

SAISON



ELEGANT RESIDENCES FOR EVERY SEASON.
NORTH BALWYN TOWNHOMES.

Residing in a leafy pocket of the refined eastern suburbs, Saison - French for 'season' - is a collection of townhomes defined by exceptional quality. Within arm's reach of all this area has to offer, lead a life of blissful ease with the home to match.

The next season of your life awaits.



CRAFTED TO CARRY YOU
THROUGH THE SEASONS

Envisioned by C.Kairouz Architects, Saison has been inspired by its natural surroundings as well as the heritage architecture synonymous with this pocket of Melbourne. The result is a building that while contemporary, withstands the sway of trends and the test of time.



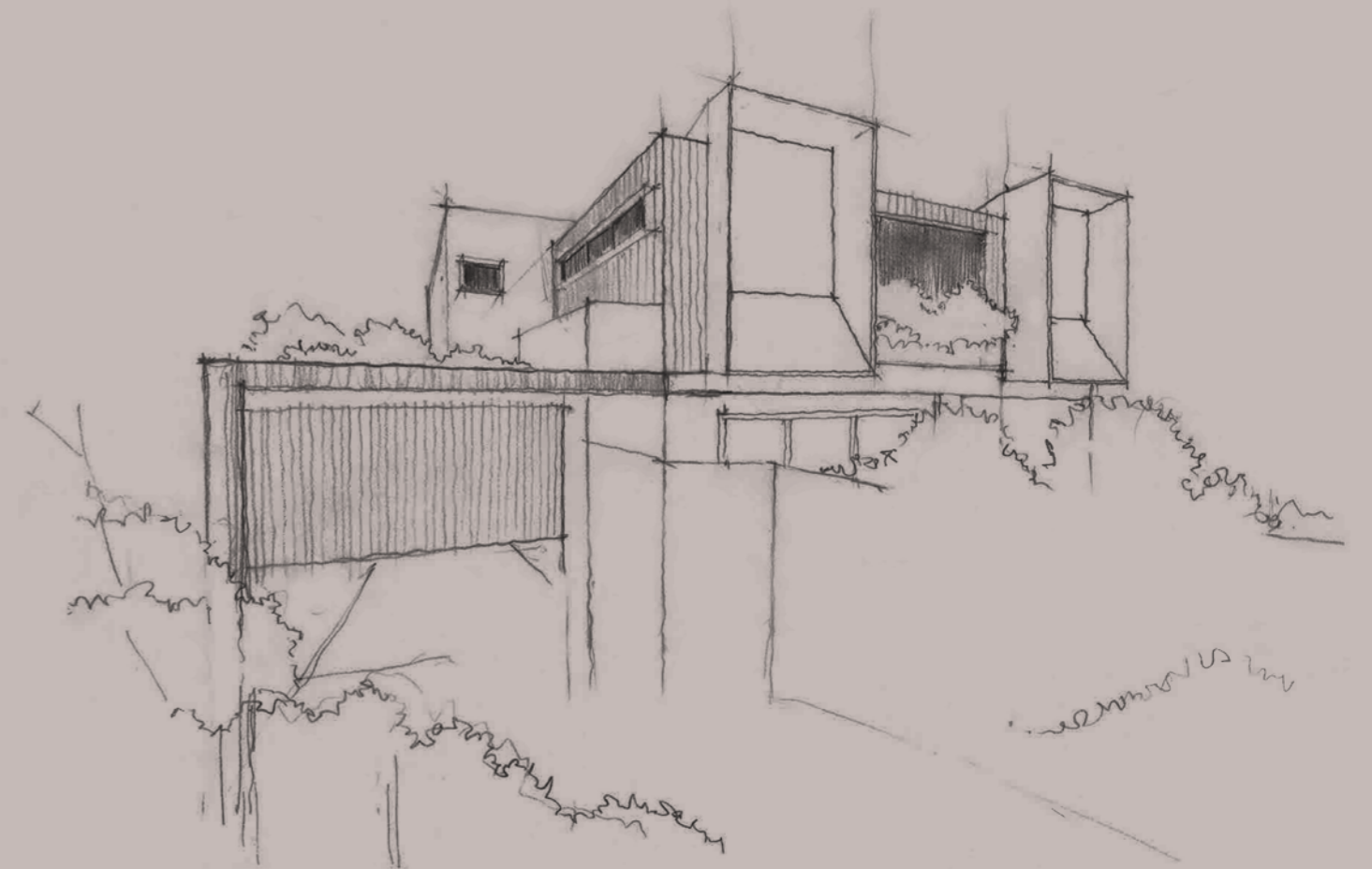
Presenting an unimposing, sympathetic addition to Burke Road, Saison's symmetrical form evokes a beautiful sense of harmony. Imbuing visual depth, the building is comprised of three distinct tiers and a pair of robust portals. Expansive windows invite an abundance of natural light into the home and allow for engagement with the landscaping.

The materials palette emulates the organic hues of nature - of a tree to be exact - featuring pale timber, textured concrete and flourishes of verdant greenery. When residents return home each day they will be greeted by landscaped pathways, creating a tranquil arrival experience and a sense of place.

“The robust portals, layered with understated materials and perfectly positioned landscaping, create a strong yet soft architectural expression.”



Sammy Kairouz - C.Kairouz Architects



Initial Design Sketch by C.Kairouz Architects

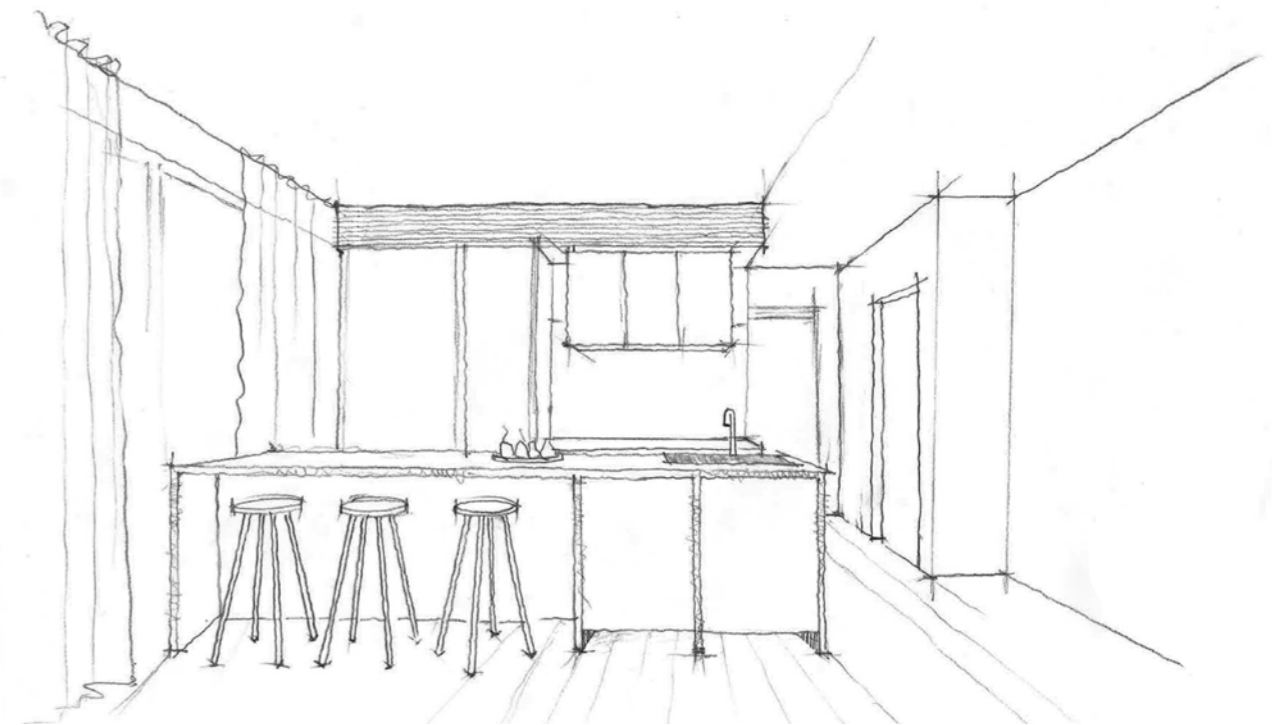


THOUGHTFUL HAVENS FOR ELEGANT LIVING

Within, Saison presents a tranquil, artfully-appointed sanctuary encompassed by greenery. From elegant finishes and premium fixtures to thoughtful layouts and abundant natural light, all elements have been tailored for effortless living, inspired by the beauty of nature.



Crafted by C.Kairouz Architects, Saison's interiors balance timeless beauty with modern functionality. There is a sense of continuity between the architecture and interiors in both materiality and form. Like the facade, each living space is founded on linear design, creating a minimalist and contemporary aesthetic. A palette of natural materials is complemented by an ever-present view to the landscaping, intentionally connecting residents to the natural environment. Generous floorplans reflect the ways in which modern living genuinely unfolds, gifting open-plan spaces and seamless connections between in and out.



Initial Design Sketch by C.Kairouz Architects



Artist Impression - Living



WHERE OPEN, ELEGANT LIVING SPACES MEET PRIVATE RETREATS.

The open plan living area is adorned in a palette of understated, elegant and natural materials. Classic stone surfaces, engineered oak floors and light timber joinery combine to create an atmosphere of comfortable luxury. Designed for practicality, the kitchen offers thoughtful features including an integrated fridge, ample storage and high-end Miele appliances.

At the end of the day, retire to your plush master bedroom, a spacious retreat set atop a floor of soft wool carpet. Leading out to a terrace, begin and end your day with moments of quiet outdoor solitude. The adjoining ensuite is generously-appointed, boasting sophisticated feature tiles that bring a textural and organic quality to the space. Paired with plentiful storage, a walk-in shower and free-standing bathtub have been afforded for everyday rejuvenation.



Artist Impression - Bedroom



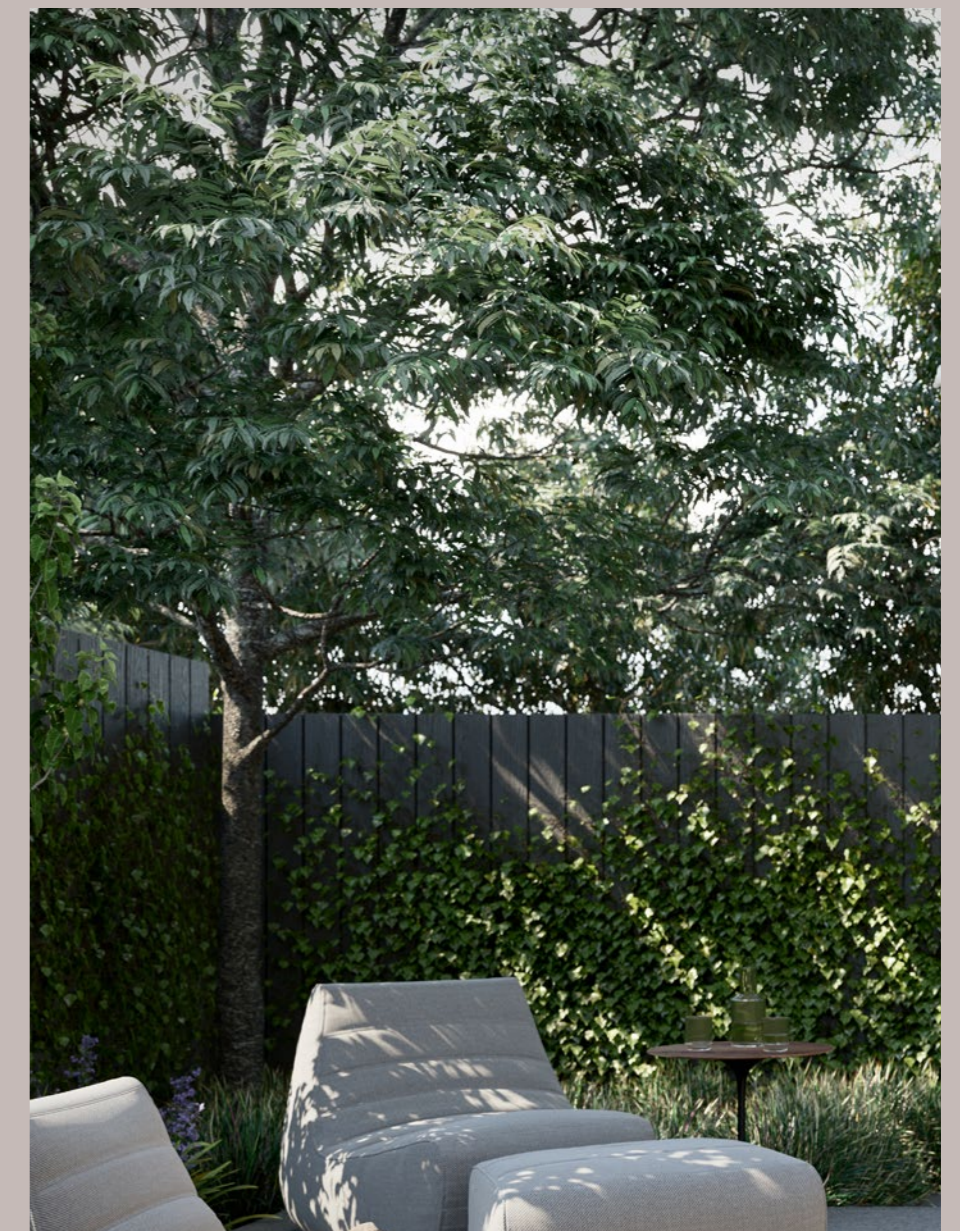
Artist Impression - Bathroom

IDYLLIC OUTDOOR SANCTUARIES DESIGNED
BY THE ACCLAIMED JOHN PATRICK.

Gifted with spacious terraces curated by John Patrick, Saison has been designed to encourage a glorious outdoor lifestyle. Sliding doors from the living area allow for a seamless connection between in and out - perfect during the warmer months of the year. Encircled by verdant greenery and flowering plants, the terrace is an ideal space for unwinding amongst nature or entertaining guests. Select apartments also enjoy roof terraces providing panoramic vistas of the surrounding streetscape. From here, admire the local flora as it morphs magnificently with the seasons.

“Saison is contemporary townhouse living set in an idyllic landscape setting. Surrounded by secluded landscaped courtyards, walls of Climbing Star Jasmine and Boston Ivy provide a green backdrop to wide canopied trees and neatly clipped hedging, creating hidden and private garden sanctuaries.”

John Patrick - John Patrick Landscape Architects



Artist Impression, Garden Details



Artist Impression - Courtyard





AN UNRIVALLED LOCATION WITH OFFERINGS YEAR ROUND

Where sprawling greenery surrounds impeccable dining precincts, esteemed schools and recreational hubs, Balwyn North combines the tranquility of a suburban locale with the variety of an urban enclave. French for season, the name 'Saison' encapsulates the rewarding lifestyle this suburb offers right throughout the year. Enjoy an endless array of local delights, regardless of season.

Welcome to your neighbourhood.



SUMMER DAYS

During the warmer months of the year, relish the outdoors in one of many nearby pockets of greenery. Pack up a picnic, throw on a hat and spread out under a shady tree in either Stradbroke Park, Macleay Park or Hays Paddock.



AUTUMN STROLLS

Filled with elegant streets lined by deciduous trees and leafy parks, Balwyn North is one of the best suburbs in Melbourne for experiencing the beauty of Autumn.



WINTER MORNINGS

There is something wondrous about breathing in the crisp air of a winter's morning. Seize the day with an early morning coffee or brisk jog through the park, basking in the beautiful light afforded by this time of year.



SPRING BRUNCHING

When the foliage starts to bloom, the birds begin to chirp and the sun comes out of hiding, what better way to start your day than with a spot of alfresco brunch? Choose from a myriad of nearby cafes serving up seasonal produce and speciality coffee upon sunny outdoor terraces.

A GENEROUS NEIGHBOURHOOD THAT HAS IT ALL.

CULINARY DESTINATIONS

- | | |
|-------------------------------|----------------------------|
| 1 Adeney Milk Bar Cafe | 10 Kuche |
| 2 BEN Coffee & Kitchen | 11 Mister Bianco |
| 3 Birichino Cucina & Pizzeria | 12 Now & Then Cafe |
| 4 Centonove | 13 Olive Lane |
| 5 CRU | 14 Postino |
| 6 Dawson | 15 Republic of Letters |
| 7 East & Co. | 16 Snow Pony |
| 8 Hayshed Cafe | 17 The Providore Melbourne |
| 9 Hiatus | 18 Via Verona |

FINE FOODS, PRODUCE & BOUTIQUES

- | | |
|-------------------------------------|------------------------------|
| 19 Apples & Sage Organic Wholefoods | 24 ECO D. |
| 20 Baker's Delight | 25 Laurent Bakery |
| 21 Boccaccio Cellars | 26 Signorelli's Balwyn North |
| 22 Coles Balwyn North | 27 Toscano's of Kew |
| 23 Cultivate Nursery | 28 Woolworths Kew |

LEISURE & GREEN HAVENS

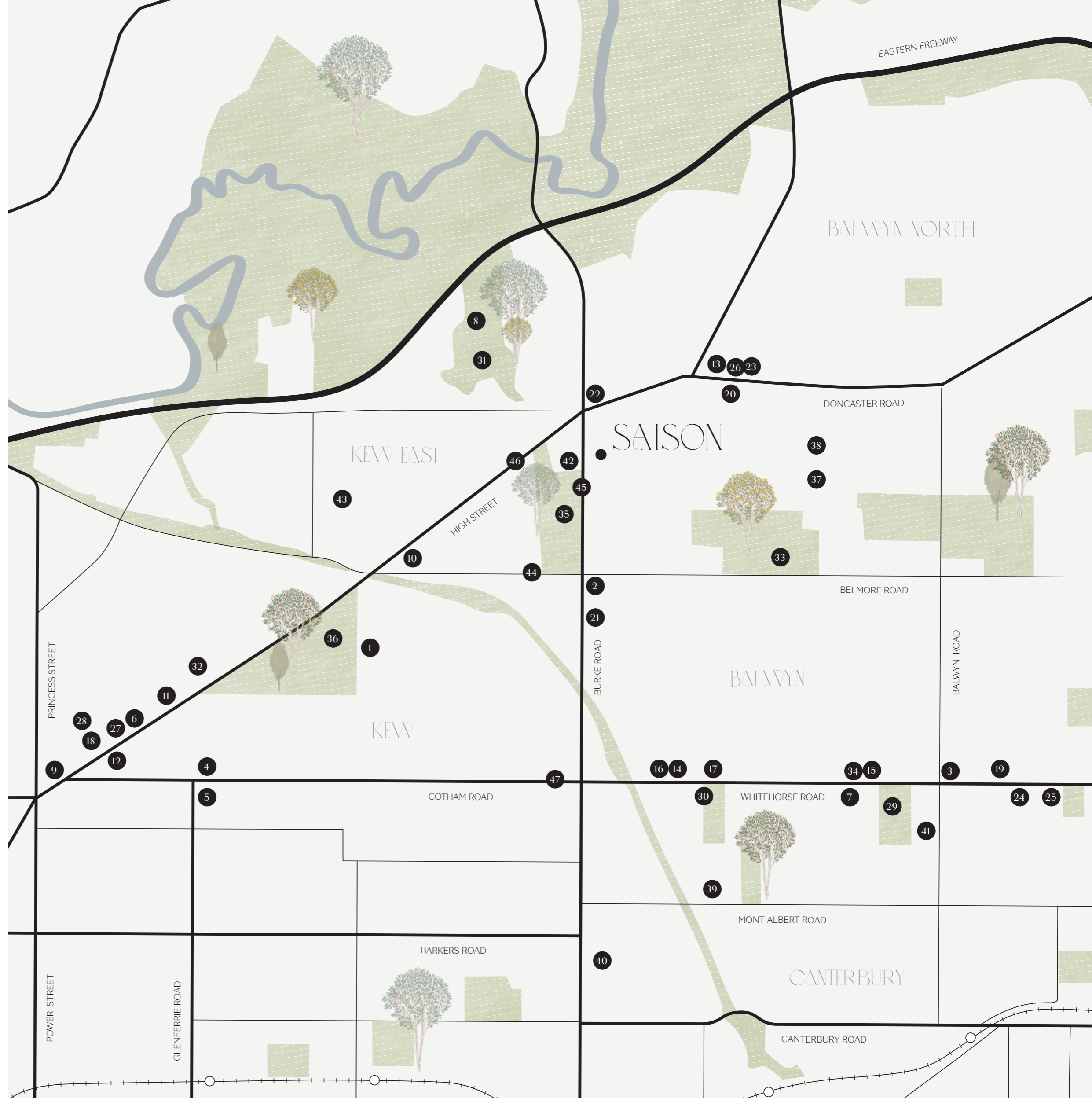
- | | |
|--------------------------|-------------------------|
| 29 Balwyn Park | 33 Macleay Park |
| 30 Deepdene Tennis Club | 34 Palace Balwyn Cinema |
| 31 Hays Paddock | 35 Stradbroke Park |
| 32 Kew Recreation Centre | 36 Victoria Park |

ESTEEMED EDUCATION

- | | |
|-------------------------------------|--------------------------|
| 37 Balwyn High School | 41 Fintona Girls' School |
| 38 Balwyn North Primary School | 42 Kew High School |
| 39 Camberwell Grammar School | 43 St Anne's School |
| 40 Camberwell Girls' Grammar School | |

CONNECTIVITY

- | | |
|------------------|------------------|
| 44 Bus. 302, 304 | 46 Tram No. 48 |
| 45 Bus. 548 | 47 Tram. No. 109 |





A CULINARY DESTINATION

Close to wholesome bakeries, hip cafes, sophisticated restaurants and suave wine bars, residents of Saison will want for nothing when it comes to the world of food. A 15 minute walk away in Kew East, Harp Village is home to a generous selection of eateries including local favourite, Kuche Cafe. At this homey nook you can expect artisan coffee, nourishing brunch dishes and decadent pastries like their vanilla custard cruffin. Further down High Street, Kew Junction is another culinary goldmine comprising well-known institutions like Dawson, Centonove and CRU.

Balwyn-side, Whitehorse Road is just a 5 minute bus ride away where bustling coffee shops and authentic Italian restaurants lead the vanguard. For something a little more laidback, a small cluster of cafes is also tucked away on Doncaster Road. Olive Lane is the must-try here - a patisserie and cafe with a delicious Greek-inspired menu.

Left - CRU

Right - Dawson



Kuche



Olive Lane



FINE FOOD & FRESH PRODUCE

If you decide to stay in and experiment with your own recipes, a plentiful array of grocery stores ensures you have access to every ingredient imaginable. Stroll 5 minutes down the road to Boccaccio, which owned by the D'Anna family, has been in business in Balwyn North for upward of fifty years. Combining an everyday supermarket with a gourmet deli and wine cellar, the store boasts an impressive variety of over 3000 wines, an in-house cheesemonger, a selection of baked goods, fresh produce, Mediterranean groceries and more.

For a more condensed selection, Signorelli's Balwyn North is a family-run fruit shop located on Doncaster Road. Peruse a quality selection of farm fresh produce from crisp apples and juicy strawberries to plump tomatoes and leafy greens. Melbourne's most iconic fruiterer, Toscano's, is also a short drive away in the Kew Junction, a one stop shop for any gourmet dinner recipe.

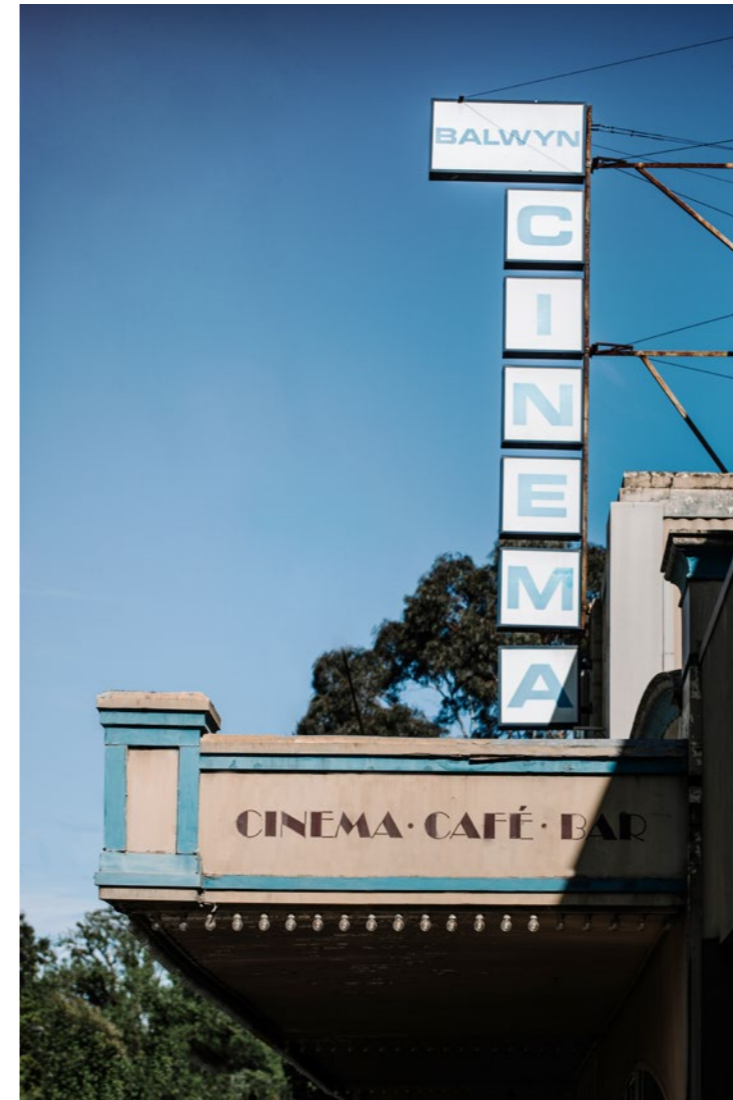
*Left - Signorelli's Balwyn North
Right - Toscano's of Kew*



Boccaccio Cellars



Signorelli's Balwyn North



A LEISURELY LIFESTYLE

Dotted with recreational amenities, Balwyn is a suburb for leisurely living. Whether you've got a passion for film, an interest in fitness or a love for competitive sports, there's something for everything in this well-established pocket of Melbourne. Balwyn's iconic Art Deco cinema is just a short tram ride away on Whitehorse Road - the perfect place to enjoy a French film over a glass of fizz and a gourmet cheese platter.

If you're someone who likes to keep active, Kew Recreation Centre is just a stone's throw away, offering everything from a gym and group fitness classes to swimming lessons and physiotherapy. Choose from a range of flexible memberships to find one suited to your lifestyle and fitness needs. Ensuring you don't need a car to get you from A to B as you explore your locale, the No.48 tram stop is just a 3 minute walk from Saison, carrying passengers down High Street and into the Kew Junction before travelling through Richmond and into East Melbourne.

Left & Right - Balwyn Cinema



Kew Recreation Centre



No. 48 Tram



HAVENS OF GREENERY

Marked by scenic trails, manicured public gardens and expansive parks and reserves, Balwyn is famous for its splendid natural offerings. Saison is within walking distance of a number of these retreats, ensuring residents can easily enjoy the benefits of a healthy outdoor lifestyle. Just across the road, the leafy Stradbroke Park encompasses a vast oval – perfect for Frisbee games with your canine companion. A shaded playground for the little ones is also found here along with a football clubhouse, an athletics track and additional sporting amenities.

From here, you can follow a running track up to Hays Paddock, one of the area's best picnic spots. Boasting magnificent native flora, stunning birdlife, two off-leash ovals and a cafe for when you need to refuel with a cup of coffee, the verdant oasis is bound to become a weekly haunt for residents of Saison. A 10 minute walk from home, Macleay Park is the social hub of the Balwyn community, playing host to live music events, Christmas Carols, fireworks and more. Close by in Kew East, there's also the picturesque Victoria Park, where recreational amenities abound.

Left & Right - Stradbroke Park



Hays Paddock



Victoria Park



ESTEEMED EDUCATION

Making this pocket one of Melbourne's most family-friendly places to live, Balwyn and Kew are renowned for their extensive collection of esteemed schools. Found directly across the road from Saison, Kew High School is a leader in the public sector, offering enviable facilities, a comprehensive curriculum and a highly-regarded information technologies program. Just a 4 minute drive from Saison, Balwyn High is ranked as one of the top 10 public schools in the state. Achieving consistently excellent results, the school nurtures intellectual and personal development in its students, pairing this approach with a sound co-curricular program to adhere to the full scope of learning.

In the private sector, Fintona Girls' School is a 6 minute drive away and caters to girls aged prep to year 12. Offering a rich and rigorous class room environment with a focus on wellbeing as well as academia, the school is regarded as one of Melbourne's top girls schools. In 2021, Fintona will unveil the new Beyond Science Centre, a hub optimising the relationship between science, mathematics, technology and design to enrich learning opportunities. For those starting out on their schooling journey, St Anne's Primary School is an excellent option. Just a 4 minute drive from Saison, the schools offers a supportive, nurturing environment that thoroughly prepares students for high school.

*Left - Kew High School
Right - Balwyn High School*



St. Anne's Primary School



Fintona Girls' School

STRADBROKE
PARK

BURKE
ROAD

CBD

HIGH
STREET

DONCASTER
ROAD

EASTERN
FREEWAY

HAYS
PADDOCK

SAISON ◦





A CURATED TEAM OF PROPERTY
EXPERTS BRINGING SAISON TO LIFE

A project of Saison's calibre comes only as the result of an exemplary team. Managed by SEMZ with design by the coveted C.Kairouz Architects and landscaping by the acclaimed John Patrick, every stage of Saison's development has been cultivated with a collaborative approach, ensuring a seamless and inspired finished product.



C.KAIROUZ ARCHITECTS

ckarchitects.com.au

Established in 2010, C.Kairouz Architects is a Melbourne-based architecture and interior design firm, led by Chahid Kairouz. Impressively equipped with degrees in architecture, construction, property and planning, Chahid and his team apply a collective knowledge of sound building principles when designing both functional and creative spaces. Chahid himself worked for the Equiset Grollo Group prior to setting up his own studio, where he worked on landmark buildings as a project manager – notably the InterContinental Hotel, Melbourne (\$65m). His creativity leads a team that is passionate about design innovation, maintaining a hands on approach to crafting stunning buildings that enrich the lives to be lived within them.



JOHN PATRICK

johnpatrick.com.au

John Patrick Landscape Architects Pty Ltd was formed in 1982. The Principal, John Patrick has managed the practice since its inception. The practice is based in Melbourne and serves a range of clients locally, inter-state and internationally. It has carried out a broad range of commissions encompassing both small and large scale projects for private, corporate and government clients. The practice's vision is to provide excellence in landscape design to every client and to apply innovative solutions that are responsive to client needs and resources.



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SAISONTOWNHOMES.COM.AU

SEMZ

semz.com.au

SEMZ is an independent, boutique Property Advisory and Project Management specialist group formed by Jon Purcell and Ken Santamaria, each with over 20 years' experience in the property and construction industry. Working across numerous types of projects and on a range of scales, the SEMZ team aims to establish a level of connection and understanding that will ultimately create great places. SEMZ benefits from extensive experience across the full development cycle and with an in-house project management team, ensures great outcomes are delivered for every project. Respect, honesty, leadership, fulfilment and professional excellence are values that underpin everything SEMZ does.

FOR MORE INFORMATION
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SAISON

