



# IVORI

GLEN IRIS

Contemporary Residences



1707-1709 Malvern Road, Glen Iris

Situated in the heart of Melbourne's South East, Ivori presents eight exclusive residences. Each home exudes elegance and sophistication from within a leafy setting. Generously proportioned spaces and premium finishes ensure every detail at Ivori has been carefully considered by leading architectural studio, Mezz Group.

Tranquil living flows seamlessly from within your home to the quaint and serene surroundings of Glen Iris. The locality offers effortless living with a variety of parks and picturesque pockets. It is a vibrant area, rich in history, that has everything you may need just a short stroll away.







A modern interpretation of a heritage style, these residences reflect the unique language and character of Glen Iris. The townhouses take inspiration from surrounding period homes and the existing examples of striking art deco architecture scattered around the Glen Iris locale. Although modern in design, Ivori sits harmoniously within the existing streetscape and pays homage to the surrounding heritage homes.

A private, landscaped walkway along the side of the building provides access to each residence. Each home has been afforded with secure off-street parking in double garage spaces underground, offering an abundance of space for you to store any additional items that you would prefer out of the home.

Each level contrasts texturally, creating a rich visual impact that exudes modern elegance. The façade comprises of a simple material palette of travertine stone, artisan render and metal detailing. Ivori's architectural design brings contemporary sophistication to the historic neighbourhood whilst sitting harmoniously with surrounding heritage homes.











A well-designed kitchen creates a functional and inviting space for family and friends to gather. Ivori's kitchens have been meticulously crafted with premium finishes that exude luxury. The Signorino natural stone benchtop is both practical and beautiful. Full height joinery heightens the space and provides generous storage, while Asko appliances, light oak timber finishes and brass tapware create a sense of sophistication and opulence.



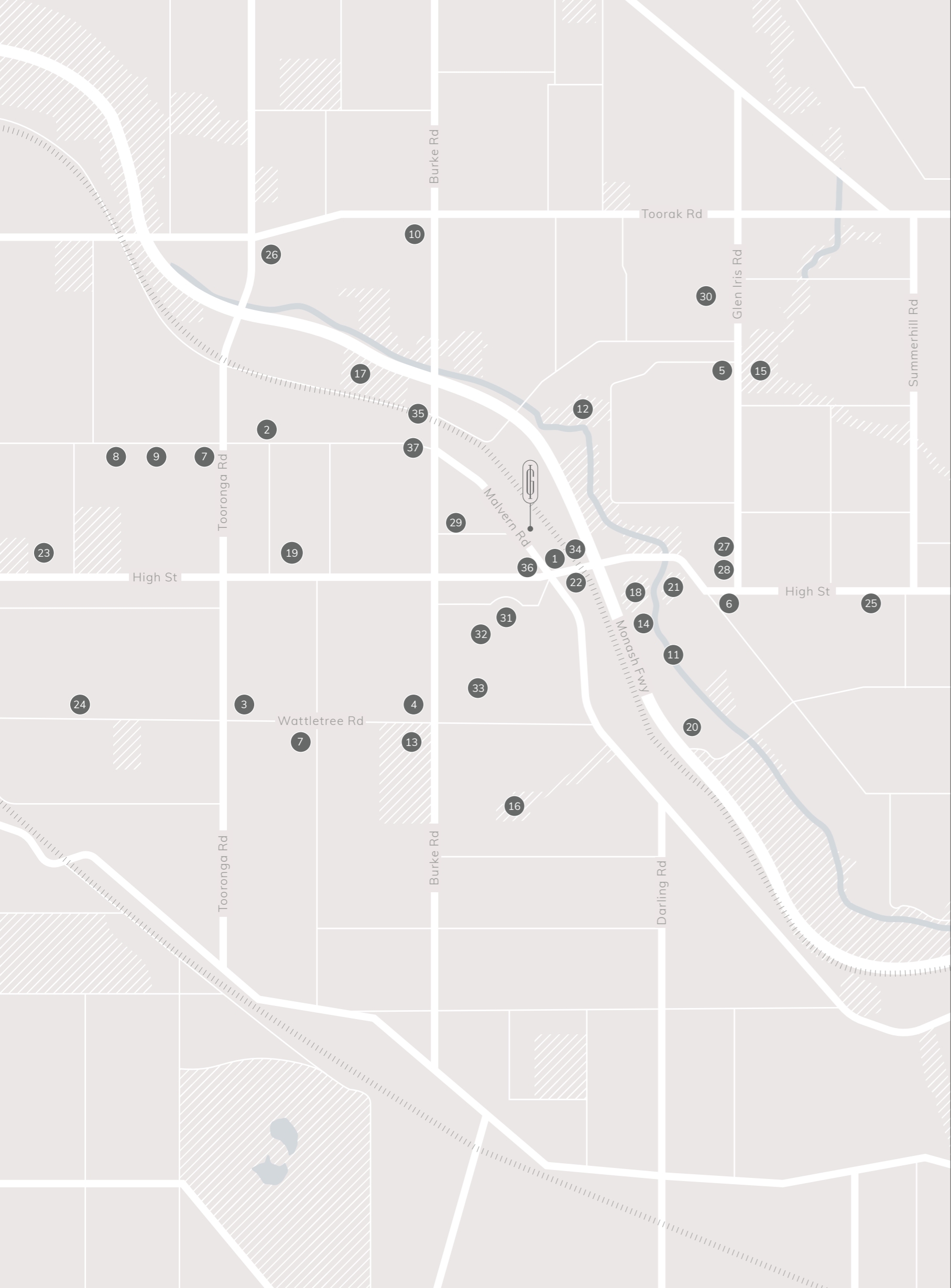


At Ivori, you are presented with well-orientated design, three metre high ceilings and a clean canvas providing an opulent base for you to add your own touch. Admire your home as you step through the doorway – a stunning cultivation of subtle tones and textural finishes. The thoughtful design and generous use of space allows for ample natural light to flood the interiors. Engineered timber floorboards in light oak adds a warmth and softness throughout the home, further enhancing the open plan space.





The master suite is designed to feel opulent and inviting, creating the perfect space to start and end your day. Neutral tones selected for the bedrooms and ensuites offer simplicity and sophistication. With an abundance of natural light streaming through double glazed windows and soft carpet underfoot, results in the epitome of comfort.



04 Location  
A Charming Neighbourhood.

Glen Iris, south-east of the city, is leafy, well established and ideal for families. It features some of Melbourne's finest schools, exceptional access to public transport, gorgeous period homes and numerous quaint, green pockets to explore – just a mere 10 kilometres from the CBD.

Dining

1. Platform Espresso
2. Mr Foxx
3. Fergus Café
4. Riserva
5. Glen Iris Pantry
6. Mr Tucci
7. Saint Jaxie Café
8. Neon Tiger
9. Clubhouse Malvern
10. Napa Glen Iris

Parks & Recreation

11. Gardiners Creek Trail
12. Glen Iris Park
13. Central Park
14. Nettleton Park
15. Ferndale Park
16. Hedgeley Dene Gardens
17. Gardiner Park
18. TH King Oval
19. Harold Halt Swim Centre
20. East Malvern Tennis Club
21. Glen Iris Cricket Club

Services

22. Australia Post – Glen Iris LPO
23. Malvern Library
24. Cabrini Malvern
25. Glen Iris Medical Centre
26. Tooronga Village

Education

27. Glen Iris Primary School
28. Glen Iris Road Kindergarten
29. Saint Roch's Primary School
30. St Cecilia's Primary School
31. Korowa Anglican Girls' School
32. Sacre Coeur
33. Caulfield Grammar Malvern OSHC

Transport

34. Glen Iris Train Station
35. Gardiner Train Station
36. Number 6 Tram Malvern Rd/High St
37. Number 72 Tram Glenarm Rd/Malvern Rd

Central Park

Eric Raven Reserve

TH King Oval

Glen Iris Park

Glen Iris Train Station



Gardiners Creek Trail

Nettleton Park

Melbourne CBD

Monash Freeway





The numerous sports grounds and parks of Glen Iris including TH King Oval and Glen Iris Cricket Club provide a friendly, family atmosphere. While, Ferndale Park, Central Park Gardens and Nettleton Reserve invite you to enjoy picnics, walking, or sporting activities in open green spaces.





05 Lifestyle  
A flourishing shopping scene.



Life at Ivori comes with a wide offering of shopping and dining venues. Tooronga Village Shopping Centre has a supermarket and specialty stores as well as some fantastic cafes, restaurants, and bars. For some self-indulgent retail therapy head to High Street, Armadale, where you will discover a curated mix of world class boutiques to fulfill all your shopping needs.



05 Lifestyle  
A leafy setting.



For your daily coffee, visit Mr Tucci. A modern and comfortable hangout renowned for their specialty single origin coffee, friendly service and seasonal food. Alternatively, visit the new kid on the block - Napa Glen Iris. A café that is a little bit nostalgic and a little bit fancy, offering an array of fresh pastries and some of Melbourne's finest coffee.

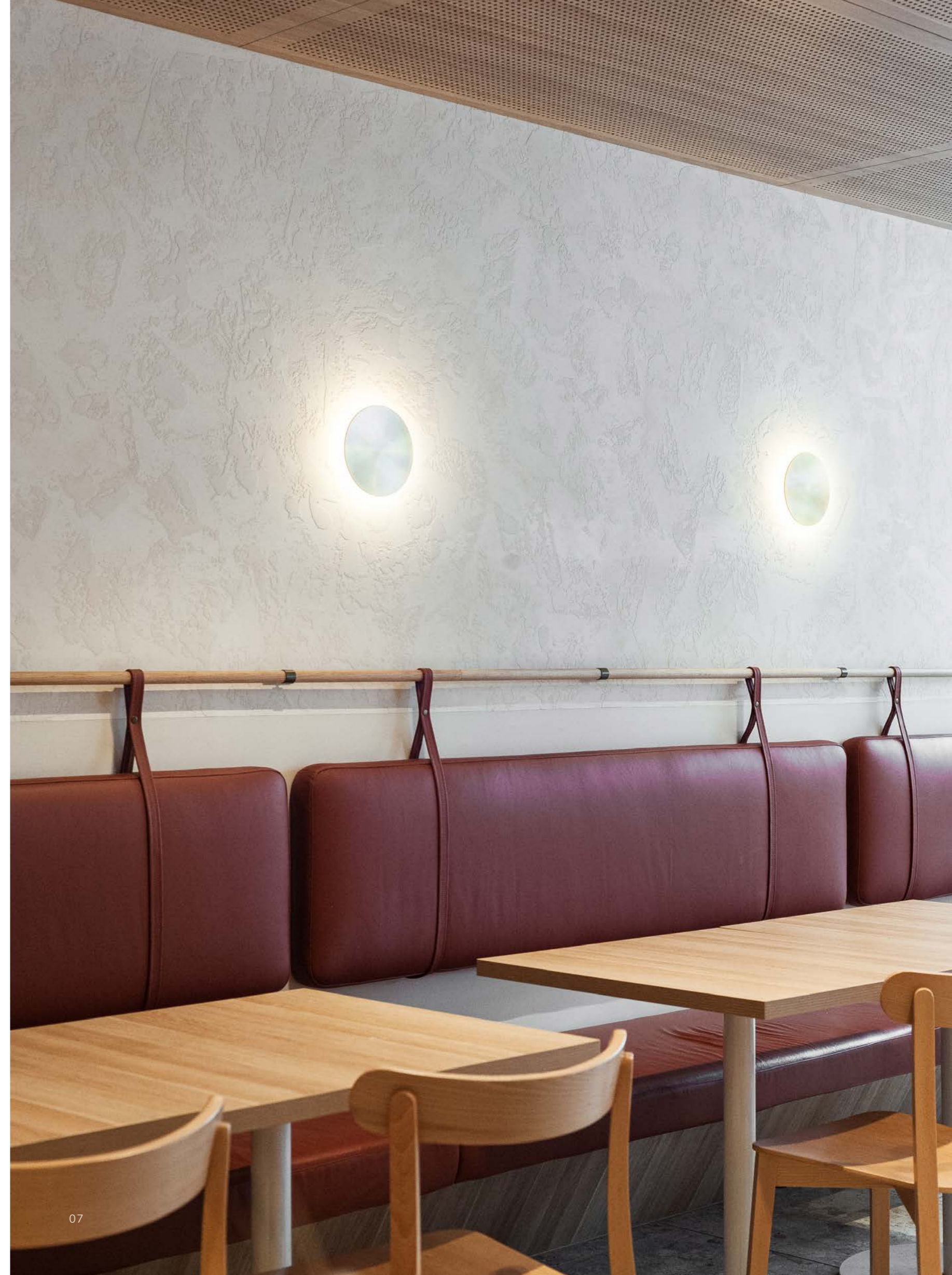


05



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05,06 Mr Tucci Cafe  
07 Napa Glen Iris



07





08



09

08 Mr Tucci  
09,10 Napa Glen Iris





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05 — Lifestyle  
An area rich in history.

As one of Melbourne's most desirable locations, the area is perfect for those who enjoy the hustle and bustle of inner-city living but relish the opportunity to retreat to the quiet of nature. You can be in the heart of Melbourne in less than 20 minutes by utilising either the Monash Freeway or one of the two train stations on offer. Or for those who thrive on physical activity, there is the Hedgeley Dene Gardens and the Gardiners Creek Trail which runs approximately 17 kilometres long, allowing those who wish to walk, run, or cycle a scenic route to do so.



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11 Central Park  
12 Gardiners Creek Trail

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#### Exterior Finishes

**Façade Render** Light Beige or Similar

**Stone Wall Cladding** Natural Travertine Honed Finish

**Metal Cladding** Pre-finished Vertical Profile Surfemist or Similar

**Wall Cladding** Interlocking Metal Finish Colorbond Surfemist or Similar

**Metal Privacy Screening** Louvre Blade Balcony Screens in Windspray or Similar

**Window Frames** Powdercoated Aluminum Night Sky

**Window Glazing** Clear Finish Glazing

**Obscure Glazing** Translucent Obscure Clear Finish

**Metal Deck Roofing** in Surfemist or Similar

**External Doors** Solid Core Timber Door Painted to Match Adjacent Wall.

**External Tiles** Bluestone Tile

**Footpath** Full Depth Coloured Concrete Storm Grey

**Entry Door Handle** Stainless Steel Entry Pull Set

**Entry Door Lock** C4 Oval Cylinder Polished Chrome

#### General

**Wall Paint** White Low Sheen

**Downlights** Recessed Round Downlight White

**Flooring** Engineered Timber Floorboards European Oak in Matt Finish

**Internal Doors** Accent Premium Painted Finish

**Door Handles** Satin Stainless Steel ROUBAIX Handles

**Door Handle with Privacy Lock** Satin Stainless Steel ROUBAIX Handles with Integrated Privacy Lock

**Sliding Door Handle** with Privacy Lock Stainless Steel Round, Flush Pull Handle with Privacy Turn

**Door Stop** Stainless Steel Round Wall Mount Stop

**Basement Wall Light** with Wall Bracket In Silver

**Sliding Doors** Powdercoated Aluminum Night Sky

#### Bedrooms

**Robes** Tailored Series Soft Close System for Drawers

**Robe Doors** White Panel Doors

**Curtain Track** Hand Operated Track Design System Ceiling Mounted in White

**Carpet** Lemar Twist Storm Cloud/ Colour 53

#### Powder Room

**Basin** 470mm Wall Basin White Ceramic



#### Bathroom

**Feature Stone** Signorino  
Natural Stone Tundra  
New Grey

**Joinery** Light Oak  
Timber Laminate

**Floor & Wall Tile**  
Signorino Tiles 300 x 600  
Pearl Matt Finish

**Feature Tile** Signorino Tiles  
300 x 900 Slot Ozone Pearl

**Mirror** Frameless  
Rectangle Mirror

**Exhaust Fan** 150mm White

**Bath** Aura Freestanding  
Bath White

**Toilet** Ceramic White

**Basin Mixer** Elysian Minimal  
Wall Mounted Set in  
Brushed Brass

**Bath Spout** Elysian Minimal  
Mixer & Spout Set in  
Brushed Brass

**Shower Rail** Finley Shower Rail  
Set in Brushed Brass

**Towel Rail** Cali Double Towel  
Rail 750mm in Brushed Brass

**Robe Hook** Otto Robe Hook  
Brushed Brass

**Toilet Roll Holder** Cali  
Brushed Brass

**Dual Flush Plate** in  
Brushed Brass

**Basin** Undercounter Basin  
Ceramic White

#### Kitchen

**Feature Stone** Signorino  
Natural Stone Tundra  
New Grey

**Splashback Tile** Signorino  
Marc Rosalie Matt Finish

**Joinery** Light Oak  
Timber Laminate

**Joinery** 2-Pac Satin Finish  
White Linen

**Cooktop** Asko 90cm 5 Burner  
Gas Cooktop

**Rangehood** Asko 86cm  
Concealed Rangehood

**Oven** Asko 60cm Craft Oven

**Microwave** Asko 45cm Craft  
Combi Microwave

**Dishwasher** Asko 82cm Black  
Steel Built-in Dishwasher

**Kitchen Mixer** Eden Square  
Brushed Brass

**Kitchen Sink** Undermounted  
Stainless Steel

#### Laundry

**Laundry Tub** Undermounted  
Stainless Steel

**Laundry Mixer** Mk2 Chrome

**Washing Machine Stops** Lever  
Stops in Chrome

#### Upgrade Options

**Stacker Doors** Powdercoated  
Aluminum Night Sky

**Fireplace** Rinnai 950mm Gas  
Fireplace in Living

**Integrated Fridge / Freezer**  
Fisher & Paykel 900mm French  
Door Fridge

**Custom Joinery**  
Entertainment Unit & Feature  
Wall in Light Oak

**Bedroom Feature Wall Light**  
Needle Sword Iron LED  
Sconce Black

**Stone Feature Wall**  
Signorino Natural Stone  
Tundra New Grey

**Stone Island Bench**  
Signorino Natural Stone  
Tundra New Grey

**Kitchen Pendant Light**  
About Space 2by4 Linear  
LED Pendant

**Smart Lock** on Entry Door

**Led Strip Lighting** in Kitchen  
and Master Ensuite



**Mezz Group  
Architect**

A Melbourne-based architectural firm, specialising in residential projects including townhouse and medium-rise apartments. Mezz group have developed a strong reputation for delivering considered and innovative designs with a deep understanding of the local area and needs for a contemporary lifestyle.

“Ivori involved a large focus on the integration of indoor and outdoor living and the thoughtful consideration of construction within the Glen Iris locale. This process allowed us to create a building that sits harmoniously within the existing streetscape and will stand the test of time.” - mezzgroup.com.au



**John Patrick  
Landscape Architect**

John Patrick Architects is a renowned landscape architecture practice in Melbourne. Working on a wide variety of landscapes both nationally and internationally, they are well versed in implementing responsible environmental design particularly in relation to construction methods, efficient water management and long-term maintenance along with the conservation of heritage landscape features.

“We ensure excellence through every phase of the project from inception, design, documentation, construction and client hand-over.”

**Golden Ratio  
Developer**

An innovative property developer specialising in premium townhouse and apartment developments. We are determined to deliver projects that are built to endure and form spaces for communities to flourish. We collaborate with renowned architects and interior designers to deliver premium residences for the long-term liveability of future generations.

“In Ivori, we were inspired by everything that this location has to offer including the heritage of the surrounding area. Our goal is to provide a series of homes that are perfectly suited to the residents' needs and their lives for years to come.”

- 13 48-50 James Street, Pakenham by Mezz Group
- 14 433 Waverley Road, Malvern East by Mezz Group



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## Register Your Interest – ivori.com.au

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Creative by Morton Ave.



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