

SEASONS

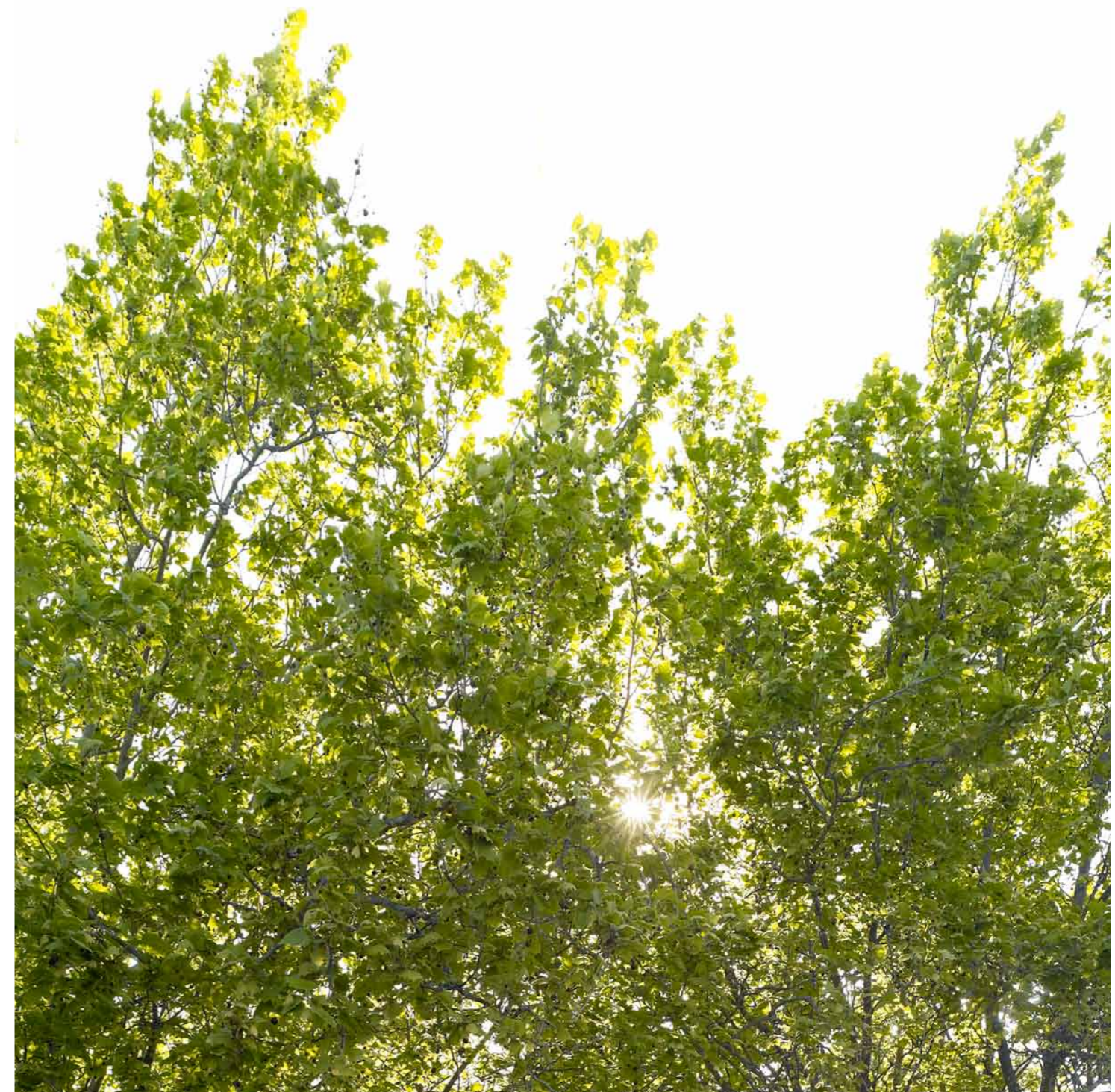
MALVERN

A NINETY FOUR FEET DEVELOPMENT

Boutique & Exclusive Residences
Designed by Jackson Clements Burrows
With gardens by Jack Merlo

Located in one of Melbourne's most prestigious enclaves, Seasons Malvern is a new boutique offering from Ninety Four Feet. Designed by award winning architects, Jackson Clements Burrows, Seasons Malvern will appeal to the discerning buyer looking for a new home with a high level of sophistication and refinement. Complimenting this development are landscaped gardens by award winning designer Jack Merlo, whose work has not only been well received in Australia, but also in cities such as London, after receiving accolades for his outdoor exhibit at the Chelsea Garden show.

www.94feet.com.au



It's your Season

This latest development by Ninety Four Feet, occupies one of the largest parcels of vacant land in Malvern and features a late 19th Century heritage-listed church. The property offers a wonderful opportunity to build on the past, while presenting housing options rarely seen in this exclusive domain. There's a sense of space not normally experienced in a development of this scale. Secure car parking on site for all residents adds to the appeal of Seasons Malvern, also serviced by a highly orchestrated network of trams, trains and buses, literally on the door step.

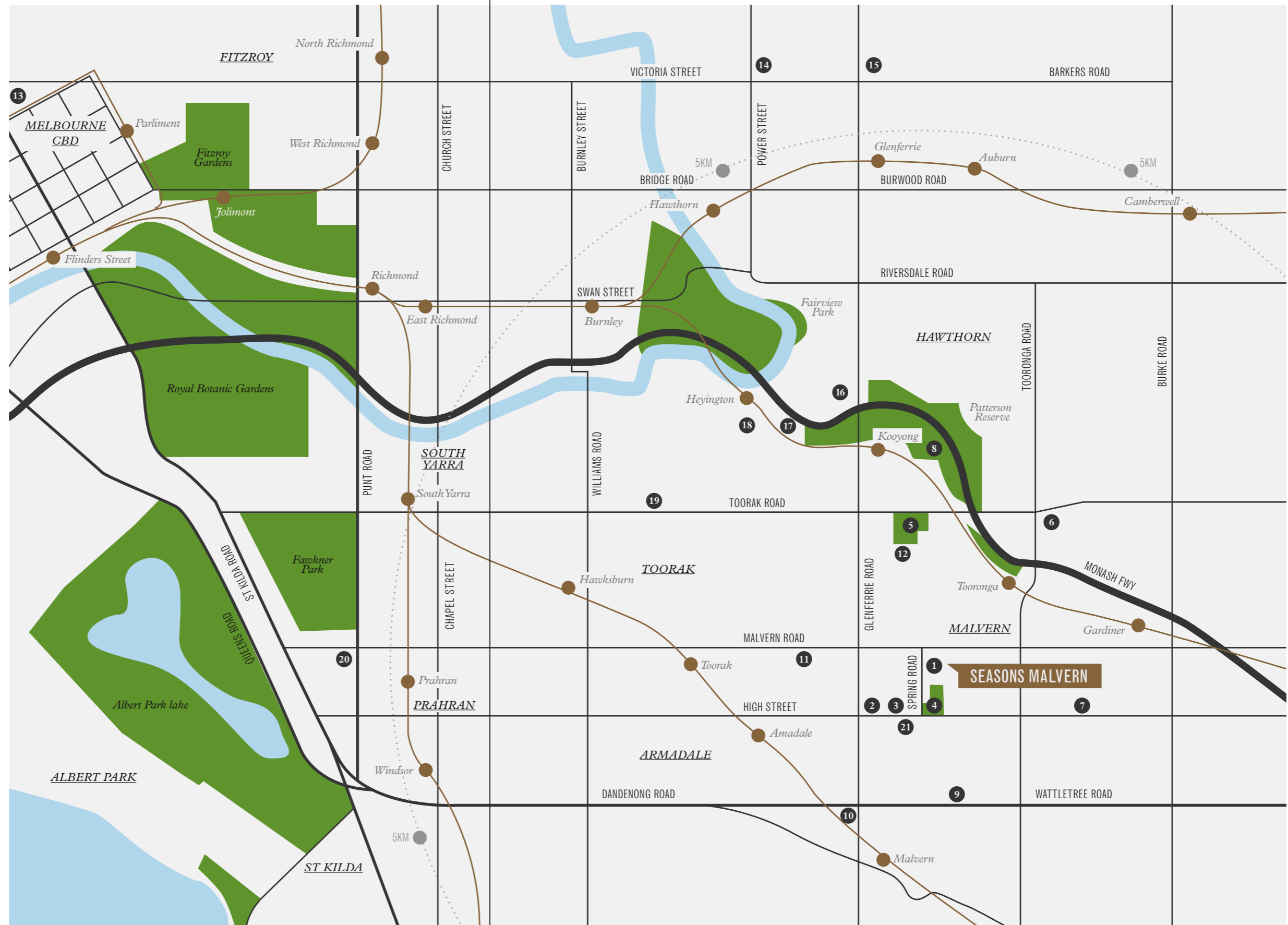
www.seasonsmalvern.com.au



Welcome to the Malvern Enclave

Synonymous with tree-lined streets, beautiful homes and lush public gardens, Malvern is undoubtedly one of Melbourne's most prestigious and highly sought after suburbs. Commensurate with the design are the finest shops, schools and amenities Malvern is renowned for.

12-14 Spring Road, Malvern 3144



↑ North

Directory

- | | | | |
|---|--------------------------------|---------------------------------|----------------------------|
| 1. Seasons Malvern | 6. Tooronga Village (Shopping) | 12. Little St Margaret's School | 18. St Catherine's School |
| 2. Malvern Town Hall | 7. Harold Holt Swimming Centre | 13. RMIT University | 19. Loreto Mandeville Hall |
| 3. Stonnington Library and Spring Road Park | 8. Kooyong Park | 14. Xavier College | 20. Wesley College |
| 4. Malvern Public Gardens | 9. Cabrini Hospital | 15. Methodist Ladies College | 21. De La Salle College |
| 5. Robert Menzies Reserve | 10. Malvern Central | 16. Scotch College | |
| | 11. Lauriston Girls School | 17. St Kevin's College | |

Contemporary Architecture

Rather than design one homogenous building, Jackson Clements Burrows have created four stand alone, yet interconnected buildings embracing the church, with east west and north south axis forming pathways, providing permeability through the site.

Pivotal to the design of Seasons Malvern is the Wesleyan church. With its pitched slate roof, leadlight windows and polychromatic bricks, it is a focal point for the neighbourhood. For Architect Graham Burrows, one of Jackson Clements Burrows three directors, the church is an important aspect of their design. "We wanted to respect the church and create a precinct that would engage the past with the present," says Burrows.

www.jcba.com.au





Artist Impression

Timeless Elegance

Combining unsurpassed luxury and space, Seasons Malvern interiors feature expansive living zones, an abundance of natural light and typically larger balconies or garden terraces. Each residence is superbly finished and encompasses a neutral colour palette creating timeless elegance. Designer kitchens include Miele appliances, stone benchtops, island benches and stylish tapware. Privacy is further achieved by perforated metal shutters which frame generous balconies, that when closed, these balconies function as an outdoor room.



Artist Impression

Striking Gardens

As Seasons Malvern is a boutique low-density development, Merlo was able to provide generous gardens, courtyards and terraces. “I wanted the landscape to respond to the streets, with their established trees, as well as the park. It was also important to showcase the church,” says Merlo. Planting in front of the church is relatively low, with shrubs carefully positioned behind a 1.5 metre open steel blade fence.

One of the most striking features of Seasons Malvern is a nine metre wide promenade separating the church from the apartments. Bordered by a row of pin-oaks and featuring central planter boxes, there’s an impressive sense of arrival. “We’ve responded to the natural palette of materials used by the architects,” says Merlo, pointing out the stone paving and timber decking that will be integral to the design. As well as a central spine, Jack Merlo Design have included dense planting along boundaries, including Hills Figs, Portuguese Laurels, Chinese Elms, to create privacy, as well as verdant outlooks from windows.

www.jackmerlodesign.com

Open Spaces

Typical two bedroom and three bedroom floorplans featuring large master bedrooms with ensuites and balcony areas. Alternatively landlords will also benefit given the flexibility of layout and affordable accommodation on offer.



Panoramic Views

Watch the spectacular sunrise over the beautiful Dandenong Ranges every day,
with expansive and uninterrupted views from your residence.

Calming and uplifting, the sun will
transform the stunning landscape in every season.





Artist Impression

Steadfastly Committed

Whether it's the garden setting or the fluid open spaces, Seasons Malvern will appeal to those who understand and appreciate the work of an award winning team.

94 Feet and its Controlled Entities have been at the forefront of the residential property market for over two decades. The business is proudly family owned and run and has forged a reputation built on professionalism and attention to detail. Our mission is to create vibrant, inspiring and sustainable places where people can work, learn and live.

The Group remains steadfastly committed to its guiding principles: a disciplined approach to steady long-term growth, an adherence to the fundamentals of our industry; and an understanding and respect for our markets.

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Artist Impression

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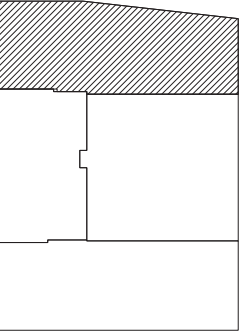
**NINETY
FOUR
FEET**
www.94feet.com.au

SEASONS

12 - 14 SPRING ROAD, MALVERN

32 Exclusive Residences
Designed by Jackson Clements Burrows
With Gardens by Jack Merlo
www.seasonsmalvern.com.au

BUILDING B



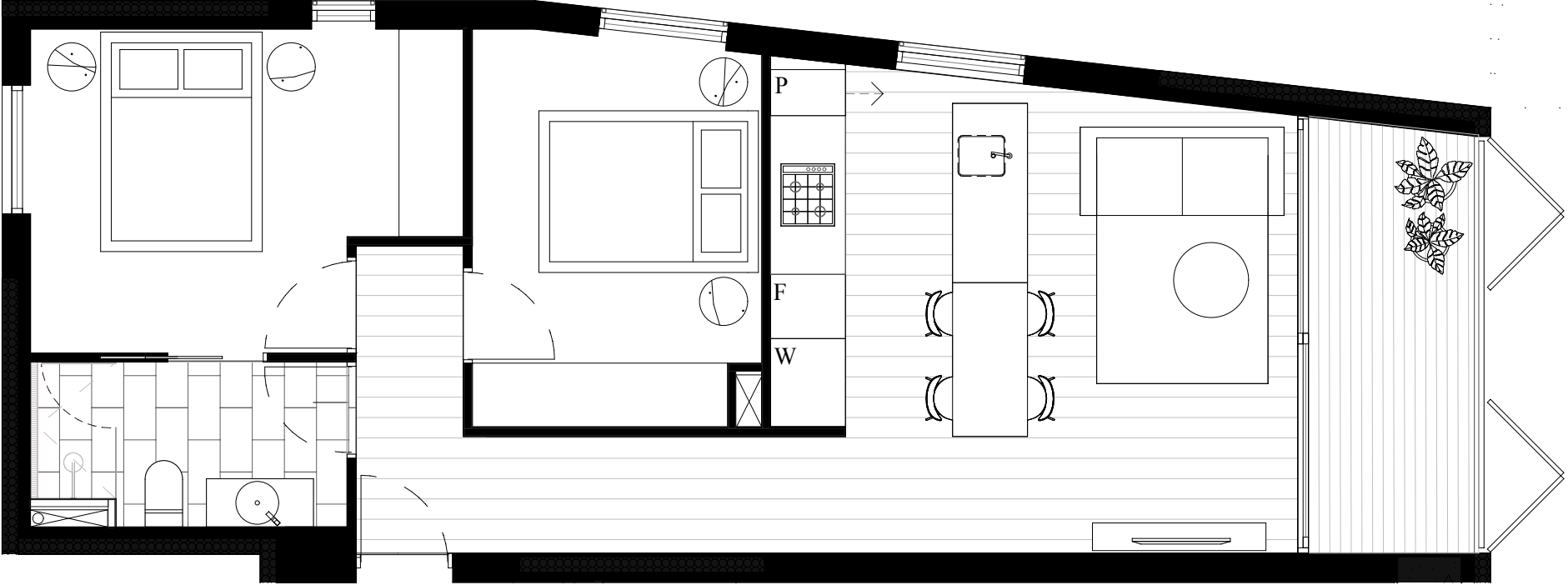
RESIDENCE TYPE B (1-01, 2-01)

2 Bedrooms
1 Bathrooms
1 Car Garage
Residence 61m²
Deck 8m²

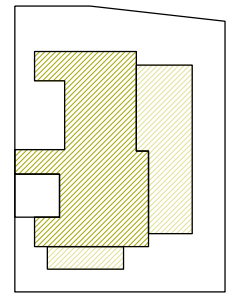
LEGEND

F - Fridge
P - Pantry
W - Washing

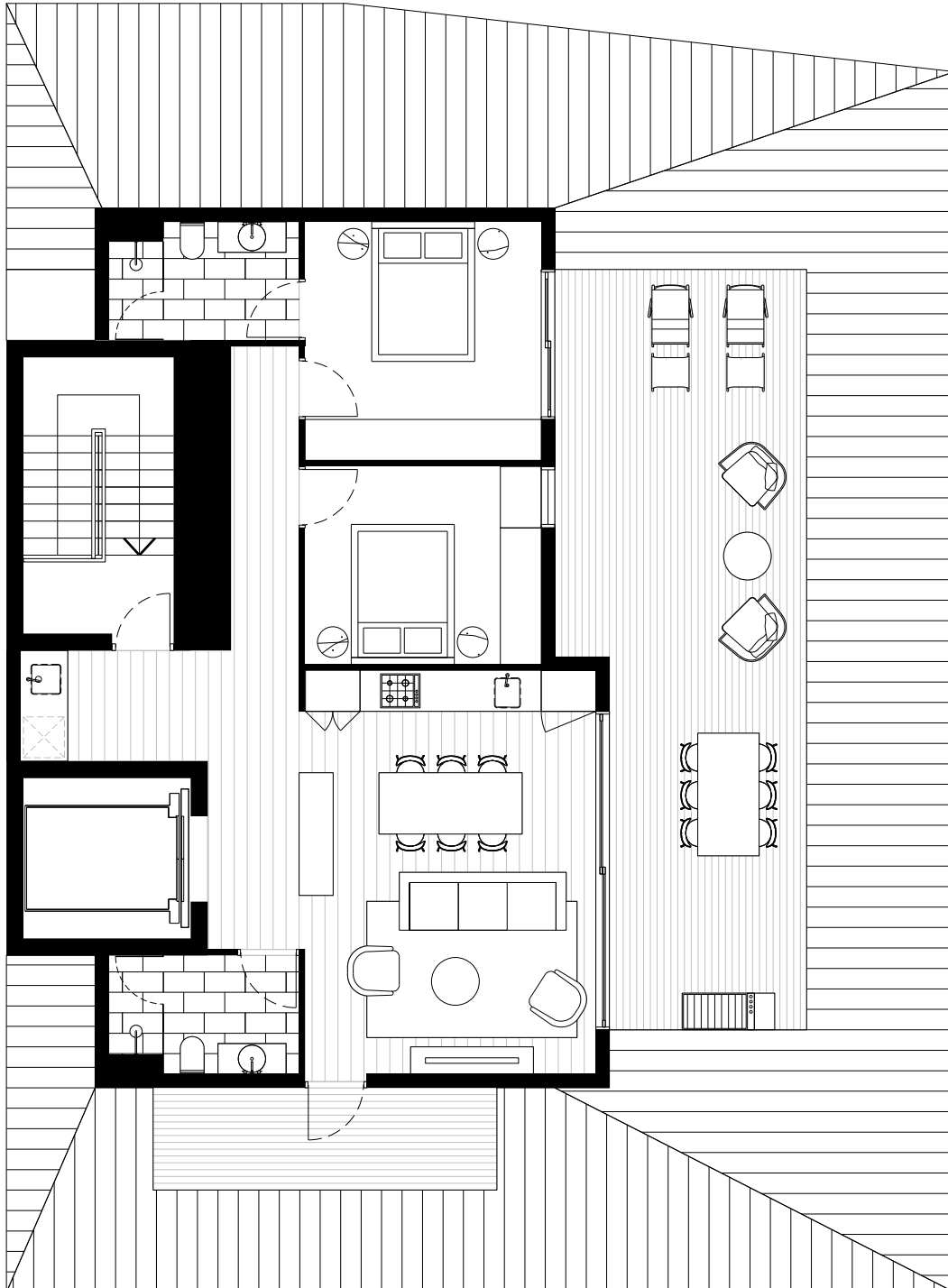
NOTES



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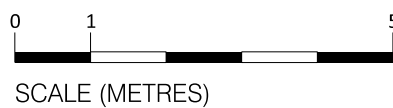


APARTMENT BUILDING B



APARTMENT B 3-01

RESIDENCE 80 Sq. m
DECK 45 Sq.m
GARAGE 2 CARS



All dimensions and areas are approximate. Terms and conditions apply, please see XXXX.

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