

3-BEDROOM, 2-BATHROOM TOWNHOUSES,
EACH SERVICED BY A PRIVATE LIFT, IN THE HEART
OF STYLISH ELWOOD

Nº4

ALFRISTON HOUSE

EST. 2021

ALFRISTON HOUSE IS A METICULOUSLY PLANNED
BOUTIQUE DEVELOPMENT LOCATED IN AN
EXCLUSIVE POCKET OF ELWOOD

Secure your sanctuary at Alfriston House today

With electric vehicle charging stations, a rainwater harvesting system, energy efficient appliances and fixtures, rooftop solar and double-glazed windows, Alfriston House offers the best of modern living with each townhouse serviced by a private internal lift.

Construction uses robust and proven materials that will continue to look good for years to come. Each title includes two basement car parks and a private storage locker.

Don't miss your chance to lock away an idyllic existence at Alfriston House.

alfristonhouse.com.au - 4 Alfriston Street, Elwood, 3184

Marketing creative by nordstudio.com.au

Nº4

ALFRISTON HOUSE

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A CAREFREE LIFESTYLE AWAITS YOU IN A
MUCH-COVETED BEACHSIDE NEIGHBOURHOOD

EACH TOWNHOUSE SERVICED WITH ITS OWN
PRIVATE LIFT

Low maintenance luxury arrives on one of Elwood's finest tree-lined streets.

A life without compromise is one we all crave. At Alfriston House, high-end finishes, superior design and an envious location combine to deliver outstanding inner-city living.

Alfriston House sets a new benchmark for luxury and convenience. Situated in the blue-chip beachside suburb of Elwood, these lavishly appointed tri-level townhouses, each serviced by a lift, have been carefully crafted to foster a sense of calm.

Architectural inspiration derived from Scandi minimalism emphasises spacious, open plan living and a functional aesthetic. Designed by multi award-winning firm C. Kairouz Architects, urban living doesn't get any better than this.

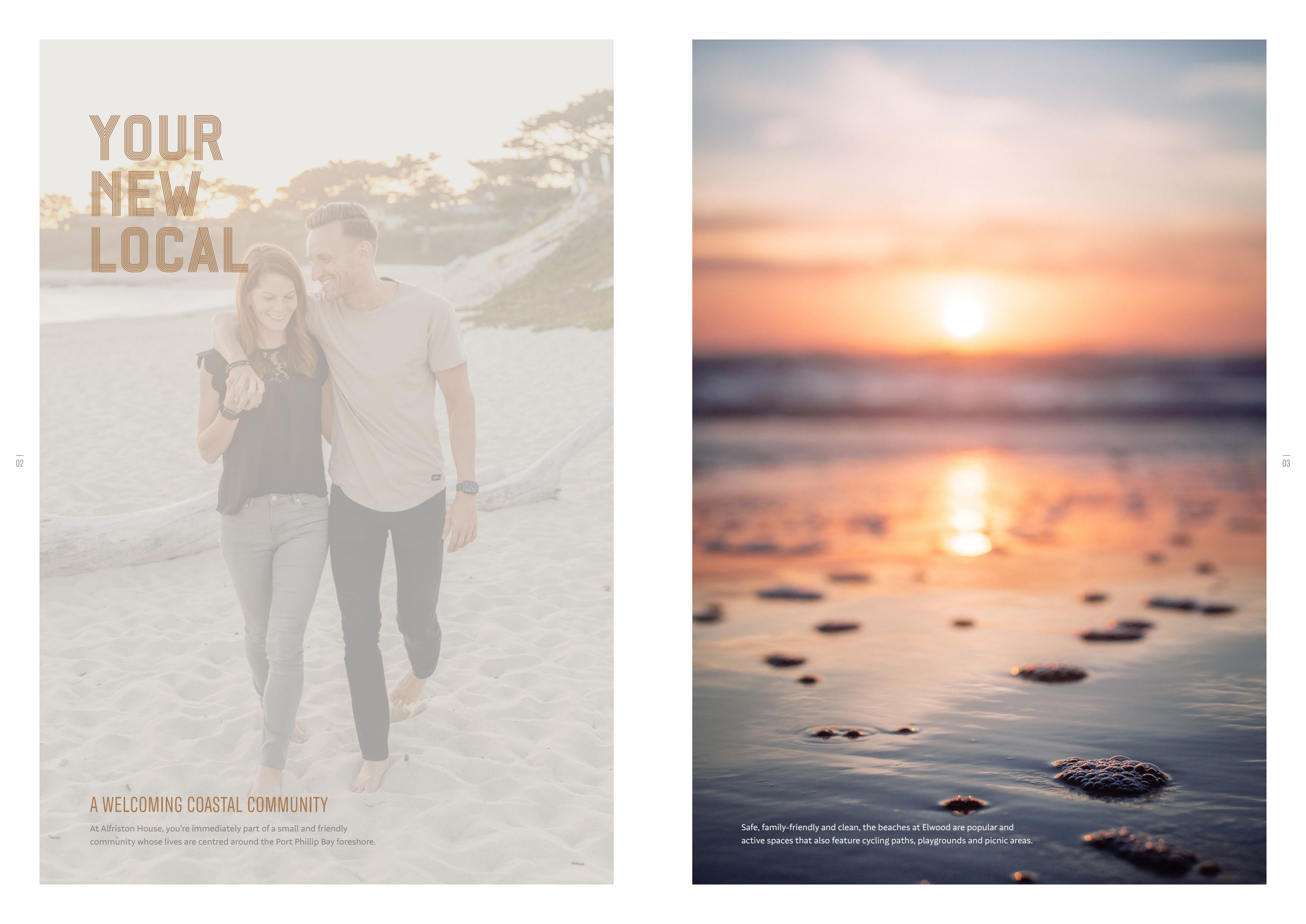


A couple walking on a beach at sunset. The man is wearing a light-colored t-shirt and dark pants, and the woman is wearing a dark top and light-colored jeans. They are holding hands and smiling. The background shows a sandy beach, driftwood, and trees under a warm, golden sky.

YOUR NEW LOCAL

A WELCOMING COASTAL COMMUNITY

At Alfriston House, you're immediately part of a small and friendly community whose lives are centred around the Port Phillip Bay foreshore.

A sunset over a beach with driftwood. The sun is low on the horizon, casting a warm glow over the water and sand. The sky is a mix of orange, yellow, and blue. The water is dark, and the sand is light. There are several pieces of driftwood scattered across the beach.

Safe, family-friendly and clean, the beaches at Elwood are popular and active spaces that also feature cycling paths, playgrounds and picnic areas.

REFINED

SUPERIOR DESIGN IS A HALLMARK OF THE TOWNHOUSES AT ALFRISTON HOUSE

Lifts connect floors to maximise accessibility and movement. Sliding wardrobe doors are finished to blend seamlessly with walls. Environmentally preferable internal finishes have been specified throughout. Cleverly articulated study nooks make outstanding use of under-stair floor area while creating a delightful place to work.



Artist Impression

CAREFULLY CRAFTED



Bright and airy kitchens are generously specified with premium Miele appliances, including oven, induction cooktop and fully integrated dishwasher. A concealed European laundry maintains the clean lines that are typical of the interiors at Alfriston House.

Artist Impression

CLEVER DESIGN

PREMIUM TOUCHES WHEREVER ONE TURNS

Master bedrooms feature huge walk-in robes with abundant storage. Full length windows provide plentiful light and ventilation. Wet areas are specified with floor to ceiling tiles.





Artist Impression

ALFRISTON
HOUSE



Artist Impression

The en suite features an interior planter box to provide a sense of tranquility when bathing. Stylish Phoenix tapware and elegant Caroma bathware make no room for compromise.

OUTDOOR SPACES ARE ORIENTED TO CAPTURE SUNLIGHT AND OFFER SECLUSION

Designed by John Patrick Landscape Architects, these flexible courtyards can effortlessly adapt for quiet reflection or lively entertaining.



REFLECTION

INTERIORS ARE FINISHED TO THE HIGHEST OF STANDARDS

The optional Escea gas fireplace offers warmth and cosiness to living spaces.
Recessed lighting, used liberally throughout each townhouse, contributes a soothing aura.
Windows are finished with a plaster reveal, and square set ceilings feature throughout.

MAKING HOME IN URBANE ELWOOD

KNOWN FOR ITS RICH MIX OF VICTORIAN, EDWARDIAN AND ART DECO ARCHITECTURE, ELWOOD IS A CELEBRATED INNER-MELBOURNE LOCALE FILLED WITH HERITAGE PARKS AND A STRONG SENSE OF COMMUNITY.

The suburb fronts tranquil Port Phillip Bay and is bordered by cosmopolitan St Kilda, multicultural Balaclava, historic Ripponlea and leafy Elsternwick. Alfriston House is superbly located in a quiet pocket with direct access to the Nepean Highway.

Fabulous Elwood Beach, historic St Kilda Botanical Gardens, the laid-back shopping enclave of Elwood Village and a host of public transport options are all easily reached on foot.

The Glen Eira Road shopping strip, with its eclectic mix of cafés, grocers, clothiers and artisan traders, is less than 500 metres away.



PORT PHILLIP BAY

GET TO KNOW THE LOCAL NEIGHBOURHOOD



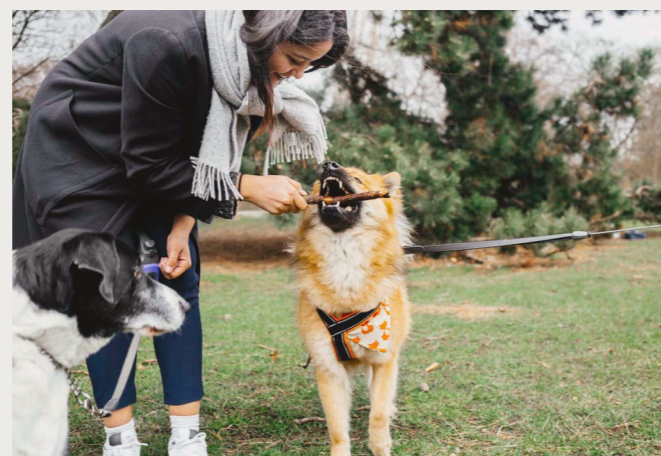
Schools – A huge variety of early learning, primary, secondary and tertiary institutions, both private and public, provide locals with many adjacent schooling options.



St Kilda Botanical Gardens – With its sparkling lake, formal gardens and a fascinating collection of exotic plants, the botanical gardens are a much-loved local amenity offering peace among suburbia.



Cosmopolitan St Kilda – The creative community of St Kilda is renowned for its bars, cafés and entertainment venues, including the Palais Theatre, Donovan's restaurant and the Esplanade Hotel.



Elsternwick Park – A sprawling space comprising established trees, sporting facilities and green open space, picturesque Elsternwick Park is bounded by a popular walking path and is home to several playgrounds.



Melbourne CBD – Just 8kms away as the crow flies and accessible via road, cycling paths and public transport, the city's shopping, entertainment and workplaces are easy to reach.



Jerry's Milk Bar – This throwback café has become a local institution. Easily reached by foot from Alfriston House, there's no better place for a weekend breakfast or a mid-morning coffee.



Getting around – Alfriston House is extremely well connected to public transport. Ripponlea railway station is just a five-minute walk away and the Nepean Highway tram route to the CBD is at the end of the street.



Shopping – From the vintage clothing and furniture shops on Acland Street to the incredible bakeries and jewellery stores along Carlisle Street, there is no shortage of fabulous shopping to be enjoyed.



Healthcare – With several private and public hospitals, including the esteemed Alfred Hospital, and several primary and allied health services nearby, you and your family members are in good hands.