



# ARDEN PARK

NORTH MELBOURNE

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# A VILLAGE FEEL IN A CITY EDGE LOCATION



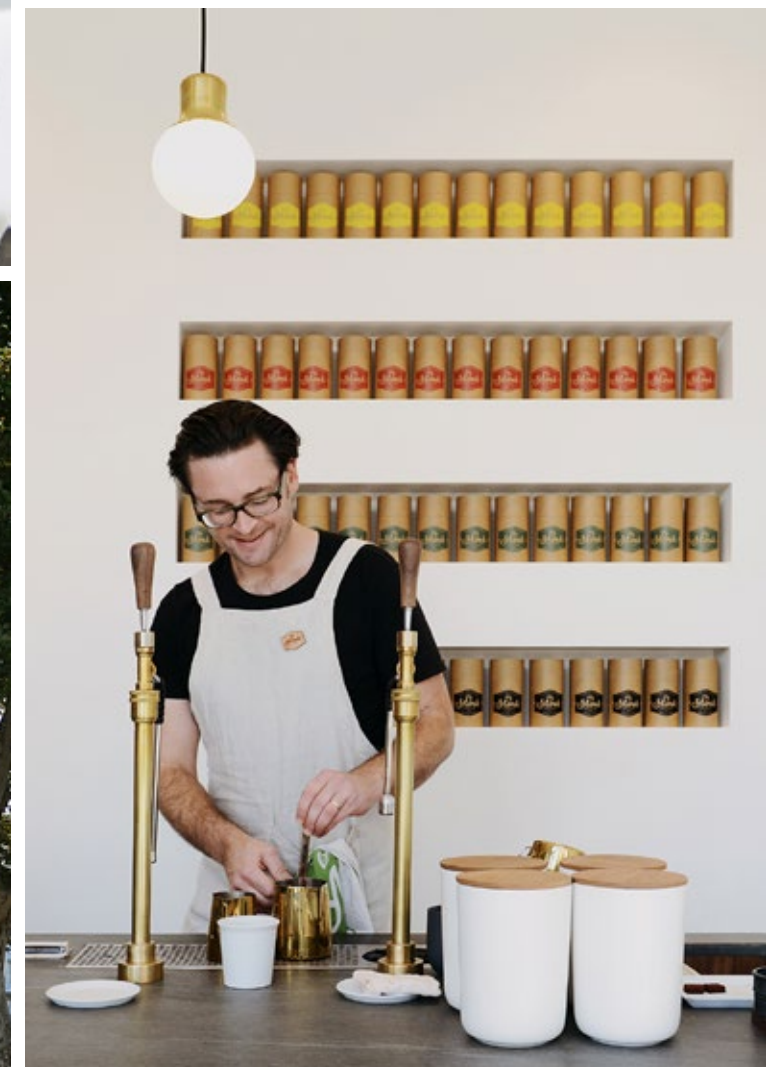


## GOOD PLANNING FOR OVER 170 YEARS

For a neighbourhood that adjoins the CBD, North Melbourne has a surprisingly old fashioned township feel. It's the combination of low-rise housing, wide streets lined with deciduous trees and a charming town centre complemented by a thriving cafe scene.

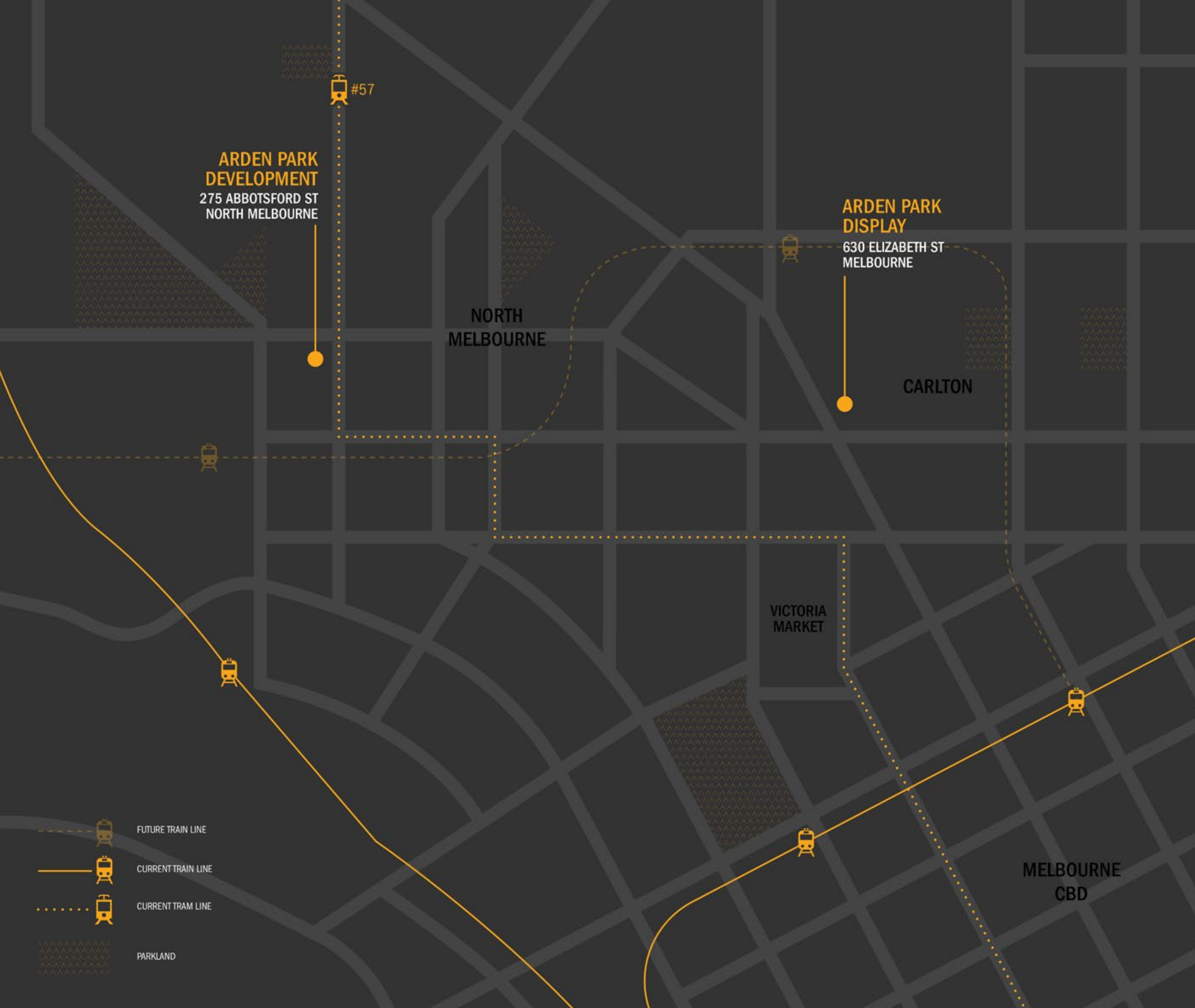
North Melbourne was tacked on to the northern boundary of the City of Melbourne back in 1840. Back when it was called Hotham and was home to a population of gold miners and their families.

The original town planners pursued a very spacious arrangement combining boulevard style roads with large street trees planted down the centre and along both sides. Initial housing was single and double level Victorian style terraces. This vision of space and greenery has been protected ever since.



- CLOCKWISE FROM TOP LEFT**
1. WOODFIRE PIZZA AT OSKAR PIZZA
  2. AFTER WORK DRINKS AT JOE TAYLOR
  3. INDULGE AT MÖRK CHOCOLATE
  4. WIDE TREE LINED STREETS
  5. VICTORIAN STYLE TERRACE HOUSING



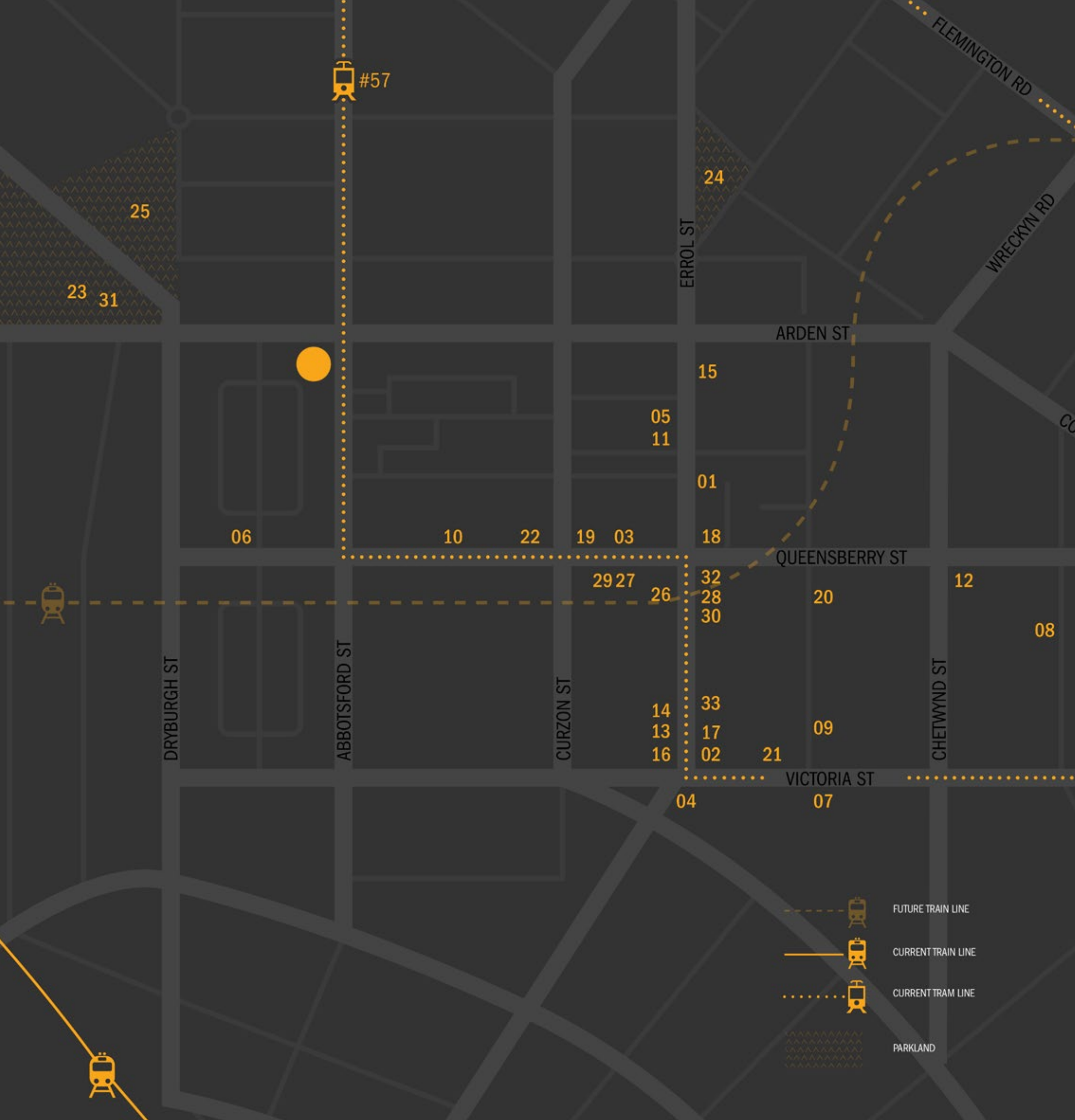


## A CONNECTED COMMUNITY

You can walk to the CBD from North Melbourne, it's about 15 minutes at a standard pace. The Queen Victoria Markets are on the way as well as about a dozen fantastic cafes to fuel your journey. The number 57 tram which runs along Abbotsford Street, gets you to the heart of the city in minutes.

North Melbourne is serviced by Metro Rail, with a second station in the planning phases just around the corner from Arden Park.

Or if you want to travel further afield you can access the M1 within minutes and be at the airport in 20.



## LIVE IN THE SWEET SPOT

### CAFE'S / LIFESTYLE

01. 5 Lire
02. Aesop
03. All the Kings Men
04. Amiconi
05. Auction Rooms
06. Beatrix
07. Clever Polly's
08. Code Black
09. Di Bella Coffee
10. Elceed
11. Fandango
12. Grigons & Orr Corner Store
13. Hot Poppy
14. Joe Taylor
15. Mörk
16. Oskar Pizza
17. Sosta Cucina
18. The Courthouse
19. The French Quarter
20. The Leveson
21. The Whole Store
22. Twenty & Six Espresso

### PARKS

23. Arden Street Oval
24. Errol Street Park
25. Gardiner Reserve

### AMENITY

26. 7-Eleven
27. Ace Antiques
28. Australia Post
29. Foodworks
30. North Melbourne Library
31. North Melbourne Pool
32. North Melbourne Town Hall
33. Supa IGA





**A  
MODERN  
DESIGN  
WITH A  
NOD TO  
THE PAST**



## ARDEN PARK PRESENTS CHOICE

Choice and flexibility has been built into every aspect of Arden Park's design, starting with site orientation.

Residents can select from 88 apartments with either a prized northern aspect, city views, quiet street frontage or even direct street level entry.

Apartments are available in 1, 1+study, 2, 2+study and 3 bedroom configurations to meet the requirements of the diverse local market.

And when it comes to amenities, a large rooftop park provides residents with the freedom to enjoy the space however they like.

Designed by Disegno Australia, PDG's in-house architectural practice, Arden Park presents a boutique residential building which pays homage to North Melbourne's semi-industrial character through meticulous articulation and materiality whilst presenting a thoroughly modern design to enhance the local streetscape.



ARDEN ST

ABBOTSFORD ST

EASTERN FRONTAGE ALONG  
ABBOTSFORD STREET OFFERS  
MORNING LIGHT





ARDEN ST



ABBOTSFORD ST

NORTHERN LIGHT TO  
ALL APARTMENTS ON  
ARDEN STREET





ARDEN ST

ABBOTSFORD ST

QUIET STREET FRONTAGE  
ALONG LITTLE LOTHIAN  
STREET, AND ALL GROUND  
LEVEL APARTMENTS HAVE  
DIRECT STREET ACCESS





ARDEN ST



ABBOTSFORD ST

CITY VIEWS TO THE  
SOUTH EAST



## INTERIOR DESIGN & ARCHITECTURE

Custom designed, operable screens have been used in conjunction with fixed glass panels to welcome dappled light into balcony and interior spaces. These screens can be easily slid and stacked by residents to control sunlight and privacy levels as required.

Finishes are high quality and low maintenance, including unique seamless flooring throughout living, bathroom and kitchen spaces and a choice of two modern colour schemes.


### CLOCKWISE FROM TOP LEFT

1. MODERN BATHROOMS
2. LIGHT FILLED LIVING AREAS
3. DESIGNER KITCHENS
4. CUSTOM JOINERY OPTIONS



*Light, space, storage,  
quality. The hallmarks of  
great liveable interiors on  
display at Arden Park.*





**INDUSTRIAL  
CHARM  
BURSTING  
WITH  
GREENERY**

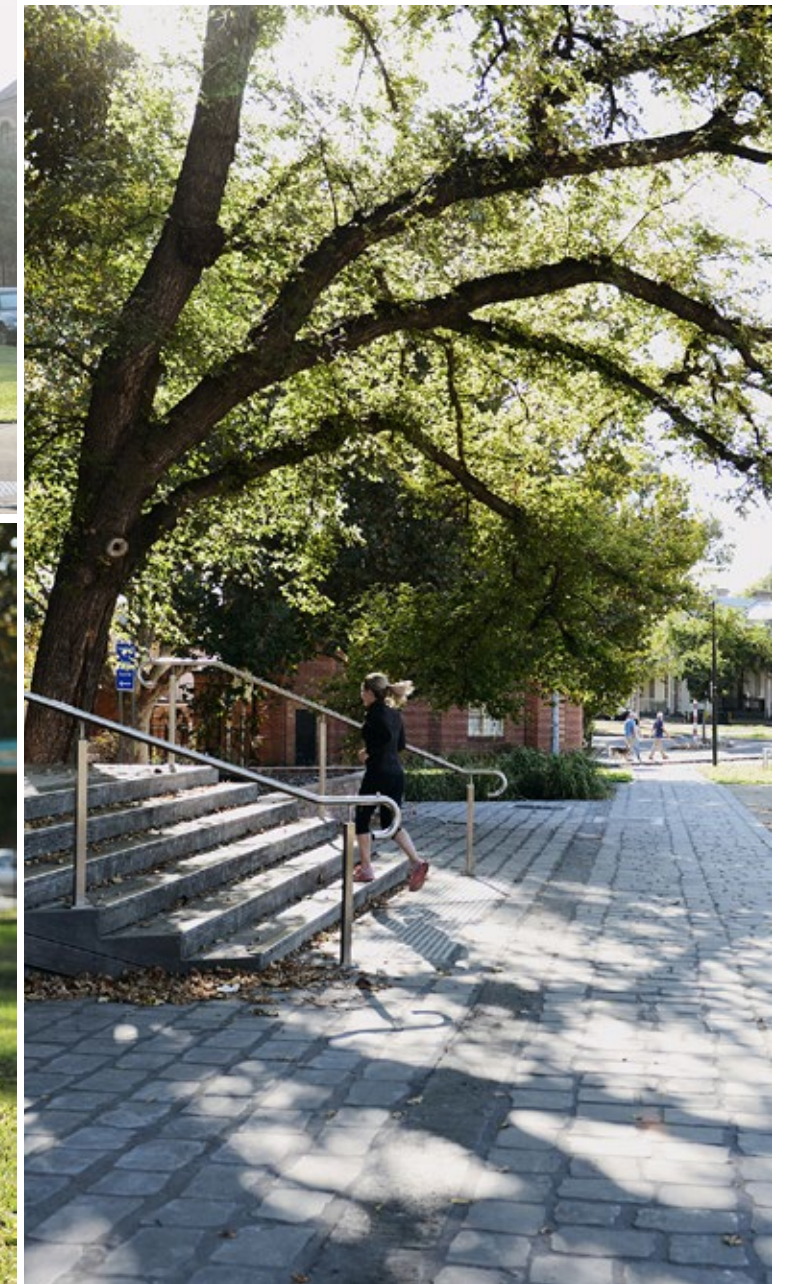


## NORTH MELBOURNE'S GREEN HEART

For a suburb with such a strong industrial built character, North Melbourne's streetscapes and public spaces are lush, green and alive. The main boulevards are lined with large leafy trees and have wide green road verges that provide the perfect spot to enjoy a take away coffee on a sunny day.



*North Melbourne has pocket parks, off leash dog parks, parks with kid's playgrounds and of course the famous Arden Street oval, home of the mighty Kangaroos.*



### CLOCKWISE FROM TOP LEFT

1. ERROL STREET PARK
2. ERROL STREET PARK
3. CLAYTON RESERVE DOG PARK
4. ARDEN STREET OVAL



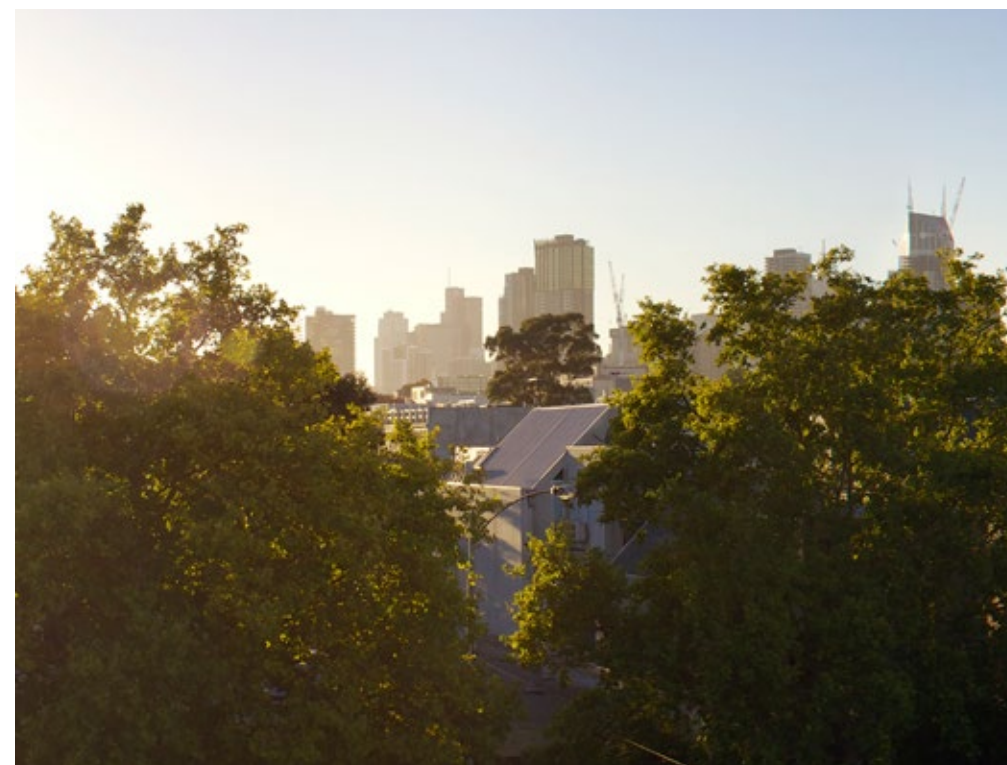
## LIVE BENEATH THE GREEN

In line with North Melbourne's tradition to providing open green space to its residents, Arden Park will follow suit, dedicating its rooftop to exclusive parkland for residents.

Centred around a large grassy open space it will incorporate in-built timber sun lounges, park benches, barbeque pavilions and veggie plots. Perimeter planter boxes with a mixture of evergreen and deciduous trees will provide shade on hot summer days and a changing colour palette throughout the seasons.



*Topped by its own private parkland, for the exclusive enjoyment of Arden Park residences.*



### CLOCKWISE FROM TOP LEFT

1. IN-BUILT TIMBER SUN LOUNGE SEATING
2. BBQ AND OUTDOOR DINING FACILITIES
3. RAISED VEGETABLE PLOTS
4. ELEVATED VIEWS ACROSS THE CITY









**A DEVELOPER  
WITH A TRUE  
CUSTOMER  
FOCUS**



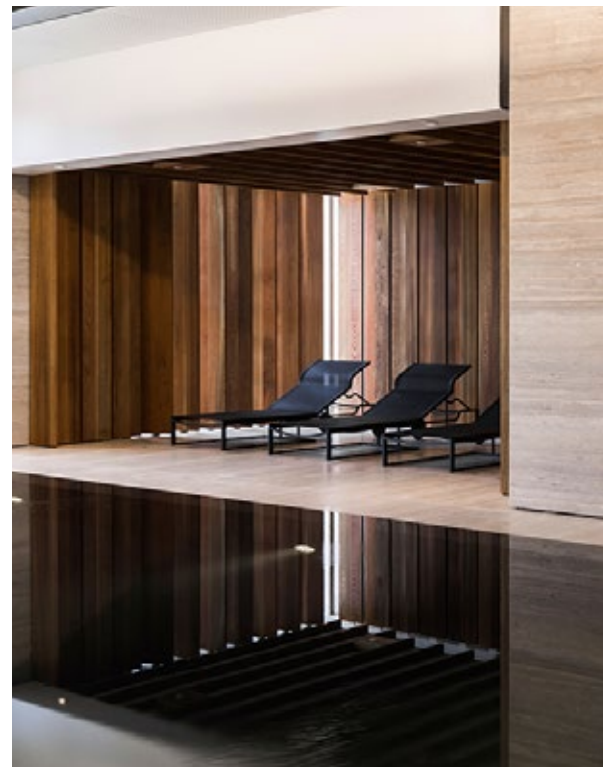
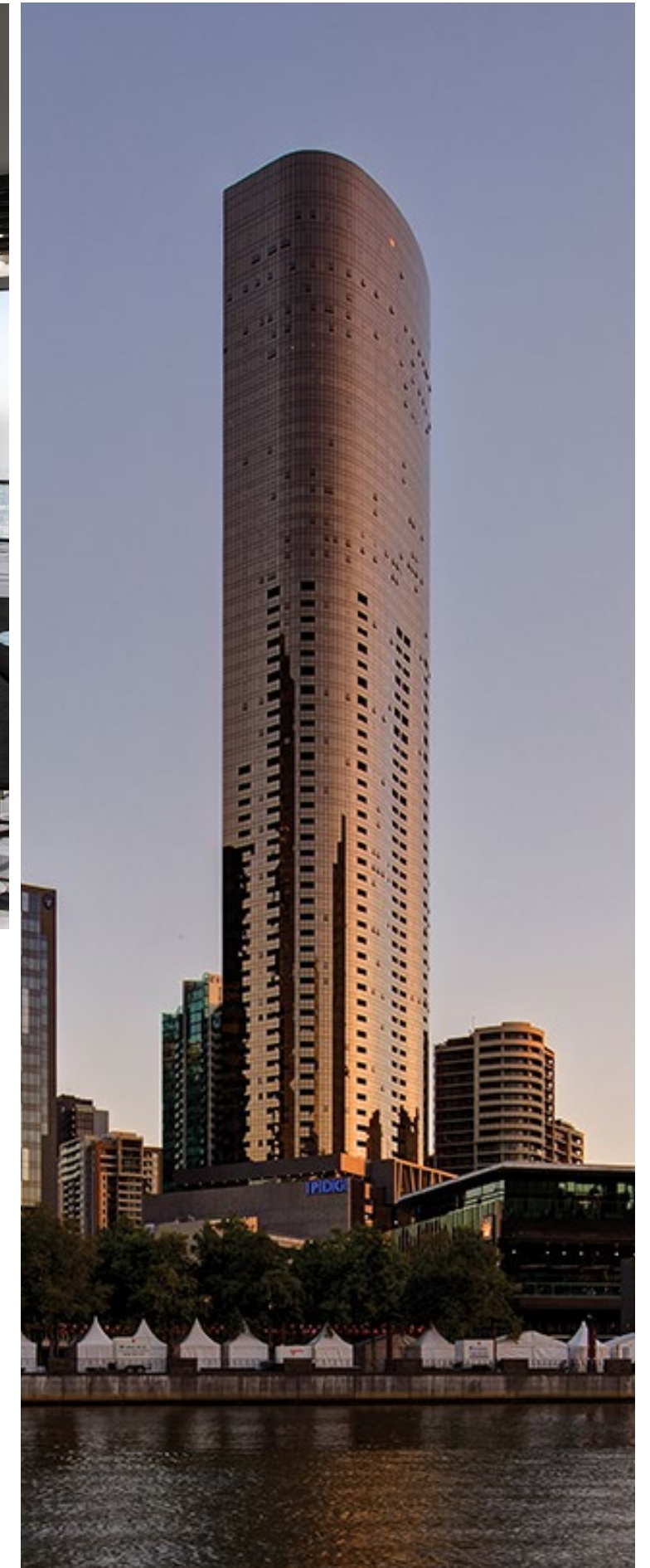
## MORE THAN JUST A PROPERTY DEVELOPER

Over the past 30 years we have brought to life a range of high quality residential developments, both big and small, that always focus on providing outstanding amenity and value for our clients.

When you buy a PDG property you are buying direct from the developer and have access to customisation services, sales and leasing services and ongoing building facilities and owners corporation management.

### CLOCKWISE FROM TOP LEFT

1. PRIMA TOWER SKY LOUNGE
2. PRIMA TOWER
3. RYAN & LEVESON
4. ABODE318 POOL AREA



*Helping shape the city we live in for over 30 years and constantly striving to provide our clients with better properties and better service than any other developer.*



1, 2 & 3 BEDROOM APARTMENTS  
WITH CARPARK  
FROM \$492,000

**TO FIND OUT MORE**

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