



ANNA BELLE

LAVERTON

THIRTEEN THOMAS STREET LAVERTON

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LAVERTON

LUSH BOTANIC HOMES OF ELEVATED DISTINCTION



A GIFT TO LAVERTON

A PERFECT PLACE TO LIVE,
RAISE A FAMILY AND GROW
AS THE LUSH ENVIRONMENT
AROUND YOU EVOLVES.



Artist's Impression - View of Armstrong Street

IMAGINE A PLACE
WHERE NATURE PERMEATES
THE URBAN LANDSCAPE.
WHERE BEAUTIFULLY
INNOVATIVE HOMES ARE
UNIFIED BY A SENSE OF
COMMUNITY.

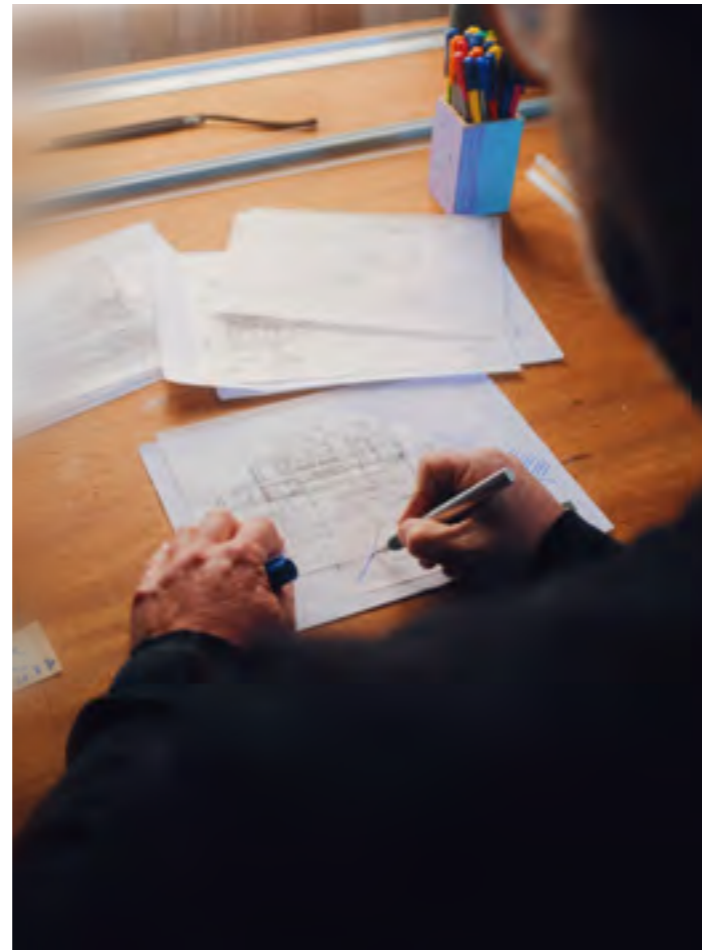
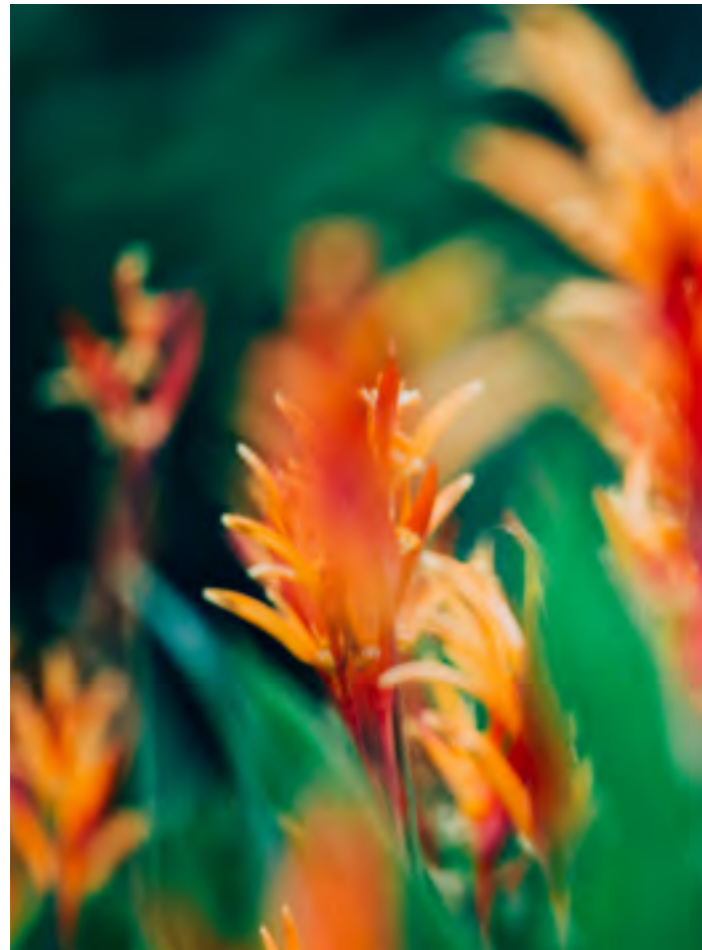
An Urban Oasis

Annabelle is an urban oasis of exceptional liveability in the heart of Melbourne's thriving west. Offering a lifestyle that perfectly balances old-fashioned neighbourly values with design innovation and sustainability, Annabelle offers affordable, family-sized townhomes surrounded by a beautiful garden landscape.

Inspired by Laverton's exciting evolution from its rich industrial origins Annabelle is a preminent addition to the locale and a highly desirable place to live, work and raise a family. Built for those who covet both urban convenience and botanical streetscapes, Annabelle holistically fosters relaxation and social connection.



Artist's Impression - View of Thomas Street



The Gardens

Annabelle is distinguished by the beauty of its natural landscape. An urban oasis weaves throughout design-focused homes coaxing neighbours outdoors for leisure, respite and social connection.

Private and public gardens combine indigenous and exotic plants which perfectly complement the contemporary architectural style and holistically support both wellness and relaxation in equal measure.

Annabelle's native surrounds will continue to flourish and evolve over time as trees mature and flowers spread creating a community of engagement and delight.

The Finishes

Homes at Annabelle have been designed to last. Facades are contemporary compositions of light and dark materials with considered design accents such as glazed inserts in the front doors further elevating the timeless appeal of the architecture.

Inside, homes are a blend of organic materials and sophisticated palettes. Reconstituted porcelain splash backs and waterfall island benchtops, engineered timbers floors, brushed metal tapware and a layering of soft and charcoal grey textures which perfectly complement the green landscape outside to create homes of design distinction.

The Convenience

Laverton is a suburb in the midst of revival and Annabelle captures aspirations for its future evolution. Building on the unique spirit of the area, Annabelle reflects Laverton's authenticity, diversity and proud sense of community. An oasis at the heart of the surrounding commercial landscape, Annabelle is ideally situated to take advantage of a lifestyle defined by convenience and accessibility. Shops, transport, food, leisure and education are on the rise, with Annabelle an anchor that binds each facet.

The Community

Exceptional liveability is woven into the essence of community. A connection that brings a sense of belonging and familiarity to the people living beside and around one another. Laverton, like much of Melbourne's west, captures this village spirit. Those who move here, stay. Those who live on the outer reaches covet Laverton's unique mix of history, community, diversity, and growth which all combine to bring exciting vibrancy to an area built upon working class ideals and upheld by a vision for continued betterment.



The Masterplan

Located only 20 minutes from Melbourne's CBD, Annabelle is optimally situated for enjoying the connectivity and dynamic of an urban lifestyle before returning home to an oasis of mature trees and botanical splendour. Balancing nature's grace and beauty with the social flare of surrounding Laverton, Annabelle supports life at every pace.

A diverse range of light-filled dwelling types is at the heart of the Annabelle vision. All homes are designed to maximise usable social spaces to create a sense of community whilst also maintaining an emphasis on privacy.



Artist's Impression

The Townhouses

Family-sized, double storey townhomes with private front courtyards and design-focused facades bring the great Australian dream of the single family home to life at Annabelle. Setting a new benchmark for liveability in Laverton, each home offers spatial luxury and quality construction across three or four bedrooms and multiple living zones.

As the cornerstone to family living, Annabelle's townhomes include high end fixtures and fittings, superb design aesthetics, intuitive planning and private outdoor spaces to support both social togetherness and peaceful quietude.



The Courtyard Units

Annabelle's Courtyard Units offer low-maintenance living within homes of considered proportions and elevated aesthetics. Bringing sophisticated medium-density living to the neighbourhood, these 2-bedroom homes include luxurious master suites, courtyard gardens, garages and free-flowing interiors. Addressing future-focused ideals Courtyard Units include sustainable amenities such as solar hot water, energy efficient LED lighting and optimised fixtures and fittings as standard, ensuring enduring innovation amidst timeless design aesthetics.



The Terrace Units

Replicating the historic housing type that prevailed throughout Laverton's grass roots history, Annabelle's Terrace Units offer convenient mid-sized liveability for singles, downsizers or small families alike. Spread across a single cohesive interior layout, these 2-bedroom homes capture the essence of community living. Front and rear shared gardens invite connectivity while inside, cool palettes compliment tactile organic materials and cutting-edge fixtures and fittings to achieve space conscious homes of superb quality and amenity.



INTERIORS AT ANNABELLE HAVE BEEN DESIGNED TO COMPLEMENT AND AMPLIFY THE BOTANICAL OASIS OUTSIDE.

Interiors Designed For Life

Framing views to verdant streetscapes, homes at Annabelle reflect and complement their beautiful garden setting. Interiors are a curation of luxurious textures unified by cool, contemporary palettes. Crafted for flexible living and all-important durability, homes harness deeply domestic qualities nurtured by lush carpets and roller blinds while reconstituted porcelain, ample glazing and chrome accents introduce elevated style.

Capturing leafy outlooks within light flooded interiors, homes at Annabelle create superbly discerning homes which support Australians love for the outdoors.







Artist's Impression

Master Bedroom

Master bedrooms at Annabelle are luxurious sanctuaries that continue the cool palette of the whole homes' interior design aesthetic, while reflecting it through soft textures and layered qualities. The master suites are havens of both beauty and functionality with ample storage, ensuite bathrooms and a layering of luxurious textiles which combine to create an environment for superb rest and relaxation.



Artist's Impression

Entertainers Delight

As the heart of the home, kitchens at Annabelle encourage togetherness. Open-plan layouts optimise flow between living and dining areas, maintaining connection to all the essential elements for entertaining. Stainless steel appliances and Dolce tapware complement seamless cabinetry in tasteful grey, while striking stone benches and splash backs introduce notes of luxury.

These are kitchens of durability and timeless elegance where cooking and the social art of dining is centre stage.

Choose between a light or dark colour scheme to reflect your personal style.





The Light Scheme

The light interior colour scheme is a fresh and contemporary take on modern living. Soft grey joinery perfectly complements any colour accents inhabitants bring to their home, while harmoniously drawing out the lighter tones in engineered oak floorboards. Expanses of white porcelain streaked with dramatic silvery veins elevate kitchens and bathrooms bringing a touch of luxury and robust materiality. This colour scheme is all about pristine coolness and imbues homes with freshness, vitality and light.



The Dark Scheme

The dark interior colour scheme has been curated for those who are attracted to the more ambient, cosy tones of home life. Maintaining a neutral palette ready for residents to introduce their own aesthetic charm, a deeper layer has been crafted through smoky stone bench tops and splash back and lighter tones in engineered oak floorboards. This subtle material shift draws out the more masculine accents of complementary materials creating an atmosphere of modern maturity.

LAVERTON'S RICHLY DIVERSE RETAIL, RESIDENTIAL & VIBRANT VILLAGE ATMOSPHERE HAVE DRIVEN A RENAISSANCE.

The Location

Opportunistically situated between Melbourne's inner and outer west, Annabelle takes pride of place within the momentum of Laverton's resurrection. With a thriving community verve and high connectivity to Port Philip Bay, Melbourne CBD and the dynamism of the inner west, Laverton has emerged from its grass roots history to offer superior liveability. Diverse commercial hubs, strong educational facilities and an array of parks and recreation offerings converge amidst a village atmosphere and homes of both heritage and contemporary appeal. Laverton is fast becoming the perfect blend of lifestyle essentials.



LAVERTON MARKET



CURLEW PARK



LAVERTON MARKET

Where Community & Culture Meet

Laverton has something for everybody. A melting-pot of cultures, creeds and ages, the suburb has wholeheartedly embraced its diversity with retail, food and leisure offerings to suit every inclination. Laverton Market is a weekend favourite where an early morning visit reaps rewards before a hearty breakfast at one of the many vibrant cafe's that populate the area. Work off breakfast at a park, creek, beach or pool before meeting friends for a night out locally or nearby with easy access to the CBD and surrounding suburbs from Laverton Station.



LAVERTON MARKET



LITTLE ROSEBERY CAFE



LITTLE ROSEBERY CAFE



ALTONA BEACH



100 STEPS OF FEDERATION



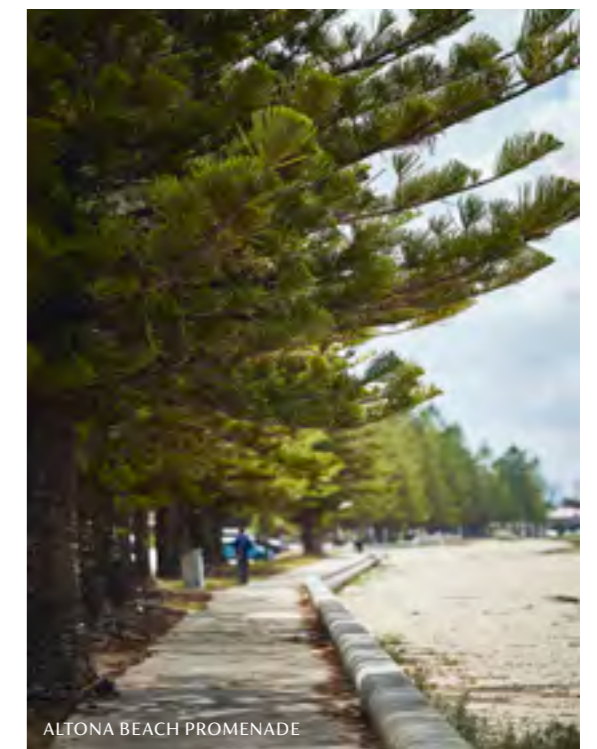
TRUGANINA PARK



ALTONA PIER

Native Breakouts

Laverton's urban atmosphere is ideally balanced by an abundance of green spaces and native scenery. Breaking away from the urban sprawl, locals indulge wellness pursuits and recreation at the many spaces, places and unspoilt natural landscapes in easy reach of Annabelle. Laverton and Altona beaches are a surprisingly close foray. For the more actively inclined, sports and recreation is well and truly supported with amenities aplenty. Once you arrive here, you won't want to leave. The elevated, balanced lifestyle speaks for itself.



ALTONA BEACH PROMENADE



LAVERTON TRAIN STATION



LITTLE ROSEBERY CAFE



LAVERTON COMMUNITY HUB



Well Connected

A well established suburb, Laverton continues to evolve across a broad range of amenity, infrastructure, retail and community initiatives.

Upgraded Laverton Station, the Community Hub, Aquatic Center. Cafes, Parks, Childcare, Education, Supermarkets create a harmonious and well represented suburb on the rise.



100 STEPS OF FEDERATION



EAT. DRINK. WALK.
 RUN. SWIM. LAVERTON'S
 LIFESTYLE MAKES ROOM
 FOR IT ALL.

Parks & Recreation

- 1. Curlew Community Park
- 2. Woods Street Reserve
- 3. Frank Gibson Reserve
- 4. Laverton Skate Park
- 5. Laverton Swim & Fitness Centre
- 6. Baseball Melbourne
- 7. Laverton Park Tennis Club
- 8. Laverton Cricket Club
- 9. Laverton Bowling Club

Health & Education

- 10. Laverton College
- 11. Jennings Street School
- 12. Altona Meadows Primary School
- 13. Cooraminta Kindergarten
- 14. Paddles Swim School
- 15. Montessori Beginnings
- 16. Cohealth - Laverton Community Hub
- 17. Laverton Family Dental
- 18. Altona Superclinic

Retail & Dining

- 19. ALDI Supermarket
- 20. Coles Supermarket
- 21. Central Square Shopping Centre
- 22. Favor & Grace
- 23. Babylon Bakery
- 24. Little Rosebery Café
- 25. Big W Shopping Centre
- 26. Buddy's Pizza
- 27. Seven Star Chinese Hotpot



Footscray

Yarraville

Melbourne CBD

Newport

Laverton Station

Altona

Altona Beach

Altona Meadows

Port Philip Bay

100 Steps

ANNA BELLE

LAVERTON

20mins - Melbourne CBD

Princess Freeway

RAAF Base Williams

5mins - Werribee

DEFINED BY THE RICH
TAPESTRY OF ITS HISTORY,
LAVERTON IS A COLOURFUL
URBAN MELTING POT OF
STORIES AND CULTURES.

The History

Laverton's history has been woven from a diverse story. Originally home to the Aboriginal Yalukit-willam clan, the native bushland and riverbank was cultivated in the 1840's with European settlement. Following World War One, the Royal Australian Air Force set up their Laverton Base developing nearby housing to accomodate staff and their families. Today, aviation continues to be a large influence on the area. Annabelle, surrounded by written reminders which link to a strong sense of place - Aviation Road, Aircraft Station - carries an intent to blend considered urban planning with native landscaping.



R.A.A.F. RECRUITS AT LAVERTON - STATE LIBRARY VIC



DUTCH AIRLINER ARRIVING AT LAVERTON
1934 - STATE LIBRARY VIC



R.A.A.F. RECRUITS AT LAVERTON -
STATE LIBRARY VIC



C.W.A. SCOTT CLIMBING OUT OF THE COCKPIT ON
HIS ARRIVAL AT LAVERTON 1934 - STATE LIBRARY VIC



TWO CARS RACING AT ALTONA 1950'S -
STATE LIBRARY VIC



TWO A.T.C. I.E. AIR TRAINING CORPS LEAVE
LAVERTON VIC. - STATE LIBRARY VIC

The History

Named for a farm built in the area in 1844, Laverton has been largely influenced by its urban development following European settlement, and the strength of its ties to the Royal Australian Air Force.

Today, Laverton's main retail precinct is centred around Aviation Road, while its urban planning echoes the innovation of those early European development pioneers whose future vision of wide streets and abundant parks and reserves, aligns with today's expectations on modern liveability.



THE COMET PILOTED BY SCOTT AND BLACK ARRIVING AT LAVERTON
(THE WINNER OF THE AIR RACE) 1934 - STATE LIBRARY VIC

Developed By: Sivasli

Sivasli has been developing high quality homes across Victoria via their renowned and trusted brand Vestbuild since 1997. Specialising in multi-unit projects and house and land across all areas of Melbourne and regional Victoria it produces affordable modern homes while establishing strong communities. With a focus on design, quality, technology and service, the company is one of Australia's fastest growing property companies.

SIVASLI.COM.AU

Architecture & Interiors By: Petridis Architects

Petridis Architects is a Melbourne based architectural practice focusing on medium and high density residential developments and community based projects. The practice prides itself on creating articulate buildings that address and activate their immediate streetscape and that sit comfortably within the surrounding neighbourhood context.

PETRIDISARCHITECTS.COM

Landscape By: Keystone Alliance Landscape Design

Since 2008, Keystone Alliance Landscape Design has offered a dynamic approach to the provision of landscape design services for mixed-use, retail, industrial, commercial, childcare and residential projects. Director, Nina Heidarian and her talented team of designers are dedicated to delivering their innovative ideas through the clever utilisation of all landscape elements.

KEYSTONEALLIANCE.COM.AU



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ANNABELLELAVERTON.COM.AU
CALL: 0401 887 111

DEVELOPED BY

SIVASLI