

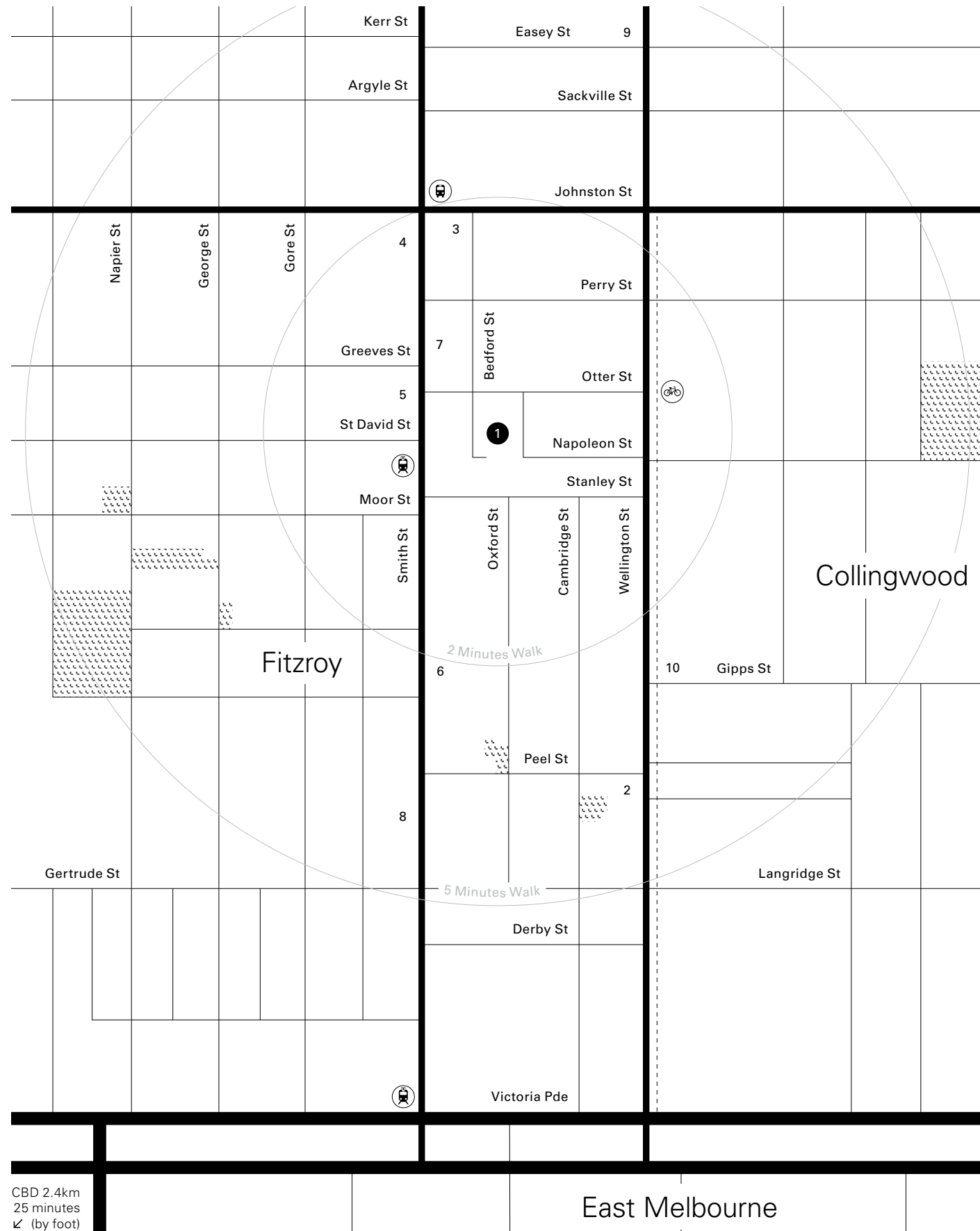
**ABC**

The spaces we inhabit have palpable effects on who we are. Our homes, our neighbourhoods, our surroundings – these are not merely observed, they are felt.

With this in mind, we have collaborated with DKO and DesignOffice, with whom we created Peel By Milieu, to design sophisticated homes tailored to reflect the individuals who live in them.

Situated in Melbourne's creative hub, Collingwood, Bedford By Milieu is an evolution of our Peel Street residences; the next step in an ongoing dialogue between people and place. Focusing on long-term satisfaction, we are offering a service that allows prospective homeowners to shape and refine their space to complement the daily rhythms of their lives.





Eclectic and ever-changing, Collingwood has a diverse offering of eateries, bars, retailers, galleries and hidden gems. We have selected 10 places we love, all within five minutes' walk from your door.

1. **Bedford By Milieu**  
Ideally situated in the heart of Melbourne's premier culture and lifestyle hub – a place for you to call home.
2. **Congress**  
Our first hospitality venue, we created this space so Peel By Milieu residents and locals alike could savour fine wine or espresso until late.
3. **Terror Twilight**  
On the corner of Bedford and Johnston Streets, this cafe serves up delicious, guilt-free food and an excellent cup of coffee.
4. **Shop Ramen**  
Locals and travellers alike flock here to slurp authentic, Tokyo-style ramen at this Smith Street staple.
5. **MeatSmith & Organic Wholefoods**  
This butcher boasts premium cuts and an on-hand sommelier to pair wines with your selections, while next door offers 100% organic produce.
6. **Coles Collingwood**  
The site of the first Coles, this recently rebuilt store is open until midnight.
7. **Alimentari**  
Its lively charm draws many to this delicatessen and eatery, which offers Italian fare to eat in or take home.
8. **Blackhearts & Sparrows**  
Independent purveyors of hand-selected wine, beer and cider, with an evolving range of classic and eccentric selections.
9. **Simhanada Ashtanga Yoga**  
A short stroll away and a calming space to breathe, bend and balance, the studio also provides complimentary meditation classes.
10. **Anytime Fitness**  
With 24/7 access this popular gym makes it easy to work on your fitness, no matter what your schedule entails.

We believe in choice. Rather than a one-size-fits-all approach, we want to help you tailor the space to suit your individual needs, ensuring your home accommodates your lifestyle and works perfectly in the long term. Select your preferred floorplan in a simple three-step process, then choose from refined arrangements for the kitchen, bathroom, laundry and robe.

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1

### Select Apartment

With a maximum of four apartments per floor, there is ample space to configure your home to suit your personality. Options have been tailored for a range of occupants, from individuals to couples to families.

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2

### Select Kitchen Layout

Whether you entertain while you cook or prefer to keep your kitchen sectioned off, you can choose from option A, B or C.

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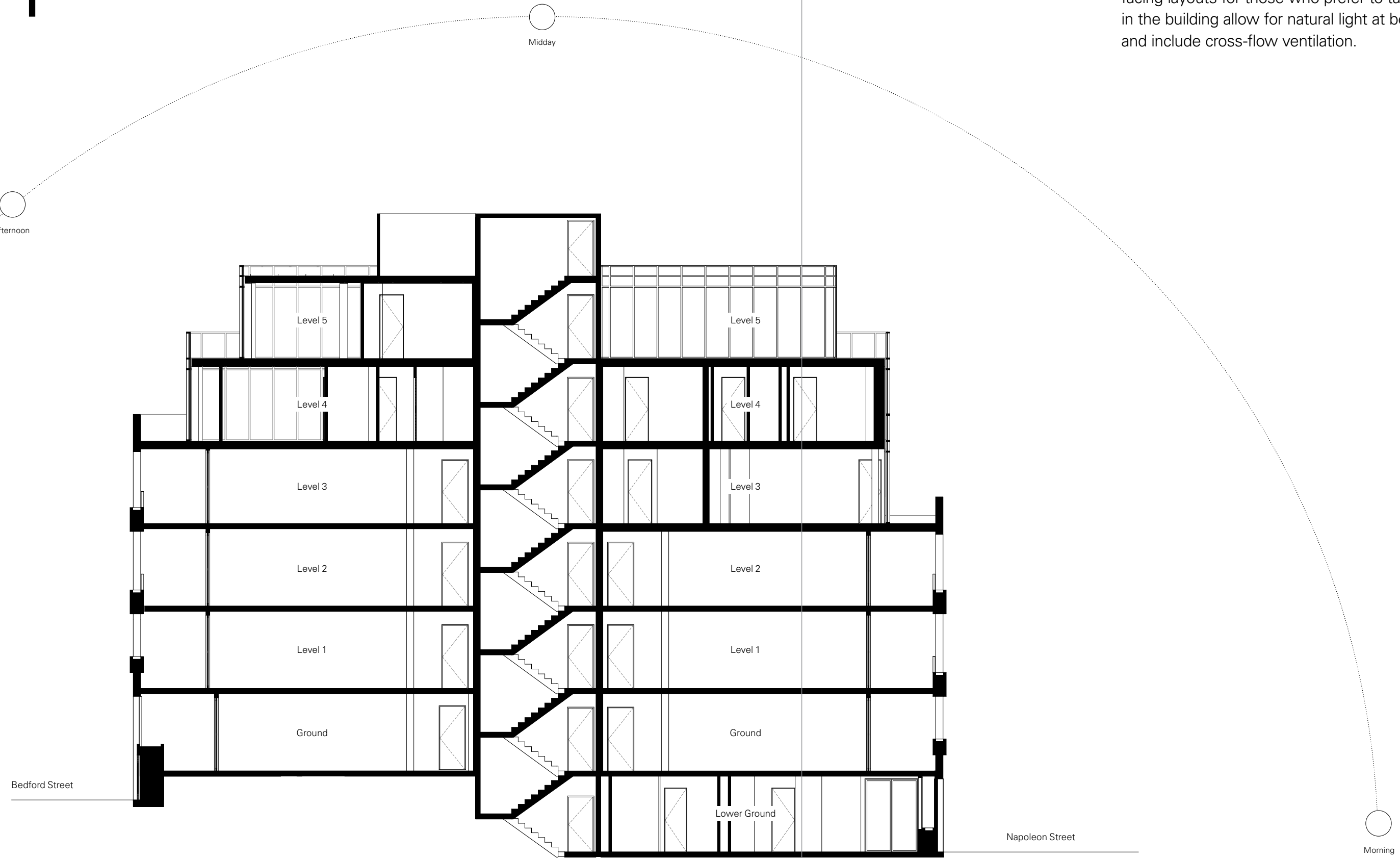
3

### Select Bathroom, Laundry & Robe Layout

One bathroom or two? Tailor the bathroom, laundry and robe to suit your individual needs with option A, B or C.

1

Each level has east-facing spaces ideal for early risers and west-facing layouts for those who prefer to take in the sunset. Homes in the building allow for natural light at both ends of the living area and include cross-flow ventilation.



Bedford Street

Napoleon Street

Morning

# 2

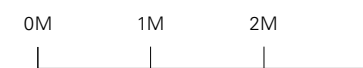
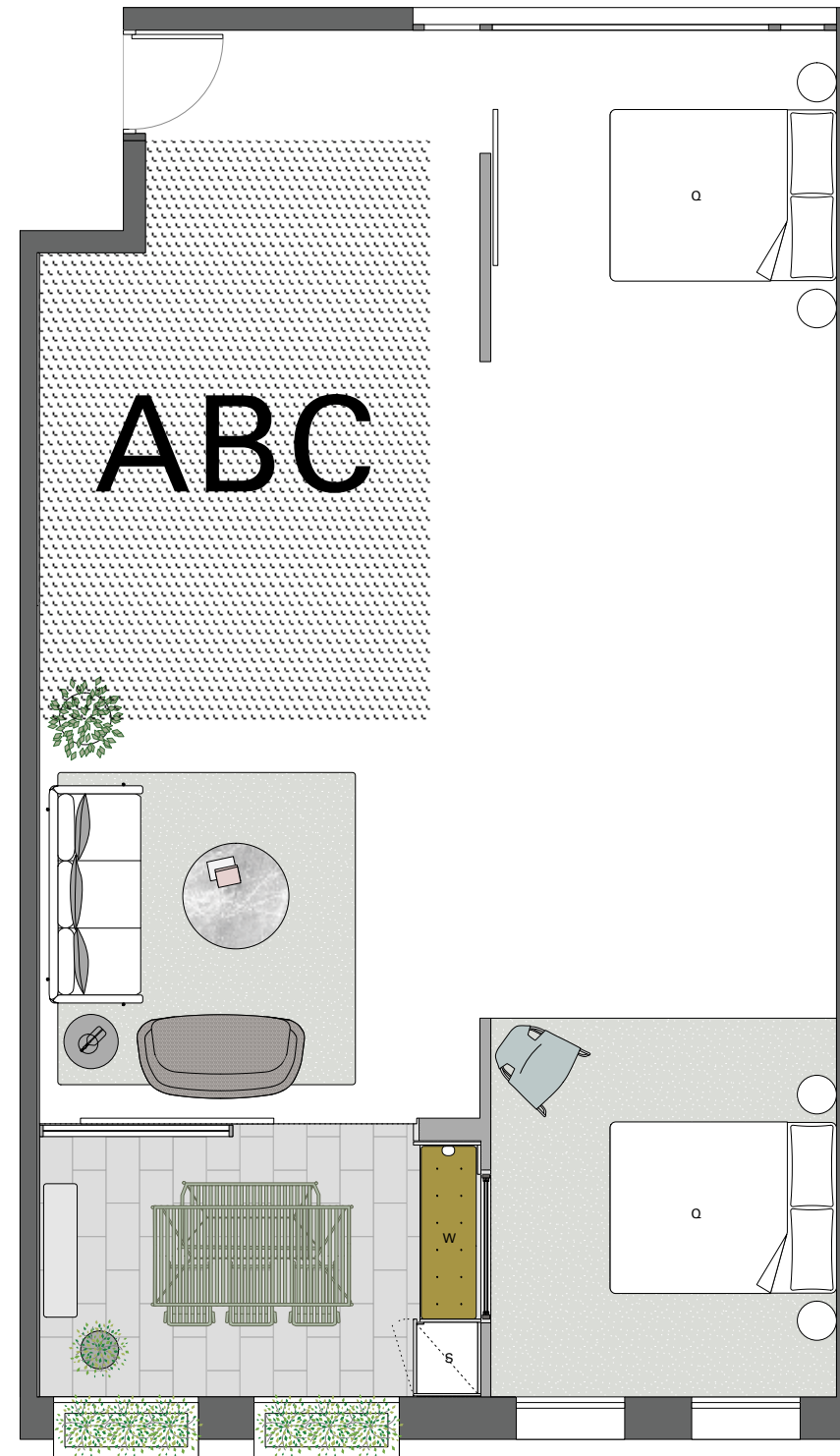
Cooking is a pleasure for many, and we want you to feel comfortable in your kitchen. Three configurations have been designed, each distinctly suited to meet both the practical needs and personal preferences of residents, and to complement different living arrangements.

All kitchens contain a welcome station, broom cupboard, appliance cupboard and pantry.

10 – 11

Internal Area: 86m<sup>2</sup>  
Terrace Area: 11m<sup>2</sup>  
Total Area: 97m<sup>2</sup>

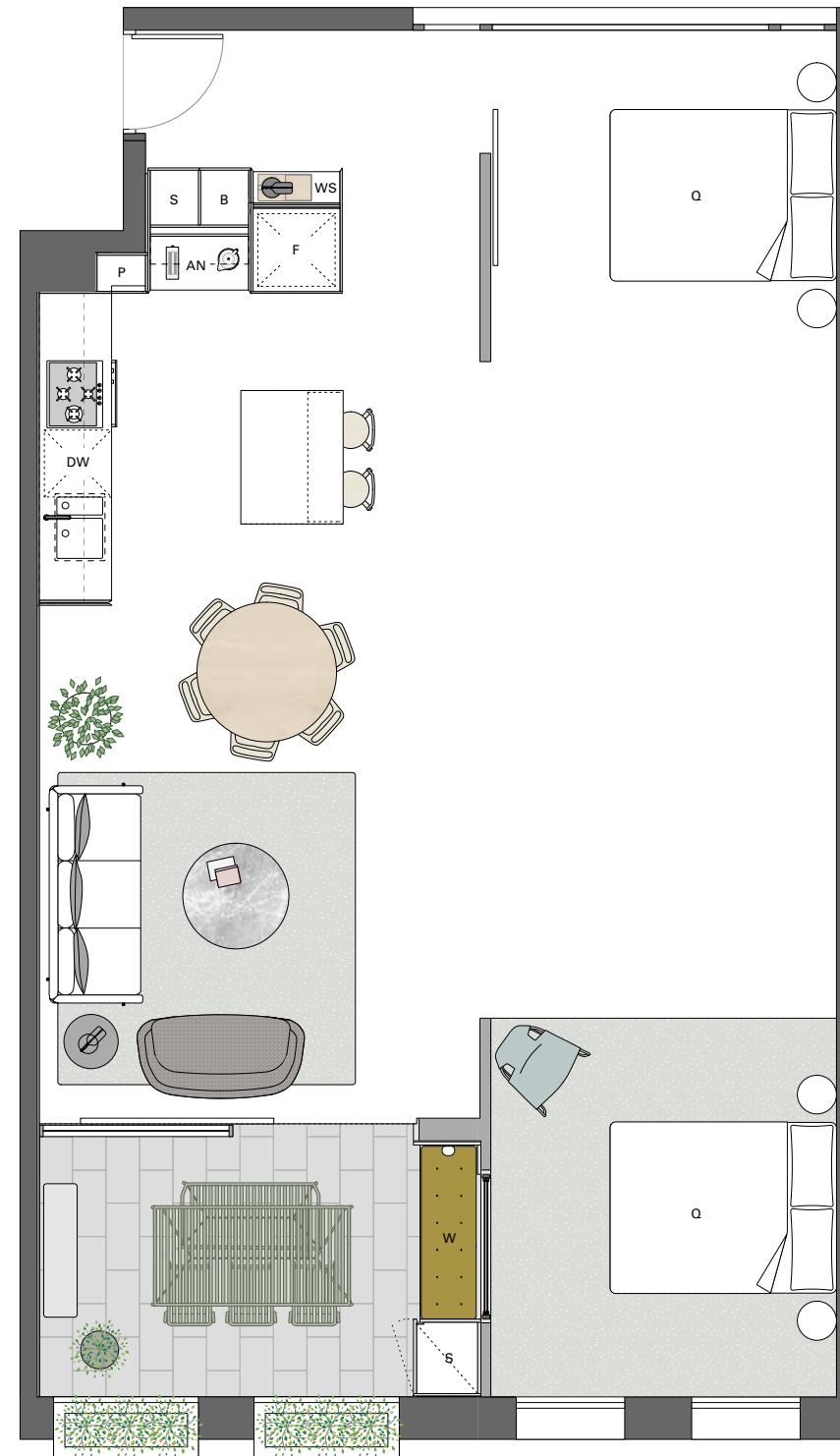
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# 2

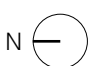
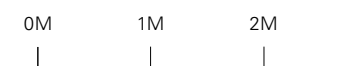
# A

This classic 'L' shaped kitchen has ample storage space and includes a wall unit, central island, full-height storage, welcome station, space for a separate dining table and room for two bar stools. Sink, cooktop and oven are out of view of the living area, and there is an appliance nook and pantry above the counter. Ideal for those who prefer things to be out of sight.



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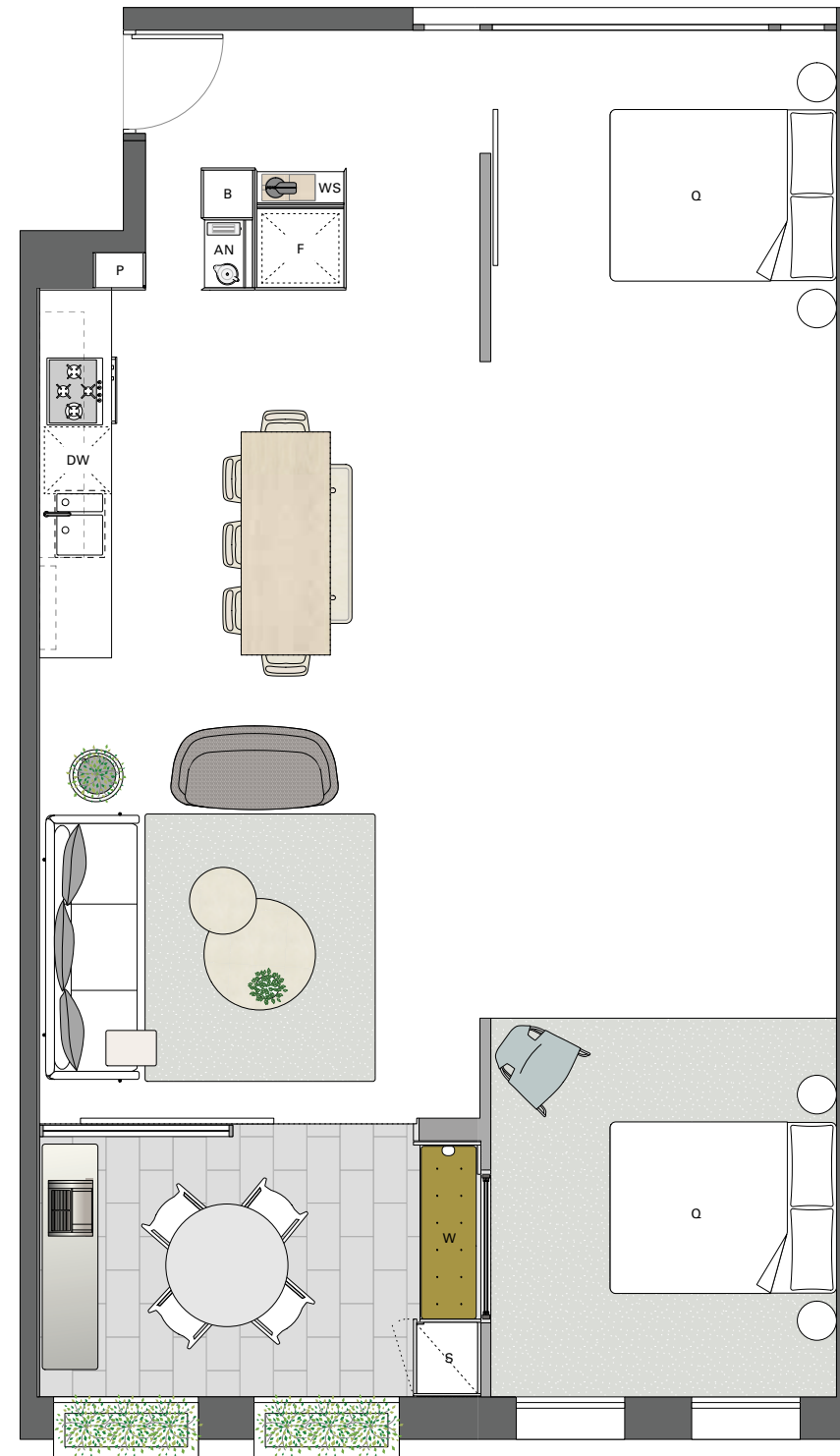
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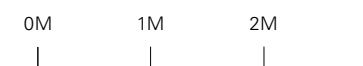
# 2

# B

This furniture-based configuration opens up the space, with the dining table centrally positioned and a low-level credenza unit fixed to the wall. It also includes a block for a refrigerator, storage and appliances. Ideal for those who prefer a communal cooking experience.



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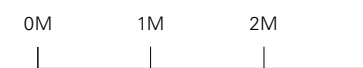
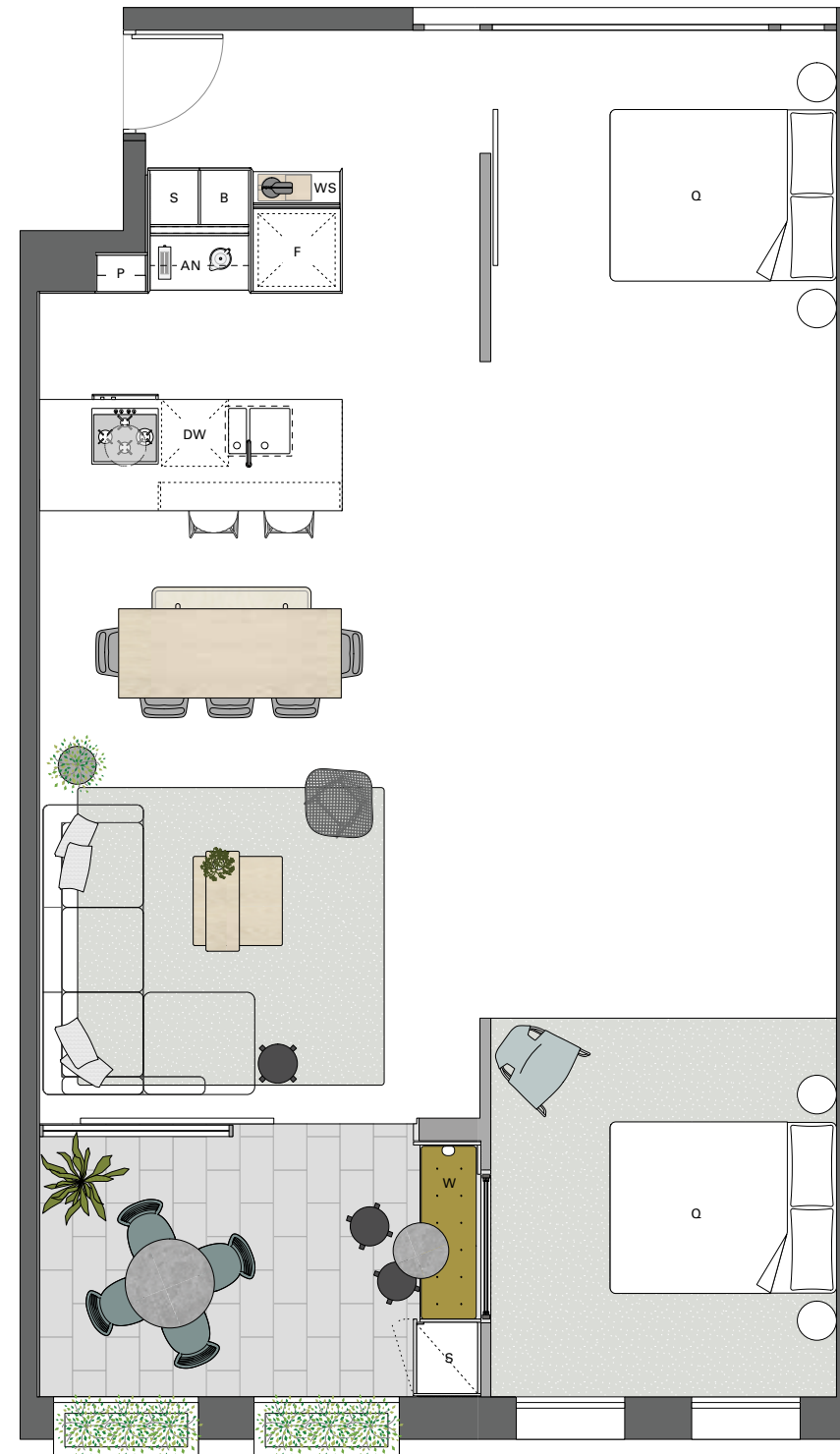
# 2

# C

This galley-style configuration creates a separate cooking area and includes a full-height pantry, an open area for appliances, space for a larger dining table and room for two bar stools. Ideal for the cook who likes their own space when preparing a meal, but still wants to talk.



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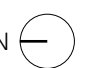
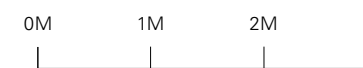
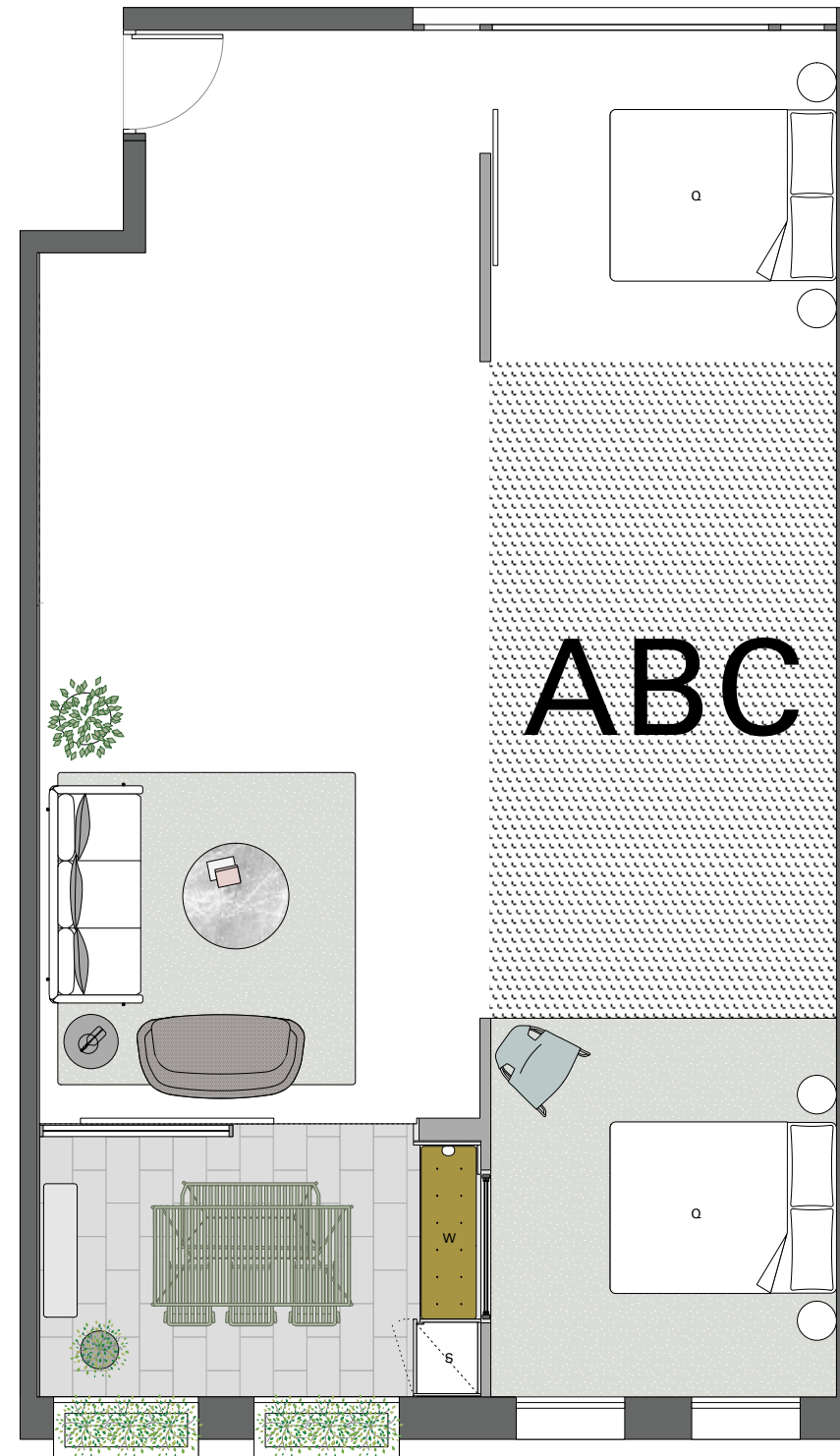


# 3

The bathroom is an intimate space for daily rituals, in which comfort and calm are paramount. Do you need one bathroom or two? Would you prefer a walk-in robe or would you rather utilise the space differently? Three 'core' configurations have been created, each designed to complement different living arrangements. All include laundries and robes concealed behind sliding doors, and railings for storing garments.

The three laundry options vary in terms of storage and access, while robe configurations range from comfortable yet compact to walk-ins.

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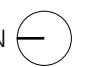
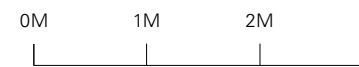
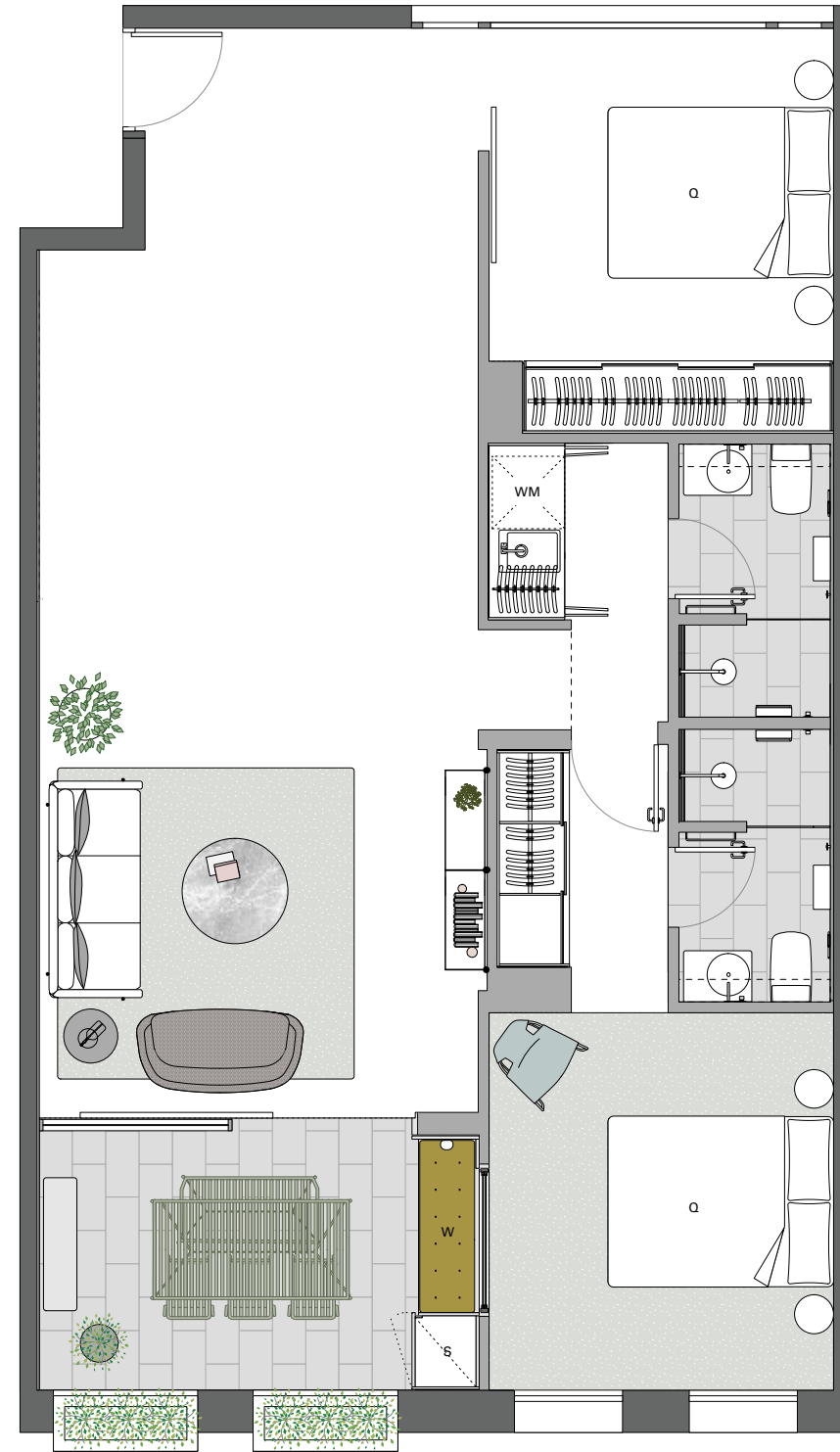
# 3

# A

Configuration A features two bathrooms. Compact yet considered, this is ideal for those who frequently host guests, live in a house-share or prefer their own private bathroom. Each is accessed away from the living and dining areas. The bedrooms and living space are disconnected to ensure privacy.



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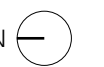
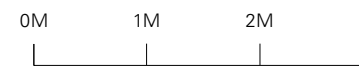
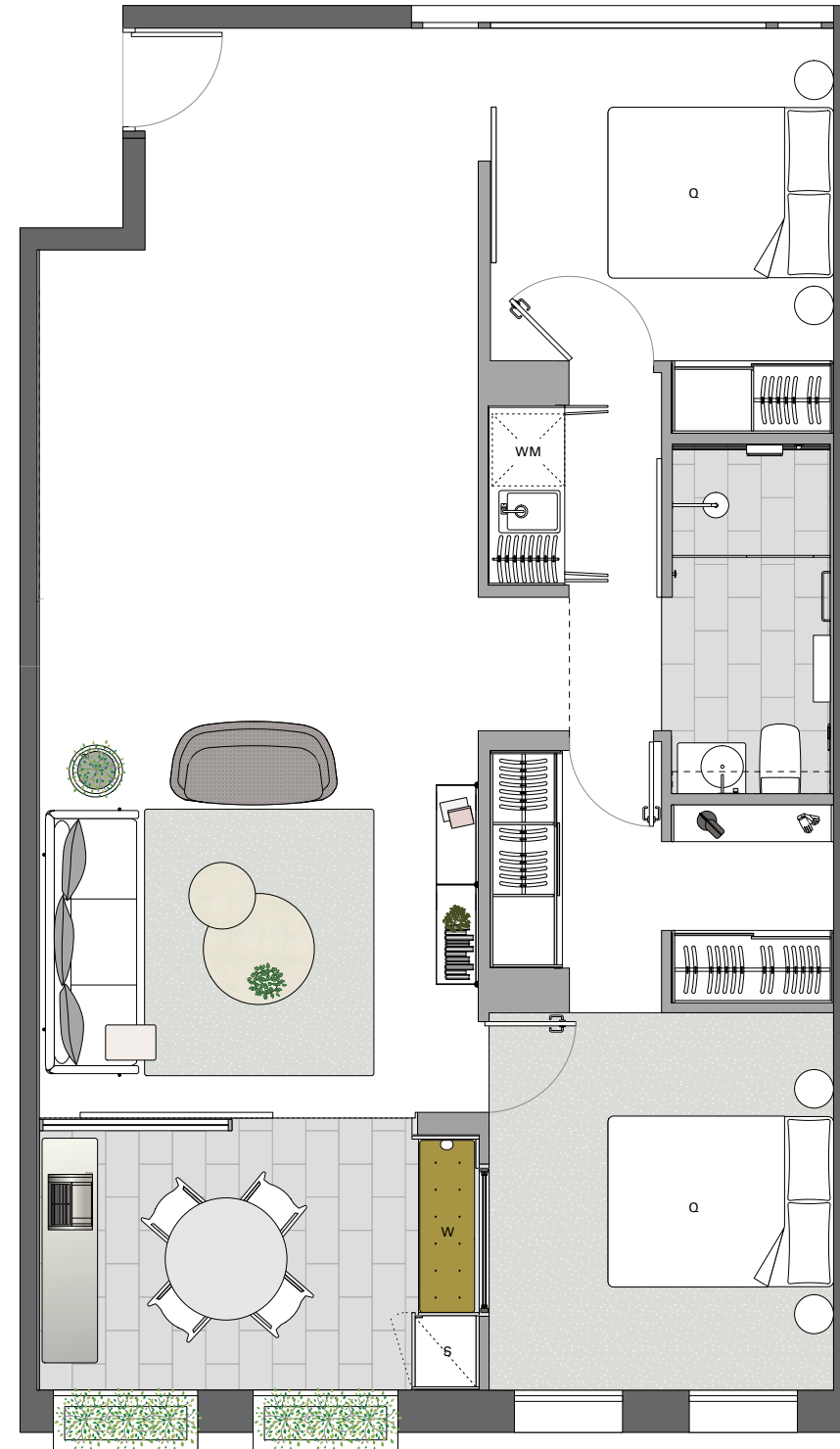
# 3

# B

Configuration B features a spacious bathroom and a walk-in wardrobe connected to the master bedroom. Ideal for those with an extensive wardrobe, the ample storage provided by the configuration ensures there's a place for everything.



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# 3

# C

Configuration C is a more luxurious offering. The bathroom includes a wet area, two basins, a sectioned-off water closet, and a free-standing bath. There is also a walk-through laundry and both bedrooms have direct access to the bathroom.



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Signature elements have been meticulously designed to maximise liveability and comfort, so that occupants truly feel at home. A welcome station, window seat, storage and consideration of the common areas of the building are some of the signature touches designed to enhance the felt experience of living at Bedford By Milieu.



**Welcome Station**

A perfect place for the small items we carry with us each day. Drop your keys here when you come home, leave loose coins, and charge your devices. A personal foyer, this is an area to be styled as your own to reflect your personality.



**Common Areas**

These spaces play a major role in the experience of living at Bedford By Milieu and they have not been overlooked. With a focus on holistic design, the communal areas have been thoughtfully devised to enhance residents' enjoyment. The entrance and foyers are beautifully finished, while familiar design cues effect a sense of coming home.



**Window Seat**

An optional inclusion, this is a great spot to enjoy that first cup of coffee, get cozy with a book or magazine, or catch up on the news. An outdoor table can also be styled to your liking, while the seat itself offers additional storage.



**Storage**

Clever storage is essential to a functional home. Consideration has been given to the objects that get used day-to-day, from the spaces created for kitchen appliances and domestic items, large and small, to the design of the wardrobe and broom cupboards. Joinery elements for device charging, as well as shelves and drawers for books and paperwork, ensure the space can remain clean and modern.

Liveable space is at the heart of Milieu’s design philosophy. True to our namesake, the spaces we create are informed by their surroundings and designed to accommodate the rigours and routines of contemporary life. These ideas and principles are consistent across all of our projects, but they evolve over time and are refined from one venture to the next. Bedford Street is an evolution of the ideas and approaches that informed the design of Peel By Milieu; it’s the next step in an on-going dialogue between people and place.

Sustainable Design

**Fixtures & Fittings**

Resource-saving technology, low energy lighting and water efficient fixtures are designed to increase efficiency and lower costs.

**Rainwater**

Rainwater collection is redirected for use in the internal gardens.

**Central Hot Water**

A central gas hot water system minimises energy use and costs.

**Thermal**

The use of double glazing and the concrete structure all help to minimise heating and cooling costs.

**Solar Electricity**

A PV system will be located on the roof.

**High Ceilings**

With approximately 2.8m high ceilings in living areas, apartments will always feel spacious and inviting.

**Flexible Spaces**

Adaptable and interchangeable design helps you make the most of your space.

**Terraces**

Floor-to-ceiling glazing and large openings from living spaces onto terraces help connect you to the outdoors.

**Storage**

All apartments have secure and accessible storage cages.

**Acoustics**

Double glazing as well as a concrete structure and façade help minimise noise transfer between apartments and the outside.

**Quality Fittings & Fixtures**

The details reinforce the simple design philosophy. That translates to high-quality taps, door handles, ovens, cupboards, lighting fixtures and more.

**Robust Durable Materials**

All apartments feature high-quality materials that are built to last. The same care has been given to common areas including entries, foyers and lobbies.

Build Quality

**Air-conditioning**

Concealed reverse-cycle split system to living areas and the bedrooms of two and three-bedroom apartments, with no condensers on balconies.

**USB GPOs**

General-purpose outlets in kitchens come with USB outlets for simpler charging of your electronic devices.

Bikes

**Bike Spaces & Bike-Friendly Surfaces**

Secure bike storage room in the basement. Durable entry and foyer areas will prove to last well into the future.

Amenity

**Natural Light & Ventilation**

All bedrooms and living areas have direct access to natural light and ventilation.

**Dual Aspect**

Every apartment has access to natural airflow. The open-air atriums also provides air into each apartment.

**Community Notice Board**

A community notice board creates a true sense of neighbourhood and connection between occupants.

**Proactive Owners Corp**

We care about our building beyond settlement and handover, and will continue to treat it and its inhabitants with the respect they deserve.

**Pet-Friendly**

Pets are a wonderful addition to any home. As such, OC Rules have been prepared with pet ownership in mind and we have invested in durable surfaces.

**Milieu Stays**

Our accommodation management service streamlines and enhances short-term renting within Milieu buildings, and is delivered with the utmost professionalism. We established Milieu Stays to ensure that all permanent residents remain undisturbed and to preserve the integrity of Milieu homes.

## Team



Peel By Milieu (Completed by Milieu 2017)

### Milieu Property

Established in 2010 and with multiple award-winning completed projects, Milieu holds an enduring commitment to considered architecture and development. Collingwood-based and northside-focused, Milieu draw on the unique character of Melbourne's people and its surrounds to create sustainable spaces that both mirror and enhance the environment and the lives of those who call them home.

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



120 Campbell Street (Completed by Milieu in 2017)

### DKO

DKO's enviable reputation is built on meticulously designed buildings that complement urban living, with respect for local context. A long-time collaborator with Milieu – having worked on eight projects together – the practice creates sharp, intelligent and articulate spaces that serve the people, stand the test of time and positively contribute to the visual narratives of the neighbourhoods in which they stand.

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



Hertford Street (Completed by Milieu in 2017)

### DesignOffice

Through a continuous process of exploration and design refinement, Collingwood locals DesignOffice deliver confident and emotive aesthetics that imbue spaces with individuality and bold style. An award-winning practice with a diverse range of professional experience, DesignOffice favour an approach that emphasises empathy and understanding, effecting personable designs that resonate with their occupants.

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

## Sales Enquiries

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# Milieu