

HEDGELEY

MALVERN EAST



A natural
way of life

EMBRACING THE VERDANT NATURE
OF MALVERN EAST, HEDGELEY'S
CONSIDERED ARCHITECTURE EXUDES
A SCULPTURAL QUALITY



ARTIST IMPRESSION



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THE VISION

01

INSPIRED BY A LOCAL ICON



INSPIRED
BY A LOCAL ICON

An empire founded on summer days and sticky fingers

The iconic Dairy Bell factory and flagship store in Malvern East are now but a sweet memory for generations of local children and adults. Founded by Andre Razums and John Stanford in 1970, Dairy Bell's closure marked the end of an era for many Victorians, and a new beginning for a privileged few.



ENJOY SPECTACULAR VIEWS
OVER THE TREETOPS



THE VISION

At the heart of Hedgeley, a landscaped atrium garden awaits.

The pride of Hedgeley lies in its heart, a landscaped atrium garden that captures the movement of its curvilinear façade. Luxurious apartments and amenities look into this glorious lush eden, while delivering sustainability ratings of up to 7 stars.

Inspired by Malvern East's leafy streetscapes, the garden reflects a mature, sophisticated suburb, once home to the prominent Hedgeley Dene Farm. The dairy farm extended over 60 acres, including land on which Hedgeley, its namesake, will offer elegant living at the former Dairy Bell corner. It celebrates a charming history, one that is unique to this beautiful location.

Jack Merlo's landscaping vision echoes the suburb's layered biodiversity. From vibrant irises in spring to the autumn leaves of Japanese maples, Hedgeley is a display of colour and foliage throughout the year.



ARTIST IMPRESSION

LOCATION

02

YOUR LOCAL VILLAGE

A SWEET SPOT

RETAIL

- 1/ AUNT MAGGIE’S
- 2/ CHADSTONE SHOPPING CENTRE
- 3/ CRATE EXPECTATIONS
- 4/ GREEN ONIONS ORGANIC GROCER
- 5/ MALVERN CENTRAL
- 6/ OPEN ROOM
- 7/ POPPY PENELOPE
- 8/ THE BUILDERS DAUGHTER

ENTERTAINMENT

- 9/ CAULFIELD RACECOURSE
- 10/ RIVOLI CINEMA

FOOD & DINING

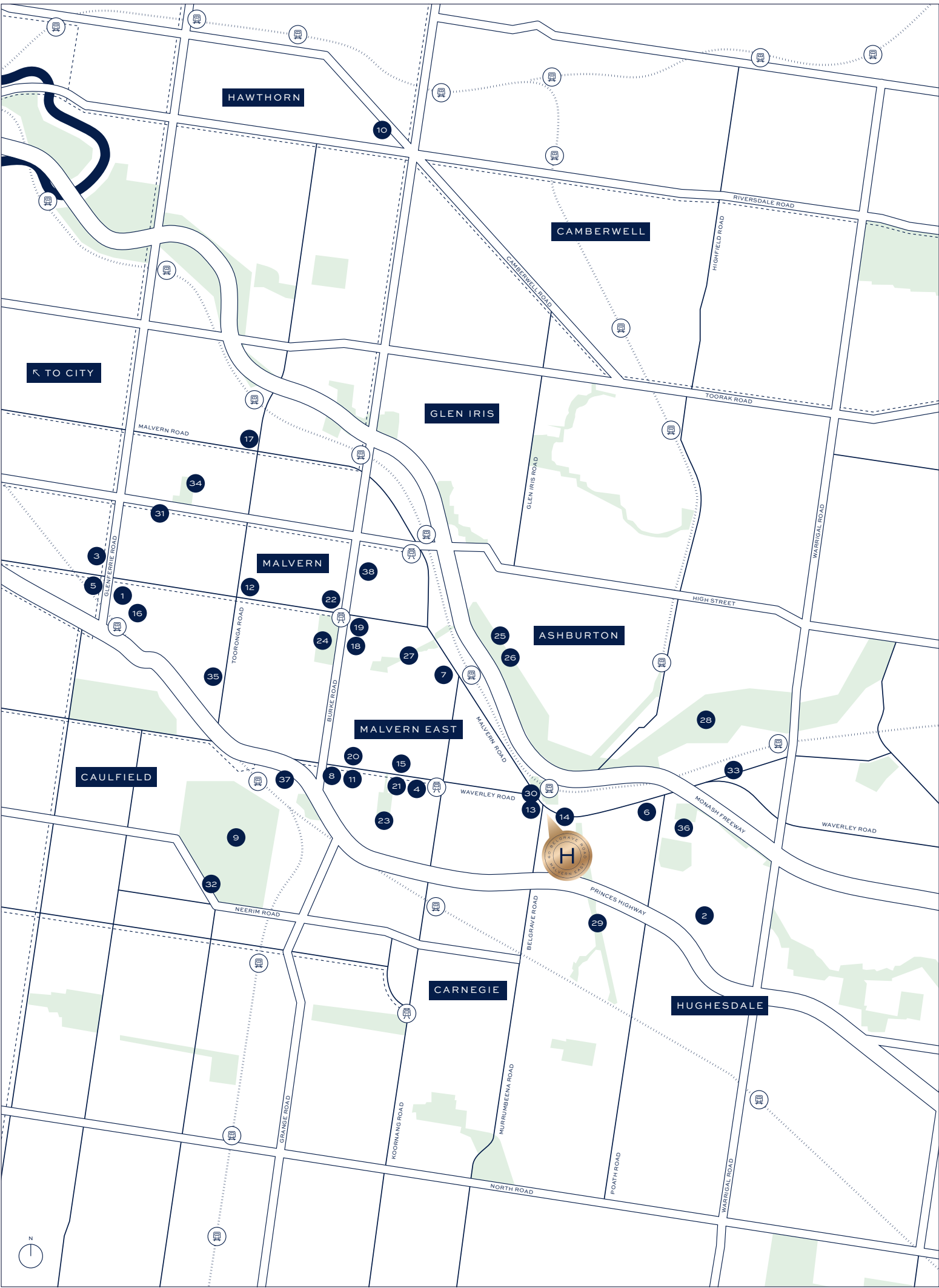
- 11/ AUBERGINE DELI
- 12/ FERGUS
- 13/ FIRESTONE URBAN PIZZA
- 14/ JAKE AND THE BEANS TALK
- 15/ LITTLE OAK EATERY
- 16/ MILLSTONE PATISSERIE
- 17/ MILTON WINE SHOP
- 18/ OUR KITCHEN TABLE
- 19/ SAINT LAWRENCE REAL FOOD
- 20/ SERVERY AND SPOON
- 21/ TERMINUS LANE CAFÉ
- 22/ TOM POCKETT CELLARS

PARKS/GREEN SPACES

- 23/ ARDRIE PARK
- 24/ CENTRAL PARK
- 25/ DARLING PARK
- 26/ GARDINER’S CREEK TRAIL
- 27/ HEDGELEY DENE GARDENS
- 28/ MALVERN VALLEY PUBLIC GOLF COURSE
- 29/ URBAN FOREST RESERVE
- 30/ WAVERLEY OVAL

EDUCATION

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- 32/ GLEN EIRA COLLEGE
- 33/ HOLMESGLEN TAFE
- 34/ MALVERN CENTRAL SCHOOL
- 35/ MALVERN PRIMARY SCHOOL
- 36/ MALVERN VALLEY PRIMARY SCHOOL
- 37/ MONASH UNIVERSITY
- 38/ SACRE COEUR



Only 13km from the Melbourne CBD, Hedgeley boasts a prime location at the corner of Waverley and Belgrave Roads, across the open green spaces of Waverley Oval.

Everything you need is within walking distance, including local cafés, shops and parks. The East Malvern railway station is just metres away, while bus routes run at your doorstep. At Hedgeley, it is easy to reduce your environmental footprint.





01



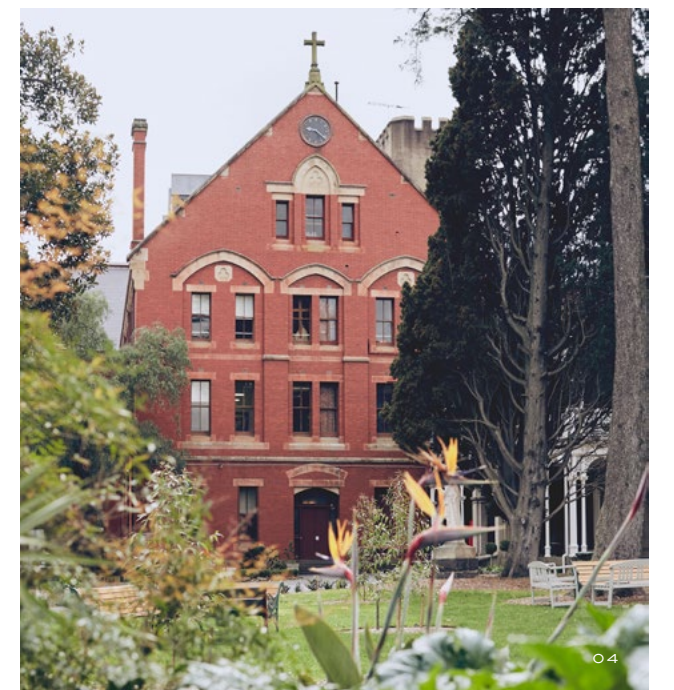
02



03

Quality education is within close proximity. Monash University Caulfield campus is only 2.2km to the west, while 31 primary and 9 secondary schools are located within the surrounding neighbourhoods. Local dining and retail precincts, Chadstone Shopping Centre, Caulfield Racecourse and Malvern Valley Golf Course are all minutes away.

-
- 01 MALVERN VALLEY PUBLIC GOLF COURSE
 - 02 MONASH UNIVERSITY
 - 03 CENTRAL PARK, MALVERN EAST
 - 04 SACRE COEUR SECONDARY COLLEGE
-



04



A NEW LEGACY LIVES
ON AT HEDGELEY



01



02



03

- 01 CHERRY BLOSSOMS ON WAVERLEY ROAD
- 02 TERMINUS LANE CAFÉ
- 03 JAKE AND THE BEANS TALK

ARCHITECTURE

03

A NATURAL WAY OF LIFE



A subtle yet highly articulated facade blends into the leafy streetscape, a sculptural building of dynamic textures, details and materiality. Curvaceous balconies set back from the street, sweeping inwards to embrace the atrium garden within.



04





Jack Merlo's landscape vision for Hedgeley features a diverse variety of plant life. Deep soil planting in the Atrium Garden offers perfect conditions for elegant crepe myrtles, Japanese maples, bamboo and evergreen lily pillies, while a combination of low shrubs and ground cover features trailing ivy and perfumed flowers. Breathe in the scents of star jasmine, clivia or sweetbox against a backdrop of beautiful foliage.

ESCAPE INTO A CALM OASIS
AND BREATHE IN
THE SCENT OF NATURE



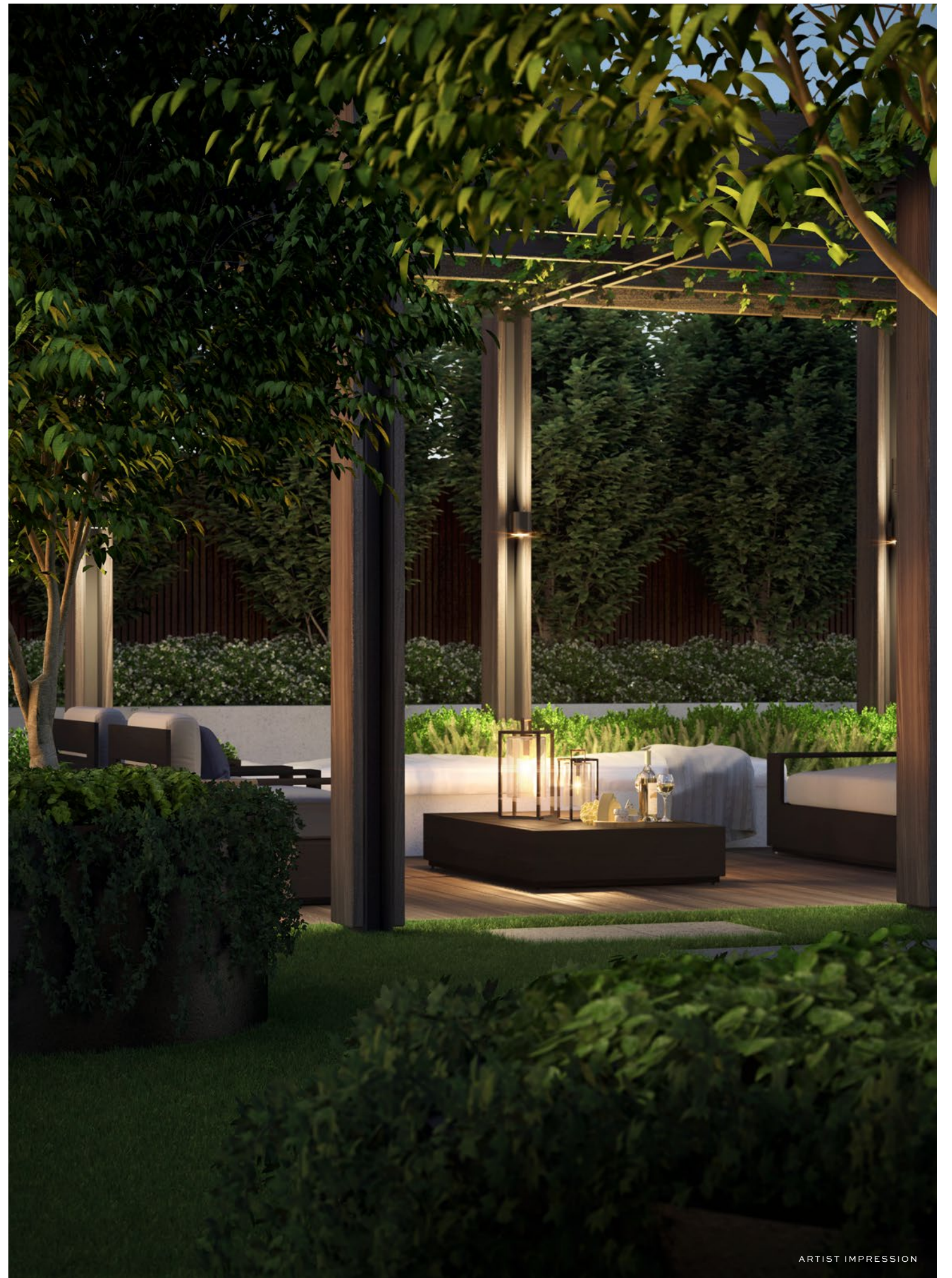


ARTIST IMPRESSION

A state-of-the-art residents' cinema offers a beautiful theatre. Artfully crafted and furnished for optimum audio visual enjoyment, it is a plush venue for casual entertainment.



A rooftop paradise



INTERIORS

05

TIMELESS SOPHISTICATION



ARTIST IMPRESSION

Island benches have been designed to connect the kitchen, dining and entertaining areas, creating a harmonious, luxurious space. Beautiful as it is functional, the kitchen is fitted with energy efficient Miele appliances.

64



65

ARTIST IMPRESSION

Exquisite bathrooms showcase fine joinery in a light or dark colour scheme, embellished by feature mirrors and elegant tapware. Stone benchtops add a touch of refined luxury, while feature wall tiles can be upgraded to beautiful marble.

06



LITTLE PROJECTS

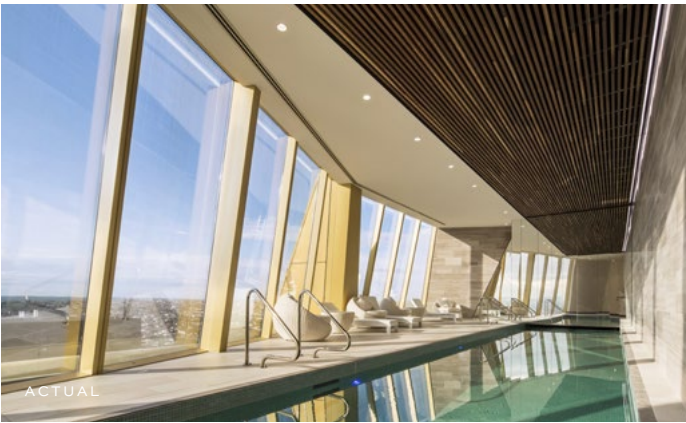
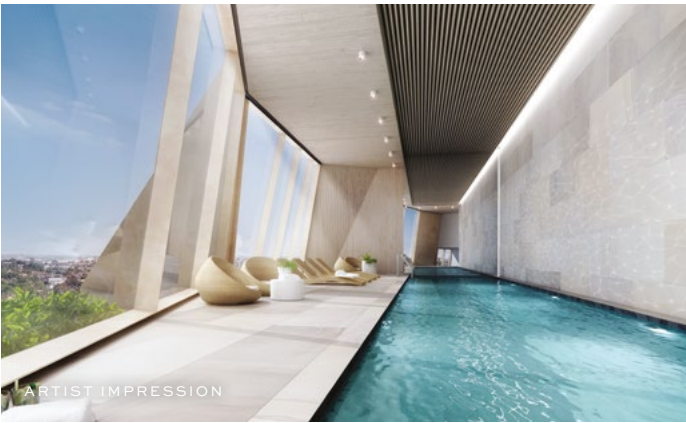
HEDGELEY MALVERN EAST IS ANOTHER PREMIER ADDRESS FROM LITTLE PROJECTS, A MELBOURNE-BASED PROPERTY DEVELOPER WITH A PROUD HISTORY OF CREATING INNOVATIVE AND SUPERIOR QUALITY HOMES THAT ARE RICH IN AMENITY AND DELIVERED TO AN IMPECCABLE STANDARD.

-
- 01 CENTRAL SOUTH YARRA**
COMMENDATION 2015 UDIA
VICTORIAN AWARD FOR
HIGH DENSITY
- 02 TIP TOP BRUNSWICK EAST**
WINNER BEST RESIDENTIAL
DEVELOPMENT AUSTRALIA AT
THE 2016 ASIA PACIFIC PROPERTY
AWARDS, WINNER OF 2015 UDIA
NATIONAL URBAN RENEWAL AWARD
- 03 ILK PENTHOUSE**
JOINT WINNER 2014 VICTORIAN
UDIA AWARD FOR HIGH
DENSITY DEVELOPMENT
-



Little Projects delivers on our promises

With an unwavering commitment to deliver on our promises, Little Projects is proud to present our completed project photography of what we delivered alongside an artist impression of what we promised to our customers off-the-plan.



CENTRAL SOUTH YARRA



ILK SOUTH YARRA



MALT BRUNSWICK EAST



101 BAY PORT MELBOURNE



SEEDS BRUNSWICK EAST



STABLES BRUNSWICK EAST



RYE LOFTS BRUNSWICK EAST

ADEB ARCHITECTS

After his distinguished career as director and design director of SJB Architects, Alfred embarks on a new career phase with his design practice, AdeB Architects.

Accomplished and recognised for his balanced and commercially astute approach, Alfred’s considered and comprehensive approach to design and service delivers creative, clever, and value added solutions. Substance over style reigns and collaboration is valued. The best work is often the result of a collective endeavour where different expertise contributes to excellent project outcomes.

SJB ARCHITECTS

Leaders in the built environment, SJB Architects produces intelligent, sustainable responses to engage, activate and serve those who use them. As professionals, they understand the value of working with others to reveal opportunities and optimise design outcomes. This includes collaboration with clients, communities and user stakeholders. They possess the expertise to provide robust design that is feasible, purposeful and life-enhancing.

MALVERN HILL, MALVERN BY SJB ARCHITECTS. PHOTOGRAPHY BY JAIME DIAZ-BERRIO.



KENT COURT POOL AREA BY JACK MERLO.

JACK MERLO LANDSCAPING

Jack Merlo launched his successful landscape architecture studio following several high profile awards, including a Gold Medal at the 2005 RHS Chelsea Flower Show. He enjoys close working relationships with many leading architects and developers, and is highly sought after as a partner on high-end, multi-residential projects. In recent years he has designed landscapes that range from private courtyard gardens to expansive rooftop lounges and other innovative outdoor spaces.

With his attention to detail and highly considered design, Jack Merlo takes pride in bringing a unique architectural approach to landscapes, creating spaces people will appreciate for years to come. Each new project is an individual and considered response to the vision of his client, bringing an ordered and organic form to the built environment.

HEDGELEY.COM.AU

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