

A photograph of a modern, multi-story apartment building. The building features a mix of materials, including light-colored brick on the lower levels and dark, vertical-slat panels on the upper levels. Each floor has a balcony with a dark metal railing. The balconies are furnished with outdoor seating and plants. The building is set against a clear sky, and some greenery is visible in the foreground on the left.

# GLASS HAUS

296 PLENTY ROAD, PRESTON



ARTIST'S IMPRESSION BALCONY

# WELCOME HOME

BORN FROM THE ESSENCE OF CRAFTSMANSHIP, GLASS HAUS PAYS HOMAGE TO ITS HISTORY WHILE DELIVERING THE VERY BEST OF MODERN LIVING.

Built on the site of the original Peerlass Glass factory that was synonymous with glass innovation in Melbourne. It was one of the first local manufacturers to offer glass products which utilised sandblasting and bending techniques.

Designed by the leading studio Point Architecture these residences are are stunningly appointed with oversized kitchens and hotel style ensuites, complete with expansive living areas.

Glass Haus is moments from the world renowned High Street dining and entertainment precinct, close to parkland and provides easy access to the CBD with both tram and train connections moments from your door.

RAY BRIMHAM GARDENS

DAREBIN ARTS CENTRE

BELL STATION

MERRI CREEK

HENDERSON PARK

NORTHCOTE GOLF COURSE

HIGH STREET RESTAURANTS

NO 86 TRAM

PRESTON SOUTH SHOPPING CENTRE

MELBOURNE CBD

# GLASS HAUS

ADAMS RESERVE

WELCOME TO THORNHURRY

NORTHCOTE TOWN HALL

ALL NATIONS PARK

T A COCHRANE RESERVE

GH MOTT RESERVE



# TIME TO SHINE

Glass Haus embraces a modern take on Preston's industrial heritage surrounds, seamlessly blending the old and new to presents a bold architectural statement for today, tomorrow and into the future.

Future focused and carefully crafted, these homes are designed to promote a more sustainable way of living, enhancing the allure of this amenity-rich and coveted neighbourhood.

Exemplifying the very best of apartment living, these homes boast elegant minimalistic styling, quality fixtures and finishes and meticulously planned floor plans tailored to contemporary living standards, enhancing the allure of this amenity-rich and coveted neighbourhood.



ARTIST'S IMPRESSION PLENTY ROAD

# DESIGNED FOR LIVING

Elegantly crafted with timeless sophistication, these thoughtfully designed apartments prioritize abundant natural light and spaciousness, ensuring a seamless living experience that blends comfort, connectivity, and convenience.



ARTIST'S IMPRESSION PLENTY ROAD EXTERIOR

# SEAMLESS INDOOR- OUTDOOR LIVING



# REFINED INTERIORS



ARTIST'S IMPRESSION CUSTOM CABINEYTY & FIREPLACE

Harmonious by design, the interiors of Glass Haus epitomise a sophisticated aesthetic combining warm hues and rich tactile elements.

Meticulously curated with quality finishes and fixtures, the residences feature expansive windows that invite abundant natural light and frame breathtaking city views, many with oversized entertainers' terraces.



ARTIST'S IMPRESSION LIVING

# LIVING LIGHT

Your new home features large, light-filled living spaces with double-glazed full-height sliding doors that create a visual and physical link between the indoor and outdoor areas.

While a refined neutral palette provides the perfect backdrop for modern low maintenance living with a focus on high-quality finishes and designer details.



# CUSTOM KITCHENS

A curated palette of warm textural finishes with a range of customisations that elevate your everyday, kitchens at Glass Haus are elegantly sophisticated - the perfect combination of functionality and form.



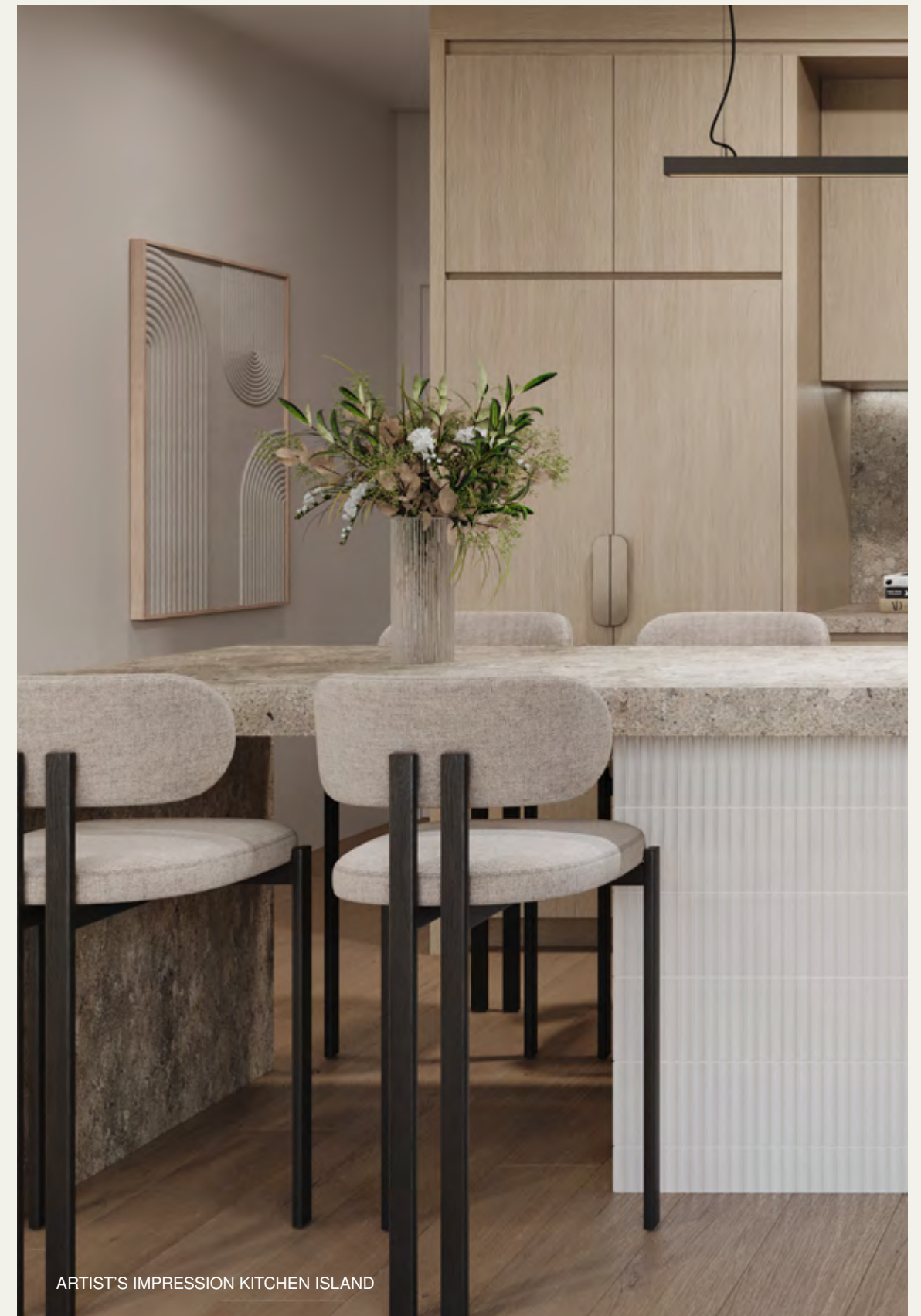
# GATHER, CREATE & INSPIRE



ARTIST'S IMPRESSION FEATURE TILES + CABINETRY

Kitchens are a place to come together and create. The kitchens at Glass Haus incorporate expansive areas for meal preparation and storage. They feature quality and energy efficient appliances, and sleek styling that provide the backdrop to effortless entertaining.

Quality Miele appliances including induction cooktop along with quality surfaces that have been carefully chosen for their durability and longevity. Modern and sleek water efficient tapware, sleek benchtops and warm timber accents complete the picture of understated contemporary design.



ARTIST'S IMPRESSION KITCHEN ISLAND





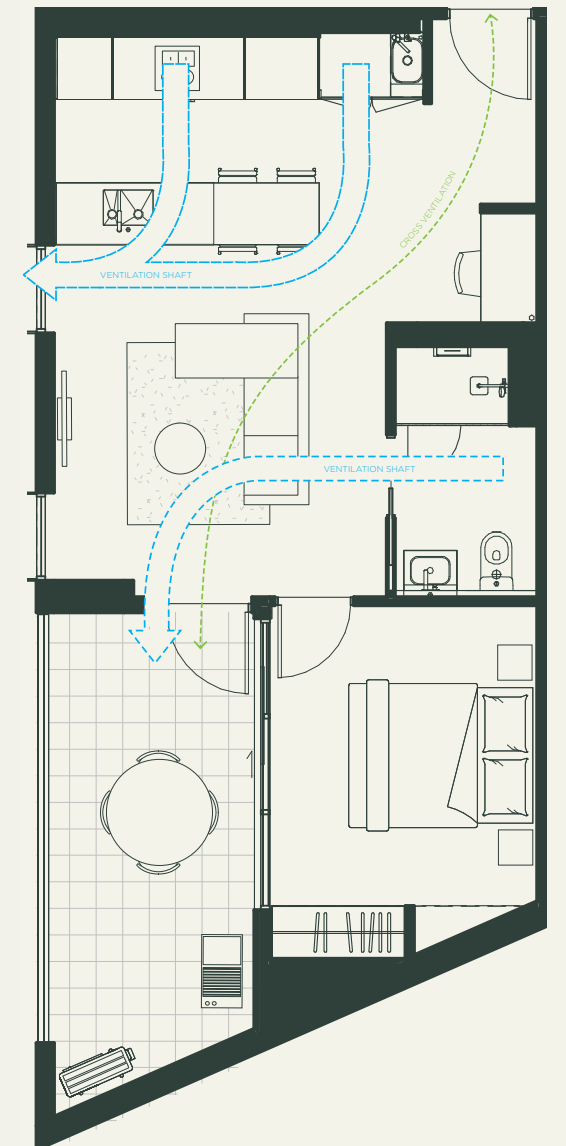
# BREATHE EASY



Glass Haus residences are designed with an advanced self-contained ventilation system that channels air directly to the outdoors, bypassing internal ducts and complex roof ventilation. allergens, and effective moisture control, which helps prevent mould and mildew.



This innovative HVAC system enhances indoor air quality by regulating humidity and optimizing fresh air circulation. The benefits include improved energy efficiency, reduced pollutants and allergens, and effective moisture control, which helps prevent mould and mildew.



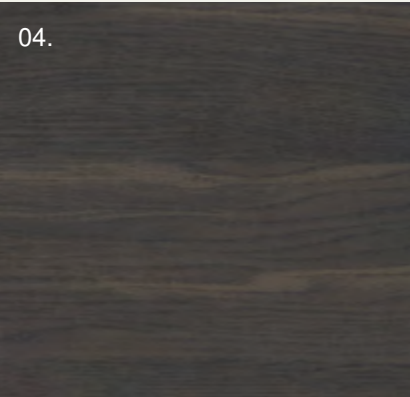
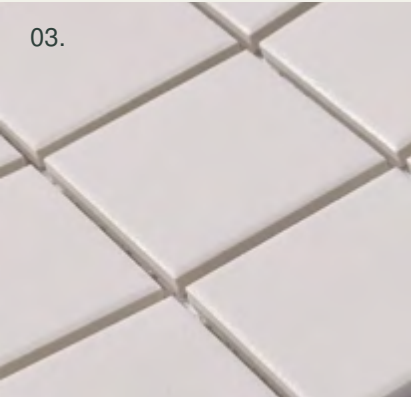
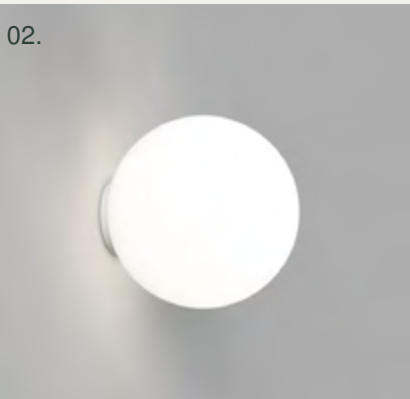
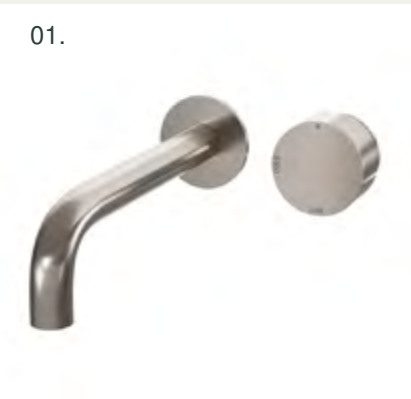
# HOTEL STYLE BATHROOMS



# A PLACE TO RETREAT

With a choice of two unique colour schemes, the bathrooms and ensuites elegantly combine personal space and practical solutions, along with cleverly placed storage to ensure everyone has room to keep their belongings hidden from view.

Elegant benchtops combine with feature lighting and sleek water efficient tapware to create relaxing spaces that you'll appreciate everyday.



- 01. Brushed Nickel Tapware
- 02. Feature Orb Light
- 03. Matt White Porcelain Tiles
- 04. Wood look cabinetry

# UNRIVALLED SANCTUARY

Offering ultimate comfort, the spacious, light-filled master bedrooms are fitted with built-in wardrobes and wool blend carpets, providing a secluded sanctuary nestled away from the bustle of the vibrant and cosmopolitan surrounds.



# EXPANSIVE LIVING, ELEVATED VIEWS

WARM AND INVITING INTERIORS ARE ENHANCED WITH GENEROUS OUTDOOR SPACES, MANY RESIDENCES FEATURE LARGE PRIVATE TERRACES THAT INVITE THE OUTDOORS IN AND DELIVER ELEVATED ENTERTAINING OPTIONS WITH CAPTIVATING VIEWS.

# NEXT LEVEL AMENITY

Elevate your entertaining experience with Glass Haus's private rooftop terrace. Complete with landscaped gardens and BBQ facilities, this is the ideal space to create unforgettable moments with friends and family while enjoying sweeping panoramic views of the city and surrounds.

From rooftop yoga to seasonal celebrations (fancy spending New Year's Eve with a bird's-eye view of the city skyline?), Glass Haus's rooftop terrace will host a range of social events for residents to relax, unwind and connect.



# A VIBRANT SOCIAL CALENDAR

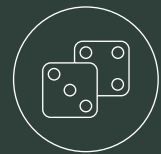
From rooftop parties to yoga classes, residents at Glass Haus will be able to take advantage of a range of community evens and social gatherings throughout the year.



## MOOMBA FESTIVAL

March

Come together and connect with your neighbours and enjoy breathtaking views of the Moomba fireworks.



## GAMES NIGHT

August

Roll the dice, test your skills, and claim victory in a night of thrilling games!



## ANZAC DAY

April

Fire up the grill and honour the spirit of the ANZAC's with a sizzling BBQ gathering filled with camaraderie and remembrance.



## GRAND FINAL BARBEQUE

September

Gather round for footy fun, cheers, and excitement as we celebrate AFL Grand Final Day in style.



## INTERNATIONAL YOGA DAY

June

Find your balance and reach new heights with a revitalising rooftop yoga class that uplifts mind, body, and spirit.



## MELBOURNE CUP

November

Elevate your Melbourne Cup Day with a stylish rooftop party filled with fashion, champagne, and exhilarating horse racing!



## WORLD GIN DAY

June

Don your Ugg boots, and your loudest knitwear as we mix up some Negronis and G&T's to celebrate World Gin Day.



## NEW YEARS EVE

December

Countdown to an unforgettable New Year's Eve as we toast to new beginnings, surrounded by Melbourne's stunning skyline.

# LUSH GARDENS



John Patrick - Landscape Architect

Glass Haus will feature landscaping and gardens designed by the award-winning team at John Patrick Landscape Architects.

A layered approach featuring a range of complimentary plantings will frame the buildings terraced level, rooftop and entrance.

The buildings green spaces make clever use of drought tolerant plants and integrated watering from rainwater collection to provide all year-round greenery while reducing the impact on the environment.



Oriental Pearl Indian Hawthorn



Yellow Star Jasmine

# SMART BUILDING SYSTEMS

Glass Haus will incorporate the latest technology to keep you safe and informed with smart building technology and integrated management systems.



## SECURE + SEAMLESS ACCESS

- ✓ Enter the building with just your registered smart phone.
- ✓ Enter the car park using the latest number plate recognition technology.
- ✓ Access lift remotely using your dedicated building app via your smartphone.

## CLICK AND COLLECT LOCKERS

- ✓ Hassle free parcel management using smart lockers.

## PAPERLESS SYSTEMS

- ✓ Access user manuals, train and tram timetables, body corporate policies and more directly from your phone.
- ✓ Upload and monitor your maintenance requests in real time.
- ✓ Stay up to date with social events and local news.

## MONITOR ENERGY USE

- ✓ Smart energy management system to monitor and optimise energy usage, reducing unnecessary waster and lowering costs.

# HOME AUTOMATION

Designed to make life easier, increase comfort and reduce costs by integrating your home's electronic products, Glass Haus residents have the option to upgrade at an additional cost to a range of solutions that can be customised to your needs for a more efficient, comfortable, and convenient lifestyle for years to come.

## SMART AUDIO

- ✓ High-resolution streaming speakers.

## ACCESS CONTROL

- ✓ Various keyless entry options such as fingerprint scanning, keypad codes, fobs, and mobile credentials to allow a secure and hassle-free access experience.

## VOICE CONTROL

- ✓ Enable connection with Alexa or Google Home, includes remote access through the building app.

## SMART LIGHTING

- ✓ Control lighting remotely for cost savings and convenience.

## HOME SECURITY

- ✓ Remotely access video intercom systems and monitor access for better security.

## BLIND CONTROL

- ✓ Remotely activate your blinds for all day comfort and thermal efficiency.

## TEMPERATURE CONTROL

- ✓ Adjust the temperature before you get home and manage energy savings with smart insights.

# NO CAR STACKERS, NO CAR LIFTS!

## EASY ACCESS, HASSLE FREE PARKING

At Glass Haus, parking is designed with your convenience in mind. Unlike many modern developments that rely on car stackers or lifts, our parking facilities offer traditional, easy-access spaces. No waiting, no complicated systems – just drive in and park, hassle-free.

With your own designated parking spot, you'll enjoy the peace of mind that comes with knowing your vehicle is always accessible. Whether you're heading out for the day or coming home after a long one, parking at Glass Haus is simple, secure, and stress-free.

Each residence also comes with its own dedicated storage space, providing extra room for those items you don't need every day but still want close by. Whether it's sporting gear, seasonal items, or personal belonging enjoy the peace of mind that comes with knowing your parking and storage needs are effortlessly taken care of at Glass Haus.



# SUPERIOR DATA SPEEDS

## IN TODAY'S WORLD, STAYING CONNECTED IS ESSENTIAL

Unlike typical apartment setups where a single fibre connection can slow down your speed, Glass Haus offers advanced fibre-optic technology with dedicated cabling on every level. This ensures a premium, stable connection without the frustration of buffering or lag.

Whether you're working from home or video chatting with friends abroad, you'll enjoy ultra-fast connectivity with Lightning Broadband – Australia's leading high-speed Internet provider.

Residents also benefit from the flexibility of a no lock-in contract, giving you the freedom to change or cancel your plan whenever you choose – no hidden fees, no surprises, just fast, reliable Internet.

### UPLOAD SPEEDS

|                            |   |            |
|----------------------------|---|------------|
| ADSL                       | ↑ | 1 MBPS     |
| NBN                        | ↑ | 40 MBPS    |
| <b>LIGHTNING BROADBAND</b> | ↑ | 1000 MBPS* |

### DOWNLOAD SPEEDS

|                            |   |            |
|----------------------------|---|------------|
| ADSL                       | ↓ | 25 MBPS    |
| NBN                        | ↓ | 100 MBPS   |
| <b>LIGHTNING BROADBAND</b> | ↓ | 1000 MBPS* |

Note: Comparison is with typical ADSL and NBN FTTN speeds

\* Actual speeds may vary and may be slower than the upload and download speeds shown due to multiple factors including but not limited to, type/source of content being downloaded, hardware and software configuration and performance, property layout and building materials, the number of users simultaneously using the network and performance of interconnecting infrastructure not operated by Lightning Broadband. Devices connected by Wi-Fi and Powerline Adaptors may experience slower speeds than those connected by Ethernet cable.

# A SOLID CONCRETE SUPER STRUCTURE



Glass Haus's construction will be built around a re-enforced concrete superstructure. The building superstructure includes floors, roof, stairs, lift wells and load bearing walls.



## DURABILITY

Concrete is renowned for its strength and durability, making it ideal for withstanding various environmental and structural pressures. It can endure harsh weather conditions, seismic activity, and heavy loads over an extended period.



## NOISE REDUCTION

Concrete structures provide better sound insulation compared to lightweight materials. This is particularly advantageous in apartment buildings where minimizing noise between units is crucial for resident comfort and privacy.



## ENERGY EFFICIENCY

Concrete has excellent thermal mass properties, helping to regulate indoor temperatures by absorbing and releasing heat slowly. This can lead to lower energy consumption for heating and cooling, resulting in cost savings for residents.



## RESILIENCE TO ENVIRONMENTAL FACTORS

Concrete is resistant to corrosion, moisture, pests, and mold, reducing maintenance requirements and ensuring the structural integrity of the building over time.



## FIRE RESISTANCE

Concrete is inherently fire-resistant compared to other building materials like wood. This property enhances the safety of the building occupants and reduces the risk of fire-related damage.

# SUPERIOR ACOUSTIC PROPERTIES



From the inherent sound proofing properties of the concrete super structure to superior acoustic insulation that provides a 7 star NatHERS thermal performance your new home is designed to provide not only a quiet and peaceful environment but better insulation to reduce heat loss in winter and heat gain in summer.

## ACOUSTIC INSULATION



Double glazed windows and doors



Concrete super structure



Weather strips to all entry and exit doors



Precast concrete external walls with super foil board



Glasswool wall insulation



High performance closed-cell rigid floor insulation

# A BENCHMARK FOR SUSTAINABLE LIVING

GLASS HAUS IS UNDERPINNED BY AN INNOVATIVE DESIGN VISION, THOUGHTFULLY CRAFTED WITH SUSTAINABILITY AT THE FOREFRONT.

This commitment to environmental responsibility is evident through various features such as double glazing, concrete walls, and floors, limited gas usage for hot water services, rainwater harvesting, solar panels, and electric vehicle charging.

With these leading edge environmentally sustainable initiatives, Glass Haus is designed to cater to the needs of the future while prioritising a greener lifestyle.



8.8

STAR NATHERS RATING



ELECTRIC VEHICLE CHARGING

Dedicated EV charging for reduced environmental pollution and lower fuel expenses.



Scan the QR code to learn more about NathERS ratings.



## SUSTAINABLE DESIGN

- ✓ Passive solar design to maximise sunlight and natural ventilation
- ✓ Improved indoor air quality with the use of non-toxic paint and low volatile organic compound (VOC) materials
- ✓ Durable and environmentally friendly materials and reduced construction waste
- ✓ External shading to west facing windows to reduce solar heat gains
- ✓ The building reduces contribution to landfill through a comprehensive waste management system



## WATER CONSERVATION

- ✓ Rainwater harvesting
- ✓ Water efficient tapware
- ✓ Low maintenance drought tolerant plantings
- ✓ Rain garden to treat stormwater runoff



## ENERGY SAVINGS

- ✓ Energy efficient appliances
- ✓ More efficient heating and cooling
- ✓ Energy efficient lighting
- ✓ External lighting controlled by time clocks and motion sensors
- ✓ Lower energy costs



## SOLAR PANELS

- ✓ Clean energy source
- ✓ Lower energy costs



## DOUBLE GLAZED WINDOWS

- ✓ More energy efficient
- ✓ Thermal comfort
- ✓ Lower energy costs

# GREEN TRANSPORT OPTIONS

Reducing your environmental footprint will be a breeze at Glass Haus, with tram access at your doorstep, nearby Preston & Bell Stations, and cafes, restaurants and services all located within walking distance.



## 89

WALK SCORE

Very Walkable - Most errands can be accomplished on foot.



### PUBLIC TRANSPORT

- ✓ No. 86 Tram Stop on your doorstep
- ✓ 800m to Bell Station
- ✓ Close proximity to dedicated bike paths

The 86 Tram route stretches from the RMIT campus in Bundoora to Waterfront City in Docklands, via iconic Smith and Gertrude Streets in Fitzroy providing easy access to Rose Street Markets and a raft of live entertainment venues – a route so beloved it scored its very own Music Festival in 2023!

The newly completed Bell Station will have you in the City in under 25 minutes and while it's just a short walk away, you can also store your bike at the dedicated Parkiteer secure parking situated next to the station.



### CYCLING

- ✓ Shared E-bikes
- ✓ Secure bike storage
- ✓ Close proximity to dedicated bike paths

Fill your weekend with scenic bike rides or avoid congestion and parking charges by choosing to cycle and leave the car at home on your daily commute.

Darebin Creek Trail is just moments away and features stunning scenery, parks and connections to La Trobe university and the Capital City Trail.

# SOLAR SHARE

## UNLOCK CLEAN, AFFORDABLE ENERGY FROM YOUR ROOFTOP

Glass Haus residents can opt into solar energy access thanks to an Australian-made solar sharing technology.

Residents can directly access solar from the building's rooftop, which is shared fairly with other participants over the course of a month.

- ✓ Take advantage of ground breaking Australian-made technology that allows one rooftop solar installation to be shared by multiple apartments in the same building.
- ✓ Energy monitoring to see how much electricity you're using and how much solar is offsetting your bill
- ✓ Save up to 30% off your energy bills
- ✓ Every resident gets an even allocation of solar over the course of the month, delivered when it is needed the most.
- ✓ Reduce your carbon footprint



## 10

ACCESS ONE OF THE  
10 SOLSHARE



# THE BEST OF BOTH WORLDS

MAGNIFICENT NATURAL SCENERY AND  
ABUNDANT AMENITY

Located only 8 km north of Melbourne's CBD, Glass Haus offers desirable connectivity to the thriving city, while also moments from the peace of parklands, wetlands and the iconic High Street eateries and entertainment.

# YOUR 20 MINUTE NEIGHBOURHOOD

This enviable locale delivers the very best of inner-city benefits. No matter what you want to do or where you want to go, it won't take long. At just 8 kms north of Melbourne's CBD, your new address offers great amenity, connections and easy access to the vibrancy of High Street's cafes and nightlife.

The iconic Preston Market, great coffee, eateries and bars, quirky fashions stores and a staggering choice of barbers are just a few of the local attractions. Discover an eclectic, diverse and evolving neighbourhood, all within an easy twenty minute walk or bike ride of your new home.

## WALK



1 minute to No. 86 Tram Stop



2-5 minutes to a number of cafés & eateries



3 minutes to GH Mott Reserve



8 minutes to Bell Street train station



10 minutes to Preston South Shopping Centre including Woolworths and Aldi

## BIKE



5 minutes to Preston Market



9 minutes to Darebin Creek Trail



10 minutes to Welcome to Thornbury



12 minutes Northcote Aquatic and Recreation Centre



20 minutes La Trobe university

# THE WORLD'S COOLEST STREET

HIGH STREET, MELBOURNE NAMED THE WORLD'S COOLEST STREET BY TIMEOUT IN 2024

High Street defies convention and sets a new standard for urban cool. From trendy cafes to indie boutiques, street art to community hubs, High Street is not just a street; it's a cultural phenomenon, a melting pot of diversity and innovation that beckons locals and visitors alike to explore its magnetic charm.

Vintage stores, chic cafes, a food truck park, and indie cinemas coexist harmoniously, making High Street a true melting pot of experiences. Whether you're craving authentic Portuguese tarts from Casa Nata, savouring local wines at Northside Wines, or seeking late-night vibes at Francesca's Bar, High Street delivers a true sense of community.



Tinker



Gigi Rooftop



Umberto Espresso Bar

# AN ABUNDANCE OF CULINARY GEMS



Oliva Social

Preston is a haven for food lovers, no matter their taste or budget. Thanks to its diverse community, you'll discover Greek delis, Indian sweet shops, and countless noodle houses all in one neighbourhood. Weekends aren't complete without a trip to Preston Market, and if you don't find your craving there, the affordable eateries along High Street offer plenty of delicious options.

The cafe scene is bustling, with modern spots serving top-notch coffee and brunch. In recent years, Preston has also welcomed upscale restaurants offering dishes you'd expect to find in Flinders Lane. The area's vibrant nightlife includes cosy bars, local brewers, and winemakers, paired with live music and entertainment, ensuring there's something for everyone.



View Video on High Street Eateries



Tinker



Casa Nasa

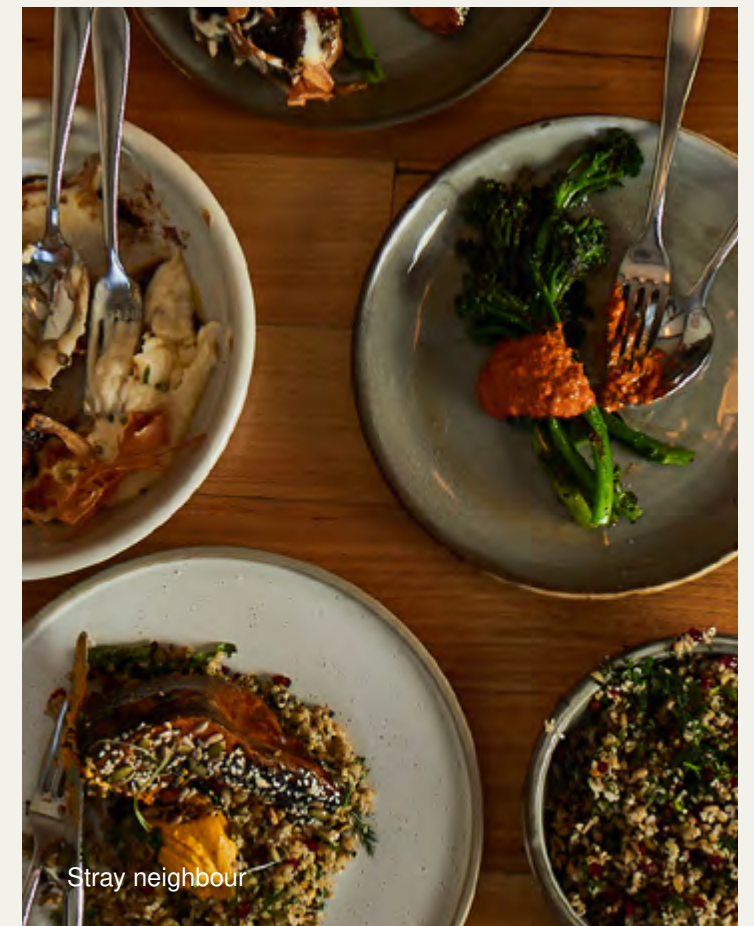
# HIGH STREET - THE “OG” EAT STREET

High Street was one of the first strips to star in Good Food’s Eat Street series, and since then a host of new exciting venues have opened on the Thornbury-Preston border serving everything from handcrafted small batch ice creams at Luther’s Scoops, to fire-fuelled Lebanese fare at Isme.

New neighbourhood hangouts include the authentic pasta and wine bar Sandro by the team behind Umberto Espresso Bar and Gigi Rooftop Bar, and sitting high against a wall-art mural by local artist Sabastian Frasz, Lulu Bar is a great place to meet for sunset Spritzes and tapas style share plates.



Read more about High  
Streets “Eat street”



Stray neighbour

# NATURE ON YOUR DOORSTEP



You'll be spoilt for choice with an abundance of parkland and trails for that moment of peace, or to keep active and healthy in the outdoors.

Whether you're after a place to kick a ball, play a round of golf, take a scenic bike ride or relax in the sun, Glass Haus is located in a friendly green neighbourhood in close proximity to both the Darebin and Merri Creek Trails, GH Mott Reserve, Preston City Oval and more.



GH Mott Reserve



Darebin Creek Trail

# BOUTIQUE RETAIL + ICONIC ENTERTAINMENT

Grab a shopping buggy and stroll to Preston Market for fresh produce, coffee, and a taste of the local community. Fishmongers and butchers call out specials, while vendors from diverse backgrounds – Greek, Italian, Vietnamese, and more – offer some of Melbourne’s finest flavours.

Savour street food like gozleme, falafel, borek, and even South Melbourne dim sims. Explore PAM Lane for local art, crafts, and pop-up stalls selling everything from wine to terrariums.

Best of all, this vibrant market is just a short walk from your new home.



Prestoin Market



Publique Bakery



Northland Shopping Centre

Less than 10 minutes away, Northland Shopping Centre offers over 300 fashion and lifestyle stores, including Myer, H&M, and Rebel Sport. It's the northern suburbs' go-to destination for the latest trends.

Enjoy casual dining options or catch a movie at Hoyts, perfect for a rainy day. For home decor, the homemaker centre across the road has you covered, with stores like Freedom Furniture, Oz Design, and Early Settler.

# AN EDUCATED CHOICE

THIS SOUGHT AFTER ADDRESS IS BLESSED WITH A MYRIAD OF HIGH QUALITY EDUCATION CHOICES FROM KINDERGARTEN YEARS TO TERTIARY STUDIES.

With direct trams to the nearby and rapidly expanding RMIT and Latrobe Universities, as well as easy access to all of the city’s first rate CBD based university campuses, Glass Haus is the perfect option for those currently studying, or looking to invest in a well connected and high demand pocket.



La Trobe University

|                         |                  |        |
|-------------------------|------------------|--------|
| TERTIARY                |                  |        |
| La Trobe University     | Bundoora Campus  | 4 km   |
| RMIT University         | Brunswick Campus | 5.3 km |
| Monash University       | Parkville Campus | 6.0 km |
| University of Melbourne | Parkville Campus | 6.9km  |
| RMIT University         | Bundoora Campus  | 7.1 km |

|                                          |         |         |
|------------------------------------------|---------|---------|
| SECONDARY                                |         |         |
| Preston High School                      | Public  | 0.31 km |
| Parade College Preston                   | Private | 0.32 km |
| St John’s College                        | Private | 0.86 km |
| Northern College of the Arts &Technology | Public  | 1.75 km |
| Thornbury High School                    | Public  | 2.04 km |

|                             |         |         |
|-----------------------------|---------|---------|
| PRIMARY                     |         |         |
| Sacred Heart Primary School | Private | 0.35 km |
| Preston South Primary       | Public  | 0.46 km |
| St John’s College           | Private | 0.86 km |
| Preston West Primary School | Public  | 1.22 km |

|                                                   |         |
|---------------------------------------------------|---------|
| EARLY LEARNING / CHILDCARE                        |         |
| Goodstart Early Learning Preston                  | 0.33 km |
| Darebin Childcare And Kindergarten                | 0.37 km |
| Inspire Early Learning Journey Montessori Preston | 0.66 km |

# LOCATION MAP

## AMENITY

- 1. Northland Shopping Centre
- 2. Preston Market
- 3. Preston South Shopping Centre
- 4. Thornbury Picture House
- 5. Darebin Arts Centre

## FOOD + BEVERAGE

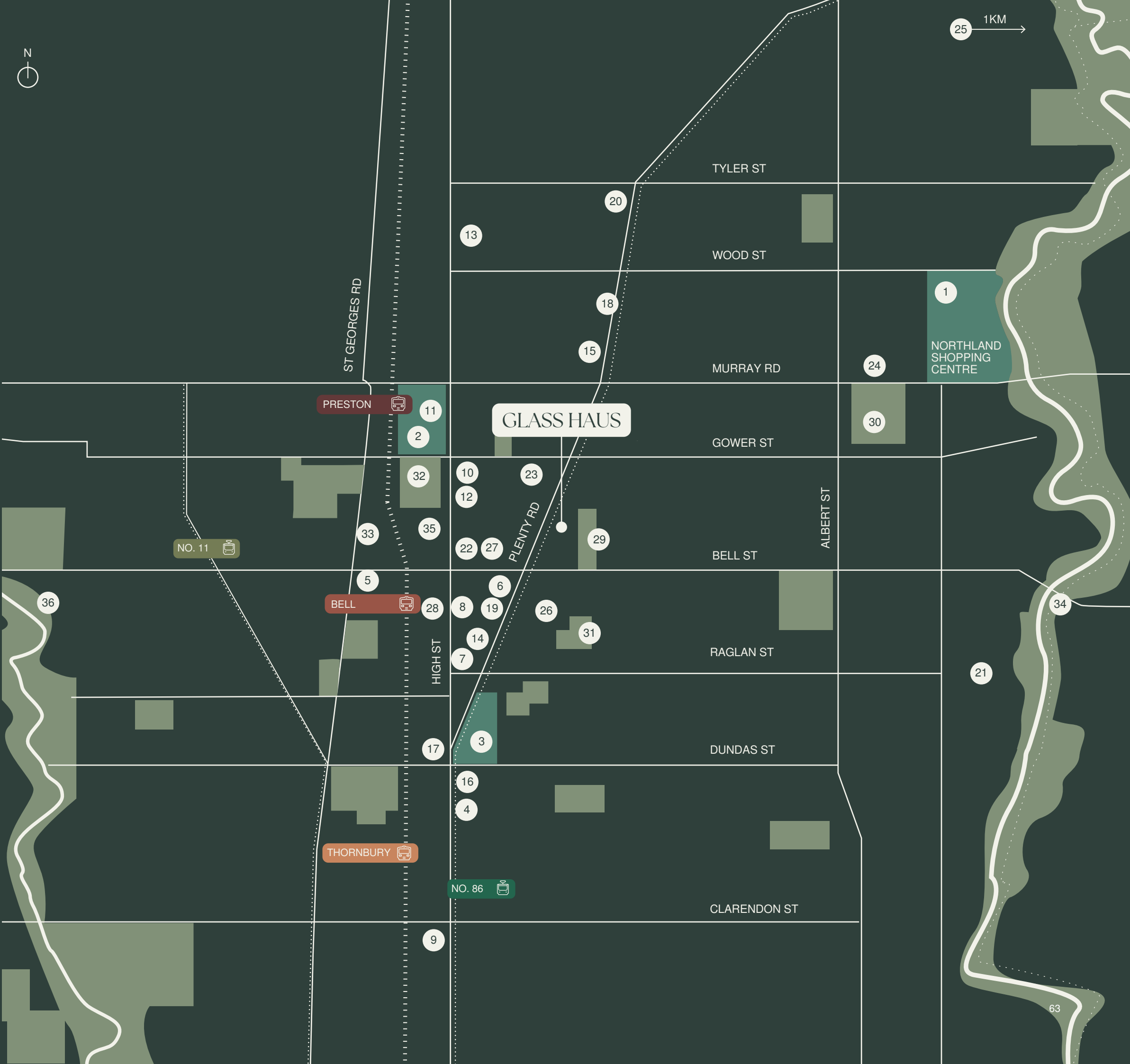
- 6. Boundary Espresso
- 7. Moon Rabbit
- 8. Oliva Social
- 9. 1800 Lasagne
- 10. Arepa Days
- 11. Contraband Coffee Traders
- 12. Benzina Cantina
- 13. Surly's Bar and Garden
- 14. Tallboy and Moose
- 15. Stray Neighbour
- 16. Casa Nata
- 17. Umberto Espresso Bar
- 18. Augustus Gelatery
- 19. The Raccoon Club
- 20. Hilda Marguerita Eatery
- 21. Moondog World

## EDUCATION

- 22. Sacred Heart Primary School
- 23. Preston High School
- 24. Northern College of the Arts and Technology
- 25. La Trobe University
- 26. Preston South Primary School
- 27. Parade College Preston
- 28. St John's College Preston

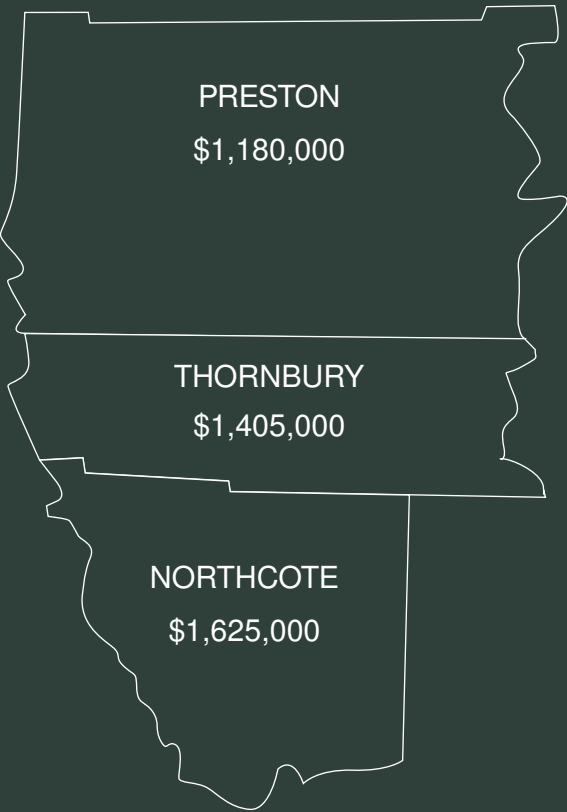
## PARKS & RECREATION

- 29. GH Mott Reserve
- 30. T W Blake Park
- 31. East Preston Tennis Club
- 32. Preston City Oval
- 33. Northern Pipe Trail
- 34. Darebin Creek Trail
- 35. Anytime Fitness
- 36. Merri Creek Trail



# INVEST IN PRESTON'S FUTURE

Preston is rapidly emerging as a dynamic suburb in Melbourne's inner north, with strong population growth and increasing demand for property. Boasting excellent transport links, a vibrant community, and ongoing urban revitalization, Preston has become a prime location for both investors and residents alike. As property values and rental demand rise, investing in Preston offers a unique opportunity to be part of a flourishing community with a promising future.



\$1,180,000

Median house price

\$650

Median Weekly Rent

33,790

Population

14%

Median Annual Rental Growth

Sources: RealEstate.com.au, RP Data ABS Census 2021

AUSTRALIA'S

## TOP 10

INVESTMENT SUBURBS

With so much buzz surrounding this hot northern pocket, it's no surprise that Preston was named in the Top 10 Best Residential Property Investment Suburbs in Australia in 2021.



Scan to read the full report

## BELL STATION

OFFICIALLY RECOGNISED AS ONE OF THE WORLDS MOST STUNNING STATIONS

Preston's Bell Station has earned a place among the world's most beautiful passenger stations, joining renowned locations like Naples Centrale in Italy and Grand Central Terminal in New York, as recognized by the Prix Versailles.

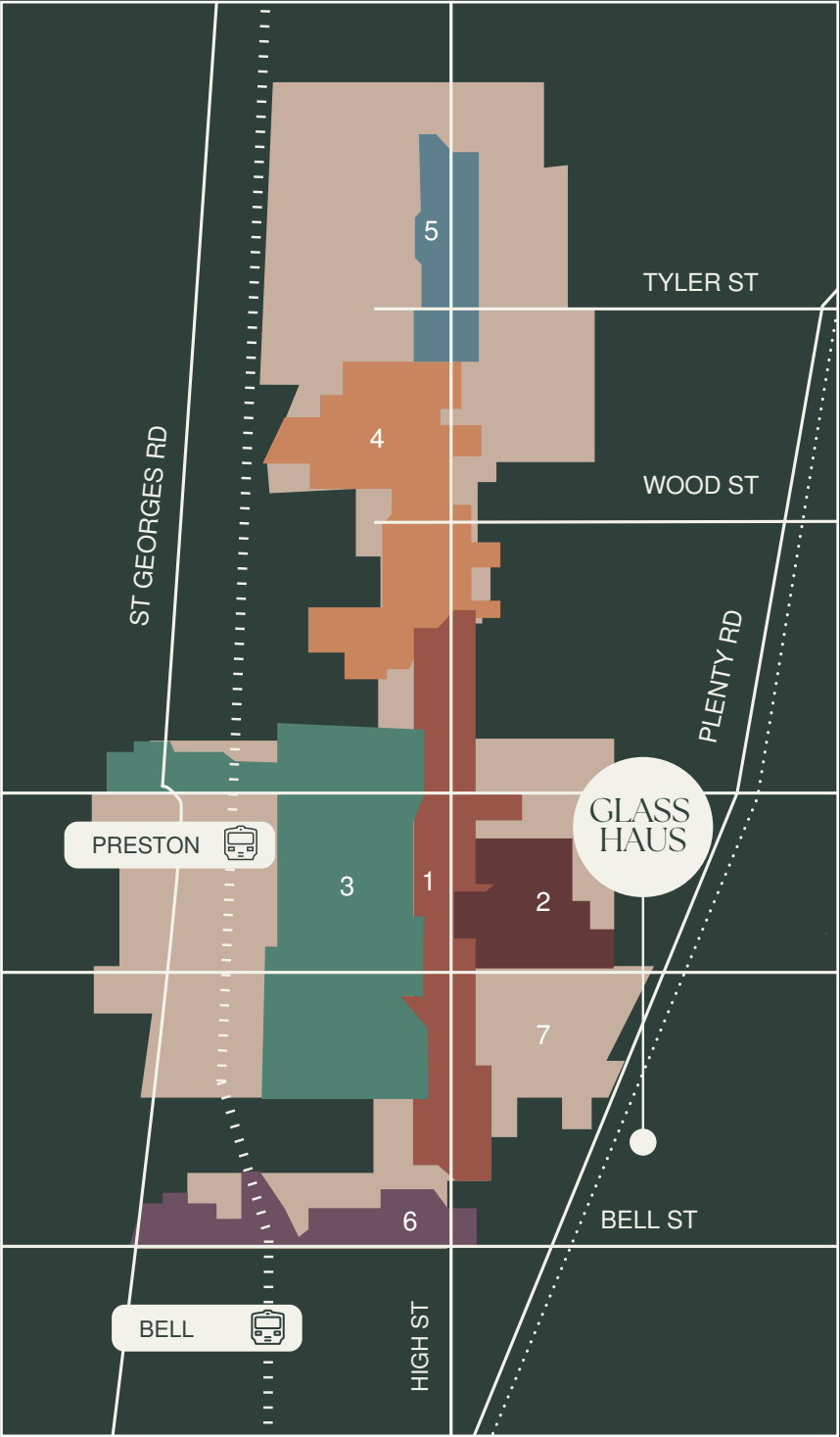
This station's design celebrates Preston's rich heritage, drawing inspiration from post-war rooftops and local art. The facade creatively captures these influences, displaying a three-dimensional pattern inspired by iconic local roofscapes and accentuated with vibrant pink and purple glazing.

More than just visually impressive, Bell Station is thoughtfully designed to serve the modern commuter. It includes a spacious waiting area, elevated platforms with covered seating for weather protection, accessible lifts and stairs, and ample bike storage—encouraging sustainable travel choices.



# A VISION FOR PRESTON CENTRAL

The vision for Preston Central Major Activity Centre is to create an inviting, vibrant, and green destination that celebrates its rich heritage and evolves into a lively urban hub where people of all backgrounds can live, work, and play. Preston Central aims to become a thriving center for civic life, cultural events, shopping, and employment within Darebin and the northern metropolitan Melbourne area.



- 1 HIGH STREET PRECINCT
- 2 CIVIC PRECINCT
- 3 MARKET INTERFACE PRECINCT
- 4 REGENT PRECINCT
- 5 HIGH STREET NORTH PRECINCT
- 6 BELL STREET PRECINCT
- 7 RESIDENTIAL TRANSITION AREAS



## A GREENER CENTRE



Illustration of High Street Precinct looking north near Town Hall prepared by Geoffrey Falk, 2022. Image courtesy of Darebin Council

- ✓ Integrate water sensitive urban design principles into streets and green links to provide for a cooler and more attractive urban centre.
- ✓ Ensure streetscape designs maximise tree canopy cover.
- ✓ Improve the growing conditions of flora by increasing sunlight access to streets and parks
- ✓ Establish an integrated transport network that reduces dependency on private vehicles, maximises access to public transport and encourages walking and cycling.



## A VIBRANT & WELCOMING CENTRE



Illustration of High Street Civic Precinct, prepared by Geoffrey Falk, 2022. Image courtesy of Darebin Council

- ✓ Preston Central is a focal point of cultural, civic, jobs and retail activity in Darebin and the north of Melbourne.
- ✓ Preston Central's precincts and experiences are spatially and relationally connected and integrated
- ✓ The Preston Central community continues to live its values of equality, sustainability, and fairness.
- ✓ Provide a diversity of employment opportunities, housing, creative, community, education and civic activities.

# KEY INVESTMENT INITIATIVES



\$3.1 BILLION

LEVEL CROSSING REMOVAL

Level crossings at Oakover, Bell, Cramer, and Murray Roads in Preston have been removed. Previously, 82,000 vehicles crossed these roads daily, with boom gates down for up to 40% of the morning peak. The new Bell and Preston stations are safer, more accessible, and feature upgraded facilities including a shared walking and cycling path connecting Oakover to Murray Road, with open spaces offering seating, play areas and BBQs.



\$26 BILLION

NORTH EAST LINK

The North East Link tunnels will take 15,000 trucks off local roads each day and reduce travel times by up to 35 minutes. Included in the project is a massive upgrade to the M80 Ring Road which will improve traffic flow with new lanes and up-to-date technology. More than 34km of walking and cycling paths, 40 bridges and crossings will link our city's north and east to Yarra River trails and parkland's.



\$63 MILLION

NORTHCOTE AQUATIC CENTRE

The newly redeveloped Northcote Aquatic and Recreation Centre (NARC) is a breathtaking, state of the art sustainable health and wellness hub. The centre now has three new indoor pools and one outdoor heated pool, an 800sqm gym, group fitness rooms, outdoor fitness training area, café and creche.

# WHY IS IT A GOOD TIME TO BUY?

A recent study by NAB has found that purchasing in many of Australia's inner city neighbourhoods has become more affordable than renting

With interest rates stable, rental prices rising, and established home values on the rise, apartments provide some of the best opportunities for Australians to buy or invest in.

With standout stamp duty savings now on offer from the government, \$10,000 grants for new home grants for first home buyers and interest rates projected to drop in 2025, Glass Haus is the perfect opportunity to get into the property market with a high quality, affordable home.



## WHY IS IT A GOOD TIME TO BUY?

✓ Interest rates are relatively stable and many believe the RBA will start to reduce interest rates later this year.

✓ Government incentives remain strong for first home buyers and off the plan purchasers, significantly reducing the upfront costs of becoming a new homeowner.

✓ Planning on staying for a while? People who live in one location for an extended period of time are better off buying than renting. It becomes increasingly cheaper to buy as the fixed costs are offset over a longer holding period.

# SECURE YOUR FUTURE

Why buying off-the-plan at glass haus creates more security and certainty

## BUYING OFF-THE-PLAN

## BUILDING A HOME

### YOUR DEPOSIT

- ✓

Your deposit is held in a secure trust account. If for any reason your home is not completed within the contracted timeline, your deposit is returned in full by the solicitor managing the trust fund.

- ✗

You pay your deposit directly to your builder who utilises this money to ensure cash flow for their business. If your builder is unable to complete your home you can be at risk of losing your deposit and any further installment payments you may have made.

### PRICING AND CONTRACTS

- ✓

Your contract of sale is with the project developer, who will then have a construction contract with their chosen builder. If for any reason the builder is unable to complete the project, then the developer holds the risk not you the purchaser. When you buy off-the-plan, you sign a fixed-price contract so you know exactly how much you are paying for the finished home.

- ✗

Your contract is directly with your builder. This exposes you to a potentially one-sided contract with terms and conditions set out by your builder. Additionally, building a home can be subject to cost overruns due to unforeseen expenses or changes in material prices.

### PROGRESS PAYMENTS

- ✓

No progress payments. You will only be required to pay for your new home once it is ready for you to move in.

- ✗

You will be required to make progress payments throughout the build process, exposing you to incomplete and potentially defective works.

# BUYING VERSUS RENTING

## BUY

## RENT

\$489,000

to buy with interest rate at 5.48%

\$525

per week

\$26,598

per annum repayments ( interest + principal)\*

\$27,300

per year

- ✓

Capital Growth

- ✗

No Capital Growth

- ✓

Equity

- ✗

No Equity

\*Based on a buy price of \$469,000 with 20% deposit.

# STAMP DUTY CONCESSIONS

Victoria's New Stamp Duty Concessions for Off-the-Plan Buyers is existing news for aspiring property owners.

- ✓

The Victorian Government has unveiled major updates to stamp duty concessions, making it more affordable than ever to buy apartments, units, and townhouses.

These enhanced savings aim to improve affordability for homebuyers and investors throughout the state, and they're available for the next 12 months, starting from 21 October 2024.
- ✓

Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers.

This cap has now been eliminated, allowing concessions for properties of any value. The uncapped stamp duty concessions will be available for a 12-month period until 21 October 2025.



### SAVINGS FOR INVESTORS

Previously any investor was required to pay full stamp duty on their purchase. Until October 2025, investors and individuals purchasing in companies or trusts can also take full advantage of the stamp duty savings on offer!



### REMOVAL OF VALUE CAPS

Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers. The cap has now been eliminated, allowing concessions for properties of any value.



# HOME MUCH CAN I SAVE?

The dutiable value on Off-the-plan sales is calculated by taking the purchase price and deducting the cost of any construction that will occur after the date the contract is signed.

|  PROPERTY PURCHASE PRICE |  ESTABLISHED HOME STAMP DUTY |  ESTIMATED OFF THE PLAN STAMP DUTY SAVINGS |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| \$620,000                                                                                                   | \$32,700                                                                                                        | \$28,000                                                                                                                      |
| \$1,000,000                                                                                                 | 5.5% of the property value                                                                                      | \$55,000                                                                                                                      |
| \$1,500,000                                                                                                 | 5.5% of the property value                                                                                      | \$82,500                                                                                                                      |

The uncapped stamp duty concession is a rare chance to save significantly on your next purchase, and Bricks & Mortar will work with your solicitors throughout the purchasing process and will be able to advise on the estimated dutiable value at the time of purchase.

Don't miss out! Take advantage of these stamp duty concessions before they expire on 21 October 2025.



[View Video Explaining These Changes](#)

# TAILORED SPACES TO CALL YOUR OWN

The team at Glass Haus understand that your new home is an important milestone, and that you want to ensure that your home works for your lifestyle.

That's why we are open to bespoke customisations and floorplan changes. While many projects lock you in to a standard package and design, at Lonsdale & High we have a range of upgrades and a selection of finishes available, and are open to alterations that enhance your new home's livability.



# QUALITY YOU CAN RELY ON

At Glass Haus your new home comes with a 6-year structural guarantee, and an extended post-settlement defect liability period for the builders to resolve any unlikely defects that may arise, providing peace of mind along with a range of initiatives designed to ensure the highest quality including:

## STRUCTURAL DESIGN

Registered external engineers work closely with our team to monitor and manage the design throughout construction to ensure all works meet Australian Standards. A third party engineer reviews and provides certification of the design.

## MANDATORY INSPECTIONS

Inspections with building consultants and independent project engineers conducted regularly throughout all stages of construction.

## ESSENTIAL SERVICES

Independent certified inspections on all essential safety measures followed by a review by services engineer and the fire brigade along with final testing on completion.

## FIRE TESTING

Fire engineers complete extensive assessments of the building to ensure all fire resisting walls and junctions meets Australian Standards.

## PRE-SETTLEMENT DEFECT INSPECTIONS

Prior to each resident moving in and prior to settlement, each residence is thoroughly inspected by the builder, developer and architect to identify any items which require rectification prior to settlement.

## WATERPROOFING

Flood testing of waterproofing membrane and flashing inspections performed pre and post application to ensure membranes are watertight.

# A SHARED VISION

DISCOVER A NEW STANDARD OF EXCEPTIONAL LIVING, CRAFTED THROUGH A RARE COLLABORATION BETWEEN MELBOURNE'S LEADING MINDS IN ARCHITECTURE, DESIGN, AND RESIDENTIAL PROPERTY. STEP INTO AN EXTRAORDINARY VISION REALIZED BY A DREAM TEAM OF INDUSTRY INNOVATORS.



## ARCHITECTURE BY POINT ARCHITECTS

Point Architects is one of Melbourne's leading, multi-disciplined architectural practices creating design solutions that are both meaningful, practical and personal. For more than twenty years they have earned a strong reputation for delivering considered and innovative designs that blend form, function, and sustainability. With a focus on creating spaces that enhance the lives of residents, Point Architects approaches each project with a commitment to delivering both aesthetic appeal and practical livability.

At the heart of Point Architecture's philosophy is a deep understanding of the intersection between architecture, functionality, and human experience.

For the Glass Haus development, Point Architects has carefully considered the balance between light and livability. Every detail has been thoughtfully planned to create a seamless living experience that aligns with the needs of today's urban dwellers.

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



Sutton Street, North Melbourne



The George, Fitzroy North

# DEVELOPMENT MANAGEMENT BY TOBIN DEVELOPMENTS



Fitzrovia, Fitzroy North



Stanley & Roden, West Melbourne

Tobin Developments is a renowned development management consultancy with extensive experience across residential, retail, commercial, hotel, industrial and hospitality sectors.

With over two decades in the property space, Tobin Developments has a solid reputation for excellence and professionalism. Fostering strong relationships and building on their comprehensive understanding of the industry they deliver projects with a focus on quality, liveability and sustainability.

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

# LANDSCAPES BY JOHN PATRICK



Lynden Park, Camberwell



Melbourne Girls Grammar

Established in 1982, John Patrick Landscape Architects has carried out landscape design and management projects, covering everything from heritage sites to park master plans and residential projects. Headed by John Patrick himself, the firm conducts work both nationally and internationally. With a client list that includes some of Melbourne's largest councils, as well as Parks Victoria, the University of Melbourne, Mirvac, Canberra's Old Parliament House and Flemington Racecourse.

Drawing inspiration from nature and the plentiful parklands of the adjoining neighbourhoods they have created design for Glass Haus that connects the building to its verdant surroundings while providing generous garden sanctuaries in which to unwind and entertain.

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

# SUSTAINABILITY BY SUSTAINABLE DEVELOPMENT CONSULTANTS



Hampton, Hampton



Spotswood Yard, Spotswood

As one of Melbourne’s first established sustainability practices, SDC is committed to assisting architects, designers and developers in producing exceptional built environments and has delivered over 75 projects certified by the Green Building Council of Australia, with many more still in progress.

They live and breathes sustainability, and are a strategic and innovative industry leader, seamlessly integrating economic, environmental, social and cultural facets of any given project passionately and pragmatically.

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

# BUILT BY VALEO CONSTRUCTION

Valeo Construction specializes in high-quality residential and commercial projects, with a focus on medium-density, boutique apartment developments. They offer entry-level homeownership and investment opportunities, blending cutting-edge design with fast-track construction programs to deliver projects efficiently.

Committed to sustainability, Valeo incorporates eco-friendly materials, energy-efficient methods, and designs that reduce environmental impact. Their dedication to quality has earned them numerous accolades, including Belle House of the Year 2015 and Best Residential Interior for the Hampton ‘Concrete House.’

Their experienced team actively manage every detail, ensuring a smooth and transparent experience for clients.

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



Lygon Place, Brunswick



Oak on High, Preston

# SALES BY BRICKS & MORTAR REAL ESTATE

Launched in 2020, Bricks & Mortar Real Estate provide an end-to-end service and specialise in off-the-plan sales.

With an endless passion for property and a background in structural engineering, principal Sahil Bhasin brings extensive building sector experience that is invaluable to the success of off-the-plan projects.

With a dedicated team of property professionals who understand that each person is different and their journey towards the purchase of their home is unique, the team establishes a comprehensive information suite for each project, featuring the latest technology and an extensive collection of samples. They use all available resources to answer any question new home buyers may have, bringing peace of mind and confidence to their potential investment.

Based in Fitzroy, the Bricks & Mortar head office is carbon neutral and completely off-grid, and we hold clients to a similarly high standard and only work with developers that achieve a NatHERs efficiency rating of 7 or higher.

[bricksamortar.com.au](https://bricksamortar.com.au)



67 Queens Parade, Fitzroy North



Bricks & Mortar Team



The team at Glass Haus acknowledges the Wurundjeri Woiwurrung people who are the Traditional Owners of the land surrounding this project. We recognise their continuing connection to land, waters and culture. We pay our respects to Elders past, present and emerging.



Visit project website



Book a discovery session

# GLASS HAUS

296 Plenty Road, Preston

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

All statements made in this brochure are expressions of opinion by the vendor. The statements made are believed to be correct at the time of printing, however changes may occur after that time which render the statements inaccurate. Potential purchasers should review the terms of any contract proffered carefully to ensure that all required features are to be provided under that contract.