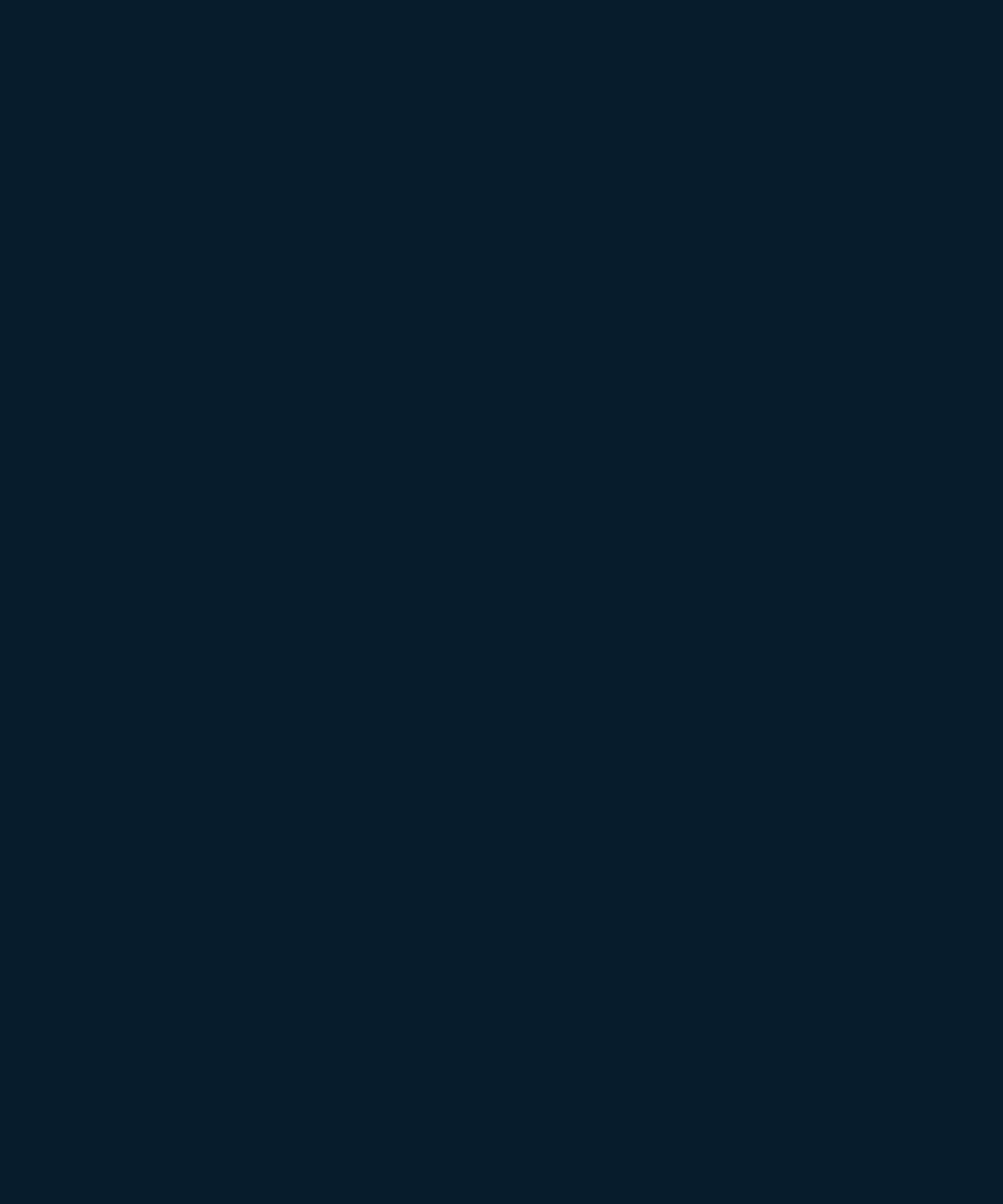


VOLAIRE





Be impressed by a striking architectural landmark.

Immerse yourself in an established inner city enclave.

Experience panoramic views on the CBD's doorstep.



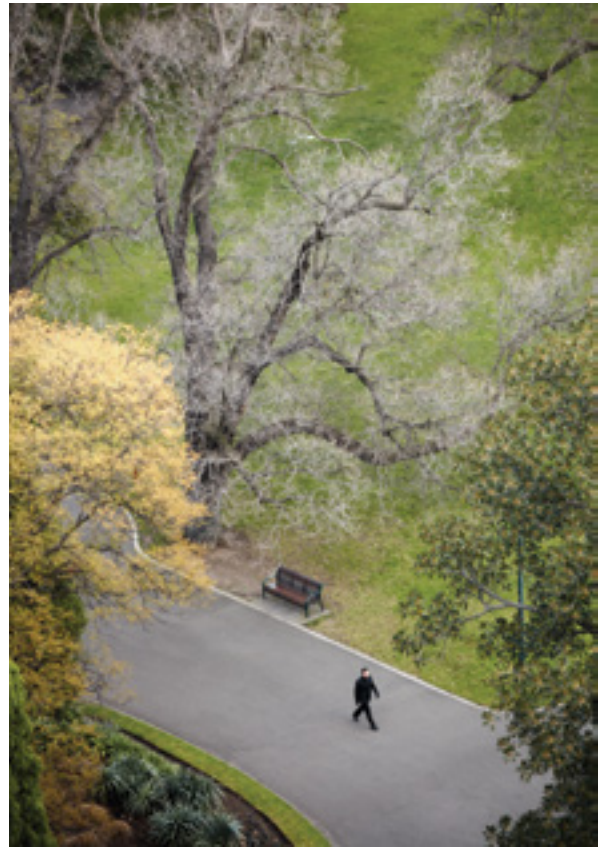






Introducing Volaire:
the pinnacle of sleek,
contemporary living
in Melbourne's inner
North West, minutes
from the CBD.

The vision of one of Australia's premier property development groups, Cbus Property, Volaire exceeds expectations. Together with award winning architects Hayball, they have produced a rich residential experience with effortless connections to deeply landscaped spaces.

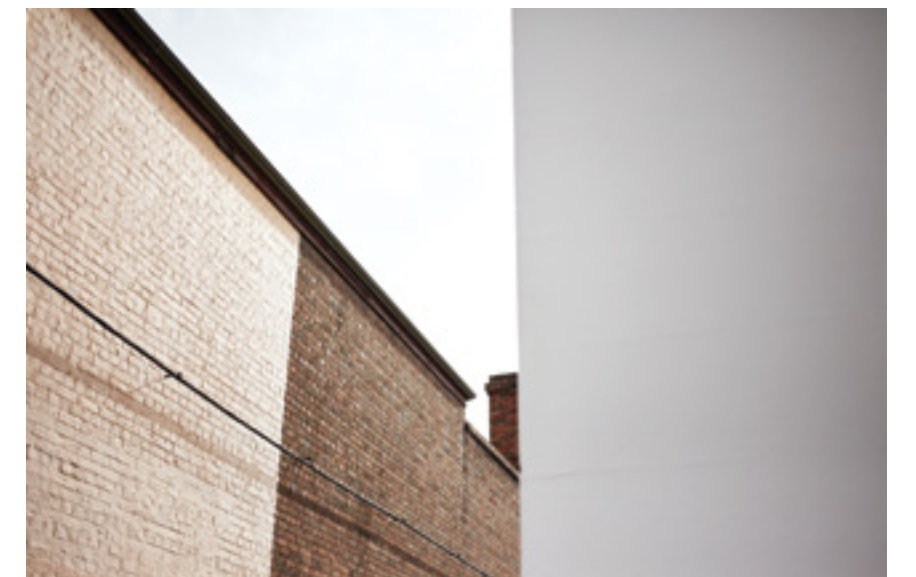


Surrounded by historic redbrick warehouses and Victorian-era shopfronts, Volaire is a stones throw from Melbourne's most coveted retail hubs of North Melbourne and Carlton. Minutes from the city, major universities and hospitals, Volaire soars above the adjacent heritage listed North Melbourne train station, one stop from the city loop.





Like Brooklyn ten years ago, West Melbourne is the sleepy neighbour that has recently awoken: bespoke food and clothing retailers pop up where you least expect them, while empty warehouses are being converted into design studios and gastropubs.





Flagstaff Gardens

North Melbourne

CBD

Etihad Stadium

St Kilda

Victoria Harbour
& Docklands

Melbourne Star

VOLAIRE

North Melbourne's iconic Errol Street is just a 12 minute walk away, where you can lap up the cafe culture with quick morning espressos, long weekend brunches or gourmet pub meals. Afterwards, a 20 minute stroll will lead you to the vibrancy of the Queen Victoria Market, where you can spend afternoons stocking up on organic fruit and veggies, quality meats and the freshest seafood.









Whether you're roaming local art galleries, watching footy at Etihad Stadium, or jogging around Flagstaff Gardens, Volaire is your gateway to Melbourne.

Luxury boutique shopping is a half hour walk away at QV, Emporium, or Melbourne Central. You're also only a tram ride away from the exclusive international boutiques of Collins St and Flinders Lane.





Places of Interest

1. Errol St Precinct
2. Melbourne Star
3. Harbour Town
4. Victoria Harbour
5. Etihad Stadium
6. Melbourne Exhibition Centre
7. Crown Casino
8. Melbourne Aquarium
9. Arts Centre Melbourne
10. National Gallery
11. Federation Square
12. ACMI
13. Rod Laver Arena
14. AAMI Park
15. Melbourne Cricket Ground
16. Regent Theatre
17. State Library
18. Melbourne Museum
19. Lygon St Restaurants

Shopping

20. Queen Victoria Market
21. Melbourne Central
22. QV
23. Emporium
24. Collins St High Fashion
25. Bourke St Mall

Parks & Gardens

26. Flagstaff Gardens
27. University Square
28. Carlton Gardens
29. Treasury Gardens
30. Fitzroy Gardens

Education

31. North Melbourne Primary School
32. University of Melbourne
33. University High School
34. RMIT University

Hospitals

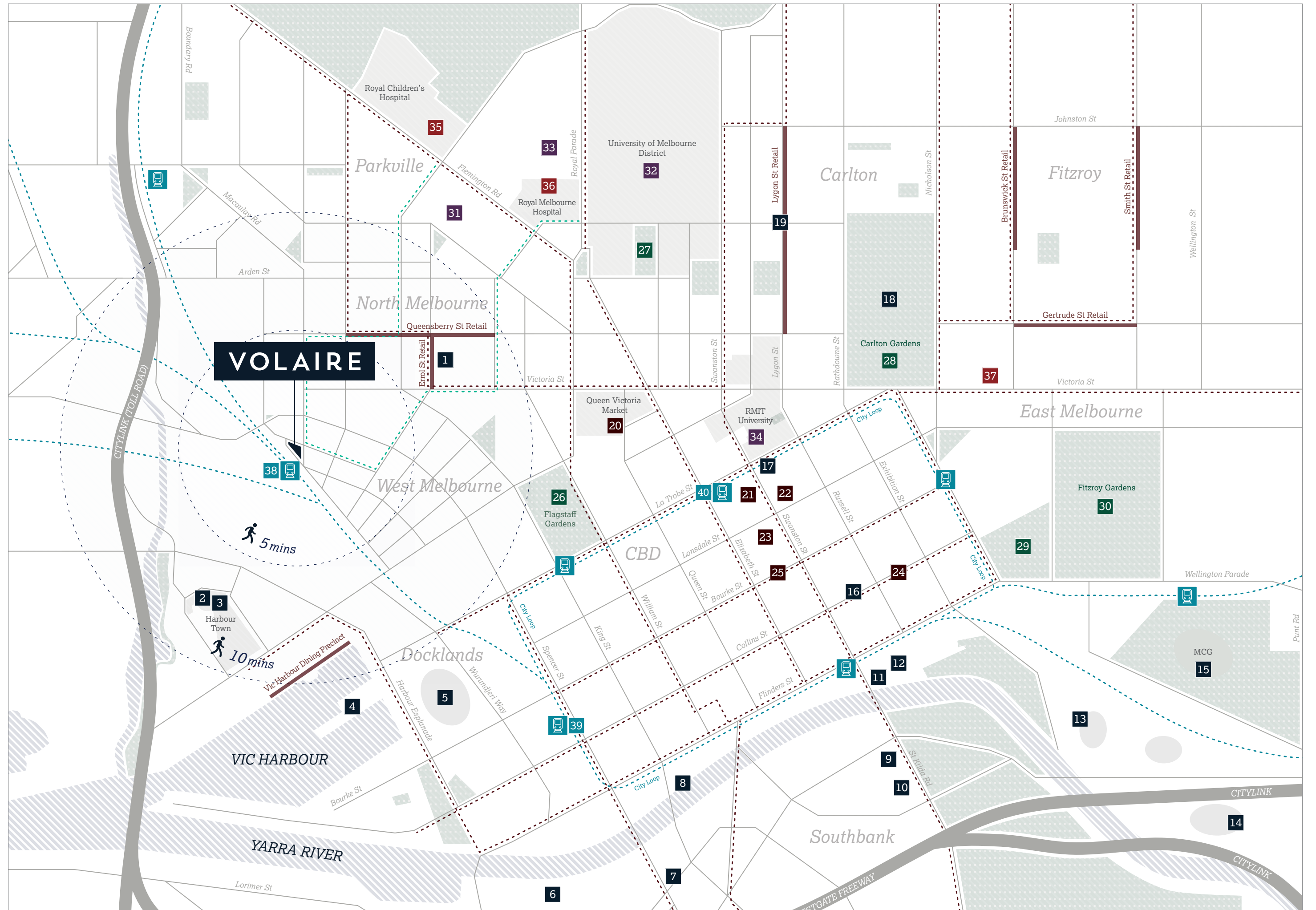
35. The Royal Children's Hospital
36. The Royal Melbourne Hospital
37. St Vincent's Private Hospital

Transport

38. North Melbourne Station
39. Southern Cross Station
40. Melbourne Central Station

Key

- Trainline
- Tramline
- Bus Route





Voltaire: Quintessentially Melbourne

Voltaire's grand entrance forecourt is paved in natural stone and softened with native landscaping. The ground floor tenancies have been designed to appeal to convenience and retail users who will benefit from capturing the breeze in the summer and capitalise on the northern sun in winter.



Artist's Impression



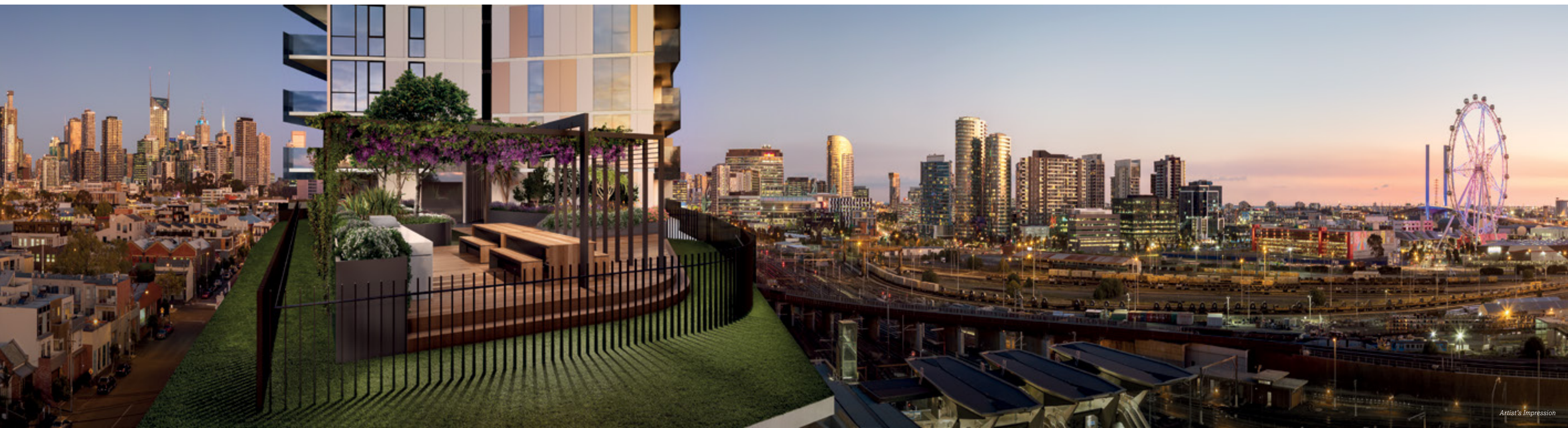
Artist's Impression



Artist's Impression

Welcome to understated sophistication

Volaire's sky podium offers residents an exclusive retreat from city life. The 350sqm north facing landscaped deck features shaded alfresco dining areas, barbecue facilities, and is complemented by an indoor lounge complete with fireplace.



Artist's Impression



Artist's Impression

With a meticulous eye for detail, Hayball's interior design team has captured the very essence of modern Melbourne living.

European kitchen appliances, satin chrome tapware and custom-made timber handles create a sense of subtle luxury in both the kitchen and the bathroom. Caesarstone benches, black mirrored splashbacks and, in most apartments, built in dining tables add a further level of finish.



Each apartment has been carefully considered to set new standards in livability and lasting appeal. From the natural palette of stone, concrete and timber, to the high quality 2-pac cabinetry, finishes will be enjoyed for years to come. Custom built-in timber shelves in the kitchen and the bathroom allow each resident to personalise the space. Two cabinetry colour schemes are available.

Bathrooms have been designed for both practicality and aesthetic appeal. Above and under bench storage is provided, as well as additional feature shelving. Large format wall tiles and frameless shower screens create a sense of luxuriousness.

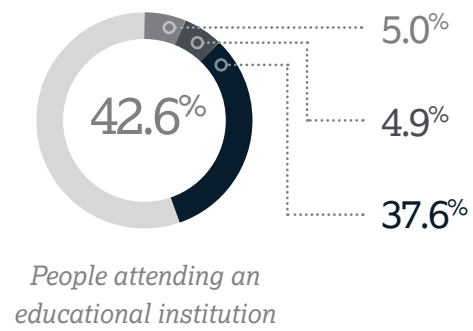
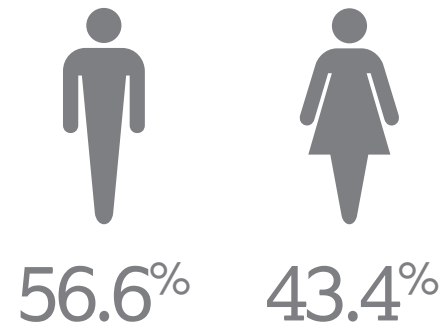


Artist's Impression

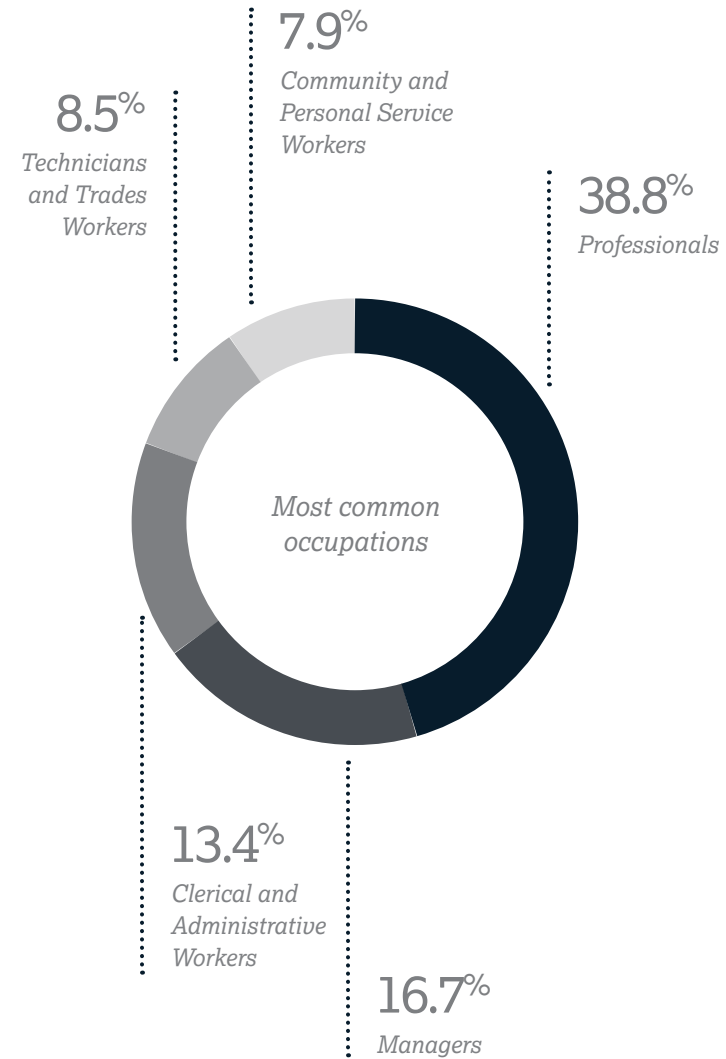
West Melbourne Quick Stats

01 DEMOGRAPHICS

Population of **3,744**



02 OCCUPATIONS



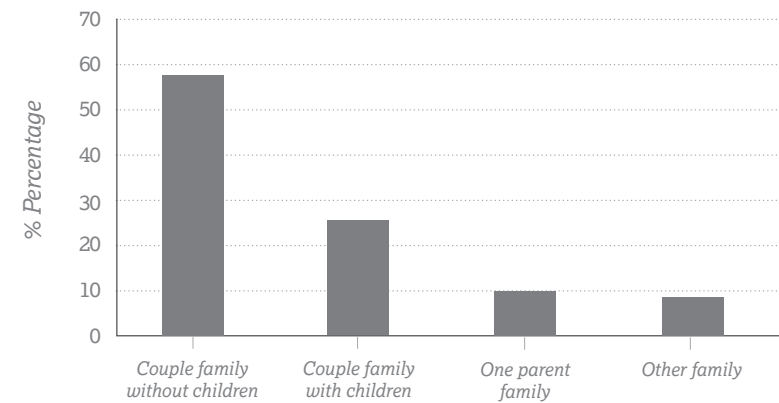
03 PRIVATE DWELLINGS

Owned **15.8%**

Mortgaged **23.0%**

Rented **58.8%**

Household Structure



04 ACCESSIBILITY

89
Walk score OUT OF 100

Errol Street North Melbourne - 800m / 12 min walk
Queen Victoria Market - 1.5km / 20 min walk
CBD - 1.3km / 15 min walk
Flagstaff Gardens - 1.1km / 14 min walk

Melbourne University - 2km / Bus every 3-6 mins in peak hour
RMIT University - 2km

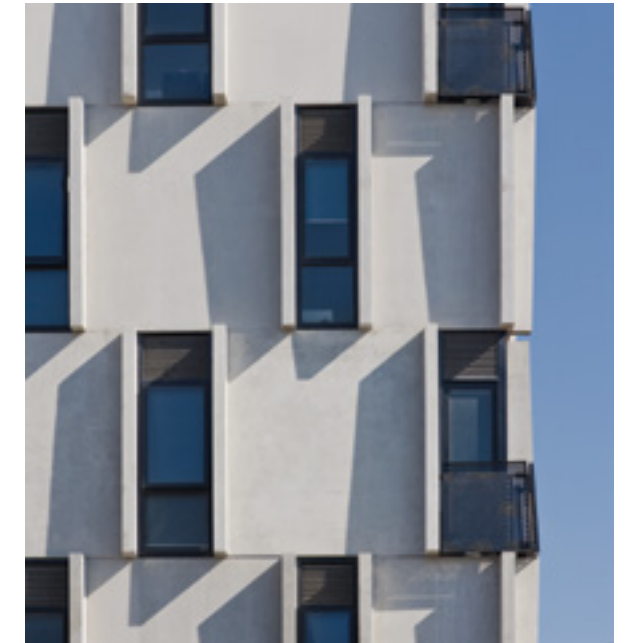
Royal Melbourne Hospital - 1.8km / Bus every 3-6 mins in peak hour
Royal Children's Hospital - 2.1km

Train to City - every 3-8 mins in peak hour
Airport - 20.7Kms / 22 minutes travel time (via M2 without traffic)



Cbus Property is responsible for some of Australia's most recognisable high-end property developments. From luxury urban developments to bold, innovative commercial office accommodation, Cbus Property is committed to delivering developments that are environmentally, financially and socially sustainable. Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building, infrastructure and allied industries.

Residential projects include Herald Living on Flinders Street in Melbourne; 4 Cromwell Road in South Yarra, a boutique project of 28 apartments; The Residence, 86 luxury apartments on Hyde Park in Sydney; Dominion, 108 apartments in Darlinghurst; The Warleigh Brighton, a project of 108 homes in Brighton; 35 Spring Street, a high end luxury development of 270 apartments located in the Paris end of the Melbourne CBD (under construction) and Breakfast Point, a waterfront village of 2,550 residences in Canada Bay, Sydney.



hayball

Hayball is an architecture, interior and urban design practice based in Melbourne, driven by a desire to realise the potential of every site and enrich the lives of those within it. With the capacity of a large-scale practice, Hayball is nimble, with a collaborative culture that enables staff to operate within smaller-scale studios. The practice has completed hundreds of projects, including single and multi-residential buildings, schools, universities, commercial developments and urban design for entire suburbs, across Australia, Southeast Asia and China.



Colliers is an industry leader in the development and implementation of sales and marketing campaigns for largescale residential development projects. Over the last 24 months, Colliers has sold more than \$5 billion worth of Melbourne property. Volaire is a grand example of the projects they love – quality residential design in prime urban locations.



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