

caulfield
Village

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B|E|C|<
PROBUILD

A New Village in the Heart of Caulfield

Just 15 minutes from Melbourne's bustling CBD a new village is being created, with a lifestyle and pedigree to rival some of Europe's historic urban designed communities. Quite simply, it's a people-oriented place where convenience and style merge to offer a truly extraordinary home.

Stage one "Caulfield Heath" is now completed with our residents living in luxury, this next stage "Caulfield Village" continues our philosophy of extending the existing suburb of Caulfield, not just creating a new development.

Village life emerges from the heart of Caulfield.

Welcome to **Caulfield Village**

caulfield
Village

Port Phillip Bay

Caulfield
Racecourse
Reserve

Caulfield
Racecourse

Caulfield
Heath

Caulfield
Park

Melbourne
CBD

Caulfield
Train
Station

Monash
University





Caulfield. **A Class Above**

Rich in history, Caulfield is one of Melbourne's most sought after locales with its tree-lined residential streets, abundant open spaces and green parklands. Throughout its history, Caulfield has retained its safe and welcoming community feel which generations have treasured.

A classic mix of timeless buildings and expansive tree-lined streets, Caulfield evokes feelings of a strong and secure environment, coupled with the excitement of the fresh and new experiences that could be around the next corner.

It offers a unique lifestyle for those who want the tradition and stability of the past blended with the luxury of modern sophisticated convenience. Caulfield is one of those privileged suburbs that has it all – from parks and shopping to transport, recreation and first class educational facilities.

Caulfield Village will create a vibrant modern community hub with shops and cafés designed to enhance your experience of this traditional established suburb.

A Rich History

Caulfield is a suburb steeped in history with many of its buildings now historic landmarks paying homage to its stately past, including the Caulfield Town Hall which remains unchanged and a glowing reminder of days gone by.

Caulfield Racecourse has been a community accessed facility for both locals and the broader Melbourne community since the 1850s. Combining imposing architecture and modern structures, it is beloved for its parkland, open space and as home to the prestigious Caulfield Cup and Caulfield Guineas, the showcase of champion thoroughbreds such as Phar Lap, Ethereal and Black Caviar.



Caulfield Racecourse incl. Station Street, Charles Daniel Pratt C.1925-40a



Caulfield Town Hall, Rose Stereograph Co. C.1920-54



Dandenong Road, Caulfield, Fraser and Vallance 1911

A New Way of Living

Caulfield Village will create the kind of home that no one wants to leave, where every need is catered for within the freedom and space of your surrounds, complete with a vibrant local community.

Shopping is at your doorstep. Walk the dog and pick up your groceries. It's all easily accessed with friendly locals there to help you along the way.

A town square will provide the focus for your gatherings and neighbourhood catch-ups while transport is just minutes from the door.

A stunning selection of residences is nestled within the close-knit village, offering you a premium lifestyle and features you would only expect from a 6 star hotel.



These features are like an extension of your home offering you a smart lifestyle with low maintenance living.

- Entertain friends and family in your exclusive other private dining room.
- Ask the friendly place manager to assist you with meeting the neighbours and keeping you up-to-date with what's happening in the locale. You never need to be alone.
- Host a cooking demonstration or elegant cocktail party in the spacious residents' kitchen/dining room.
- Drink a great bottle from your own private wine cellar.
- Meet friends for a coffee or gather with a group in the town square.
- Shop for food and services with delicious choices at your doorstep.
- Enjoy a swim in the pool or a work out in the state-of-the-art gymnasium.
- Relax over the weekend using the adjoining park right in the centre of Caulfield Racecourse.
- Gather friends together for a barbecue on the garden terrace.
- Check any deliveries or book an extended living area on the futuristic Building Link system – your virtual concierge.
- Join friends and family for a movie in the theatre or catch up with your neighbours to watch great sporting events together.



Artist Impression

Village Town Square

The town square is a gathering place, like those found in traditional European villages.

A bustling square, lined with cafés and shops, becomes the Village's centrepiece. It is the heart and soul of daily life; a place of constant yet composed activity and Caulfield Village Square will become a meeting place for residents. It will be the destination to go to, whether on an ordinary day or on those special occasions in which we congregate to celebrate, such as Christmas or New Year's Eve.



Relax with friends and family in your extended living room and library, perfect for special celebrations.



Host a glamorous cocktail party or cooking demonstration in your extended kitchen and dining room. Get to know your neighbours or relax with close friends.



Artist Impression

After a long day, wind down in the gym without the hustle and bustle of the crowds. Just relax and take your time. You are already home.

Whether you want to hit the weights or stretch out with a yoga session, you will enjoy the greenery of your surrounds.

And your workout can be followed by a refreshing swim in the pool or a gentle wind down in the sauna.



Artist Impression



Caulfield Village's extended home makes entertaining smooth and easily manageable.

Your Village

A town square has been a place for people to gather throughout history. Caulfield Village residents will feel the connection where you are a part of an integrated community.

All your daily shopping needs are met with the essential amenities including a supermarket, cafés, restaurants and speciality stores that could include a bank, pharmacy, news agency and post office on your doorstep.

In the future there may be a child care facility that allows the ease and efficiency of dropping off and picking up children without the hassle of fighting the traffic.





Modern amenities and local charm combine to provide a neighbourhood village where everything is right at your fingertips.



Beyond the Village



David Jones, Malvern Central



Chadstone Shopping Centre

Caulfield Village is set to become a new hub that sits comfortably within the style and fabric of the broader suburb.

Whether you're after high fashion or shopping for something different, amazing destinations surround Caulfield Village. Chadstone Shopping Centre is just five minutes away granting you access to some of the world's most prestigious brands - Chanel, Prada, Gucci, Louis Vuitton and Tiffany & Co to name a few.

For the very latest in local fashion, jump on a train to Glenferrie Road Malvern where hundreds of shops line the street and Malvern Central provides a focus with a variety of fashion and homeware retailers including the iconic David Jones department store.



Caulfield Farmers' Market

Famous for its local produce, the local Caulfield Farmers' Market offers gourmet delicacies and the freshest ingredients for you to create your own culinary delights at home. Held each fortnight you can find everything you need for your "master chef" cooking experiences.

A short tram ride takes you to High Street Malvern where you can browse the antique stores and incredible dining options abound.

Cosmopolitan cafés and restaurants have emerged in neighbouring suburbs, boasting exotic tastes from Asia alongside the classic flavours of European cuisine. Even the most ardent foodie will be impressed.



Glenferrie Road & High Street

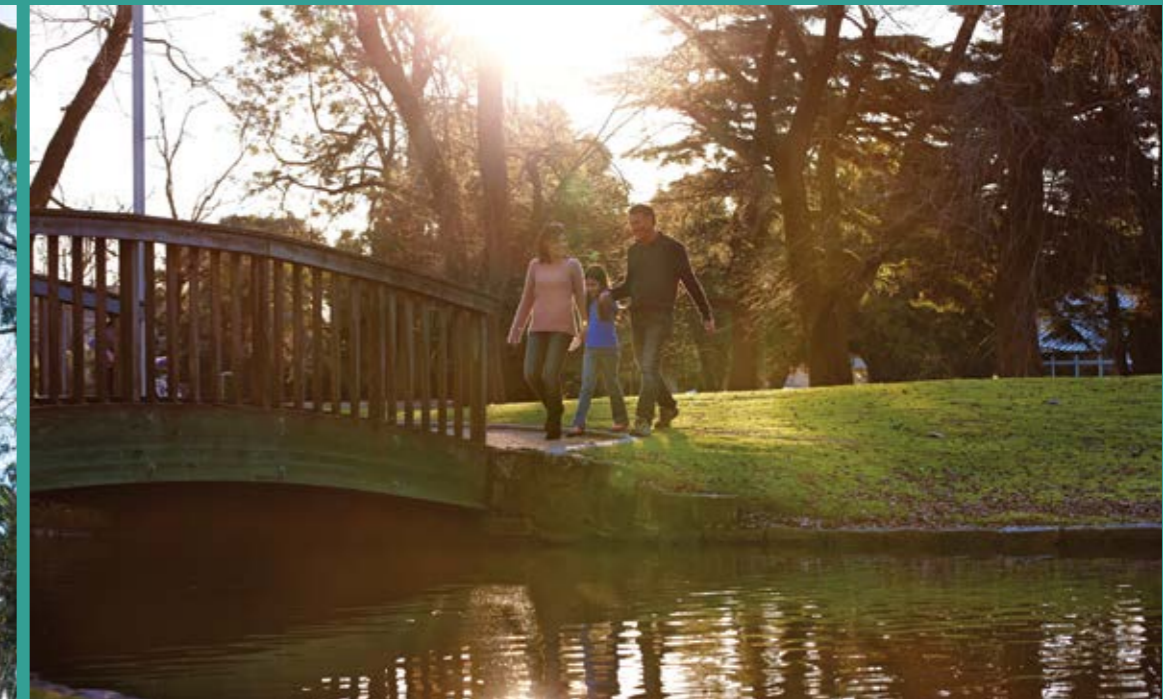


Koornang Road Artisan Bakery

Parks & Gardens



Caulfield Park



Caulfield Park

Space, gardens and lush green lawns in the heart of a bustling city, provide a relaxing oasis for a leisurely stroll.

Take the dog for a walk in the magnificent variety of green spaces Caulfield has to offer.

You are just moments away from some of the most beautifully maintained gardens in Melbourne. These parks and spaces provide places to ride your bike, play croquet or simply fly a kite – anything is possible.



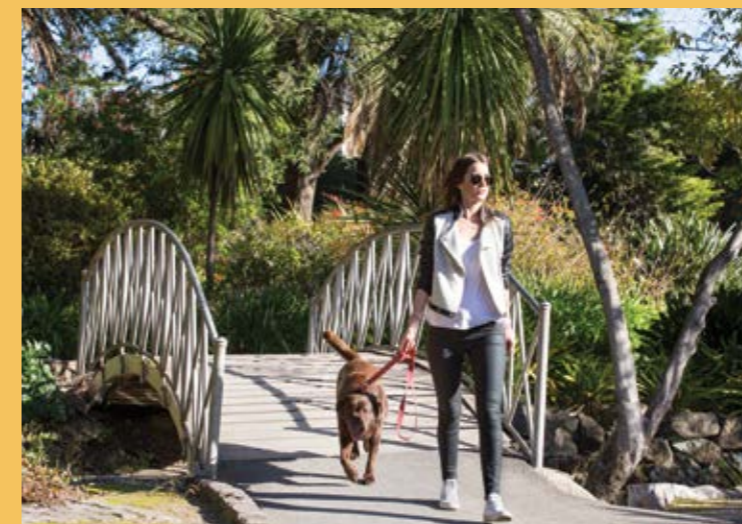
Caulfield Park - 1 minute

From the established gardens of Caulfield Park to the quiet tranquillity of Hedgeley Dene, take in the beauty that nature provides. Why not pick up some food for a romantic picnic on a sunny day?

Caulfield Park was established in the 19th century as an escape for the community. Boasting a diverse collection of native and exotic plants, it is also the home of many sporting clubs.

The lake at Hedgeley Dene in East Malvern is just six minutes away, providing the perfect setting for a casual stroll or a place to sit and relax among the tall evergreens and sweeping lush lawns.

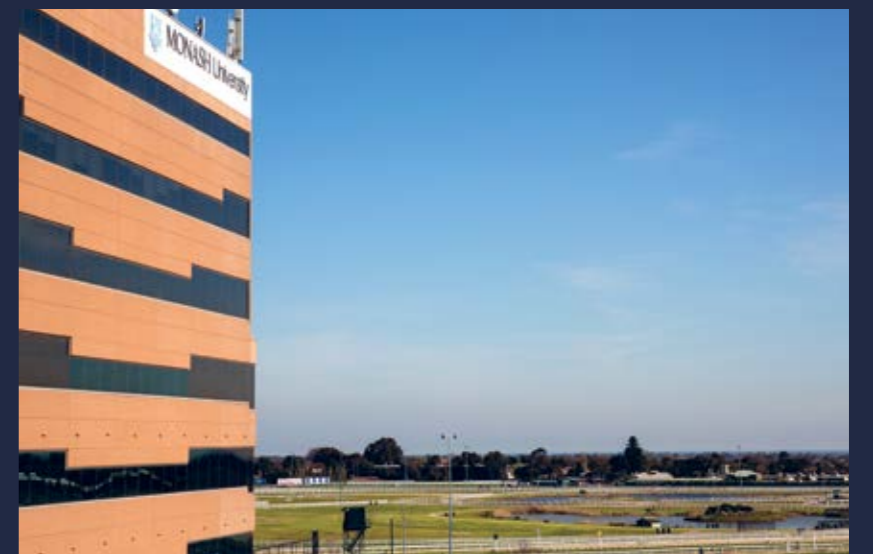
Nearby Central Park features more landscaped open lawns and is the home of one of the state's oldest conservatories.



Hedgeley Dene Gardens - 6 minutes



Central Park - 6 minutes



Monash University, adjacent to Caulfield Racecourse

Discover Caulfield's Secret Garden

Caulfield's best kept secret is that the Caulfield Racecourse Reserve is "open to the public" providing a spectacular place for hosting a BBQ or picnic.

Sporting grounds, walking tracks and a fully fenced dog park also allow visitors to take in the natural surrounds while enjoying local activities. There's even a regularly restocked fishing lake. And it's all just minutes from your door.

During November, Caulfield Racecourse plays host to the Gourmet Cinema, an event that brings together two of Melbourne's great passions, food and film. Over five consecutive nights some of Melbourne's most exciting restaurants will serve up dishes designed to complement specific films, all for viewers to experience outdoor living, amongst the beautiful surrounds of the racecourse.



Outdoor cinema

Activities & Sporting Clubs at your Doorstep



Tennis courts



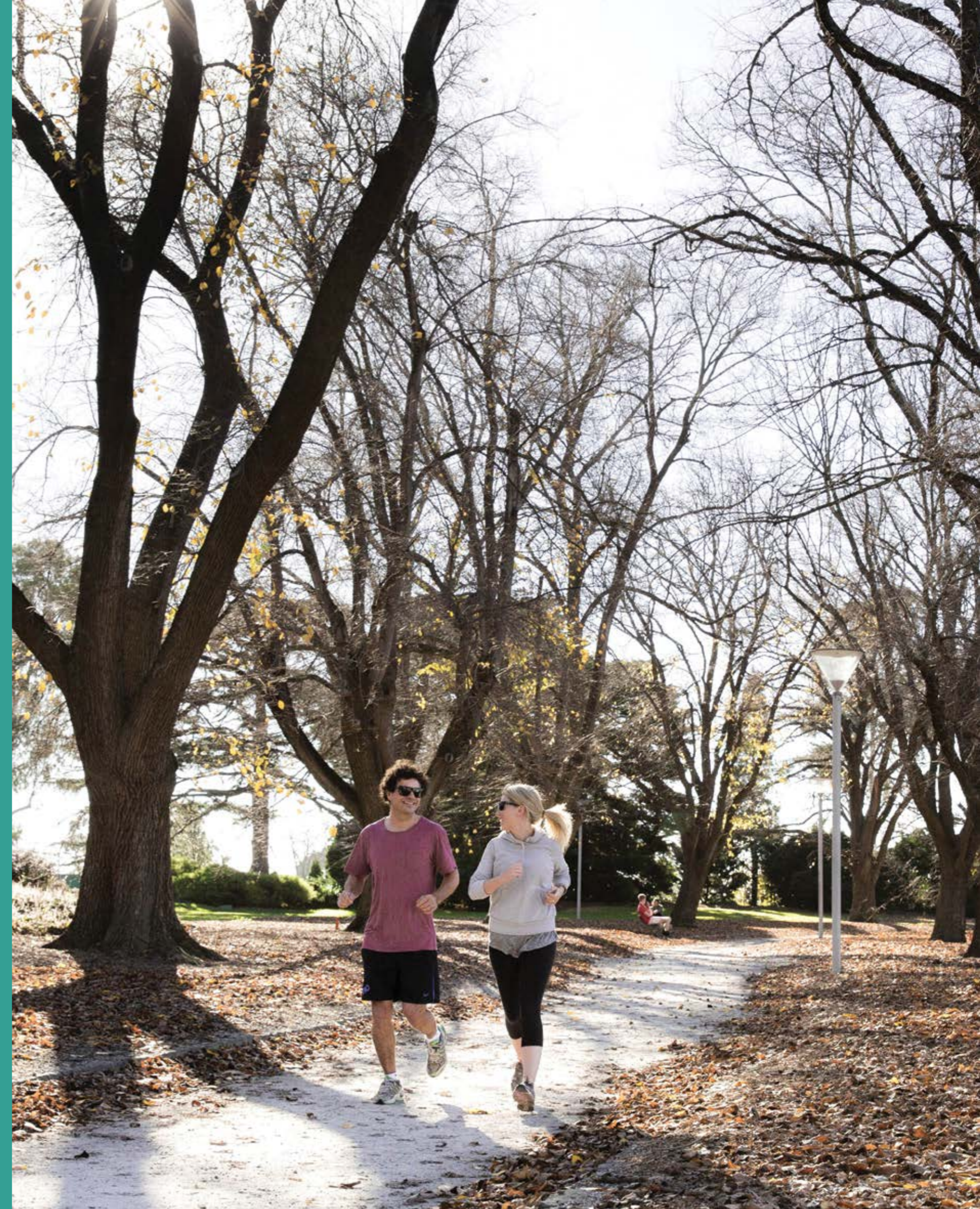
Sports clubs

While Caulfield Village provides an incredible range of activities, the local surrounds also provide you with the luxury of participating in local sporting clubs or simply riding a bike or jogging amongst a change of scenery.

Caulfield Park features a tennis club, croquet club, bowls club, football club, soccer club and cricket club to name but a few.

So many sporting and recreation facilities are right on your doorstep. Whether it's lacrosse, soccer or croquet at Caulfield Park or a leisurely round of golf with so many of Victoria's premier sand belt courses just a short drive away.

Whatever your sporting passion, it can be satisfied within minutes of Caulfield Village.



Central Park



Dandenong Road tram

Caulfield is a **Transport Hub**



Caulfield Train Station

Melbourne has very few transport hubs and Caulfield is one of them. Caulfield Village is set right on one of the city's best public transport hubs offering multiple train, tram and bus services.

A leisurely 15-minute train ride will transport you to the centre of the CBD where you can explore all the delights of Melbourne's unique shopping and dining options.

For trips to the famous Mornington Peninsula where beaches, wineries and holiday options abound, the Monash Freeway offers direct car access in under an hour.

Living at Caulfield Village means you are connected.

Connected Living



Melbourne CBD

← To Prahran

To CBD ↑

← To St Kilda

Route 64

Malvern Station

Caulfield Racecourse

caulfield
health

caulfield
Village

Racecourse Reserve

Route 623

Route 3 & 3a

Route 624

Caulfield Station

Route 624 & 900

MONASH University

To Kew →

Bus Routes

- 623 to St Kilda
- 624 to Kew
- 900 to Chadstone

Train Lines

- CBD - Frankston Line
- CBD - Cranbourne Line
- CBD - Pakenham Line

Tram Routes

- 3 & 3a - Melbourne University/RMIT/CBD to East Malvern via St Kilda
- 6 - Melbourne University/RMIT/CBD to Glen Iris
- 64 - Melbourne University/RMIT/CBD to East Brighton
- 67 - Melbourne University/RMIT/CBD to Carnegie

Public Transport Key

First Class Education

Caulfield is also ideally located to offer the best of primary and secondary education with an abundance of both private and public schools.

Some of the best schools in the state surround Caulfield Village: Caulfield Grammar, Wesley College, Melbourne Montessori School and Sacré Coeur offer an incredible range of educational options within minutes of Caulfield Village.

Melbourne's education system is world-renowned. Caulfield Primary School is one of only 12 bilingual primary schools operating in the state.

Caulfield also enjoys easy access to the clusters of schools found in Melbourne's inner east and bayside suburbs with over 40 educational institutions located within a 15-minute drive from Caulfield Village.



Schools within 3-8 minutes

Private

- Caulfield Grammar
- Melbourne Grammar School (Grimwade)
- Korowa Girls' School
- Lauriston Girls' School
- Sacré Coeur School
- Shelford Girls' Grammar
- Loreto Mandeville Hall
- Star of the Sea College
- Wesley College Elsternwick
- St Kevin's College
- De La Salle College
- Sholem Aleichem College
- Kilvington Grammar
- St Anthony's School
- King David School

Other

- Carnegie Primary School
- Caulfield Primary School
- Gardenvale Primary School
- Glen Eira College
- Holmesglen TAFE
- Malvern Central Primary School
- Malvern Primary School
- Malvern Valley Primary
- McKinnon Secondary College

Schools within 15 minutes

Private

- Brighton Grammar
- Carey Grammar
- Scotch College
- St Leonard's College
- Wesley College St Kilda Rd
- Firbank Grammar School
- Geelong Grammar Toorak
- Melbourne Grammar School
- Bailik College
- St Catherine's Girls' School
- Genazzano College
- Melbourne Girls' College
- Xavier College
- Melbourne Girls' Grammar (Merton Hall)
- Methodist Ladies' College (MLC)

Other

- Melbourne High School
- Swinburne University



Monash Caulfield Campus

Caulfield is also the home of the second largest campus of the world-renowned Monash University. Attracting students from across Australia and around the globe, Monash Caulfield is one of the country's foremost centres of learning. Providing a special place for students and those who teach there, Caulfield Village is adjacent to this vibrant place of learning.



Monash University was founded in 1958 and is Victoria's second oldest university. The Caulfield Campus educates 15,000 students, and has over 2,000 academic staff, with almost 50% international students. The renowned Monash University Museum of Art (MUMA) is also located here offering some outstanding exhibitions and displays that also enrich the campus culture.

Monash is ranked in the top 100 of the world's universities according to The Times Higher Education World University Rankings.

The campus offers a diverse range of education from many faculties and a wide range of undergraduate, graduate/postgraduate and research programs are available in many disciplines including: Arts; Art, Design and Architecture; Business and Economics; Education; Engineering; Information; Law Technology; Medicine, Nursing & Health Sciences; Pharmacy & Pharmaceutical Sciences and Science.

Situated on Dandenong Road, the Monash Caulfield Campus has new developments currently taking shape including new social and sporting spaces and a "Campus Green", which, together with proposed new retail and food outlets, add to the colourful academic environment.

Caulfield proven for **Capital Growth**

With its wide, tree lined streets, timeless turn of the century architecture and traditional family homes, it's little wonder that Caulfield is a tightly held area with strong capital growth.

Melbourne has once again been voted the most liveable city in the world.¹ So it comes as no surprise that the property market in Melbourne continues to thrive, thanks largely to an increasing population and the fact that the city has retained its AAA credit rating.

Capital growth in Caulfield North

Caulfield North continues to perform strongly in terms of capital growth and strong median price increases in both apartments and homes.³

	<i>Homes</i>	<i>Apartments</i>
Median price	\$2,280,000	\$852,500
Quarterly change in price	6.7 %	20.10 %

References

1. theage.com.au
2. domain.com.au

3. REIV

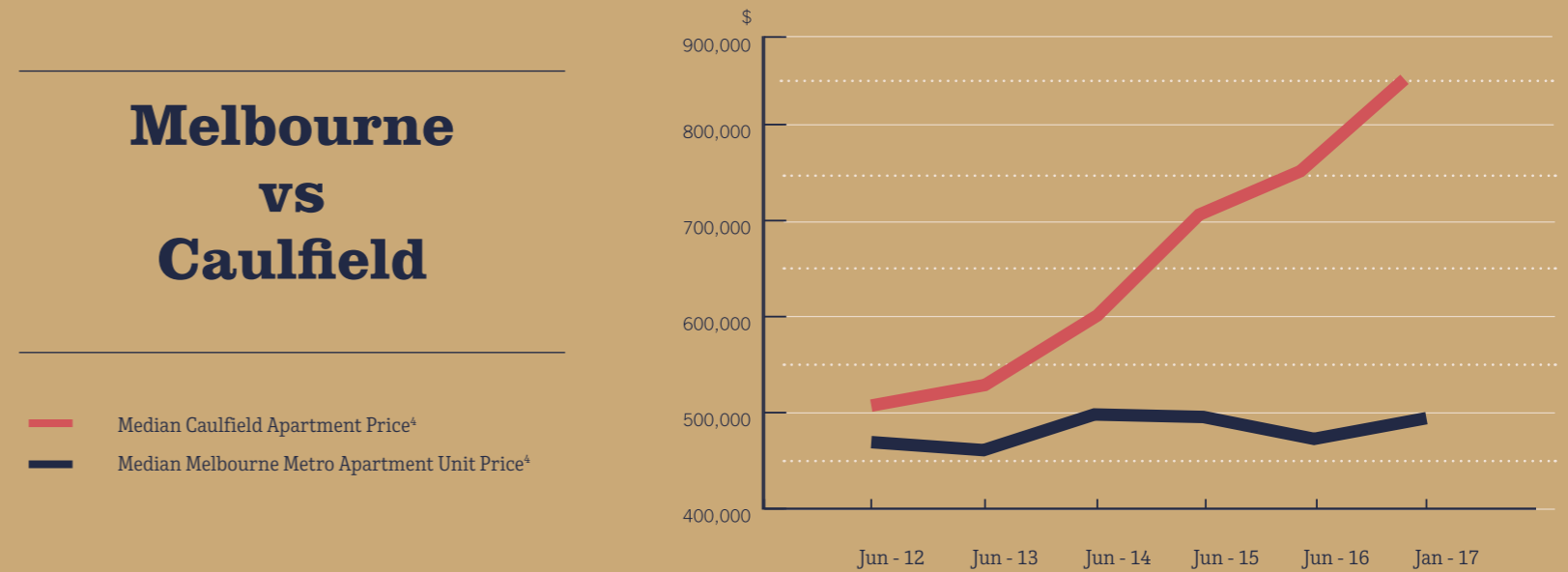
4. propertydata.com.au

Source - REIV

Caulfield out performs the average Melbourne apartment in terms of average prices. The median price for an apartment in Caulfield is \$852,500.³

Melbourne vs Caulfield

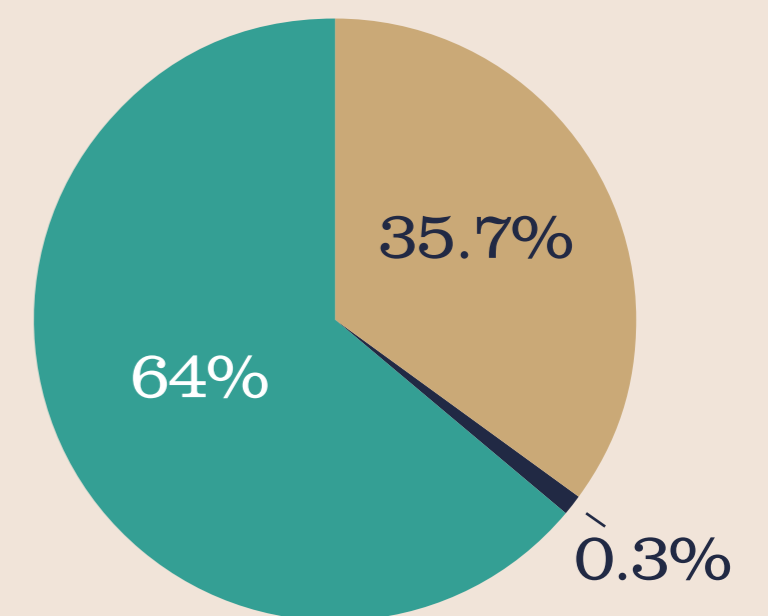
Median apartment prices



Source - REIV, realestate.com.au & yourpropertyinvestormag.com.au

Property types in Caulfield North

Caulfield North is a family neighbourhood largely comprised of established residences.²



- Residences
- Unit/apartment
- Other



BECK Property Group continues the Beck family's proud tradition of creating visionary, boutique inner city buildings that are thoughtfully integrated into existing areas to enhance the architectural style of Melbourne.

Since forming BECK, founders Sam Beck and Barry Shepherd have applied the creation of impeccable residences that respond to a shared passion for delivering iconic buildings that stand the test of time.

Previous BECK buildings like Leopold on St Kilda Road and Riverwood in Alphington have risen up to the top of their class, setting the tone for a new standard of apartment living in Melbourne.

Beck is committed to raising the bar of residential living developments - giving Melbourne another reason to boast its credentials as the world's most liveable city 2010-2015.

Proven success – Caulfield Heath.

Beck is set to create a new village in the heart of classic Caulfield, located next to the Caulfield Racecourse, and under 15 minutes to the city. Caulfield Heath is the first Precinct of the Caulfield Project. Caulfield Heath, Stage One will enjoy first class amenities such as a swimming pool, fully equipped gym, residents' dining room, residents' kitchen, residents' lounge room, theatre and private wine cellar.

In Caulfield Heath there are 400 units, which have sold incredibly successfully and quickly, the project was sold out in 12 months.



Winner 2013 – BECK Property Group
Leopold St. Kilda Rd
Commendation for Residential
Architecture Multiple Housing

OPPOSITE BOTTOM LEFT

Leopold St. Kilda Rd

A building of timeless grandeur, the deco style Leopold occupies a prime position on the corner of Leopold Street and St Kilda Road, Melbourne's foremost residential boulevard.

This elegant, modern residential tower incorporates a selection of innovative apartments styled for the needs of contemporary urban living.

Created by renowned architectural firms Fender Katsalidis and SJB, and featuring a stunning entrance lobby by international architect Claudio Silvestrin, Leopold is a triumph of modern, urban design.

OPPOSITE BOTTOM RIGHT

Riverwood Alphington

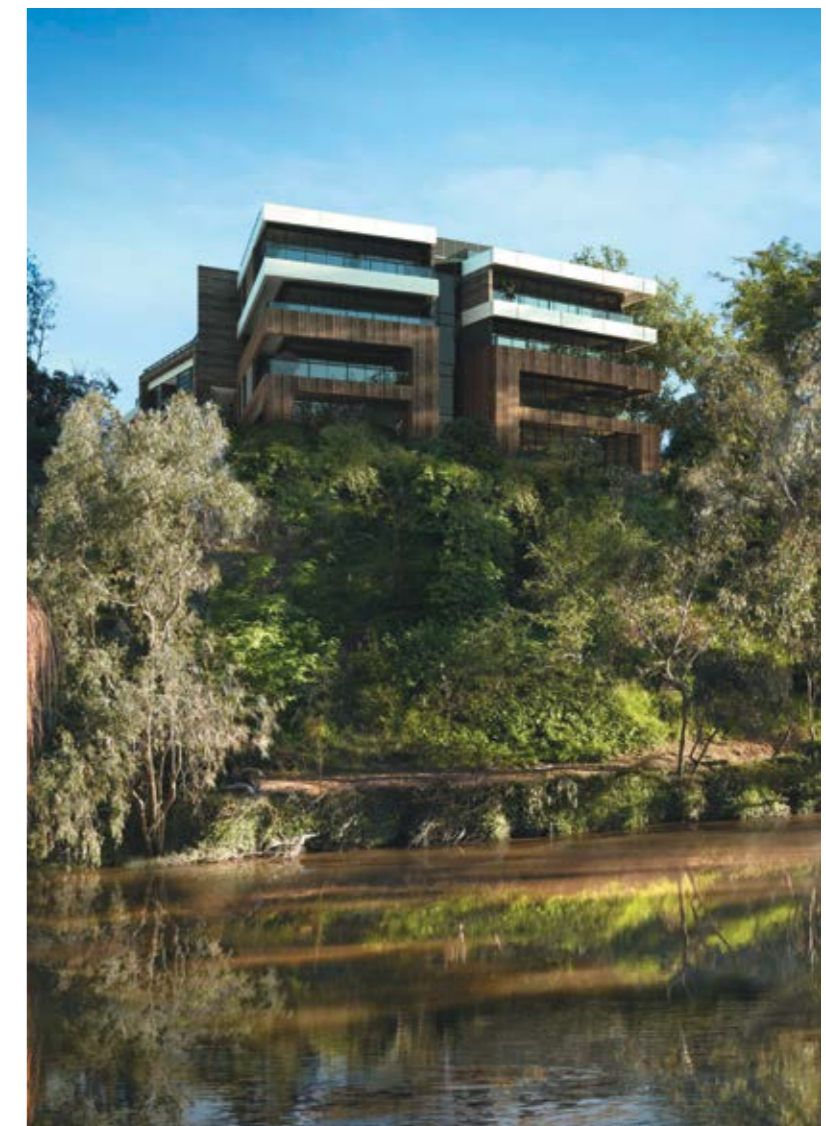
Brought to life by Beck Property Group and an inspirational project team, these riverside and parkside residences offer uncompromising design, indelible style and a quality of relaxed, informal living reflective of its nature filled environment.



Caulfield Heath



Leopold Street, St Kilda Road



Riverwood, Alphington



Chadstone Shopping Centre, Chadstone

PROBUILD

Probuild is one of Australia's largest construction companies with a national pipeline of projects worth \$5 billion and an annual turnover of \$2 billion. Working across commercial, educational, industrial, residential, retail, entertainment and sports and leisure sectors, Probuild oversees all facets of project delivery, construction planning and management.

Probuild is currently delivering some of Australia's largest construction projects including Elizabeth Quay in Perth and Aurora Melbourne Central. Probuild is also known for having completed every major stage of expansion and redevelopment of the iconic Chadstone Shopping Centre in Melbourne since their involvement began in 1988.



Victoria One Development, Melbourne

ARM Architecture

ARM are a leading-edge architecture urban design and interior design practice. Their reputation is for scholarship and creativity.

ARM projects, from large urban masterplans to subtle interventions, share the same hallmarks: In-depth research into history, culture and urban context, lateral thinking, individual, outside-the-box outcomes, genuine consultation and collaboration with clients, delivery on time and on budget and satisfied clients.

2016 - ARM's founding directors, Stephen Ashton, Howard Raggatt and Ian McDougall were awarded the 2016 RAIA Gold Medal for their long-term contributions to Australian architecture, design, culture and teaching.

2016 - AIA (Victorian chapter) Victorian Architecture Medal, Marion Mahony Award for Interior Architecture, Regional Prize and the AIA (National) Sir Zelman Cowen Award for Public Architecture for Geelong Library and Heritage Centre.



Hamer Hall, Melbourne

ARM Interiors

ARM create their interiors with their architecture to produce cohesive designs that blend seamlessly from the outside in. Each project features ARM's characteristic approach to colour, spatial form and materiality. Well-known projects include the highly acclaimed and awarded Hamer Hall refurbishment, Shrine of Remembrance additions and One East Melbourne residential and commercial development.

The objective of this residential development was to create classic timeless living environments. Taking cues from the local mid-century architecture in the area, soft neutral tones have been combined with contemporary fixtures and fittings to create sophisticated and elegant spaces. Most interiors include premium natural materials with bespoke features such as custom-turned timber or brass elements.



Hamer Hall, Melbourne

Caulfield Village offers purchasers a unique opportunity to secure an unparalleled lifestyle in a prestigious Melbourne suburb.



Caulfield Park - your extended garden

There are many reasons why purchasing at Caulfield Village is an intelligent move, however, the most compelling are:

✓ **Location**

An ideal locale in Melbourne's South East, putting you in the centre of everything you need.

✓ **Extensive resident amenities**

An array of premium resident amenities that are an extension of your home, including kitchen/dining room, indoor pool, gym, wine cellar and the convenience of the future town centre.

✓ **Quality Product**

A diverse range of stunning homes, each meticulously designed and fitted out with the highest quality fixtures and finishes.

✓ **Variety of transport options**

An ideal location near major roads and the Caulfield Station public transport hub.

✓ **Parks**

An abundance of public parks and gardens on your doorstep.

✓ **Shopping**

Diverse shopping options catering to everything from fashion and homewares, to groceries and fresh produce.

✓ **Education**

An amazing amount of private and public schools within 12 minutes' drive, including some of the state's most prestigious, as well as Monash University Caulfield adjacent to the site.

✓ **Recreation**

A host of sporting and leisure facilities within close proximity.

✓ **Established suburb**

Peerless infrastructure, amenity and residential development set on wide, tree lined streets and commercial boulevards.

✓ **Experienced team**

A project team comprised of some of Australia's most highly regarded property professionals.

Project Team



Project Partners



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Changes may occur during any part of the development process and dimensions, fittings, finishes, on-going costs, specifications and representations may be subject to change by the Developer without notice.

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The only binding representations will be those contained in contracts exchanged between any of the Purchasers, Vendor and the Developer.

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