



ALCHEMY

NTH MELBOURNE

ALCHEMY

A fusion of dramatic architecture and crafted interiors in Melbourne's bustling inner north.

This is where all elements combine to create the perfect blend for unprecedented liveability.







6AM

DAWN BREAKS OVER
A SILENT GARDEN.

GOLDEN LIGHT REFRESHES
THE USUAL ROUTE.

COFFEE WARMS THE
MOMENT.

FLAGSTAFF GARDENS

DAYS BEGIN IN NORTH MELBOURNE WITH A JOURNEY THROUGH ITS TREE LINED STREETS AND ICONIC GARDENS



Terrace House, North Melbourne

The heritage character of North Melbourne has been carefully preserved, where modern cafés, shops and residences sit behind detailed façades from years gone by.

A wander through North Melbourne offers a landscape of contrasts, where contemporary architecture sits alongside green expanses of parkland. Here, everything works together as one.



Melbourne Museum, Carlton Gardens



CURATED INTERIORS REFLECT THE CHARACTER OF THIS UNIQUE ADDRESS

The clean and open design of each residence at Alchemy reflects a modern life of effortless refinement. Natural tones and textures combine to create a sense of calm and clarity.

The dramatic floor to ceiling windows allow for magnificent morning and afternoon light as well as spectacular Melbourne panoramic vistas. Alchemy's west facing balconies have been superbly detailed with built in planter boxes.



EACH ROOM TELLS A DIFFERENT STORY

Every carefully crafted space has been created for a seamless living experience. The design is about a purity of form, executed with a luxurious material palette including black odyssey marble detailing, European oak timber floors and designer fixtures and fittings throughout.





1PM

THE BUSTLING CITY
TAKES A BREATH.

THE SUN PEEKS FOR
A PRECIOUS HOUR.

NEW TREASURES AWAIT
THE URBAN EXPLORER.

COLLINS STREET



Collins Street

From the 'Paris end' of Collins Street in the CBD to bustling Errol Street in North Melbourne, the visually rich streetscapes are comprised of grand buildings and charming historic details.

This position on Peel Street places everything around you, from neighbourhood parks and cafés to major universities, hospitals and the iconic Queen Victoria Market.



Nearby green spaces include Royal Park, the beautiful Flagstaff Gardens and many more charming gardens dotted around the area.

Bedford St Reserve	40 m
Carlton Gardens	800 m
Flagstaff Gardens	650 m
University Square	350 m



Shop for fresh food at the Queen Victoria Market, with supermarkets and independent retail in nearby Errol Street, North Melbourne.

Queen Victoria Market	350 m
North Melbourne SUPA IGA	600 m
The French Quarter Patisserie	700 m
FoodWorks North Melbourne	625 m

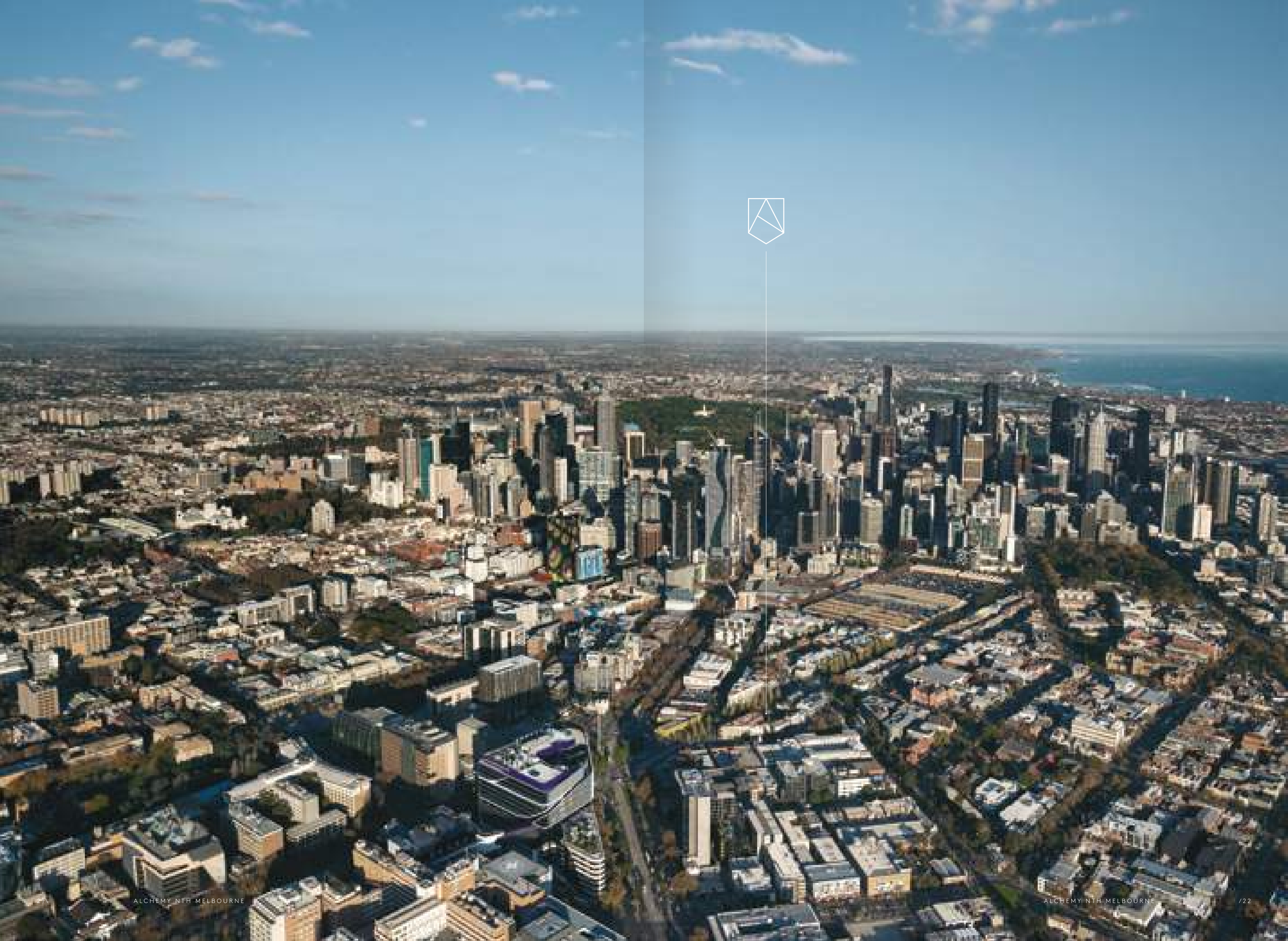


The city's famous café culture is all around North Melbourne, with a wide selection of longstanding local favourites serving signature coffee blends.

Seven Seeds	250 m
Stovetop	425 m
Auction Rooms	600 m
Market Lane Coffee	600 m

Framed by historic terrace homes and established gardens, Alchemy's bronze facade and textured materiality create a bold architectural statement. Designed by award winning architectural practice Hayball, the iconic form and aspect of this building engage completely with the magnificent Melbourne aspects.







National Gallery of Victoria

In parallel to some of Melbourne’s most sought after suburbs such as East Melbourne and Carlton, North Melbourne enjoys the luxury of walking distance to the centre of the city. By tram you can be amongst the city’s famed international attractions within just five minutes.



Alchemy is a highly connected address, with the No. 58 tram on Peel Street and major train stations North Melbourne, Flagstaff and Melbourne Central nearby.

Route No. 19 & 58	30 m
North Melbourne Station	1.4 km
Flagstaff Station	1 km
Melbourne Central Station	1.1 km



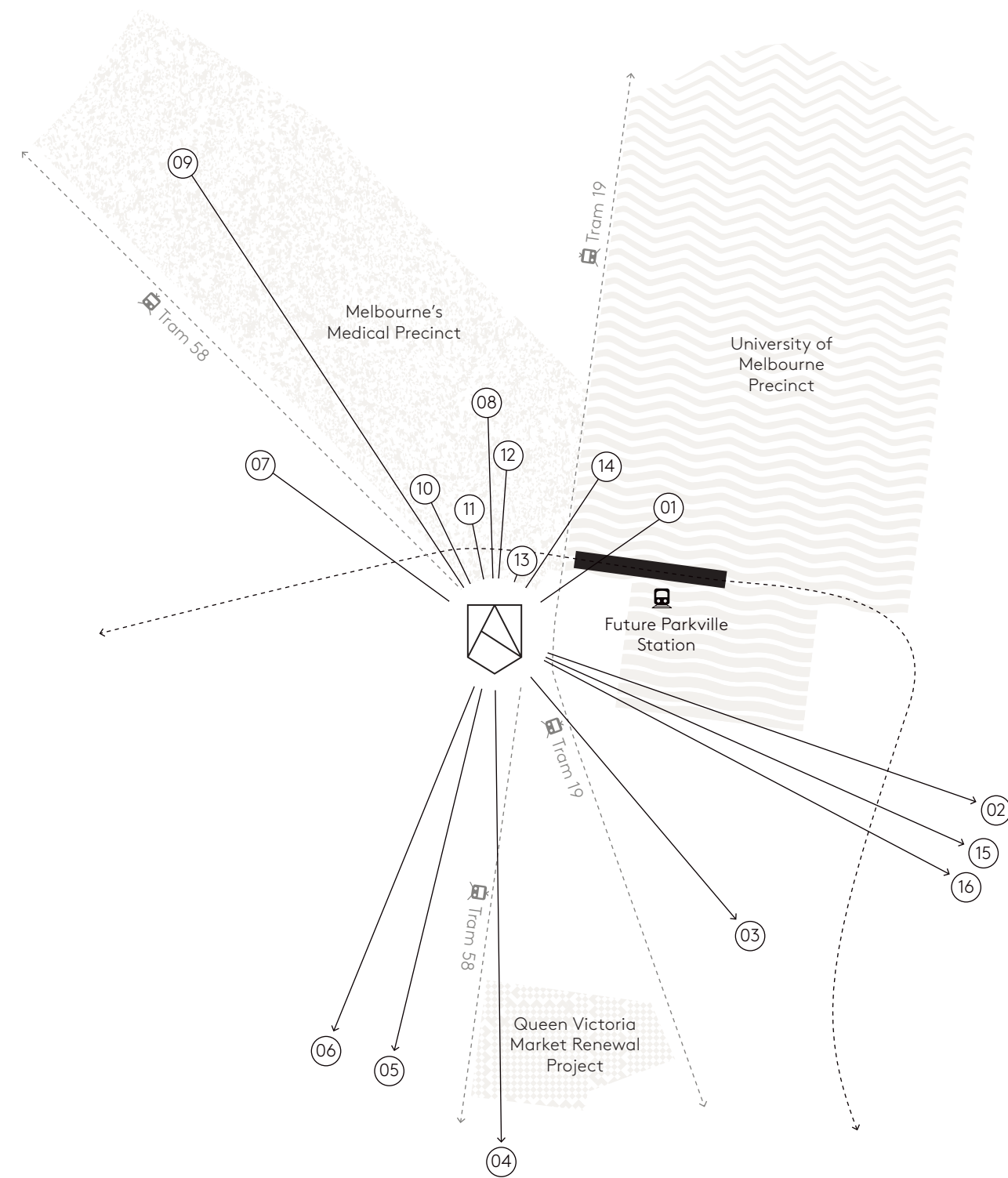
The city’s celebrated arts and culture scene includes the National Gallery of Victoria and ACMI at Federation Square.

NGV	2.7 km
ACMI	2 km
The Ian Potter Centre	950 m
Arts House	550 m



From local cricket matches to international competitions at major arenas, Melbourne offers sports lovers plenty of places to enjoy all the action.

Etihad Stadium	1.7 km
Carlton Gardens Tennis Club	1.5 km
MCG	3 km
Rod Laver Arena	2.8 km



AN AREA REJUVENATED

This location between the fringe of the CBD and the inner north of Melbourne has undergone major redevelopment in recent years with the opening of new medical research centres and the expansion of Australia's leading universities.

These institutions are set to undergo even more change, and will soon be joined by the rejuvenated Queen Victoria Market and the new underground Parkville station of the Melbourne Metro Tunnel.

Alchemy enjoys a key position within a short walk of all these projects, making it a central and smart address for generations to come.

North Melbourne delivers high quality education at every level. At Alchemy, it's only a short walk to places of world-class learning, from local schools to world-renowned tertiary institutions.

1 - University of Melbourne	300 m
2 - Australian Catholic University	2 km
3 - RMIT	1 km
4 - Victoria University	1.3 km
5 - Haileybury City Campus	1 km
6 - Western Senior Secondary College	1.3 km
7 - North Melbourne Primary	650 m
8 - The University High School	650 m

Alchemy is just a brief stroll or tram ride from the city's leading medical precinct, with some of the country's most respected hospitals and research centres all close to one another.

9 - The Royal Children's Hospital	850 m
10 - The Royal Women's Hospital	500 m
11 - The Royal Melbourne Hospital	400 m
12 - Walter and Eliza Hall Institute	550 m
13 - Victorian Comprehensive Cancer Centre	280 m
14 - The Melbourne Brain Centre	600 m
15 - St Vincent's Hospital Melbourne	1.7 km
16 - Centre for Eye Research Australia	2 km





University of Melbourne

TOP GRADE EDUCATION

Australia is world renowned for the quality of its education, with many of its top-ranked universities at the doorstep of Alchemy. As well as offering highly regarded undergraduate and post-graduate degrees in traditional areas such as law and commerce, proximity to the Parkville medical precinct allows students to gain valuable experience and pursue research projects in collaboration with leading hospitals.

As the landscape of education continues to change, these universities are undergoing redevelopments of their own, with inspiring new architecturally-designed learning spaces such as Design Hub at RMIT and the Melbourne Design School at the University of Melbourne. Here, secondary students are also well catered for, with the vertical campus of Haileybury and the progressive public education of University High School both close by.

CUTTING EDGE MEDICINE

In recent years, Melbourne's Biomedical Precinct has established itself as a major global research and teaching centre, with no less than 25 health services, research and academic partners sharing medical discoveries and delivering life-changing treatments to thousands of patients every day.

Set within leading-edge architecturally-designed buildings, the Royal Children's Hospital and the Victorian Comprehensive Cancer Centre are recognised for the breakthrough work and vital care they give the community. The precinct is also home to the Royal Melbourne Hospital, the Royal Women's Hospital, the Melbourne Brain Centre and many more institutions which are linked not only in collaboration, but in physical structures with bridges across streets.



VCCC and Royal Melbourne Hospital

AN ICON UPDATED

The \$250 million renewal of the Queen Victoria Market will ensure its almost 140 years of history will continue as a much loved and vital part of the city, now with a more sustainable design and improved facilities for traders and visitors alike.

The redeveloped market will be a zero carbon, zero waste operation, as well as being home to 1.5 hectares of new open space with the car park moved below ground. The iconic heritage sheds will be retained and restored, guaranteeing the tradition of an open-air market, and room for even more businesses to continue providing fresh produce to the city for years to come.



Queen Victoria Market



Future Station

TRANSPORT ON TRACK

The new Parkville underground station is another key piece of infrastructure that will add to the area's already abundant public transport options. Designed to not only improve train travel as the city's population swells, but also to link this world-class education, health and research precinct directly with the CBD.

The station is one stop on the new Metro Tunnel, Victoria's biggest ever public transport project, which will provide residents of Alchemy with even faster trips into the city and on to the employment, arts and parklands precinct of St Kilda Road.



8PM

THE TOWN LIGHTS UP
WITH INVITING COLOUR.

CARELESS LAUGHTER
HANGS IN LANEWAYS.

EACH FAMILIAR STREET
UNVEILS A NEW STORY.

THE REGENT THEATRE

MELBOURNE IS A
CITY OF DISCOVERY,
AN EVER CHANGING
PATTERN OF COLOUR
AND LIGHT.



Joe Taylor

When the lights of the city come on at night,
the city undergoes a spectacular transformation
to one of international recognition.



Queen Victoria Night Market



Perched above the terrace homes and gardens of North Melbourne, Alchemy affords dramatic views towards the glittering lights of the city, Melbourne Docklands, the Westgate Bridge and various picturesque tree lined streets and historic laneways.



From restaurants and rooftop bars to theatres and night markets, North Melbourne and the city are home to a seemingly endless selection of entertainment.



Melbourne takes its eating seriously, which has placed it on the international stage of progressive restaurants and dining.

Sosta Cucina	900m
The North Melbourne Hotel	850 m
Epocha Restaurant	1.3 km
Supernormal	1.8 km



Vibrant night markets, quiet wine bars and traditional pubs all offer places to unwind at your own pace in North Melbourne and the city.

Night Market	350 m
Joe Taylor	900 m
Metropolitan Hotel	250 m
Prudence	500 m



From home-grown comedy to Broadway shows, and music of every genre, Melbourne’s cultural scene offers something to do every night.

Regent Theatre	1.7 km
Princess Theatre	1.6 km
Her Majesty’s Theatre	1.5 km
The Comic’s Lounge	700 m





MARKETS & CAFÉS

Seven Seeds	01	Sosta Cucina	09
Stovetop	02	The North Melbourne Hotel	10
Auction Rooms	03	Epocha Restaurant	11
Market Lane Coffee	04	Supernormal	12
Queen Victoria Market	05	Night Market	13
North Melbourne SUPA IGA	06	Joe Taylor	14
The French Quarter Patisserie	07	Metropolitan Hotel	15
FoodWorks North Melbourne	08	Prudence	16

DINING & BARS

PARKS & RECREATION

Etihad Stadium	17	Regent Theatre	25
Carlton Gardens Tennis Club	18	Princess Theatre	26
MCG	19	Her Majesty's Theatre	27
Rod Laver Arena	20	The Comic's Lounge	28
Carlton Gardens	21	NGV	29
Flagstaff Gardens	22	ACMI	30
Bedford St Reserve	23	The Ian Potter Centre	31
University Square	24	Arts House	32

ARTS & ENTERTAINMENT

MEDICAL PRECINCT

The Royal Children's Hospital	33	The University of Melbourne	41
The Royal Women's Hospital	34	RMIT	42
The Royal Melbourne Hospital	35	Victoria University	43
Walter and Eliza Hall Institute	36	Australian Catholic University	44
Victorian Comprehensive Cancer Centre	37	The University High School	45
The Melbourne Brain Centre	38	Haileybury City Campus	46
St Vincent's Hospital Melbourne	39	Western Senior Secondary College	47
Centre for Eye Research Australia	40	North Melbourne Primary	48

EDUCATION PRECINCT

3 LEADING NAMES IN PROPERTY

S/PROJECTS

S/Projects is a boutique property development company founded by Sam McGuinness. Its focus on architectural excellence, attention to detail and a collaborative approach ensures the consistent delivery of beautiful homes of the highest quality, with interior design that is both functional and timeless.

HAYBALL

Hayball is an architecture, interior and urban design practice driven by a desire to realise the potential of every site and enrich the lives of those who will call these projects home. The practice is known for its award-winning designs, with a particular reputation for the quality of craftsmanship behind each project.

CORSAIR CAPITAL

Corsair Capital delivers a range of specialised financial solutions to property developers and investors. Backed by the Buxton family, one of the pre-eminent and most established names in Australian property, Corsair is active in all sectors of real estate, with a distinguished history of projects that speaks for itself.

S/PROJECTS

hayball

CORSAIR CAPITAL™

Disclaimer: Although due care has been taken by S/Projects and its affiliated companies and contracted parties in preparing the information contained in this marketing material ("Document"), the Vendor, its affiliated companies, contracted parties, its officers, employees and advisors make no promise, representation or warranty (express or implied) as to the accuracy, reliability or completeness of the contents of this Document. In particular, the Document does not constitute all, or any part of an offer, or contract for sale for any property referred to herein. All plans, subdivisions, surveys, development plan, financial details, artist's impressions, digital animations, photographic material, fixtures, fittings, finishes, specifications and particulars (whether by measurement or visual representation) and other such material are illustrative only and are subject to change.

