

# Trentwood

GLEN IRIS

# Table of Contents

01

**Architecture  
/ Interiors**

PAGE 06-25

02

**Location**

PAGE 26-31

03

**Lifestyle**

PAGE 32-41

04

**Typical  
Floorplans**

PAGE 42-47

05

**Fixtures  
& Fittings**

PAGE 48-51

06

**Investment  
Information**

PAGE 52-55

07

**Project  
Team**

PAGE 58-61

08

**Kokoda  
Property**

PAGE 62-65

Just outside the city lies a  
beauty subtly hidden; a leafy  
village steeped in heritage,  
where Melbourne's iconic  
lifestyle has made its mark.



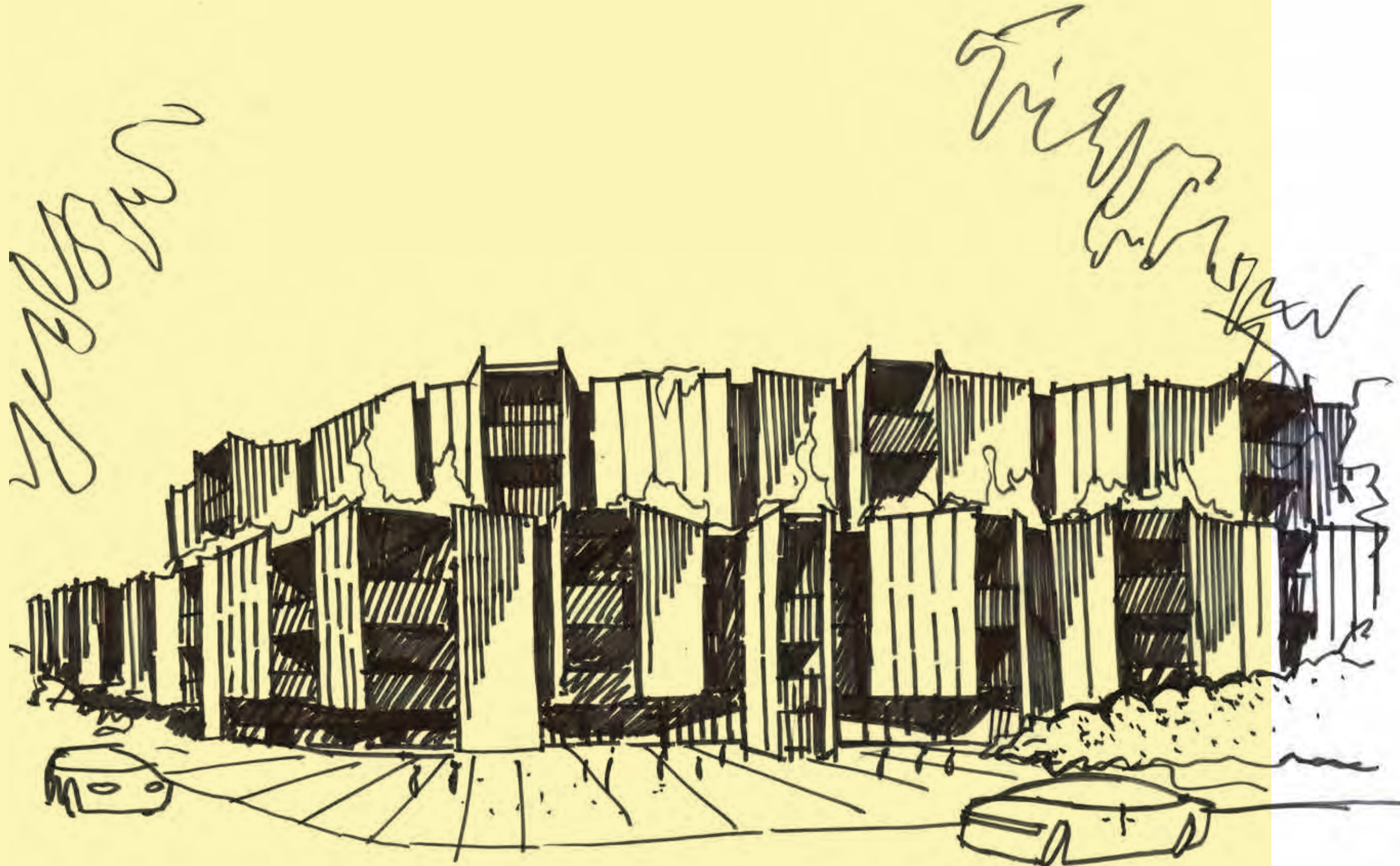
01

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# Architecture / Interiors

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*“We wanted to see it like a series of townhouses being joined together and stacked together, to give that friendly, personal and human scale.”*

*“It’s a great site, unusual; it has an elbow bend, we wanted to create a façade that follows the contour of the elbow, the building leads your eye around to Trent Street.”*

— Ann Lau, Director, Hayball



*Artist Impression – Exterior*TW  
10TW  
11

## Layers of Elegance

Timeless in form and iconic by design, the beauty of Trentwood is fortified in layers of congruent architectural elements. From balconies both recessed and projected that create a sense of rhythm across Trentwood's exterior, to the warm timber screens that lend the façade a linearity that is at once striking and welcoming, this building represents a beautiful convergence of modern and inviting.

25 TRENT STREET, GLEN IRIS

## Transcending Form and Function to Create Repose

As well as having aesthetic value — acting as the defining element of Trentwood's silhouette — the timber shutters that ripple across the façade in various states of open and closed serve the practical function of light filtration and view channeling. Depending on the preferences of residents, these shutters can be adjusted to let in just the right amount of light while still allowing residents to enjoy the view.

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# Beauty Without Compromise

Trentwood's lobby proves that utility does not have to come at the expense of beauty. Echoing the exterior aesthetic of the building, soft-lit wooden panels make for an easy transition between outside and in, while floor-to-ceiling glass panels flood the space with light and warmth. Furnished with soft touches of luxury and complete with a full sweep of communal amenities, the lobby transcends a transitional space to become an extension of home and community.



Artist Impression - Lobby



# Refined to Accentuate Luxury

Trentwood's interiors have been thoughtfully crafted with just the right amount of luxury to create a rich living experience that leaves room to move. While all of the best luxuries are accounted for – such as floor-to-ceiling windows, island breakfast bars and gourmet kitchens – there's still ample floorspace left over for you to personalise.

Artist Impression – Three Bedroom Apartment





Artist Impression - Lounge & Kitchen



## The Building Blocks of a Contented Life

Soft tones that radiate comfort and wooden floors drenched in light are the building blocks of a contented life, designed to complement the nuances of everyday living. But since it's well-known that one size never fits all, apartment layouts come in a diversity of shapes and sizes, making it easier to find a home that's perfectly adapted to the shape of your own life.





Artist Impression – Dining, Kitchen & Lounge

## Rhythm and Harmony

The rhythmic language of Trentwood's exterior is referenced throughout the interior elements, achieving a harmonious dialogue between inside and out. Just as positive and negative volumes give shape and distinction to the building's façade, these undulating depths are used within Trentwood's apartments to create function, form, and a series of comfortable nooks whose purpose is open to interpretation.



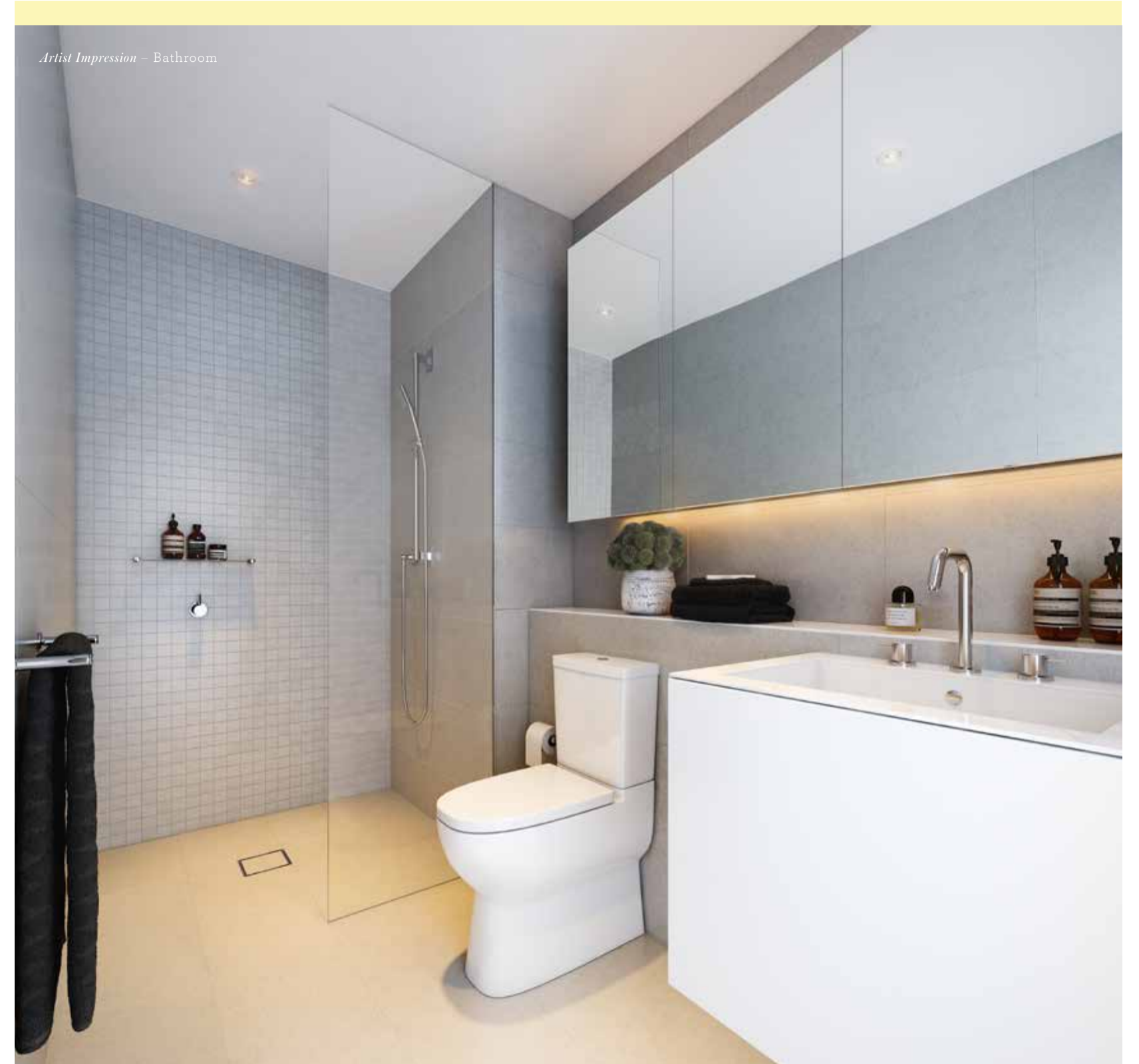
# High End Dining Without Leaving Home

Clad in a material palette that takes cues from the ambience of high end establishments, Trentwood's kitchens take home cooking to new heights of luxury. Storage design that prefers recessed finger pulls to protruding handles contributes to the seamless elegance of the kitchen's aesthetic, while expressed shadow lines throughout joinery elements and 10mm marble detail lend your culinary pursuits a sleek modern edge.

Artist Impression - Kitchen



Artist Impression - Bathroom



# Full of Life, Without the Clutter

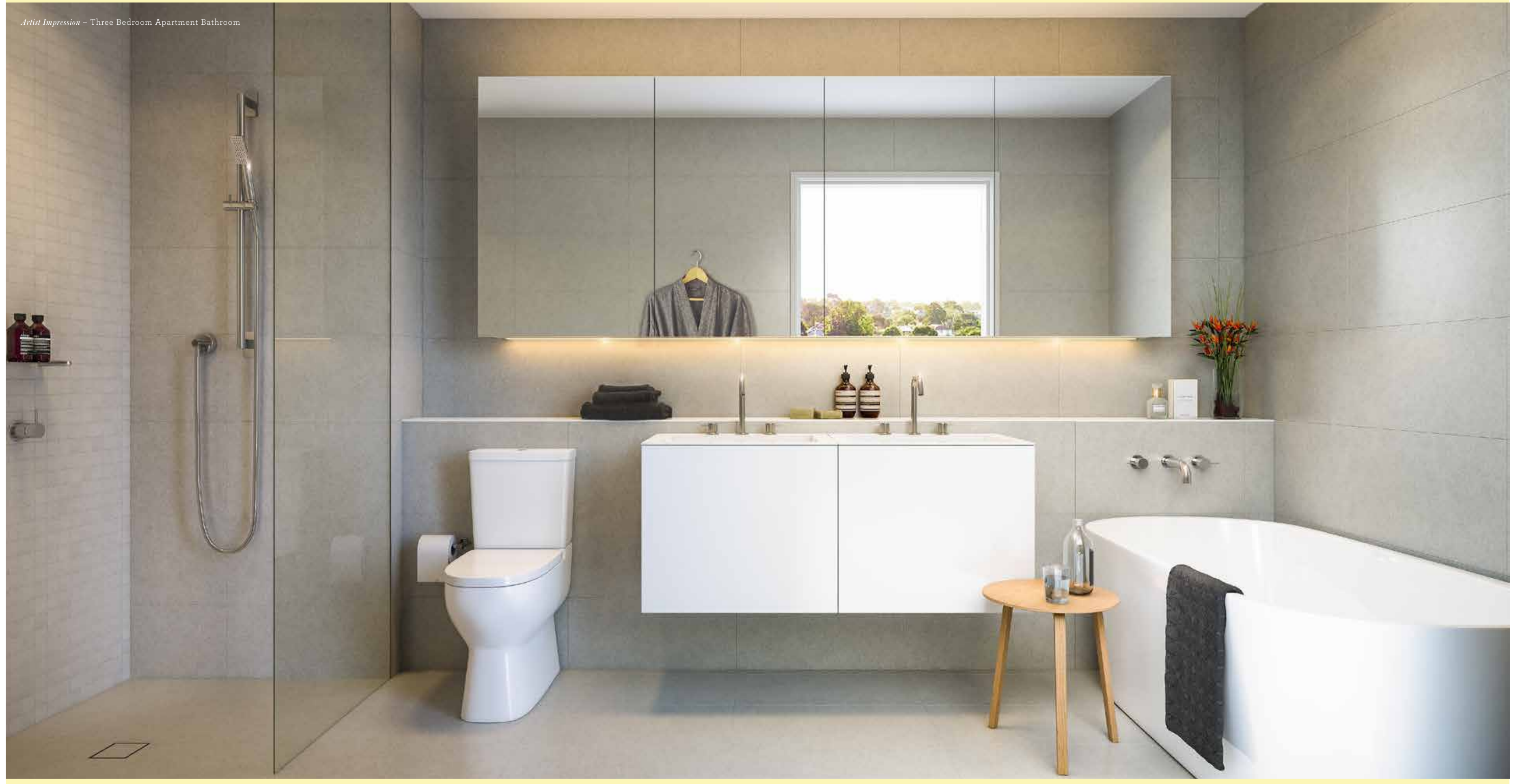
Bathrooms within Trentwood abide by the simple philosophy of clear rooms for clean headspaces. While spacious amenities allow your morning routine to unfurl unobstructed, ample hidden storage gives you space to collect everything that makes up a life, without it getting in the way.



# The Image of a Morning Well-Spent

Dual vanities, high quality fittings and a full sweep of luxurious additions all add up to smoother routines and mornings better spent. Behind Trentwood's seamless and seemingly simple bathroom aesthetic lies an intricate network of interactive design elements, thoughtfully curated and carefully crafted to create your daily experience of serenity.

Artist Impression – Three Bedroom Apartment Bathroom





# Rooftop Terrace — Landscape Plan

## Character Imagery



CLIMBERS ON ARBOUR SHELTER



OUTDOOR LOUNGE SETTING



KITCHEN GARDEN



SHARED DINING FACILITIES



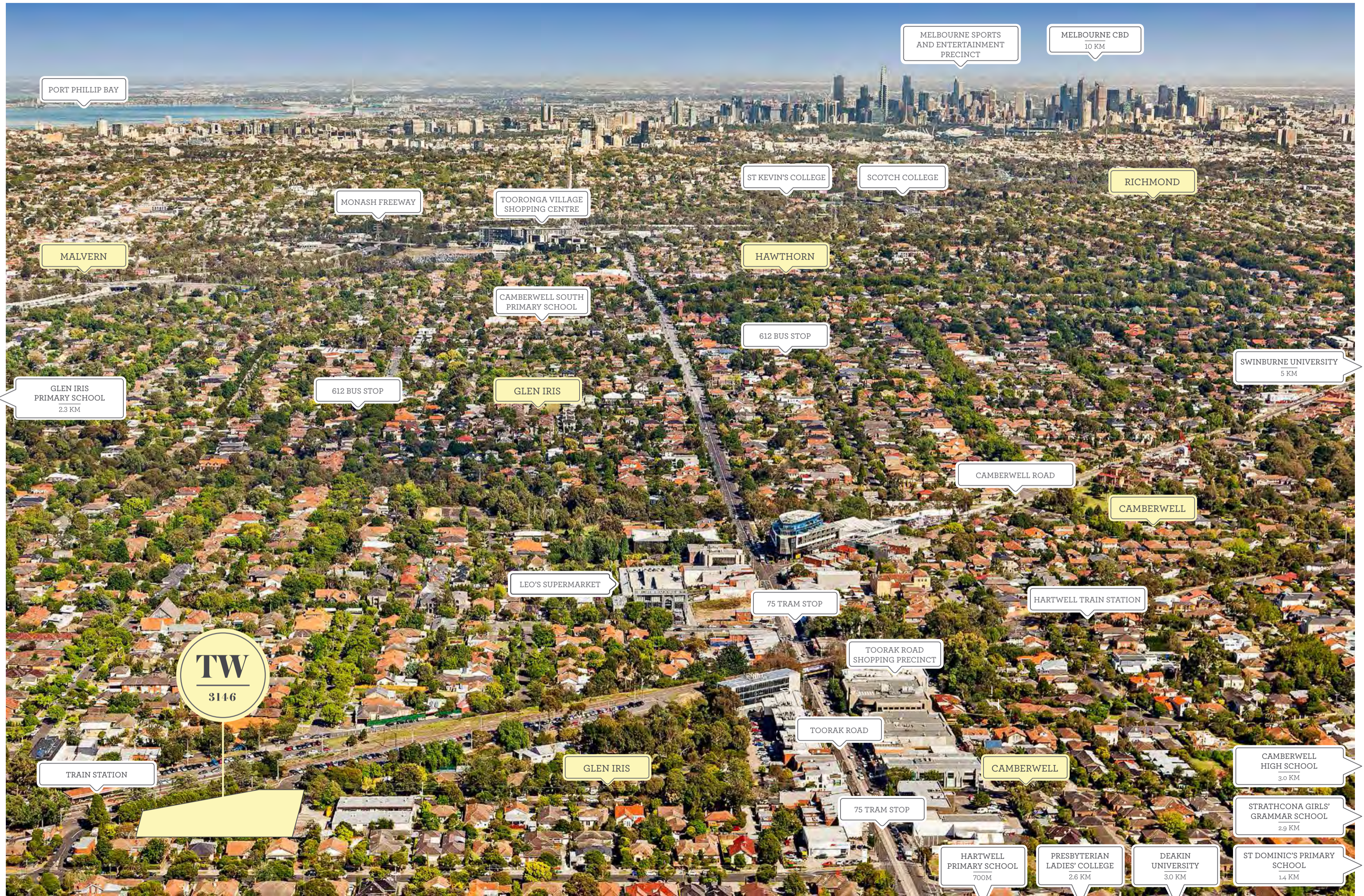




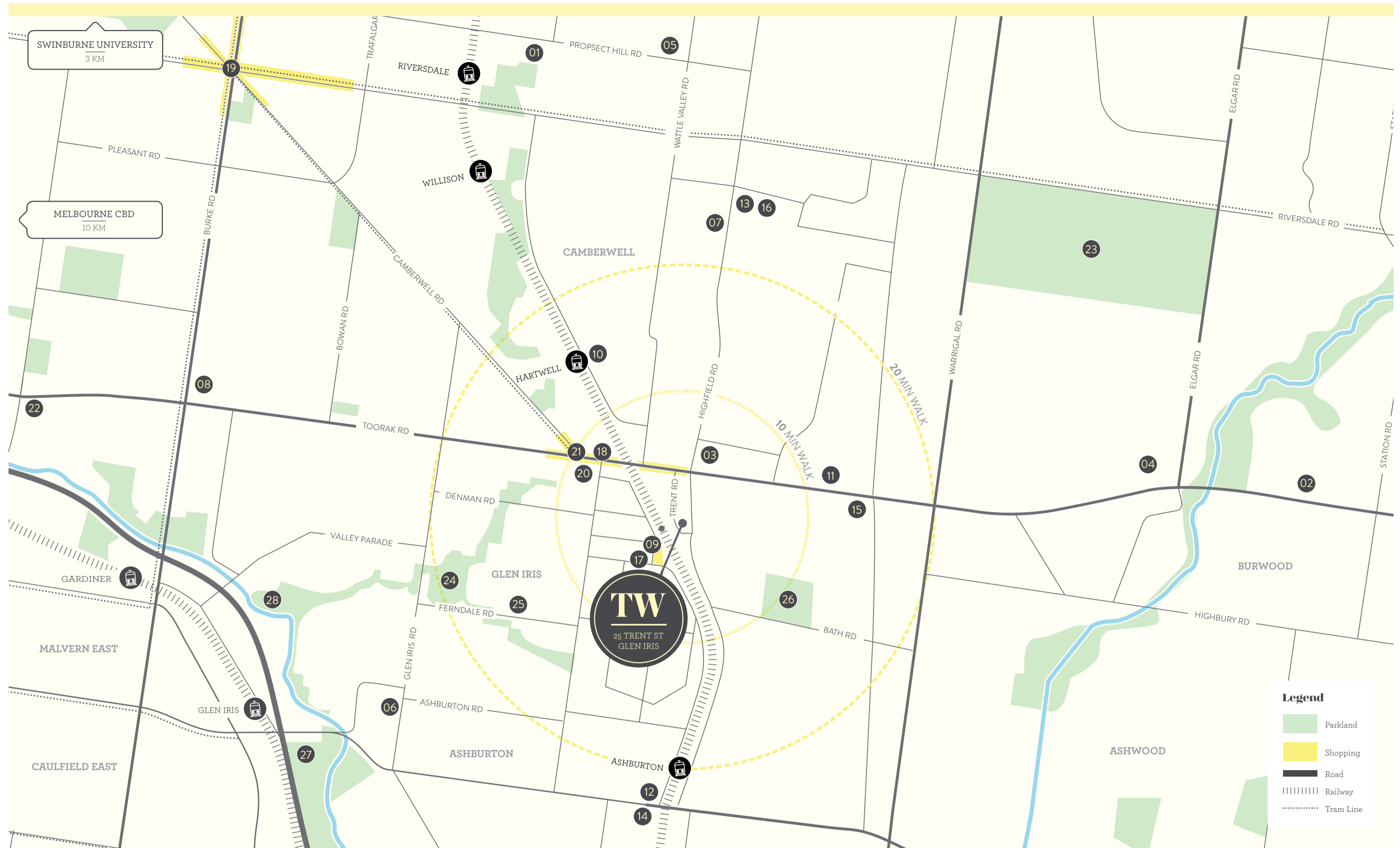
## Location

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# Location Map

### EDUCATION

- 01. CAMBERWELL HIGH
- 02. DEAKIN UNIVERSITY
- 03. HARTWELL PRIMARY SCHOOL
- 04. PRESBYTERIAN LADIES' COLLEGE
- 05. STRATHCONA
- 06. GLEN IRIS PRIMARY SCHOOL
- 07. ST. DOMINIC'S PRIMARY SCHOOL

### EAT / DRINK

- 08. BAKERS WIFE
- 09. BABA SUS
- 10. FORDHAM'S MILK BAR
- 11. HARVEST BLEND
- 12. MILK CLOUD CAFE
- 13. MIMI'S PIZZA
- 14. THE RESIDENT
- 15. SANTUCCI'S CAFE
- 16. 3 DUCKS IN A ROW
- 17. GOLDEN CHILD
- 18. VERONA 39

### SHOPPING

- 19. CAMBERWELL JUNCTION
- 20. LEO'S SUPERMARKET
- 21. TOORAK RD LOCAL SHOPS
- 22. TOORONGA VILLAGE

### LEISURE

- 23. WATTLE PARK GOLF COURSE
- 24. FERNDALE PARK
- 25. BIKE & WALKING TRACKS
- 26. HARTWELL SPORTSGROUND
- 27. GLEN IRIS PARK
- 28. NETTLETON RESERVE





03

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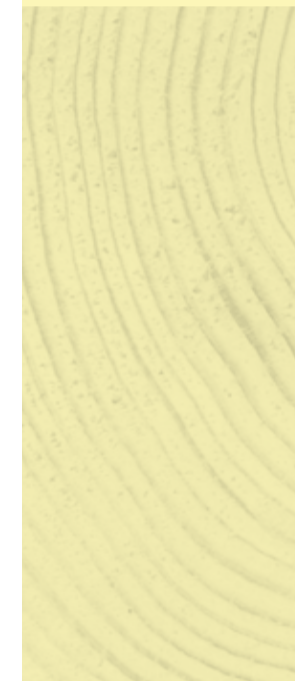
## Lifestyle

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# Equipped for Life

Located in close proximity to some of the most coveted campuses in the country – with institutions such as Presbyterian Ladies' College, Deakin University and Hartwell Primary only a short drive away – the educational environment in Glen Iris will ensure your little ones are well-equipped for a life of success.



# Life as it's Meant to be Lived

Trentwood is a vision of life as it's meant to be lived. Only 10km from Melbourne CBD, reality is easily accessible – but also easy to escape. Nestled in a leafy pocket only metres from Toorak Road – on the cusp of Camberwell – this is a rare opportunity to achieve the delicate balance between peace and proximity, seclusion and status.



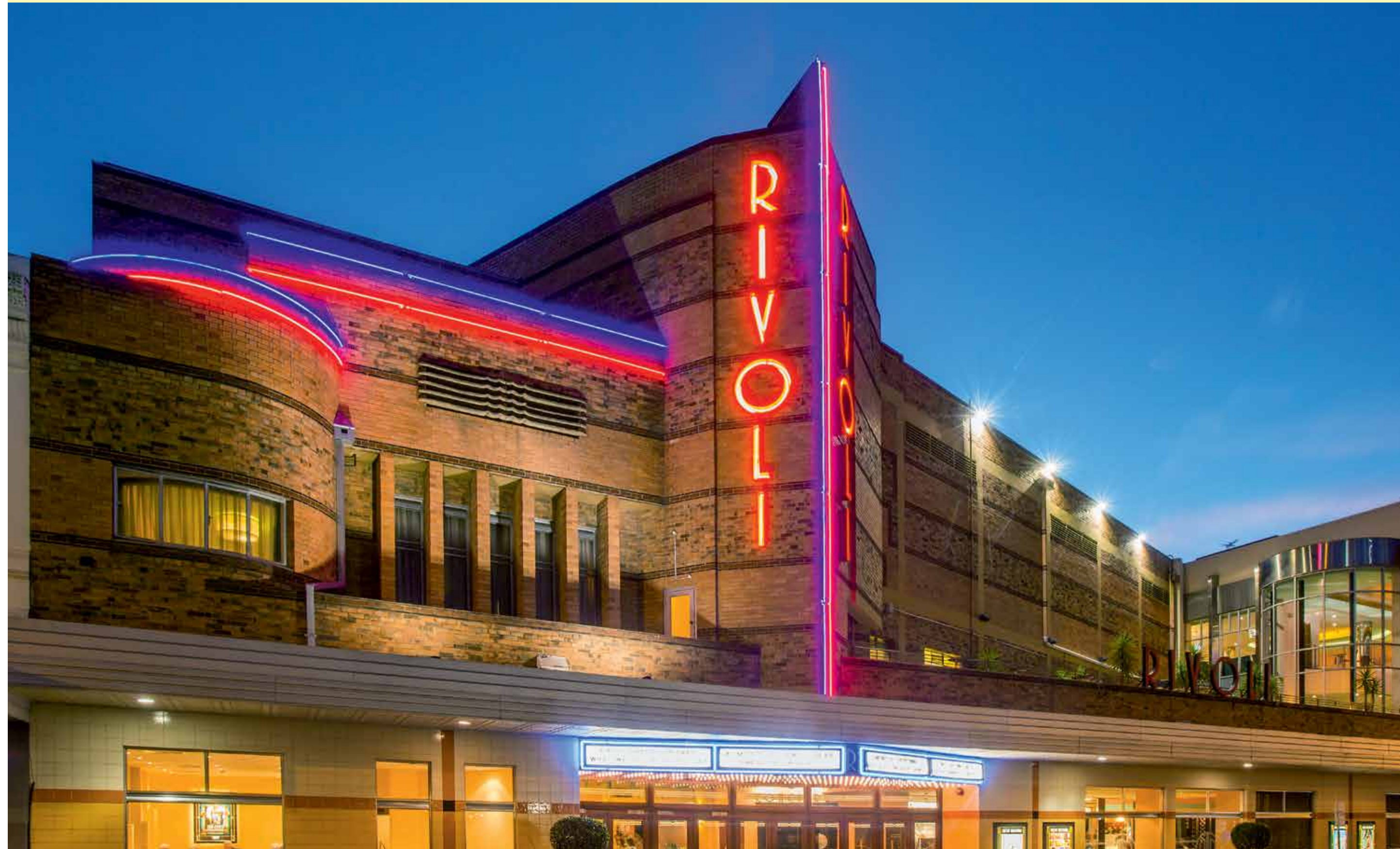
# The Golden Age of Glen Iris

Both in function and form, the Rivoli Theatre is a landmark in neighbouring Camberwell; a beacon of cultural enrichment as much as it is of exemplary design, with a history as rich and complex as the films that grace the screens within.

The theatre is renowned in particular for its architectural form, as a classic example of the celebrated Jazz Moderne style in conjunction with Art Deco. It is also lauded as one

of the most intact surviving works of celebrated architects H. Vivian Taylor.

Having been renovated in 2000 in keeping with its original form – but with modernised additions such as the rooftop bar – the Rivoli Theatre as it stands today is a bewitching mixture of old and new; a stately reminder of old world glamour and modern proof that the Golden Age of the area is still in full swing.

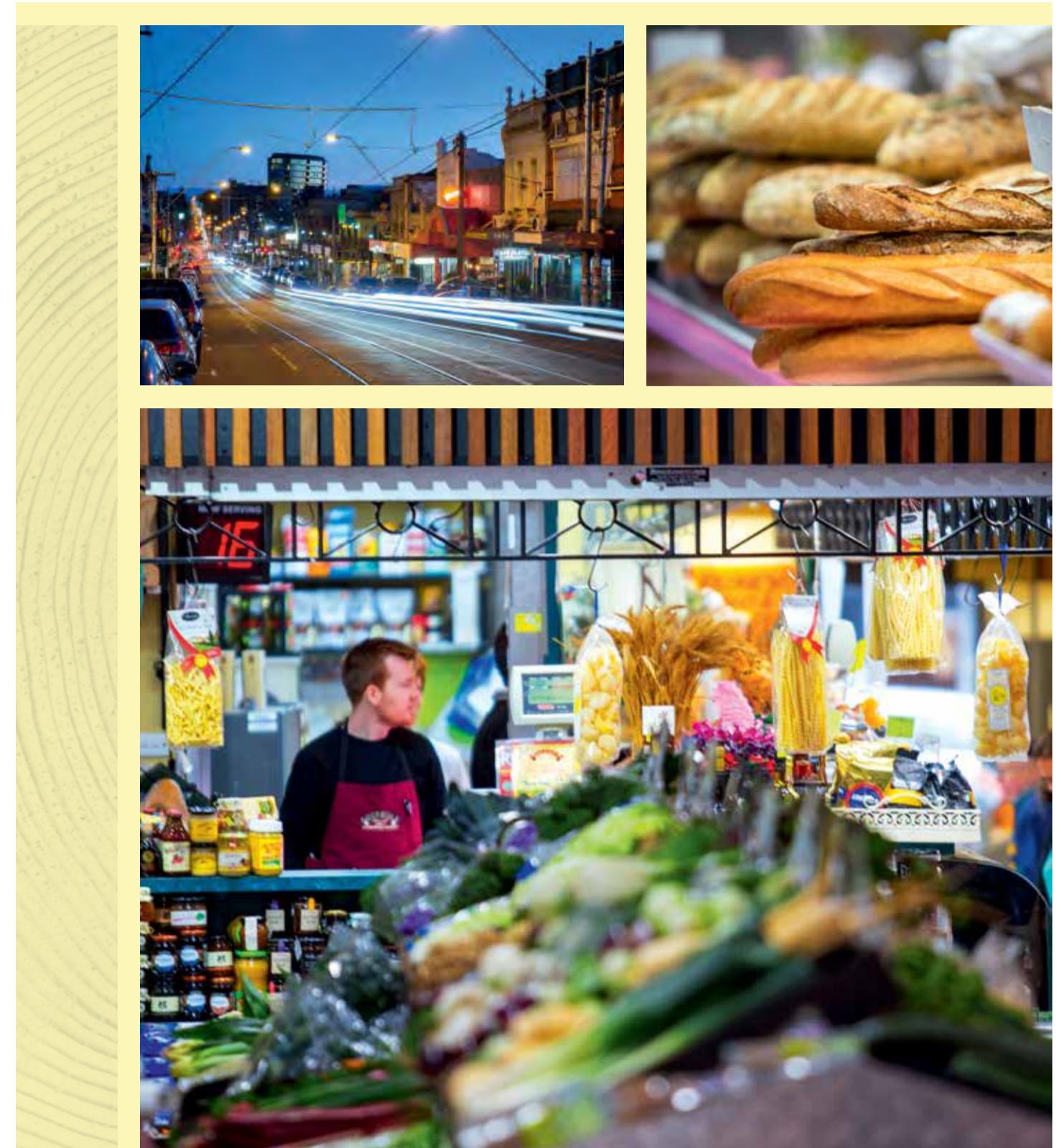




# Peace and Proximity, Seclusion and Status

Situated on a cycling path that runs to Gardiners Creek, Ferndale Park is a beautiful idyll for sunseekers of all ages. Well-stocked with play equipment, BBQ facilities, sports ovals and rest areas, head here when you feel the need to breathe fresher and easier.

A hole with a view. Take a trip to Wattle Park Golf Course as much for the game as for the view. These first-class fairways boast nine well-established holes that are played against a backdrop of winding creek and clear city skyline.



For a more upmarket shopping experience, take your trolley to Leo's Fine Food & Wine Supermarket. Part of a trio of gourmet grocers located in Kew, Heidelberg and Glen Iris, Leo is giving bigger supermarket chains a run for their money, finding success in a philosophy of quality over quantity.

Come for the custard donut, stay for the ambience. The Baker's Wife in Hawthorn has built an unshakable local reputation on old-world service and out-of-this-world pastries. Run by a husband-and-wife team of baker and server, together this talented duo pack a tasty punch.



# Street Smarts

With Camberwell Junction and Toorak Road shopping hubs in close proximity, you'll never be short of clothing racks to peruse, or activities to pursue. With a combined total of over 600 stores – representing everything from fashion to produce to homewares to beauty parlours – you can happily get lost while finding new obsessions.

Zinc Boutique is where cult brands come to play in Glen Iris. With a line-up of designers that reads like the A-list of modern makers – boasting icons from Karen Walker to Tom Dixon – and with products to beautify every part of your home and body, Zinc accomplishes that rarest of feats: holding everything you desire under one roof.



Living in Melbourne, sometimes it can seem like there are more cafés than people. Living in Glen Iris, it can seem like the best ones are right in your backyard. Located in close proximity to a number of vibrant shopping strips with their own healthy hospitality options, you'll never be short of bar nor barista.

Far from your average milk bar of days yore, Fordham's Milk Bar has upped the ante in keeping with Melbourne's entrepreneurial café culture. Still

honouring its former existence as a grocer, you can now purchase your milk and MyKi with a side of coffee and eggs.

From AM to PM, step into Mimi's Pizza to experience the unexpected yet delightful marriage of Mediterranean menu and Australian charm. Blending decorative elements of the modern European brasserie with a relaxed, local atmosphere, come here to enjoy bold flavours and old favourites.







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## Typical Floorplans

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## 1 Bedroom + Study / 2nd Bedroom

INTERNAL	47 m <sup>2</sup>
EXTERNAL	9 m <sup>2</sup> *
TOTAL	56 m <sup>2</sup>

\*Varies



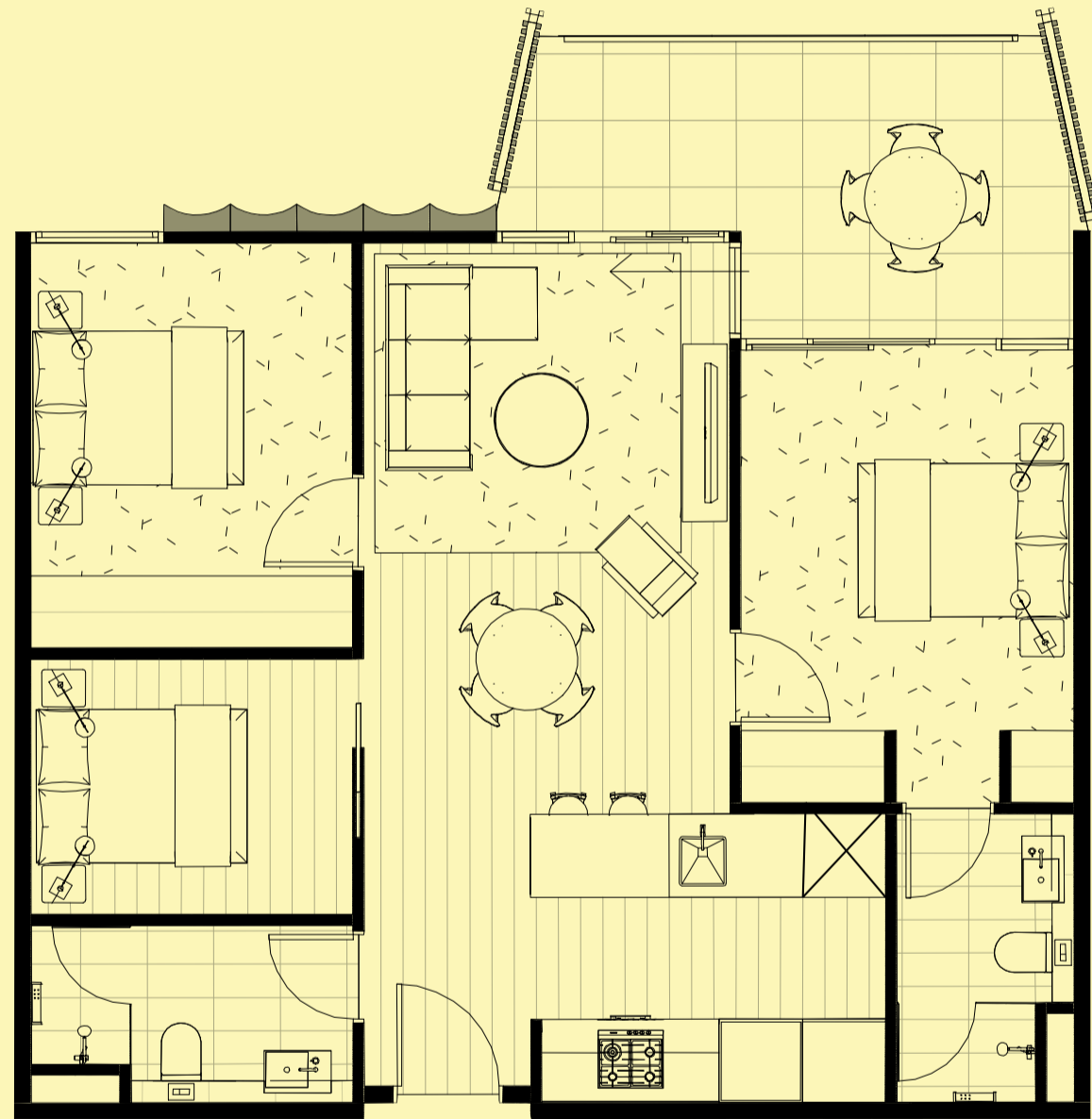
Note. Areas referred to on this marketing drawing have been determined according to the Property Council of Australia guidelines (Method of Measurement for residential property) and method of measurement may not relate to the boundaries described or shown on the Plan of Subdivision for this development. All areas shown are approximate. The information contained herein has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agent will not be responsible for any error or mis-description which may appear. Prospective purchasers or leasees are therefore advised to make whatever investigations they deem necessary.



## 2 Bedroom + Study / 3rd Bedroom

INTERNAL	75 m <sup>2</sup>
EXTERNAL	12 m <sup>2</sup> *
TOTAL	87 m <sup>2</sup>

\*Varies



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## 3 Bedroom + Study

INTERNAL	123 m <sup>2</sup>
EXTERNAL	18 m <sup>2</sup> *
TOTAL	141 m <sup>2</sup>

\*Varies



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## Fixtures & Fittings

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# Specifications



## Kitchen and Laundry

SINK	Single stainless steel (1 & 2 Bedrooms) Double sink stainless steel (3 Bedrooms)
KITCHEN MIXER	Square single lever
COOKTOP	Miele stainless steel
OVEN	Miele stainless steel
RANGEHOOD	Miele built in rangehood
DISHWASHER	Miele fully integrated dishwasher (3 bedrooms) Ilve integrated compact dishwasher (1 & 2 bedrooms)
LAUNDRY TROUGH	Stainless steel to selected apartments
LAUNDRY MIXER	Chrome lever
WASHING MACHINE	Chrome stops
STOPS	
BENCHTOP	Selected natural stone



## Living Areas and Bedrooms

FLOORING	Selected carpet to bedrooms & living (standard) Selected timber to living (3 bedroom) Selected tile to kitchen (standard)
WALLS/CEILINGS	Selected paint finish to plasterboard
SKIRTING & ARCHITRAVES	Selected paint finish to skirting & architrave
LIGHTING	Selected recessed down lights
WARDROBE	Robes with hanging rail and shelves

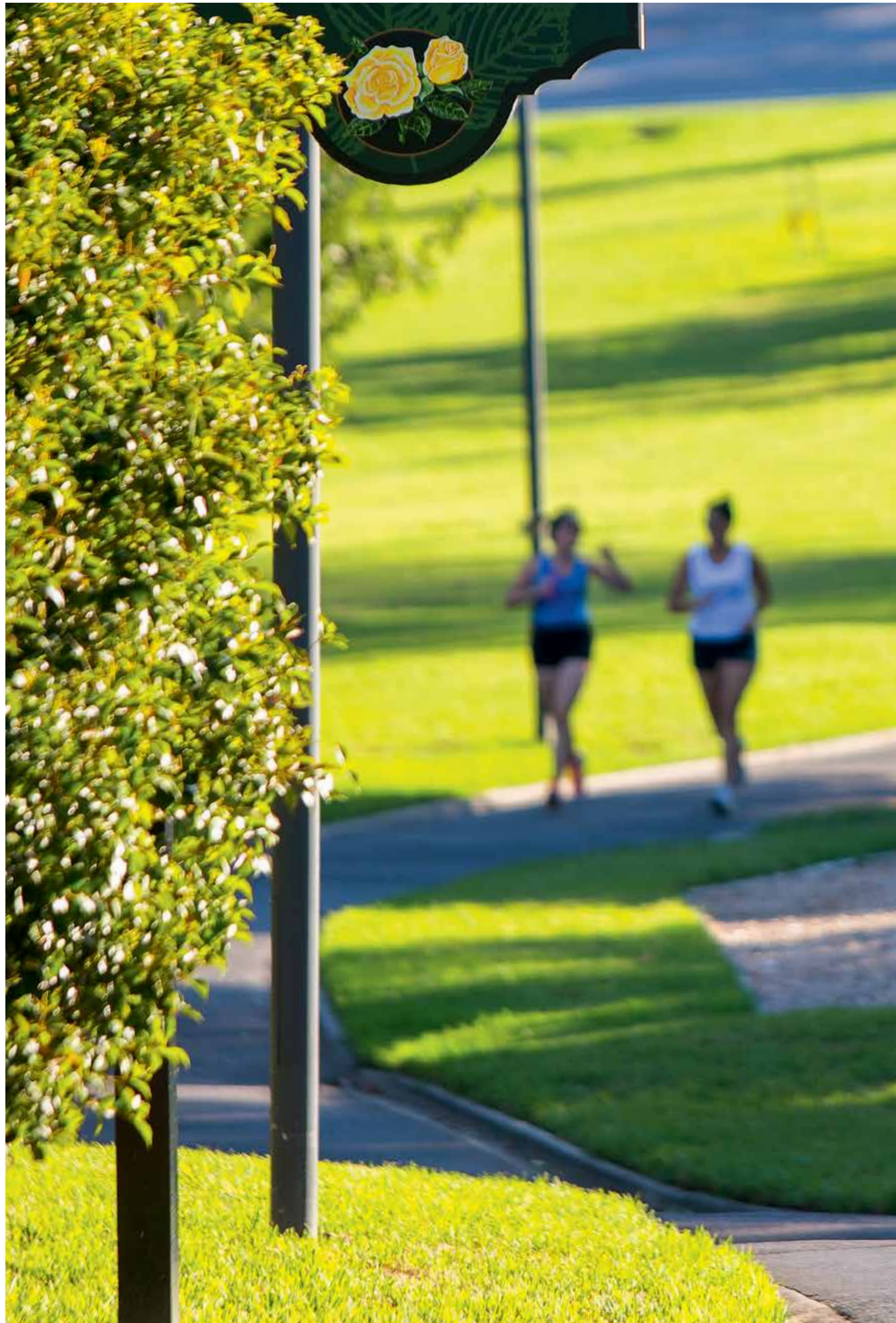
## Bathroom

BASIN	Vitreous china basin
BASIN MIXER	Chrome spout and mixer
TOILET SUITE	White toilet suite with soft close set
SHOWER TAPWARE	Single lever mixer with shower rose
MIRROR	Decor mirror
ACCESSORIES	Towel rail, toilet roll holder, shower shelf
FLOOR & WALL TILE	Selected tile
FLOOR GRATE	Square floor grate
FREESTANDING BATH	Free standing bath (3 bedroom - master ensuite)
BENCHTOP	Selected natural stone



Disclaimer: Finishes, fixtures & fittings may be changed without notice with items of similar or superior quality





06

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# Investment Information

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## Reasons to Invest in Glen Iris

Median Price Growth over 12 month period

**11.57 %**

Average Rental Yield of Apartments

**4.91%**

% of Households with Annual Income Over \$80K

**53%**

Median House Price RP Data, Feb 2015

**\$1.8M**

3 Year Capital Growth

**21%**

% of Residents Working in Managerial or Professional Roles

**59%**

Median Unit Price RP Data, Feb 2015

**\$571K**

5 year Capital Growth

**43%**

Rental Vacancy vs Melbourne Average (4.4%)

**1.9%**

## Glen Iris Statistics

Population

**24,948**

Number of Units

**1,521**

Number of Houses

**4,296**

Highest House Sale Price in 2014

**\$8M**

## 8 Reasons to Invest in Trentwood, Glen Iris

### Premium Location

Just 10km from Melbourne CBD. Central to train stations, multiple tram and bus routes, Melbourne's best schools and Deakin University.

### Boutique Style Development

Trentwood comprises only 92 apartments across a large parcel of land (3125m<sup>2</sup>) resulting in a low rise boutique style development.

### Local Community and Cafés

A well-established neighbourhood full of large period homes, a mouth-watering cafe culture, classic village shopping and excellent freeway access, makes Glen Iris a highly desirable place to live.

### Acclaimed Interior Designer

Carr Design Group, headed by the much-awarded Sue Carr, is one of Australia's most influential multidisciplinary design firms. For over 40 years, Carr has exceeded expectations and been at the forefront of residential design and trends.

### Low Supply of New Apartments

Strong demand of white collar residents coupled with extremely low supply of apartments, resulting in strong rental yields and capital growth.

### Designed for the Owner Occupier

Quality finishes - Miele appliances, stunning timber oak flooring and 10mm marble bench tops.

### Perfect Layouts

This development site lends itself to a building envelope that provides apartments with wide frontages resulting in apartments with the ideal layout and natural light.

### Recognised Architects and Developer

Project team is an award-winning collaboration of architects, interior designers and developer who have won the following awards:

- 2014 UDIA Best Medium Density award
- 2013 Best Custom Built Home award
- 2013 Residential Architecture award
- 2013 Urban Design- Architecture award



# Education

Melbourne is considered the leading city for superior quality in education not only in Australia, but also in the international arena.



## Deakin University

47,000 STUDENTS | 3KM FROM GLEN IRIS

Deakin University is the sixth largest university in Australia, with approximately 47,000 higher education students in 2014 and ranked in the top 3% of the world's universities. Established in 1974, the university was named after the leader of the Australian Federation Movement and the nation's second Prime Minister, Alfred Deakin.

## Swinburne University

53,316 STUDENTS | 5KM FROM GLEN IRIS

Swinburne is ranked among the top 400 universities in the world. With a progressive culture of innovation, industry engagement and social inclusion built over its hundred year history, Swinburne has grown to become one of Australia's leading institutions.



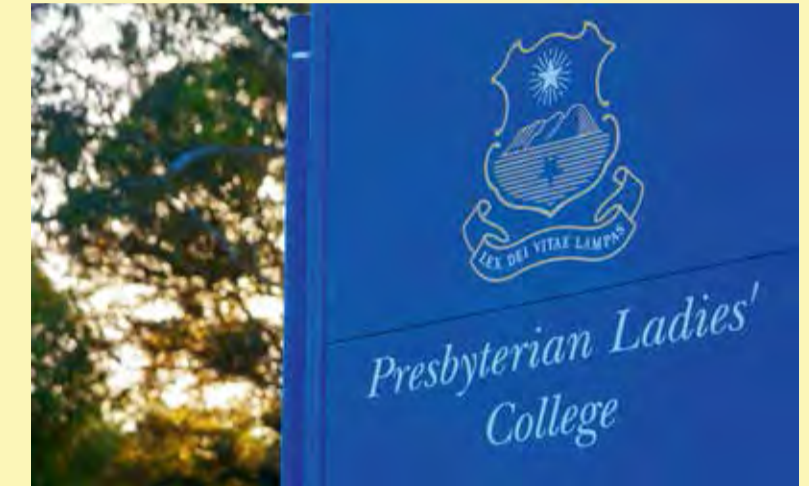
## Presbyterian Ladies' College

1,450 STUDENTS | 2.6KM FROM GLEN IRIS

Presbyterian Ladies' College (PLC) is one of Melbourne's leading independent private schools located in Burwood.

Founded in 1875 at East Melbourne, PLC was one of the first independent schools for girls in Australia.

The College has a non-selective enrolment policy and currently caters for approximately 1,450 students from the Early Learning Centre (ELC) to Year 12.



## Scotch College

1,868 STUDENTS | 5KM FROM GLEN IRIS

Scotch College is an independent boarding school for boys, located in Hawthorn. It is one of Melbourne's most prestigious boys' schools.

It is one of the wealthiest schools in Australia. The College was established in 1851 as "The Melbourne Academy" in a house in Spring Street, Melbourne. It is the oldest extant secondary school in Victoria and celebrated its sesquicentenary in 2001.







07

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# Project Team

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# Project Team

## DEVELOPMENT BY KOKODA

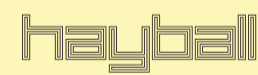
Kokoda Property has built an impressive reputation as being one of Melbourne's finest Boutique Developers. Kokoda is committed to building quality property and delivering a residence and service that exceeds even the highest of expectations. Recent and current projects include Lex - South Yarra, Infinity - Oakleigh, Leo - Hawthorn East, Montrose - Hawthorn East and Evergreen - Ivanhoe. The team at Kokoda Property assures the client the finest boutique residences and an unparalleled level of customer service during and after construction. Boutique design led residences underpinned by a heritage of craftsmanship, quality and authentic personalised service.

Having completed a plethora of luxury homes and apartment developments in and around Melbourne, Kokoda's experience and knowledge base has grown on a grand scale and is continuing to aspire to greater heights. Every Kokoda Property is created to be a pleasure to live in, invest in and enjoy for years to come.



## ARCHITECTURE BY HAYBALL

Hayball is an architecture, urban design and interior design practice with offices in Melbourne and Sydney. With 100+ staff and three decades of experience, the practice has realised hundreds of projects, from multi-residential towers to bespoke luxury dwellings; 21st century learning environments, in both primary and secondary schools, to collaborative learning and teaching spaces in the tertiary sector; feasibility studies to the master planning and urban design of mixed-use precincts and entire suburbs; and, from the refurbishment of corporate interiors to the full design and fit-out of commercial premises.



## INTERIOR DESIGN BY CARR

Carr Design Group, headed by the much awarded Sue Carr, is one of Australia's most influential multidisciplinary design firms. For over 40 years, Carr has exceeded expectations. The team of architects led by Chris McCue and interior designers directed by Dan Cox maintain a position as leaders of design practice and thinking. A host of successful outcomes and long-standing client relationships are testament to their team's consistency and commitment. Their clients expect more than design: extraordinary living spaces that are as practical as they are inspiring, spaces that stand the test of time, with their recent project working on Australia 108.



## PROJECT MARKETING BY 360

Australia's leading full-service, residential development sales and marketing agency, 360 Property Group capitalises on over 30 years experience and is responsible for over 18,000 residential apartment sales to date. 360 Property Group's outstanding reputation has built on providing expert management on projects from start to finish, delivering to its clients a comprehensive service unmatched in the industry. With a thorough, sophisticated understanding of the sector and its market, 360 Property Group understands the true meaning of getting a residential product right.







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# Kokoda Property

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# Projects



MATHOURA RD | 103 Mathoura Rd, Toorak



MONTROSE | 8 Montrose St, Hawthorn East



Q1 | 16-18 Queen St, Blackburn



INFINITY | 19-21 Hanover St, Oakleigh



LEX | 119 Alexandra Avenue, South Yarra



YARRAWONGA



LEO | 18 Camberwell Rd, Hawthorn East



172 Kooyong Rd, Toorak



EVERGREEN | 1 Westley Avenue, Ivanhoe



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