



EVERLEIGH

IVANHOE GARDENS

By BlueEarth

WELCOME TO IVANHOE GARDENS

A STORY OF
LIFE & LUXURY
WHERE ARCHITECTURE
MEETS NATURE

EVERLEIGH



IVANHOE GARDENS
By BlueEarth



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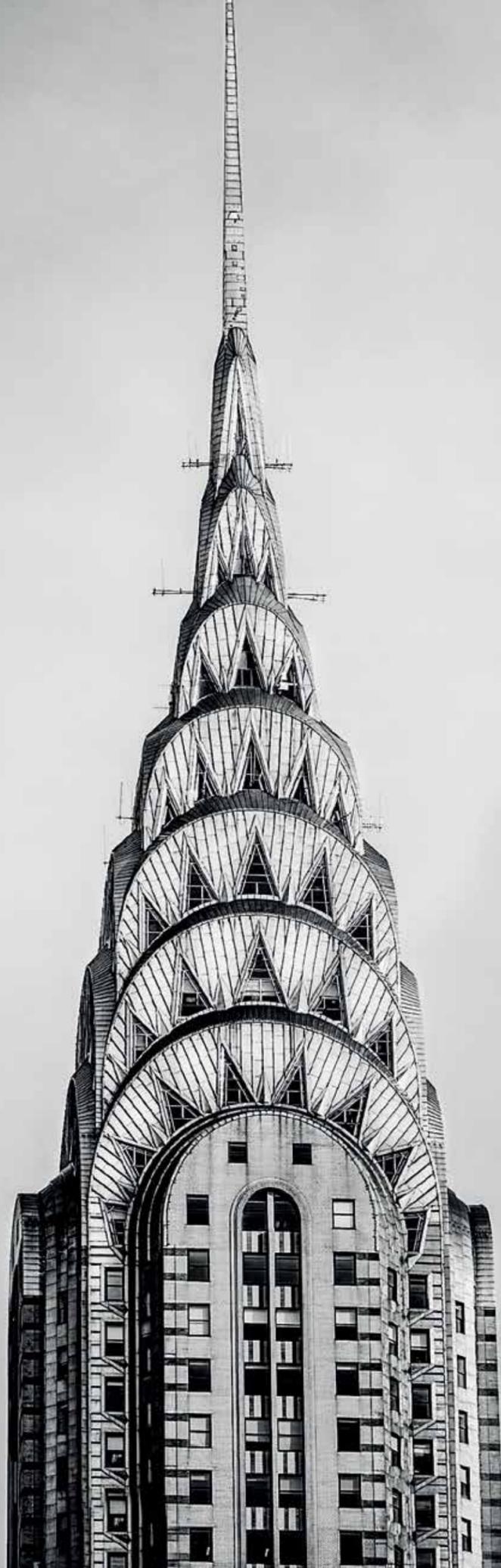


A STORY OF INSPIRATION

ART DECO LUXURY & GLAMOUR

1

Inspired by the Art Deco movement that radiated globally in the 1920s and became a signature local feature in parts of Melbourne architecture, Ivanhoe Gardens combines modernist styles with fine craftsmanship and rich materials, representing a celebration of luxury, glamour and exuberance. Deeply infused with style and sophistication, Ivanhoe Gardens embodies a refined expression of quality of life.



Chrysler Building, New York



ART DECO ARCHITECTURE

Originating in France, Art Deco's modernist designs were sleek and elegant, richly embellished with geometric shapes, chevrons and ziggurats. Legendary examples include the Chrysler and Empire State Buildings in New York.

CENTRAL GARDENS

In the grand tradition of verdant, private landscapes such as Gramercy Park in New York City, Everleigh's Central Garden invites residents to relax, exercise, or enjoy personal gatherings in a secluded green haven.





The Ritz Hotel, London

HOTEL STYLE LIVING

Reminiscent of luxury hotels worldwide, Ivanhoe Gardens' interior and exterior spaces have been designed as both sanctuaries from the everyday, as well as inspirations to live an exceptional life.

A COMMUNITY STORY

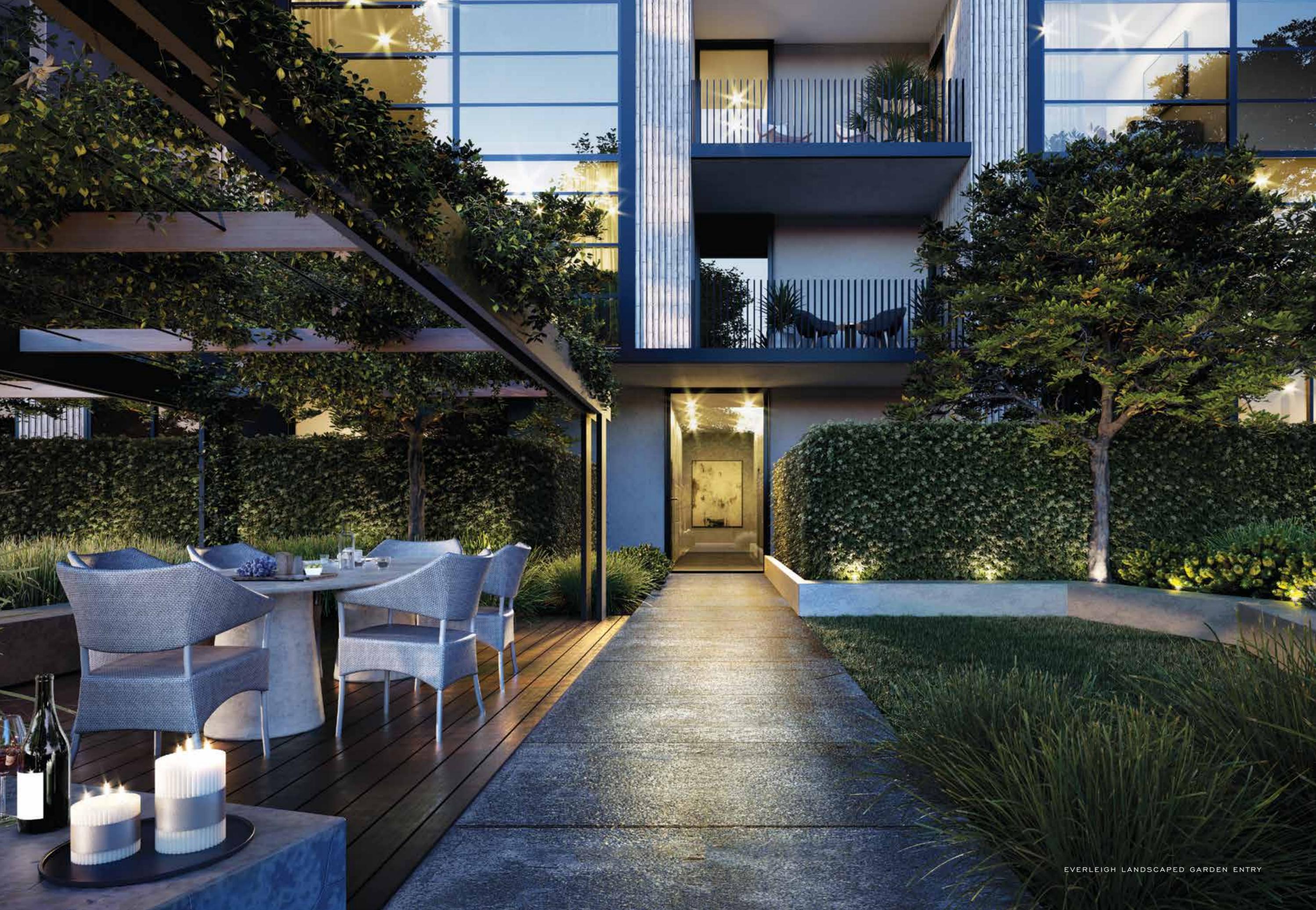
LIFE IN IVANHOE GARDENS

2

Imagine a home in a contemporary neighbourhood, living in stunningly designed apartments and experiencing unsurpassed levels of service that make daily life a breeze. Relax in leisure and entertainment spaces designed to complement your modern lifestyle. Escape to leafy garden spaces and enjoy the superb convenience of a first-class local restaurant on your doorstep. This is Ivanhoe Gardens.



IVANHOE GARDENS





3

You'll love how effortless life can be. A whole suite of Ivanhoe Gardens services makes everyday tasks so easy. Parcel, grocery & dry cleaning deliveries, private dining room catering, car & dog wash stations — all seamlessly interconnected and managed on your own phone. Not to mention a dedicated lobby concierge to provide assistance whenever you need it.

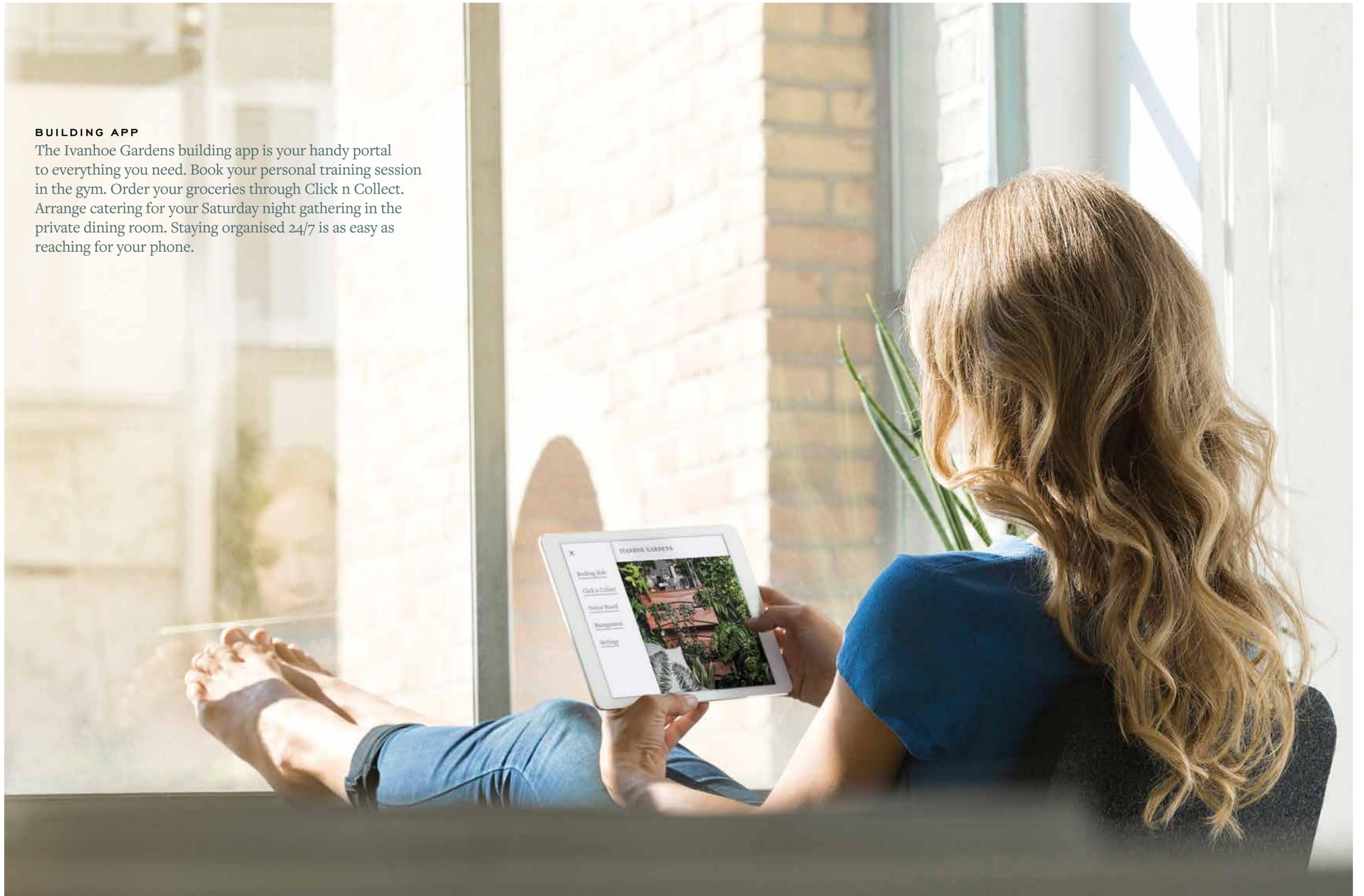
LOBBY & CONCIERGE

With direct access to Ivanhoe Gardens' lobby and concierge service, Everleigh residents can have confidence that personal help is always at hand.



BUILDING APP

The Ivanhoe Gardens building app is your handy portal to everything you need. Book your personal training session in the gym. Order your groceries through Click n Collect. Arrange catering for your Saturday night gathering in the private dining room. Staying organised 24/7 is as easy as reaching for your phone.



OE GARDENS

PARCEL

CHILLER

FREEZER

LAUNDRY

Click@Collect.



CLICK N COLLECT

Imagine driving home from work knowing your groceries will be waiting for you when you get there, your dry cleaning picked up and delivered — and no more missed Australia Post parcels! With bookings, orders and notifications through the phone app, it couldn't be easier to organise your life with Click n Collect.

CAR WASH, VACUUM & CHARGER

Car care doesn't get any easier or more convenient with your own on-site car wash. Book through the building app and enjoy the latest cleaning technology to wash, rinse, polish and vacuum. An electric car-charging station also ensures Ivanhoe Gardens continues to be user-friendly for everyone, today and into the future.





DOG WASH

At Ivanhoe Gardens you can experience truly pet-friendly apartment living. After your daily walk in the gardens, wash your dog with the latest technology packed with exciting features. Pamper your best friend in an illuminated tub with ten separate functions, including shampoo, blow-dry and flea & tick treatment.

A NEIGHBOURHOOD STORY

EXCLUSIVE SPACES

4

Welcome to your new neighbourhood. Step through your front door and explore fabulous relaxation, entertainment and health spaces.

Start your day with a session at the gym followed by breakfast on the cafe terrace. Or grab a quick coffee and get stuck into your day in the residents' co-working space. Relax while the restaurant caters your dinner party, or host a movie screening for friends. Organise a fun squash tournament, or run a pool comp in the games room. Enjoy fresh air and luscious scenery in beautifully landscaped spaces... all without leaving Ivanhoe Gardens.



CINEMA

No need to buy tickets here — you can take in the latest blockbuster or binge-watch Netflix in a spectacular private cinema. Invite your friends to relax in comfortable terraced seating and enjoy perfect viewing of an enormous screen in utter comfort.

FITNESS CENTRE

Get fit and stay healthy. Step into a fully-equipped fitness centre, exclusive to residents, just moments from your apartment. Book a PT session, or fine tune your own cardio workouts & weights sessions in a state-of-the-art gym designed in consultation with Technogym. Stretch out in an early evening yoga class booked on the phone app. Schedule a regular Sunday squash round with friends, or replenish your energy in the hammam spa wellness hub.



With a double height, regulation squash court, you can organise a competitive neighbourhood comp, or just have a social game without having to leave home. Integrated with the dual level Ivanhoe Gardens fitness centre, post-game recovery is a breeze with a steam and sauna in the hammam wellness hub, or a stretch in the gym or yoga room.

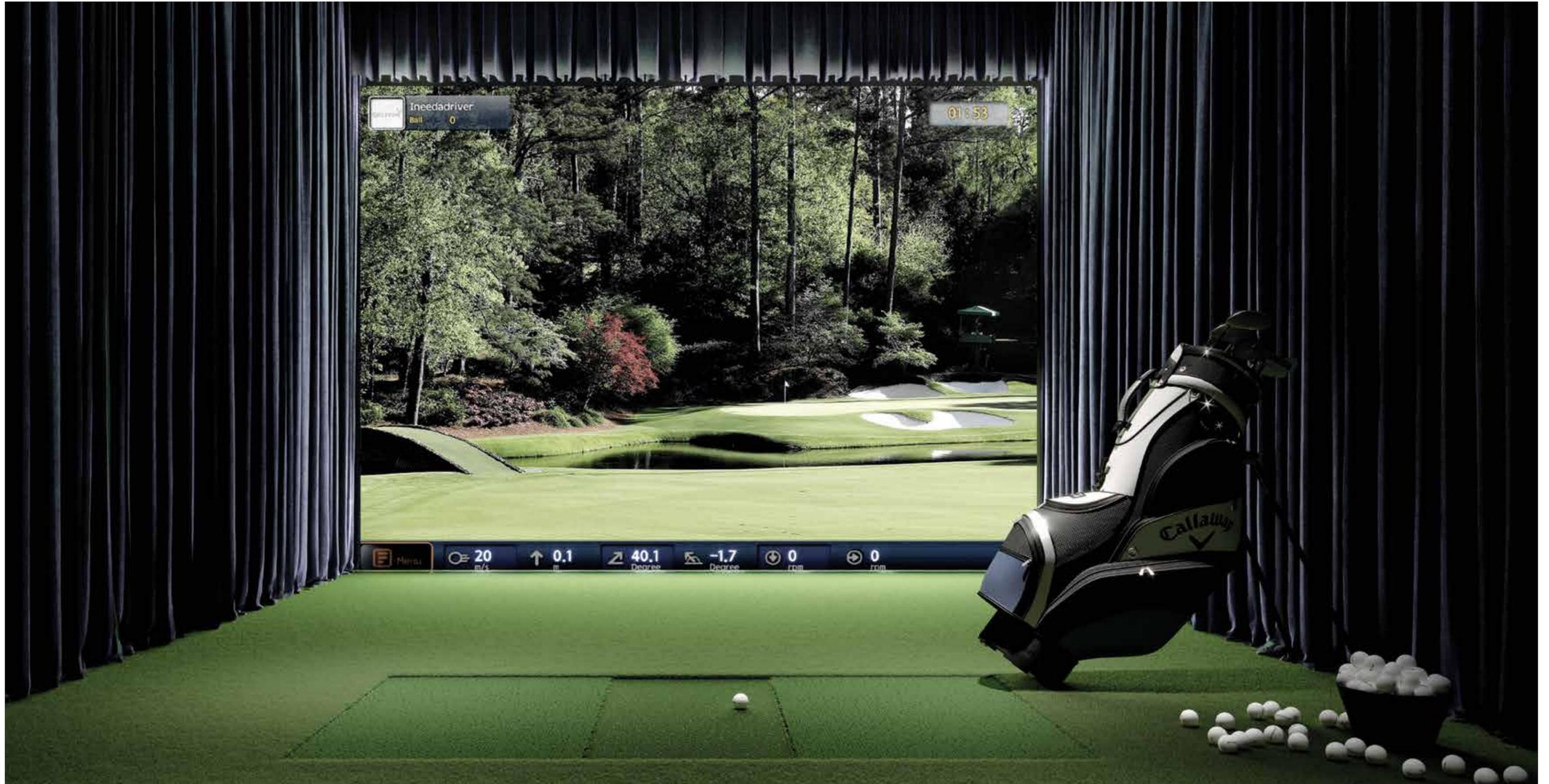




Peaceful, beautifully appointed, and heated to a constant 30 degrees, the hammam wellness hub allows you to nurture mind, body and spirit. Experience the multiple therapeutic benefits of sauna and steam rooms; reduce muscle tension, improve circulation and purify your skin. Or take a more meditative approach and enjoy deep relaxation on the custom-designed day beds.

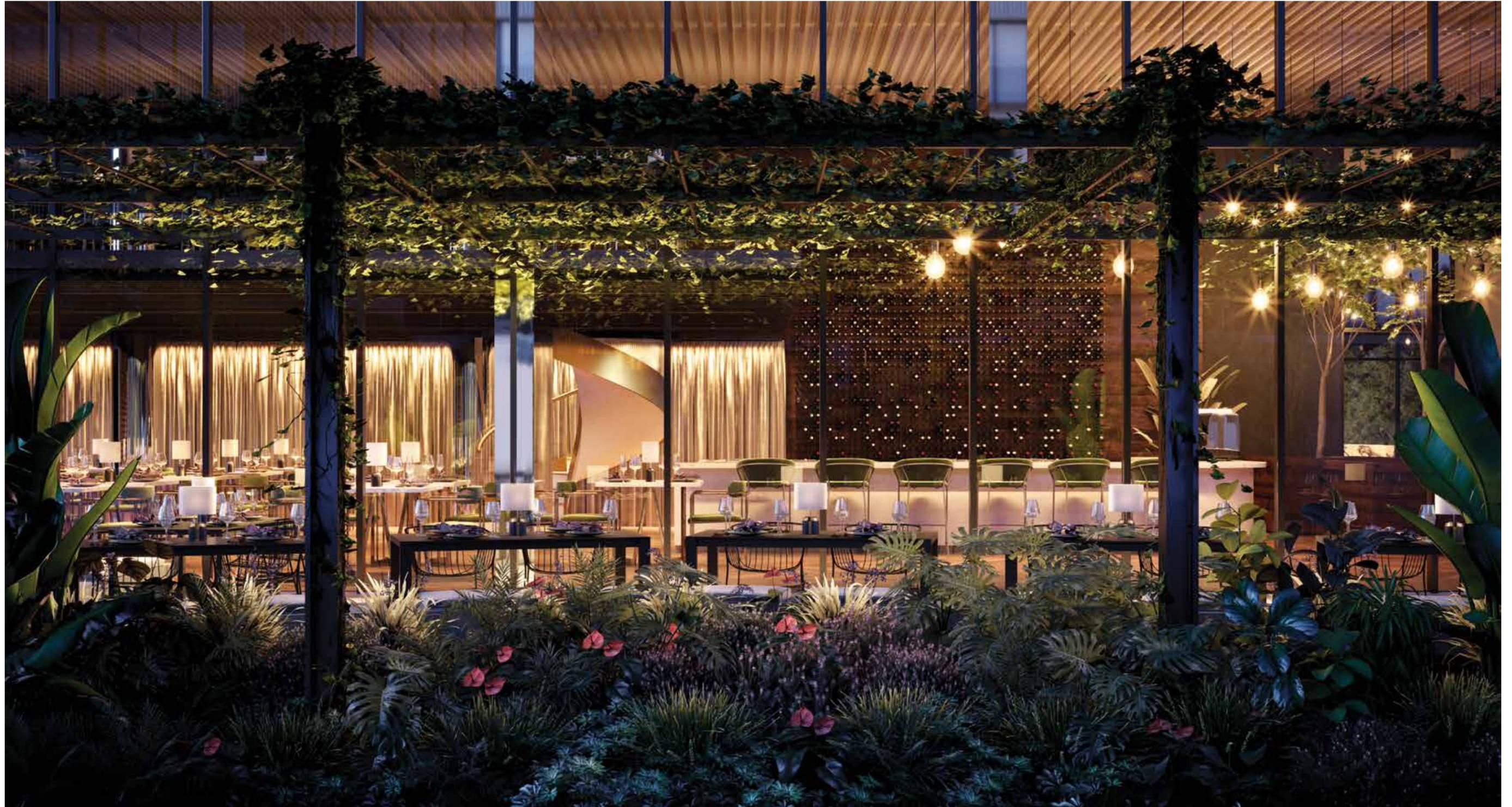
GAMES ROOM & GOLF SIMULATOR

Whether you're entertaining friends, taking a break from the co-working space, or celebrating the end of the week, the Games Room provides plenty of fun options. Master your spin serve with a hit of table tennis, invite neighbours to a social game of pool, or refine your drive in the golf simulator.



RESTAURANT

More than just your favourite local coffee and brunch spot, Ivanhoe Gardens' stunning restaurant will offer residents exclusive access through the co-working space, as well as event catering to the private dining room, and outdoor service to the cafe arbour in the central garden. Superb convenience on hand all day, every day.





CO-WORKING SPACE

With direct access to the restaurant, working from home now has a space where you can get coffee, link to wifi and start work, all within a few minutes of stepping out your front door. Book a board room presentation, take a brief in a meeting booth, or just get things done — Ivanhoe Gardens' dedicated co-working space is your new connected office.

Adam D'Sylva

KITCHEN & DINING DESIGN CONSULTANT



“The kitchen is the beating heart of a home and functionality is the key to ensuring that food can be enjoyed easily and healthily as part and parcel of family life.”

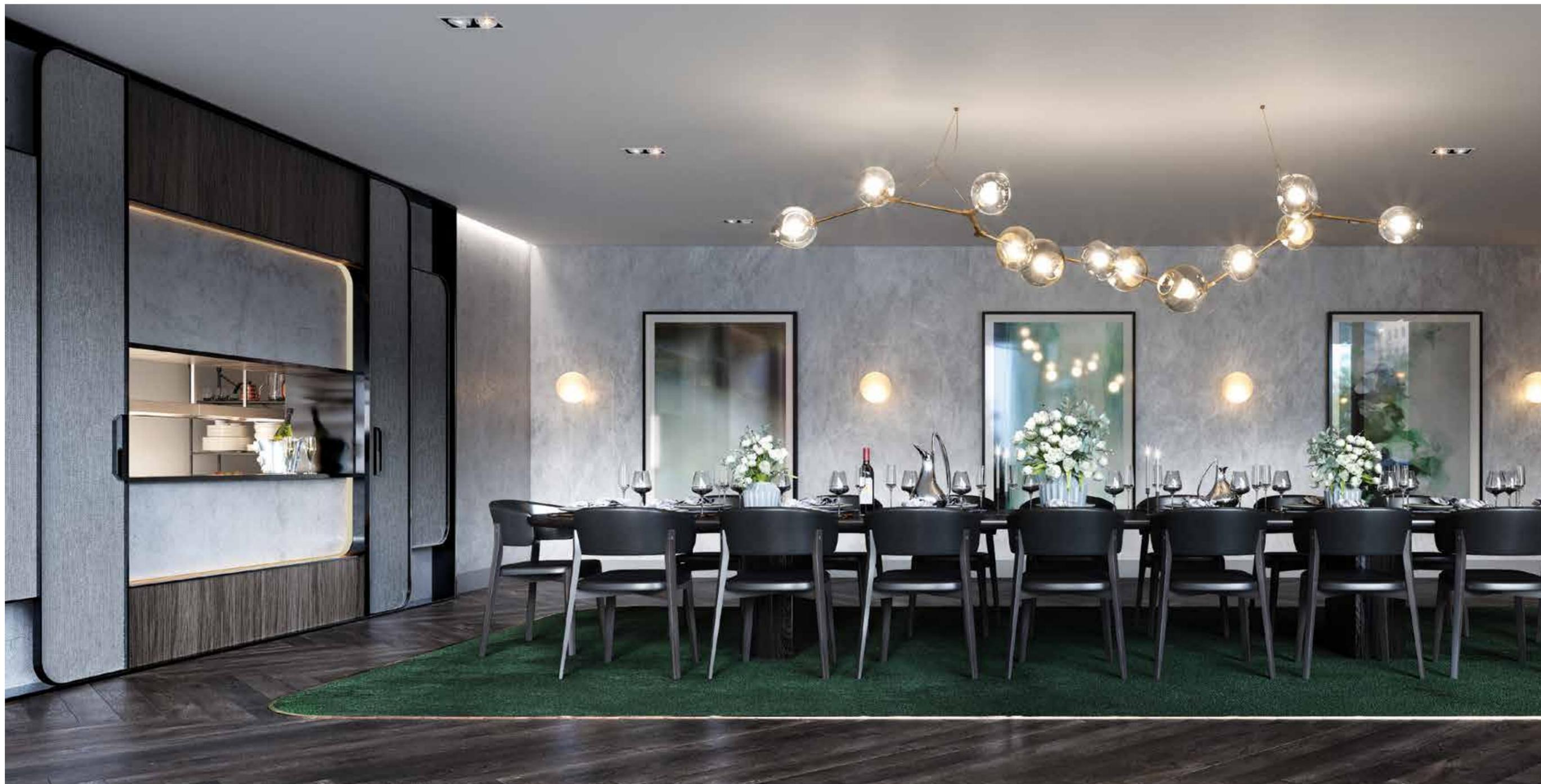
Executive chef and co-owner of two of Melbourne's hottest restaurants, Coda and Tonka, Adam D'Sylva has been a key partner with architects CHT & Sora in the design of the private dining room and apartment kitchens.

Adam's passion for cooking and his strong belief in the relationship between food and family has been instrumental in creating spaces that invite you to discover your own inner chef. 'I fell in love with food from an early age. My nonna and aunty looked after us when we were young and always let us cook and eat with them.'

As a successful professional chef, Adam is keenly aware of the power of a well-designed dining experience and he promises that the private dining room is 'an amazing space for residents'.

PRIVATE DINING ROOM

Your next gathering can be a true celebration. Invite your friends and family for a special occasion and experience a luxurious evening catered directly from the adjoining restaurant. With room to host a cool cocktail party, or prepare your own festive feast, it's entertaining made easy.





With an exclusive servery window providing direct access to the restaurant, dining room catering is discreet, speedy and efficient — and hidden away behind sliding doors when not in use.



WINE CELLAR & LOUNGE

Indulge your appreciation of some favourite wines and share them with friends in an elegant cellar & lounge, purpose-built with private wine fridges, a large tasting table, banquette seating and cozy parlour.

5

Savour a wealth of natural benefits with luxurious gardens & open spaces designed by renowned landscape architect Jack Merlo.

Linger over breakfast under the cafe arbour.

Find a quiet spot on a bench or take a delicious lunch to the built-in seating pods.

Stretch out on the expansive lawn with a good book, or enjoy the shade provided by welcoming clusters of trees throughout the lush landscaped garden. Breathe in the fresh air of gorgeous garden spaces quite literally at the heart of your daily life.









A DESIGN STORY

THE RESIDENCES

6

Step inside Everleigh's exceptional one, two & three bedroom apartments, meticulously designed by award-winning design team, CHT Architects and Sora Interior Architects. Finished to perfection and carefully detailed, stylish open plan living areas integrate seamlessly with spacious terraces and balconies, offering excellent flexibility and a luxurious sense of space.



Everleigh perfectly combines the peaceful suburban character of Myrtle Street with the sophistication of modern apartment living. An elegant low-rise street frontage is articulated with naturally textured materials and lush green landscaping at ground level.

Appreciate the convenience of a twenty first century village that puts your home right in the middle of a spectacular suite of services, gorgeous green spaces and brilliantly designed lifestyle facilities. Come home to luxury residential design that delivers outstanding quality with the spirit and welcome of genuine community.





Relax in a profusion of natural light from spectacular floor-to-ceiling windows. Gaze out to views of lush landscaping or the leafy surrounds of Ivanhoe. Discover a wealth of thoughtful design details, from luxury European kitchen appliances to sophisticated colour schemes and natural timber floorboards.



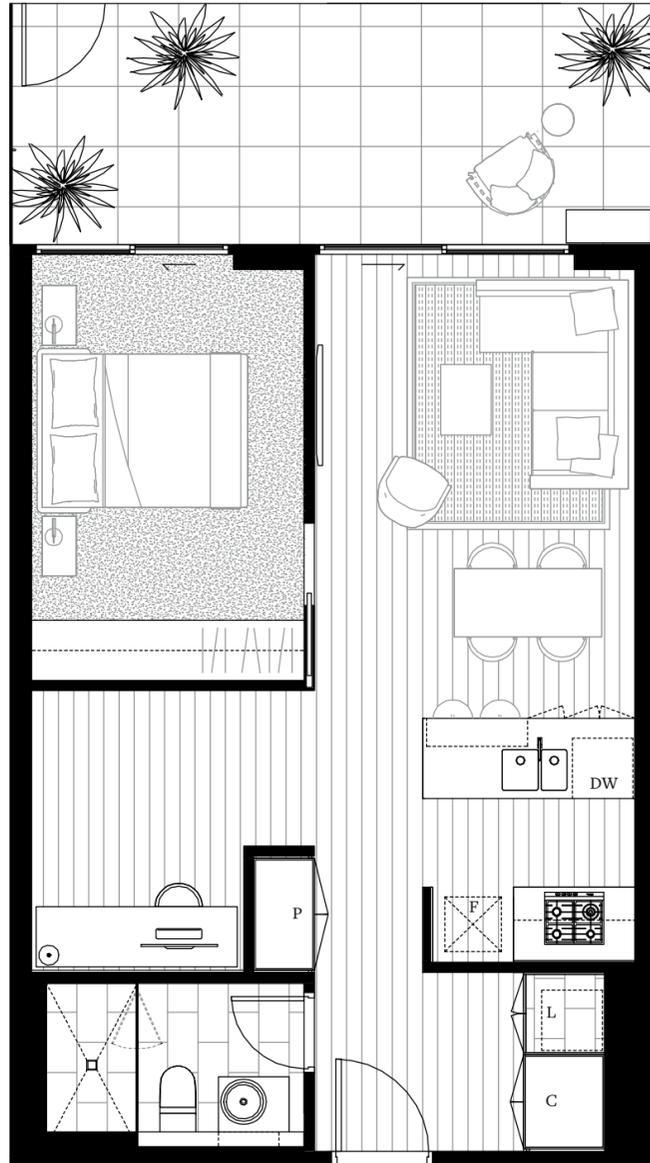






TYPICAL PLAN

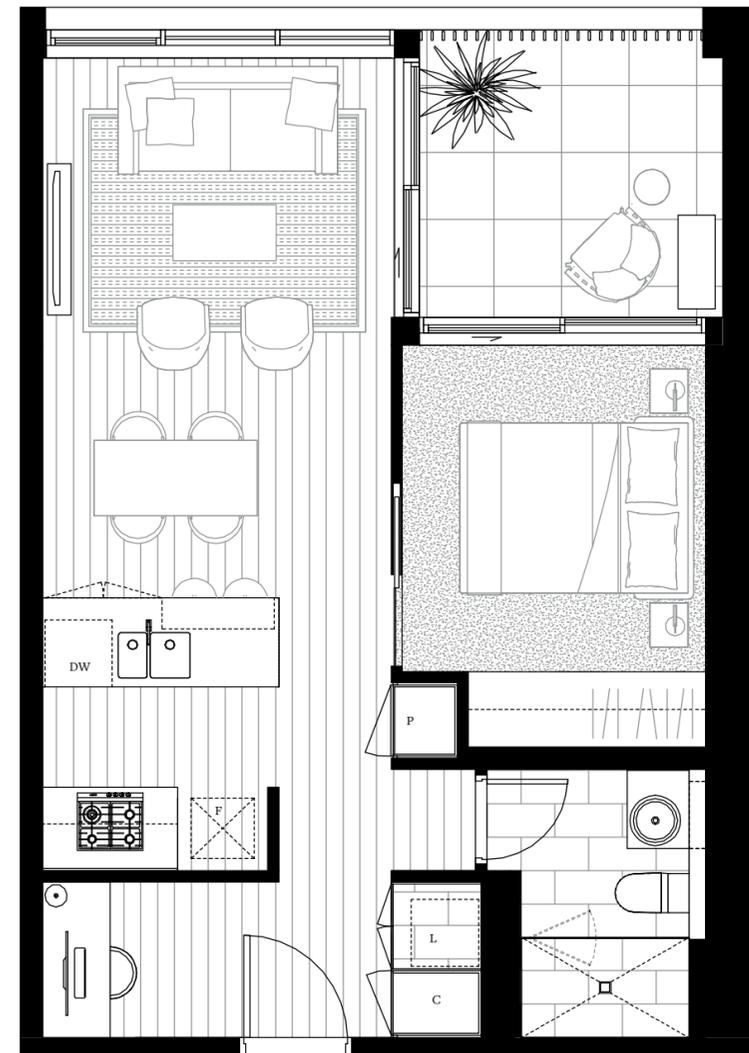
1 Bedroom + 1 Bathroom



TOTAL AREA	74 sqm
INTERNAL	59 sqm
EXTERNAL	15 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

All images, views and diagrams are indicative or artists' impressions only. Dimensions, areas, fittings, specifications, landscape and paved areas are indicative and subject to change without notice. Furniture and whitegoods are not included in the price. Floor area is an estimate only, measured to the outside face of all external enclosing walls and to the external face of all corridor walls and to the centreline of all shared walls. All area calculations are based on the Property Council of Australia method of measurement guidelines. Purchasers are to be aware of the architectural screens and features around the building. Window sizes and locations may be subject to change. Purchasers should check the plans, elevations and specifications included in the terms of the contract of sale carefully prior to signing the contract.



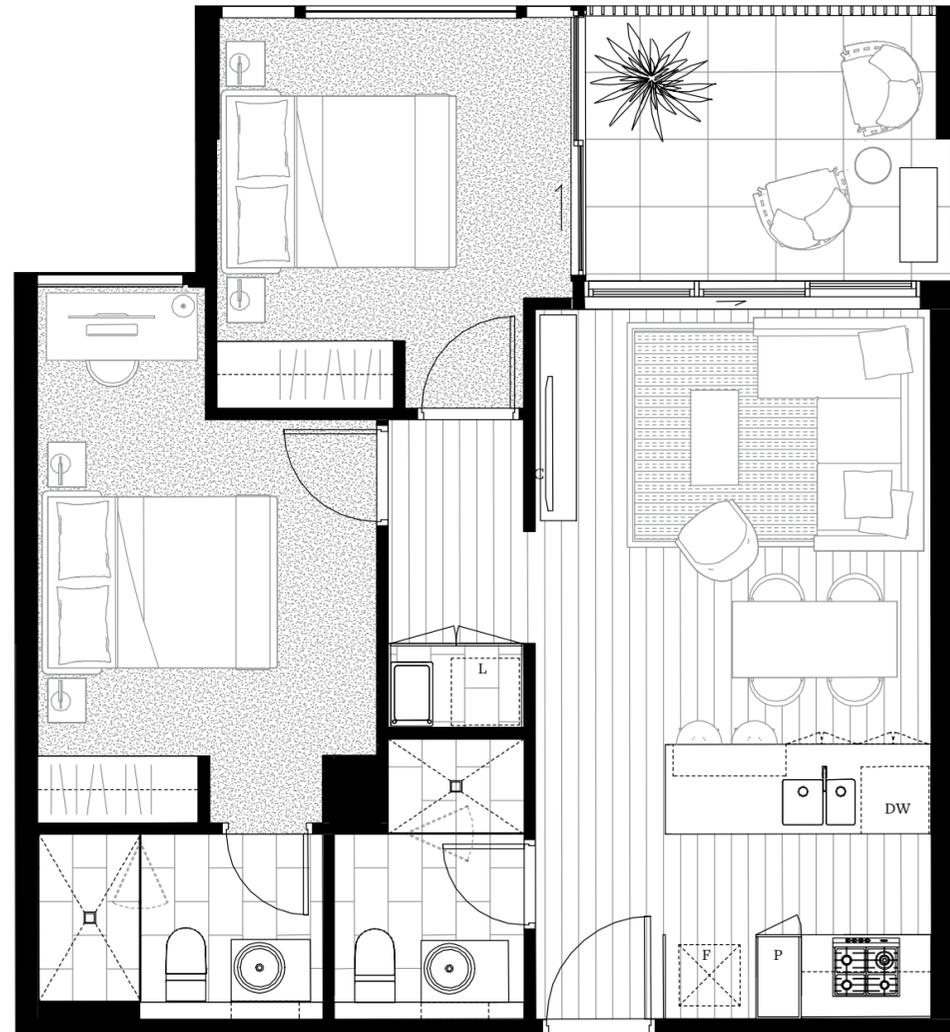
TOTAL AREA	58 sqm
INTERNAL	51 sqm
EXTERNAL	7 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

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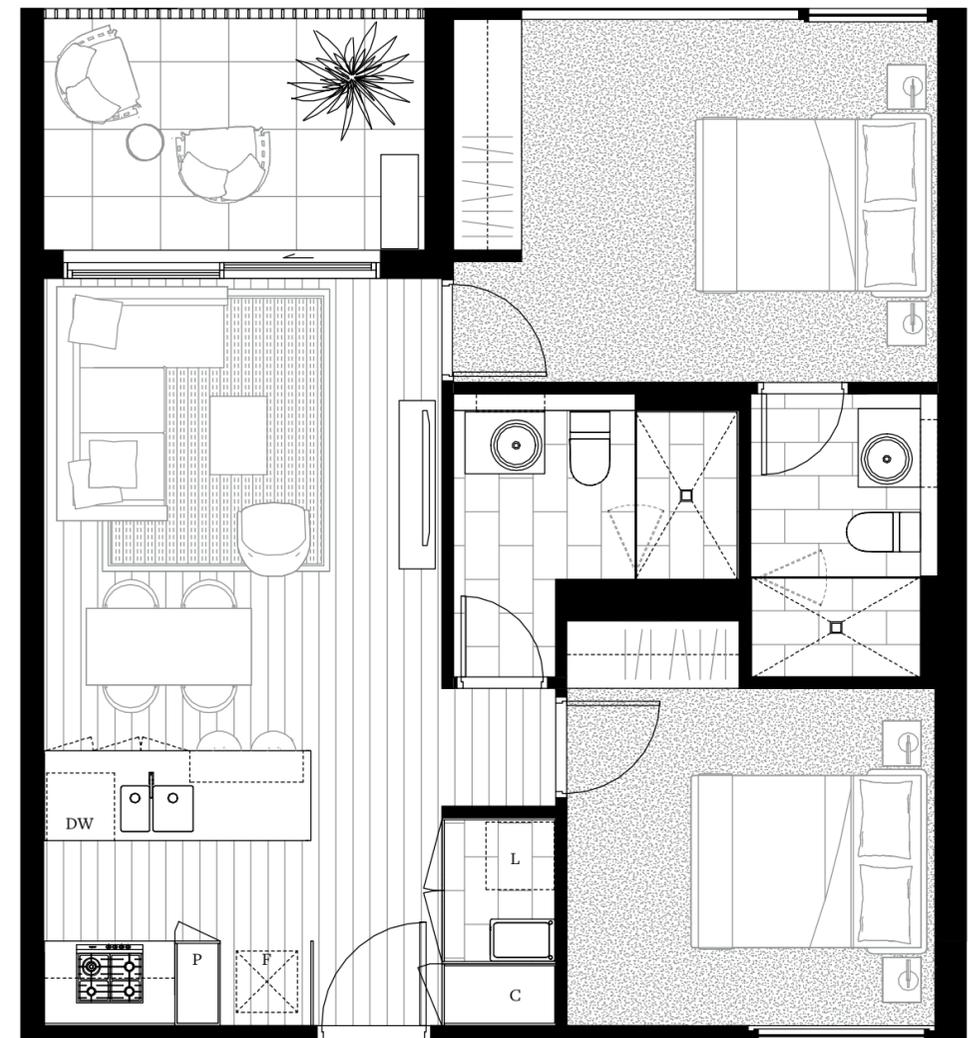
2 Bedroom + 2 Bathroom



TOTAL AREA	73 sqm
INTERNAL	65 sqm
EXTERNAL	8 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

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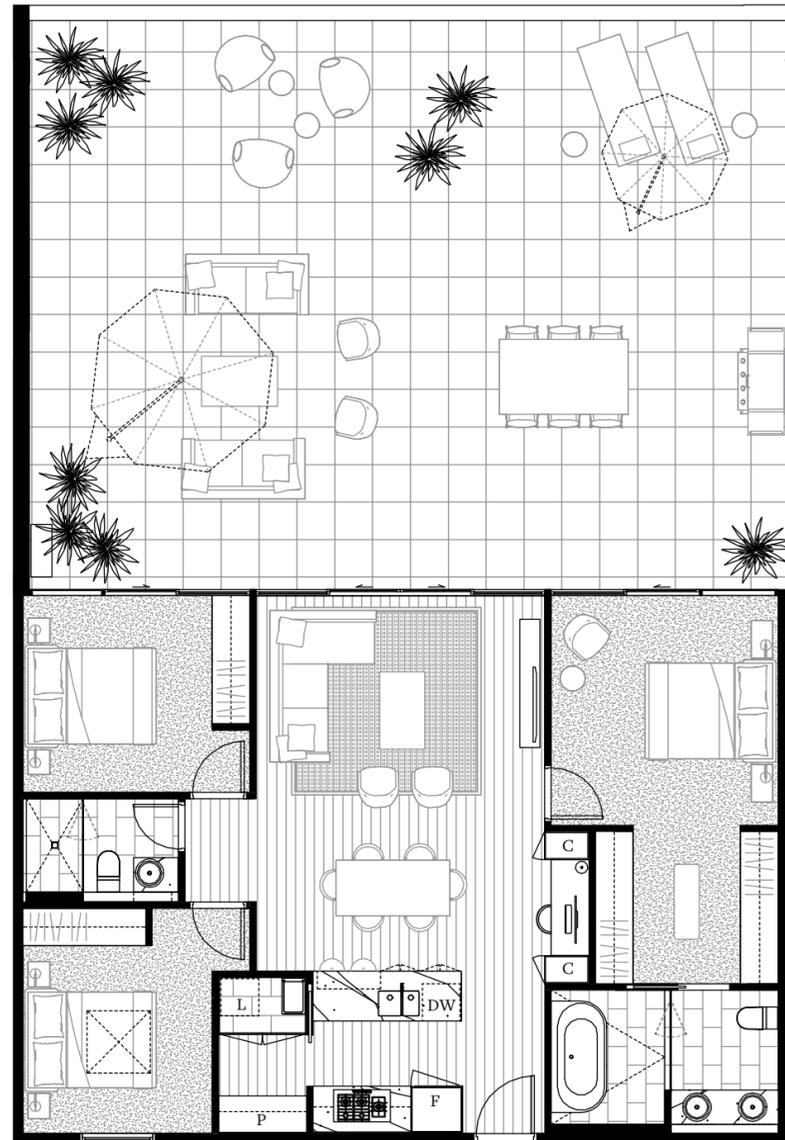
TOTAL AREA	77 sqm
INTERNAL	70 sqm
EXTERNAL	7 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

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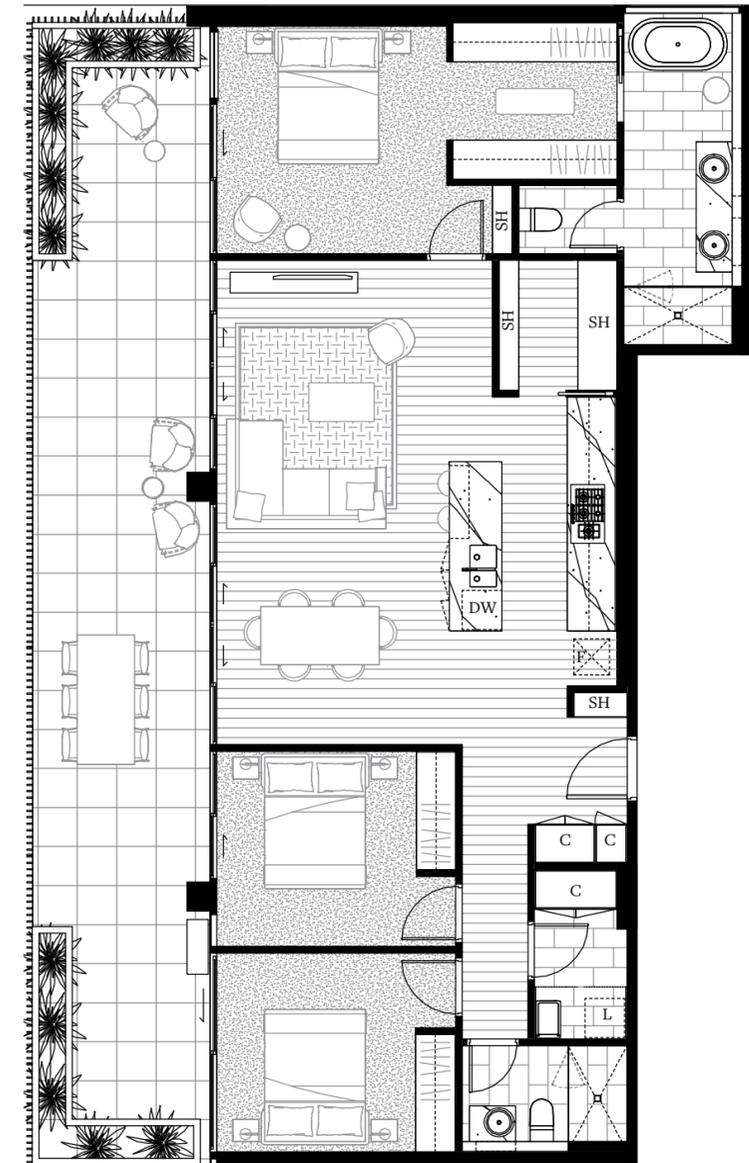
3 Bedroom + 2 Bathroom



TOTAL AREA	223 sqm
INTERNAL	109 sqm
EXTERNAL	114 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

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TOTAL AREA	174 sqm
INTERNAL	126 sqm
EXTERNAL	48 sqm

- C: Cupboard
- DW: Dishwasher
- F: Fridge
- P: Pantry
- L: Laundry

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7

Immerse yourself in an outstanding lifestyle in the heart of Melbourne's leafy east. Just 9 kilometres north-east of the CBD, Ivanhoe's thriving employment hub combines exceptional access to public transport and the Eastern Freeway with the unique outdoor amenity of the Yarra River's parklands, green hills and vast array of leisure activities.

Enjoy brilliant proximity to Ivanhoe, Heidelberg and Eaglemont shopping villages as well as easy walking distance to restaurants, cafes and specialty retailers.

IVANHOE GARDENS

YARRA VALLEY
COUNTRY CLUB
🚗 8 mins

YARRA
RIVER
🚲 10 mins

MELBOURNE
CBD
🚆 26 mins

HEIDELBERG
VILLAGE
🚗 4 mins

IVANHOE
VILLAGE
🚗 4 mins

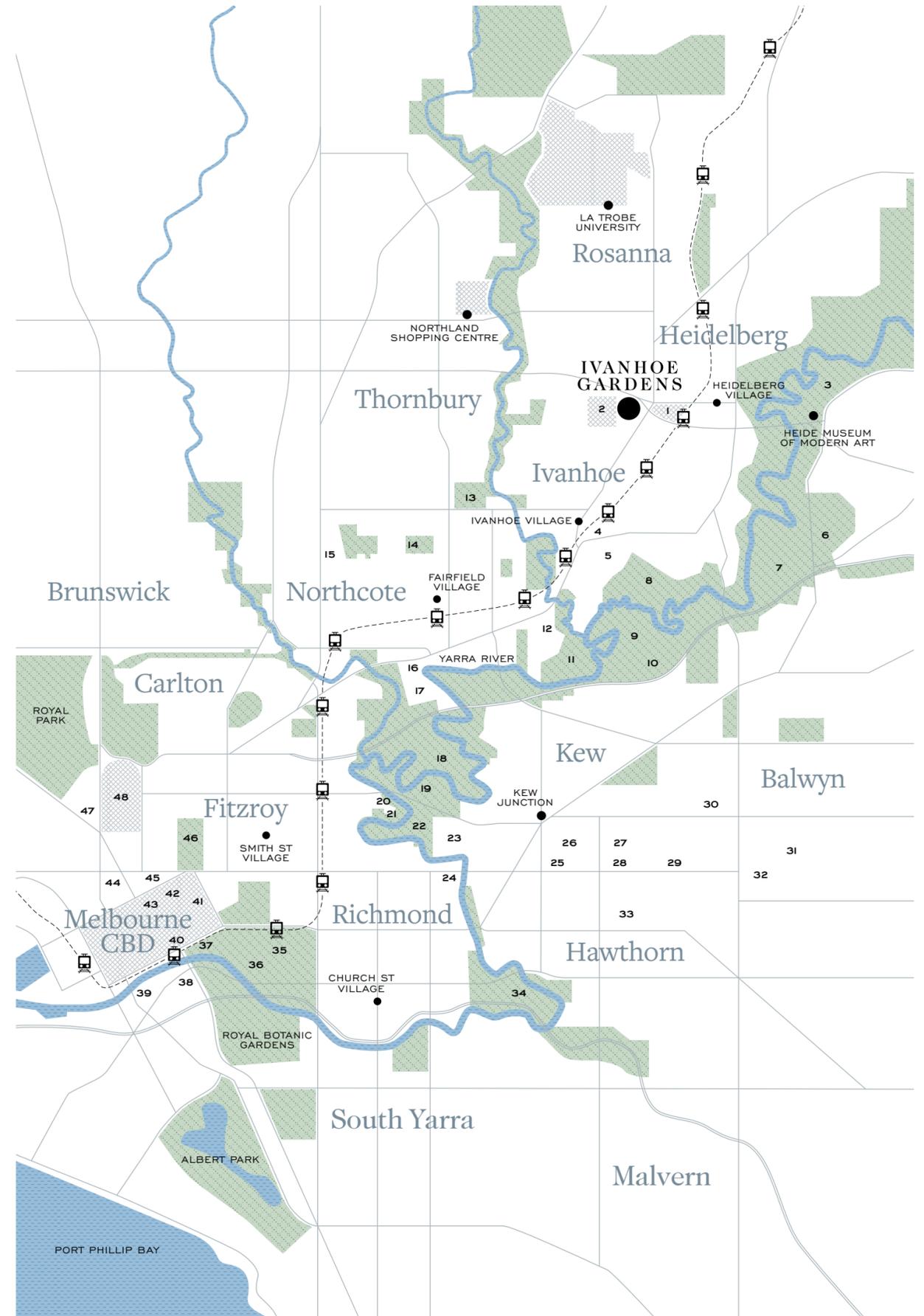
HEIDELBERG
TRAIN STATION
🚶 15 mins

AUSTIN
HOSPITAL
🚶 10 mins

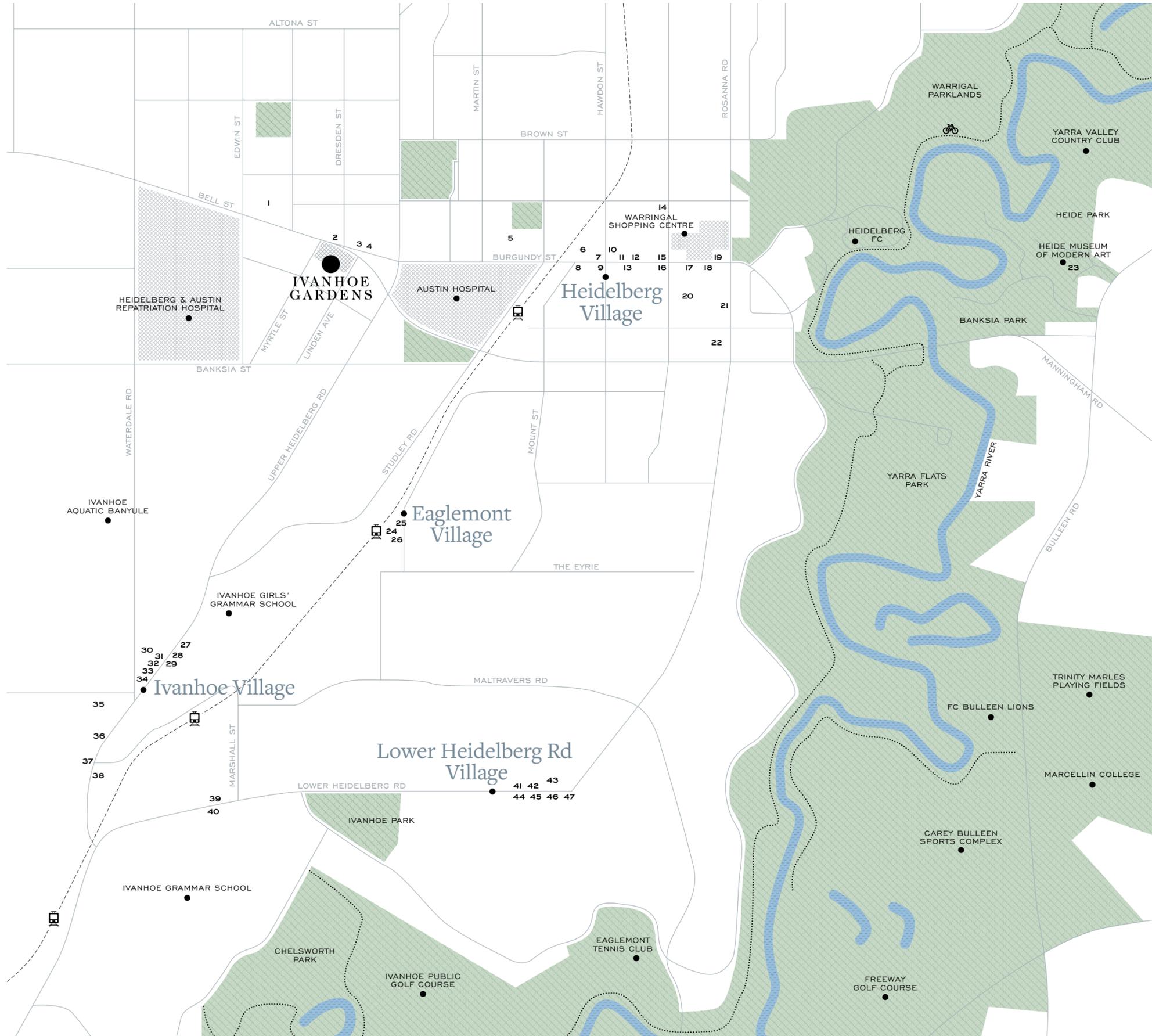


- 1 Austin Hospital
- 2 Heidelberg Repatriation Hospital
- 3 Yarra Valley Country Club
- 4 Ivanhoe Girls' Grammar School
- 5 Ivanhoe Grammar School
- 6 Marcellin College
- 7 Freeway Golf Course
- 8 Ivanhoe Public Golf Course
- 9 Green Acres Golf Club
- 10 Kew Golf Club
- 11 Latrobe Golf Club
- 12 Alphington Grammar School
- 13 Darebin International Sports Centre
- 14 Northcote Aquatic & Recreation Centre
- 15 Northcote Plaza
- 16 Fairfield Park Boathouse
- 17 Melbourne Polytechnic
- 18 Yarra Bend Golf Course
- 19 Studley Park Boathouse
- 20 Abbotsford Convent
- 21 Collingwood Children's Farm
- 22 Studley Park Golf Course
- 23 Xavier College Burke Hall
- 24 Victoria Gardens Shopping Centre

- 25 Xavier College
- 26 Trinity Grammar School
- 27 Ruyton Girls School
- 28 MLC Melbourne
- 29 Carey Baptist Grammar School
- 30 Genazzano FCJ College
- 31 Camberwell Grammar School
- 32 Camberwell Girls Grammar School
- 33 Swinburne University
- 34 University of Melbourne Burnley
- 35 Melbourne Cricket Ground
- 36 Rod Laver Arena
- 37 Federation Square
- 38 Arts Precinct
- 39 Crown Casino
- 40 Regent Theatre
- 41 Princess Theatre
- 42 QV Melbourne
- 43 Emporium Melbourne
- 44 Queen Victoria Market
- 45 RMIT University
- 46 Melbourne Museum
- 47 The Royal Melbourne Hospital
- 48 University of Melbourne







- | | |
|---------------------------------------|-------------------------------|
| 1 The Chairman Cafe | 25 Elliott Steele Hair |
| 2 Ivanhoe Cycles | 26 Endota Spa Eaglemont |
| 3 Boonpun Thai Restaurant | 27 Ivanhoe Tavern Steakhouse |
| 4 Coconut Lagoon Indian Restaurant | 28 Cafe Saffron |
| 5 Warringal Private Hospital | 29 Vatutto |
| 6 The Train Yard | 30 The Foreigner |
| 7 Bomba Stuzzichini e Aperitivi | 31 Vino Central |
| 8 Sycamore Tree Coffee Shop | 32 Pizzami |
| 9 Anytime Fitness | 33 Tutto Italiano |
| 10 Izzi Cafeteria | 34 Caffe Strada |
| 11 The Alleyway Cafe | 35 Coles Supermarket |
| 12 Cafe Matto | 36 Vasko Restaurant Functions |
| 13 Leo's Fine Food & Wine Supermarket | 37 L'Artigiano Ivanhoe |
| 14 Capeside Coffee | 38 Cafe n Addictions |
| 15 All'antico Trattoria | 39 Fairy Hills Ice Cream |
| 16 Peak Cycles | 40 Mr Peebles |
| 17 Tarin Thai | 41 Floral Impressions |
| 18 Heritage Indian Restaurant | 42 Pigro Bar + Grill |
| 19 Little Black Pig & Sons | 43 East Ivy |
| 20 Our Lady of Mercy College | 44 East Ivanhoe Grocers |
| 21 The Old England Hotel | 45 Frankie Melbourne Cafe |
| 22 Woolworths | 46 Barr'd Wine & Tapas Bar |
| 23 Cafe Heide | 47 Plaka Greek Restaurant |
| 24 Eagle Bar | |



Heide Museum of Modern Art, Northland Shopping Centre

Pinkie Cafe, Laurent Bakery



A PROVEN SUCCESS STORY

THE TEAM



Australia’s leading residential property experts come together in an outstanding collaborative enterprise to deliver an exceptional lifestyle product that sets a new standard in apartment living.

With an impressive track record of collaboration Blue Earth Group, CHT Architects, Sora Interior Architecture and Jack Merlo Landscape Architects are a proven success story.

**BLUE EARTH GROUP
DEVELOPER**

Blue Earth Group has specialised in exceptional apartment projects for more than 20 years. On a remarkable journey from the construction of a single dwelling in 1990 to the compilation of today's \$1 billion project portfolio, excellence has remained a constant, along with an enduring allegiance to quality and design. The firm is committed to thinking imaginatively, treating challenges as opportunities and embracing creativity in every sphere of activity. This abiding passion has received widespread recognition and made a lasting contribution to the built environment.

Botanica Balwyn



Footscray Riverfront Precinct



**CHT ARCHITECTS
ARCHITECT**

Design-focused and multi-disciplinary, CHT Architects range of multi-residential projects, including luxury apartment developments, have placed the practice at the forefront of the industry. Based in Melbourne, with projects both local and interstate, the firm's work consists of high-quality, distinctive buildings and spaces that respond to the aspirations of modern Australian life. CHT creates environments that enrich people's lives and inspire a true sense of belonging.

**SORA INTERIOR ARCHITECTURE
INTERIOR DESIGN**

Sora Interior Architecture & Design creates spaces that engage and inspire. They are passionate about design and take a considered and collaborative approach imbued with a dynamic sense of adventure. Sora's holistic process encompasses all aspects of design, from concept through to styling, materials and furniture.

**JACK MERLO
LANDSCAPE ARCHITECT**

Jack Merlo heads Australia's leading landscape architecture studio. With multiple high profile awards — including a Gold Medal at the prestigious RHS Chelsea Flower show — Jack has built an exemplary reputation for beautifully considered designs and close working relationships with many leading architects and developers. Highly sought after as a partner on multi-residential projects, Jack's unique architectural approach to landscape design brings a richly ordered and organic form to the built environment. Each project receives his personal attention, from the initial brief to final contract documentation.

Gravity Tower South Melbourne; United Richmond (CHT)



Lansell Road Toorak (Jack Merlo)



EVERLEIGH



IVANHOE GARDENS

By BlueEarth



SALES GALLERY

45 Linden Avenue Ivanhoe Victoria 3079 Australia

IvanhoeGardens.com.au

BlueEarth



SORA
Interior Architecture & Design

JACK
MERLO

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