

# Hampton Terrace

**A Hampton East Apartment Collection**

# Introducing Hampton Terrace.

A refined collection of bayside residences.

Taking its cues from the coveted coastal hamlets of The Hamptons, New York; Hampton Terrace represents luxury, elegance and style in a completely relaxed atmosphere. This curated collection offers 40 luxury residences

comprising of 15 dual-level townhomes and 25 one, two, three and four bedroom apartments, framed by an established community of tree-lined streets and the tranquil air of comforting proximity to Melbourne's most iconic beaches.







Artist Impressions

# Simple. Tasteful. Elegant.

Balanced and modulated, Hampton Terrace features a distinctly beach-inspired suite of materials to present a facade that, while complementing the existing streetscape, hints at the coastal elements of each home inside.

Expansive glazing and louvre features manipulate and filter light, while timber textures

provide a softness and warmth, setting the tone for relaxed, elegant style.

Beyond full-height windows and through a grand light-filled lobby, a central boardwalk leads ground floor residents through the heart of the building, directly to their private front-gate, guided by plantings and permeated fencing influenced by the seasoned terrain of the seaside.

# Classic Comfort meets Contemporary Style.

These spacious one, two and three bedroom residences have been expertly conceived for indulgent living, making the most of light and space while maximising privacy. Sharing the breadth of levels two and three each level offers intelligent, architecturally designed floorplans.

Coastal and casual, interior finishes are thoughtfully combined to deliver functional and

relaxed living. An abundance of clever storage provides for clean surfaces, while natural finishes of timber, ceramic and stone create a sense of bay-side luxury.

Spaces are efficient yet generous and are complimented with a selection of neutral and subtle ocean inspired tones to create an essence of coastal warmth, while inviting residents to add their own personal touch.





# Curated Coastal Aesthetic.

Superbly appointed bathrooms are finished with a discerning eye for opulence and feature a soothing textural palette of marble or concrete-look surfaces, parquetry wall tiles and ocean-tonal flooring.

A choice of polished chrome or sleek black fixtures provide opportunity for residents to

customise their residence to their own unique interior design style.

Generous bedrooms are a place for connection, calm and escape, with plush carpets and an abundance of storage. Here, pampering is not simply reserved for resort getaways, but is a luxury afforded to the everyday, at home.



Artist Impressions



Artist Impressions



# An Extraordinary Lifestyle.

For the Golf enthusiast, the prestigious Victoria Golf Club – often referred to within the top 10 courses in the world - is accessible within 10 minutes and boasts clubhouses, accommodation and upscale dining offerings. The Royal Melbourne Golf Club, Brighton Public Golf Course and the Yarra Yarra Golf Club are all within similarly close proximity.

Families are offered educational opportunities abound, with Berendale School, Moorrabbin Primary School and several local kindergartens within comfortable walking distance, and both single-sex and co-educational high-schools of various denominations available.

Residents will appreciate enviable connectivity to arterial routes Nepean Highway and Beach Road, along with unrivalled positioning to Moorrabbin Train Station only 350m away, providing a relaxed journey to the city with trains departing every ten minutes.

For more relaxed interests, the coveted Brighton Beach, Sandringham Beach Park and Dog-Beach, and Hampton Beach offer a playground to locals, all year around. Similarly, Basterfield Park is a gentle 15 minute walk away and provides a beautiful ornamental lake surrounded by open landscaped gardens and established trees, frequented by families and fitness enthusiasts alike.

# Enjoy the Charm of Bayside Living.

An idyllic pocket sharing the charm of an established, local community with the advantages of an urban metropolis, Hampton East offers unrivalled proximity for both work, education and leisure, while enjoying the calming influences of the bayside nearby.

mere 6 minute train journey away and boasting nearly 400 specialty stores including major department stores Myer, David Jones and Harris Scarfe, along with high-end fashion retailers, supermarket shopping, cinemas, as well as excellent parking facilities.

With localised amenity and specialised shopping all accessible on foot, residents will enjoy the laid-back lifestyle approach Hampton Terrace has to offer. Premium retail shopping is all too convenient with nearby Westfield Southland a

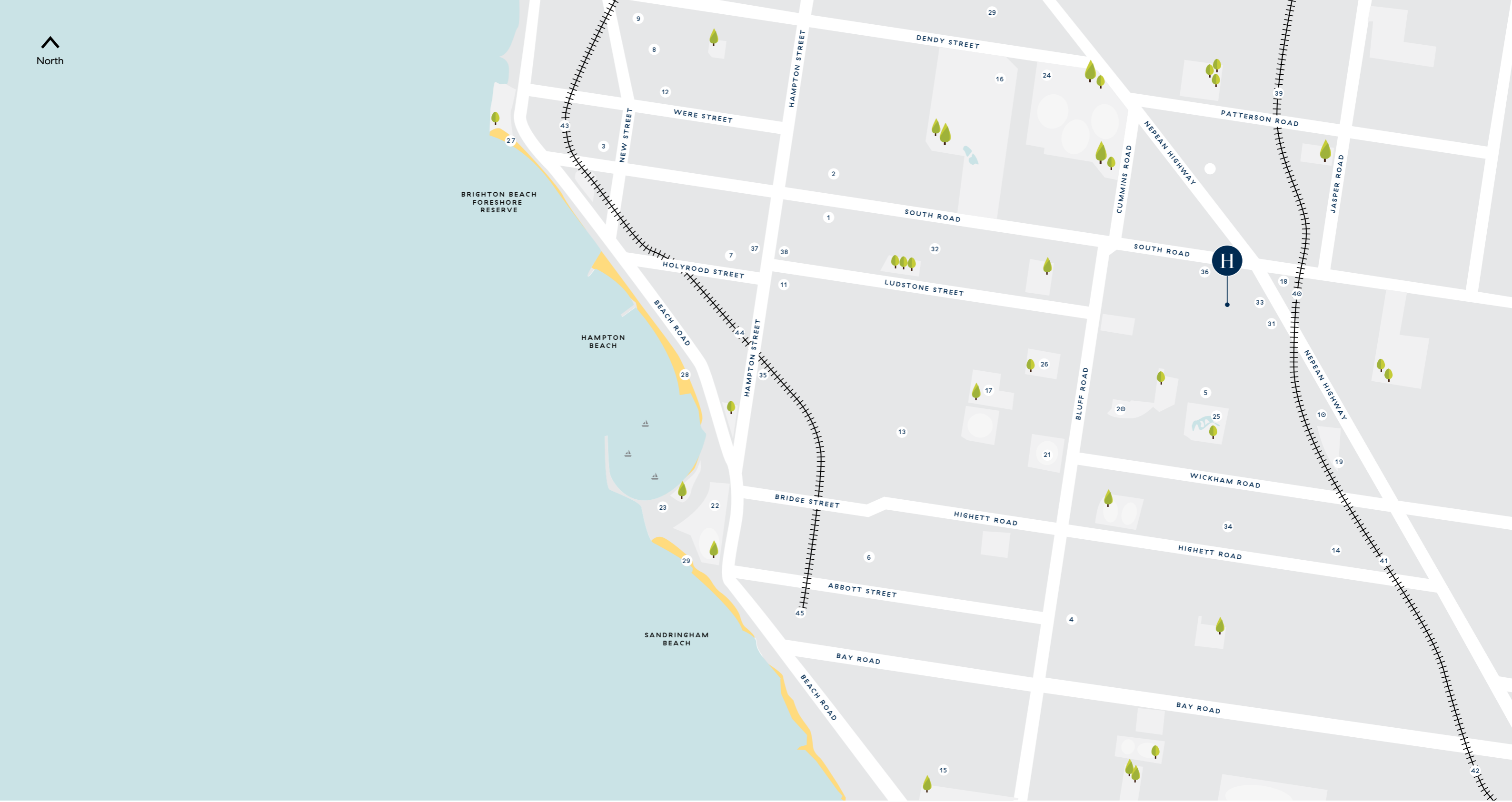
Nearby, the Hampton and Sandringham shopping districts offer eclectic, boutique shopping, while a plethora of gourmet cafes and delicious eateries within these neighbouring villages leave resident foodies spoilt for choice.







North



**EDUCATION —**

- 1. Haileybury Brighton College
- 2. St Leonard's College
- 3. Xavier College - Kostka Hall
- 4. Sandringham College - Junior School
- 5. Berendale School
- 6. Sandringham Primary School
- 7. St Mary's Primary School
- 8. Brighton Beach Primary School

- 9. St Joan of Arc School
- 10. Moorabbin Primary School
- 11. Hampton Primary School
- 12. St Peter's Kindergarten
- 13. Hampton Community Kindergarten
- 14. Livingstone kindergarten
- 15. Firbank Grammar

**PARKS & RECREATION —**

- 16. Brighton Golf Club
- 17. Sandringham Athletics Club
- 18. Kingston Art Centre
- 19. Highmoor Tennis Club
- 20. Moorabbin Baseball Club
- 21. Hampton Rovers Football Club
- 22. Sandringham Beach Park Reserve
- 23. Sandringham Yatch Club

- 24. Dendy Park
- 25. Basterfield Park
- 26. WL Simpson Reserve
- 27. Brighton Beach
- 28. Hampton Beach
- 29. Sandringham Beach
- 30. Billilia Mansion

**FOOD & RETAIL —**

- 31. Allergy Train Foodstore & Cafe
- 32. Cornerstone & Co
- 33. Cafa Saga
- 34. The Little Elephant
- 35. Brown Cow Cafe
- 36. 4 Seasons Laksa
- 37. A Taste of Siam
- 38. Okami Japanese Restaurant

**PUBLIC TRANSPORT —**

- 39. Patterson Railway Station
- 40. Moorabbin Railway Station
- 41. Highett Railway Station
- 42. Southland Railway Station
- 43. Brighton Beach Railway Station
- 44. Hampton Railway Station
- 45. Sandringham Railway Station



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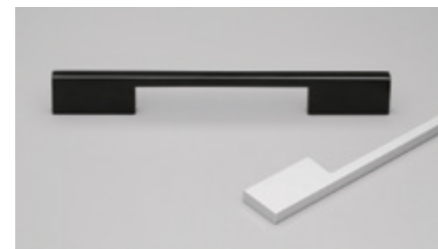
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1. Bosch Stainless Steel 600mm Oven
2. Bosch Stainless Steel 600mm Cooktop
3. Bosch Concealed 600mm Rangehood
4. Fisher & Paykel Integrated Dish Drawer
5. Traditional Feature Lighting

6. Contemporary Feature Lighting
7. Contemporary Gooseneck Sink Mixer
8. Traditional Gooseneck Sink Mixer
9. Contemporary Stone 1.5 Bowl Sink
10. Traditional Door Handle

11. Contemporary Door Handle
12. Cabinetry Handles
13. Traditional Stone 1.5 Bowl Sink

## Fixtures Schedule

GENERAL	DESCRIPTION			
Front door	Solid core	Dulux Lexicon		2340x1020mm
Intercom system	Master to entry			
Door handles	Lever door handle	Contemporary Traditional	Matte Black Chrome	
Door stop	Round door stop	Contemporary Traditional	Matte Black Chrome	
Lighting	LED down lights throughout			
Feature lighting	Feature LED slim profile pendant	Contemporary Traditional	Black Chrome	800mm long 1200mm long
Balcony Lighting	Round wall bracket up and down light		Black	
Heating/cooing	Reverse cycle split air conditioning system to living room			
Hot water system	Centralised gas hot water with individual meters			
Water supply	Individually metered			
Electrical	Individual metering through embedded network or nominated retailer			
Data	Data points to living and master bedroom			
Television	MATV/PTV in living room and MATV in main bedroom			
Ceiling heights	2600mm to living and bedroom zones 2400mm to bathroom, kitchen and laundry zones Bulkheads where required to accommodate services			
Party Walls	Acoustic and fire rated walls where required			
External walls	Concrete and/or masonry and/or lightweight cladding, metal or timber look cladding			
Floors	Reinforced concrete slab			

KITCHEN	DESCRIPTION			
Sink	Stone 1.5 bowl inset sink (1 sink for 1 bedroom apartments)	Contemporary Traditional	Black White	
Sink mixer	Gooseneck 4 star	Contemporary Traditional	Black Chrome	
Oven	Bosch stainless steel oven			600mm
Cooktop	Bosch stainless steel gas cooktop with iron trivets			600mm
Rangehood	Bosch concealed rangehood			600mm
Dishwasher	Fisher and Paykel dishwasher Fisher and Paykel integrated dish drawer	Design specific 1 Bedroom apartments		600mm 600mm
Cabinetry handles	Slimline drawer handle	Contemporary Traditional	Matte Black Chrome	
Cabinetry lighting	LED strip lighting to underside of overhead cupboards			

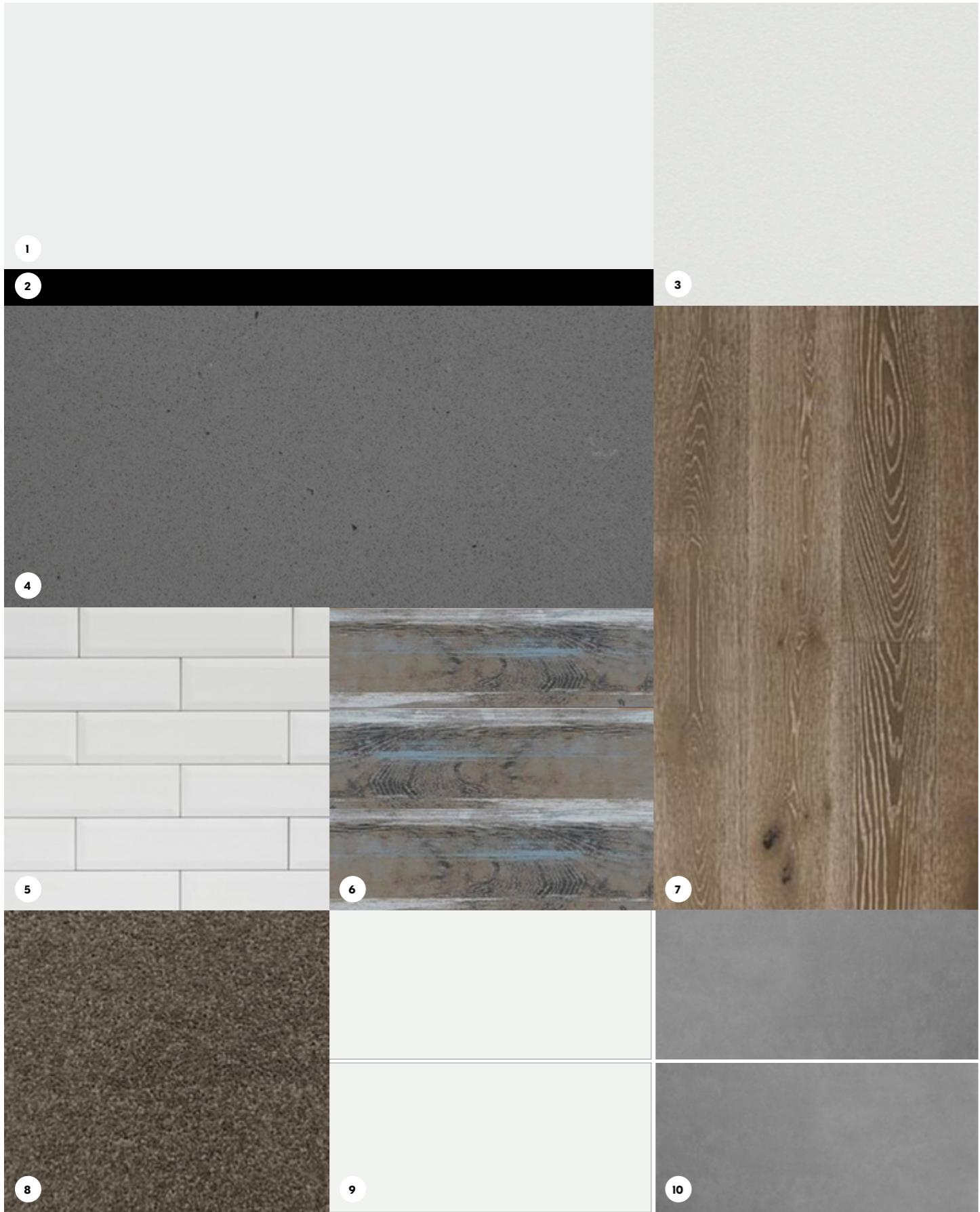
# Fixtures Schedule



- 1. Round Basin
- 2. Contemporary Wall Basin Mixer Set
- 3. Traditional Wall Basin Mixer Set
- 4. Free-standing Bathtub
- 5. Contemporary Bath Spout
- 6. Traditional Floor Spout
- 7. Contemporary Shower Shelf
- 8. Traditional Shower Shelf
- 9. Contemporary Double Towel Rail
- 10. Traditional Double Towel Rail
- 11. Contemporary Framed Shower Screen
- 12. Traditional Framed Shower Screen
- 13. Contemporary Twin Waterfall Shower Rail
- 14. Traditional Twin Waterfall Shower Rail

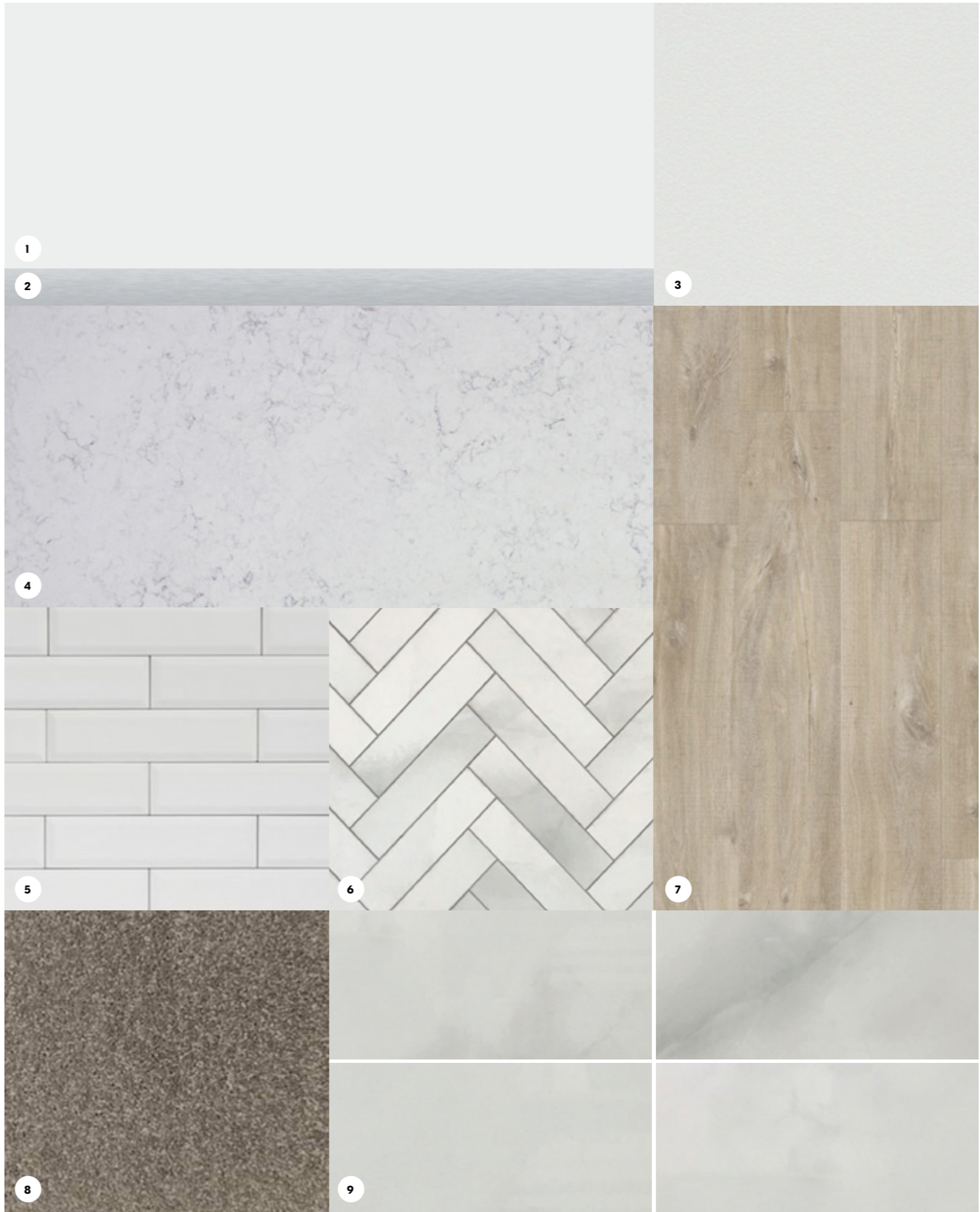
BATHROOM	DESCRIPTION		
Basin	Round basin	White	430mm
Bath	Free-standing bathtub	White	1780x800
Toilet	Close coupled back to wall 4 star soft close	White	
Basin mixer	Wall basin mixer set	Contemporary Traditional	Black Chrome
Bath spout	Bath spout Floor mounted bath spout	Contemporary Traditional	Black Chrome 200mm 920mm high
Wall Mixer	Wall mixer	Contemporary Traditional	Black Chrome
Shower Rail	Twin waterfall with 300mm overhead shower	Contemporary Traditional	Black Chrome
Shower Screen	Framed shower screen	Contemporary Traditional	Black Chrome
Towel Rail	Double towel rail	Contemporary Traditional	Black Chrome
Shower Shelf	Shower shelf	Contemporary Traditional	Black Chrome
Toilet roll holder	Toilet roll holder	Contemporary Traditional	Black Chrome
Shower waste	Tiled shower waste outlet		
Exhaust fan	Externally ducted exhaust fan		
<b>BEDROOM</b>			
Wardrobe doors	Mirrored sliding doors		
Wardrobe	Hanging rail with shelf above		
<b>LAUNDRY</b>			
Trough	Compact inset 43L laundry trough	Stainless steel	500x600mm
Trough mixer	MK2 sink mixer 4 star	Chrome	
Washing machine taps	Washing machine taps	Chrome	
Exhaust fan	Externally ducted exhaust fan		

# Contemporary Finishes Scheme



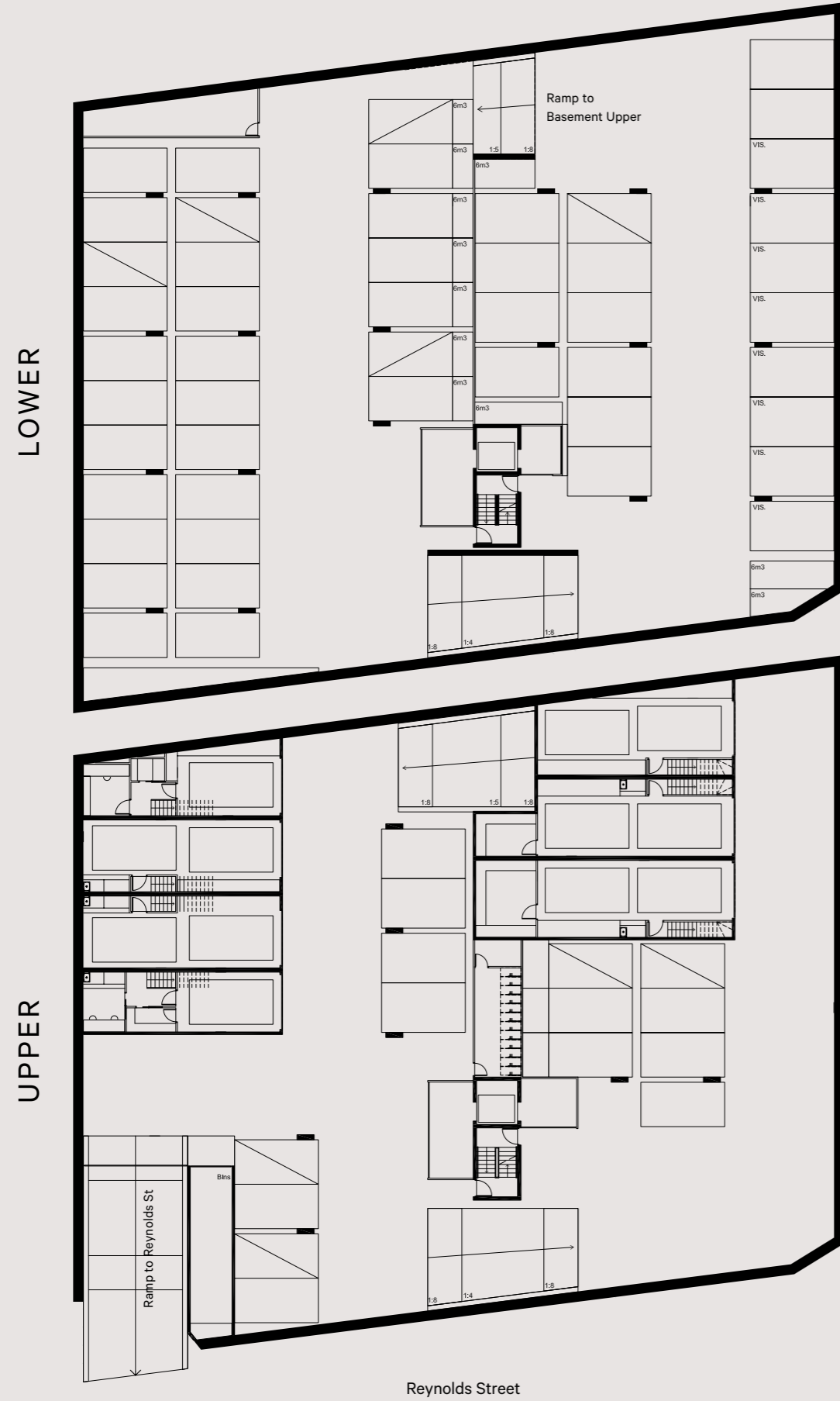
- 1. Wall, Ceiling & Skirting Paint
- 2. Matte Black Finish to Kitchen Accessories
- 3. Kitchen Cabinetry & Bathroom Vanity
- 4. Kitchen & Bathroom Benchtop
- 5. Kitchen & Laundry Splashback
- 6. Bathroom Feature Wall Tiles
- 7. Timber Flooring to Kitchen, Living & Entry
- 8. Carpet to Bedrooms
- 9. Bathroom Wall Tiles
- 10. Bathroom Floor Tiles

# Traditional Finishes Scheme

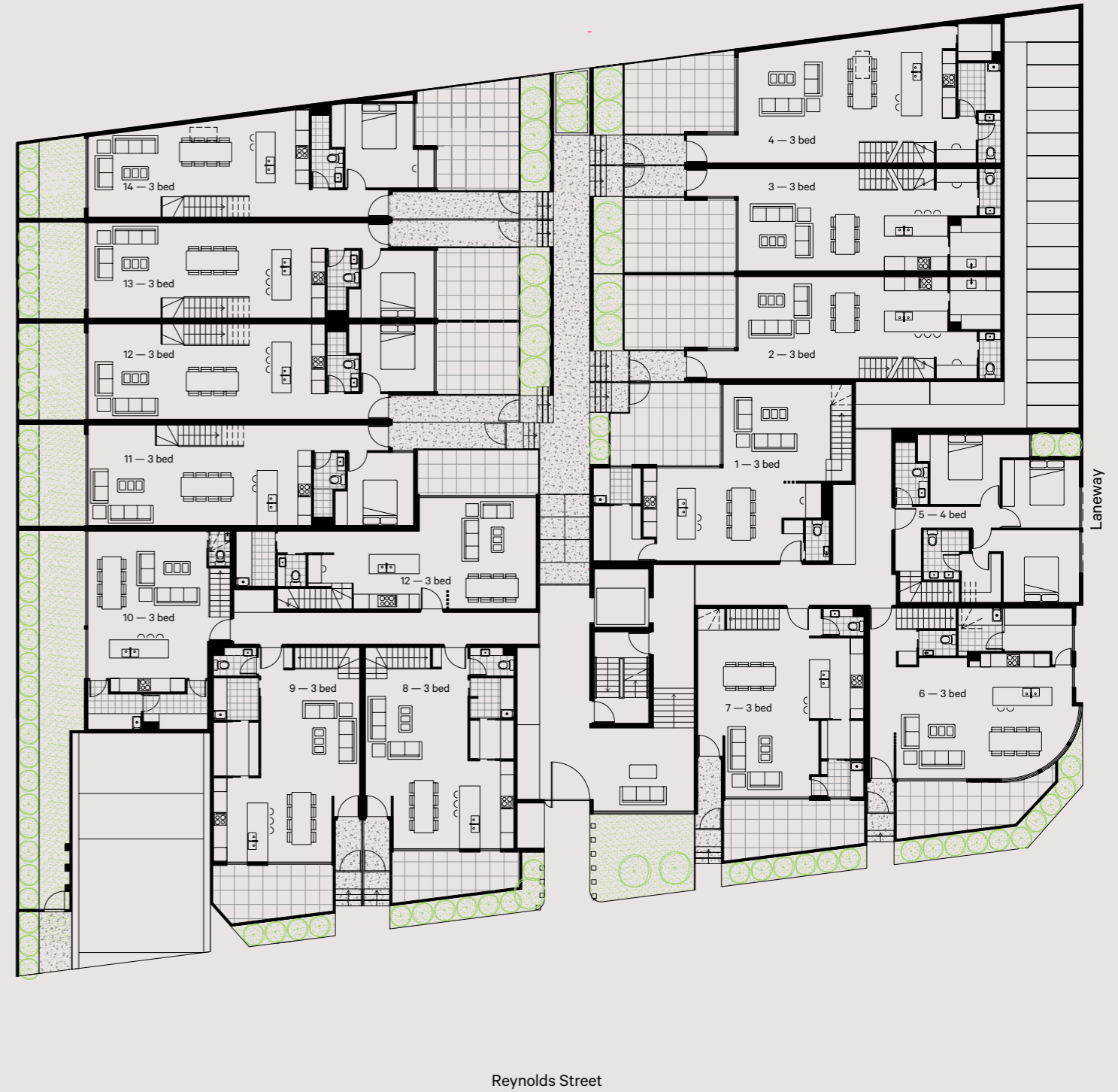


- 1. Wall, Ceiling & Skirting Paint
- 2. Chrome Finish to Kitchen Accessories
- 3. Kitchen Cabinetry & Bathroom Vanity
- 4. Kitchen & Bathroom Benchtop
- 5. Kitchen & Laundry Splashback
- 6. Bathroom Feature Wall Tiles
- 7. Timber Flooring to Kitchen, Living & Entry
- 8. Carpet to Bedrooms
- 9. Bathroom Wall & Floor Tiles

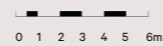
# Basement



# Ground Floor - Townhouses



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# First Floor - Townhouses



Reynolds Street

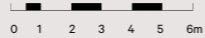
# Second Floor - Apartments



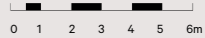
Reynolds Street



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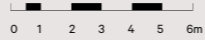


# Third Floor - Apartments

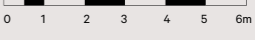
# Fourth Floor - Penthouses



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