

# THE MILL

RESIDENCES OF TOORAK

## 663 Malvern Road, Toorak

Enjoy a life of distinction in Melbourne's most exclusive neighbourhood. The Mill – Residences of Toorak introduces new standards of luxury, liveability and amenity with a boutique collection of fifteen lavish apartment residences and seventeen elegant terrace homes – all with three bedrooms and a wealth of luxury inclusions.

Designed by the award-winning CHT Architects, The Mill invites you to discover a sophisticated addition to tree-lined Malvern Road, where a striking stone and metal facade expresses a sleek, modern street presence. Ideally suited to owner-occupiers and families, this superb collection of spaciouly proportioned homes ranges from luxury apartments up to 266m<sup>2</sup> to magnificent terraces up to 240m<sup>2</sup> – all with the addition of generous courtyards, balconies and garages.

With a full-time manager to take care of the building and all residents' requirements, The Mill presents a host of outstanding features – opulent, bespoke design by acclaimed interior specialists Hecker Guthrie, stunning communal facilities with a fully-equipped residents' gymnasium and gorgeous landscaping, including a central courtyard oasis designed by Jack Merlo.



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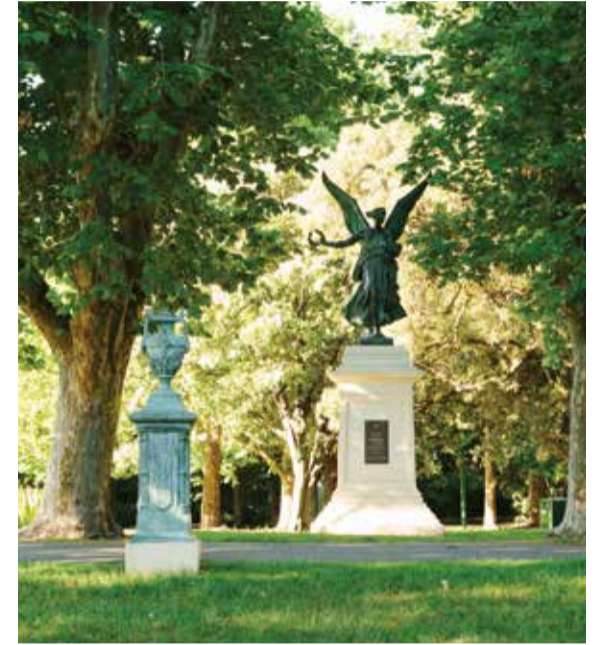
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# THE MILL

RESIDENCES OF TOORAK

01.  
The Residences.

## The Residences.

The Mill – Residences of Toorak presents two varied and sophisticated residential offerings. Stepping inside the timeless five storey stone and metal apartment building from Malvern Road, residents are greeted by The Mill's grand entrance lobby leading to an internal landscaped walkway. Serviced by two elevators with security card access and CCTV, fifteen 3 bedroom, individually titled apartments feature superb open plan layouts, generous balconies and extensive double-glazed windows.

Embodying elegance and exclusive comfort, The Mill apartments have been designed with impeccable attention to detail by renowned interior designers Hecker Guthrie, characterised by a soft, neutral colour scheme and subtle styling, offering you ample opportunity to bring your own personal sense of style and décor to the fore.

Common areas reflect the same meticulous design approach, creating supremely functional and inviting spaces. Get the most from your daily workout with exclusive residents' access to The Mill's inhouse, fully-equipped gymnasium. Take the glass elevator down to relax in the Jack Merlo designed landscaping of the central courtyard. All residences are provided with two secure basement car parking spaces over two levels, plus access to visitor spaces, private storage room and bicycle racks. Penthouses come with three car garages.









## The Interiors.

Come home to the comfort of superb, elegant styling by interior design specialists Hecker Guthrie. Large, open plan layouts combine with the finest quality fixtures, fittings and finishes to deliver contemporary apartment living of the highest quality. Enjoy an expansive level of space with extra large floorplans and generous balconies and courtyards that give you plenty of space for privacy or entertaining and everything in between.

From 190mm engineered oak floorboards in the living areas to kitchens that feature waterfall edge island benches and your choice of reconstituted or natural stone splashbacks and bench tops, The Mill's sublime level of finishes and luxury appointments complete an atmosphere of sophistication and luxury down to the last detail. White-washed oak finishes paired with grey marble are offset with the lightness of fluted glazing to offer a unique touch to kitchens and entries.

Splendid upscale kitchens are immaculately presented, designed to impress both chefs and the most minimalist of cooks with a host of brilliant features, careful engineering

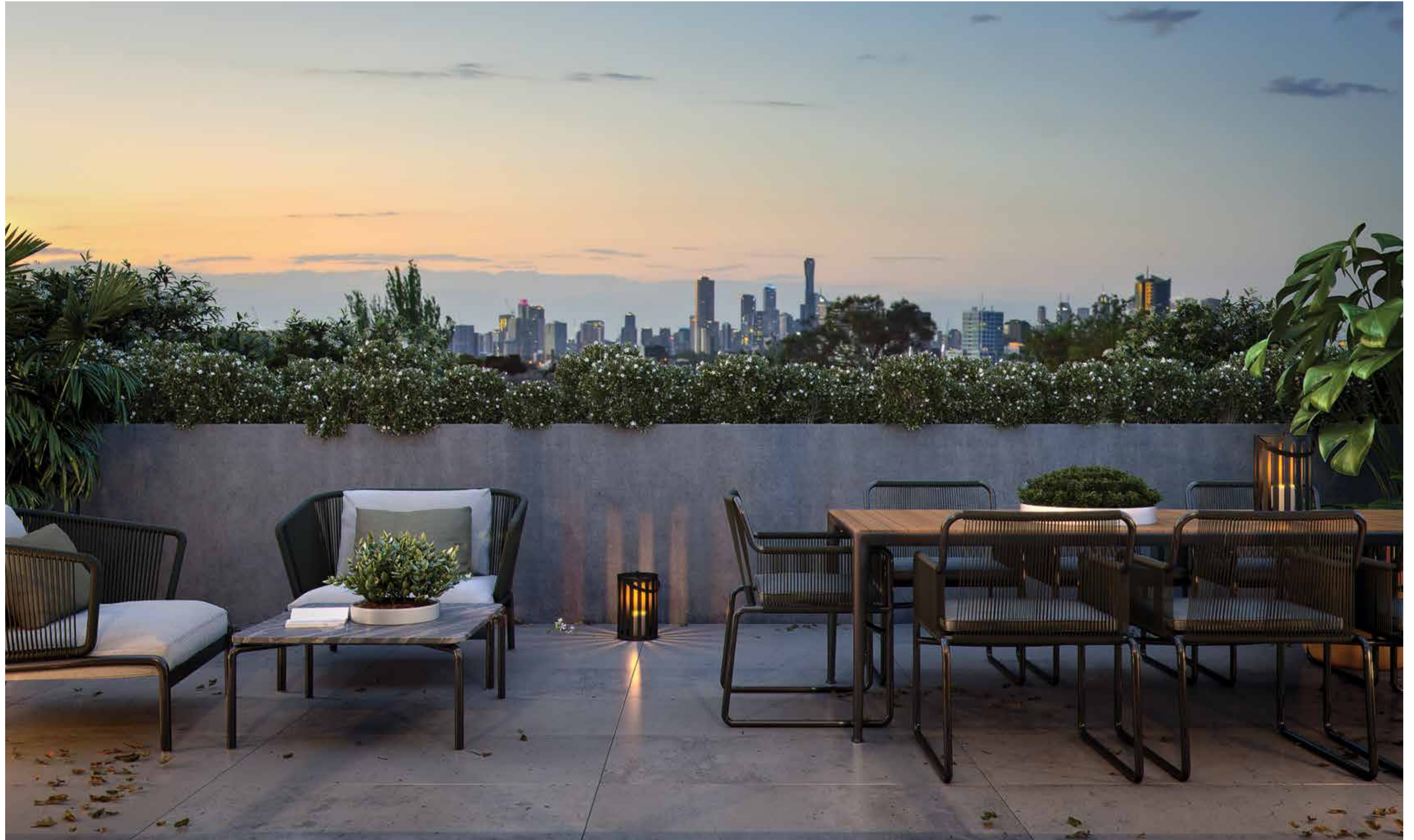
and a range of time and space saving inclusions that make entertaining a breeze. An astonishing appliance wall from the world's finest brand Gaggenau includes an integrated bean coffee machine, fan-forced oven, convection microwave, steam oven, integrated dishwasher, rangehood and warming drawer, as well as your choice of induction or gas cooktop. A walk-in butler's pantry offers plenty of storage space and includes a Bosch french door refrigerator.

Stone or porcelain bathroom tiles and plush 40 ounce bedroom carpets ensure that your home will feel as luxurious underfoot as it does everywhere else.

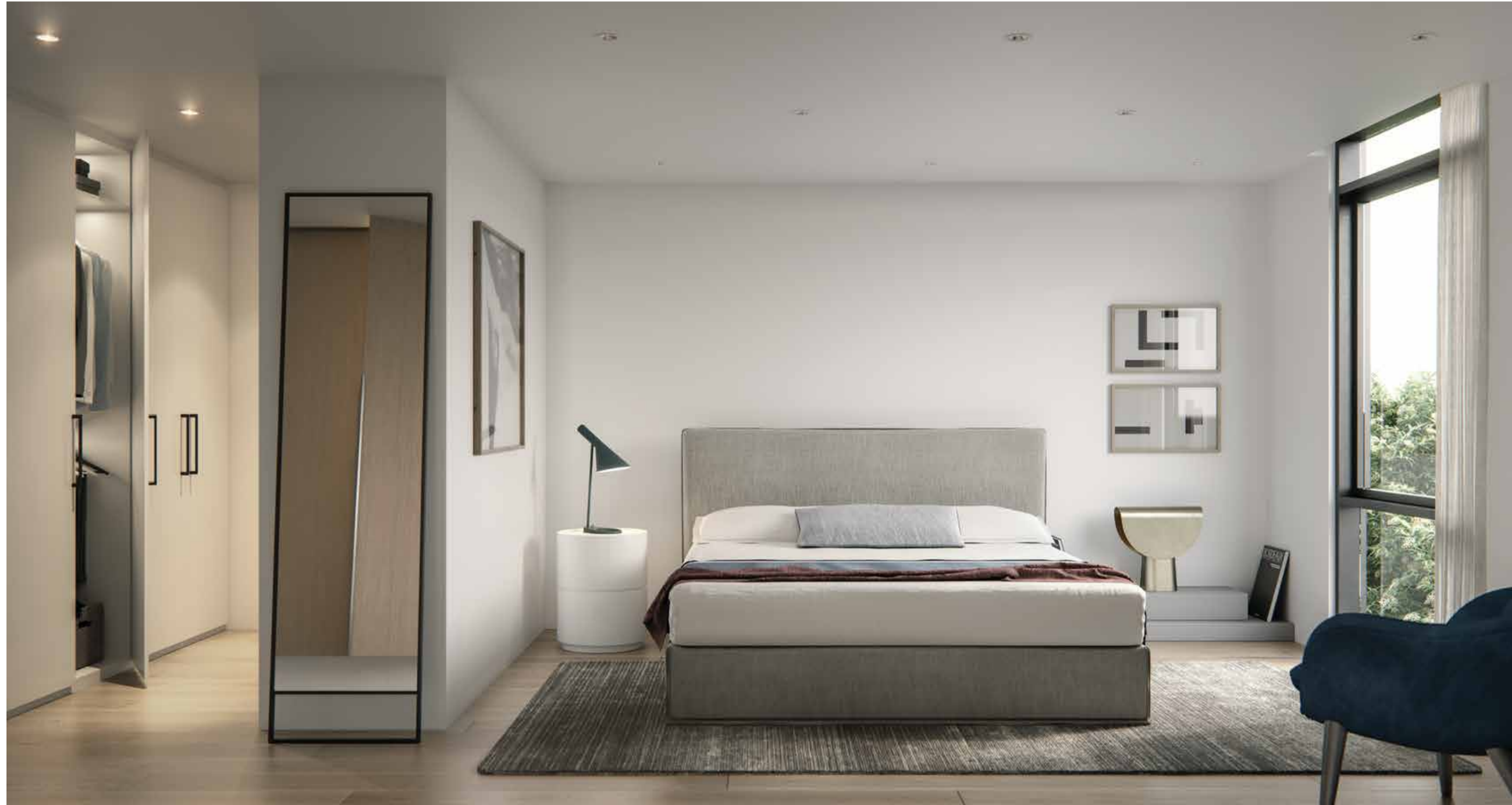




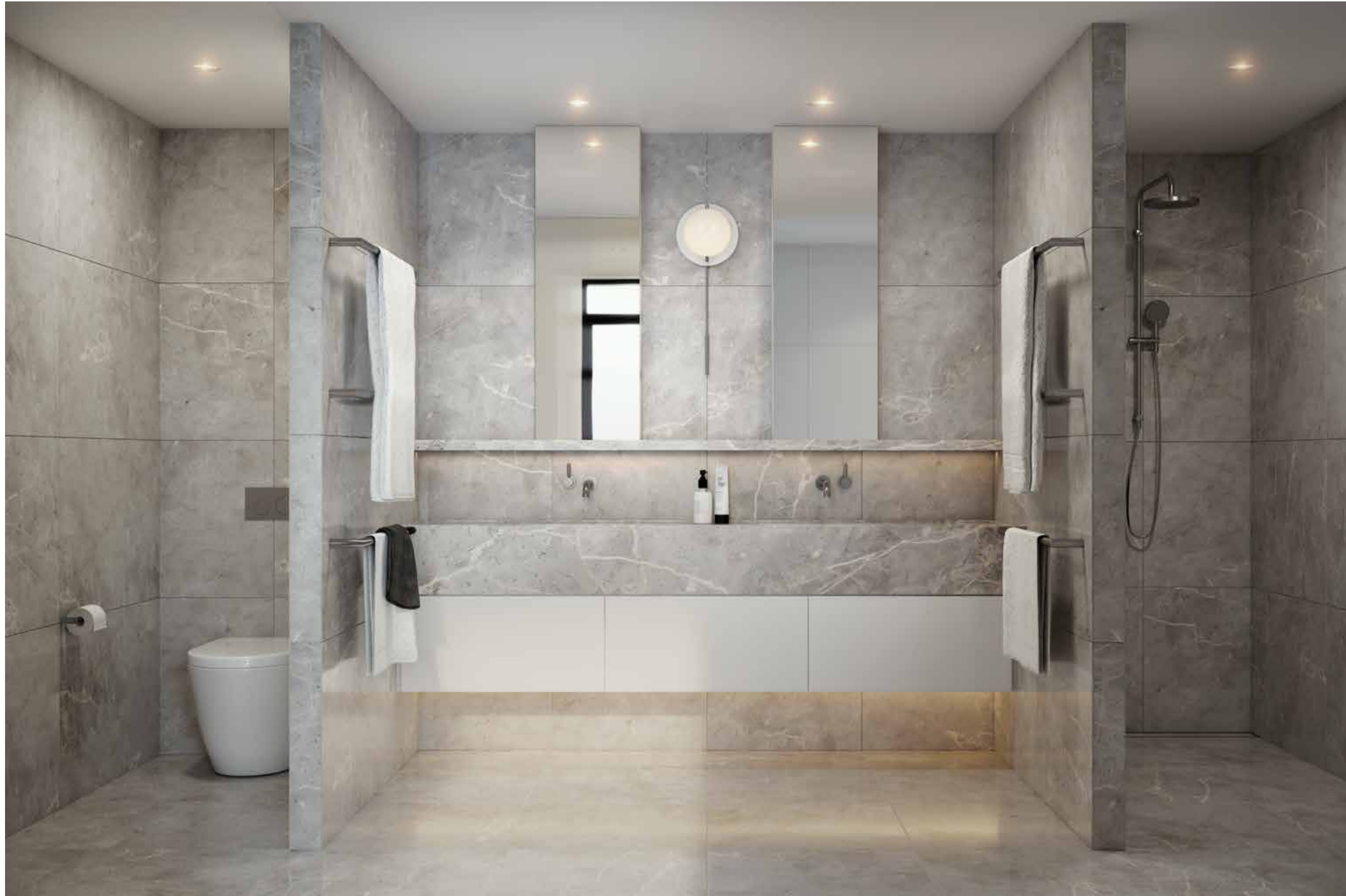




“Classic design with a soft,  
neutral palette that is less  
about fashion and more  
about creating a space that  
will stand the test of time”







# THE MILL

RESIDENCES OF TOORAK

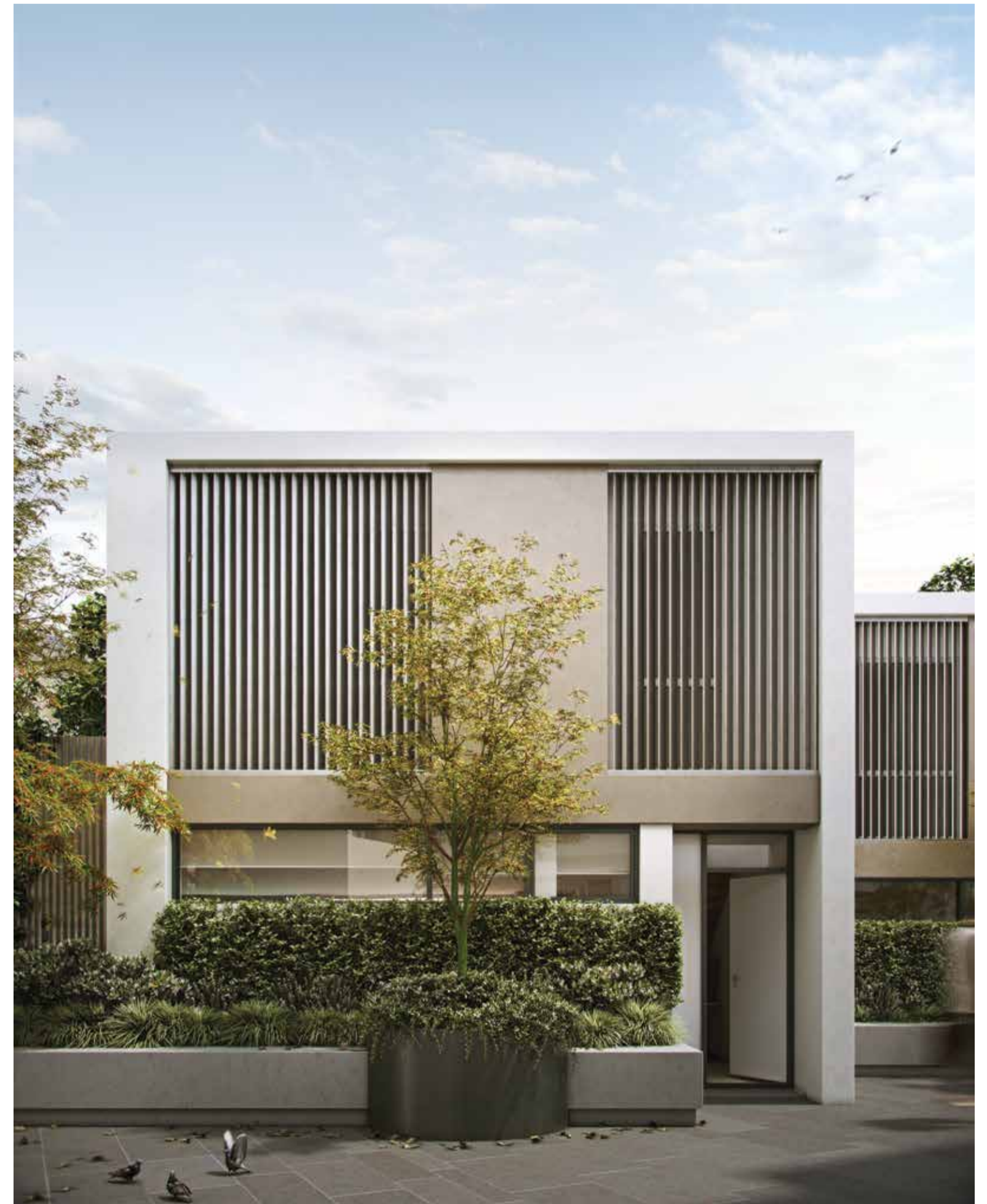
**02.**  
**The Terraces.**

## The Terraces.

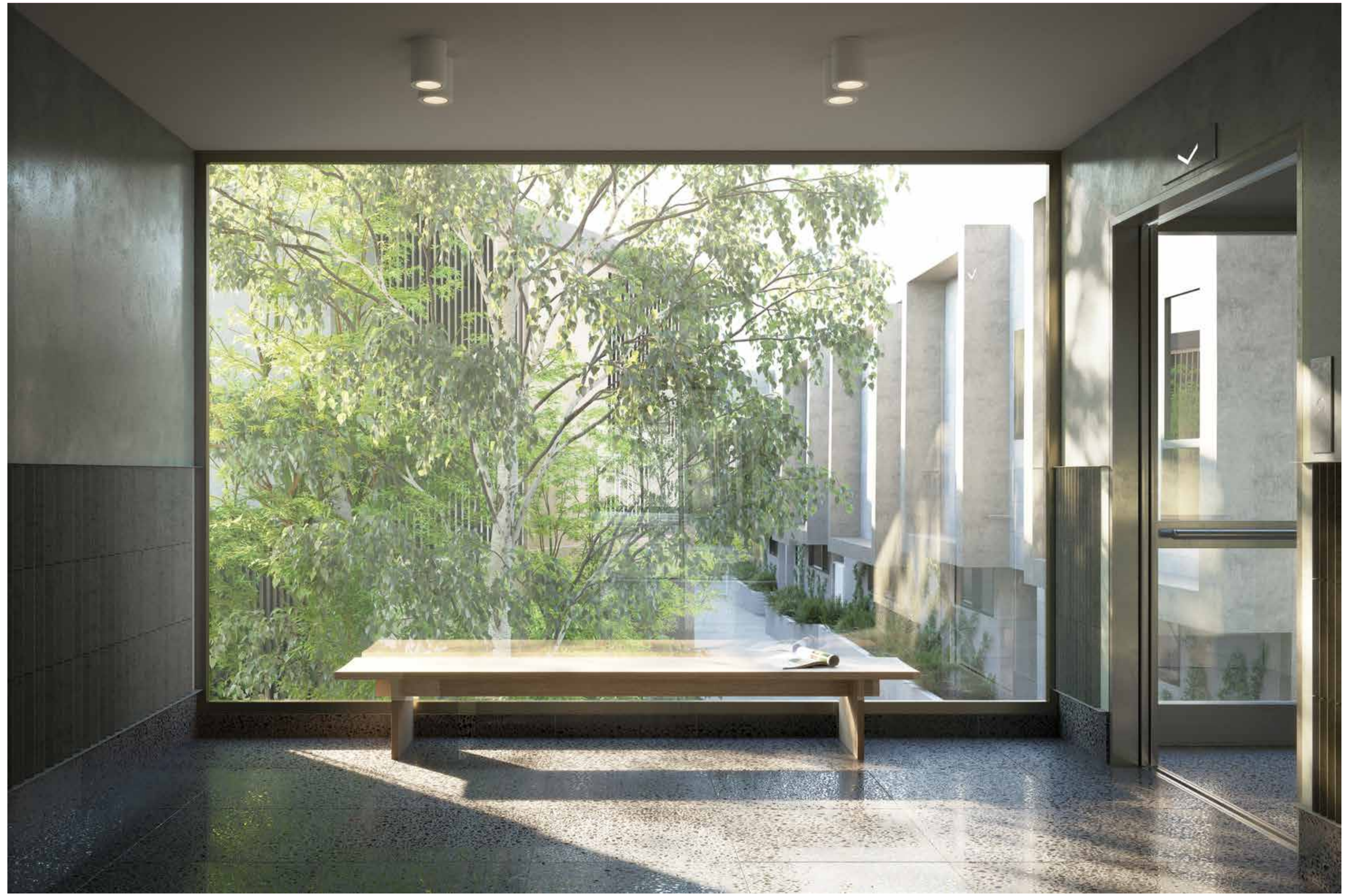
Covering a land area of almost 4,000 square metres, The Mill has been designed to offer contemporary urban living at a scale and quality that suits families who will not compromise on space. The Terraces consist of townhouses oriented outwards and embracing private courtyards.

With private laneway access or access via the glass elevator in the striking lobby and basement garage for two vehicles, CCTV, keyless entry, coded remotes and video intercom system, The Terraces combine a secure, secluded environment perfect for families with brilliant proximity to Toorak's exceptional shops, public transport, high quality schools and excellent parks, sporting fields and gardens.

Inside the precinct, an array of superb common spaces provides plenty of options for burning off some calories in the fully equipped gymnasium or enjoying the sunshine in the lush, Jack Merlo designed landscaping of The Mill's central courtyard oasis – all managed and cared for by a full-time building manager. Moreover, each townhouse has been designed with private outdoor spaces that integrate seamlessly with interior living areas.







## The Interiors.

Discover outstanding family homes that combine a rich sense of space with privacy, security and ease of access. Step inside exquisitely finished interiors, suffused with an abundance of natural sunlight, and wealth of luxury features.

With interiors designed by Hecker Guthrie, The Terraces deliver flowing indoor/outdoor living, featuring built-in barbecue and outdoor kitchen, and year round temperature-controlled comfort.

Step inside extraordinary interiors that bring a whole new dimension to modern family living. Luxuriously scaled from 175 to 240 square metres, and featuring even more space in courtyards, balconies and garages, The Terraces present a contemporary design edge that utilises neutral tones to give residents plenty of flexibility in furnishing with their own sense of style and belongings.

With spaces defined by solid forms and the use of authentic materials such as terrazzo, textured render and engineered oak flooring, Hecker Guthrie confirm their signature ability to integrate functionality with an exquisite sense of sophistication. Spectacular design elements such as a free standing gas log fireplace combine practicality with a stunning aesthetic presence.

Nine homes comprise integrated living over three storeys, with sensational full floor master suite and terrace on the top level looking out to panoramic city views. Eight townhouses occupy two storeys, with a lower level media room and optional projector screen package. Every home comes with private basement garage and standard technology inclusions such as a BOSE Surround Sound, SOMFY remote controlled power blinds to living areas, NBN, Foxtel, and free-to-air MATV to all rooms.

Double-glazed throughout and featuring reverse cycle air conditioning, The Terraces deliver a range of premium inclusions from walk-in butler's pantry to Gaggenau appliance wall and BOSCH French door fridge.





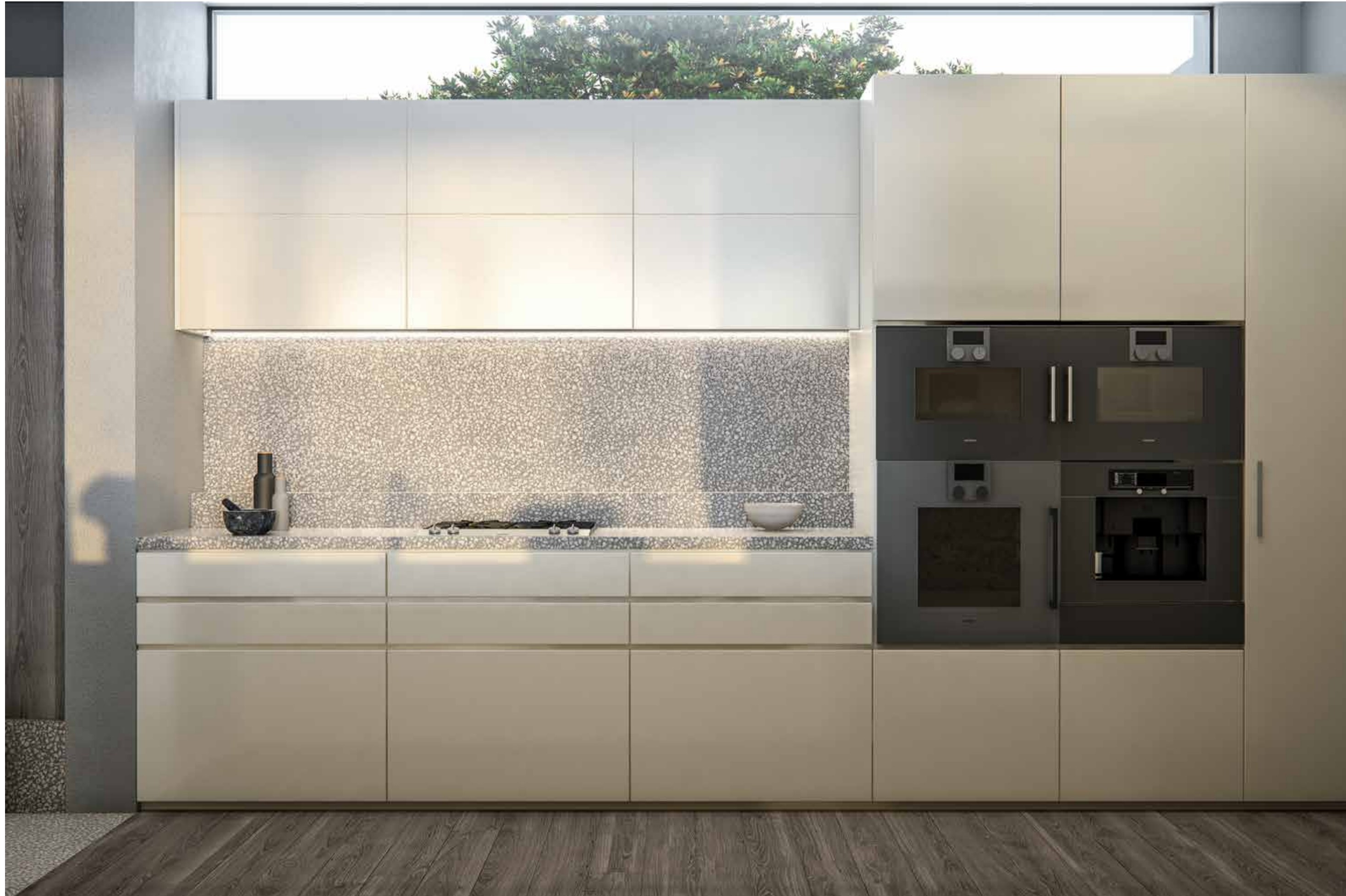
ARTIST IMPRESSION Three Storey Terrace









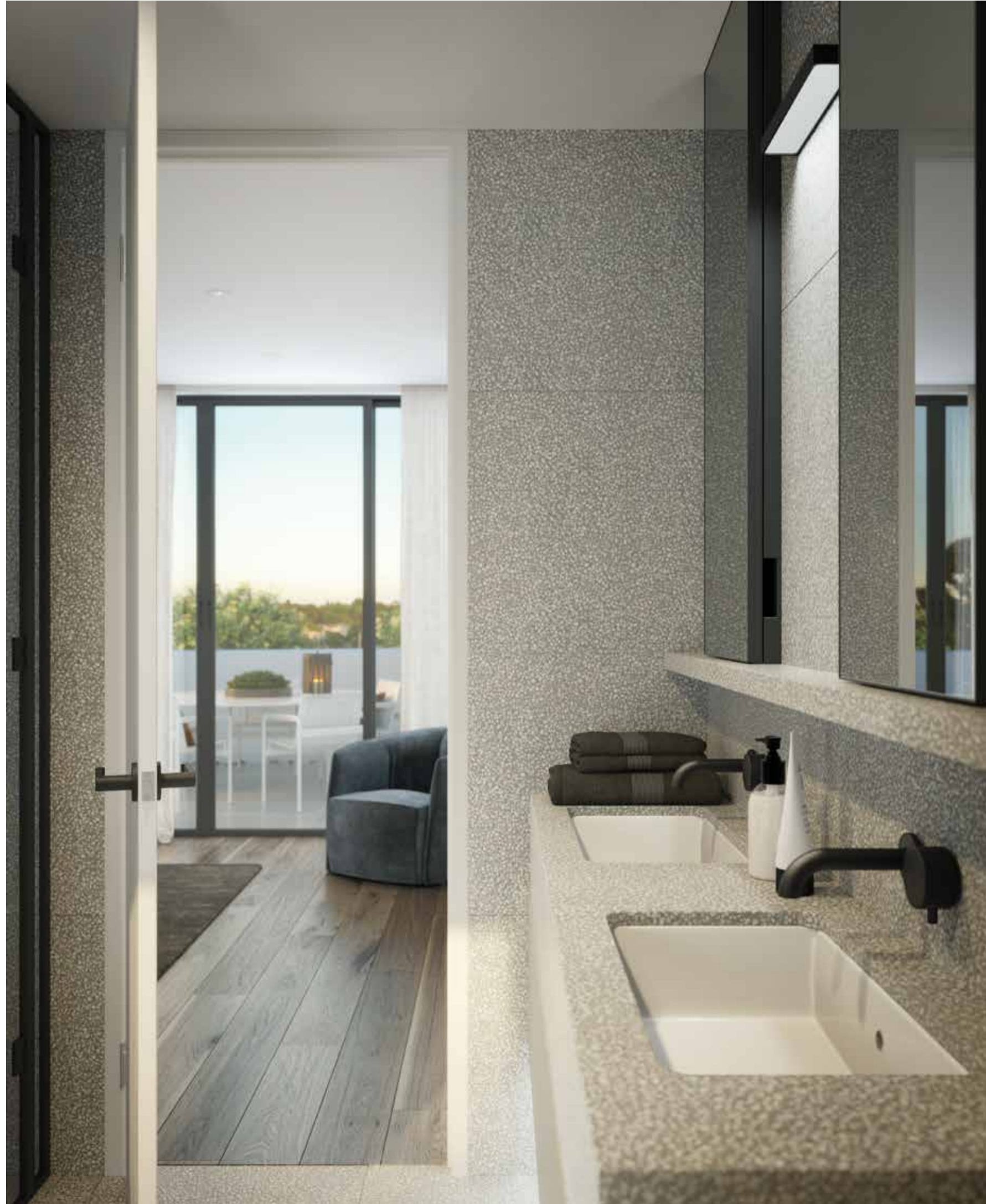


“Connection to private courtyards is a key design element, with a seamless transition to the interiors. It recognises what we love about the traditional terrace house and interprets it in a contemporary way.”

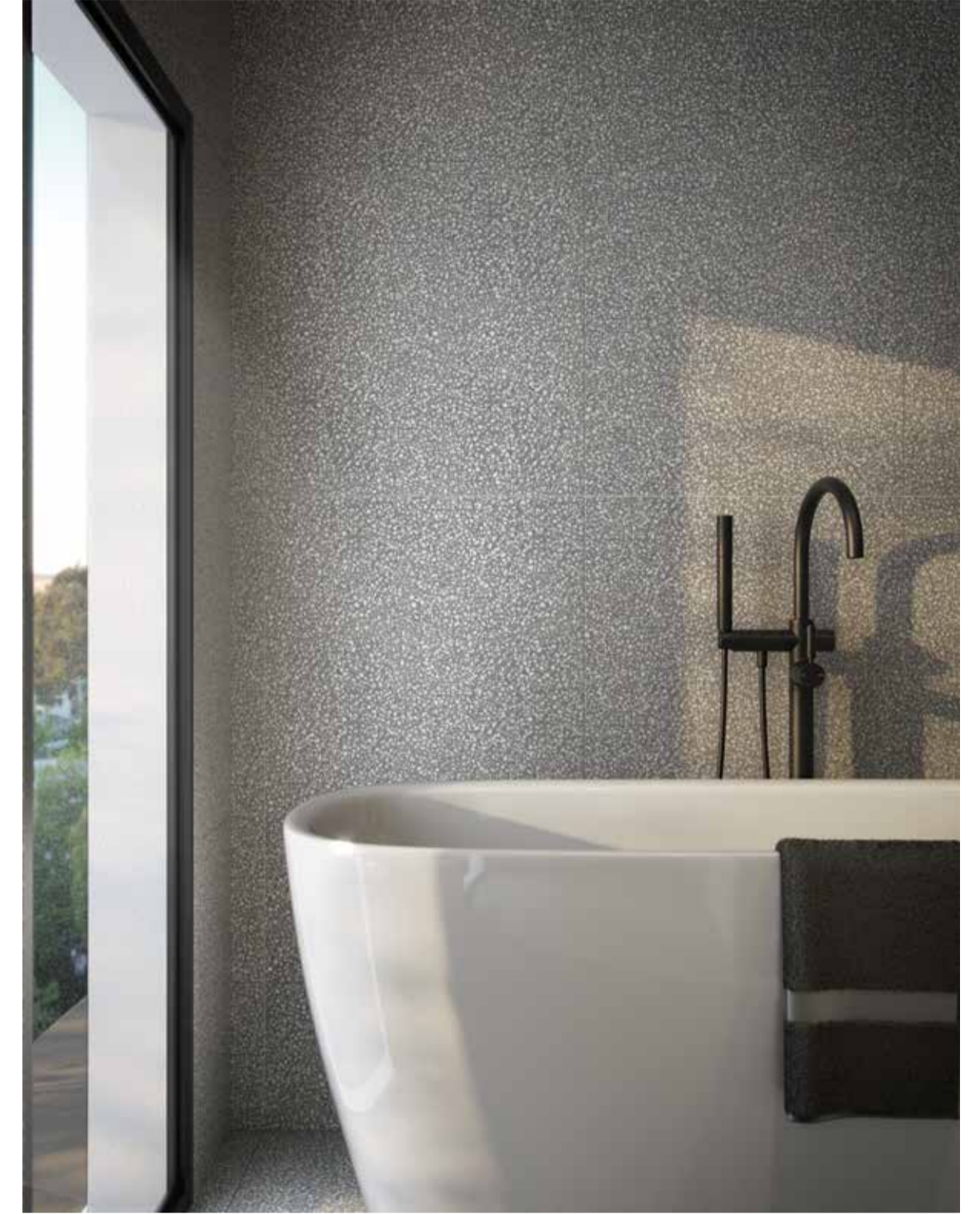
HAMISH GUTHRIE Director, Hecker Guthrie







ARTIST IMPRESSION Bathroom



ARTIST IMPRESSION Free Standing Bath





### 03. The Finer Details.

Surround yourself with an atmosphere of authenticity and timeless durability. Natural tones and materials define the design heart of The Mill. From stone and metal architecture through to timber flooring, rendered textures, terrazzo and stone features, robust materiality imbues every space with style that lasts, while still allowing terraces and apartments to offer two varied and sophisticated design options.

1. Glazing Frames - *European Oak*, 2. General Paint Finish - *Dulux Whisper White*,
3. Plush Pile Carpet - *100% Stainmaster Trusoft Nylon, Colour: Dove*,
4. Bathroom, Kitchen, Laundry Benchtops, Splashbacks, Feature Plinths, Walls, Floor Option A - *Honed Fior Di Bosco Natural Stone*,
5. Bathroom, Kitchen, Laundry Benchtops Option B - *20mm Thick Ash Concrete Composite Stone*,
6. Tapware and Door Hardware - *Brodware Polished Chrome*,
7. Balconies, Ensuite and Bathroom Floors/Walls Option B - *Porcelain Tile*, 8. Mirror - *Décor Mirror Silver*,
9. Toughened Glass Feature Screens/Walls - *Flutelite 048At*, 10. Timber Floor Boards - *189mm Wide White Engineered European Oak*.



1. Paint Finish Walls - *Haymes Tuscan sands Polar Bear*, 2. Loop Pile Carpet - *60% Wool, 20% Yak, 20% Felt*,
3. Paint Finish Ceilings, Joinery, Doors, & Trim - *Dulux Pipe Clay Quarter*,
4. Bathroom, Kitchen, Laundry Benchtops Option B - *20mm Thick Ash Concrete Composite Stone*,
5. Timber Floor Boards - *189mm Wide Engineered French Oak, Colour: Reef Driftwood*,
6. Tapware and Door Hardware - *Brodware Nero*, 7. Bathroom & Laundry Floors & Walls - *Porcelain Tile*,
8. Glazing Frames Including Showers - *Black Ace Matt Powder Coat*,
9. Kitchen, Bathroom, Ensuite, Laundry Floors, Walls & Feature Plinth - *TGPAH Livorno 10-22 Terrazzo*.



## 04. The Location.



Just 5 kilometres from the CBD and bordering the tranquil banks of the Yarra River, Toorak's reputation as one of Australia's elite suburbs has been unmatched since the first governor of Victoria established his residence at Toorak House in 1854. Discover the serenity and outstanding convenience of a first class address on Malvern Road, just moments from the exclusive shopping enclave of Hawksburn Village and around the corner from Toorak Railway Station, offering easy access to the Melbourne CBD.

Explore an extraordinary array of nearby boutique food outlets, fashion icons, galleries, designer gifts and homewares. Sample Toorak's incredible selection of hip cafes and exceptionally fine restaurants. Take your pick from the Tudor charm of Toorak village, the energy and excitement of Chapel Street or the cool chic of Greville Street. Dive into a smorgasbord of fresh produce and delicatessen cuisine at the 125 year old Prahran Market. Take advantage of outstanding proximity to lush, established parks all around you, including Victoria and Brookville Gardens, and Orrong Romanis Reserve right around the corner. Experience a lifestyle that puts the very best of Melbourne's premier suburb within easy walking distance.



Key

- Train Stations
- × Education
- Heritage Markers
- ══ Train Line
- ══ Tram Line

- |  |  |
|--|--|
| 1. Cafe Amalia<br>1D Rose St, Armadale                     | 14. Kong BBQ<br>599 Church St, Richmond                                |
| 2. Toorak Cellars<br>18 Beatty Ave, Armadale               | 15. The Stables of Como<br>Cnr Williams Rd & Lechlade Ave, South Yarra |
| 3. Mammoth<br>736 Malvern Rd, Armadale                     | 16. Bassieke<br>617 Malvern Rd, Hawksburn                              |
| 4. Cafe Latte<br>521 Malvern Rd, Toorak                    | 17. Grace<br>595 Malvern Rd Toorak                                     |
| 5. Hobba<br>428 Malvern Rd, Prahran                        | 18. Manon Bis<br>568 Malvern Rd, Hawksburn                             |
| 6. The Flying Duck Hotel<br>67 Bendigo St, Prahran         | 19. Stocked Foodstore<br>549 Malvern Rd, Toorak                        |
| 7. The Smith<br>213/219 High St, Prahran                   | 20. Peter Bouchier<br>551 Malvern Rd, Toorak                           |
| 8. Hanoi Hannah<br>180 High St, Windsor                    | 21. Camilla<br>510 Malvern Rd, Prahran                                 |
| 9. Atlas Dining<br>133 Commercial Rd, South Yarra          | 22. Prahran Market<br>163 Commercial Rd, South Yarra                   |
| 10. Bistro Thierry<br>511 Malvern Rd, Toorak               | 23. Grange Road Egg Shop<br>1 Grange Rd, Toorak                        |
| 11. A La Bouffe Bar & Bistro<br>268 Toorak Rd, South Yarra | 24. Simon Johnston Providore<br>471 Toorak Rd, Toorak                  |
| 12. Two Wrongs<br>637 Chapel St, South Yarra               | 25. Yardmill Kitchen & Grocery<br>2/434 Toorak Rd, Toorak              |
| 13. Baby Pizza<br>631-633 Church St, Richmond              | 26. Henry Bucks<br>476 Toorak Rd, Toorak                               |





VICTORIA GARDENS 361 High Street, Prahran



COMO HOUSE & GARDENS Williams Road & Lechlade Avenue, South Yarra





SCOTCH COLLEGE 1 Morrison Street, Hawthorn



LORETO MANDEVILLE HALL 10 Mandeville Crescent, Toorak



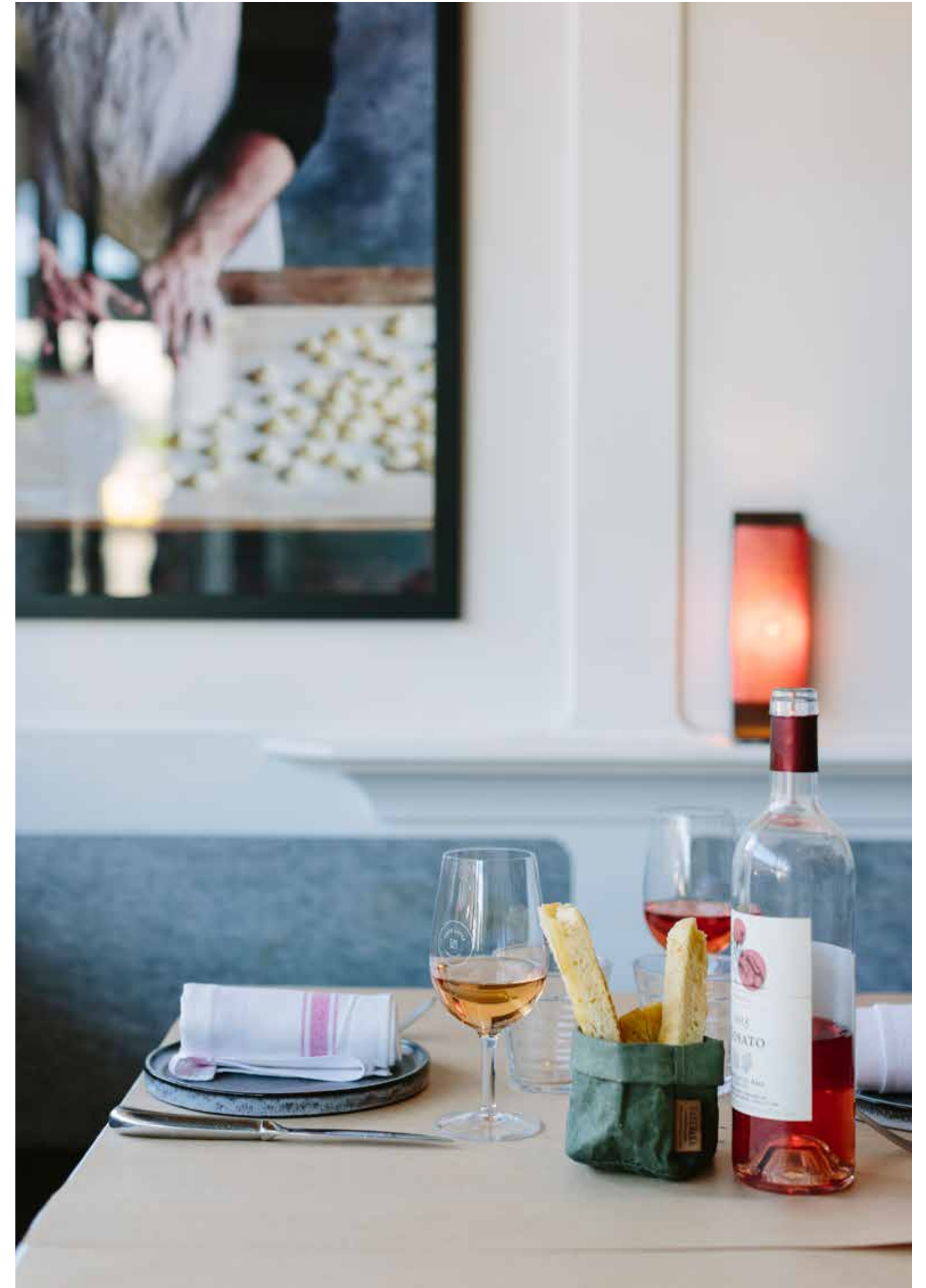
PETER BOUCHIER 551 Malvern Road, Toorak



MANON BIS 568 Malvern Road, Hawksburn



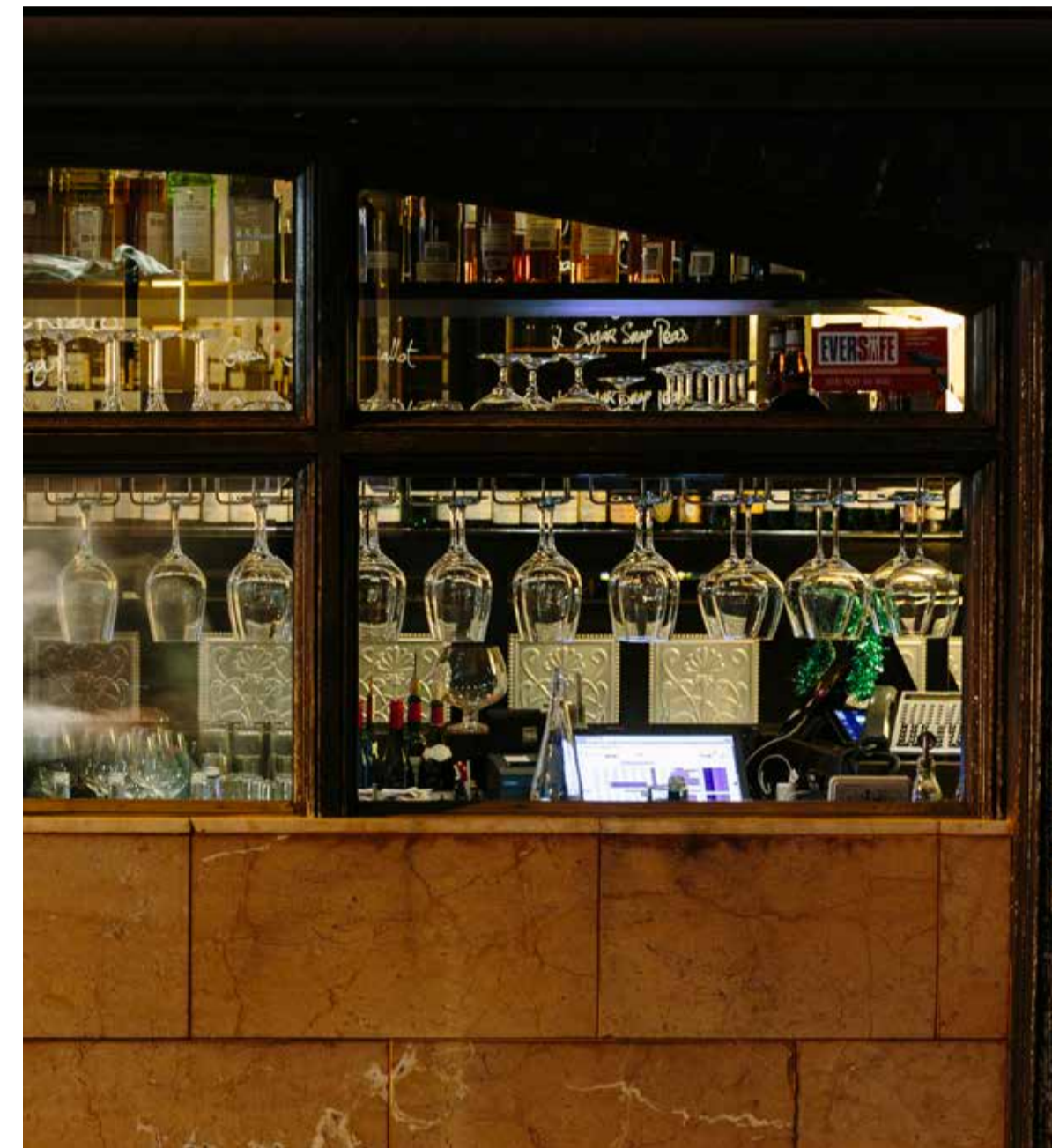
PALACE CINEMA COMO Toorak Road, South Yarra



CAFE LATTE 521 Malvern Rd, Toorak



BISTRO THIERRY 511 Malvern Road, Toorak



A LA BOUFFE 268 Toorak Road, South Yarra

## 05. The Collaborators.

The Mill – Residences of Toorak brings together an exceptional team of property professionals who, quite simply, represent the best in the business. Market-leading development firm Delta Property Group is proud to present an exciting roll-call of Australia’s outstanding design innovators and specialists. From award-winning architects CHT to interior design supremos Hecker Guthrie and landscape maestro Jack Merlo, this rare and exceptional collaboration comprises expertise, experience and flair of the highest order to deliver a residential product that makes the ultimate lifestyle dream a reality.

## Developer.



With over 30 years experience in property development and a proven track record in the delivery of luxury apartments and residences, Delta Property Group is well known for projects of uncompromising design quality and a dedication to innovation, workmanship and close attention to detail.

Previous projects include the prestigious Riverside at Saltriver Place – a carefully master-planned community located on the banks of the Maribyrnong River and an outstanding realisation of Delta Property Group’s vision to create the most liveable and cosmopolitan environment on the waterfront.

Delta Property Group is committed to ‘best practice’ systems in all aspects of their developments. Driven by a team of professionals who take pride in their craft, the firm meticulously manages the development process from site acquisition right through to the handover of keys, consistently delivering luxury apartment living of the highest standard.

From top to bottom

**SALTRIVER PLACE** Footscray

**THE RIVERSIDE** Saltriver Place, Footscray

**THE VIC** 50 Victoria Street, Brunswick East

**THE POINT** 600 Doncaster Road, Doncaster



## Architect.



Design-focused and multi-disciplinary, CHT Architects offers services in architecture, urban design and interior design.

Based in Melbourne, CHT Architects successfully undertakes projects locally, in regional Victoria and interstate. Their work consists of high-quality, distinctive buildings and spaces that complement modern Australian life and respond to the aspirations of those who occupy them. CHT Architects aim to create environments that help enrich people’s lives.

## Interior Designer.



The studio of Hecker Guthrie is a multi-disciplinary design practice based in Melbourne, under the direction of Paul Hecker & Hamish Guthrie. Driven by the principles of authenticity, consideration and enthusiasm, the studio work rests within the hospitality, residential, retail and commercial sectors both locally and abroad.

The studio’s design approach integrates interiors, architecture, objects and gardens to develop a unique identity for each project. Hecker Guthrie understands the profound relationship that all of these disciplines have on creating cohesive, honest and authentic spaces.

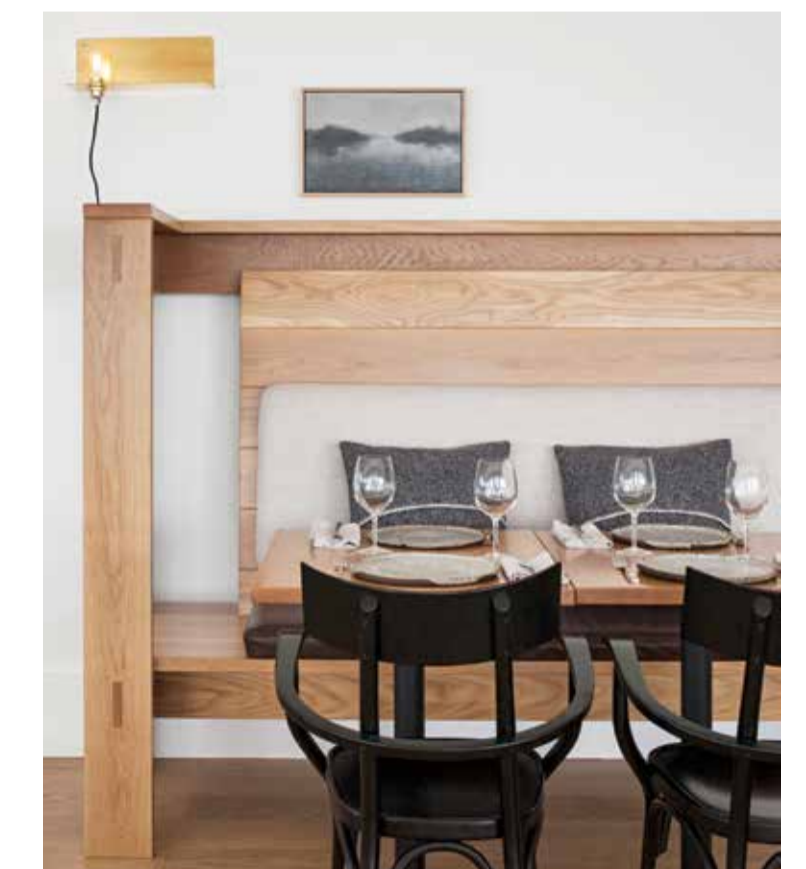
Paul Hecker and Hamish Guthrie are highly respected representatives of the Australian design community, often called upon for judging and public speaking commitments. Their work is regularly published in design and lifestyle journals, books and blogs.

## Landscape Architect.



Jack Merlo Design is a boutique firm employing a team of eight qualified and experienced Landscape Architects and Designers with a vast experience working in high-end residential and commercial developments. Each project requires a unique approach given varied scale, scope, planning controls and site constraints.

Jack Merlo established his company in 1999 and has received awards for design excellence both within Australia and internationally, including The Melbourne International Flower and Garden Show, The Chelsea Flower Show in London and at the International Flora Show in Montreal.



PIERMONT RESTAURANT Tasmania

[residencesoftoorak.com.au](http://residencesoftoorak.com.au)

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