

THE

F A W K N E R

499 St.Kilda Road, Melbourne

Experience the ultimate in inner city apartment living on Melbourne's premier boulevard, St. Kilda Road. An exceptional, landmark building in a lush parkland setting. The Fawkner invites you to come home to one of the city's most elegant and desirable locations, renowned for its rich and vibrant shopping, dining and entertainment.

Conveniently located near Melbourne's most beautiful green spaces, including the Yarra River, Royal Botanic Gardens and Albert Park, this prestigious address is matched by a building of significance and striking architectural design – an urban sanctuary offering luxury and unparalleled amenity to its residents, blessed with extraordinary views of Fawkner Park, the Royal Domain, Port Phillip Bay, and the city.





ARTIST IMPRESSION



MAJESTIC CITY LIVING

Conceived by the award-winning architecture and design studio KPDO, The Fawkner introduces a stunning selection of large, exquisitely designed residential apartments over 19 levels, embracing the grandeur of a blue chip location with a signature architectural presence and a remarkable vision that sets a whole new standard for inner city living.

ARTIST IMPRESSION



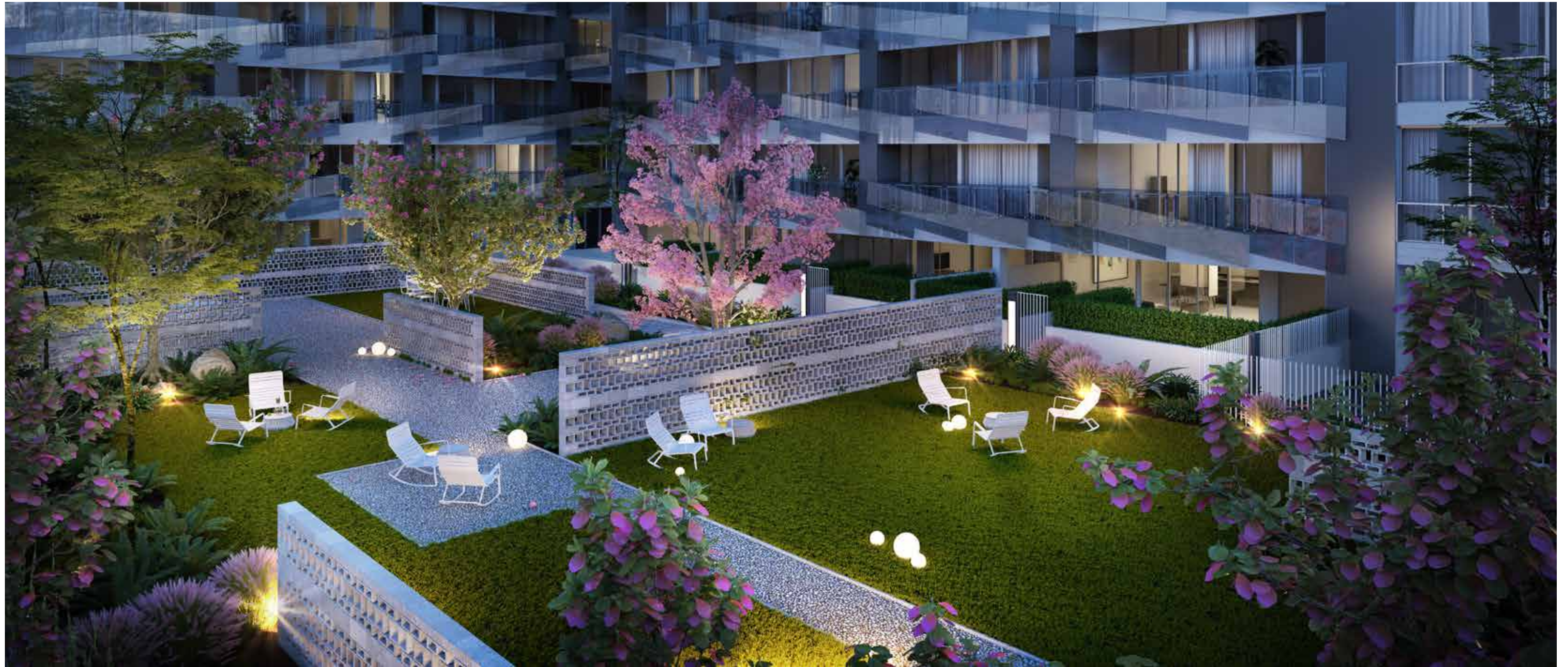
Discover a suite of integrated residential amenity that puts a range of superb facilities and simply idyllic spaces at your fingertips. Meet guests for a drink in the opulent ground floor Seating Lounge. Arrange a quick business meeting in the Executive Seating Area or book the Private Meeting Room or Theatre.

ARTIST IMPRESSION



Take care of your daily exercise regime on Podium Level 7 with a spectacular 20 metre Lap Pool and Gymnasium. Relax in the Sauna and Steam Rooms. Take advantage of the onsite Children's Play Area and slip out to the tranquility of the Sundeck.

ARTIST IMPRESSION



Defined by a brilliant exterior façade that responds to the daily and seasonal drama of its parkland surroundings, The Fawkner welcomes you to an exclusive precinct, spectacularly landscaped by innovative Oculus Landscape Architecture & Urban Design, with new gardens on the ground floor and podium, creating verdant, attractive and high quality spaces for residents and visitors.

ARTIST IMPRESSION



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Enjoy state-of-the-art audio visual entertainment in plush comfort and complete privacy. The Fawcner's luxurious ground floor theatre is perfect for relaxing with friends and neighbours or for private bookings and business presentations.

ARTIST IMPRESSION



Invite guests for a taste of your favourite drop in the intimate, elegantly appointed Wine Room. Store your collection in a stylish, temperature-controlled cellar with capacity for over 10,000 bottles.

ARTIST IMPRESSION

*THE FINEST
RESIDENCES,
GENEROUS IN SCALE
AND LUXURIOUSLY
APPOINTED.
DESIGNED BY
ACCLAIMED K.P.D.O*



Step inside exquisitely finished spaces suffused with natural daylight through floor-to-ceiling double glazing and opening onto large courtyards, terraces and balconies. Select from spacious 1, 2 and 3 bedroom layouts in two sophisticated colour schemes, with a choice of dark or light floorboards, textured granite benchtops in grey or charcoal, and superbly detailed joinery.

ARTIST IMPRESSION



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Meticulous attention to detail and premium quality fixtures and fittings are evident in every room. Plush bedrooms offer a luxurious atmosphere of privacy with magnificent views, seamlessly integrating practical considerations like plenty of storage. Chic bathrooms feature terrazzo tiles, stone countertops, ebonised detailing, tinted bronze shower screens and silver mirrors.

ARTIST IMPRESSION



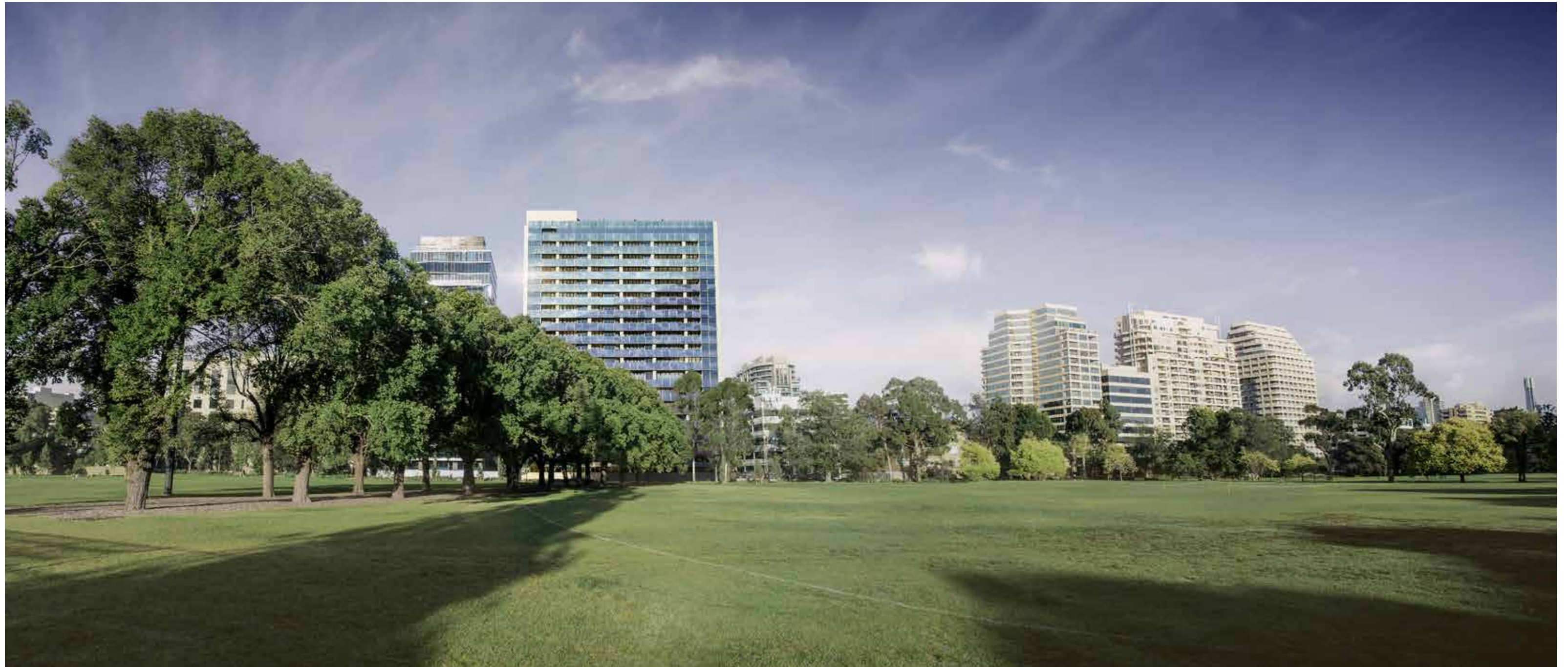
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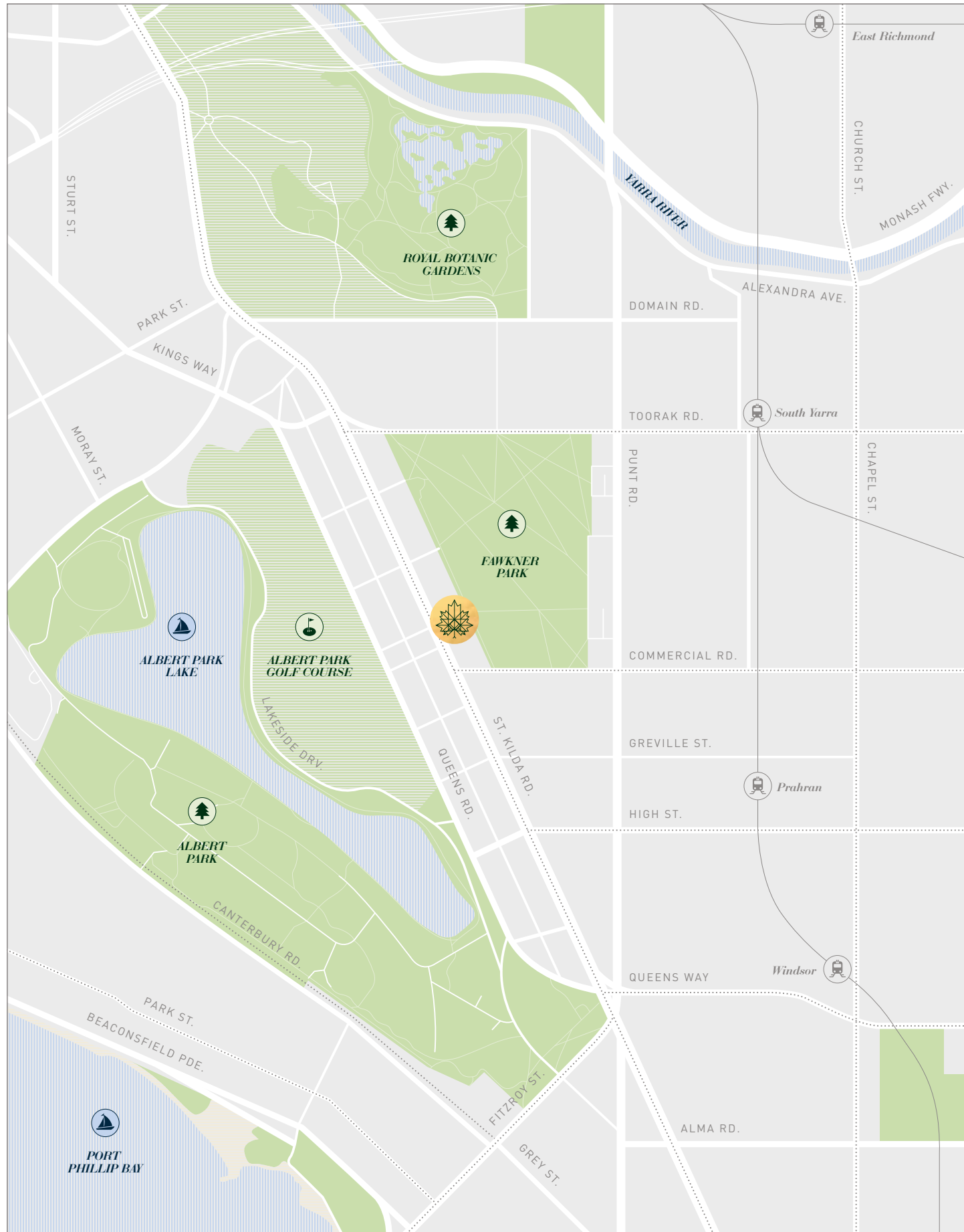


Enjoy privileged access to Melbourne's leafy heritage with one of the city's oldest and grandest parks as your own backyard. Wake up to spectacular views over Fawkner Park's 41 hectares of criss-crossing pathways lined by mature elms, oaks, poplars and Moreton Bay figs. Step outside and soak up the English 'village green' atmosphere at summer weekend cricket matches. Stop by to watch regular softball, soccer, football and rugby matches, or join the spectators making use of free barbecues and picnic areas. Book a public court at the tennis centre or try some delicious cakes and coffee at the club café.

ARTIST IMPRESSION

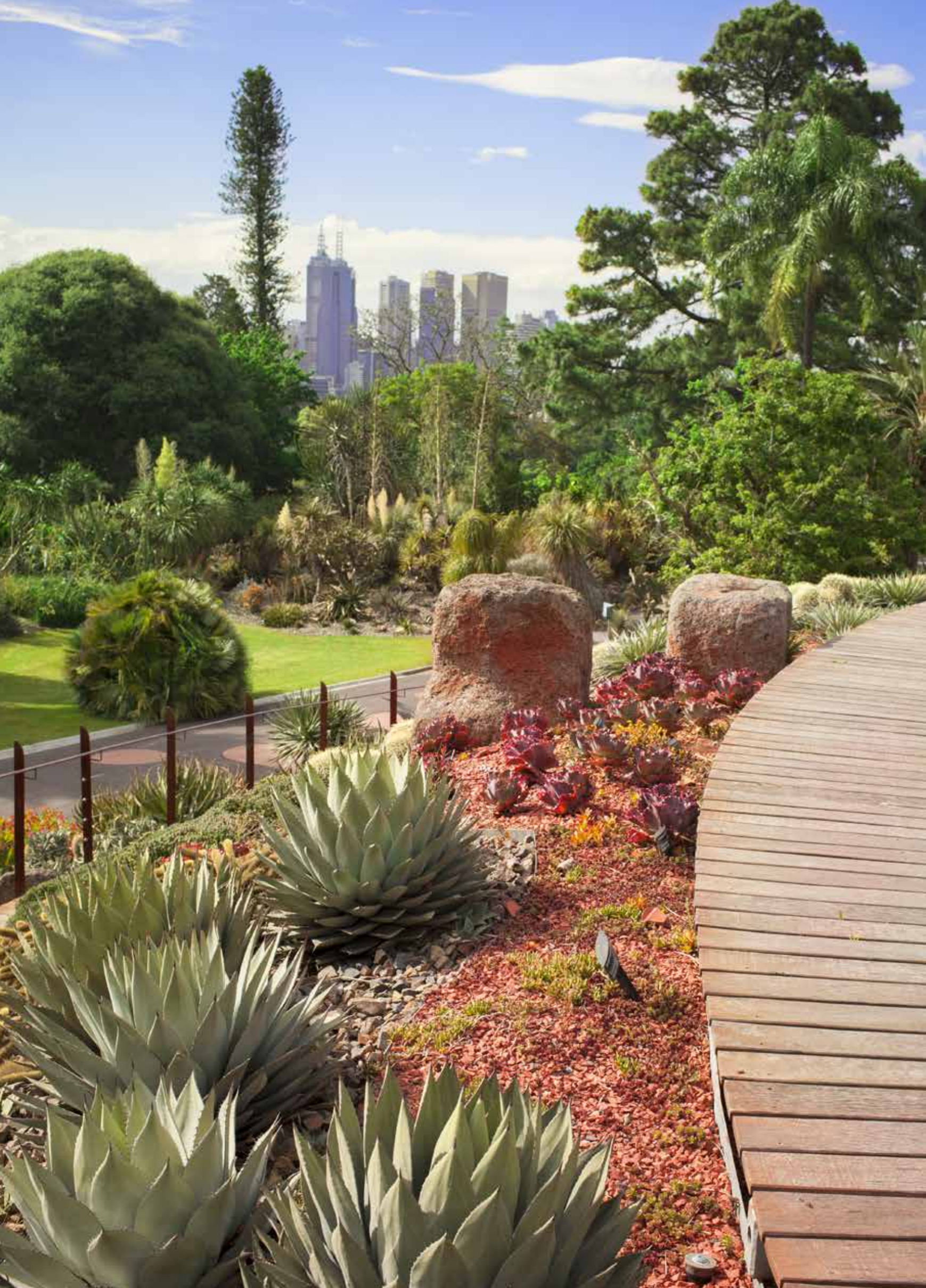






Surround yourself with three icons of Melbourne parkland. Your own Fawcner Park was first reserved in 1862 and has remained largely unchanged from its original design. The Royal Botanic Gardens' gorgeous grounds filled with themed plantings of native and exotic vegetation have been delighting locals since 1846. And Albert Park offers a wealth of outdoor activities in beautiful surroundings on both land and water.

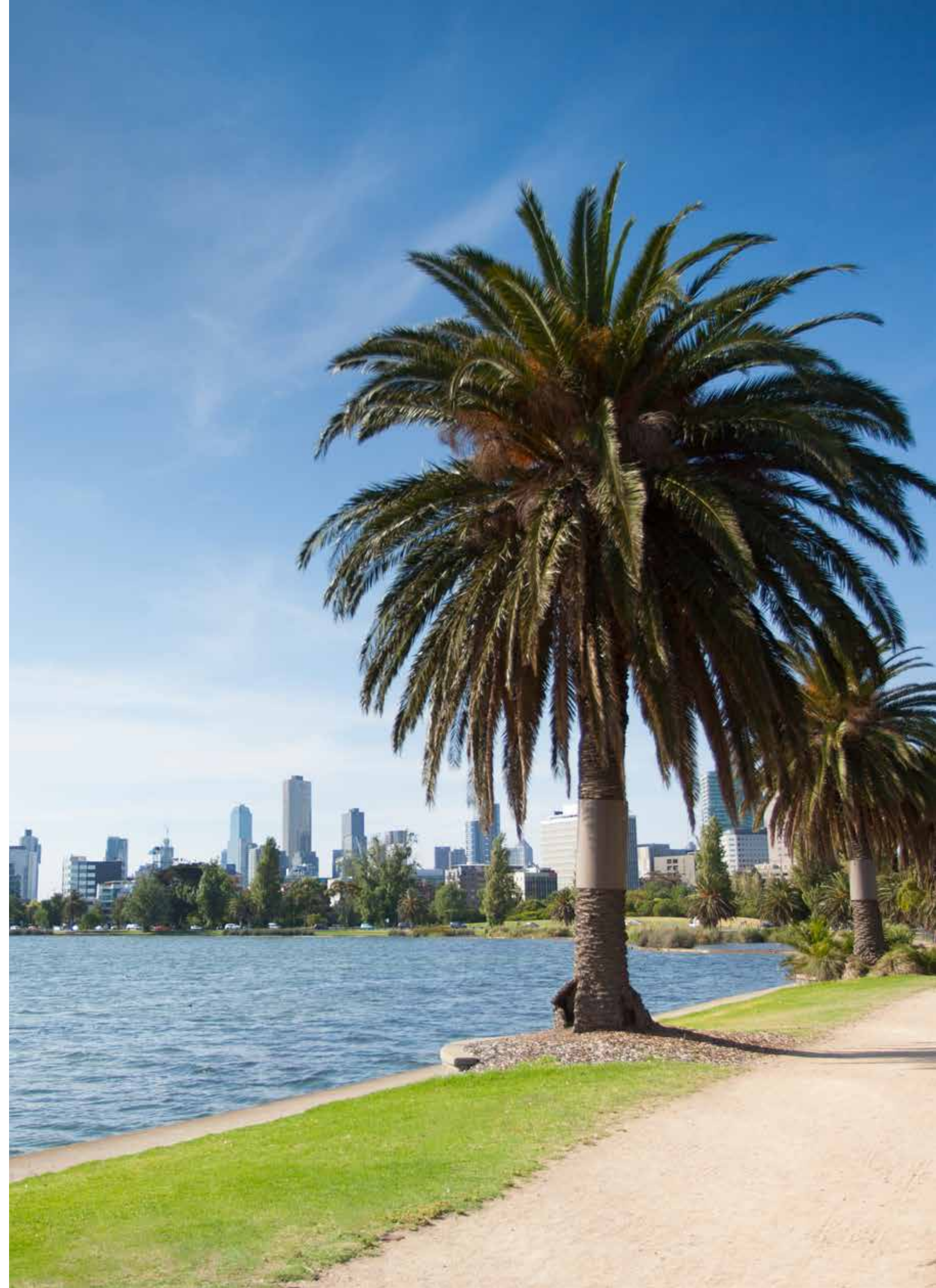
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 FAWCNER PARK TENNIS CLUB
 THE TAN RUNNING AND WALKING TRACK
 ALBERT PARK GOLF COURSE

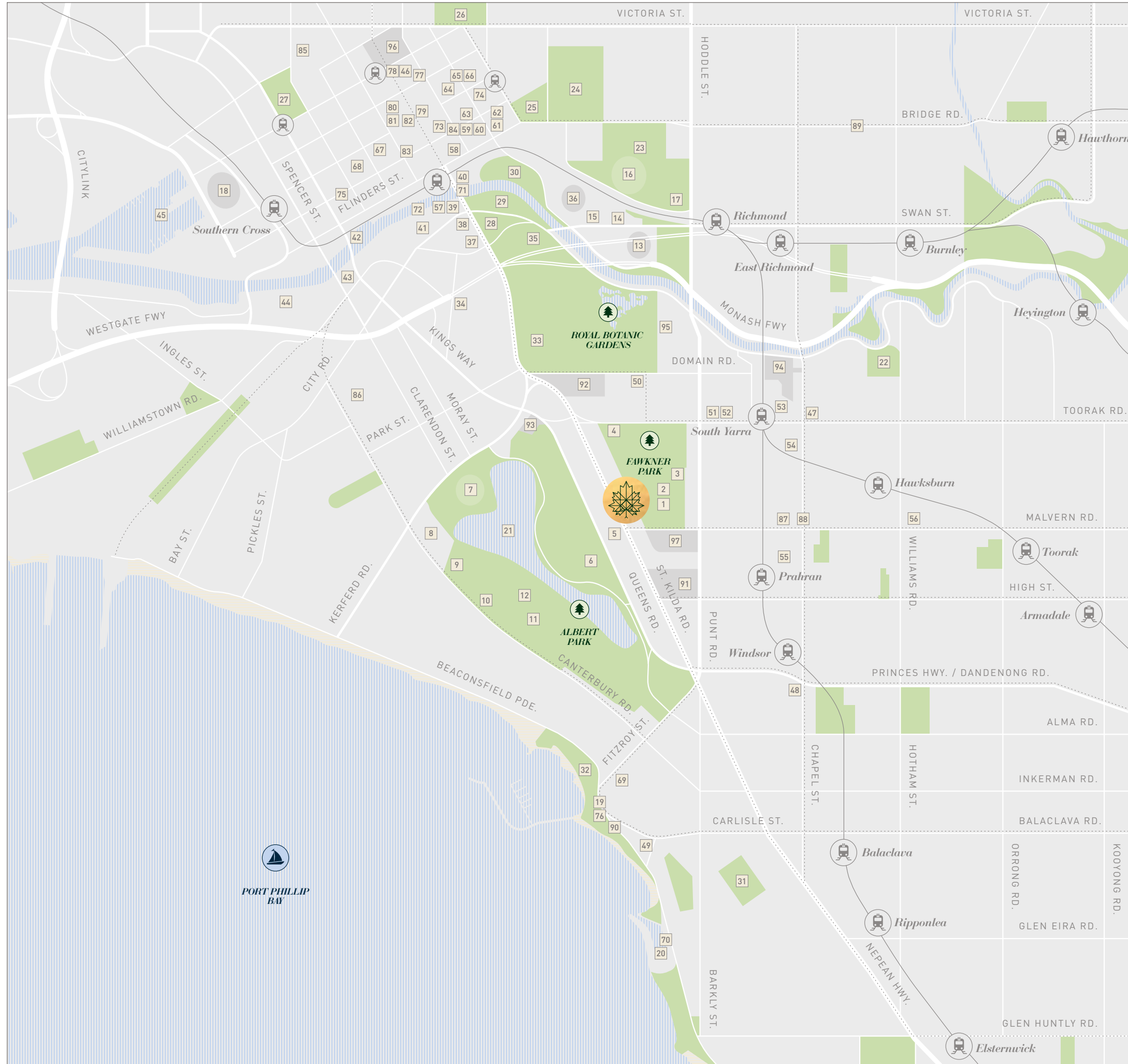


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ROYAL BOTANIC GARDENS

Select from Melbourne's best outdoor recreation opportunities in the beautiful surroundings of the 225 hectare Albert Park. Home once a year to the high octane excitement of the Grand Prix, for another eleven and a half months it is your personal playground. Enjoy sailing clubs and sporting facilities, a spectacular public golf course, the Melbourne Sports & Aquatic Centre, and plenty of spots for an idyllic family picnic.

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ALBERT PARK LAKE





SPORTS & RECREATION

1. Fawcner Park Cricket
2. Fawcner Park Softball
3. Fawcner Park Basketball
4. Fawcner Park Tennis Club
5. Tennis World Albert Reserve
6. Albert Park Golf Course
7. Lakeside Stadium
8. Melbourne Sports & Aquatic Centre
9. Albert Park Driving Range
10. Middle Park Bowling Club
11. Albert Park Football Club
12. Albert Park Soccer Club
13. AAMI Park
14. Hisense Arena
15. Melbourne Park
16. MCG
17. Punt Road Oval
18. Etihad Stadium
19. St. Kilda Sea Baths
20. St. Kilda Marina

DINING

50. The Botanical
51. France-Soir
52. French Fantasies
53. Two Birds One Stone
54. 38 Chairs
55. Oscar Cooper
56. Bistro Thierry
57. Sake Restaurant & Bar
58. MoVida
59. Chin Chin
60. Meatball & Wine Co.
61. GAZI
62. Cumulus Inc.
63. Stokehouse City
64. Flower Drum
65. Chinatown
66. Grossi Florentino
67. Red Spice Road
68. Vue De Monde
69. Café Di Stasio
70. Riva

PARKS

21. Albert Park Lake
22. Como Park
23. Yarra Park
24. Fitzroy Gardens
25. Treasury Gardens
26. Carlton Gardens
27. Flagstaff Gardens
28. Queen Victoria Gardens
29. Alexandra Gardens
30. Birrarung Marr
31. St. Kilda Botanic Gardens
32. Catani Gardens

BARS

71. Riverland Bar
72. Ponyfish Island
73. Gin Palace
74. Madame Brussels
75. Fall From Grace
76. Captain Baxter

SHOPPING

77. QV
78. Melbourne Central
79. Bourke Street Mall
80. Emporium
81. Melbourne GPO
82. Royal Arcade
83. The Block Arcade
84. Collins Street
85. Queen Victoria Market
86. South Melbourne Market
87. Prahran Market
88. Chapel Street
89. Bridge Road
90. St. Kilda Esplanade Market

ENTERTAINMENT/ICONS

33. Shrine of Remembrance
34. Australian Centre for Contemporary Arts
35. Sidney Myer Music Bowl
36. Rod Laver Arena
37. NGV
38. Arts Centre
39. Hamer Hall
40. Federation Square
41. Eureka Skydeck
42. Sea Life Melbourne Aquarium
43. Crown Casino
44. Melbourne Convention & Exhibition Building
45. Docklands
46. State Library of Victoria
47. Palace Cinema Como Centre
48. The Astor Theatre
49. Palais Theatre

EDUCATION/HEALTH

91. Wesley College
92. Melbourne Grammar School
93. Mac.Robertsons Girls' High School
94. Melbourne High School
95. Melbourne Girls Grammar
96. RMIT University
97. Alfred Hospital



Just a couple of tramstops away, treat yourself to the sumptuous boutique shopping experience of South Yarra's famous Toorak Road and Chapel Street. Soak up the bustling café culture, sample some of the city's finest restaurants, or make a night of it in one of many exciting entertainment venues.

- 1. FRANCE-SOIR
- 2. BISTRO THIERRY
- 3. FRENCH FANTASIES

RETAIL HEAVEN

From up-market fashion designers to the retro chic of second hand stores, Melbourne's most vibrant retail precinct is yours to explore. Take an artful detour into the niche offerings of Greville Street. Load up a basket of goodies at the Prahran Market. Come away with an unusual curio from the teeming jumble of the Chapel Street Bazaar. Take in a movie at the Como Centre or iconic Jam Factory. From art supplies to aromatherapy, sports goods to specialty stores – it's all here.

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1. CHAPEL STREET BOUTIQUES
 2. TOORAK ROAD
 3. PALACE CINEMA COMO
 4. PRAHRAN MARKET





*MELBOURNE'S
PREMIER
BOULEVARDE*



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ST. KILDA ROAD



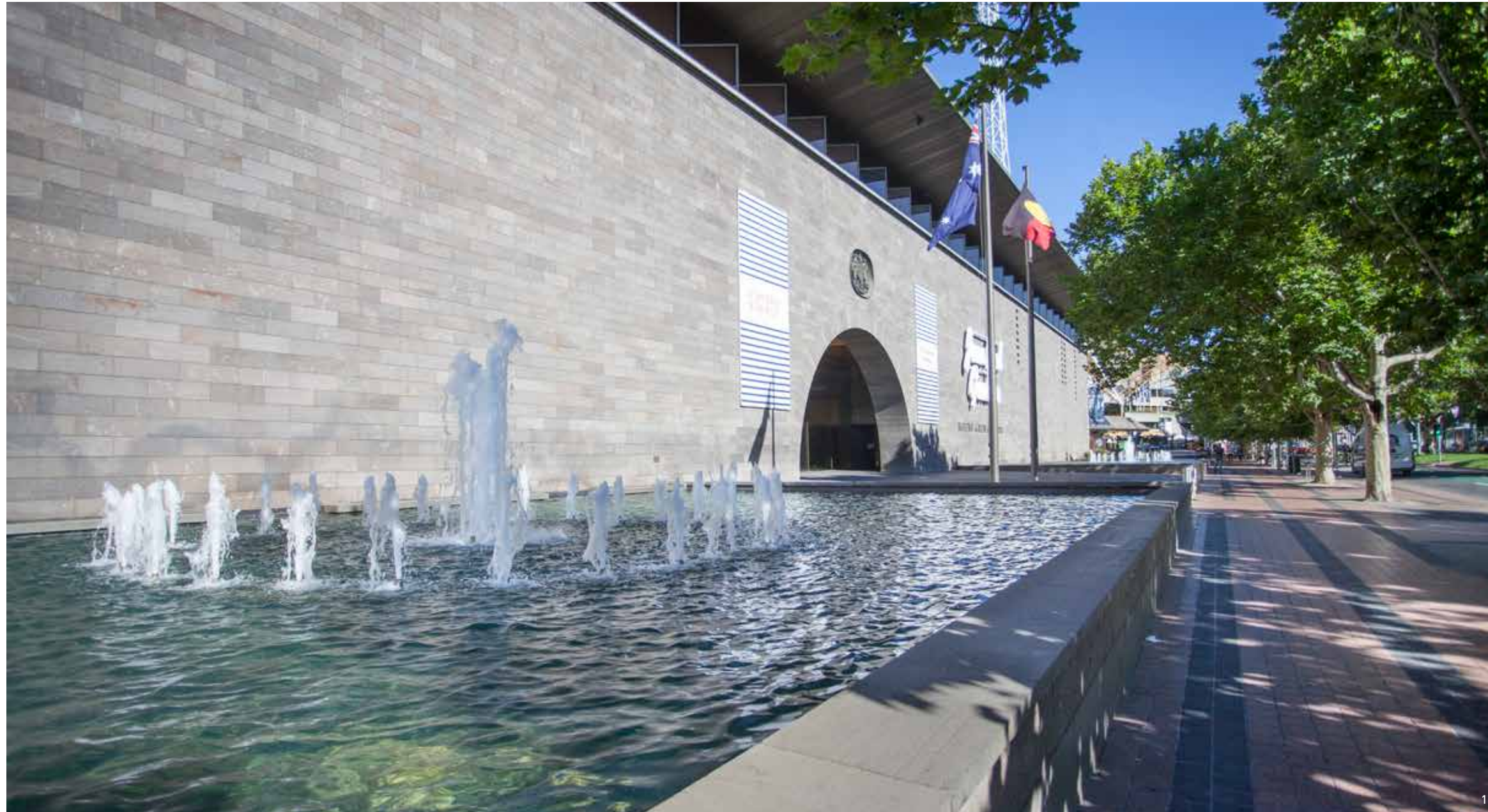
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SHRINE OF REMEMBRANCE

MELBOURNE'S FINEST

Melbourne's world class reputation for educational excellence is at its strongest here in the leafy south east of the city. With esteemed schools like Melbourne Grammar, Wesley College, Melbourne High and Mac.Robertson Girls' High School all in close proximity, the renowned Victorian College of the Arts just around the corner, and RMIT in the nearby CBD, elite opportunity is everywhere on hand.

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1. MELBOURNE GRAMMAR SCHOOL
 2. WESLEY COLLEGE
 3. MAC.ROBERTSON GIRLS' HIGH SCHOOL
 4. MELBOURNE HIGH SCHOOL





Experience close up one of the great arts precincts of the world. From the National Gallery of Victoria to ACCA and the Ian Potter Centre at Federation Square, from the Sidney Myer Music Bowl and Hamer Hall to the amazing range of performance spaces at the iconic Arts Centre, from the Malthouse to the Melbourne Recital Centre, The Fawkner places you at the heart of an extraordinary neighbourhood that offers a uniquely rich cultural and artistic immersion.



1. NATIONAL GALLERY OF VICTORIA
2. THE ARTS CENTRE

EXCITING CITY LIFE

Celebrate Melbourne's grand cosmopolitan diversity with a spectacular array of dining, shopping, and entertainment opportunities at your fingertips. Experience the awesome sporting heritage of a city that rattles off the Australian Open, the Grand Prix and dozens of football and cricket blockbusters at the MCG as just part of daily life. Discover secret bars in streets you never knew existed. Find outstandingly good restaurants around every corner. Visit the amazing complexes of Crown and Southbank. A truly exceptional city is just waiting to be explored from the inside out.

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- 1. CHINATOWN
 - 2. MELBOURNE CRICKET GROUND
 - 3. CROWN CASINO
 - 4. AUSTRALIAN OPEN





For over 170 years, Collins Street has been Melbourne's premier thoroughfare. From the 'Paris End' to Southern Cross Station and Docklands, the street's charm and style is imbued in the historic Scots and St Michael's churches and the magnificent Town Hall, as well as the baroque splendour of the Regent and Athanaeum Theatres. Between them, you can sample five star shopping, grand hotels, exclusive jewellers, and intriguing arcades.

1. COLLINS STREET
2. LOUIS VUITTON
3. CHANEL



YARRA RIVER





Just minutes away, the vibrant bohemian charm of St Kilda invites you to dive into beachside culture that fizzes with cool characters, dazzling waters and some of the best cafés the city has to offer. A dip in the ocean, a quick breeze through Acland Street's boutiques, followed by lunch on the foreshore is all part of St Kilda's eclectic appeal.

ST. KILDA BEACH

ARCHITECTURE / INTERIORS



1. DECO HOUSE, MELBOURNE
 2. LIGHTHOUSE, MELBOURNE
 3. AVOCA
 4. TUNG FAT BUILDING, HONG KONG

K. P. D. O.

Kerry Phelan Design Office (KPDO) is an integrated design studio with a talented team of interior designers and architects working together on a range of beautiful residential and hospitality projects.

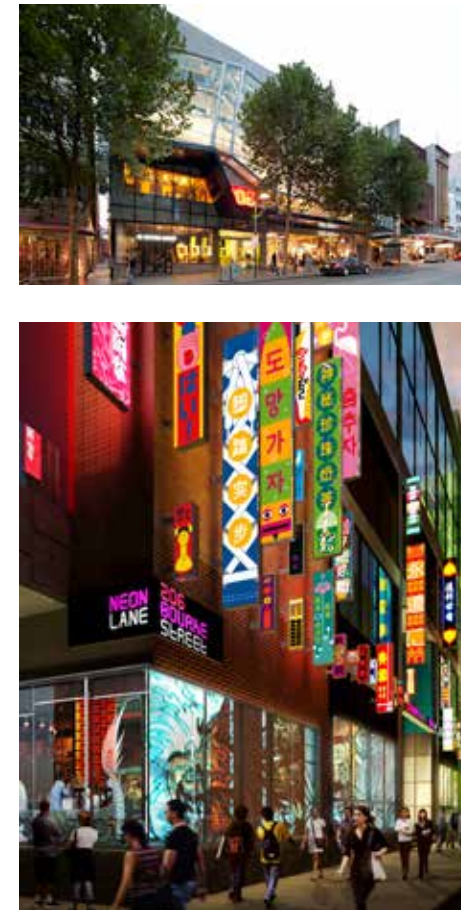
Kerry and KPDO have been at the forefront of Design in Australia for the past twenty years. Our projects have been published globally and attracted state, national and international awards. We are currently working throughout Australia and Asia on many high profile commissions.

We bring a wealth of experience in the design of boutique hotels, hospitality spaces and modern workspaces which all inform our residential work. We believe the home is now more than a home.

KPDO pursue a theory of emotional design: a soulful and responsive journey of conceptual exploration, rather than a static design methodology. This is expressed in a strong architectural aesthetic, resulting in warm, versatile spaces that reveal themselves gradually.

Considered planning and sensitive but rigorous detailing are the foundations of our work. Our work is conceived with an exploration of detail, we believe detail is everything, the foundation of quality.

DEVELOPER



206 BOURKE STREET, MELBOURNE



LAS Group is a boutique property development and investment group specialising in Residential, Retail and Commercial developments. LAS Group projects are driven by creating value for all parties and the wider community by unlocking the potential of challenging sites. Delivering these results lies in LAS's unique operating platform providing intrinsic construction and development experience, trend forecasting and its alignment with forward thinking consultants and JV partners alike.

CAPITAL PARTNER



AQUA APARTMENTS, BONDI JUNCTION



Qualitas is a private real estate investment group established in 2008 as an investor and manager of both institutional capital and the firm's proprietary balance sheet across the capital structure. Since inception, Qualitas has invested in 31 transactions with a gross asset value in excess of A\$3.27 billion, spanning equity and mezzanine debt in property development, special situations and opportunistic investments. The firm is active across Australia and operates out of Melbourne and Sydney offices. The senior executive team has an average of 20+ years of relevant experience with backgrounds in real estate principal investment, asset management, construction, development, structured finance and mortgage loan servicing.

PROJECT MANAGER

With experience in property industry sectors including residential, commercial, industrial, lifestyle and government, PDS Group knows how to deliver innovative development projects. As a leader in construction services, PDS Group provides comprehensive development and project management. One of the company's key strengths is medium to high-density residential development and the team is committed to delivering both high quality practical solutions for its clients and their customers.

PDS Group provides a wide range of property services, representing our clients' interests with precision and quality. Established in 2003 by Andrew Fortey and Andrew Suttle, PDS Group now employs an exceptional team of development and construction professionals. PDS Group is a client-focused organisation that provides high quality outcomes through detailed knowledge of the development process, meticulous management and reporting structures, and providing specially trained and qualified people to meet the needs of the project. Our relentless focus fosters long lasting business relationships. A high level of repeat business is testament to the success of our approach.

PDSGROUP

AGENT

Colliers International's Melbourne Project Marketing team are industry leaders, specialising in the development and implementation of sales and marketing campaigns for large scale residential development projects. Over the last 24 months, Colliers International has sold over \$5 billion of Melbourne property.

The Colliers team prides itself on having an exceptional understanding of market drivers and has assisted LAS Group and Qualitas alongside the greater project team to create The Fawkner.



CONSULTANT

Urbis is a market leading firm providing professional services relating to the use, development, investment, design and governance of property, cities and communities. Operating throughout Australia, Asia and the Middle East we bring together experienced and specialist professionals focused on providing clients with the highest standards of service and advice.

With offices in Sydney, Melbourne, Brisbane and Perth supplemented by our extensive international experience and activity, we provide services relevant to the local context but with best of industry and market leading knowledge applied for the benefit of our clients. Urbis recruits and trains the top talent to ensure its consultants are genuine specialists in their various areas. We provide a client centred service approach that ensures a value added outcome for all clients.



ACKNOWLEDGMENTS

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Artwork by Tim Maguire, courtesy of Tolarno Gallery.

thefawkner.com.au

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—
JOHN PASCOE FAWKNER

FOUNDING FATHER

Baker, rebel, farmer, businessman, pioneer, publisher, and politician, John Fawkner was a man of relentless energy and singular vision, who established a name for himself growing up in Van Diemen's Land and eventually taking his place in history as the founder of the state of Victoria.

Accompanying his convict father when transported to Australia in 1803, as an 11 year old, Fawkner was one of the first settlers in Victoria before the colony was abandoned in 1804. Growing up in Hobart, he led a colourful and somewhat roguish early life marked by numerous brushes with the law and a series of entrepreneurial business ventures, before organising an expedition in 1835 to re-establish a colony in the Port Phillip district.

He opened Melbourne's first hotel on the corner of William Street and Flinders Lane and published the district's first newspaper. In 1843 Fawkner was elected a town councillor, and in 1851 a member of the first Victorian Legislative Council. In November 1856, Fawkner joined the first Parliament of the self-governing colony of Victoria, as the member for Central Province, a seat he held until his death on 4 September 1869.

