




ARDEN PARK

NORTH MELBOURNE



An aerial photograph of a city, showing a dense urban core with numerous skyscrapers and a surrounding residential area with smaller buildings and trees. The image is overlaid with a semi-transparent dark grey filter. The text "A VILLAGE FEEL IN A CITY EDGE LOCATION" is centered in the image in a bold, orange, sans-serif font.

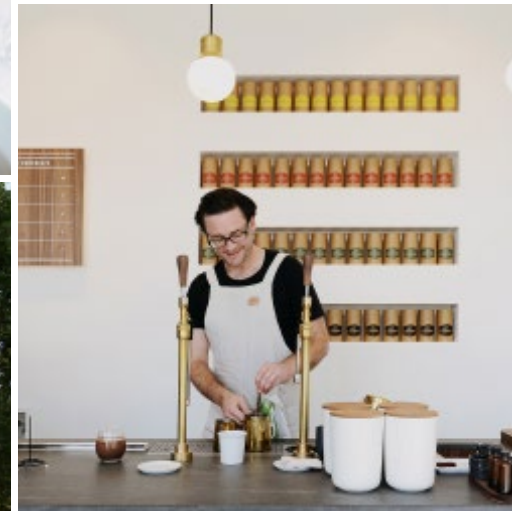
**A VILLAGE
FEEL IN A
CITY EDGE
LOCATION**

GOOD PLANNING FOR OVER 170 YEARS

For a neighbourhood that adjoins the CBD, North Melbourne has a surprisingly old fashioned township feel. It's the combination of low-rise housing, wide streets lined with deciduous trees and a charming town centre complemented by a thriving cafe scene.

North Melbourne was tacked on to the northern boundary of the City of Melbourne back in 1840. Back when it was called Hotham and was home to a population of gold miners and their families.

The original town planners pursued a very spacious arrangement combining boulevard style roads with large street trees planted down the centre and along both sides. Initial housing was single and double level Victorian style terraces. This vision of space and greenery has been protected ever since.



CLOCKWISE FROM TOP LEFT

1. WOODFIRE PIZZA AT OSKAR PIZZA
2. AFTER WORK DRINKS AT JOE TAYLOR
3. INDULGE AT MÖRK CHOCOLATE
4. WIDE TREE LINED STREETS
5. VICTORIAN STYLE TERRACE HOUSING



A CONNECTED COMMUNITY

You can walk to the CBD from North Melbourne, it's about 15 minutes at a standard pace. The Queen Victoria Markets are on the way as well as about a dozen fantastic cafes to fuel your journey. The number 57 tram which runs along Abbotsford Street, gets you to the heart of the city in minutes.

North Melbourne is serviced by Metro Rail, with a second station in the planning phases just around the corner from Arden Park.

Or if you want to travel further afield you can access the M1 within minutes and be at the airport in 20.

LIVE IN THE SWEET SPOT

Cafe's / Lifestyle

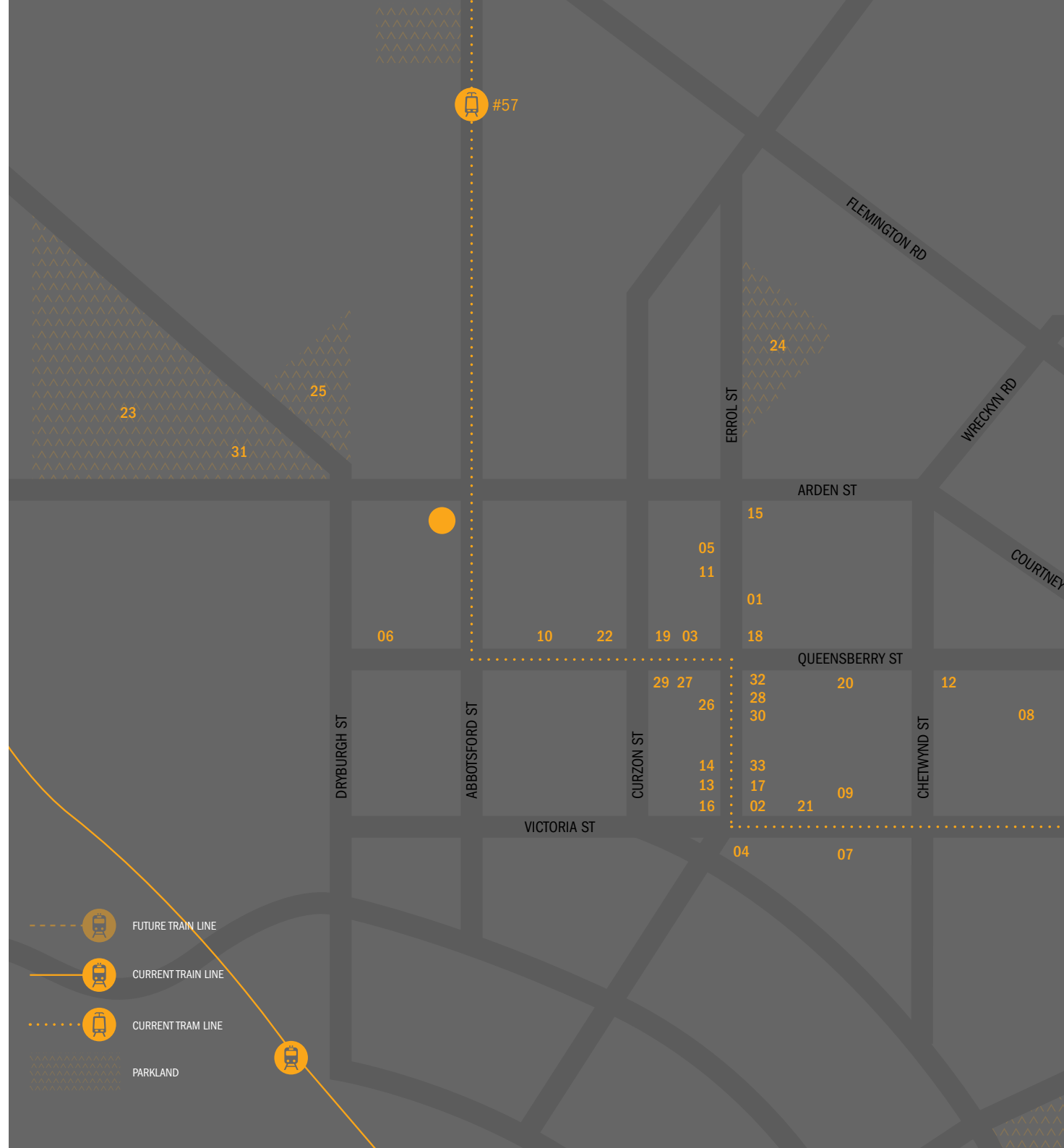
- 01. 5 Lire
- 02. Aesop
- 03. All the Kings Men
- 04. Amiconi
- 05. Auction Rooms
- 06. Beatrix
- 07. Clever Polly's
- 08. Code Black
- 09. Di Bella Coffee
- 10. Elceed
- 11. Fandango
- 12. Grigons & Orr Corner Store
- 13. Hot Poppy
- 14. Joe Taylor
- 15. Mörk
- 16. Oskar Pizza
- 17. Sosta Cucina
- 18. The Courthouse
- 19. The French Quarter
- 20. The Leveson
- 21. The Whole Store
- 22. Twenty & Six Espresso





Parks


- 23. Arden Street Oval
- 24. Errol Street Park
- 25. Gardiner Reserve

Amenity

- 26. 7-Eleven
- 27. Ace Antiques
- 28. Australia Post
- 29. Foodworks
- 30. North Melbourne Library
- 31. North Melbourne Pool
- 32. North Melbourne Town Hall
- 33. Supa IGA



-  FUTURE TRAIN LINE
-  CURRENT TRAIN LINE
-  CURRENT TRAM LINE
-  PARKLAND

A modern living room with large windows, a sofa, and a coffee table. The room is dimly lit, with light coming from the windows. The text is overlaid in the center in a bold, orange font.

**A MODERN
DESIGN WITH
A NOD TO
THE PAST**

ARDEN PARK PRESENTS CHOICE

Choice and flexibility has been built into every aspect of Arden Park's design, starting with site orientation.

Residents can select from 82 apartments with either a prized northern aspect, city views, quiet street frontage or even direct street level entry.

Apartments are available in 1, 1+study, 2, 2+study and 3 bedroom configurations to meet the requirements of the diverse local market.

And when it comes to amenities, a large rooftop park provides residents with the freedom to enjoy the space however they like.

Designed by Disegno Australia, PDG's in-house architectural practice, Arden Park presents a boutique residential building which pays homage to North Melbourne's semi-industrial character through meticulous articulation and materiality whilst presenting a thoroughly modern design to enhance the local streetscape.



ARDEN ST

ABBOTSFORD ST

EASTERN FRONTAGE
ALONG ABBOTSFORD STREET
OFFERS MORNING LIGHT

ARDEN ST

ABBOTSFORD ST

NORTHERN LIGHT TO
ALL APARTMENTS ON
ARDEN STREET





08

09

ARDEN ST

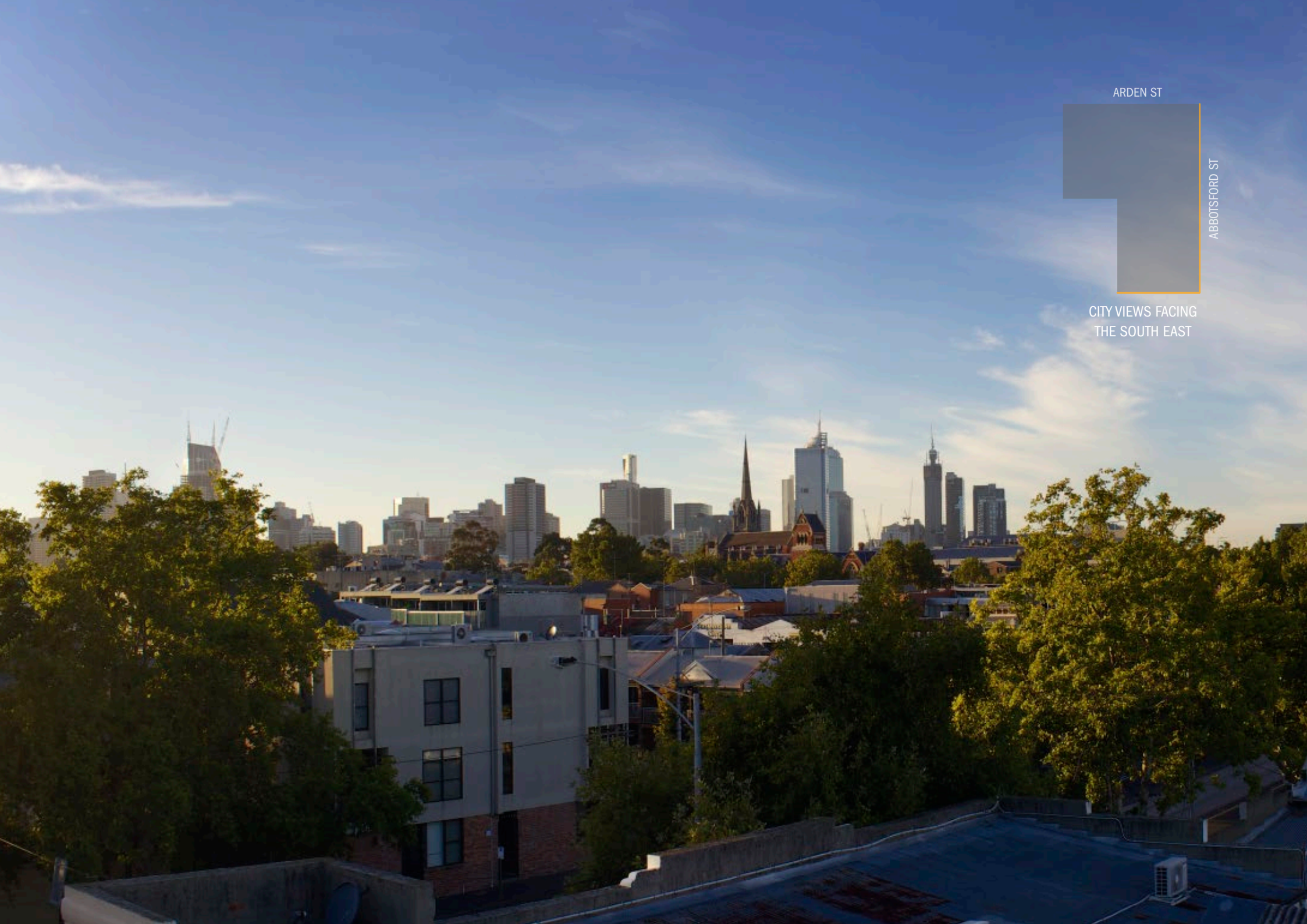
ABBOTSFORD ST

QUIET STREET FRONTAGE ALONG
LITTLE LOTHIAN STREET

ARDEN ST

ABBOTSFORD ST

CITY VIEWS FACING
THE SOUTH EAST





16

17

ARDEN ST

ABBOTSFORD ST

ALL GROUND LEVEL APARTMENTS
HAVE DIRECT STREET ACCESS

INTERIOR DESIGN & ARCHITECTURE

Custom designed, operable screens have been used in conjunction with fixed glass panels to welcome dappled light into balcony and interior spaces. These screens can be easily slid and stacked by residents to control sunlight and privacy levels as required.


Finishes are high quality and low maintenance, including unique seamless flooring throughout living, bathroom and kitchen spaces and a choice of two modern colour schemes.



*Light, space, storage,
quality. The hallmarks of
great liveable interiors on
display at Arden Park.*

CLOCKWISE FROM TOP LEFT

1. MODERN BATHROOMS
2. LIGHT FILLED LIVING AREAS
3. DESIGNER KITCHENS/LIVING
4. UNIQUE SOLUTIONS

A rooftop garden with a wooden deck, lounge chairs, and various plants. The scene is dimly lit, suggesting dusk or dawn. The text is overlaid in the center in a bold, orange font.

**INDUSTRIAL
CHARM
BURSTING
WITH
GREENERY**

NORTH MELBOURNE'S GREEN HEART

For a suburb with such a strong industrial built character, North Melbourne's streetscapes and public spaces are lush, green and alive. The main boulevards are lined with large leafy trees and have wide green road verges that provide the perfect spot to enjoy a take away coffee on a sunny day.



North Melbourne has pocket parks, off leash dog parks, parks with kid's playgrounds and of course the famous Arden Street oval, home of the mighty Kangaroos.



CLOCKWISE FROM TOP LEFT

1. ERROL STREET PARK
2. ERROL STREET PARK
3. CLAYTON RESERVE DOG PARK
4. ARDEN STREET OVAL

LIVE BENEATH THE GREEN

In line with North Melbourne's tradition to providing open green space to its residents, Arden Park will follow suit, dedicating its rooftop to exclusive parkland for residents.

Centred around a large grassy open space it will incorporate in-built timber sun lounges, park benches, barbeque pavilions and veggie plots. Perimeter planter boxes with a mixture of evergreen and deciduous trees will provide shade on hot summer days and a changing colour palette throughout the seasons.



Topped by its own private parkland, for the exclusive enjoyment of Arden Park residences.



CLOCKWISE FROM TOP LEFT

1. IN-BUILT TIMBER SUN LOUNGE SEATING
2. BBQ AND OUTDOOR DINING FACILITIES
3. RAISED VEGETABLE PLOTS
4. ELEVATED VIEWS ACROSS THE CITY





**A DEVELOPER
WITH A TRUE
CUSTOMER
FOCUS**

MORE THAN JUST A PROPERTY DEVELOPER

Over the past 30 years we have brought to life a range of high quality residential developments, both big and small, that always focus on providing outstanding amenity and value for our clients.

When you buy a PDG property you are buying direct from the developer and have access to customisation services, sales and leasing services and ongoing building facilities and owners corporation management.



Helping shape the city we live in for over 30 years and constantly striving to provide our clients with better properties and better service than any other developer.



CLOCKWISE FROM TOP LEFT

1. PRIMA TOWER SKY LOUNGE
2. PRIMA TOWER
3. RYAN & LEVESON
4. ABODE318 POOL AREA

TO FIND OUT MORE

+61 3 9662 1888
SALES@PDG.COM.AU
ARDENPARK.COM.AU

|P|D|G|

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