

# VOLUME

Marketing Agent



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## Malvern East

## VOLUME

EVERY CREATIVE MIND BRINGS WITH IT AN ORIGINAL PERSPECTIVE.  
EACH NEW PERSPECTIVE IN TURN HELPS BUILD A BIGGER PICTURE.  
WHEN THESE VIEWPOINTS ARE UNITED UNDER A SINGULAR PURPOSE –  
THE RESULT SPEAKS VOLUMES.

SPURRED BY THE SPIRIT OF COLLABORATION, OUR VISION  
AT VOLUME EXTENDS BEYOND COMMERCIAL CONSIDERATIONS.  
WE BUILD FOR LIVEABILITY, AND CARE MORE ABOUT COLLABORATION  
THAN THE PUBLIC EYE. TOGETHER WE WANT TO PUT SOUL BACK INTO  
THE STRUCTURES THAT SURROUND US.

WE SEE ARCHITECTS AS SCULPTORS WHO SHAPE COMMUNITIES,  
AND OUR DEVOTION TO DESIGN IS EVIDENT IN THE SMALLEST DETAILS.  
WE'RE NOT HERE TO CAST A LONG SHADOW, BUT TO LEAVE  
A SHINING LEGACY. EACH VOLUME IS A PROJECT OF ITS OWN –  
MADE UP OF A HANDPICKED ENSEMBLE OF VISIONARIES.

MORE THAN JUST ANOTHER APARTMENT BUILDING DOTTING  
THE LANDSCAPE, THE DESIGN LED DWELLINGS BY VOLUME  
WILL REPRESENT A TRUE MEETING OF MINDS.

**VINPROP**

INTERNATIONAL MARKETING

DIRECTOR  
**Bao Nguyen**

ARCHITECTURE  
**Architects EAT**

INTERIOR DESIGN  
**Adele Bates Design**

LANDSCAPE ARCHITECTURE  
**Jack Merlo Design**

SCENT DESIGN  
**Lyn Balzer and Tony Perkins**

## VOLUME Malvern East

**Bao Nguyen**  
Director, VOLUME

Even the most talented cast needs a capable director at the helm. Bao Nguyen is responsible for the management of each development at VOLUME. Having previously co-directed several projects, Bao founded VOLUME to write the next chapter in design led dwellings.

He coordinates the collaborators, making sure the original vision stays intact throughout both the creative and construction process. And his rigorous methodology and meticulous eye for detail help him see residents as people rather than 'end users' – putting them first in all of his decisions.

**Architects EAT**  
Architecture

An award-winning architecture and interior design practice, Architects EAT has been making waves since its inception.

Starting as a small three-person team, the Melbourne based outfit has grown in size and reputation, procuring prestigious projects across Australia and Asia.

Recipients of multiple national awards, the team at EAT are driven by a distinct philosophical approach rather than a predetermined style. Always breaking new ground, their creations bear little resemblance to each other.

**Adele Bates Design**  
Interior Design

A love of collaboration, an influential outlook on interior design, and a timeless aesthetic are just some of the hallmarks of Adele Bates Design. Adele's fundamental belief in refined, detailed design that exudes quality has received many accolades, and resulted in the spectacular success of her practice.

A multi-disciplinary studio with a portfolio featuring multi-residential, hospitality and commercial projects, Adele Bates Design continues to have a significant impact on the Australian design scene.

**Jack Merlo Design**  
Landscape Architects

His once humble practice has grown to become Australia's premier landscape architecture studio. But Principal Jack Merlo still gives every project his personal attention, right from the initial client brief. As a result, he always offers an individual and considered response to the vision of his client.

Jack brings an ordered and organic form to the built environment through his unique architectural approach to landscape design. As the size of his projects increase, Jack's guiding philosophy remains unchanged – to create spaces people can enjoy for years to come.

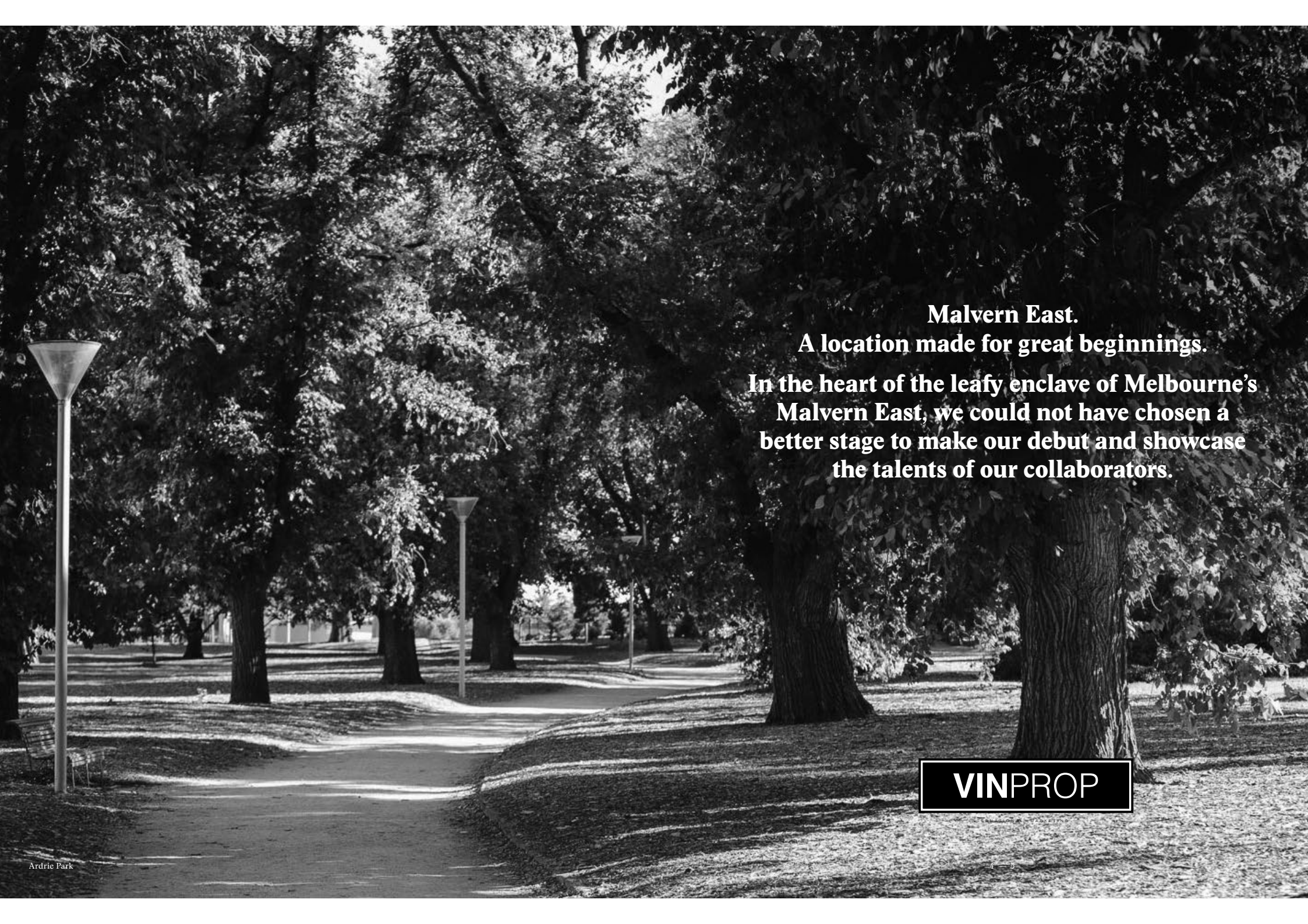
**Lyn Balzer and Tony Perkins**  
Scent Artists

Lyn Balzer and Tony Perkins are a Sydney based multi-disciplinary duo with artistic pursuits ranging from photography and jewellery to objects and installations. Their creative forays have led them to discover scent as a medium of expression.

Through their acclaimed exhibition 'Scented Intoxication', they have explored a diverse range of materials treated with their signature custom-made scents, L'Obscurite and Le'trangete. For their collaboration with VOLUME, they are looking forward to capturing the essence of the Australian home.



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**Malvern East.**

**A location made for great beginnings.**

**In the heart of the leafy enclave of Melbourne's  
Malvern East, we could not have chosen a  
better stage to make our debut and showcase  
the talents of our collaborators.**

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**The city. The culture. The caffeine.**

Malvern East needs little introduction to most Melburnians. But for those new to the neighbourhood, it lies within easy reach of the CBD, letting you make the most of life in Australia's cultural capital. Set amidst a thriving restaurant and cafe scene; be prepared for a calendar full of catch-ups.



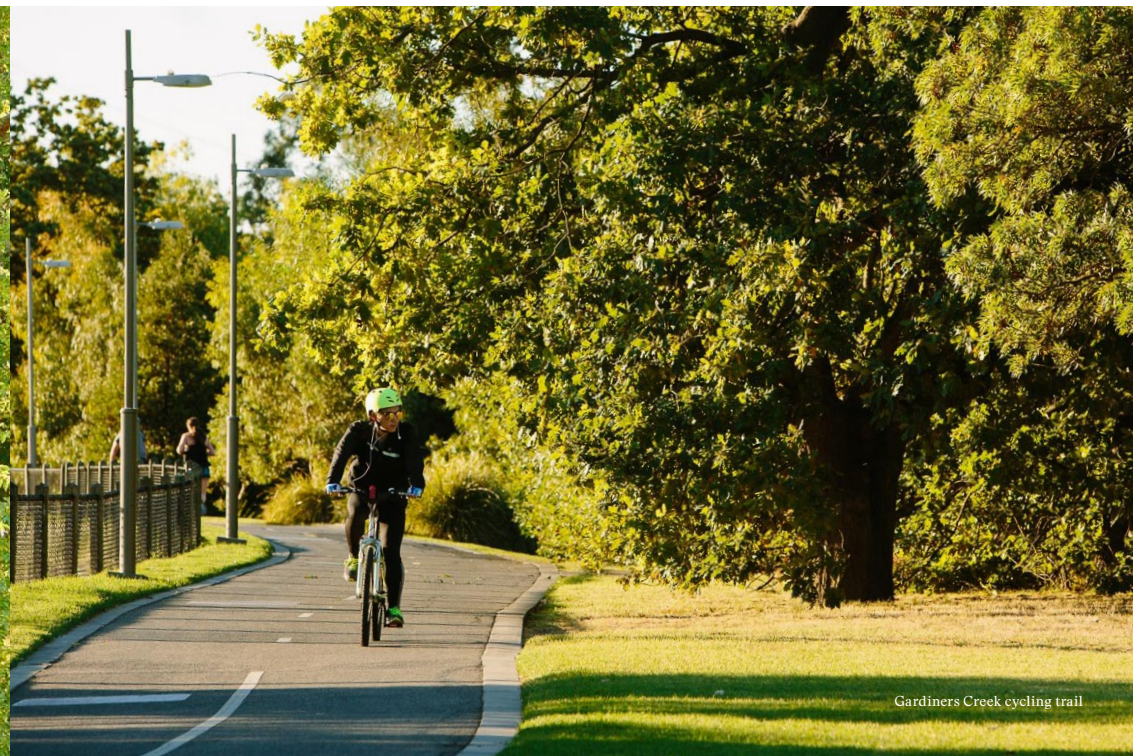
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Hedgeley Dene Garden



Gardiners Creek cycling trail

### Malvern East. A location made for great beginnings

A locale dotted with generous green spaces, Malvern East is home to several beautiful gardens for the community to enjoy. These include the lovely Ardrie Park and firm local favourite Phoenix Park, which boasts an adventurous playground. Well connected with riding paths that meander along Gardiner's Creek, Malvern East provides plenty of opportunities to lead an active lifestyle and get closer to nature.





Top - Servery and Spoon  
Bottom - Monash University Caulfield



**Study hard. Shop harder.**

Located opposite Monash University, and in an area with numerous schools, you'll be surrounded by centres of learning at VOLUME Malvern East. And with the southern hemisphere's largest shopping centre just a short walk away, there's nothing stopping you from earning a postgraduate in instant gratification.



## LOCATION

Located only 12 km from the CBD, VOLUME Malvern East is set in one of Melbourne's most affluent and desirable suburbs. With convenient transport routes on your doorstep via nearby Caulfield Station and tram routes along Burke and Waverley Roads, you'll never be too far from the best that Melbourne has to offer.

### Eat & Drink

01. Boy & Co
02. Fergus Café
03. Jake & the Beans Talk
04. Master of None
05. Millstone
06. Our Kitchen Table
07. Platform Espresso
08. Remy Bar de Tapas Y Vino
09. Rosstown Hotel
10. Sagra
11. Servery & Spoon
12. Shyun Ramen
13. Spilt Milk
14. Sugo Italian
15. The Pour Kids
16. Willim Espresso Café
17. Mrs Kims Grill
18. Platform 3
19. Workshop Café

### Lifestyle

20. Carnegie Central
21. Cincotta Fruit & Veg
22. Cumquat Interiors
23. Green Onions
24. Little Flower House
25. Malvern East IGA
26. Street Organics
27. Minta & Co.
28. Chadstone Shopping Centre
29. Your Local Butchers

### Recreation

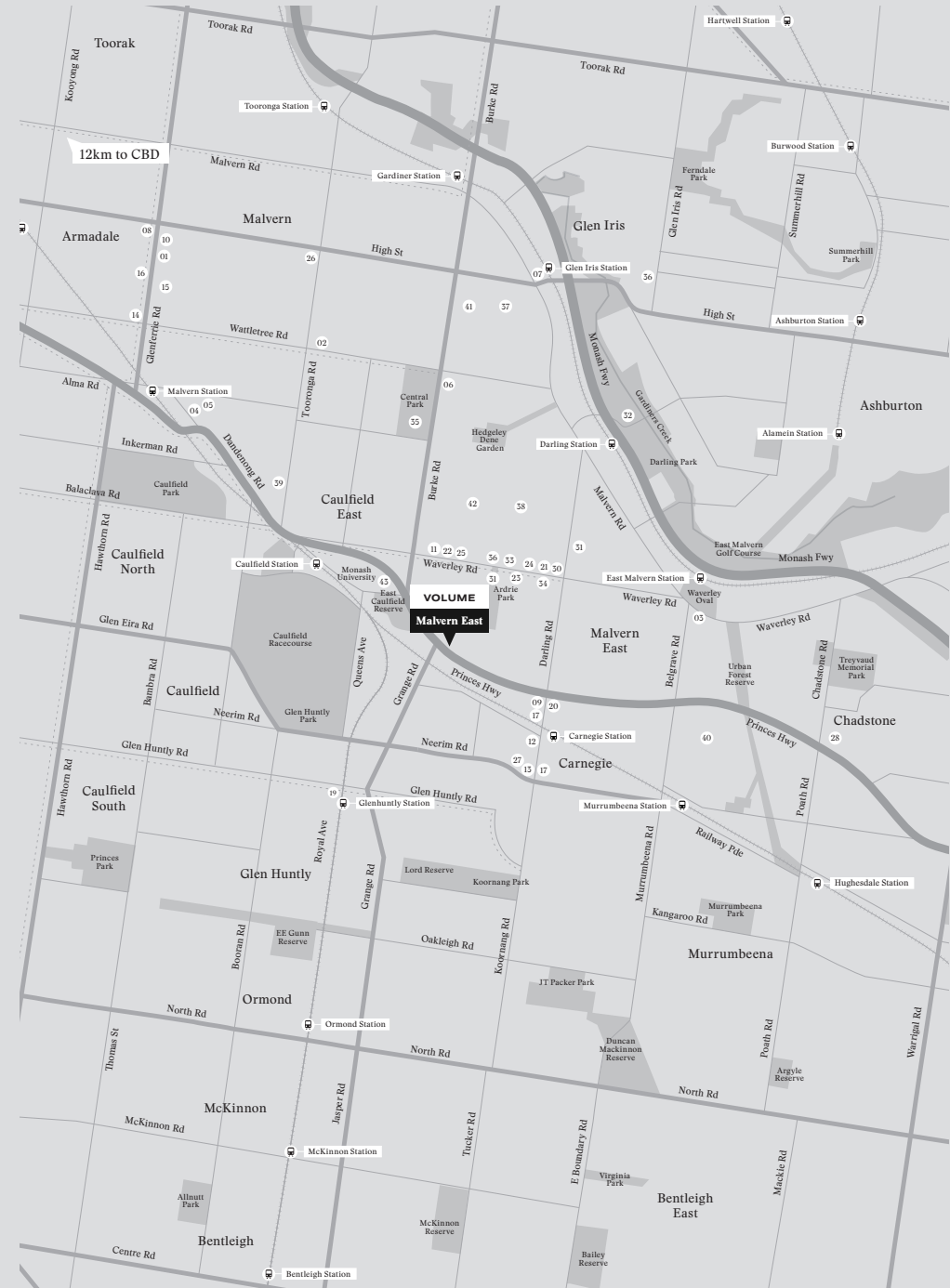
30. All Saints Tennis Club
31. Ardrie Park Tennis Club
32. East Malvern Tennis Club
33. Eat Play Thrive
34. The Habitat Space
35. Central Park

### Education

36. Glen Iris Primary School
37. Korowa Anglican Girls' School
38. Lloyd St. Primary School
39. Malvern Primary School
40. Murrumbeena Primary School
41. Sacré Cœur
42. St Mary's Catholic Primary School
43. Monash University Caulfield Campus

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**From its breathtaking presence to its awe-inspiring levels of craftsmanship, VOLUME Malvern East feels like anything but a debut performance.**

**A lasting impression at first sight**

The artistic alliance between Architects EAT, interior designer Adele Bates Design, landscape architect Jack Merlo, and scent artists Lyn Balzer and Tony Perkins has resulted in a design that is as beautiful as it is functional. And, most of all, liveable. From the moment you walk in, the layering of greenery and the textural nature of the design take you on a journey of discovery and surprise. The longer you spend in its presence, the more you discover for your senses to indulge.

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## ARCHITECTURE

VOLUME Malvern East is a pleasure to behold from every angle and at every moment. With its curved tiled façade, diagonally scaled pattern and mixture of reflective and matte finishes across its rolling surface, the structure seems to transform as you move around it. The building's tiled skin undergoes its own transformation as day turns to night - reflecting the morning sun, and shimmering long into the evening.



“There is a sense of playfulness. From the silkiness of a timber handle to the scent when you walk into the lobby, it all forms part of the overall experience.”

Albert Mo, Director  
Architects EAT





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## ARCHITECTURE

The beautiful built form is designed to co-exist with its leafy surrounds. Unobscured views over tree tops, past Caulfield Racecourse and beyond to Melbourne's CBD are offered with the tiered design of the form also allowing a sympathetic response to the smaller houses and immediate neighbours. And the balconies are set among mature plane trees, bringing you closer to nature every time you step outside.



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“Our approach to every project is unique  
in its own right. We design for the long term.”

Adele Bates, Director  
Adele Bates Design

## INTERIOR DESIGN

The balance of form, function and detail is evident in every aspect of the interiors at VOLUME Malvern East, painstakingly crafted by Adele Bates Design.

The palette of tonal greys, stone textures and timber detailing gives you the freedom to pursue light or dark schemes, allowing your creativity to take centre stage.

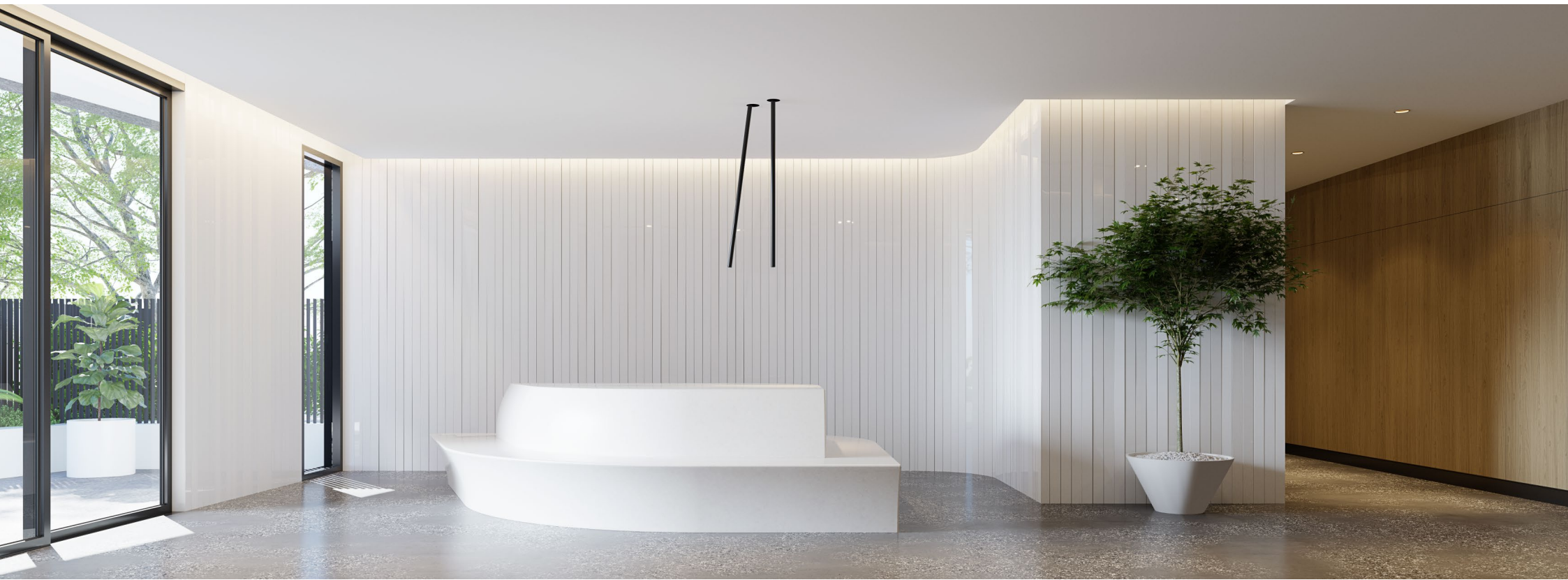
The visual simplicity of the kitchen is balanced by the intricate detailing of the joinery, visible in the finely routed fronts, expressed vertical elements and elegant linear handles. But these visual flourishes never come at the expense of practicality. Seamlessly integrated storage and appliances allow freedom of movement for budding master chefs. And the integrated dining table makes mealtimes versatile – whether you’re eating in or entertaining.

The brushed nickel tapware, the pendant light fittings and countless other touches reveal the eye for detail that Adele is known for. While the hardwearing finishes chosen throughout, from the engineered floorboards, to the stone bench tops and bathroom tiling, ensure you can enjoy each and every detail of your new home for a long time to come.

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Kitchen - Artistic Expression







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The feeling of being at one with Malvern East's leafy surrounds permeates Volume Malvern East, thanks to the meticulous efforts of landscape architects Jack Merlo Design. The studio is known for bringing an architectural approach to landscape design, and this project is no exception.

What is unique, is their extensive collaboration with Architects EAT and Adele Bates Design. The results are evident in gardens that transcend their confines, transforming with the seasons and adding another layer of brilliance to the building's architecture.



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## LANDSCAPE DESIGN

“From the ground floor residences looking out to the beautiful courtyard garden spaces through to the upper levels looking out into tree canopies this project will truly reflect the changing seasons.”

Jack Merlo, Director  
Jack Merlo Design







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— ORIGINAL — MARKET —





## VOLUME

THE NEXT CHAPTER IN DESIGN-LED DWELLINGS

ALTHOUGH WE ARE PUTTING THE FINISHING TOUCHES ON VOLUME MALVERN EAST, OUR JOURNEY IS JUST BEGINNING. WE'VE SHOWN WHAT'S POSSIBLE WITH A DESIGN LED APPROACH.

WE LOOK FORWARD TO EXPLORING THE FULL POTENTIAL OF THIS WITH UPCOMING DEVELOPMENTS ON OUR DRAFTING TABLE. FOR SUBSEQUENT VOLUMES, WE WILL PARTNER WITH CREATIVE MINDS TO FULFILL OUR VISION. BUT OUR GUIDING PRINCIPLE OF PUTTING DESIGN OVER DOLLARS WILL NEVER CHANGE.

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Disclaimer - Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, measurements, height of the building, number of levels of the building, specifications, finishes or layout of the unit/s at all. The final product may change from that illustrated herein. Furniture and furnishings are not included. All furniture shown and all graphics including flooring and tiles are for illustrative purposes only. Artists impressions, floor plans and the project specification depict and or detail upgrade options which are not included in the purchase price unless noted in the contract of sale. Changes may be made to the design and detail layouts during development and construction in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely upon their own enquiries.



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