



Albero

GREENSBOROUGH



Curated residences  
surrounded by greenery.

4 POULTER AVENUE, GREENSBOROUGH

# Unveiling in luscious Greensborough.

Albero presents a collection of 45 thoughtfully crafted residences, brought together by Citinova, InvoDesign, Point Architects and Biasol. Set amongst verdant surroundings with enviable amenity, it truly unlocks the full potential of this prime location. Residents will enjoy unrivalled convenience immersed in the serene lifestyle that Greensborough provides.









Albero's highly considered residences are designed in collaboration with two of Melbourne's most forward thinking firms, InvoDesign and Point Architects – crafted to sit in perfect harmony within their surrounding landscape.

Denoting a sculpted façade forming the illusion of a floating exterior and an iconic silhouette. Albero's bold linework frames the building beautifully against its luscious backdrop. The use of soft timber accents and natural finishes complements the natural surroundings and bring a sense of nature to the structure.













Foliage cascades and invigorates the façade of Albero, providing a visual connection to the surrounding parklands. Generously sized balconies act as an extension of the home and allow for exceptional indoor-outdoor living. Along with dedicated communal spaces specific to the top two levels and an additional shared terrace for all to enjoy.





# Interiors

Encapsulating a sense of home within the locality of Greensborough – Albero's design is guided by the surrounding landscape, rich in Australian natives and character. The modern palette exudes warmth and achieves visual distinction with a focus on balance and serenity.

Biasol have created a strong connection to the locality through a careful selection of tones, textures and materials that adorn the space. The interiors have been meticulously considered for ultimate liveability and practicality, tailoring each home with a deep understanding of resident's needs.



As you enter you will notice an abundance of space, large open living areas that are perfect for entertaining. Contemporary design choices such as sleek silestone benchtops and custom timber joinery combine with minimalistic overhanging pendant lighting to form the heart of the home.

Finer details found in the subtle terracotta or olive-green accents bring a sense of nature into the space, weaving the overarching inspiration of the surrounding landscape through every detail of Albero.







Designed with beauty and functionality in mind, a spacious kitchen with ample storage makes hosting your next dinner effortless and enjoyable. If the occasion calls for something a little more, head out onto your generously sized balcony that lends itself to endless opportunities for entertaining, whether it be dining al fresco, or simply gathering with family and friends on a summer's night.







Retreat to the master suite at Albero, where each detail has been meticulously considered, from built-in wardrobes to the soothing colour palette. Expansive windows allow for an abundance of natural light to flood in and create a place of comfort, a space to rest and recharge. Master bedrooms feature stunning ensuites to rejuvenate at the end of each day.







The bathrooms at Albero are immersive spaces enveloped by floor-to-ceiling tiles and subtle tones, providing the perfect base for you to add your own touch. Presented with the opportunity to choose from dark or light scheme – each bathroom combines satin nickel or matt black fixtures, considered detailing, ample storage and frameless glass to form an aesthetic yet functional design.









# Location

Combining lush greenery, convenient amenity and a lively entertainment hub, Greensborough is a suburban haven with something for everyone. Only 17km from the city and afforded with efficient public transport, the leafy locale connects easily to wider Melbourne.

Home to sprawling parklands and scenic walking tracks, it is also a place to reconnect with nature and find time for serenity. With Greensborough Plaza, Hoyts cinema, and bustling Main St also at hand, the Greensborough community enjoys a well-balanced and vibrant lifestyle.



CBD  
18KM

PLENTY RIVER TRAIL

GREENSBOROUGH COLLEGE

GREENSBOROUGH STATION  
UPGRADE COMPLETION IN 2022

GREENSBOROUGH PLAZA

Albero

GREENSBOROUGH TENNIS CLUB

GREENSBOROUGH PARK







# Location



Situated on Poulter Avenue, Albero enjoys proximity to Greensborough’s generous transport offerings. On one hand, Greensborough Station is just a short stroll away for residents needing to commute to the CBD. On the other, Greensborough Road and the Metropolitan Ring Road are all just moments away, providing greater connectivity to the city and the airport.

Residents will have the luxury of a new transport hub with the redevelopment of Greensborough Station. Cementing the value of this prime location and future proofing it for generations to come – these residences could not be more opportunely placed.

## Points of Interest

- 01 : Greensborough Plaza
- 02 : Hoyts Cinemas
- 03 : Greensborough RSL

## Education

- 04 : Greensborough College
- 05 : Montmorency Secondary College
- 06 : Greensborough Primary
- 07 : Greensborough Preschool

## Dining

- 08 : Mabel Jones
- 09 : Urban Grooves
- 10 : Two Young Boys
- 11 : Dumpling Chef
- 12 : Okami
- 13 : Station Cafe 134

## Parks + Recreation

- 14 : Poulter Reserve
- 15 : Kalparrin Gardens
- 16 : Greensborough Park
- 17 : Greensborough Skate Park
- 18 : Greensborough War Memorial Park
- 19 : WaterMarc
- 20 : Greensborough Tennis Club
- 21 : Pioneer Reserve
- 22 : Anytime Fitness
- 23 : Plenty River Trail
- 24 : Diamond Valley United Soccer Club

## Medical

- 25 : Greensborough Medical Centre
- 26 : Melbourne Pathology
- 27 : Greensborough Physiotherapy Clinic

## Banks

- 28 : NAB
- 29 : Commonwealth Bank
- 30 : Bendigo Bank
- 31 : Westpac

## Shopping

- 32 : Greensborough Plaza
- 33 : Woolworths
- 34 : JB Hifi
- 35 : Chemist Warehouse

## Transport

- 37 : Greensborough Train Station
- 38 : Greensborough Plaza/Main St  
(Route 517 Bus Interchange)



# Lifestyle



Greensborough offers a unique balance of being close to nature combined with the convenience of local amenity. A leafy locale plentiful in parks and outdoor spaces to explore.

A day in the life at Albero involves waking up and heading out for a stroll on the Plenty River Trail, breathing in fresh air and sharpening your senses for the day ahead. Enjoy a picnic with family and friends at Greensborough Park on a sunny afternoon or keep up with your fitness at the local tennis club or WaterMarc swimming pool, all within walking distance.



Left — Plenty River Trail  
Above — Kalparrin Gardens  
Right — Greensborough Tennis Club







If you are looking for your next brunch spot, visit Urban Grooves – your local café serving barista-made coffee and the brunch you are craving on a Sunday morning. Afterwards, complete your daily errands at Greensborough Plaza, also nearby. And, at the end of your day, there is no better place to unwind than your own private sanctuary, with generous open living spaces that evoke a sense of calmness and invite moments of reflection and opportunities for relaxation.











Left — Plenty River Trail  
Top — Greensborough Plaza  
Bottom — Kalparrin Gardens



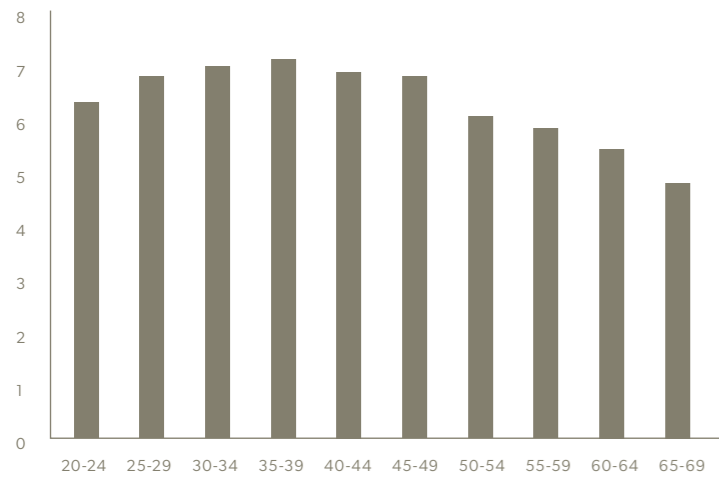


# Investment

Investing in Albero means investing in your future. Positioned within an area of high demand and a Victorian Government high priority precinct - the growth of Greensborough's infrastructure will further enhance Albero's overall market position and deliver secure rental and capital growth well into the future.

## Greensborough Age Groups

% of Residents



Source: (ABS, 2018)

- 25.1% couples and families
- 16.9% Established couples and families
- 11.4% Maturing couples and families

(Source: realestate.com.au)

## Greensborough Long Term Investment Opportunity

# 7%

**CAPITAL GROWTH**  
Between 2019 & 2020

# 16%

**CAPITAL GROWTH**  
2 bedroom units in 2020

(Source: realestate.com.au)

## Greensborough Median Asking Rent

# \$375

**AVERAGE RENT PER WEEK**  
for 2 bedroom apartments

## Greensborough Vacancy Rate

**LESS THAN**  

# 1%

(Source: sqmresearch.com.au)

# 7%

**INCREASE IN POPULATION**  
within Banyule by 2027

# 12%

**INCREASE IN POPULATION**  
within Banyule by 2036

# 30%

**JOBS GROWTH**  
by 2036 in Banyule

## Long Term Job And Population Growth

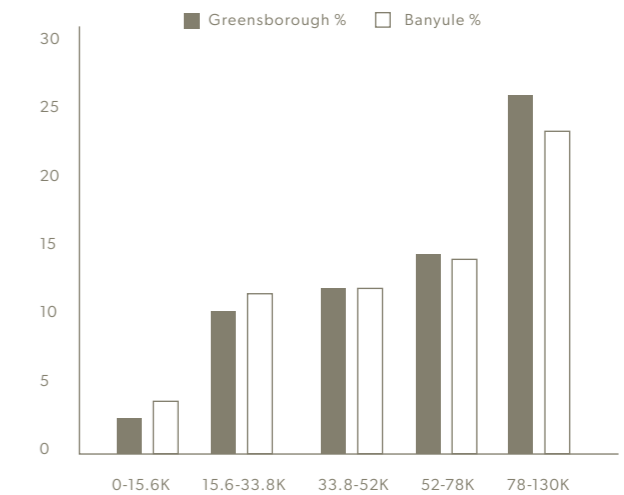
- Banyule's economy has consistently grown over the past decade from a Gross Regional Product (GRP) of \$4.7 billion in 2007 to \$5.7 billion (in 2017).
- 15,000+ new residents forecasted within the next 20 years.

(Source: Core Logic RP Data)

## Top 3 Occupations In Banyule

Greensborough is a high income and skilled worker suburb, with 45% of population earning \$1000+ per week looking for home close to work.

## Average Household Income



# 31%

**PROFESSIONALS**  
Midwives, Nurses, School Teachers, Medical Practitioners, etc.

# 14%

**COMMUNITY & PROFESSIONAL SERVICES**  
Personal Carers & Assistants, Hospitality Workers, Child Carers, Sports & Fitness Workers, etc.

# 13%

**TECHNICIANS AND TRADES**  
Food Trades, Medical & Science Technicians, Bricklayers, Carpenters, Electricians, etc.





# Team

The convergence of five firms at the forefront of the Property Industry - Citinova, InvoDesign, Point Architects, Biasol and Farey & Co, setting a new benchmark for Greensborough. Albero is more than just a home; it is a sanctuary.

## citinova

Citinova are leaders in property development, specialising in residential, hotel, commercial and industrial properties that stand the test of time. Delivering iconic buildings that unlock opportunities and create positive change for local communities.

“We were inspired to undertake this project because we saw it as the perfect opportunity to create not just a home, but a home that inspires a strong sense of place, embracing all that the location has to offer. We understand what home is, so we put together a team that genuinely cares about liveability and creating a lasting impression, to offer homeowners something special that truly embraces its surroundings and the convenience of its location.”

## pointarchitects

Established in 2000, Point Architects is one of Melbourne’s leading, multi-disciplined architectural practices. During their tenure, they have developed a strong reputation for delivering considered and innovative designs. Dedicated to providing quality architecture and interiors through the constant evolution of ideas and techniques.

“Albero involved the deep understanding of residents needs, a thoughtful design concept, and a consideration of construction within the Greensborough locale. This process allowed us to create a building that sits harmoniously within the surroundings and will stand the test of time.”

## Farey & Co.

Farey and Co. is a boutique Property Agency specialising in low to medium density, high quality residential developments. Founder, Jarrod Farey brings a wealth of knowledge with over 16 years’ of experience in the sales and marketing of off-the-plan properties.

“We pride ourselves on our deep understanding of the property market along with our exceptional service that is tailored to your specific needs. We align ourselves with like-minded developers who share a similar ethos to bring you unrivalled properties in highly desirable locations across Melbourne.”



InvoDesign is a young, thriving design firm constantly challenging the status quo. Every new project is approached with an overarching, co-creative mindset that involves the client, consultants and contractors. Through improved processes and technology, we explore methods both old and new to yield the most innovative spaces for our clients.

“The intent for Albero was to create a landmark building that still responded to its outer-city urban context and setting. Careful consideration was given to the existing streetscape and its surrounding to create a unique and tasteful vision as to what the new benchmark in multi residential design for the municipality should aspire to be.”

## Biasol

Biasol is a multidisciplinary studio producing infinite designs cultivated through the art of collaboration. With an extensive amount of knowledge in both residential and hospitality arenas, the studio concentrates on not only creating a beautiful aesthetic, but evoking emotion and creating an experience for the client.

An intricate attention to detail sets them apart from others, with a focus on materiality and design integrity.

“Albero is conceived through a deep understanding of its local context, we wanted to encapsulate a sense of place within the interior design with a strong connection to the abundant parklands of Greensborough and design a life with all the necessities to live simply, in comfort and style.





4 POULTER AVENUE, GREENSBOROUGH

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**Register your Interest**

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