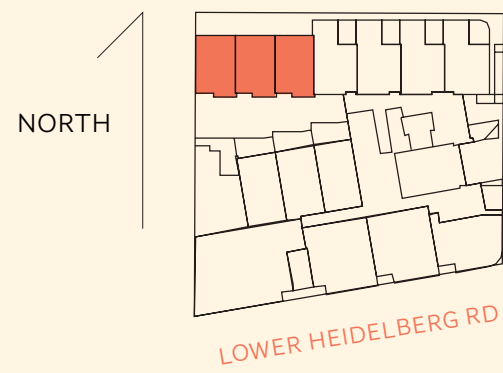
**FLOOR  
PLANS**



**GROUND FLOOR**

2 BEDROOMS 2 BATHROOMS

INTERIOR	86 SQM
EXTERIOR	15 SQM
TOTAL	101 SQM



**TOWNHOUSES 5 - 7**

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