

EST  
2023



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APTS

FORTUNA AVE

*Balwyn North*

Where thoughtful design is met  
with soaring city vistas.

*Welcome to your serene new home.*

With nature, lifestyle and  
tranquillity, perfectly intertwined.



*Macleay Park & Playing Fields*

*CBD*

*Kew High School*

*Kew Golf Club*

*North Balwyn Shopping Strip*

*St Bede's Primary School*



*200m - Balwyn High School & Balwyn North Primary School*

*Masterful  
architecture  
& natural  
materiality*

The result of intuition, inspiration and immense attention to detail, FORTUNA AVE presents an innovative yet timeless presence to the rich landscape of Balwyn North. Characterised by a strong linear form, the building champions sustainable materiality and organic textures, cultivating an aesthetic of modern sophistication and natural beauty. At once robust and refined, the facade celebrates the raw and honest expression of its materials and form, settling seamlessly within the heritage streetscape. Echoing the elegance of Australian Modernism whilst establishing a contemporary sensibility, the architecture of FORTUNA AVE is in complete harmony with its idyllic natural surrounds.

# Cera Stribley

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*Cera Stribley is an architecture and interior design studio passionate about creating enduring spaces and beyond. From residential, public spaces and commercial developments to masterplanning and adaptive-use heritage projects, they design by dialogue. Their design process thrives on a collaborative approach, driven by empathy, equity, sustainability and design excellence.*

## **Tell us about the inspiration behind the creation of FORTUNA AVE.**

Drawing inspiration from the iconic post-war structures of Balwyn's architectural landscape, we have embraced Textural Brutalism as our guiding principle for FORTUNA AVE's design—paying homage to the raw, honest expression of materials and form. At the core of FORTUNA AVE lies a celebration of robustness and pragmatism. We have employed modern brickwork with clean detailing and lines, eschewing embellishments for a pure and uncluttered aesthetic. Each element is meticulously considered, with an unwavering commitment to quality materials that stand the test of time.

## **Does sustainability play a role and if so, how?**

We made conscientious choices when it came to materials, ensuring they were sourced responsibly and met sustainable standards. Energy-efficient lighting and climate control systems were integrated to reduce the environmental footprint of the building. Ultimately, the design of these residences is a reflection of our commitment to creating

spaces that are both functional and beautiful, tailored to the unique needs and desires of our clients, where sustainability is a strong value.

## **Explain how the architecture works in cohesion with the interior spaces?**

As the architects and interior designers for FORTUNA AVE, our vision for these apartments was driven by a thoughtful blend of functionality, aesthetics, and the unique personality of the buyer. Our primary goal was to create a space that not only works in cohesion with the exterior facade but also meets the practical needs of the occupants by providing them with an elevated daily living experience.

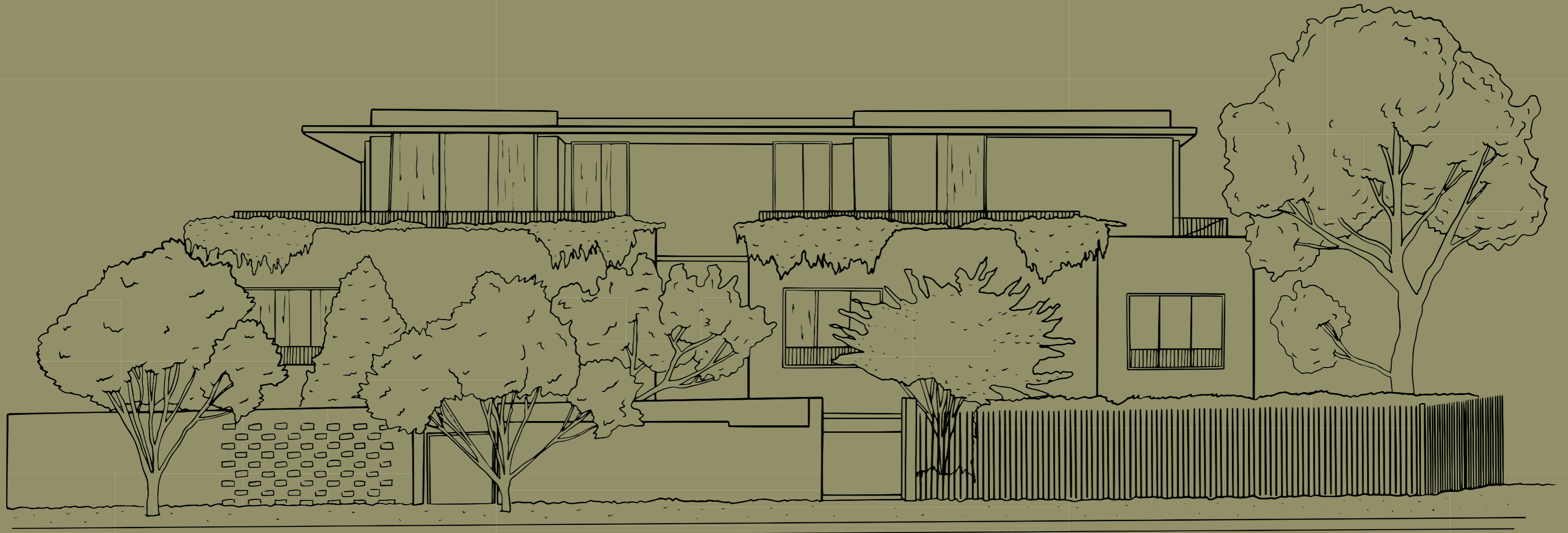
## **Describe the inspiration behind FORTUNA AVE contemporary interior design.**

Aesthetically, we drew inspiration from a variety of sources, including the architectural style of the building, the surrounding environment, and the latest design trends. Our aim was to create an elegant design that would stand the test of time whilst also incorporating elements that reflect contemporary tastes.



DOMENIC CERANTONIO - CO-FOUNDER, CERA STRIBLEY

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*Seamlessly  
connected to  
breathtaking  
views.*

A masterclass in architectural design, the facade's subtle recesses create a rhythmic interplay of light and shadow, introducing depth and dimension to the exterior. Adorned with high-end, classic materials such as brickwork and steel, the prominent form exudes understated elegance whilst delicately balancing between openness and seclusion, inviting residents to embrace the tranquillity of the surrounding landscape. Cascading greenery softens the striking linear design, whilst extensive glazing serves as a conduit for natural light, suffusing the interior spaces with warmth and brightness. Perched high above the surrounding landscape, FORTUNA AVE's unique position offers uninterrupted vistas that stretch across the cityscape and beyond. These soaring panoramas effortlessly intertwine with the interiors, serving as an immersive backdrop that continually connects residents with the ever-changing beauty of their natural surrounds.

*Sophisticated &  
intuitive interiors*

Uncompromising in its vision, the interiors exude an artisan's touch that is at once sophisticated and enduring. Inspired by FORTUNA AVE's refined architecture as well as the lush surrounds of Balwyn North, these curated and well-appointed spaces present the epitome of understated elegance.

The high-end finishes palette is characterised by neutral tones and opulent timber textures, creating an ambience of comfortable luxury. Throughout, full-height windows invite in an abundance of natural light, cultivating an elevated living experience with strong connections to the natural landscape.



JESSICA COULTER - DIRECTOR OF INTERIOR DESIGN, CERA STRIBLEY





ARTIST IMPRESSION OF KITCHEN



*The epitome  
of understated  
elegance.*

A place to gather and unwind, the generous open-plan living area imparts a sense of sanctuary and connection. Framed by awe-inspiring city views, this carefully curated space spills onto an expansive terrace, inviting nature into your domain. The indoor-outdoor flow of the design embodies elegance and comfort whilst allowing for effortless entertaining. Time-honoured joinery techniques, re-imagined with a modern interpretation, infuse the living space with an air of craftsmanship. Textural and hard-wearing timber floors have been appointed throughout, complementing the luxurious and enduring essence of the palette. A canvas for modern living, fluted glass panels reflect an abundance of natural light, casting a gentle glow that enhances the ambience of the interiors.

Adjoining the living area, FORTUNA AVE's kitchen embraces the intersection between form and function. A natural stone island bench creates a bold centerpiece for the design, where panelled joinery instills a warm texture. Built-in premium Miele appliances combine with ample integrated storage, catering perfectly to the modern lifestyle. Incorporating organic tones and textures, the palette is defined by exquisite finishes that evoke an aesthetic of understated luxury. As soft light dances across the polished surfaces and natural materials, the kitchen becomes more than just a space for cooking—it becomes a sanctuary where culinary artistry meets refined design.



ARTIST IMPRESSION OF LIVING ROOM VIEWS



Meticulously crafted with unparalleled attention to detail, the electric fireplace adds an elegant ambience to the open-plan living area whilst keeping you warm during the cooler months. Beside the fireplace, integrated joinery provides a home for your most treasured objects whilst bringing another layer of texture to the space. Appointed with floor-to-ceiling double glazed windows, here, the lines between the indoor and outdoor environments are intentionally blurred. The thoughtful design of FORTUNA AVE allows for a harmonious connection between spaces, imbuing the interiors with an inviting and cohesive atmosphere. Whether you're relaxing indoors or embracing nature on the terrace, every element is carefully considered to provide a comfortable and luxurious living experience.





ARTIST IMPRESSION OF KEY-DROP

The entryway is thoughtfully designed to anticipate daily rituals, featuring a convenient and well-appointed key-drop. With an emphasis on functionality and style, this considered feature facilitates a seamless transition into the home, welcoming residents and guests with contemporary elegance. Here, refined finishes set the tone for the luxurious retreat that awaits beyond.



ARTIST IMPRESSION OF BATHROOM

FORTUNA AVE's ensuite is designed to rejuvenate the mind, body and soul. A refined palette of finishes and features reflect a harmonious design philosophy, where porcelain tiling and marble-look vanity surfaces cultivate a calming atmosphere. Delicate yet durable, fluted glass panels offer a sense of privacy whilst inviting gentle, diffused light into the space. The adjustable mirror enhances daily routines with thoughtful functionality, intertwining practicality with serene sophistication. Below, a dual basin and cleverly integrated storage ensure you'll never have to compromise on space or efficiency. A bespoke freestanding tub awaits within this idyllic private retreat, creating a day spa experience unlike any other.



## Key Features

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### Gas Free

Future-proofed to include no gas, these homes boast efficient electric appliances, promoting a quieter and more peaceful environment. With no gas emissions, residents enjoy improved indoor air quality and a reduced carbon footprint, all whilst contributing to a more sustainable future.

### Timber Flooring

An eco-conscious and low-maintenance option, timber flooring offers durability and stability as well as a luxurious aesthetic. The layered design offers resistance to moisture and temperature fluctuations, perfect for the Melbourne climate. The natural wood texture cultivates warmth and sophistication, elevating the atmosphere of any space.

### Tailored Joinery

Tailored joinery is the epitome of refined storage, ideal for showcasing sentimental objects, curated art pieces and rare collector's items. This bespoke solution ensures your cherished possessions are not only elegantly displayed but also securely stored. It also allows for personalisation, ensuring every inch of space is utilised efficiently and stylishly.

### Bespoke Lighting

Crafted with precision and artistry, the bespoke lighting infuses spaces with a sense of grandeur and character. It's a statement of personal style, illuminating key areas with elegance and flair. From custom fixtures to tailored designs, bespoke lighting enhances the ambience whilst accentuating distinct architectural details.

### Gardens

Curated to perfection by John Patrick, FORTUNA AVE's breathtaking gardens offer a harmonious blend of nature and urban living. Carefully selected native planting, sustainable irrigation and inviting outdoor spaces cultivate a relaxing living experience from dawn to dusk. Holistic in design, gaze upon the beauty of changing colours throughout the seasons, where the tranquillity of a meticulously landscaped garden and the convenience of social outdoor spaces foster an innate connection to nature.

### Abundant Storage

Ample storage is essential for modern living, offering a clutter-free environment that enhances daily functionality. With designated spaces for belongings, organisation becomes effortless, supporting a streamlined lifestyle. FORTUNA AVE's abundant storage promotes a clean, minimalist aesthetic, allowing for a well-organised home where everything has its place. This convenience fosters a sense of calm and efficiency, leaving you more time for the more important things in life.

### Integrated Appliances

Embark on a culinary journey where premium appliances transform cooking into an art. Seamlessly integrated, these high-end appliances enhance productivity whilst adding a touch of luxury. From precise temperature controls for the perfect roast to spacious refrigeration for fresh ingredients, they elevate culinary tasks to new heights, ensuring every meal is a masterpiece.



ARTIST IMPRESSION OF THE COURTYARD

Curated by the iconic landscape architect, John Patrick, the expansive courtyard encourages outdoor living and entertaining. Nestled amongst Jacarandas, Crepe Myrtles, Hydrangeas and Moon Bay Sacred Bamboo, these considered spaces have been designed to create a sense of enclosure—of being completely immersed in natural beauty. A considered combination of evergreen and deciduous plants provides residents with a changing vista throughout the year.

## Sustainable Initiatives

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### Solar Energy

FORTUNA AVE homes are powered by state-of-the-art solar collectors and generators mounted expertly on the roof to minimise the building's environmental impact and maximise comfort.

### LED Lighting

A sophisticated lighting system is implemented throughout with energy efficient LED lighting fixtures that are intelligently controlled to provide an idyllic ambience. This system also reduces power consumption and in turn, reduces your carbon footprint and overall household costs.

### Heat Control

FORTUNA AVE timber flooring and white roof are efficient heat control solutions for residences. The timber flooring's natural insulation regulates indoor temperatures, reducing energy consumption, with the white roof reflecting sunlight, minimising heat absorption and lowering cooling needs. Together, they create comfortable living spaces whilst conserving energy and promoting sustainable living.

### EV Charging

With the demand for electric cars becoming a necessity in sustainable living, FORTUNA AVE will have EV charging capabilities so you can plan your daily journey with environmentally-friendly efficiency that is as good for the planet as it is for your pocket.

### Glazing

High-performance double-glazed windows and sliding doors provide enhanced insulation, reducing heat loss and noise transmission, creating a quieter and more energy-efficient living environment. Its thermal properties also contribute to maintaining a comfortable temperature throughout the home, offering year-round comfort.

### Insulation

Thoughtfully designed, FORTUNA AVE homes are built with premium insulation fitted within the ceilings, walls and even underneath the hard timber flooring. In doing so, the superior insulation offers year-round temperature control and privacy by reducing noise pollution to create a relaxing atmosphere.

### Rain Harvesting

Optimising water usage through cleverly integrated rainwater harvesting and low-flow fixtures not only ensures efficient resource utilisation but also facilitates the nurturing of vibrant outdoor landscapes. By harnessing rainwater for both irrigation and bathroom use, this eco-conscious method fosters healthier and more resilient green spaces, promoting sustainable land management practices whilst also reducing reliance on conventional water sources.

### Ventilation

Featuring exceptional cross-flow ventilation that fosters a holistic indoor-outdoor lifestyle, FORTUNA AVE homes require less artificial lighting and cooling, allowing fresh air to flow through your home from one side to the other. This helps to reduce stagnation, indoor pollutants and moisture from the air whilst also regulating indoor temperature naturally—making each home more sustainable and environmentally sound.

## Additional Benefits

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### Security

With lock and leave safety benefits, enjoy peace of mind knowing your home is secure. The video intercom system adds an extra layer of security, allowing for controlled access to the building. This feature provides convenience and safety, ensuring you feel protected no matter the time of day.

### Verdant Views

Elevated above its surroundings, FORTUNA AVE offers unparalleled vistas of the city skyline and lush treetops. The elevated position not only provides breathtaking views but also a sense of privacy and serenity. You can enjoy the beauty of nature and the vibrant cityscape from the comfort of your own lounge.

### Walkable

Awarded a high walkability score of 71 out of 100, Balwyn North fosters a holistic and social lifestyle spent in the lush outdoors. It also reduces the likelihood of car usage for errands, reducing greenhouse emissions for a healthier planet.

### Storage

With internal and additional external storage, residents have plenty of room to store their belongings both inside and outside the home. This ensures a highly organised environment and provides convenient access to seasonal items and recreational gear when needed.

### Courtyard

Courtyards provide a private outdoor space for relaxation and recreation, fostering a connection with nature. Courtyards enhance ventilation and natural light, improving indoor air quality and reducing energy usage. Moreover, they increase property value and aesthetic appeal, enriching the living experience.

### Elite School Zone

FORTUNA AVE residents are situated within an elite school zone where unrivalled access to exemplary education is at a moment's notice. With some of Melbourne's most stellar educational institutions (both public and private) a few roads away, it's understandable why Balwyn North is highly desirable amongst all.

### Suburb

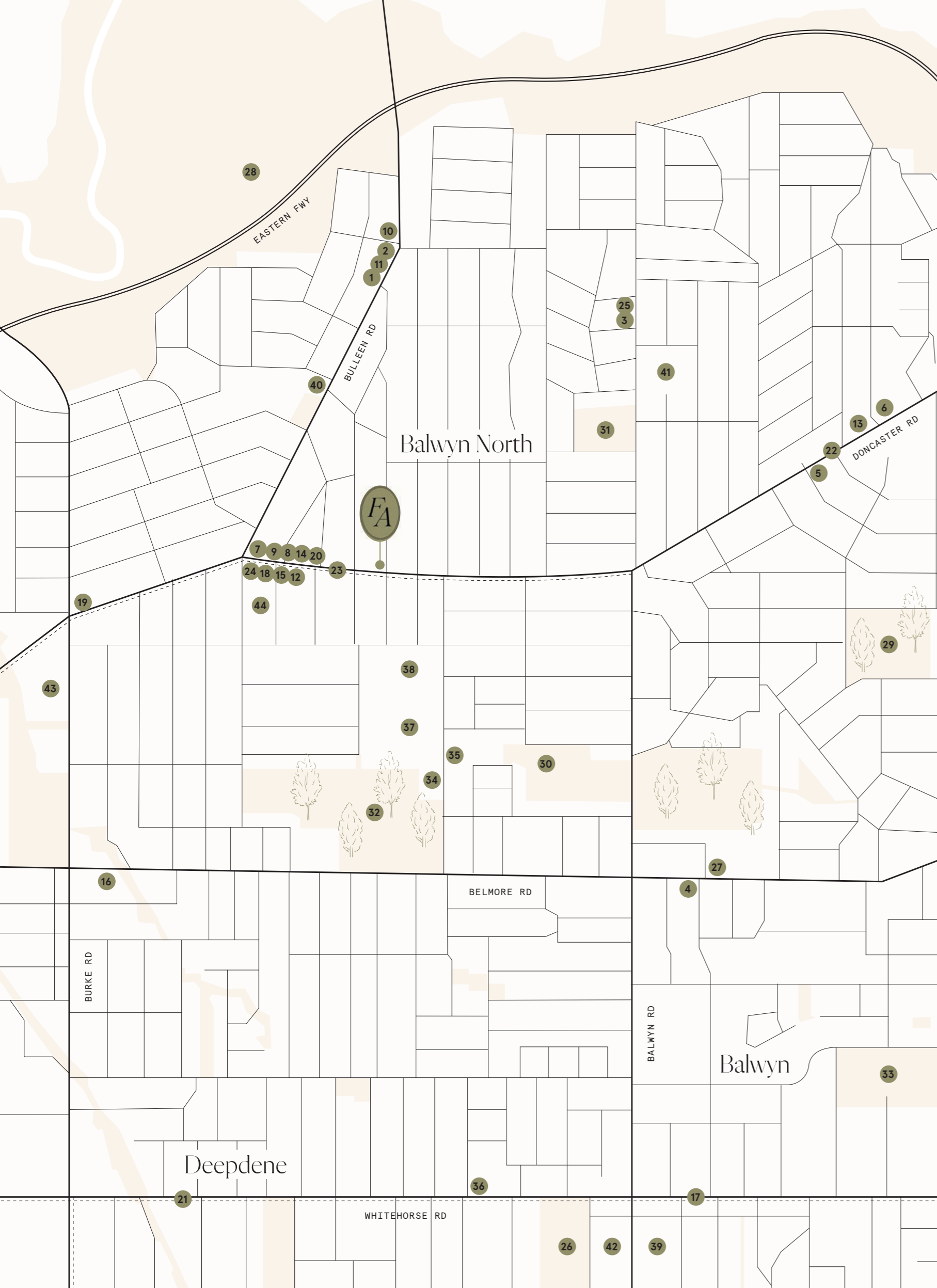
Known by locals and surrounding neighbours as 'The Goldilocks Suburb', Balwyn North effortlessly balances quiet leafy streetscapes and quaint retail precincts with bustling community activities from Balwyn North Village through to the renowned outdoor landscapes of the Koonung Creek Trail.

### Secure Parking

At FORTUNA AVE, secure parking is a prime amenity, providing each home a minimum of 2 car spaces. Conveniently located off Fortuna Avenue, residents have easy access to the carpark, keeping their vehicles protected.

*Your local  
Balwyn North*

A picture of blissful suburban living, Balwyn North is famed for its leafy streetscape, heritage architecture and enviable lifestyle amenity. Located at the heart of Doncaster and Bulleen Road, charming village shopping strips intertwine throughout this refined neighbourhood. Speckled with an idyllic blend of culture, convenience and community, this flourishing hub is sure to provide you with everything you desire, with the CBD close in proximity. Home to some of Melbourne's most lush parklands along with a roll call of esteemed schools, life in Balwyn North is second to none.



### Hospitality

- |                   |                         |
|-------------------|-------------------------|
| 1 Bar Sur Loup    | 7 Olive Lane            |
| 2 HelleniCo Deli  | 8 Superbike Cafe Racers |
| 3 Matta Cafe      | 9 Salzano Delicatessen  |
| 4 MCKINLY Eatery  | 10 Tatin                |
| 5 Midori by Tao's | 11 VIA CONDOTTI         |
| 6 Mr Tanuki       | 12 Village Cafe         |

### Retail & essentials

- |                          |                                |
|--------------------------|--------------------------------|
| 13 ALDI                  | 20 Cultivate Nursery & Gifts   |
| 14 Amandas Boutique      | 21 Deepdene Shopping Strip     |
| 15 Australia Post        | 22 Greythorn Shopping Strip    |
| 16 Balwyn Health Care    | 23 North Balwyn Shopping Strip |
| 17 Balwyn Shopping Strip | 24 Stanley and Stone           |
| 18 Chantelle Hamilton    | 25 Vets on Balwyn              |
| 19 Coles Balwyn North    |                                |

### Parks & activities

- |                                 |                             |
|---------------------------------|-----------------------------|
| 26 Balwyn Park                  | 32 Macleay Park             |
| 27 Boroondara Sports Complex    | 33 Maranoa Botanic Gardens  |
| 28 Freeway Golf Course          | 34 North Balwyn Bowls Club  |
| 29 Greythorn Park & Tennis Club | 35 North Balwyn Tennis Club |
| 30 Hislop Reserve               | 36 Palace Balwyn Cinema     |
| 31 Leigh Park                   |                             |

### Education

- |                                |                             |
|--------------------------------|-----------------------------|
| 37 Balwyn High School          | 41 Boroondara Park Primary  |
| 38 Balwyn North Primary School | 42 Fintona Girls' School    |
| 39 Balwyn Primary School       | 43 Kew High School          |
| 40 Bellevue Kindergarten       | 44 St Bede's Primary School |



## Good Morning

*Quaint, peaceful and plentiful, relish in Balwyn North's simple pleasures—first thing in the morning.*

As soon as the sun breaks through the soft-hued horizon, Balwyn North awakens to the gentle hum of coffee makers. Here, locals are guided by the enchanting aromas of freshly-ground coffee beans and just-out-of-the-oven bread. Start your morning with a barista-made brew from the finest coffee connoisseurs at Olive Lane, where friendly faces are met with heartwarming food. A brisk walk will find residents at one of Melbourne's most beloved patisseries, Tatin. Here, an award-winning selection of sweet and savoury pastries brings wonder and enjoyment with every bite.



BECKETT PARK

# Tatin Pastries

141 - 143 Bulleen Road, Balwyn North  
Open 7 days - 7am till 3pm

## What is the origin story of Tatin?

Since 2017, Tatin has been a pastry passion project that has been elevated to something more. Initially, the proximity of our kitchen to the retail space posed a significant challenge, as growth quickly outpaced our compact setup. Fortunately, seizing the opportunity to expand into the adjacent space alleviated this constraint. Assembling a dedicated team was pivotal, ensuring our continued success and ability to meet the demands of our growing clientele.

## Why did you choose this location? What were you most excited about when you first set up the business?

We chose Balwyn North for Tatin Pastries because of its vibrant community and bustling streetside. We were captivated by the area's appreciation for artisanal goods and great coffee. Setting up shop here, we were most thrilled about introducing our unique pastries to eager locals, aiming to become a cherished neighbourhood spot.

## What kind of atmosphere or experience have you tried to create within the space?

Interacting with our loyal regulars is a highlight of each day, as we share stories, laughter, and, of course, delicious pastries. The sense of community in Balwyn North is palpable, reinforcing our love for this vibrant neighbourhood and its incredible residents. We wanted to create a relaxed, comfortable space whilst also fostering a contemporary space that is perfect to catch up with friends and family.

## What makes your pastries so special?

What sets our pastries apart is our unwavering commitment to quality and authenticity. Each pastry, loaf of bread, sausage roll and pie is meticulously crafted on-site, from scratch. This hands-on approach ensures that every bite is infused with the essence of craftsmanship and tradition, elevating our pastries to a level of excellence that discerning palates truly appreciate.

## Do you have any recommendations from your entire menu?

Amidst our diverse menu offerings, two standout items consistently capture the hearts and taste buds of our patrons. Our signature croissant, crafted with premium imported French butter, boasts a perfect balance of flakiness and richness, making it a must-try indulgence. Additionally, our irresistible donuts tempt the senses with their delectable flavours and textures, offering a satisfying treat for any occasion. For those craving something savoury, our filled baguettes promise a delightful culinary journey.

## What do you love about owning Tatin within the Balwyn North community?

Owning Tatin Bakery within the Balwyn North community is a privilege we cherish deeply. The genuine warmth and support of our neighbours create a vibrant atmosphere, fostering strong bonds and lasting friendships.





CULTIVATE NURSERY



OLIVE LANE

# Afternoon

*Dotted with emerald parklands, verdant recreational spaces and stylish foodie destinations.*

Balwyn North is where everything connects. The morning gently passes into the afternoon, creating a serene and holistic atmosphere throughout the neighbourhood and its intertwining streets. Stroll leisurely along Doncaster Road to discover bustling coffee dispensaries and cultural eateries, with lush floral nurseries and passionate retail merchants speckled in-between. If you're looking to move the body and calm the mind, the North Balwyn Bowls Club and Boroondara Sports Complex are both perfect settings to focus on your well-being. For FORTUNA AVE residents, Balwyn Park is an idyllic place to sit down under a shady tree, with a homemade lunch in one hand and a good book in the other.



NORTH BALWYN BOWLS CLUB



CULTIVATE NURSERY

NORTH BALWYN TENNIS CLUB



## Evening

*The winding whimsical streets of  
Balwyn North come alive as the sun sets.*

On a balmy summer day, wait until the cool breeze of twilight to meet with friends and practise your serves at the recently renovated North Balwyn Tennis courts. Hosting an intimate soiree at your place on the weekend? HelleniCo Deli will have all your charcuterie board essentials at your fingertips. For those who would rather dine out for dinner, VIA CONDOTTI is the perfect place to catch up with your other half, sharing musings over a heartwarming Italian dish and a glass of wine.

# Midori by Tao's

268 Doncaster Rd, Balwyn North  
11:30am till 3pm & 5:30pm till 9pm

A mere stone's throw from FORTUNA AVE is one of Melbourne's most impressive plant-based Japanese restaurants, Midori by Tao's. Envisioned by the flavour masters at Tao's, this exciting addition to Balwyn North is the result of decades worth of culinary expertise. Here, patrons will find a unique and modern foodie experience that champions locally-sourced, high-grade vegetables. Simply put, there's truly nothing quite like it in Melbourne.

## Sushi Train

If decision-making isn't your strong suit, then sushi trains (or Kaiten sushi) are for you. Midori's sushi train is speckled with a long line of plant-based plates that elevate traditional sushi to cater to a wide range of tastes, palates and dietary requirements. From local favourites such as the mini maki and avocado nigiri to the signature rainbow roll and seaweed salad, locals are gifted with an abundance of innovative food options.

## Fine Dining

A concept that has been in the works for the past several years, Midori's fine dining service is nothing short of extraordinary. With the enviable opportunity to dine in with a curated set menu, the highly-skilled chefs will take you on a journey guided by Japanese-European sensibilities and flavours. Expect creative flair and otherworldly food presentation throughout the six-course dinner.

## Recipe

For the classic tofu teriyaki sushi roll, you'll need:

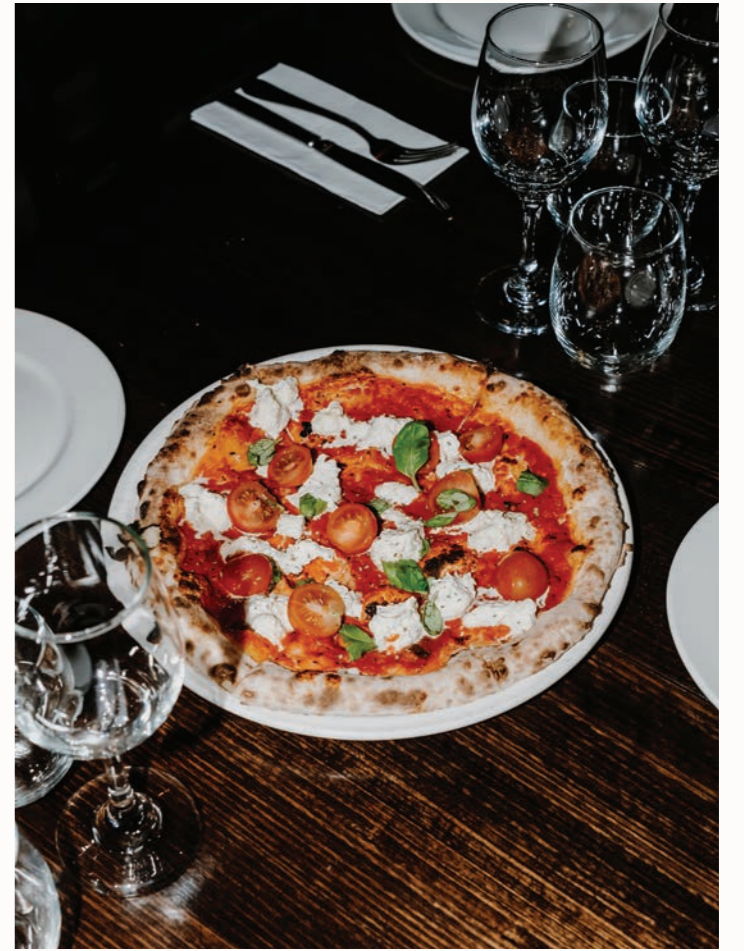
- 2 cups sushi rice
- 4 tablespoons rice vinegar
- 2 tablespoons sugar
- 1 teaspoon salt
- 4 nori seaweed sheets
- 1 tofu block, thinly sliced
- ½ cup teriyaki sauce
- 1 cucumber, julienne
- 1 avocado, sliced

1. Cook sushi rice according to package instructions. In a small bowl, mix rice vinegar, sugar, and salt. Stir into cooked rice and let it cool.
2. Grill or pan-fry tofu slices until cooked through. Brush with teriyaki sauce.
3. Place a nori sheet on a bamboo sushi mat. Spread rice evenly, leaving a small border.
4. Arrange tofu, cucumber and avocado along the centre of the rice.
5. Roll tightly using the bamboo mat. Seal the edge with water.
6. Slice into pieces and serve with soy sauce and pickled ginger.





PALACE BALWYN CINEMA



VIA CONDOTTI

## Foodie Haven

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### Olive Lane

69 Doncaster Rd, Balwyn North

A warm and timeless cafe, Olive Lane is a 5-minute walk from your domain. With a decadent yet health conscious Hellenic-inspired menu, this contemporary brick-lined eatery is a must.

### Matta Cafe

335 Balwyn Road, Balwyn North

Nestled on a quiet stretch of Balwyn Road, Matta Café beckons with lush greenery and eclectic fusion cuisine. Inside, sunlight streams through arched windows, illuminating high stools perfect for people-watching over aromatic coffee. Guests savour Korean-Japanese delights like smoked salmon potato rosti and prawn nori tacos.

### HelleniCo

121 Bulleen Rd, Balwyn North

For over 48 years, HelleniCo has been a family owned business specialising in unique Greek goods served at the highest quality, exceptional service and bold Hellenic flavours.

### The Greekery

327 Doncaster Rd, Balwyn North

The Greekery promises locally-sourced, premium quality ingredients and invites patrons to indulge in their delectable offerings. With a commitment to consistency and genuine Mediterranean flavours, they serve up authentic Greek dishes that satisfy every palate.

### Via Condotti

117 Bulleen Rd, Balwyn North

One of Balwyn North's most beloved restaurants, Via Condotti provides old-world service along with homely Italian cooking that caters to even the most discerning of palettes.

### Salanzano Delicatessen

73 Doncaster Rd, Balwyn North

For a gourmet feast that entices the senses, Salanzano Delicatessen is a foodie's haven. Welcoming staff guide patrons through a cornucopia of delights, from house-made meals to imported cheeses, cured meats and appetising dips, with shelves brimming with Italian delicacies. Here, every visit promises culinary bliss.

## Serene Surrounds

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### Tennis & Bowls Club

57/60 Buchanan Ave, Balwyn North

Walking distance from FORTUNA AVE, the North Balwyn Tennis Club is the perfect spot to practise your forehand. For friendly catch ups, the Bowls Club is a few metres down the road.

### Boroondara Sports Complex

271c Belmore Road, Balwyn North

With over 60 group fitness classes each week, Boroondara Sports Complex offers year-round outdoor swimming facilities and indoor sporting competitions with state-of-the-art stadium grounds.

### Freeway Golf Course

47-49 Columba Street, Balwyn North

Boasting pristine playing surfaces from tee to green and unique bunkering throughout the incredible parkland setting, Freeway Golf Course is a must for all golfers of all abilities and skill levels.

### MacLeay Park

189 Belmore Rd, Balwyn North

Gifted with Macleay Park at a moment's notice, enjoy a midday lunch break amongst greenery or relish a brisk afternoon walk with your canine companion without having to travel far from your domain.

### Maranoa Botanic Gardens

Yarrbat Ave, Balwyn

Established in 1920, Maranoa Botanic Gardens is flanked by flourishing vegetation. Featuring over 4000 native species, this lush oasis is an idyllic place to reconnect with nature.

### Leigh Park

285 Balwyn Rd, Balwyn North

Leigh Park is fully equipped to keep the little ones entertained, offering an all-ages playground with ample seating, plentiful shade and manicured lawns for those wishing to get out and about.

## Shopping

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### iikos Design

89 Doncaster Rd, Balwyn North

Delve into a curated collection of carefully selected home-wares, accessories and decorative styling pieces from the friendly staff at iikos Design.

### Amandas Boutique

91 Doncaster Rd, Balwyn North

Both comfortable yet stylish, functional and elegant, Amandas Boutique endeavours to stock exclusive collections from Australian and international labels that suit a modern woman's lifestyle.

### Cultivate Nursery & Gifts

93 Doncaster Rd, Balwyn North

Cultivate Nursery is a boutique retail nursery and florist established in 2003 which offers exceptional expertise in floral bouquets, landscape design and garden maintenance.

### The Village

North Balwyn Shopping Centre, Doncaster Rd

Situated in the heart of Doncaster Road, The Village boasts over 75 retail gems, from boutiques and cosmetic indulgences to eclectic cafes and gourmet grocers.

### Education

Where outstanding education meet progressive curriculums, living within this zone is highly desired. Here, Balwyn North Primary is just a 7-minute walk away, with the esteemed Balwyn High also just around the corner.

### Signorelli

79 Doncaster Rd, Balwyn North

Need your pantry stocked with locally sourced goods? This family-owned greengrocer has a plethora of organic ingredients and gourmet essentials to put your culinary skills to the test.

### Public Transport

FORTUNA AVE's close proximity to a range of efficient transport systems allows for a streamlined journey to the CBD and neighbouring suburbs. Enjoy the unrivalled convenience of having Tram 48 located right across the street.

### Health Care

4 Belmore Rd, Balwyn

The doctors at Balwyn Health Care aim to provide high quality, thorough, comprehensive, holistic and caring consultations for each and every patient.

Architecture  
& Interiors by  
Cera Stribley

“As the interior architects, our vision for these apartments interiors was driven by a thoughtful blend of functionality, aesthetics, and the unique personality of the buyer. Our primary goal was to create a space that not only meets the practical needs of the occupants but also elevates their daily living experience.”

DOMENIC CERANTONIO, CO-FOUNDER - CERA STRIBLEY

Cera Stribley is an architecture and interior design studio, passionate about creating enduring spaces and beyond. From residential, public spaces and commercial developments to master-planning and adaptive-use heritage projects, they design by dialogue. Meaningful relationships are at the heart of their practice.

Cera Stribley is continuously inspired by people, their stories, their history, and diverse experiences. Trusted friendships nurtured within the studio and strong partnerships with their stakeholders are what empower successful project outcomes.



PAST PROJECTS - TATE, KEW & EDITION, TOORAK



PAST PROJECT - PINE AVE, ELWOOD



*Developed  
by Equire*

"We developed these apartments with a vision to create not just living spaces, but homes. Our goal was to provide people with more than just four walls and a roof; we wanted to offer them a place where they could connect, grow, and truly feel at home. Every material selected, every design choice, and every feature we implemented was driven by a passion for enhancing the quality of life for our residents. We believe that by creating spaces that foster community, convenience, and comfort, we're not just building apartments; we're building a better way of living."

Equire is the property development division of OpenCorp, founded in 2006 with the aim of helping everyday Australians build property portfolios and generate wealth. OpenCorp provides property investment management, funds management, property management and finance broking to its clients.

Equire is led by OpenCorp founder and BRW Rich Lister Allister Lewison. A self-made entrepreneur, Allister is an accomplished

Australian property investor with 20 years' experience in residential and commercial real estate, property development and investment. As Equire Director, Allister is responsible for ensuring high-quality risk management and delivery processes are in place for all projects.

In 2017, Equire launched as a stand-alone brand, specialising in residential property development in Victoria, Queensland and Western Australia.



“Our design philosophy was not just about making the surroundings visually appealing but also about promoting a sense of well-being and community. We believe that thoughtful landscape design can contribute significantly to the overall atmosphere and functionality of the building, enriching the lives of its residents and creating a lasting impression of a balanced, inviting, and sustainable living environment.”

JOHN PATRICK, FOUNDER - JOHN PATRICK

John Patrick Landscape Architects conducts a broad range of landscape design and management projects, covering everything from heritage sites, to park master-plans and residential projects. A collaborative team of qualified and experienced landscape architects, environmental horticulturists and arborists allow John Patrick Landscape

Architects to specialise in a broad range of projects. With nearly 40 years of experience to build upon paired with a design team of forward-thinkers, John Patrick Landscape Architects combines the knowledge of experience with the enthusiasm of youth to its diverse projects.



PAST PROJECTS - EAST MELBOURNE PRIVATE HOME, PENINSULA PRIVATE HOME



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