

PARK LANE
ELSTERNWICK



BEYOND
THE
FIRST
IMPRESSION

AN
ENDURING
STATEMENT

BY **CITIPLAN**

26 RIDDELL PARADE ELSTERNWICK

ESTABLISHED

The Developer — Page 7—9

CONNECTED

The location — Page 11—19

TIMELESS

The Architecture — Page 20—29

CRAFTSMANSHIP

Interior Architecture — Page 31—53

HARMONIOUS

The Landscaping — Page 54—57

EXPERIENCE

The Team — Page 58—59



Elsternwick is one of Melbourne's classic neighbourhoods, effortlessly combining old-world charm with modern inner-city living.

ESTABLISHED
The Developer — Citiplan



Sid Davidoff, Saul Davidoff & Ian Davidoff
Directors — Citiplan Property

Established more than 25 years ago, Citiplan is a family-led Melbourne-based development company with significant and diverse experience, having delivered more than 1500 residences, including luxury apartments.

Citiplan has an ongoing interest in, and commitment to, excellence in design and quality. By working closely with Melbourne's leading builders, architects and consultants, Citiplan brings this vision to life.

Over the years, Citiplan has become synonymous with consistently delivering quality built form, and the business directors are known for their exacting attention to detail. Indeed, their greatest satisfaction is seeing purchasers' expectations surpassed by the new homes they move into.

Located next door to their much sought-after Elsternwick Place development, Park Lane continues Citiplan's established tradition of excellence.

Delivered by a highly respected, longstanding developer, Park Lane offers prized home-sized apartments in a classic location, with bay and park views which will remain unimpeded by time



Site context — Artist impression

CONNECTED

The location

Tucked behind a vibrant shopping precinct, moments from Elwood beach and a short trip to the city, Park Lane fulfils every promise of modern, connected living.

Vibrant Glen Huntly Road offers a wealth of cosmopolitan options for daily shopping, dining and entertainment. Boiled bagel and Hungarian cake shops sit alongside fresh fruit and vegetable stores, supermarkets, fashion boutiques, gift shops — and even old-style shoe repairers.

In the evenings, the famous Classic Cinema offers a great entertainment double with one of Elsternwick's cosy bars and restaurants, which range from Middle Eastern to modern Vietnamese.

Elsternwick Railway Station is just moments from Park Lane's front door, while nearby trams travel to the beach, St Kilda and the Arts Centre. Chadstone and Southland Shopping Centres are just 15 minutes down the road. Local walking and cycle paths weave through nearby parks, connecting local residents to the beach and neighbouring suburbs.

Elsternwick is the classic Melbourne neighbourhood. Steeped in character, it combines connected bayside living with inner-city convenience

PARK LANE

Port Phillip Bay
🚗 5 mins

Elsternwick Park
🚶 14 mins

St Kilda Pier
🚗 8 mins

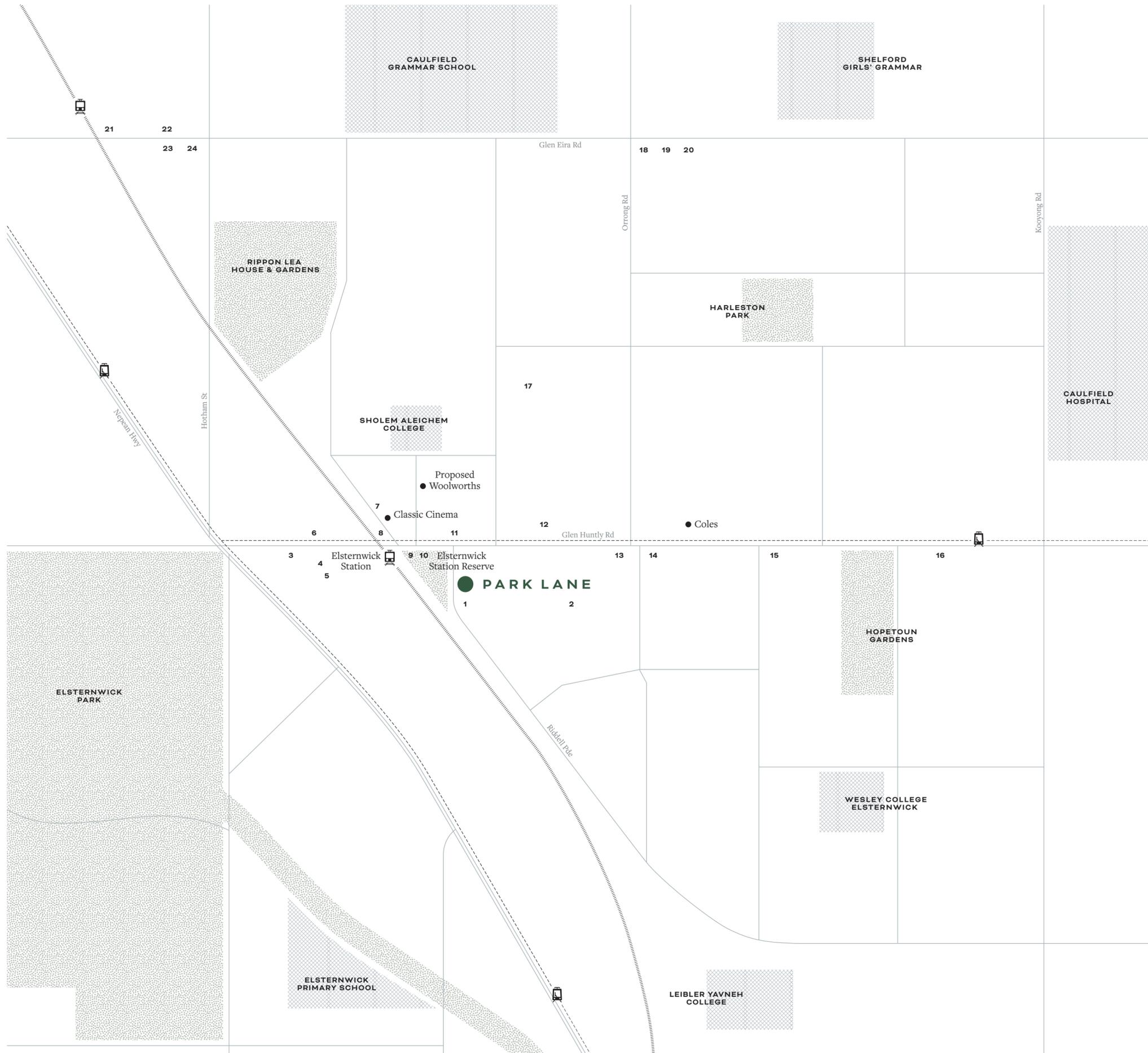
CBD
🚆 16 mins

Elsternwick Station
🚶 2 mins

Glen Huntly Road Village
🚶 1 min

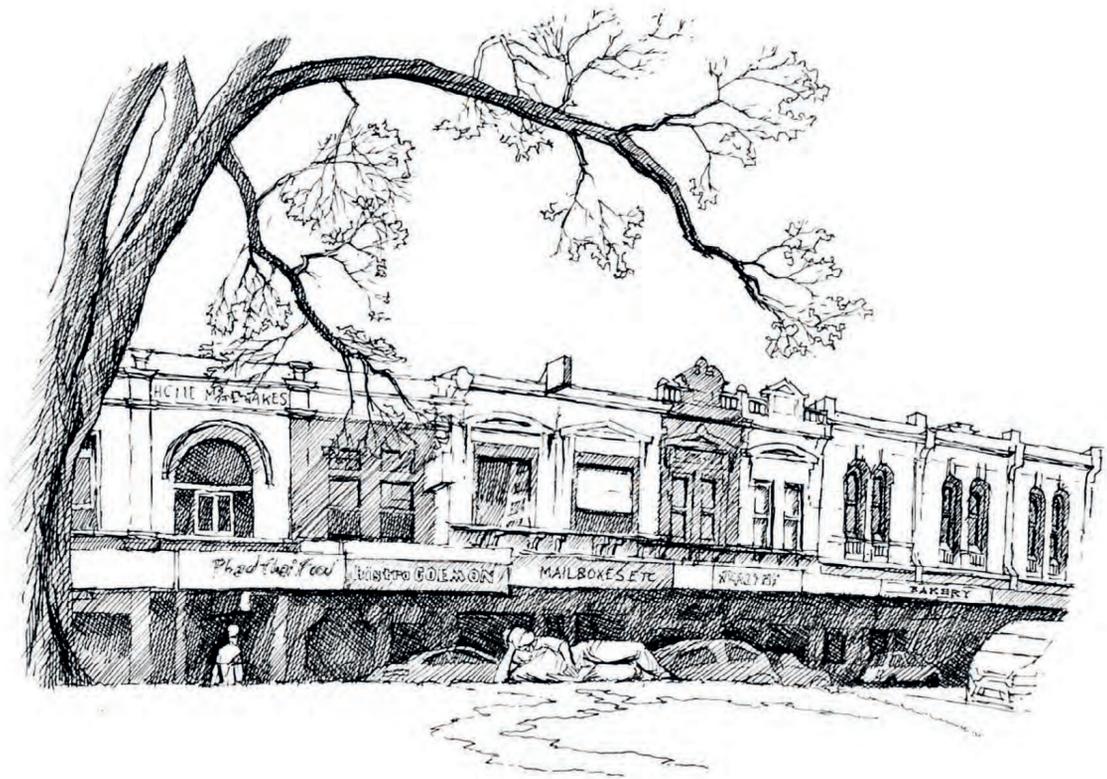
Caulfield Grammar
🚶 10 mins



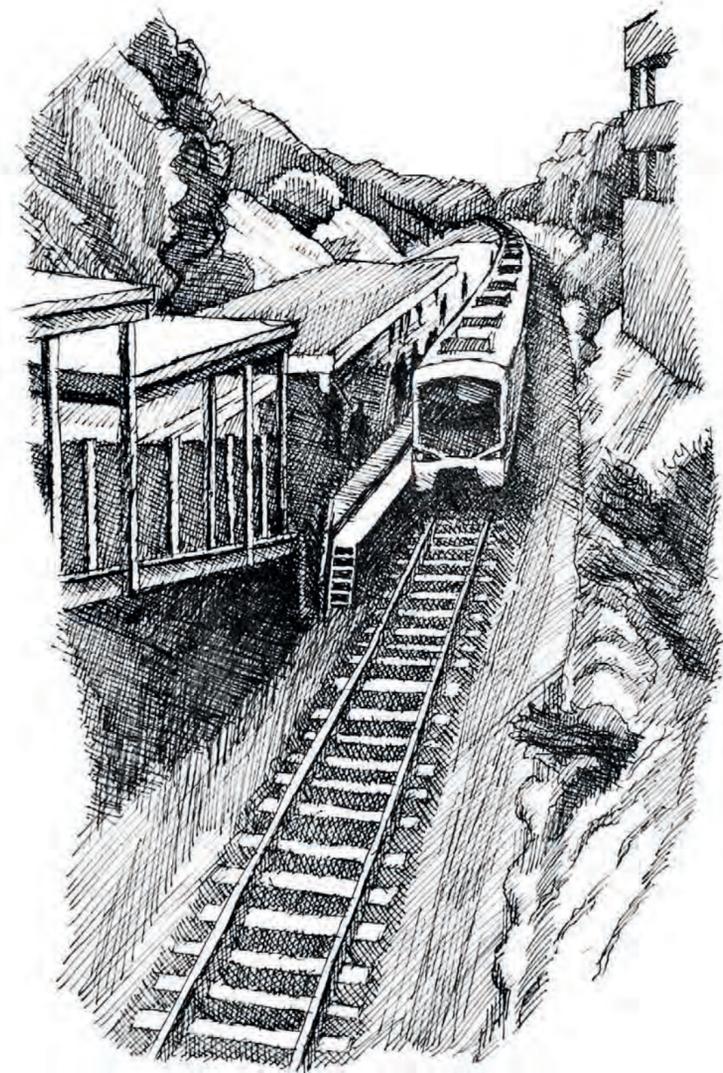


- 1 Penta Elsternwick Cafe
- 2 Tommy Ruff Fishbar
- 3 Antique Bar
- 4 Motorina Pizzeria
- 5 Yoga Tree
- 6 Kitchen On Huntly
- 7 After The Tears Vodka Bar
- 8 Hanoi Hannah Elsternwick
- 9 Goathouse Café Bar Restaurant
- 10 Bang Bang RC
- 11 The More The Better
- 12 Cocomama's Cold Pressed Juices & Smoothies
- 13 Aviv Cakes and Bagels
- 14 Loco Coffee
- 15 Cabrini Health Elsternwick
- 16 Next of Kin
- 17 The Elsternwick Club
- 18 Gordon's The Cellar Door
- 19 Changz Canteen
- 20 Glovers Station
- 21 Ripponlea Food and Wine
- 22 Firebrand Sourdough Bakery
- 23 Attica
- 24 Miss Ruben's Canteen





Glen Huntly Road



Elsternwick Station

TIMELESS
The Architecture



Graham Burrows — Architect
Jackson Clements Burrows Architects

Designed by internationally renowned architecture practice Jackson Clements Burrows, Park Lane takes inspiration from the surrounding parkland and Riddell Parade streetscape to deliver a timeless sculptural form expressed through a natural, tactile and robust material palette.

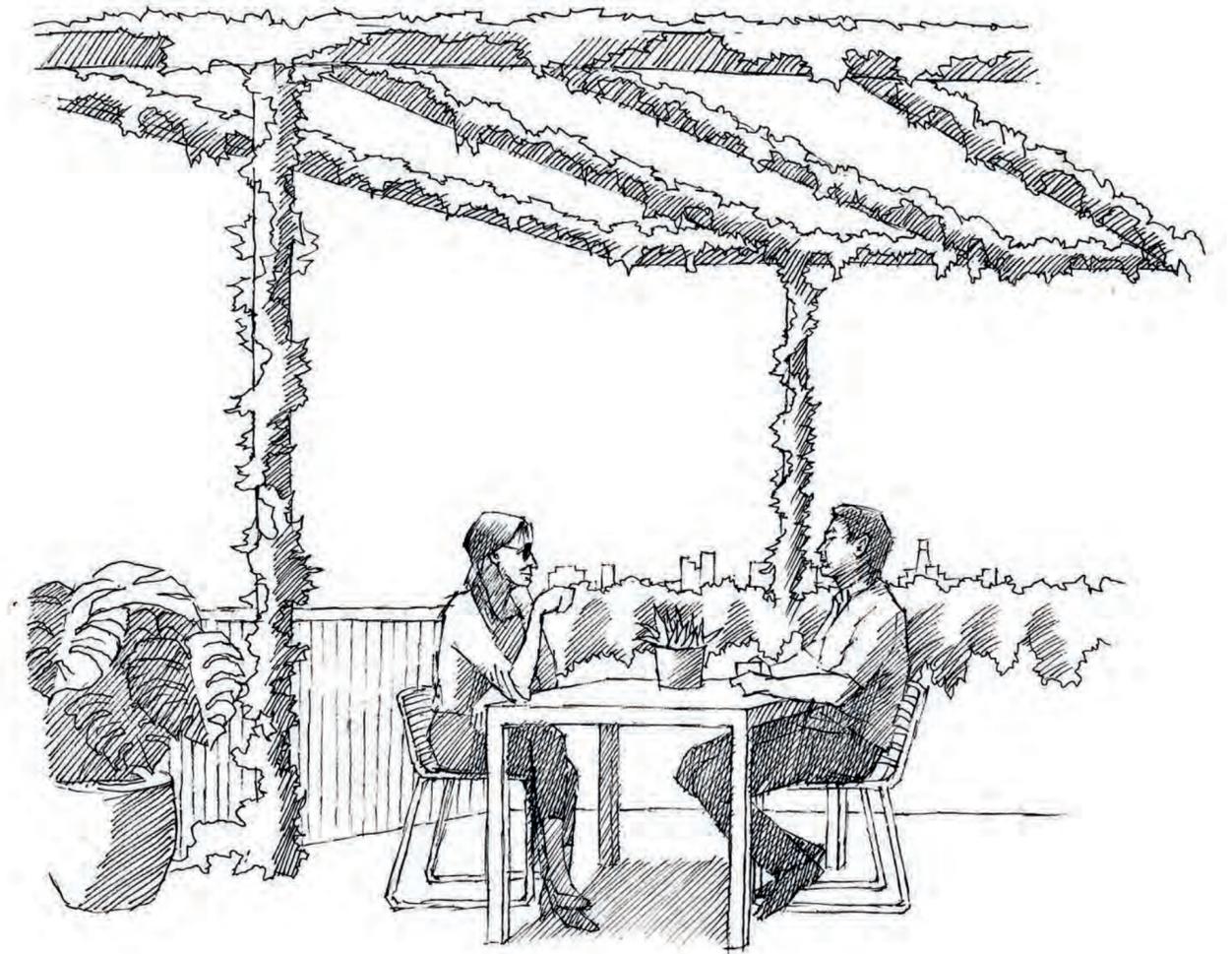
Directly facing the green lawns of Elsternwick Station Reserve, Park Lane's home-sized, dual-aspect apartments feature bay views that will never be built out, together with north, east and west aspects inviting extensive natural light.

The dark brick of the podium reflects the neighbourhood street character, softened by planted terraces to apartments above. Upper levels on the east and west facades are architecturally articulated by a subtle green-hued folded metal. Lightly polished concrete to the north is punctuated by windows positioned to maximise privacy and light. All materials have been carefully selected for their durability and timeless appeal.

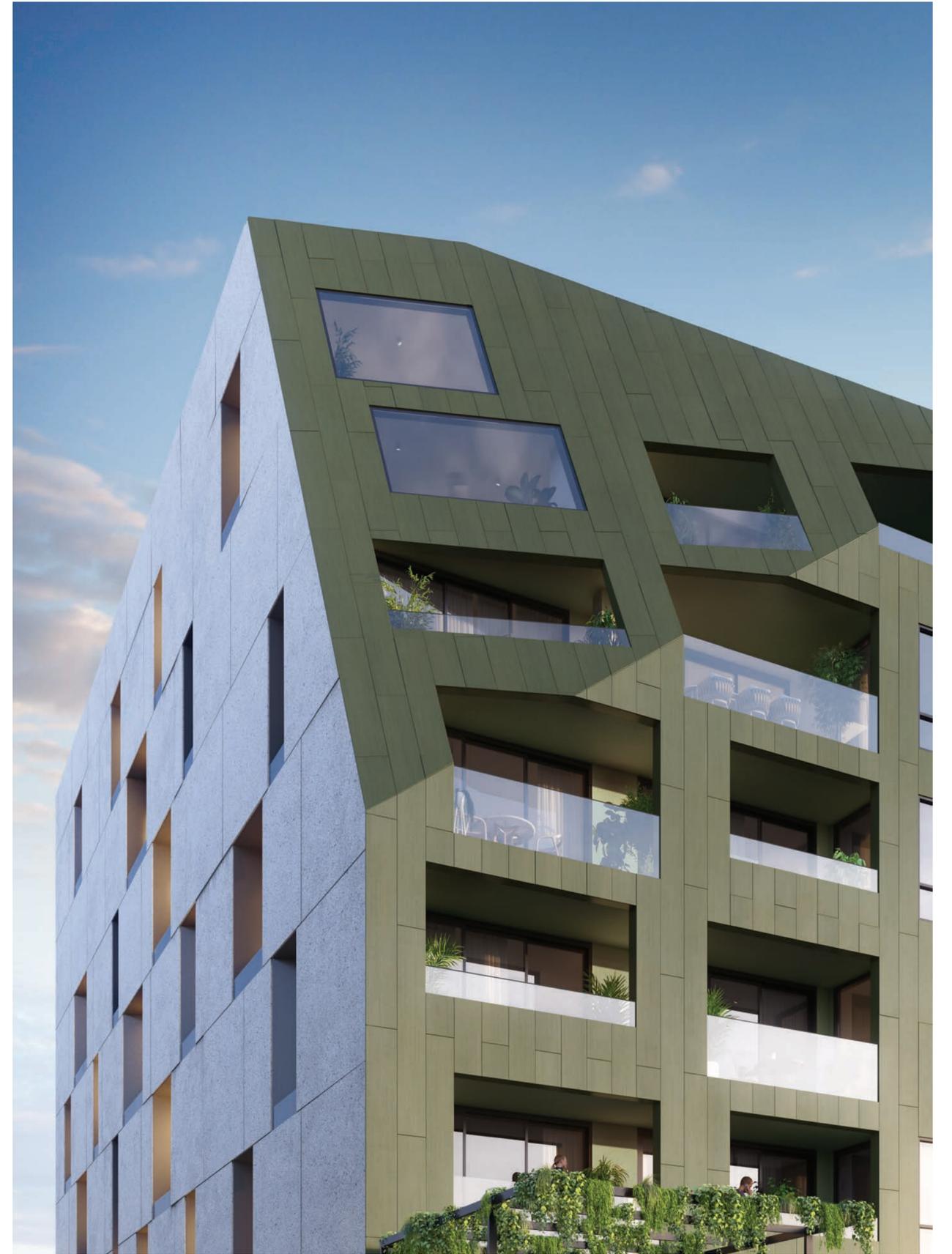
Like its refined neighbouring building, Park Lane showcases the sophisticated design sensibilities of leading architect Graham Burrows, an Elsternwick local and principal of Jackson Clements Burrows



Riddell Parade facade



Residence terrace







Riddell Parade facade — Artist impression

Generously proportioned, with upper floors consisting of only two apartments, Park Lane's rich botanic joinery tones have been skilfully considered by Alison Palmer of Jackson Clements Burrows, to couple with Portsea Grey stone, fine black steel accents, light European oak floorboards and thickly woven loop pile carpet to create a natural, ageless aesthetic.

Home-sized apartments are meticulously designed for clutter-free living and entertaining. Kitchen layouts include a sculptural island bench usually found in large residential homes, with select

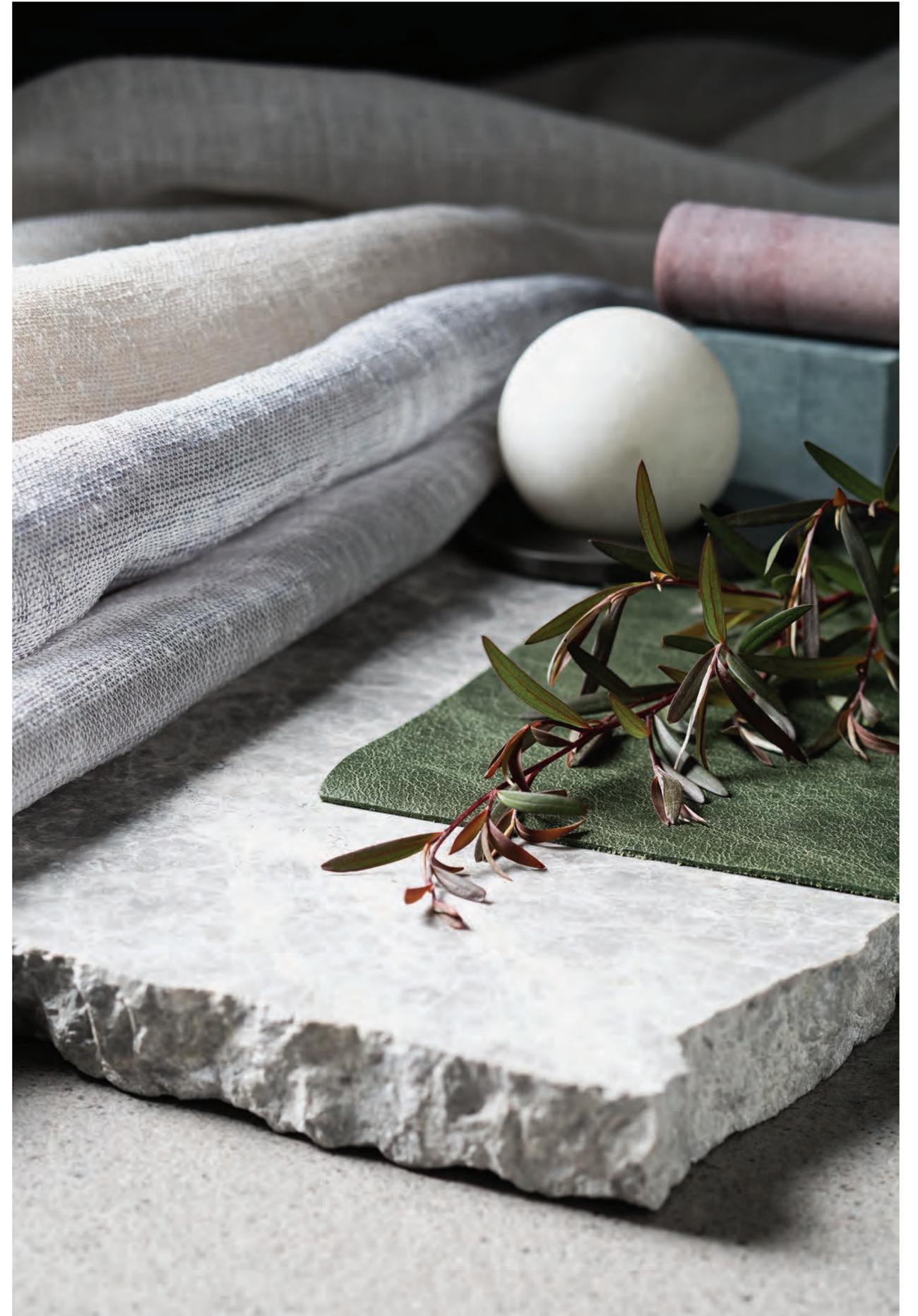
apartments also including butler's pantries. Terraces span entire living areas, offering breathtaking park, bay and city views.

Master wings present a private sanctuary, immaculately finished in a palette of natural materials and colours and equipped with built-in dressing table and full height robes. Resort-like master bathrooms provide a generous and calm retreat with select bathrooms including stunning free-standing baths, private showers, separate toilet rooms and bespoke stone vanities.

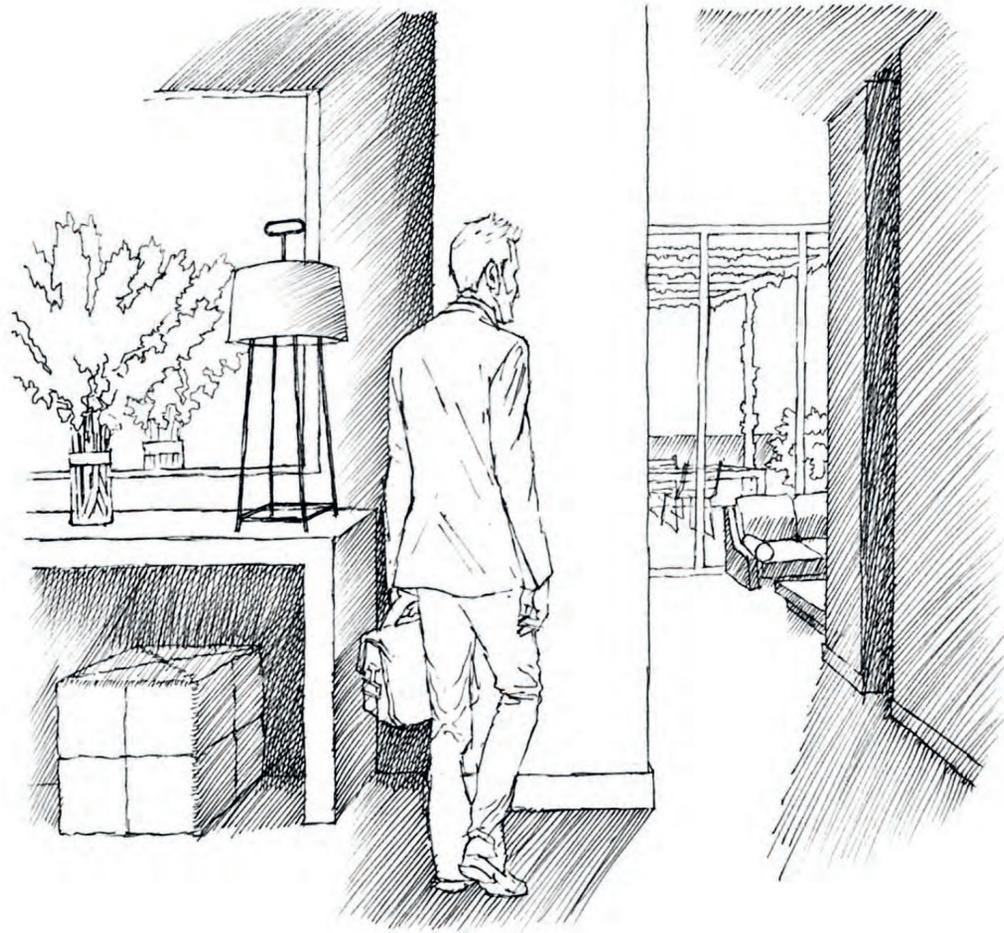


Alison Palmer — Interior Architect
Jackson Clements Burrows Architects

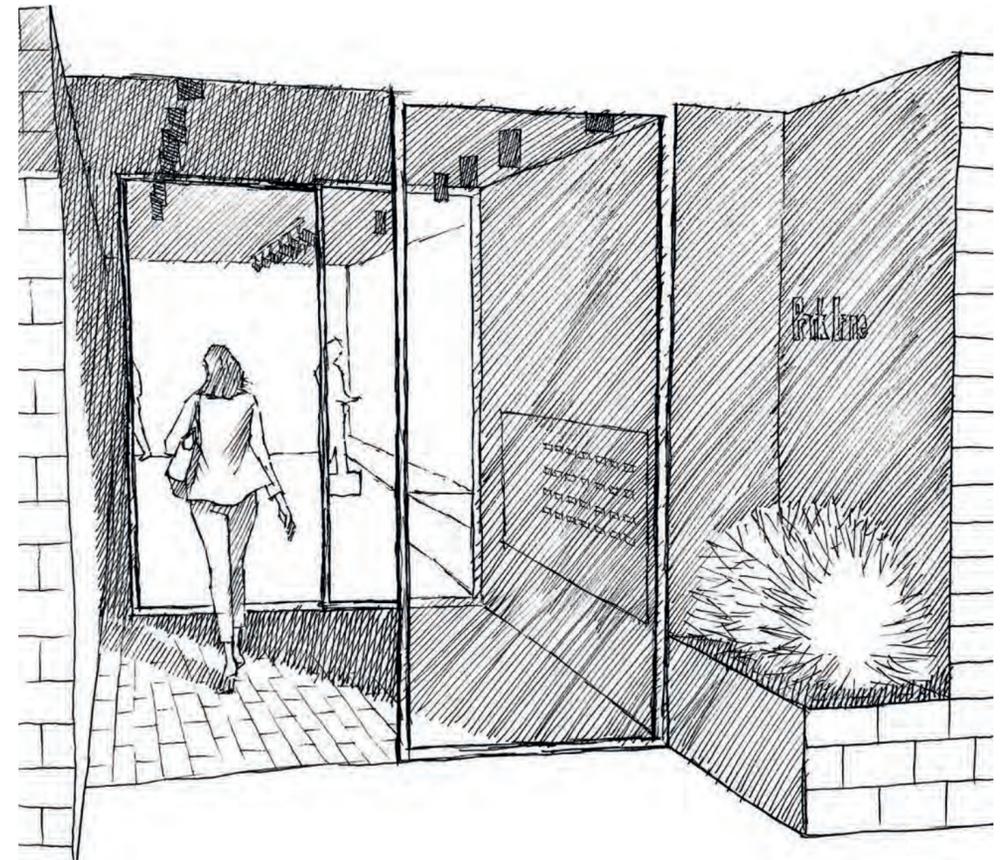
Park Lane offers state-of-the art spaces with the finest fixtures, fittings and finishes — all masterfully crafted to deliver an effortless elegance







Residence entry



Riddell Parade entry



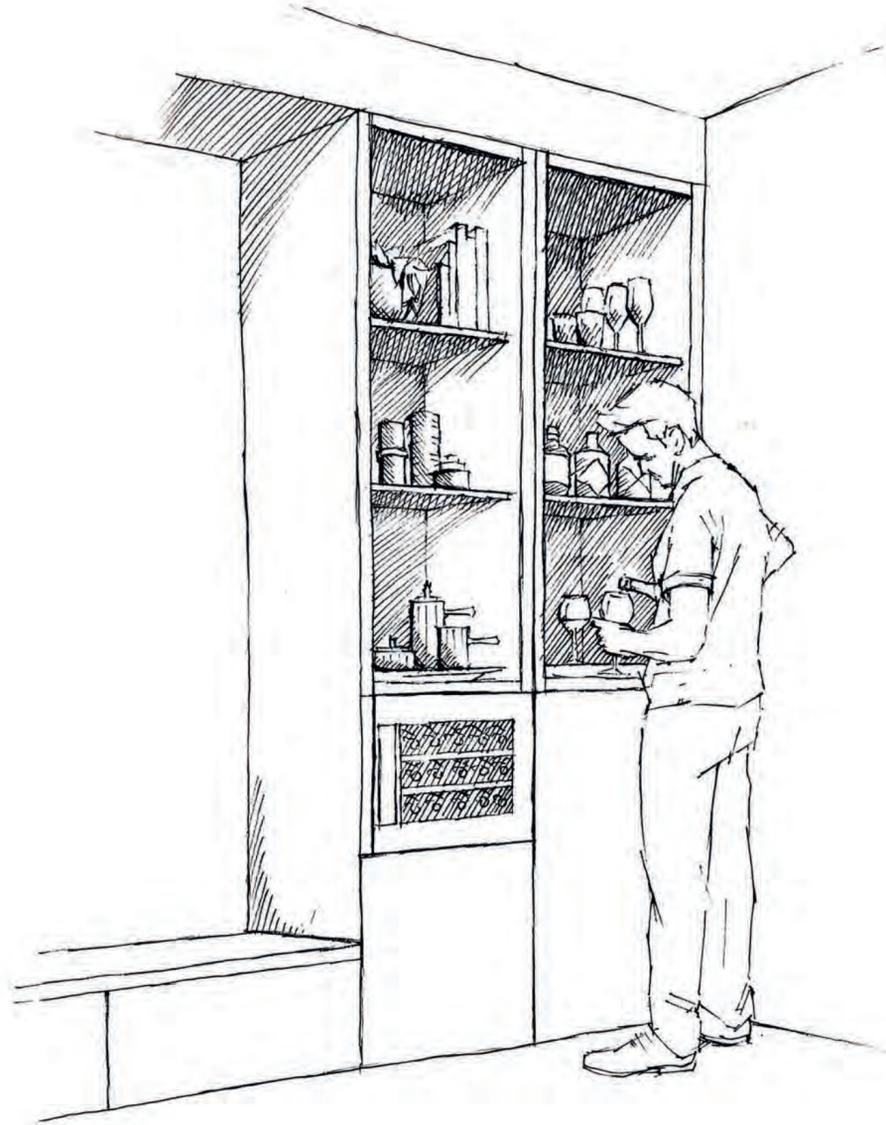


Residence living detail — Artist impression

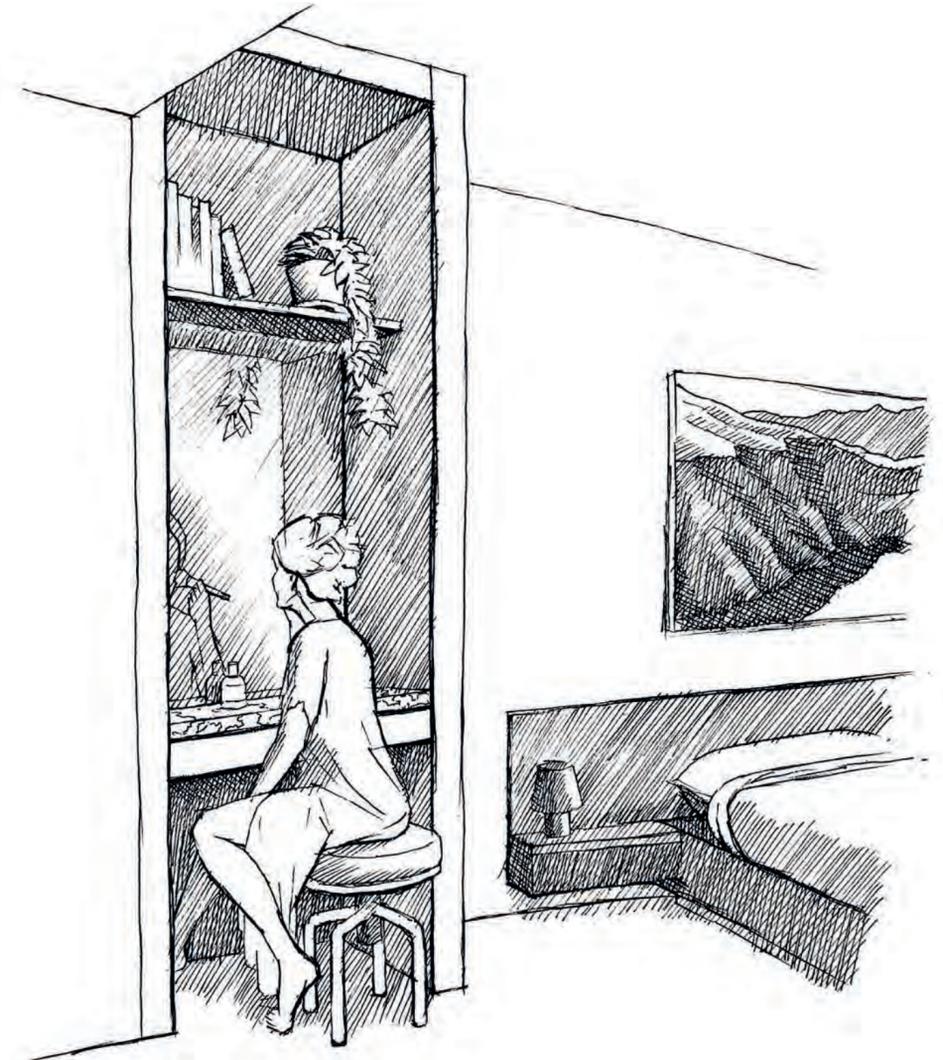


Residence kitchen detail — Artist impression





Residence bar



Bedroom dresser





Residence master bedroom detail — Artist impression





HARMONIOUS

The Landscaping



Scott Leung — Director
Eckersley Garden Architecture

Generous vertical landscaping is integral to the harmonious design of Park Lane. Working closely with the architecture and interior teams, Scott Leung of Eckersley Garden Architecture has designed splendid vertical gardens, providing foliage that shades, softens and enlivens the built form.

Cascading and climbing plants drape decoratively and enhance the angular facade. Mounding

succulents and prairie grasses provide textural diversity and evolving visual presence during the ever-changing seasons of Melbourne.

A network of pergolas and screening structures enable a patchwork of climbers to both enhance and soften the building lines while providing sun protection to the large outdoor terrace spaces. As with all Eckersley gardens, Park Lane's abundant planting is designed to refine with age.

Vertical gardens work harmoniously
with the building's sculptural form to
create a rich and evolving living facade



Residence terrace — Artist impression

EXPERIENCE

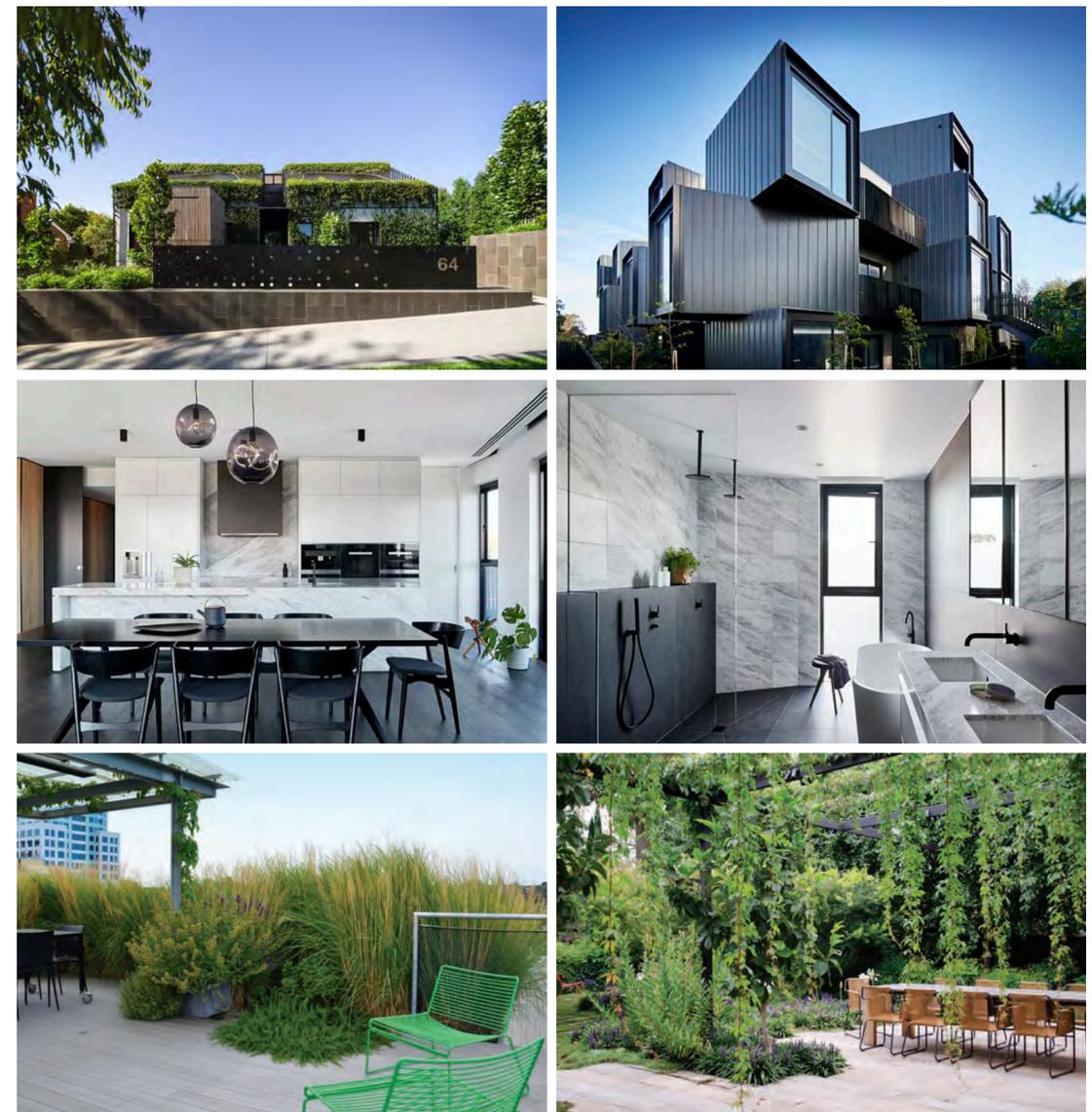
CITIPLAN PROPERTY

Top: Elsternwick Place; Middle: Adelaide Street McKinnon townhouses; Bottom: McKinnon Place townhouses, St Martin Brighton



JACKSON CLEMENTS BURROWS ARCHITECTS & ECKERSLEY GARDEN ARCHITECTURE

Top: Averi Hawthorn East 1 (JCB) & Avenir Camberwell (JCB); Middle: Avenir Camberwell interiors (JCB); Bottom: South Yarra & Toorak (EGA)



PARK LANE

ELSTERNWICK

SALES GALLERY
26 Riddell Parade Elsternwick Victoria 3185
ParkLaneElsternwick.com.au

CITIPLAN
PROPERTY



eckersley
Garden Architecture

This document has been produced by the vendor, B.R.S.D. Pty Ltd (“vendor”), for information purposes only. It does not constitute an offer or representation by the vendor, its agents or representatives, nor does it form part of any contract of sale. While reasonable care has been taken in the preparation of the information contained in this document, the vendor does not guarantee or warrant that the information is accurate, complete, current or reliable. Any prices, dimensions, layout, design features, views, areas, plans, photographs and artist’s impressions are of an indicative nature and are included for conceptual purposes. They should not be relied on as an accurate representation of the final product. Artist’s impressions show upgrade options that are not provided to purchasers unless they are specifically nominated under the Contract of Sale. Any such information is subject to change without notice. Interested parties should undertake their own enquiries as to all aspects of the development including seeking independent accounting, legal, investment or other advice before acting. The vendor is not liable for any loss, damage, cost or expense incurred as a result of any person relying on the information in this document. Designed by Studio Caravan.

Illustrations by David Hurwitz. David is an artist that works across a variety of different mediums — from cityscapes to the rugged lines of suburban seashores, his work is uniquely Melbourne and highly collectable.



