

28
THOMAS
STREET

24
THOMAS
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36
DEAKIN
ST NTH

HAMPTON LTD.

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Born from humble beginnings in 2008 as a family-led business, Spyre was built by a collective of specialists, visionaries and dreamers. The business, and its people, thrive on an innate love for architecture, fused with an astute knowledge of Australia’s best addresses.

Over the last 15 years, Spyre have etched their name among Australia’s leading luxury property developers through a series of architecturally bold projects scattered across the best development sites in South-East Queensland.

SPYRE. AT HOME, IN HAMPTON.

Not only is Hampton Ltd a significant milestone for Spyre, but also for Managing Director Daniel Laruccia, as it fulfils a long-held dream.

“With an ambition to expand and bring our unique touch of luxury further afield, Hampton Ltd marks our first Spyre venture in Victoria. Not only important for Spyre, but also a deeply personal achievement for me as a native Victorian.

My desire to return to my home state and contribute to its vibrant real estate landscape has been a driving force for over 15 years. The team tirelessly scoured the region in search of the perfect site for a Spyre project, and at last, this quest is becoming a reality.

The location we've selected for Hampton Ltd stands as a testament to our unwavering pursuit of excellence and commitment to developing property in only the finest locations. Nestled in a serene suburban setting, moments from the picturesque Port Phillip Bay, this project promises to offer exceptional living spaces that seamlessly blend aspirational luxury, lifestyle and convenience.

Hampton Ltd demonstrates the ongoing passion I have for my home state. It will not only enhance the local community, but also exemplify Spyre’s determination to continue creating extraordinary living environments for all who choose to enjoy them.

Offering Hampton Ltd is undoubtedly a proud moment for me, for Spyre, and an exciting new chapter for Hampton.”



Daniel Laruccia, Managing Director

BRILLIANT
BAYSIDE



HAMPTON LTD.

A Curated Collection







Amongst a leafy, urban streetscape, Hampton Ltd presents a curated collection of two and three-bedroom residences, including three remarkable townhomes. Located only moments from the best that Hampton has to offer, it enjoys every convenience, and residents will revel in a lifestyle that is both vibrant and relaxing in equal measure.

Hampton Ltd consists of three individual buildings, each considered together and individually. Wrapping the corner of both Thomas Street and Deakin Street North, collectively the buyers are offered a diverse range of residences to consider — rarely seen in such a desirable location. Whether it be wrap-around balconies, outdoor terraces, incredible over-sized kitchens or walk-up entrances, there is something to suit every need and desire.

Hampton Ltd is brought to you by the much-respected team at Spyre, alongside an extended team of like-minded specialists. Pushing the boundaries of modern living, it is a bold step forward in design excellence — across architecture, interior design, landscape architecture and use of exquisite materiality. It's a celebration of masterful craftsmanship and impeccable quality throughout.

LIMITED?

YES.

LTD.



Artist Impression

Hampton Ltd is a limited collection of residences, but also individual homes with individual stories. Presenting as three distinctive buildings, each stands alone — with its own street presence, unique sense of character and customised arrival experience. Internally, diverse layouts are designed to cater to different needs and will appeal to those who seek something special. With each residence boasting its own unique design, size and outlook, very few of each kind are available. It's all about limited availability, and exclusive opportunity.





Artist Impression

Drawing inspiration from its surrounds, the architecture blends mid-century modernism with minimalist design. Taking its cues from organic coastal formations, the exterior evokes harmony and tranquility.

Hampton Ltd is influenced by a broad range of architectural styles, including the work of Roy Grounds — renowned for his contribution to exquisite, distinctive Australian architecture. Graceful arches adorn building facades, captivating the eye. These radial arc forms create inviting entrances and a strong visual presence upon approach.

The astute selection of colour and material palettes brings to life a coastal aesthetic. Inside and out, the details foster a real connection to the suburb. Intentional and considered, Hampton Ltd has been designed to set a gold standard for residential architecture of this kind.

PEOPLE

Hampton Ltd isn't about 'regular' design — it's about pursuing something remarkable. Inherent in the way Spyre develop properties, a range of overarching principles and responsibilities have guided the project team. This has ensured the results are respectful, responsible and beneficial to not only residents — but also local neighbours, the environment and future generations.

It's an extraordinary dedication of time and energy to design fundamentals which not only facilitates excellence across every facet, but also unlocks potential that wouldn't typically be discovered. The principles provide a framework for designers to make clever decisions that result in superior functionality, improved spatial design and efficiency, as well as the ability to create more sustainable homes. Highly considered design foundations also lay the practical groundwork for experts in materiality and styling to overlay and enhance — injecting a sense of visual play and texture to each and every space.

People and principles — it's a combination that displays a level of prowess, mastery of craft and creative flair that's rarely seen. It's equally thought provoking as it is visually impressive — demonstrating the passion of Spyre who have gone to extraordinary lengths to create something special across each and every residence.

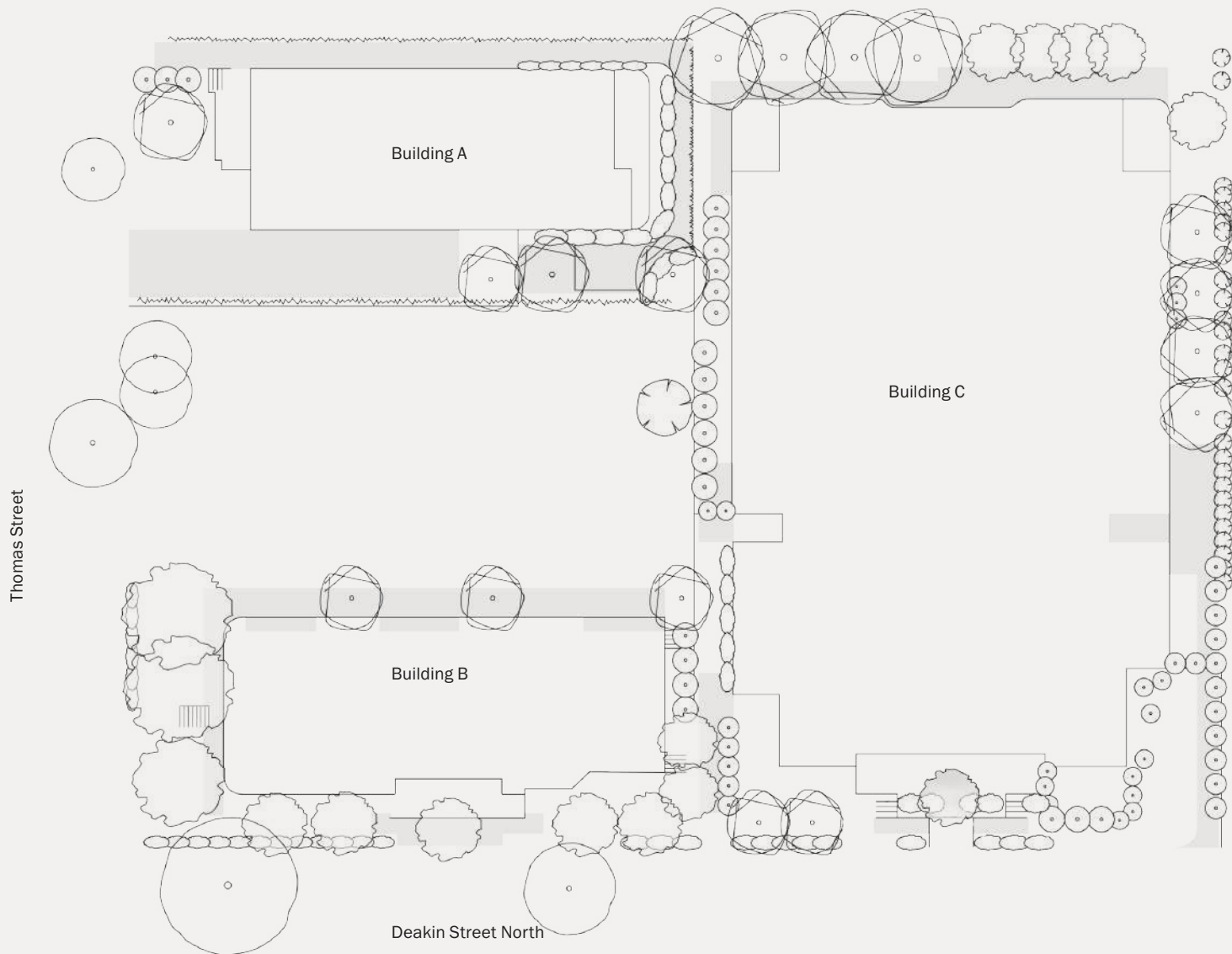
& PRINCIPLES

SPYRE
DESIGN
PRINCIPLE #1

MAXIMISE
LIVABILITY,
NOT DENSITY

Hampton Ltd moves away from the common idea of maximising density. In contrast, Spyre have pursued a philosophy of reduction and deconstruction — creating a series of standalone buildings interspersed with landscaped greenery, featuring a private, communal space in 28 Thomas Street for all residents, with welcoming shared BBQ amenities and outdoor seating.

Each building, and each residence, contributes to diversity of choice and promotes the idea of 'personal sanctuary'. This ultimately leads to a limited collection of individual homes, which are consolidated into three low-rise buildings which integrate seamlessly into the streetscape and broader neighbourhood.



28
THOMAS
STREET

Urban and distinctive — 28 Thomas Street boasts only four residences over three levels in a small, exclusive setting. There is a sense of privacy and grandeur, with high interior ceilings and beautifully wide arc forms on the facade. On Level 1, two apartments offer 2-bedrooms, a courtyard and garden frontages. Two double-storey 3-bedroom apartments are set over Levels 2 and 3, each with large wraparound balconies. It's a design approach inspired by its context; unique, individual, memorable and urban at heart.

Building A

24
THOMAS
STREET

A genuine sense of address — 24 Thomas Street is the pinnacle of Hampton Ltd, offering the most spacious and impressive residences in the collection. Featuring three four level townhomes, they offer individual access via private street entrances, as well as grand private basement garages. Boasting generosity of space these townhomes are perfect for entertaining, with large living and dining areas flowing out to spacious outdoor areas. Each townhome provides three oversized bedrooms, with the master suite — commanding the entire top level — making the most of the impressive and expansive views.

Building B

36
DEAKIN
ST NTH.

Charming connections — 36 Deakin Street North offers a collection of 16 oversized residences across three levels, featuring two-bedroom and three-bedroom dwellings. Behind a secure entrance, an intimate landscaped vista and pedestrian pathway leads to a private lobby, surrounded by divine fragrance of star jasmine. Each apartment offers open plan living, flowing spaces and stunning kitchens. At the top, two penthouse residences boast private rooftop terraces. Fronting Deakin Street North, two courtyard residences offer private entrances with direct and secure street access.

Building C

SPYRE DESIGN PRINCIPLE #2

KITCHEN AND MASTER BEDROOM; THE FOUNDATION

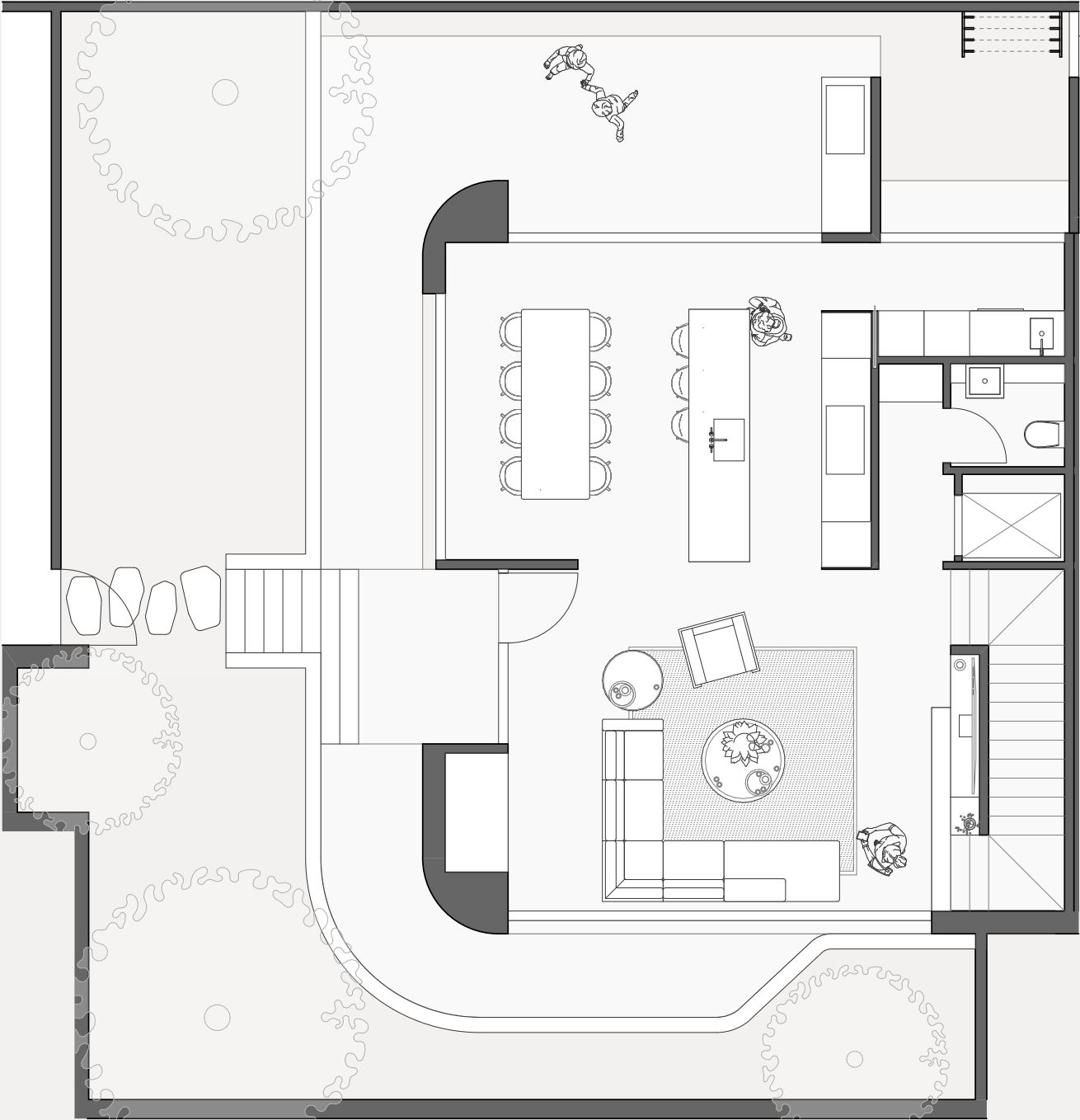
Inside, a principled approach ensures strong foundations for all design decisions. Principles which create the fundamentals for a healthy home, such as placing the kitchen in the heart of each residence — proven to promote wellbeing and social interaction. But it also goes one step further — it’s an approach that prioritises the ‘hero’ spaces that can make a big first impression, eliciting an important sense of pride and helps make a home really feel like a home.

The master bedroom is separate, and special — tucked away carefully to provide valuable retreat. Prioritising these spaces, particularly the spatial design and functionality of them — lays the foundation and provides a clear direction for the remainder of the home. And ultimately, it ensures everything — across each and every residence — falls naturally into place.

Kitchen Layout — as the heart of a healthy home, kitchen and living zones are paramount. A well designed kitchen is highly functional, with the efficiency and practicality for food preparation and cooking having been extremely well considered. The layout has been optimised to create a seamless workflow and ensuring easy access to key components like the stove, refrigerator, and sink. Functionality also encompasses the placement of appliances, storage solutions and work zones to enhance the overall usability of the kitchen.

Laundry Position — throughout Hampton Ltd, and particularly the example below, open plan layouts are the hero. Dining areas are positioned optimally, as well as the living zone continuing the natural sense of flow. Clever spatial design has seen the laundry space incorporated as an extension of the kitchen space. The combination of the two areas allows a grander area for both areas to coexist, and therefore neither are compromised. By default, the kitchen is a bigger and more enjoyable space to inhabit, without neglecting the required laundry space.

Aesthetics — visual appeal of kitchens are vital as they enhance the overall ambiance and atmosphere of the space. At Hampton Ltd, a beautiful array of materials combine with a limited, yet striking colour palette to create a visually pleasing and inviting environment — ideal for residents and guests to appreciate. An oversized stone back-bench at the rear of the kitchen has standout appeal, having only been achieved by maximising cabinetry through the incorporation of the laundry space nearby, forgoing the need for traditional overhead cupboards.



Example layout; 24 Thomas St (Townhouse)



Studio

Brent Lee



An outstanding design talent utilised by some of the most discerning, high-end homeowners in Australia and California, Brent Lee has a wealth of experience in the field. His approach to designing interior spaces is one of refinement; a process of reduction and distillation, leaving only the necessary structure and furnishings as a canvas to apply a beautiful series of materials and textures.

Hampton Ltd marks a new chapter in Brent’s storied career. Drawing on the elegance of natural materials, his objective was to design a collection of elegantly crafted spaces, and to instil lasting elegance within. Drawing on the strength of the architectural form, and the subtle and refined nature of the building’s exterior, he encouraged this aesthetic to flow through into the interiors. The assemblance of materials plays with neutral selections — at first glance, simple and elegant, on closer inspection, crafted, considered and revealing in detail. These are spaces designed to reveal continuously over time, a carefully crafted materiality, with fine grain detailing.

Brent Lee’s philosophy is to devote the time and the energy to shape interiors that respond to user’s requirements and desires. A honed craft to produce a feeling of sophistication, and an experience of a thoughtfully designed ‘one-off’ home. The materials Brent Lee gravitates towards are natural and timeless; materials that have been used for centuries both for their aesthetic and functional qualities. The result is a neutral and naturalistic palette that’s further enhanced by natural light and shadows.



“The interior design represents restraint in palette and generosity in beauty. These are spaces to be proud of, and should inspire a personal design response to create a human connection with ‘home’.”

Jacqueline Hayek, Spyre



Hampton Ltd interiors are designed as personal sanctuaries, refined and generous in size. Inspired by their surrounds, the muted tones and sophisticated palettes capture the essence of the coastal setting. All elements, from oversized ceiling heights to great craftsmanship, elevate the living experience.

Highly considered spatial design prioritises the most loved and used spaces in each residence. Layouts are designed around focal points such as the open plan kitchen and master bedroom — spaces where people spend most of their time. Where possible, light-filled living spaces are orientated towards outlooks and terraces.

Lighting is carefully considered, avoiding the sweeping use of ceiling lighting commonly seen. Instead, focused lighting effectively accents cabinetry and specific zones, creating subtle moods and atmosphere.

Subtle distinction between spaces creates a sense of flow and cohesion throughout. Walking through each residence, the journey unfolds intuitively with considered materials imbuing emotion and calm. Each detail is an expression of unmistakable quality, both tactile and sensual.



From the expansive use of stone to engineered oak timber floors, each home is curated to impress. The open plan living flows around the entertainer's kitchen. A sculptural island bench, crafted from Vanilish Pearl marble, stands as a statement piece, drawing people in.

The oversized backbench, deliberately free of cupboards, creates a refined, uncluttered aesthetic. Concealed handles to timber texture joinery maintain a clean, minimalistic appeal, complemented by Gaggenau appliances and dark metal tapware. The laundry space extends from the butler's pantry adding functionality.



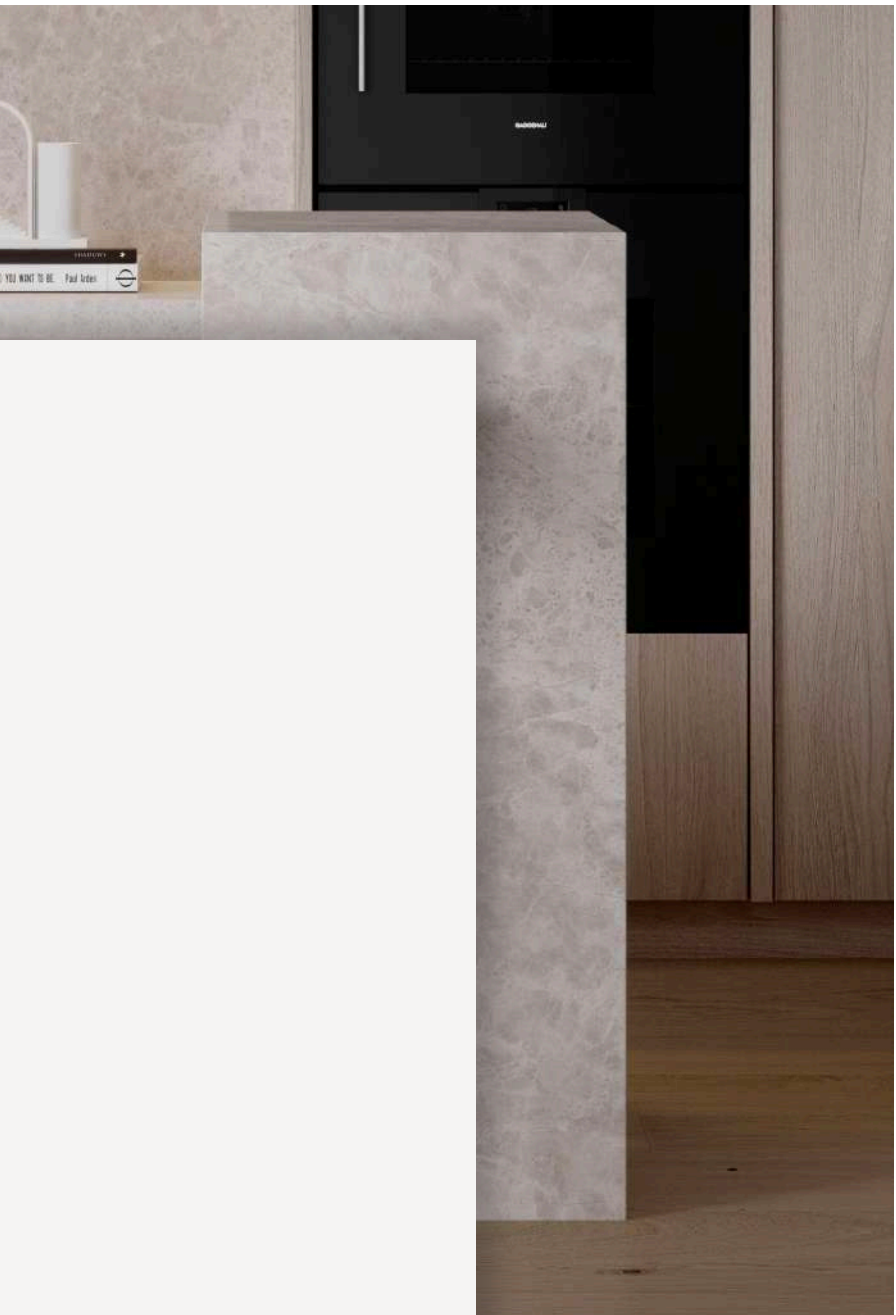


Design Insight; Vanilish Pearl Marble Stone

Emerging in the late 20th century, Vanilish Pearl marble stone is a relatively recent addition to the world of stone in residential homes. It is now proving highly desirable due to its exquisite beauty and versatile characteristics. It originates from Turkish quarries renowned for their unique geological formations, and its contemporary use is a tale of innovation — combining traditional marble craftsmanship with contemporary design aesthetics.

This marble's distinguishing feature lies in its soft, creamy base infused with delicate, subtle veining patterns that resemble the ethereal beauty of pearl shells. Vanilish Pearl's allure lies in its ability to effortlessly complement modern interiors, making it an outstanding choice for Hampton Ltd.

Its refined appearance grants a touch of luxury and sophistication to spaces, while its durability ensures practical longevity. Its neutral colour palette enables seamless integration into the pared back colour scheme of Hampton Ltd, and the stone's timeless appeal is a captivating and enduring choice for those who appreciate elegance, and beauty, in natural stone.





In addition to Vanilish Pearl, Onyx Marble is used in some residences — further enhancing the level of sophistication across the residences

Artist Impression

Artist Impression



Artist Impression



Artist Impression



*Upgrade Option

Artist Impression

Example Kitchen; 36 Deakin Street North.

A showcase of materiality, this kitchen demonstrates a beautiful combination of timber texture and Vanilish Pearl marble stone. At Hampton Ltd, it's not only functionality that is prioritised — the visual appeal of kitchens are considered vital as they enhance the overall ambiance and atmosphere of the space.



Type A, A1, B and B1

*Upgrade Option
Artist Impression



Artist Impression

(Left) Many residences at Hampton Ltd enjoy added convenience of a butlers’ pantry — an invaluable space due to its multi-functional role. Serving as a discreet extension of the kitchen, it offers additional storage for dishes, glassware and small appliances, de-cluttering the main kitchen space. It’s also a versatile staging area for meal preparation, allowing for easier entertaining and catering to large gatherings.

Alongside the kitchen pantry, a key drop zone provides a convenient and organised place to leave keys and other personal items. Ideal for de-cluttering, this can be especially useful for busy households.

(Right) Powder rooms at Hampton Ltd are nothing short of a work of art. Akin to a stone sculpture, the onyx custom vanity makes an impression. Polished stone surfaces and porcelain tiles exude resort-style ambiance.



Artist Impression

REFINED



Artist Impression

BEAUTY



More like a deluxe suite, the master bedrooms dissolve the boundaries between the bedroom, wardrobe and ensuite. Thoughtfully designed with captivating perspectives, there is generosity of space and abundant natural light. Expansive robes feature timber textured joinery. Lush wool carpet adds a sophisticated sense of warmth.





In the master ensuite, expect bespoke bathtubs and resort style freestanding mirrors. Fitted with seamless under-counter basins, they are as functional as they are elegant. Other ensuites and bathrooms feature wall-mounted cabinets, embracing a practical, modern aesthetic.

Type A, A1, B and B1





Artist Impression

(Right) Select residences at Hampton Ltd enjoy a beautiful integrated master ensuite and bedroom. The openness of the design creates a sense of spaciousness and makes both spaces feel larger and more connected. In addition, it allows natural light from the bedroom to flow into the bathroom, enhancing illumination and reducing the need for artificial lighting during the day.

The custom integrated bedroom shelf is finished in Vanilish Pearl Marble, an evocative choice which contributes to the sense of sophistication, tranquility and relaxation.



Artist Impression

Outdoor spaces at Hampton Ltd are prominent and generous in size. The range of terraces and private gardens across the residences offer quiet sanctuaries that are lush and awash with natural light. Upper levels enjoy beyond roof-line views and west-facing sunsets, while penthouse gardens glimpse the stunning bay waters. Designed for easy maintenance, there is considered restraint to personal outdoor spaces which feature textured pavers and coastal planting. Landscaped grounds soften the building while also providing greater privacy. Hues of cream and white in the masonry, balustrades and window frames exude a ‘Palm Springs’ aesthetic.



Artist Impression

A big part of Hampton Ltd is dedicated to creating a lush, natural setting. Layered foliage juxtaposes the bold monolithic forms, softening the masonry. Entrance paths, pedestrian walkways and communal areas feature charming vistas and evergreen climbers. Layered planting in public spaces include soaring ornamental pear trees and flowering shrubs, adding colour and fragrance through changing seasons.

Designed to consider its immediate environment, Hampton Ltd has a highly considered environmental impact. Solar panels generate electricity to power building facilities, helping to reduce reliance on the grid. Rainwater tanks provide water for landscape irrigation and toilet flushing. Best practice architecture ensures greater protection from the sun, using eaves, landscaping and double glazing to reduce heat absorption, heat loss and lowering energy costs.



Type E



BAYSIDE

A suburban paradise by the sea, the allure of Hampton is undeniable. It offers a lifestyle that celebrates wellness, fresh air and the great outdoors. Locals enjoy leisurely walks to Hampton Beach, the Alexander Park Playground, Peace Park or the Trevor Barker Oval.

A desirable location for families, there are public and private schools of great repute, for the youngest tot to the high schooler. Haileybury College (Brighton Campus), St Leonard’s College, St Mary’s Primary School, and Hampton Primary School are all within easy reach.

On Hampton Street, the shopping village offers a tapestry of boutiques, cafes, restaurants, supermarkets and everyday convenience. Hampton Railway Station is only a 5-minute walk, a gateway to Melbourne’s pulse. Convenient bus routes along Hampton and Thomas Streets further enhance connectivity. By car, South Road, Nepean Highway, North Road, and Beach Road ensure ease of access in every direction.

Slightly further away, but within convenient reach, Church Street Brighton is the shopping, dining and entertainment capital of Bayside. Home to more than 200 retailers, it’s a high-quality complement to what’s immediately on offer in Hampton.



The bayside walking trail is a beloved local gem. Cherished by Hampton residents, its picturesque setting is well-known to rejuvenate the spirit at a moments’ notice. It’s a convenient spot to enjoy daily walks, jogs, or picnics with family and friends. Sandy beaches and lush green spaces also provide ample opportunities for relaxation and other recreational activities. The serene coastal ambiance offers a refreshing escape, inviting residents to unwind while enjoying stunning views of Port Phillip Bay.



A BAYSIDE PLAYGROUND

PLACES TO EAT

- 01 Brighton Schoolhouse Cafe
- 02 Pantry
- 03 Laurent Bakery
- 04 Half Moon
- 05 Olie & Ari
- 06 Meatsmith
- 07 Butcher and Vine
- 08 The Hamptons Bakery
- 09 Honey Boy Vietnamese
- 10 Hampton Wine Co
- 11 Feast Cafe & Bar
- 12 Sebastian's Food & Wine
- 13 Merrymen Cafe
- 14 Brown Cow
- 15 Paperboy Cafe
- 16 La Svolta Pizzeria

FASHION & HOMEWARES

- 17 ECO D
- 18 Dendy Plaza
- 19 Flannel
- 20 Mecca
- 21 Handworks
- 22 The Ark Clothing Co
- 23 Jac and Mooki
- 24 Frankie & Co Lifestyle

POINTS OF INTEREST

- 25 Woolworths
- 26 Brighton Beach Boxes
- 27 Brighton Public Golf Course
- 28 Dendy Park
- 29 Sandringham Athletics Centre
- 30 Thomas Street South Reserve
- 31 Hampton Beach
- 32 Trevor Barker Oval
- 33 Sandringham Yacht Club

HEALTH & FITNESS

- 34 Endota Spa
- 35 BFT Hampton
- 36 Kula Yoga
- 37 KX Pilates

SCHOOLS

- 38 St Leonard's College
- 39 Haileybury College
- 40 Hampton Primary School
- 41 St Mary's Primary School









Bayside Living;
a great place for a healthy outdoor lifestyle



A local favourite;
Phillippa’s Bakery, Hampton Street



Hampton and Brighton;
abundant local cafe's and bars



BRAND



Artist Impression

PARTNERS

Gaggenau appliances offer a sophisticated blend of high-performance German engineering and contemporary design, perfectly complementing Australian homes.

Renowned for their superior craftsmanship and use of high-quality materials, Gaggenau appliances provide optimal performance and efficiency; aligning with Australia’s emphasis on sustainable living. The brand’s innovative technologies includes advanced cooking functions in their ovens, precise cooktop controls and smart connectivity, catering to the culinary preferences of Australia’s diverse and dynamic households.

Sleek and minimalist aesthetics harmonise with modern interior designs, contributing to a timeless integration into various kitchen designs. Their products are passionately built with close consultation of professional chefs to empower and enthuse the home chef to create and entertain with confidence. The durability of Gaggenau appliances is particularly well-suited for lifestyles where the kitchen often serves as the heart of the home and family activities, and is often regarded as the soul of the kitchen.



Artist Impression

When it comes to wine fridges, Liebherr sets the gold standard. Renowned globally for an unwavering commitment to quality and innovation, Liebherr have consistently earned the trust of wine connoisseurs who demand the perfect environment for their collections. A testament to precision and excellence, each fridge embodies meticulous engineering offering precise temperature and humidity control that ensure wines age gracefully.

Liebherr wine fridges are not just about functionality; they are also a masterpiece of design with their sleek and contemporary aesthetic a perfect complement to Hampton Ltd. Beyond their exceptional performance and design, Liebherr is deeply committed to sustainability, making eco-conscious choices that minimise environmental impact.



Artist Impression

PROJECT

TEAM

Spyre have a history of creating homes that define a new standard of timeless, luxury living. Well-established residential specialists, they have a strong reputation for creating extraordinary, personal sanctuaries. Based in Queensland, and now making a mark in Melbourne, Spyre brings a fresh, open-minded approach to local developments.

Spyre are proud to be leaders and visionaries, but also stand by what they promise. An elevated commitment to craftsmanship and the ability to deliver upon this, is where Spyre stands apart. At Hampton Ltd, Spyre are delivering something remarkable which requires a level of prowess, mastery of craft and creative flair that’s rarely seen. It’s equally thought provoking as it is visually impressive. And importantly, it demonstrates an incredible level of passion and expertise from a team who are going to extraordinary lengths to create something special — for each and every residence.

SPYRE



MLD STUDIO; ARCHITECTURAL PARTNER

Design-led MLD Studio specialises in a wide range of sectors and a multitude of contexts. With offices in Melbourne and Queensland, their portfolio includes local, national and international projects.

They approach each site uniquely, considering their every potential and designing with the needs and desires of end-users, firmly in mind. They have a strong focus on the client's brief and a sensibility of site, and produce building designs which inspire as well as function within their surroundings. MLD Studio has experience in spacial planning, passive design principles and contextual materials.



CDA DESIGN; LANDSCAPING PARTNER

Recognised for high-quality, integrated solutions, CDA Design creates urban landscapes that capture each site's unique character. Considering environmental, economic, functional, cultural, social, and recreational aspects, CDA Design brings places to life.

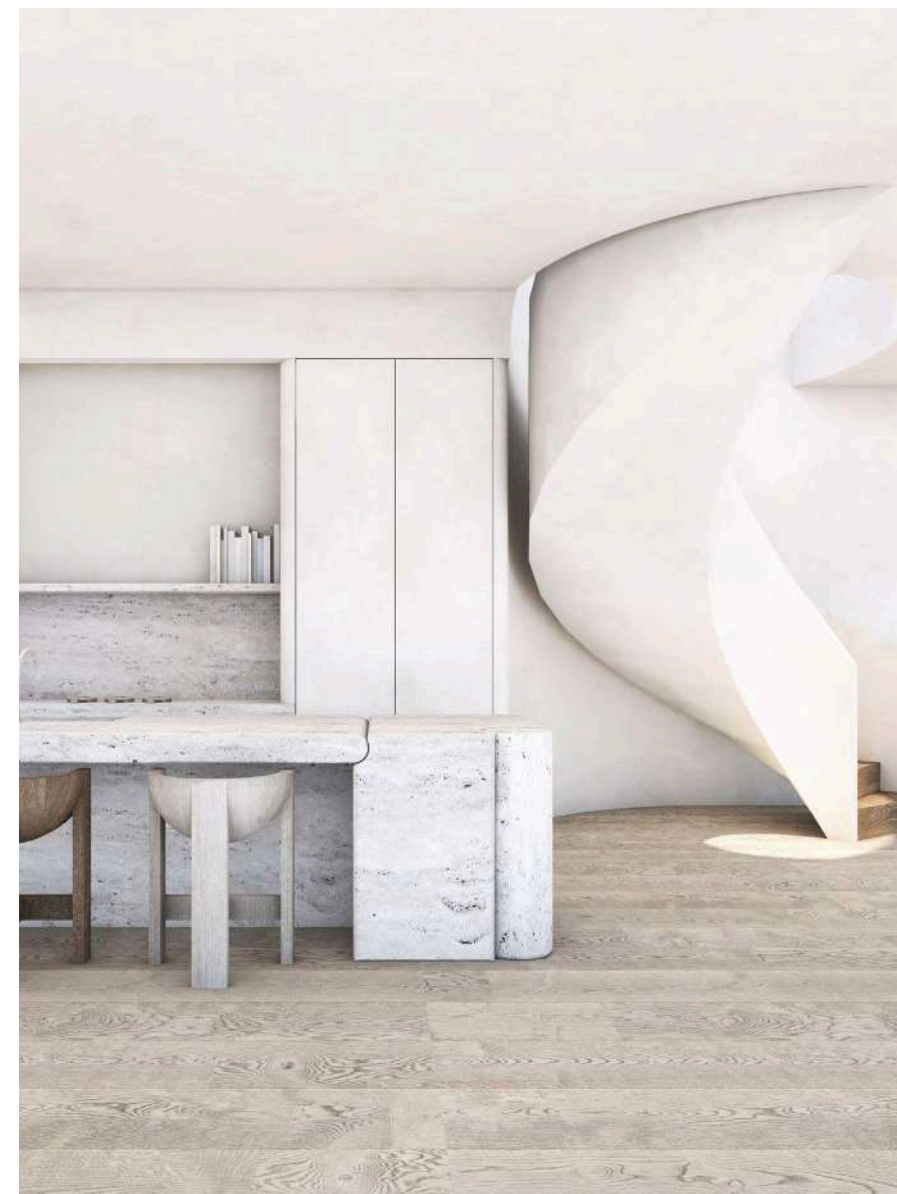
A significant aspect of Hampton Ltd's landscape design revolves around crafting a verdant and organic environment. Layered foliage is juxtaposed with striking monolithic structures, which, in turn, lends a softened quality to the masonry. Inviting entrance paths, pedestrian walkways, and communal areas are adorned with delightful apartment arbor entries and evergreen climbers. Spaces are enriched with a diverse planting scheme, showcasing ornamental pear trees and blossoming shrubs that infuse vibrant colours and captivating fragrances throughout the changing seasons.



STUDIO BRENT LEE; INTERIOR DESIGN PARTNER

Brent Lee has garnered recognition for his exceptional talent, serving discerning homeowners in Australia and California.

His interior design philosophy centres on refinement, stripping spaces down to their essential structure and furnishings. Hampton Ltd represents a pivotal moment in his career, where he harnesses the beauty of natural materials to create elegantly crafted spaces. He seamlessly extends the architectural elegance of the building's exterior to the interiors, employing a palette of neutral selections that reveal intricate craftsmanship upon closer examination. These spaces are a testament to Brent's meticulous attention to detail, designed to evolve and unveil their carefully crafted materiality over time, offering enduring elegance.



PROUDLY
DEVELOPED
BY SPYRE