

Chapter

ASHBURTON

FOREWARD

WELCOME TO THE MOST INSPIRING
CHAPTER OF YOUR LIFE.



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01

Unrivalled Vision

PRESENTING A NEW ERA
OF QUALITY LIVING FOR THE LIVELY
SUBURB OF ASHBURTON.

*A collection of elegantly crafted homes by Ewert Leaf
with landscaping by John Patrick.*



BORN FROM INSPIRATION AND VISION.

Nestled beside a lively village hub, Chapter presents a masterfully designed collection of contemporary residences. Born from a collaboration between two of Melbourne's most acclaimed design firms – the visionary Ewert Leaf and the legendary John Patrick – these elegant homes represent the next chapter in Ashburton living, and a new benchmark of quality for the neighbourhood.

Combining a timeless facade, immaculate interiors and serene open spaces, future residents will enjoy the same sense of space, luxury and comfort as a single-residence home, without any of the fuss. All just a short stroll from the many delights of Ashburton Village as well as scenic trails, verdant parklands, state-of-the-art recreational facilities and an exceptional selection of schools.



02

Renowned Creators



KM Develop

“For Chapter, we saw an opportunity in Ashburton to fill a void and create and deliver secure, high quality residences for people familiar with how sought-after this suburb is.”

Steven Wong – Managing Director, KM Develop

ULTIMATELY AND IMPORTANTLY,
BUILDING RESIDENCES THAT
PEOPLE WILL LOVE.

FROM A WORLD-CLASS DEVELOPER.

KM Develop creates boutique residential spaces that set a benchmark for quality urban living in well-developed neighbourhoods. Our residences are more than just attractive properties to live in — they are communities of people, places of rest and retreat, and spaces to create memories.

We think about comfort, about the space, about the floorplan and the quality of living. We think about who your neighbours will be, the nearby parks and cafes you can walk to, and the everyday amenity that makes living better.



**E W E R T —
— L E A F**

“Chapter incorporates an organic palette of warm timbers and natural stone, taking cues from the leafy surroundings of Gardiner’s Creek, local parks and reserves set in amongst the heart of Ashburton.” Will Leaf – Director, Ewert Leaf

**EWERT LEAF BRINGS A VISIONARY
AND METICULOUS APPROACH TO
CHAPTER’S DESIGN.**

MELBOURNE’S LEADING DESIGN FIRM.

Ewert Leaf is a dynamic, multi-disciplinary design firm with experience in all aspects of architecture, interiors, urban design and landscape design. The firm, which was established in 2009, is distinguished by its creative yet commercial approach to design. Ewert Leaf has achieved great industry success – including being named winner of the Melbourne Design Awards 2014. Recent projects include Pelham, Central Park and Gramercy.

Managing director Will Leaf is known for his ability to develop commercially viable design solutions for complex projects. As a registered architect with a bachelor degree in both Architecture and Property, Will understands the commercial reality of developer driven projects. Working in close collaboration with KM and John Patrick, Chapter represents Ewert Leaf’s commitment to bringing a new calibre of quality to Ashburton.



“Chapter’s generous outdoor spaces have been designed to foster a seamless connection between in and out. The plant palette features lush, fast-growing vegetation that will provide a wonderful sense of tranquillity, and an exceptional level of privacy.”
John Patrick – Principal, John Patrick Landscape Architects

A LANDSCAPE DESIGN LUMINARY,
 JOHN PATRICK IS THE
 INDUSTRY’S FINEST.

AN ARTFUL APPROACH TO OUTDOOR LIVING.

John Patrick Landscape Architects conducts a broad range of 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. Projects include management plans for Canberra’s Old Parliament House and Flemington Racecourse as well as a number of premium multi-residential projects throughout Melbourne.

A renowned industry pioneer, Patrick’s impressive career has seen him presenting on ABC’s television series Gardening Australia, writing for Vogue Living and the Australian Garden Journal and lecturing in UK, Australia and New Zealand. He has also written thirteen books on gardening; shaping and informing Australia’s understanding of the world of landscape design.



03

Masterful Design

Artist Impression – Exterior Facade

A THOUGHTFULLY COMPOSED
FACADE ENHANCED BY LUSH
GREENERY.

An exceptional addition to Ashburton's leafy streetscape.



REFINED ARCHITECTURE WELCOMES YOU HOME.

Chapter's facade embodies Ewert Leaf's signature aesthetic of refinement. The linear grandeur of the design is offset by an abundance of integrated greenery, establishing a harmonious blend of architectural and natural elements. Symmetrical in nature, the facade's strong articulation affords expansive recessed balconies to each residence whilst fostering a sense of visual depth.

Robust yet innately elegant, the architectural materiality embraces monochromatic tones and raw, organic textures. Tactile bricks imbue a homely and authentic feel, paired with contemporary steel palisades. The result is a timeless composition that will transcend the ebb and flow of design trends for many years to come whilst settling in seamlessly with the surrounding streetscape.





04

Elegant Interiors





Artist Impression – Dark Scheme Kitchen





LIGHT-FILLED, CURATED
SPACES ADORNED IN
NATURAL FINISHES.

An exemplary living environment.



AN UNRIVALLED LIVING EXPERIENCE.

Working in concert with the architecture, Chapter's light-filled interiors are a demonstration in bespoke elegance. Taking cues from the naturally rich surroundings, the pared-back finishes palette comprises organic, high quality materials and the warmest of tones. Calm and homely, this creates a neutral backdrop for residents to fill with their own treasured pieces, enhanced by clean linear forms throughout.

Fostering an elevated living experience, the living and kitchen areas have been appointed with features of daily indulgence including fireplaces, European appliances and custom-made bars to select homes. Floor-plans have been curated to nurture a modern lifestyle, complete with large open-plan spaces, indoor-outdoor connections, dedicated multi-use areas and cleverly placed windows that draw in an abundance of natural light.



THE MASTER SUITE IS AN
EXEMPLAR OF MODERN
SOPHISTICATION.

Private havens for daily rejuvenation.



IMMERSE YOURSELF IN LUXURY.

Chapter's private spaces have been designed to cultivate an unrivalled sense of sanctuary. The master bedroom boasts plush, layered textures including sumptuous wool carpets, and warm timber joinery. Direct access to a private balcony allows the space to become a second living retreat, complete with stunning green views over the terrace. Exemplifying commitment to craftsmanship, a bespoke and a spacious walk-in robe with full-height joinery will provide ample space for your belongings.

Designed to encourage rejuvenation and self-care, the ensuite presents sophistication at its most serene. Organic feature tiles adorn the floors and walls, creating a rich sensory experience, whilst an expansive walk-in shower and freestanding bathtub in select apartments evoke hotel-style luxury. Clever storage options will streamline your daily rituals whilst ensuring you always have room to spare.



Artist Impression - Bedroom





AN INSPIRING OUTDOOR
OASIS FOR ENTERTAINING
AND UNWINDING.

Where verdant greenery abounds.



THE ULTIMATE OUTDOOR LIFESTYLE.

Carefully curated by John Patrick Landscape Architects, Chapter's exquisite outdoor spaces have been designed to cultivate a feeling of sanctuary. Plant species have been carefully selected for their ability to flourish and bloom with little to no maintenance, allowing residents to bask in a lush and private oasis without any of the fuss.

A connection between the living area and terrace creates a seamless flow between indoor and outdoor living – perfect for entertaining during the warmer months. Durable and stylish pavers provide the ideal base for an alfresco dining setting.







05

Uncompromising Features

CHAPTER COMBINES AN
EXQUISITE FINISHES PALETTE
WITH PREMIUM FIXTURES.

Selected and curated with meticulous care.

RELISH THE FINER THINGS IN LIFE.

Chapter's well-appointed interiors champion organic finishes sourced from the industry's most respected makers and suppliers. From natural stone surfaces to hardwood timber floors, plush wool carpets to laminate joinery – the refined palette imbues each home with texture, tactility and timeless beauty.

Throughout each home, a suite of premium fixtures and fittings exemplifies Ewert Leaf's commitment to the finer details. European appliances, brushed nickel tapware and custom-made handles are just some of the exclusive hidden gems that will enrich the living experience at Chapter.



EUROPEAN APPLIANCES

Sleek European appliances will enhance cooking and cleaning rituals whilst bringing a sophisticated quality to the kitchen area.



CUSTOM CABINETS

Set against a stunning stone backdrop, custom cabinetry provides a space for your favourite barware whilst creating a podium for ornaments, plants and the like.



BRUSHED NICKEL FIXTURES AND FITTINGS

The kitchen and bathrooms are punctuated by stylish brushed nickel tapware, instilling the spaces with a distinctly modern edge.



TIMBER LAMINATE

Joinery features a high-quality timber laminate texture that again, brings a beautiful sense of warmth to the overall palette.



WOOL CARPET

Delightfully soft underfoot, wool carpets bring a plush yet cosy feel to the bedrooms of Chapter. The neutral colour tone minimises maintenance.



FIREPLACE

A state-of-the-art gas fireplace will efficiently heat the open-plan living area in select apartments whilst cultivating an ambiance that is both cosy and luxurious. Perfect for those chilly winter nights in.



NATURAL STONE

Throughout the home, natural stone surfaces foster a refined and elegant aesthetic. Selected for not just its beauty, but its impeccable durability.



FLOORBOARDS

Complementing the natural stone, sturdy timber floorboards lend a warm and homely feel to the interiors.



06

Coveted Location



MALVERN VALLEY
PUBLIC GOLF COURSE

ASHBURTON
POOL & REC CENTRE

ASHBURTON
VILLAGE

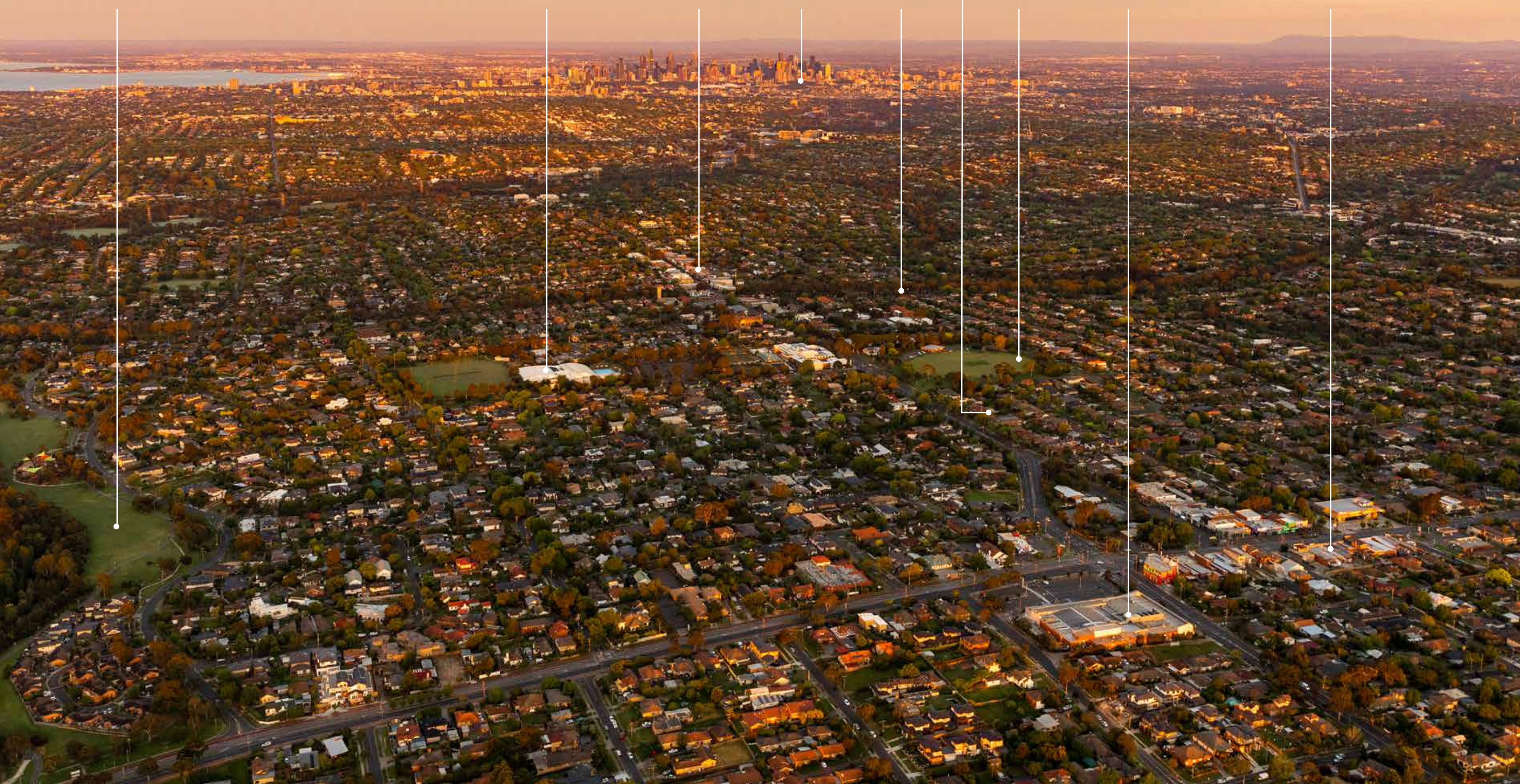
CBD

ASHBURTON
STATION

ASHBURTON
PARK

WOOLWORTHS
ASHWOOD

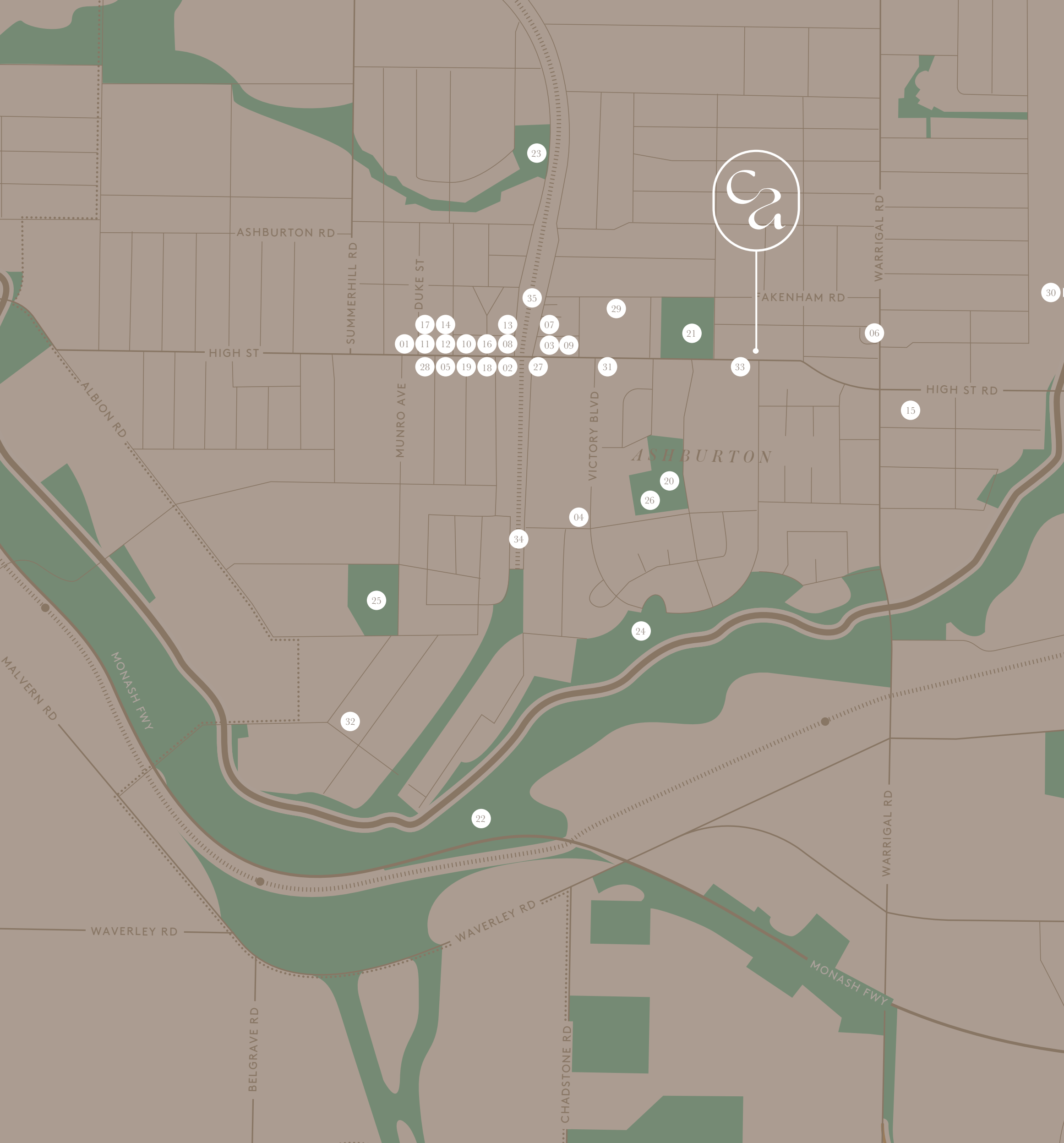
ASHWOOD
VILLAGE



Chapter

ASHBURTON

RELISH A CONVENIENT
VILLAGE LIFESTYLE WITH
EVERYTHING ON
YOUR DOORSTEP.



BRUNCH & DINING

1. Mr Burton
2. Joe Frank
3. Oak Room
4. Habitat Cafe
5. Two Seeds Cafe
6. Sweet Tamarind
7. Mr Brownstone
8. Milk Cloud Cafe
9. Coriander Thai Kitchen

RETAIL & FASHION

10. Ashburton Meats
11. Nina's Fresh Flowers
12. The Corner Deli
13. Kiss With Style
14. Top Shelf Fruits
15. Woolworths Ashwood
16. The Branche
17. IGA Ashburton
18. Silvermaple Boutique
19. The Hive

PARKS & RECREATION

20. Ashburton Pool & Rec Centre
21. Ashburton Park
22. Malvern Valley Golf Course
23. Summerhill Park
24. Markham Reserve
25. Watson Park
26. Warner Reserve
27. Anniversary Trail
28. Ashburton Library

SCHOOLS & TRANSPORT

29. Ashburton Primary School
30. Ashwood High School
31. St Michael's Parish School
32. Solway Primary School
33. Bus No 734
34. Alamein Train Station
35. Ashburton Train Station



07

Village Living

A CULINARY HAVEN WITH SOMETHING FOR EVERY FOODIE.

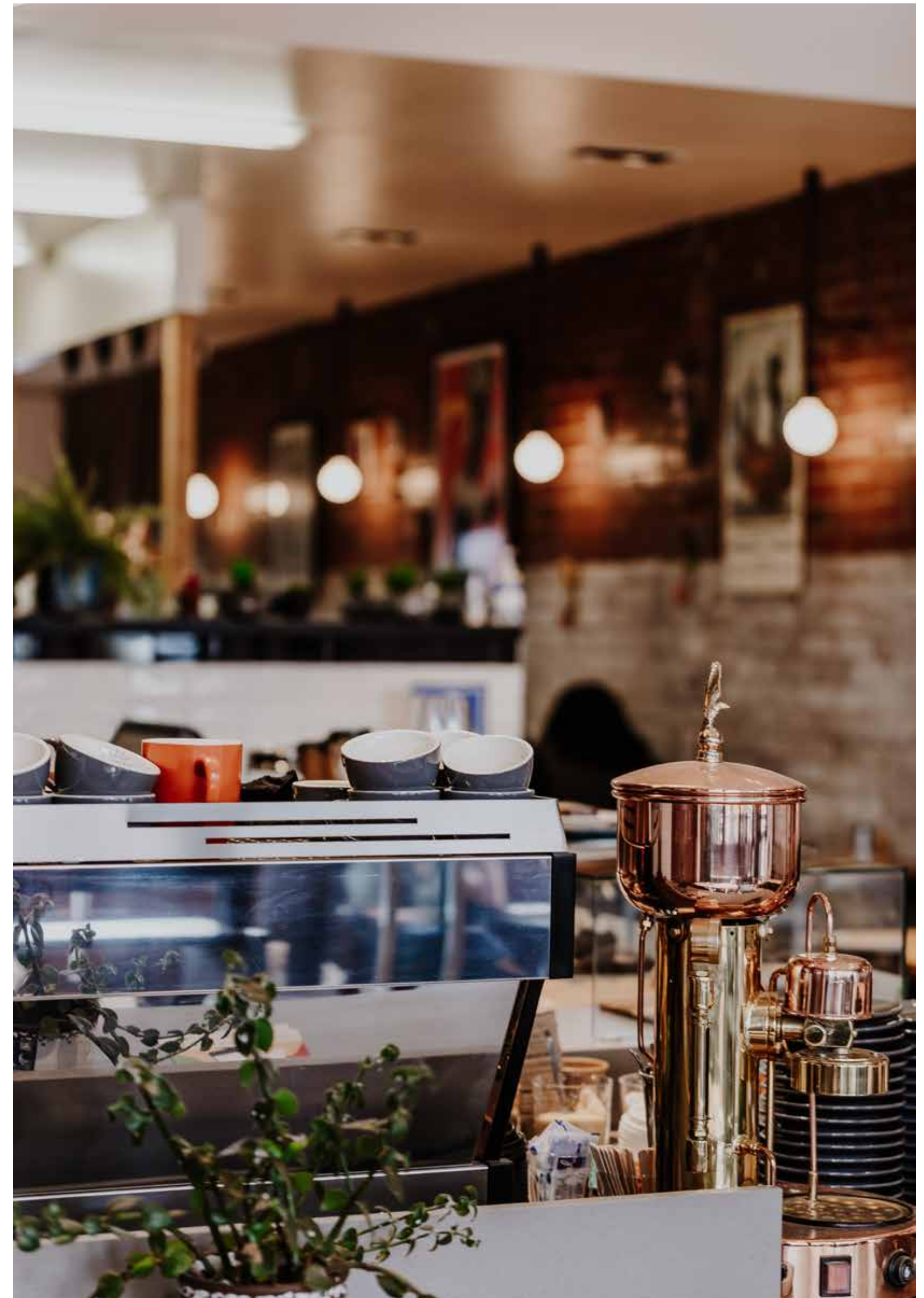
Surround yourself with world-class cafes, restaurants and bakeries.



A FLOURISHING HOSPITALITY LANDSCAPE.

A quiet achiever in the world of hospitality, Ashburton is well on its way to becoming one of Melbourne's prominent foodie hubs. Within The Village – located just 650m from your doorstep – a thriving cafe scene awaits you with scrumptious food, even better coffee and beautifully designed interior spaces. From the chic surrounds of Mr Burton and Joe Frank to the homey vibe of The Corner Deli, there's something here for your every craving.

If it's an evening soiree you seek, there's no shortage of restaurants in the Ashburton neighbourhood. Coriander Thai Kitchen is a local favourite for authentic dishes enhanced by friendly service, or head to Taylor Made Eatery, an all-day diner serving tasty tacos and gourmet burgers.



Above — The Corner Deli, Right — Mr Burton



Left — Habitat Cafe, Above — Taylor Made Cafe

RETAIL DELIGHTS ABOUND
IN THE VILLAGE.

Fashion and fresh food just steps from your home.

Ashburton Village



MEET THE NEIGHBOURS

A Five Minute Walk.

RETAIL DELIGHTS ABOUND IN THE VILLAGE.

Fashion and fresh food just steps from your home.

Ashburton Village



ASHBURTON MEATS

235 High St, Ashburton

As a teenager, Paul Klooster earned pocket money as the 'clean-up kid' at Ashburton Meats. Today, he is the proud owner, with a slew of culinary awards to his name and his own fine food range. He spoke to us about the community-minded ethos of his business, the impeccable quality of his products and what he loves most about being a resident of Ashburton.

Q: How did you come to be the owner of Ashburton Meats?

A: In 1989 my parents told me to go and get some pocket money, and so I started at one end of Ashburton Village and walked into every shop asking for a job. I got to Ashburton Meats and they asked me if I could come back that night to wash dishes. I did that 6 days a week from 1989-1993, and in 2013 I became the owner.

Q: Talk us through your in-store offering, and the awards you're most proud of?

A: We own a farm as well, so we're all about the paddock to plate philosophy. All our beef and lamb products are grass fed and we do our marinades from scratch, with no preservatives. We've also got our own range of condiments called 'Paul's Fine Foods', which is only available at Ashburton Meats. In the last two years, we won 'Best in Region' at the Australian Food Awards with our gourmet hamburger as well as our pork and fennel sausage. We were also awarded 'Victorian Retail Butcher Shop of the Year' in 2018 by the Australian Meat Industry Council.

Q: What do you love most about owning a store in The Village, Ashburton?

A: I was brought up around the corner and went to the school up the road, and now my kids go to that same school. Owning a business in Ashburton doesn't feel like work. I love the area so much – everyone is incredibly friendly and there's a great community feel. We get involved heavily in the community with events like sausage making classes and hamburger making competitions in local schools.

Ashburton Village



MR BURTON

199 High St, Ashburton

Co-owner of trendy local cafe Mr Burton, we spoke to Astrid about what makes her business so special – from the fresh quality of the ingredients to the warm and heart-filled service.

Q: What is the origin story of Mr Burton?

A: Mr Burton was established by a family with a love for food and life, and we are thrilled to be a part of Ashburton Village. With over 30 years experience in the industry, our influence comes from both modern Australian and European backgrounds. We are passionate about sourcing quality fresh produce, direct from local and sustainable suppliers and farmers.

Q: Talk us through the menu – do you have a signature dish?

A: Our menu is a mix – there's classic favourites made with fresh produce as well as a handful of modern dishes. We serve breakfast and lunch seven days a week and feature dinner events throughout the year. These are extremely popular nights where we showcase beautiful Australian produce. Mr Burton is also fully licensed – we have a lovely selection of boutique wines and our cocktails are a big crowd pleaser! Our signature breakfast dish is most certainly our famous corn and haloumi fritters. For lunch we are known for our power bowl, and some say we have the best burgers in Melbourne (we do!).

Q: How will customers feel when they dine at Mr Burton?

A: Always welcome. Our interior is warm and cozy, our courtyard is sunny and has a fun vibe. You may like to stop by for a quick coffee or stay all day sipping cocktails in the sun. The best thing about Mr Burton is that we are a big family that love what we do, we are always happy to see our regular customers and excited to meet new friends for the first time.

Q: What do you love most about The Village, Ashburton

A: Ashburton Village has everything you could ever want in your local area. It's a gorgeous leafy street full of interesting shops, where everybody knows each other and the community supports local businesses. We love being able to both work and raise our families in this lovely area.

RETAIL DELIGHTS ABOUND IN THE VILLAGE.

Fashion and fresh food just steps from your home.

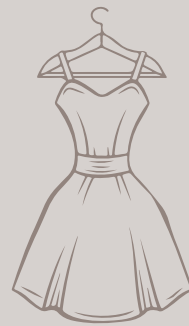
Ashburton Village



NINA'S FRESH FLOWERS

223 High St, Ashburton

Nothing brightens up a room – or says ‘I love you’ – like a beautiful bunch of flowers. A local treasure, Nina’s Flowers specialises in handcrafted bouquets made from freshly picked blooms. No matter the occasion or time of year, the florists here will go above and beyond to make sure your purchase perfectly caters to your needs.



SILVERMAPLE BOUTIQUE

216 High St, Ashburton

Silvermaple Boutique is home to a curated collection of timeless garments for the discerning women of Ashburton. Here, peruse wearable yet fashion-forward pieces from some of Australia’s leading designer brands. Friendly and knowledgeable staff are committed to helping you find the ensemble of your dreams.



THE BRANCHE

271 High St, Ashburton

If you consider yourself to be a bit of a green thumb, you’ll feel right at home at The Branche – an emporium of all things green and beautiful. In addition to rare and exotic plant species, the store sells handcrafted ceramic pots, unique gifts, fresh flowers and gorgeous floral artwork.



TOP SHELF FRUITS

225 High St, Ashburton

Offering old-school Italian service and an extensive variety of products, Top Shelf Fruits is an iconic fresh food destination. Established by Joe & Jason Russo, a pair of 3rd generation fruiterers, along with their dad Salvatore, the store abounds with premium fruit and veg, pantry essentials, gourmet take-home meals and imported deli goods.



THE CORNER DELI

229 High St, Ashburton

From European cheeses and handmade condiments to artisanal sourdough and hearty pies, The Corner Deli is a beacon for fine food products. If you’d like to grab a bite to eat, the store is famous for its ‘Lunch Bar’, which comprises a diverse array of sandwich ingredients including fresh produce and salami.



IGA ASHBURTON

219 High St, Ashburton

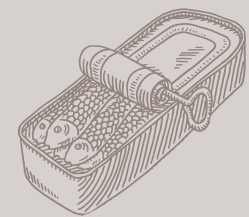
Offering an extensive variety of pantry items, high quality produce and a premium liquor selection, Ashburton IGA is a one-stop shop for any last minute grocery needs. The store prides itself on employing helpful staff who always greet you with a smile.

RETAIL DELIGHTS ABOUND IN THE VILLAGE.

Fashion and fresh food just steps from your home.



Ashwood Village



TASTE OF EUROPE DELICATESSEN

529 Warrigal Rd, Ashwood

Offering an array of imported deli goods including cured meats, sauerkraut, French cheese and polish cakes, Taste of Europe is a haven of all things gourmet and delicious, enhanced by incredibly helpful staff. Take your grazing platters to new heights with their high-quality assortment of ingredients.



WOOLWORTHS

551-557 Warrigal Rd, Ashwood

Having undergone a recent expansion, Woolworths Ashwood is now the second biggest Woolies in Melbourne, and has all the variety you could ever need for your weekly grocery shop. There's even a fresh sushi bar in-store if you need to refuel after you've done the rounds.



ASHWOOD BAKERY

501 Warrigal Rd, Ashwood

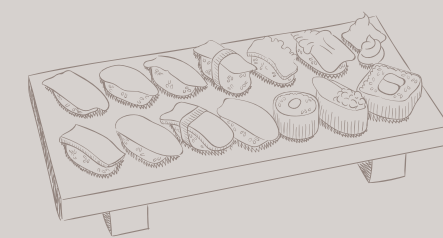
Whether you're after a loaf of bread for the week, a homemade pie for the family, a salad sandwich for lunch or an assortment of gourmet cakes, Ashwood Bakery has you covered. If you're in a rush in the morning, they also do coffee and filling breakfast options like egg and bacon rolls.



SWEET TAMARIND

374 Warrigal Rd, Ashburton

For fragrant and authentic Thai dishes enjoyed amongst cosy yet sophisticated interiors, head to local favourite, Sweet Tamarind. Must-try dishes include the Stewed Massaman Curry, the Fish Choo Chee and their signature dish, the Sweet Tamarind Prawn. Wash it down with a glass of wine, a ginger tea or a zesty fruit cocktail.



ASHBURTON SUSHI

Shop 2/180 High St, Ashburton

Simple, quality ingredients are a hallmark at this popular local spot. With fresh sushi rolls made daily along with authentic sashimi lunch packs, humble Ashburton Sushi never fails to deliver on delicious and affordable Japanese delights. One of the most beloved lunch spots in the village, be sure to call ahead to secure your favourite dish in advance.



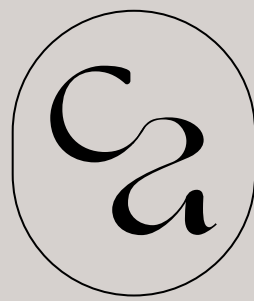
LICKT

1/426 Warrigal Rd, Ashburton

If you're a sweet tooth, expect to become a regular visitor at local ice creamery, Lickt. In addition to their famous homemade gelato made with all natural ingredients, you'll find a cabinet brimming with brownies along with mouth-watering thick shakes and impeccable coffee to go. Treat yourself.

RETAIL DELIGHTS ABOUND IN THE VILLAGE.

Fashion and fresh food just steps from your home.



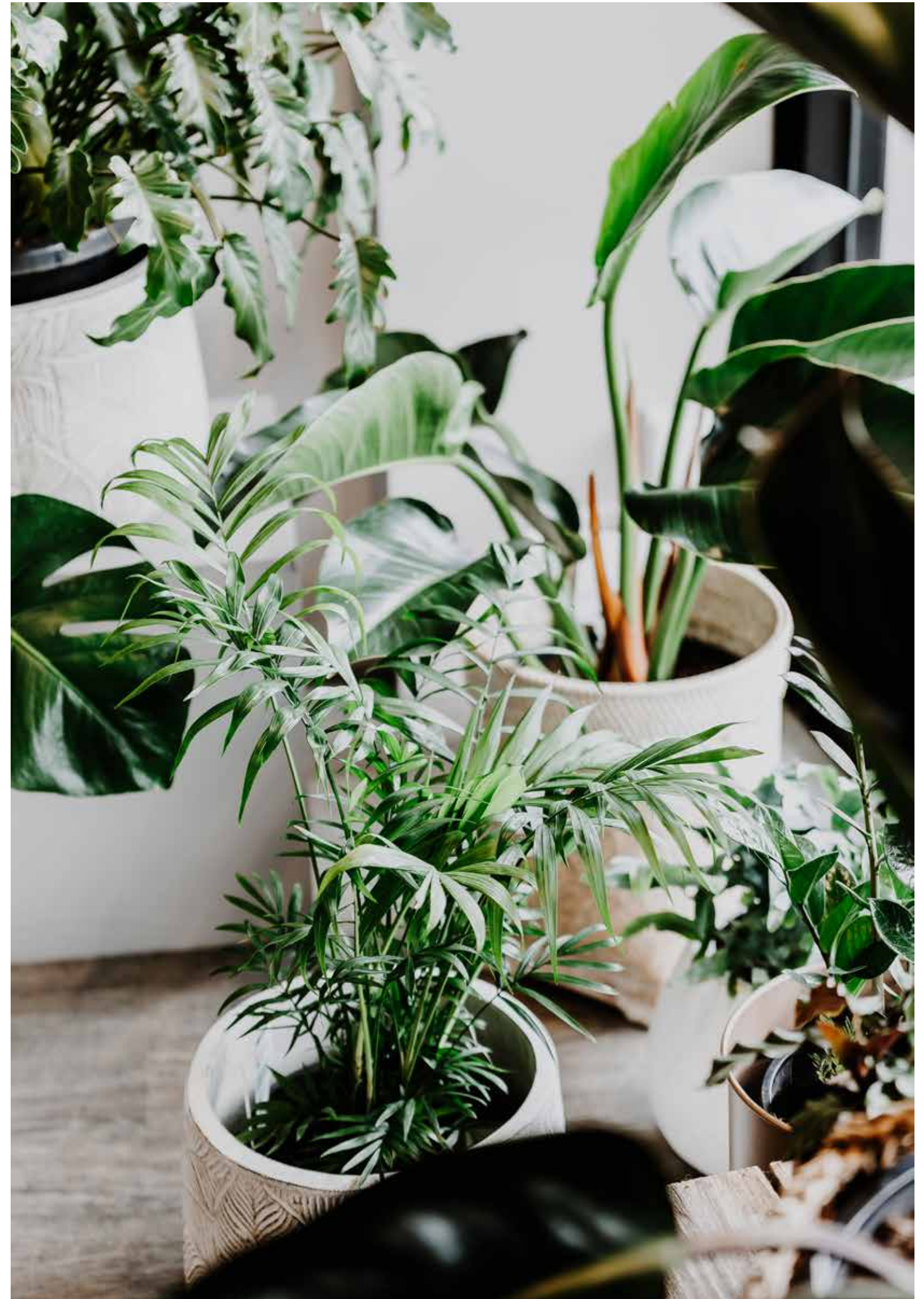
AN ABUNDANT RETAIL HUB AWAITS.

Blending community atmosphere with cosmopolitan finesse, Ashburton is a charming destination for a good dose of retail therapy. Whether you're revamping your wardrobe, adding to your plant collection, restyling your living room or purchasing a gift for a loved one – The Village's plentiful array of locally-owned stores is guaranteed to have just the thing.

A fresh food haven, The Village offers an abundant and convenient destination for your weekly grocery rounds. Equipped with quality fruit shops, premium butchers, bountiful bakeries, an IGA, and with Woolworths Ashwood only a stone's throw away, rest assured you'll never have to travel far for whatever it is you need.



Above — Top Shelf Fruits **Right** — Branche





Left & Right — Kiss With Style



AN OASIS OF PICTURESQUE GREENERY.

Discover expansive parklands and scenic trails at every turn.

GREEN RETREATS AND SPORTING FACILITIES.

With Ashburton Park on your doorstep, Warner Reserve at your fingertips and Markham Reserve just minutes away, opportunities for outdoor recreation are rife as a resident of Chapter. Enjoy tranquil days amongst native vegetation, off-leash time with your canine companion and regular picnics with your

loved ones. If you're someone who likes to stay active, Ashburton's sporting facilities will ensure you can do so with the utmost ease. Join the local footy club at Markham Reserve, swim laps at Ashburton Pool and Recreation Centre or ride your bike along the leafy Anniversary Trail, located just 750m from your doorstep.





Ashburton Pool and Recreation Centre



A DESTINATION FOR HEALTHY LIVING.

500m from Chapter.

Above — Ashburton Club Rooms, **Right** — Ashburton Pool & Rec Centre



Ashburton Pool and Recreation Centre



Ashburton Pool and Recreation Centre



GYM & GROUP FITNESS

In addition to a gym area complete with state-of-the-art equipment, the centre offers a diverse range of group fitness classes for all ages and fitness levels. There are over 100 classes a week available, from boxing and stationary cycling to meditation and aqua aerobics.



SWIMMING POOL

With both indoor and outdoor pools as well as a warm water pool, toddler play pool, two spas and a sauna, the centre is guaranteed to have an aquatic facility suitable for every need. A variety of swimming classes and activities are available for all age groups, ensuring you'll be channeling your inner Phelps in no time.



STADIUM FACILITIES

If playing with a team is your cup of tea, multiple stadiums are available to book for a range of sports including basketball, netball, soccer, futsal, volleyball and badminton. Engage in a bit of healthy competition and have fun whilst you do so.



PERSONAL TRAINING

For those in pursuit of a dedicated trainer, a host of experienced personal trainers are available to suit any fitness level. Through an individualised program guaranteed to keep you motivated, experience an increased sense of health and wellbeing as you smash your fitness goals.



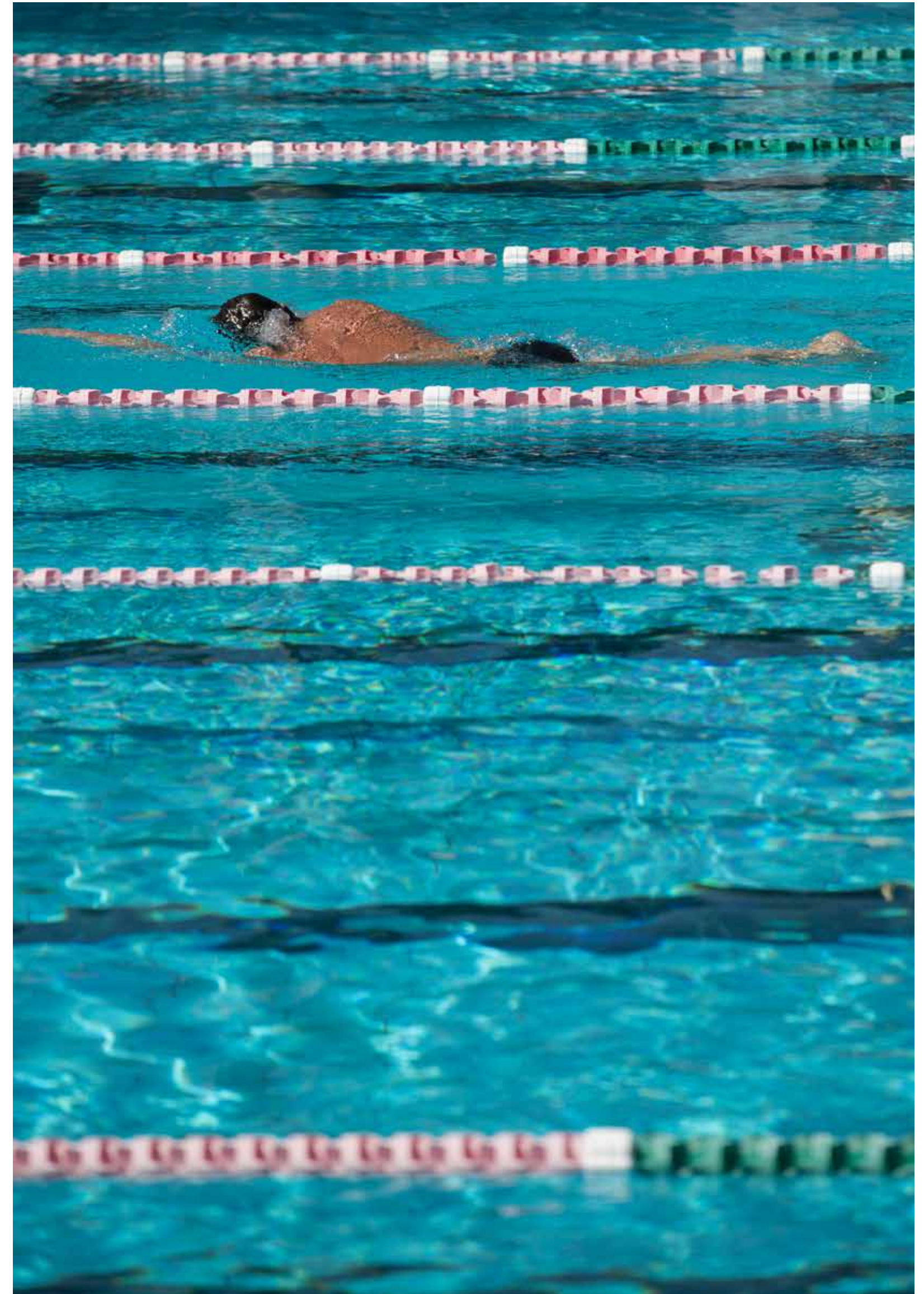
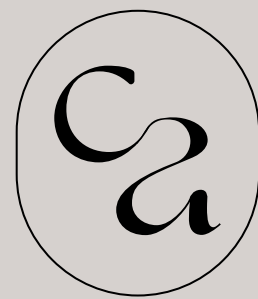
WELLNESS

The centre fosters a holistic approach to health by offering additional wellness services such as massage, physiotherapy and exercise physiology as well as mindfulness and nutrition programs. Members will leave feeling nourished from the inside out.



CHILDCARE

Whether you require childcare during your exercise session, day to day, or during the school holidays, the centre has you well and truly covered. Employing a caring, honest and responsible approach, a fully qualified team of educators and carers ensure your child is in capable, experienced hands.



ACCLAIMED SCHOOLS & EFFICIENT TRANSPORT.

The Ashburton locale is defined by exceptional connectivity.



Above — Ashwood High School

THE HOME OF PREMIUM AMENITY

Equipped with a roll call of prestigious schools and an efficient public transport network, Ashburton is a picture of suburban convenience. Following a \$25 million rebuild that left it with state-of-the-art facilities and a phenomenal science centre, Ashwood High is now regarded as one of Melbourne's leading state schools. For those just starting out on their educational journey, Ashburton Primary School

is a nurturing, dynamic and community-minded hub renowned for its exceptional teachers and immaculate historic grounds. Whilst you'll rarely find reasons to leave your locale, Ashburton's impeccable public transport system will make it convenient to do so. Stroll 700m down the road to Ashburton Station, where a train on the Alamein line will take you to the CBD in under 40 minutes.



Left — Ashburton Primary School, Above — Ashburton Train Station



chapterashburton.com.au

363-367 HIGH STREET, ASHBURTON

Creative by Earl.St

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