





Designed to inspire

Nestled between the bustling Preston South hub and the sought-after Thornbury strip, Lonsdale & High unveils a thoughtfully curated collection of one, two, and three-bedroom residences just eight kilometers from the CBD.

Lonsdale & High embraces a modern take on Preston's industrial heritage surrounds, seamlessly blending the old and new to presents a bold architectural statement for today, tomorrow and into the future.

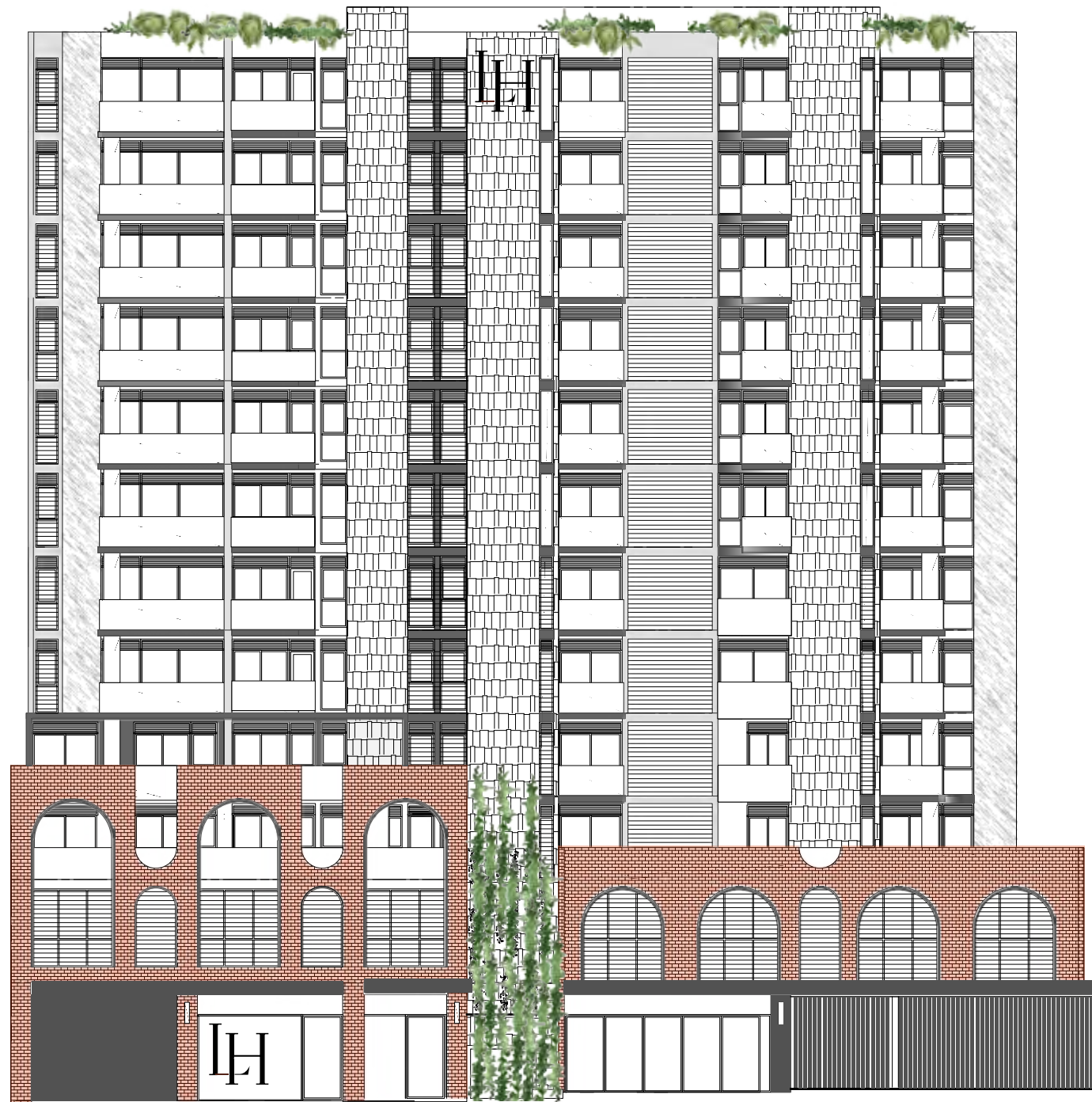
Future focused and carefully crafted, these homes are designed to promote a more sustainable way of living, enhancing the allure of this amenity-rich and coveted neighbourhood.

From the ground floor, pedestrians can take in accents and details that provide visual interest. Grand archways, abstract curvature and geometrical architectural patterns help frame the buildings setting, while high quality and robust materials including a solid concrete core superstructure ensure durability and longevity.

Exemplifying the very best of apartment living, these homes boast elegant minimalistic styling, quality fixtures and finishes and meticulously planned floor plans tailored to contemporary living standards, enhancing the allure of this amenity-rich and coveted neighbourhood.



Scan code to view the project video



A landmark development that pays homage to the neighbourhoods industrial heritage while delivering the very best of modern living in a vibrant urban environment.

LH

Construction
Commenced



Living light

Your new home features large, light-filled living spaces with double-glazed full-height sliding doors that create a visual and physical link between the indoor and outdoor areas.

While a refined neutral palette provides the perfect backdrop for modern low maintenance living with a focus on high-quality finishes and designer details.



Custom kitchens

Intelligently designed, your new kitchen features the efficiency of focused task lighting, quality Miele appliances, ample storage, and sleek stone benchtops.

Gather, create & inspire



Kitchens are a place to come together and create. The kitchens at Lonsdale & High incorporate expansive areas for meal preparation and storage. They feature quality and energy efficient appliances, and sleek styling that provide the backdrop to effortless entertaining.

Quality Miele appliances including induction cooktop along with quality surfaces that have been carefully chosen for their durability and longevity. Modern and sleek water efficient black tapware, sleek engineered stone benchtops and warm timber accents complete the picture of understated contemporary design.



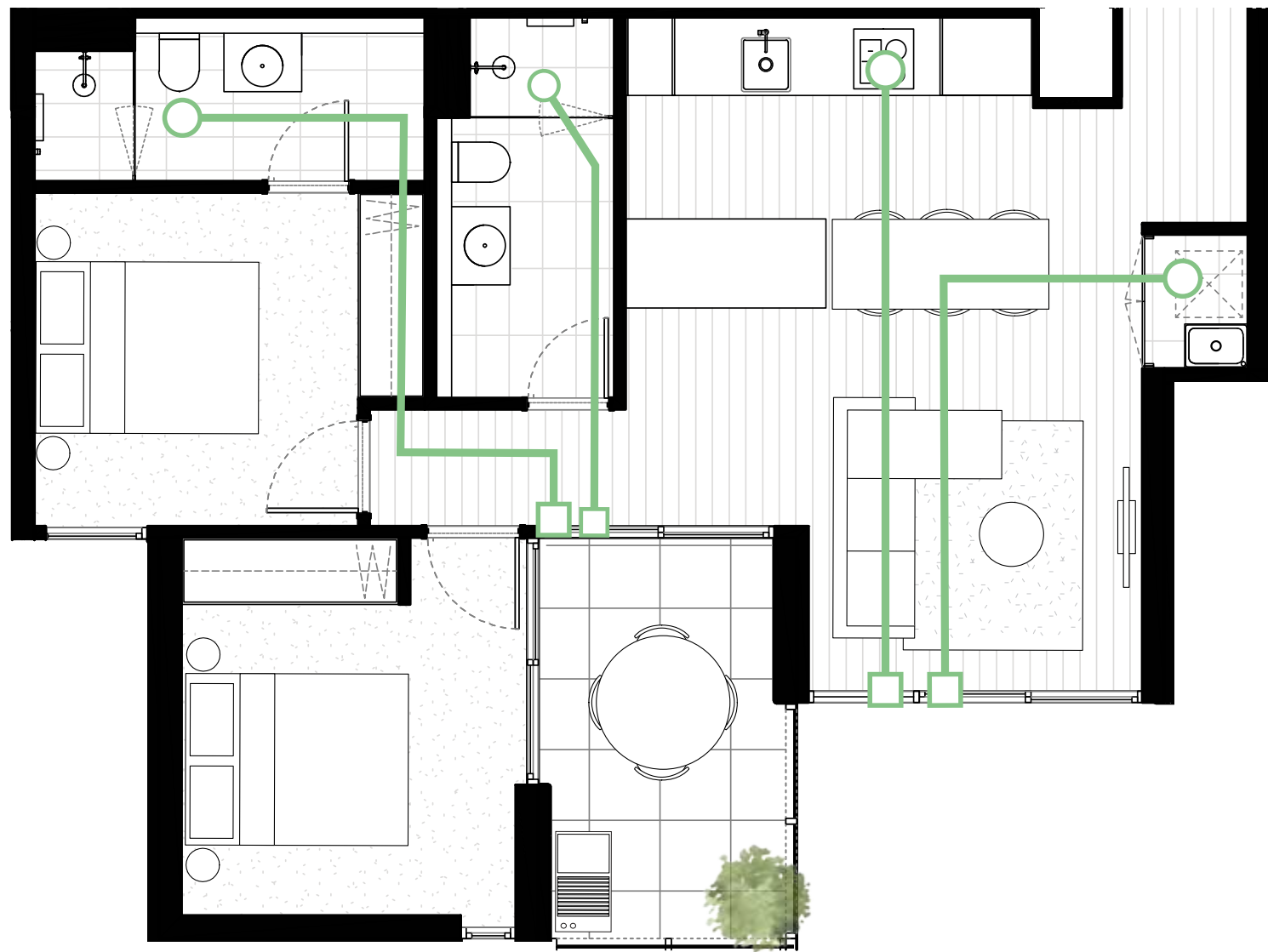
A breath of fresh air



At Lonsdale & High each residence is served by its own self-contained ventilation system that flows directly to the outdoor area rather than through internal ducts or complex roof ventilation system delivering clean, fresh air into your home.



This HVAC ventilation systems improves indoor air quality by controlling humidity and outside airflow and the benefits include improved energy efficiency, reduced pollutants and allergens, and moisture control that can lead to mould and mildew.



EXAMPLE OF TYPICAL MECHANICAL VENTILATION SYSTEM PLAN



Artists Impression:



Your private
sanctuary

A harmony of texture and tranquility



With a choice of two unique colour schemes, the bathrooms and ensuites elegantly combine personal space and practical solutions, along with cleverly placed storage to ensure everyone has room to keep their belongings hidden from view.

Elegant benchtops combine with feature lighting and sleek water efficient tapware to create relaxing spaces that you'll appreciate everyday.

A place to retreat

Offering ultimate comfort, the spacious, light-filled master bedrooms are fitted with built-in wardrobes and wool blend carpets, providing a secluded sanctuary nestled away from the bustle of the vibrant and cosmopolitan surrounds.



Connect on a higher level

To complement the unique architecture of the building, an alluring landscaped rooftop terrace provides sweeping views of the surrounds and the city beyond.

Residents are invited to enjoy next level entertaining with private gardens, a BBQ terrace and fire pit set against the breath taking backdrop of Melbourne. This is the perfect space to create and celebrate moments with friends and family, while taking in panoramic views of Melbourne.

The rooftop also houses a dedicated office pod that combines sound proofing and style so you can wow your clients during a meeting or work undisturbed while admiring the skyline views.



Next level amenity

From rooftop parties to yoga classes, Lonsdale & High’s rooftop terrace offers a vibrant social calendar for memorable community gatherings throughout the year.



MOOMBA FESTIVAL
March

Come together and connect with your neighbours and enjoy breathtaking views of the Moomba fireworks.



ANZAC DAY
April

Fire up the grill and honour the spirit of the ANZAC’s with a sizzling BBQ gathering filled with camaraderie and remembrance.



INTERNATIONAL DAY OF YOGA
June

Find your balance and reach new heights with a revitalising rooftop yoga class that uplifts mind, body, and spirit.



NAIDOC WEEK
July

Join us in savouring the rich flavours and traditions of our Indigenous cuisine during our vibrant NAIDOC Week food celebration.



GAMES NIGHT
July

Roll the dice, test your skills, and claim victory in a night of thrilling games!



GRAND FINAL DAY BBQ
September

Gather round for footy fun, cheers, and excitement as we celebrate AFL Grand Final Day in style.



MELBOURNE CUP
November

Elevate your Melbourne Cup Day with a stylish rooftop party filled with fashion, champagne, and exhilarating horse racing!



NEW YEARS EVE
December

Countdown to an unforgettable New Year’s Eve as we toast to new beginnings, surrounded by Melbourne’s stunning skyline.

Landscapes designed to thrive

Lonsdale & High will feature landscaping and gardens designed by the award-winning team at Memla. From the cascading vertical gardens fronting High street, to the elevated rooftop terrace, the buildings green spaces make clever use of drought tolerant plants and integrated watering from rainwater collection to provide all year-round greenery while reducing the impact on the environment.

Landscape design by

memLa



Banksia Marginata otherwise known as Silver Banksia is an Australian native tree that features long green leaves with silver undersides and stunning yellow flowers that attract native birds and insects.



Lomandra longifolia 'Tanika' is an evergreen native grass with fine soft glossy green leaves topped with scented yellow flowers.



Austrostipa Stipoides is a striking native tussock grass plant celebrated for its unique habit and feathery texture. It provides a valuable habitat for insects and is a seed source for native birds.



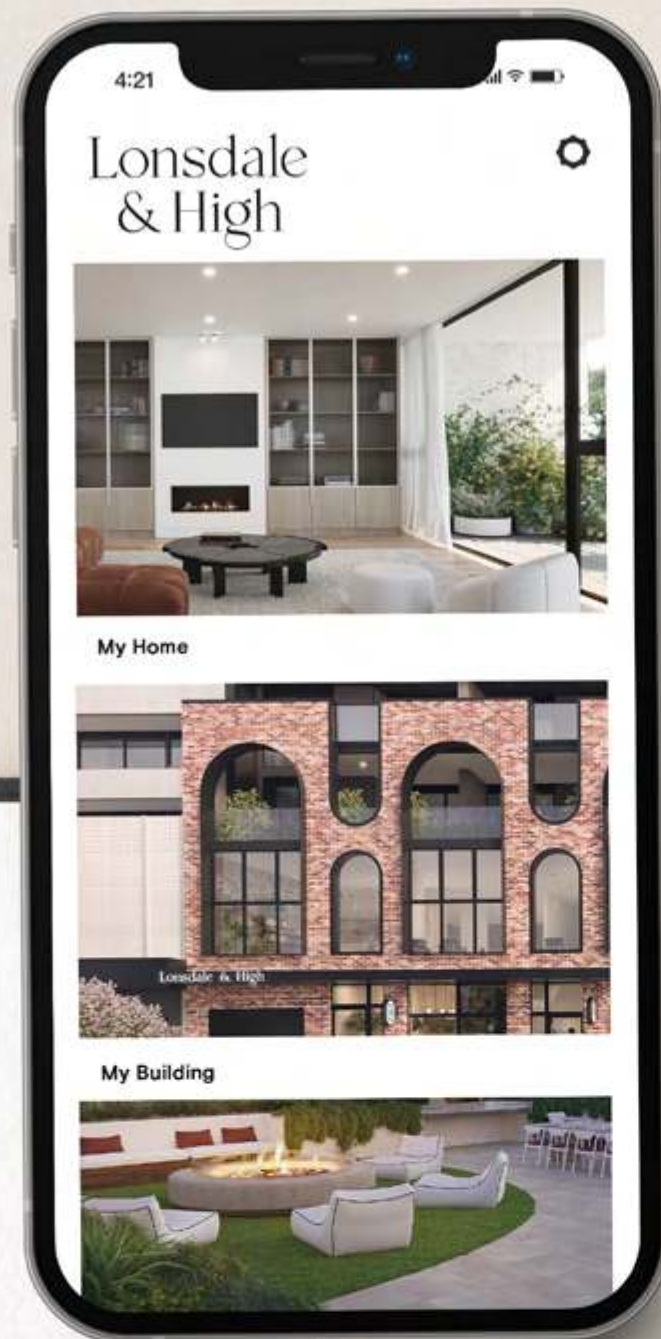
Doryanthes Excelsa or Giant Flame Lily is a large native clumping plant with large sword shaped vivid green leaves and spectacular large red flowers that start as a teardrop-shaped bud and open into a cluster of starry flowers, rich in nectar, each with green pollen.



Hardenbergia Violacea 'or Native Lily is a low spreading native shrub features crisp clean foliage and an abundance of violet flowers from late winter to spring



This, highly aromatic evergreen shrub Rosemary officinalis has dark green leaves with a silvery underside. It produces clusters of white to pale blue flowers from winter to spring



Your digital concierge

Lonsdale & High will incorporate the latest technology to keep you safe and informed through its partnership with Connex, which provides an innovative platform with smart building technology, integrated management systems.

CARD FREE ENTRY

State of the art key less entry will enable you to enter the building with just your registered smart phone.

NUMBER PLATE RECOGNITION

Revolutionising security and convenience for residents, you can enter the car park using the latest number plate recognition technology.

TOUCHLESS LIFT CONTROL

Access lift remotely using your dedicated building app via your smartphone.

CLICK AND COLLECT LOCKERS

Hassle free parcel management using smart lockers.

MONITOR ENERGY USE

Smart energy management system to monitor and optimise energy usage, reducing unnecessary waster and lowering costs.

PAPERLESS SYSTEMS

Access user manuals, train and tram timetables, body corporate policies and more directly from your phone.

MAINTENANCE REQUESTS

Upload and monitor your maintenance requests in real time.

FACILITY BOOKINGS

On-line booking for rooftop office space for in person and virtual meetings or presentations.

NEWS & EVENTS

Stay up to date with social events and local news.



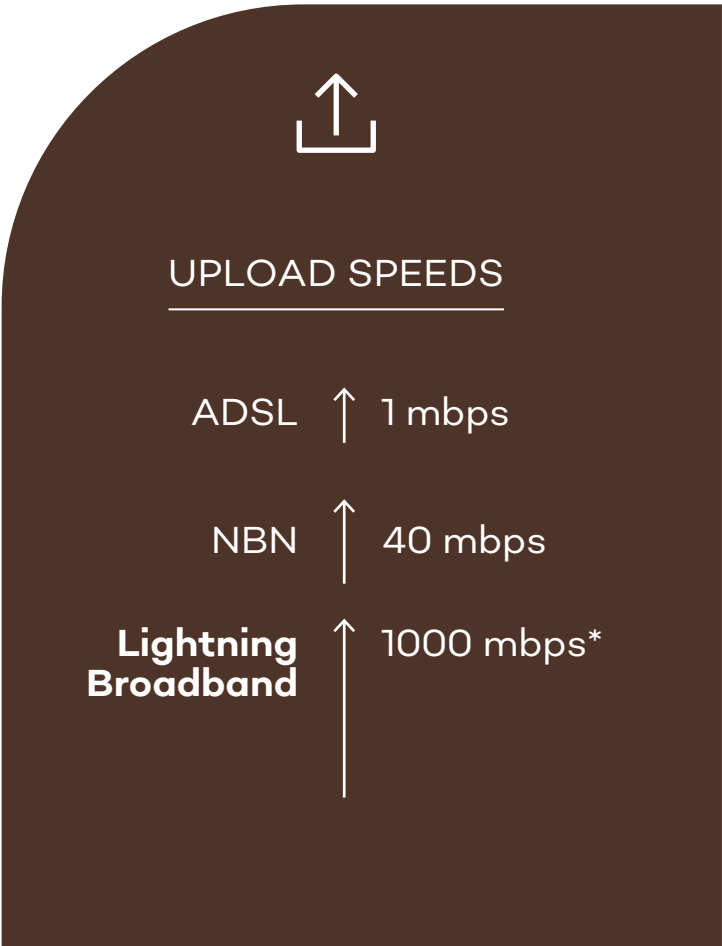
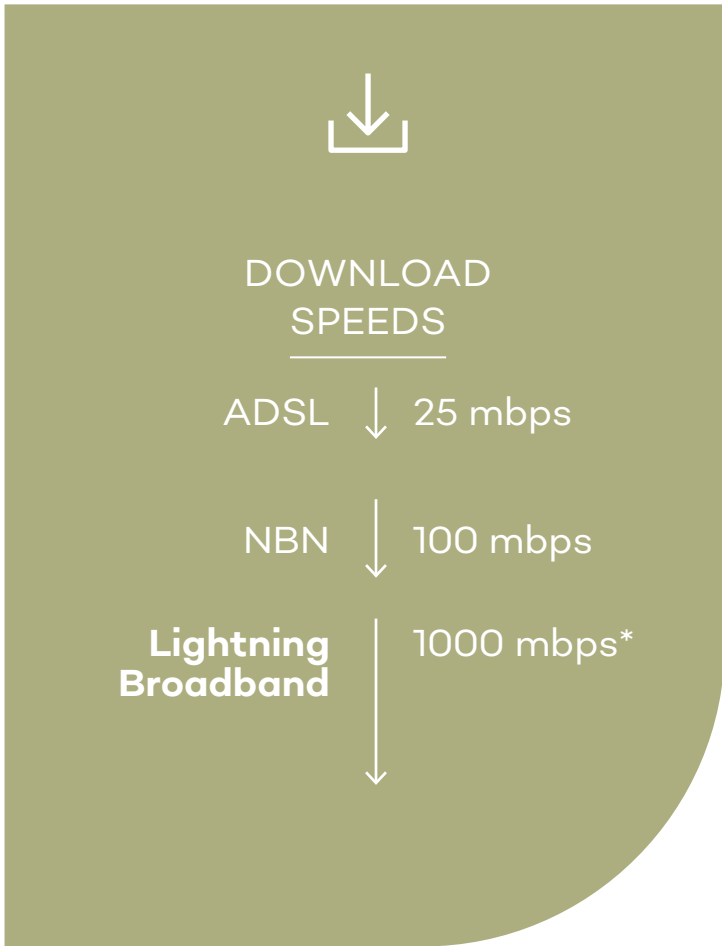


Delivering faster connections

Whether you are working from home or face timing your friends in London, staying connected has never been more important. Lonsdale & High residences will be equipped with Lightning Broadband - Australia's fastest and most reliable Internet service.

Most apartment fibre optics come from a single connection that can adversely affect your Internet speed, but at Lonsdale & High the advanced fibre-optics will be cabled separately for each level to give a premium stable connection, eliminating buffering and lag.

Residents will be provided with a no lock-in contract that gives you the freedom to change or cancel plans at any time. No hidden fees or surprises, just pure and fast Internet from Australia's top performing provider.



Note: Comparison is with typical ADSL and NBN FTTN speeds

* Actual speeds may vary and may be slower than the upload and download speeds shown due to multiple factors including but not limited to, type/source of content being downloaded, hardware and software configuration and performance, property layout and building materials, the number of users simultaneously using the network and performance of interconnecting infrastructure not operated by Lightning Broadband. Devices connected by Wi-Fi and Powerline Adaptors may experience slower speeds than those connected by Ethernet cable.



Smart home automation

Designed to make life easier, increase comfort and reduce costs by integrating your home’s electronic products, Lonsdale & High residents have the option to upgrade at an additional cost to a range of solutions that can be customised to your needs for a more efficient, comfortable, and convenient lifestyle for years to come.

SMART AUDIO

High-resolution streaming speakers.

VOICE CONTROL

Enable connection with Alexa or Google Home, includes remote access through the building app.

HOME SECURITY

Remotely access video intercom systems and monitor access for better security.

TEMPERATURE CONTROL

Adjust the temperature before you get home and manage energy savings with smart insights.

ACCESS CONTROL

Various keyless entry options such as fingerprint scanning, keypad codes, fobs, and mobile credentials to allow a secure and hassle-free access experience.

SMART LIGHTING

Control lighting remotely for cost savings and convenience.

BLIND CONTROL

Remotely activate your blinds for all day comfort and thermal efficiency.

Environmentally responsible homes

With a forward-thinking and sustainability-led approach to luxury living, Lonsdale & High addresses the needs of future focused home owners. These will be some of Melbourne’s most energy-efficient homes, benefiting from rooftop solar, double glazing, passive solar design, LED lighting, and climate control systems.



THE BUILT ENVIRONMENT SUSTAINABILITY SCORECARD

The BESS report results confirm the unwavering commitment to sustainability at Lonsdale & High. Recognised as ‘Best Practice’ by the Victorian Government based on its own review and point system, the development exceeds the highest standards set by the Built Environment Sustainability Scorecard (BESS) in terms of energy and water efficiency, thermal comfort, and overall environmental performance.

These smart design choices result in reduced carbon footprints for residents and significant savings on energy bills, solidifying the Lonsdale & High’s reputation as a development of exceptional standards.



NATHERS RATING - BUILDING BETTER HOMES FOR A BETTER TOMORROW

Good design can reduce the amount of energy needed to keep a home comfortable. The Australian Government is encouraging developers to become more mindful of this through its Nationwide House Energy Rating Scheme (NatHERS), which rates the energy efficiency of a home out of ten.

Lonsdale & High is well and truly ahead of the game in this area. By surpassing development norms, with an 7.2 Star NatHERS rating, translating to reduced carbon footprints for residents and significant cost savings on their energy bills through smarter design choices.



Energy efficient and fossil fuel free homes

Incorporating a range of initiatives designed to reduce greenhouse gas emissions, from zero fossil fuel infrastructure to responsibly sourced materials these homes use water and energy efficient appliances and fixtures offset by solar panels resulting in a smaller carbon footprint, a diminished environmental impact and lower energy bills.



ENERGY EFFICIENT INITIATIVES




SUSTAINABLE DESIGN & CONSTRUCTION





WATER SAVING INITIATIVES





INTELLIGENT DESIGN


 Energy and water efficient appliances.

 Durable and environmentally friendly materials and reduced construction waste.

 Water efficient tapware and fixtures.

 Electric vehicle charging.


 Rooftop photovoltaic solar system which residents can access.


 Energy efficient induction cook tops that eliminate the need for gas infrastructure.


 Rainwater tanks connected to toilets.


 Interiors designed to maximise sunlight, space and natural ventilation.


 Smart lighting.


 Double glazed windows for reduced heating and cooling costs.

 Best practise stormwater treatment with on-site water use and infiltration.

 A very desirable Walk Score® of 91 out of a possible 100 points, a range of amenities within walking distance, and both tram and train services within close proximity.

 Energy efficient central heat pump electrical hot water system with a highly insulated circulating loop to reduce parasitic heat losses.

 Improved indoor air quality with the use of non-toxic paint and low volatile organic compound (VOC) materials.

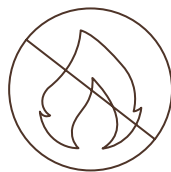
 Use of low maintenance, drought tolerant plantings.

Unlock clean, affordable energy from your rooftop

Only 10 SolShare Available

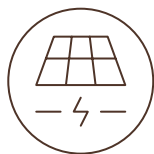
Lonsdale & High residents can opt into solar energy access thanks to an Australian-made solar sharing technology.

Residents can directly access solar from the building's rooftop, which is shared fairly with other participants over the course of a month.



No Gas - Fully Electric

Never receive a gas bill again. A fully electrified apartment powered by solar energy has the potential to reduce the carbon footprint to net zero.



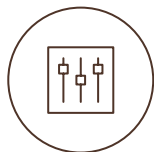
DIRECT ACCESS TO SOLAR

Residents at Lonsdale & High will be able to take advantage of ground breaking Australian-made technology that allows one rooftop solar installation to be shared by multiple apartments in the same building.



30% SAVINGS ON YOUR ENERGY BILLS

Residents can save up to 30% off their energy bills with this world-first solar sharing technology.



MONITOR YOUR ENERGY USE

Access the energy monitoring portal to see how much electricity you're using and how much solar is offsetting your bill



SHARE IT FAIRLY WITH YOUR NEIGHBOURS

Lonsdale & High's ground breaking solar system ensures every resident gets an even allocation of solar over the course of the month, delivered when it is needed the most.



REDUCE YOUR CARBON FOOTPRINT

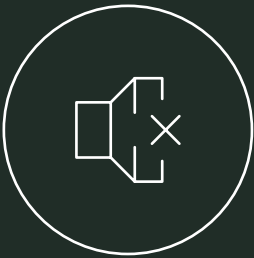
Lonsdale & High residents will be able to join the rooftop solar revolution that is helping to transition Australia's energy system from fossil fuels to zero-carbon renewables.



USE THE POWER OF THE SUN TO REDUCE YOUR ENERGY BILLS!

SolShare's dynamic sharing algorithm ensures maximum bill savings and minimum carbon footprint.

Superior acoustic properties



ACOUSTIC INSULATION

The acoustic environment is an important aspect of making a space feel comfortable and hospitable. Lonsdale & High will be constructed using a range of initiatives to provide superior acoustic properties.

From the inherent sound proofing properties of the concrete super structure to superior acoustic insulation that provides a 7 star NatHERS thermal performance your new home is designed to provide not only a quiet and peaceful environment but better insulation to reduce heat loss in winter and heat gain in summer.

Lonsdale & High includes the following acoustic and insulation initiatives:

- Double glazed windows and doors
- Concrete super structure
- Weather strips to all entry and exit doors
- Precast concrete external walls with super foil board
- Glasswool wall insulation
- High performance closed-cell rigid floor insulation



The security of a solid concrete super structure



DURABILITY

Lonsdale & High's construction will be built around a re-enforced concrete superstructure. The building superstructure includes floors, roof, stairs, lift wells and load bearing walls.

The use of a concrete superstructure offers a range of benefits that contribute to the long-term viability, safety, and comfort of the residents including:

NOISE REDUCTION

Concrete structures provide better sound insulation compared to lightweight materials. This is particularly advantageous in apartment buildings where minimizing noise between units is crucial for resident comfort and privacy.

ENERGY EFFICIENCY

Concrete has excellent thermal mass properties, helping to regulate indoor temperatures by absorbing and releasing heat slowly. This can lead to lower energy consumption for heating and cooling, resulting in cost savings for residents.

RESILIENCE TO ENVIRONMENTAL FACTORS

Concrete is resistant to corrosion, moisture, pests, and mold, reducing maintenance requirements and ensuring the structural integrity of the building over time.

FIRE RESISTANCE

Concrete is inherently fire-resistant compared to other building materials like wood. This property enhances the safety of the building occupants and reduces the risk of fire-related damage.

Getting around sustainably

Reducing your environmental footprint will be a breeze at Lonsdale & High, with tram access at your doorstep, Bell Station moments away and cafes, restaurants and services all located within walking distance.

PUBLIC TRANSPORT

With the No. 86 Tram Stop moments from your front door, you can easily jump on a Tram to visit many of the local eateries, bars or specialty retailers along High Street. The 86 Tram route stretches from the RMIT campus in Bundoora to Waterfront City in Docklands, via iconic Smith and Gertrude Streets in Fitzroy providing easy access to Rose Street Markets and a raft of live entertainment venues – a route so beloved it scored its very own Music Festival in 2023!

The newly completed Bell Station will have you in the City in under 25 minutes and while it's just a short walk away, you can also store your bike at the dedicated Parkiteer secure parking situated next to the station.



BIKE FRIENDLY

Fill your weekends with scenic bike rides or avoid congestion and parking charges in the CBD by choosing to cycle and leave the car at home.

Darebin Creek Trail is a comfortable 9 minute ride away, featuring stunning scenery, parks and connections to the CBD. Alternatively, St George's Bike Path can provide a more direct route, placing you in the CBD in under 35 minutes.

To make getting around on two wheels even easier Lonsdale & High will feature shared E-bikes and dedicated and secure basement bike parking spaces that provide peace of mind, while freeing up space in your personal storage area.

There's even handy charging stations to keep your e-cycle powered up and ready to go.

CAR SHARE

You may even consider giving up your car entirely to really make an impact – and you can do this confidently knowing that car share programs are nearby for those times you wish to venture a little further.

Jumping on board with car share ensures you can still manage weekend getaways and journeys with luggage or large belongings that would be difficult using public transport, while saving you thousands of dollars on insurance premiums, registration and car servicing costs.

Big name providers such as GoGet, PopCar, and Car Next Door all have a variety of cars and even vans available nearby to this privileged location.






Your twenty-minute neighbourhood

Bordering Thornbury, this locale delivers the very best of inner-city benefits. No matter what you want to do or where you want to go, it won't take long.

At just 8 kms north of Melbourne's CBD, your new address offers great amenity, connections and easy access to the vibrancy of High Street's cafes and nightlife.

The iconic Preston Market, great coffee, eateries and bars, quirky fashions stores and a staggering choice of barbers are just a few of the local attractions. Discover an eclectic, diverse and evolving neighbourhood, all within an easy twenty minute walk or bike ride of your new home.

WALK

-  2 minutes to Preston South Shopping Centre including Woolworths and Aldi
-  8 minutes to Bell Street train station
-  2-5 minutes to a number of cafés & eateries
-  2 minutes to No. 86 Tram Stop
-  8 minutes to Sir Douglas Nicholls Reserve

BIKE

-  3 minutes to St Georges Road Linear Reserve that connects to the Merri Creek Trail
-  5 minutes to Preston Market
-  7 minutes to Welcome to Thornbury
-  9 minutes Northcote Aquatic and Recreation Centre
-  9 minutes to Darebin Creek Trail

91

WALK SCORE

Very Walkable - Most errands can be accomplished on foot.



A connected community



Fill your weekends with scenic bike rides or avoid congestion and parking charges in the CBD by choosing to cycle and leave the car at home.

550_m

to St Georges Bike Path

This dedicated shared pathway heads south before joining Merri Creek Trail and the Capital City Trail that circles the city centre providing a safe shared bike path directly to the city as well as linking over 30kms of picturesque trails.

3_{km}

to Darebin Creek Trail

Winding paths enveloped by lush greenery and the soothing sounds of the creek’s gentle flow. The Darebin Creel trail provides a tranquil escape from the bustling city life. From open parkland’s to dense bushland, the trail caters to riders of all skill levels with its well-maintained paths and relatively flat terrain. Along the route, cyclists can also discover hidden gems such as picturesque bridges, vibrant bird life, and peaceful picnic spots.



200_m

to Route 86 Tram Stop

Linking RMIT’s Bundoorah campus to the City via iconic Smith and Gertrude Streets providing access to some of Melbourne’s best universities, shopping and dining.

650_m

to Bell Train Station



Storing your bike at home is no problem with secure basement bike parking spaces that provide peace of mind, while freeing up space in your personal storage area.

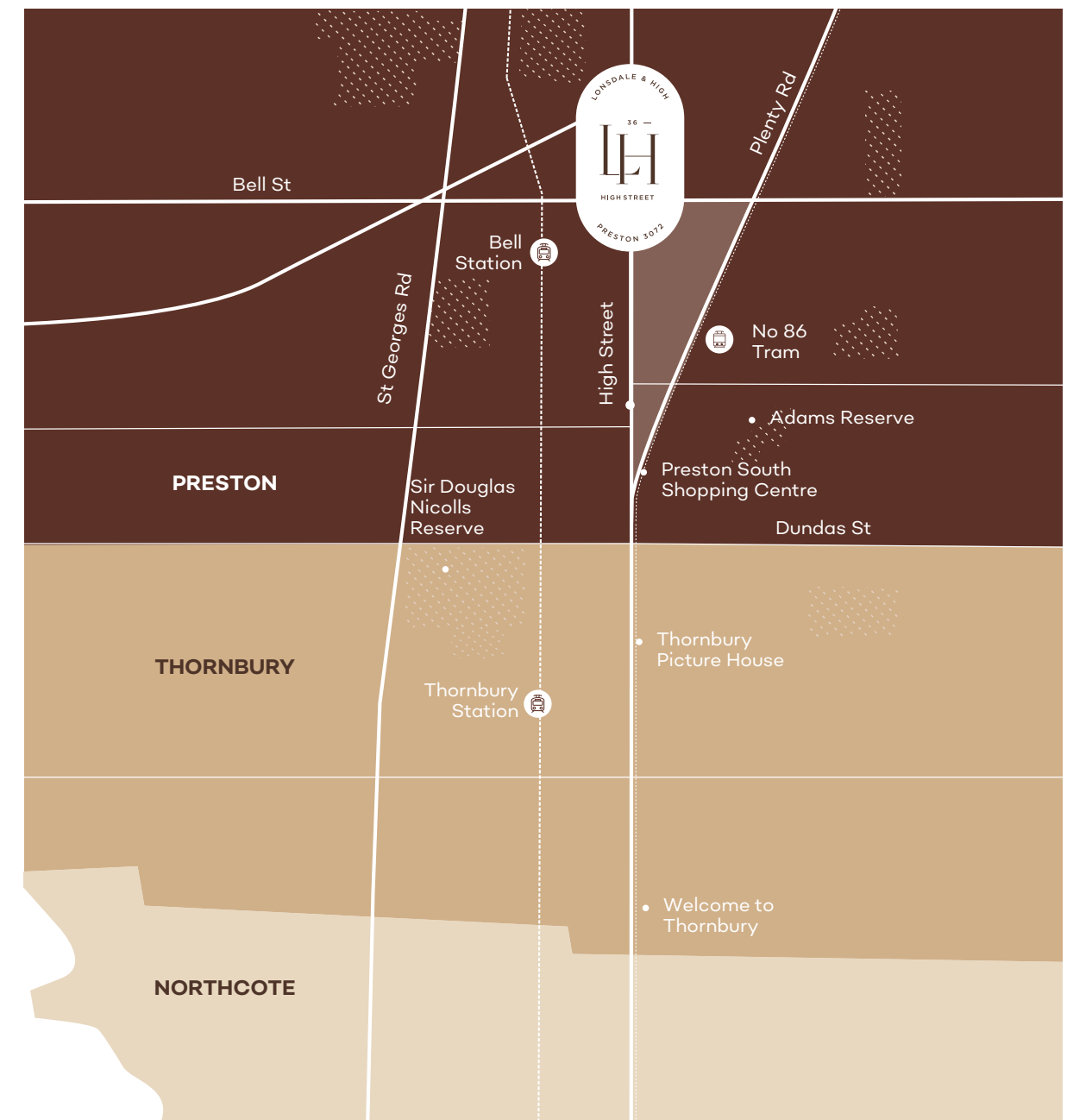
South Of Bell

OLIVA SOCIAL - 200 METRES
FROM LONSDALE & HIGH

SOB0

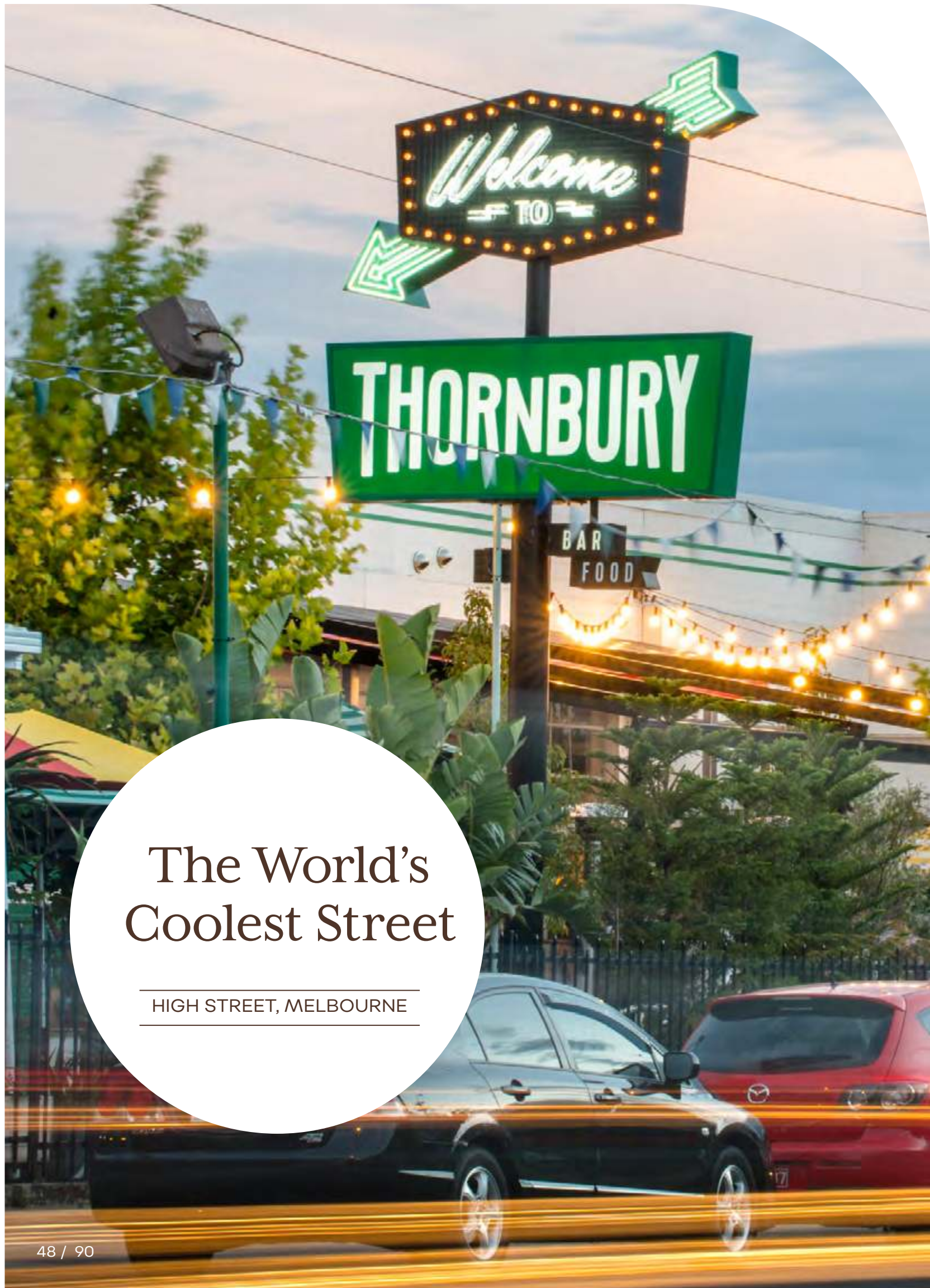
SOUTH OF BELL

With its mix of exceptional transport connections, parkland's, dining destinations, shopping hubs and quality schools, this neighbourhood is one that delivers the very best of city living while still holding on to an authentic, village-like character.



THE GOLDEN TRIANGLE

Bordered by Thornbury to the South and Bell Street in the North, St Georges Road to the West and the vibrant neighbourhood surrounding High Street this pocket of Preston is fast becoming a playground for foodies and urbanites alike.



The World's Coolest Street

HIGH STREET, MELBOURNE

This unassuming stretch of road, pulsating with life and creativity, has earned its stripes as a haven for the eclectic and the avant-garde.

HIGH STREET, MELBOURNE NAMED THE WORLD'S COOLEST STREET BY TIMEOUT IN 2024

Meandering through the trendy neighbourhoods of Northcote, Thornbury, and Preston, High Street defies convention and sets a new standard for urban cool. From trendy cafes to indie boutiques, street art to community hubs, High Street is not just a street; it's a cultural phenomenon, a melting pot of diversity and innovation that beckons locals and visitors alike to explore its magnetic charm.

Vintage stores, chic cafes, a food truck park, and indie cinemas coexist harmoniously, making High Street a true melting pot of experiences. Whether you're craving authentic Portuguese tarts from Casa Nata, savouring local wines at Northside Wines, or seeking late-night vibes at Francesca's Bar, High Street delivers.

What truly sets High St Preston apart, however, is its sense of community. From grassroots initiatives that promote sustainability and environmental stewardship to community events that celebrate diversity and inclusivity, High St Preston is more than just a street; it's a living, breathing organism that thrives on the energy and passion of its residents.

From quirky vintage stores that offer one-of-a-kind finds to cozy bookshops that invite you to lose yourself in the pages of a good read, this street is a testament to the power of local commerce and the resilience of small-scale enterprises in the face of corporate giants.



THORNBURY PICTURE HOUSE



TINKER NORTHCOTE



A flourishing foodie scene

Preston is a great place for foodies – regardless of their taste or budget. Food options are varied thanks to a multicultural population – you'll find Greek delis alongside Indian sweet shops and more noodle houses than you can count. Weekends wouldn't be complete without a visit to the Preston Market, and in the rare case you don't find your flavour there, the cheap and cheerful High Street eateries are filled with an array of popular and tasty delights.

There's a thriving cafe scene, with many contemporary options serving quality coffee and delicious brunches, and in more recent times, Preston has also welcomed in various higher fare restaurants serving up the kind of food more likely found in Flinders Lane than High Street. A thriving and eclectic drinking scene sees cosy local bars, brewers and winemakers sitting alongside a variety of live music and entertainment that ensures Preston really does offer something for everyone.

Umberto Espresso Bar

Inviting ambiance, welcoming guests with its cozy interior adorned with vintage-inspired decor and rustic wooden furnishings. Patrons are treated to a memorable dining experience steeped in Italian tradition.

Head upstairs to Gigi rooftop bar for epic views, relaxed vibes, and a cocktail list that's ideal for sundowners. The delicious bar menu is a delight - Past highlights include ricotta-filled zucchini flowers, South Australian marinated sardine skewers and Sydney Rock Oysters.



1800 Lasagne

What can we say – as Melbourne’s first hatted lasagne restaurant this local gem delivers the perfect balance between home style nostalgia and next level classic Italian fare. The tight menu with lasagne as the hero - an epic culinary feat taking the ordinary to epic proportions - is a delightful blend of old-school favourites done well, matched with a with a great Italian wine list and classic cocktails. The decor is dark and moody - brick, wood paneling and orange pendant lights. The staff are relaxed and friendly. What’s not to love.



The Moors Head

From its humble beginnings as a small oven in the corner of Rumi, Moor’s Head is a well loved and popular Inauthentic Pizza restaurant in Melbourne that has been feeding Thornbury locals since 2011. The mainstay are Lebanese pizza’s - manoushé (pronounced man’k’ousher), that have many alternative ingredients to the staple Italian versions. There are also sweets, salads and some great starter options too, all served in an inviting rustic setting that exudes casual elegance.



Little Henri

Follow the painted silhouettes of children decorating the outside of the big corner building at the Dundas Street intersection and introduce yourself to Little Henri.

Bright and airy, Little Henri serves amazing breakfasts and a variety of baguettes and panini’s for the lunch crowd in a converted bank that still has the original safe door. The dark wooden chairs and tables are comfy, the decorations minimal yet stylish and there’s a courtyard perfect for lazing in.



Oliva Social

Walk through the doors of Oliva Social and you can instantly feel Nonna’s arms wrapped around you. With a huge Italian family influence the venue just feels like home. The food is Italian home style cooking with everything from pizza, to Italian style sausage rolls with pork and fennel.

But it isn’t just about the food here. It’s the vibe, the people and the music. Dance the tarantella around the tables and feel the real sense of the Oliva Social family community.



Stray Neighbour

A former panel beaters Stray Neighbour is now the go to bar and eatery in Preston. There’s a pool table tucked cleverly in a large alcove, and the beer and wine list is wide and varied. With an inner-city wine bar vibe, and serving refined snacks and share plates this local treasure is a destination for bar hoppers, foodies and all sorts of happy locals in between.



Welcome to Thornbury

This giant beer garden and food-truck park is a lively hub that hosts a rotating list of trucks serving up tantalizing cuisines from around the world, coupled with a diverse selection of craft beers and refreshing cocktails.

Expect names such as Fancy Hank’s, Mr Burger, Lenny’s pop up kitchen, 400 Gradi, Woking Amazing, Greek Street Food, and more. There’s also a calendar of regular events from live music to Taco Tuesday’s, Trivia Nights and sports broadcast live on the big screen.



Thornbury Picture House

A cultural cornerstone in Melbourne’s dynamic arts scene this intimate cinema venue offers a unique blend of indie, cult, and classic films, providing moviegoers with an alternative cinematic experience. Nestled in the heart of Thornbury, the Picture House exudes old-world charm with its vintage-inspired decor and cozy seating arrangements. Beyond its cinematic offerings, the venue hosts a diverse array of events, including live music performances, comedy nights, and film festivals.



Make market day every other day



Get yourself a shopping buggy and head over to the Preston Market for market day specials, a casual coffee, fresh fruit, tasty vegetables, flourishing flowers and a real feel for the Preston community.

Fishmongers and butchers bellow the day's specials, and locals with Greek, Macedonian, Italian, Middle Eastern, Vietnamese, Chinese, Sri Lankan and Somali backgrounds, to name a few, offer some of Melbourne's best dishes, flavours and ingredients all in the one market precinct.

You can get crackingly good gozleme, falafel and borek from the street food stalls dotted around the place – even a cheeky outpost of South Melbourne dim sims.

There's also a section called PAM Lane, where you can see the work of local artists and craftspeople and find pop ups selling everything from wine to terrariums.

Best of all – this colourful bazaar full of delights for all the senses is an easy stroll from your new abode.



Northland shopping centre



Less than a 10 minute drive or a short bus trip away, Northland Shopping Centre is a shopper's paradise. The biggest shopping centre in the northern suburbs, you'll find all the latest fashion with names like Myer, H&M, Forever New, Rebel Sport and more featuring among the 300+ fashion and lifestyle stores.

There's also a plethora of casual dining options, as well as a Hoyts cinema to while away a rainy afternoon.

And if you're after some chic decor to really make your new home yours, an extensive homemaker centre is right across the road. Peruse the likes of Freedom Furniture, Oz Design, Early Settler and more.



Where life is a walk in the park

You'll be spoilt for choice with an abundance of parkland and trails for that moment of peace, or to keep active and healthy in the outdoors.

Whether you're after a place to kick a ball, play a round of golf, take a scenic bike ride or relax in the sun, Lonsdale & High is a friendly green neighbourhood in close proximity to both the Darebin and Merri Creek Trails, Penders Park, Preston City Oval, All Nations Park and more.

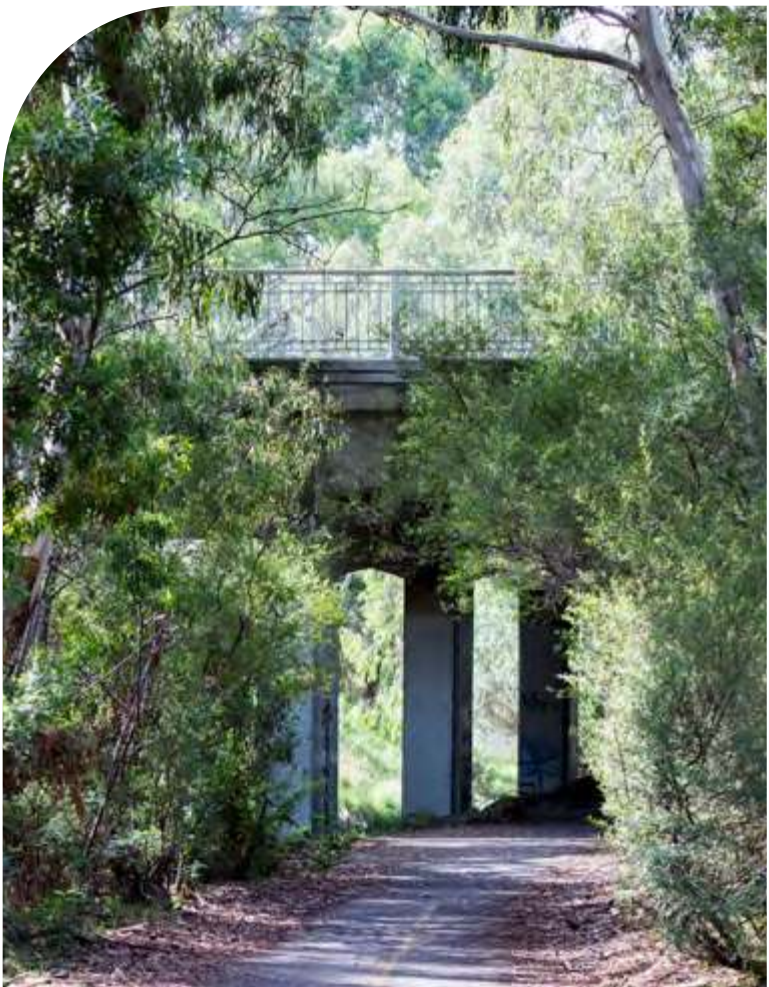
Darebin Creek Trail

Darebin Creek Trail winds its way through Melbourne's northern suburbs, offering cyclists and pedestrians a scenic route along the tranquil Darebin Creek. Stretching approximately 40 kilometers, this popular trail provides a picturesque escape from the urban hustle and bustle, with its lush greenery, serene waterways, and diverse wildlife.



Merri Creek Trail

This picturesque trail invites cyclists, walkers, and nature enthusiasts to immerse themselves in the serene beauty of Merri Creek's meandering waters and lush greenery. With over 21 kilometers of scenic terrain, adventurers can explore charming parkland's, vibrant community spaces, and peaceful wetlands teeming with wildlife. Whether seeking outdoor recreation, peaceful reflection, or simply a breath of fresh air, the Merri Creek Trail promises a rejuvenating escape amidst the urban landscape.



Northcote Golf Course

Northcote Golf Course is a 9-hole public course offering a challenge to all levels of golfer, renowned as one of Melbourne's most affordable and welcoming golf courses. The course features well established and maintained tree-lined fairways bordering well bunkered greens. Running along the Merri Creek and walking trail, Northcote Public Golf Course is a slice of nature-based heaven located in bustling residential Thornbury.



Penders Park

This beloved local gem offers a serene retreat amidst the urban bustle, boasting lush green spaces, mature trees, and inviting picnic areas with shaded tables, benches and BBQ facilities. Families can delight in the all ages playground facilities, while fitness enthusiasts can make use of the outdoor gym equipment and off leash expanses for those with four legged friends.



An educated choice

With direct trams to the nearby and rapidly expanding RMIT and Latrobe Universities, as well as easy access to all of the city’s first rate CBD based university campuses, Lonsdale & High is the perfect option for those currently studying, or looking to invest in a well connected and high demand pocket.



This sought after address is blessed with a myriad of high quality education choices from kindergarten years to tertiary studies.

TERTIARY	RMIT University	Brunswick Campus	4.5 km
	La Trobe University	Bundoora Campus	5 km
	Monash University	Parkville Campus	5.3 km
	Torrens University Australia	Fitzroy Campus	5.8 km
	University of Melbourne	Parkville Campus	6.6 km
	RMIT University	Bundoora Campus	9.1km

SECONDARY	St Johns College Preston	Private	0.4 km
	Thornbury High School	Public	2.2 km
	Santa Maria College	Private	2.2 km
	Northern College of the Arts & Technology	Public	2.4km
	Virtual School Victoria	Public	2.5 km

PRIMARY	St John’s College Preston	Private	0.4 km
	Preston South Primary	Public	0.6 km
	Sacred Heart School	Private	0.7 km
	Thornbury Primary School	Public	0.7km
	St Mary’s School	Private	0.7 km

Early Learning / Childcare	Kool Kidz Childcare Preston	0.4 km
	Niño Early Learning Adventures Preston	0.8 km
	Goodstart Early Learning Preston	1.0 km
	Darebin Childcare & Kindergarten	1.4 km

NORTHCOTE GOLF COURSE

CERES

HENDERSON PARK

ST GEORGES ROAD

THORNBURY PRIMARY

MERRI CREEK TRAIL

THORNBURY TRAIN STATION

MELBOURNE CBD - 7KM

552 / 553 BUS STOP

CAR SHARE POD

HIGH STREET

THORNBURY

SNAP FITNESS

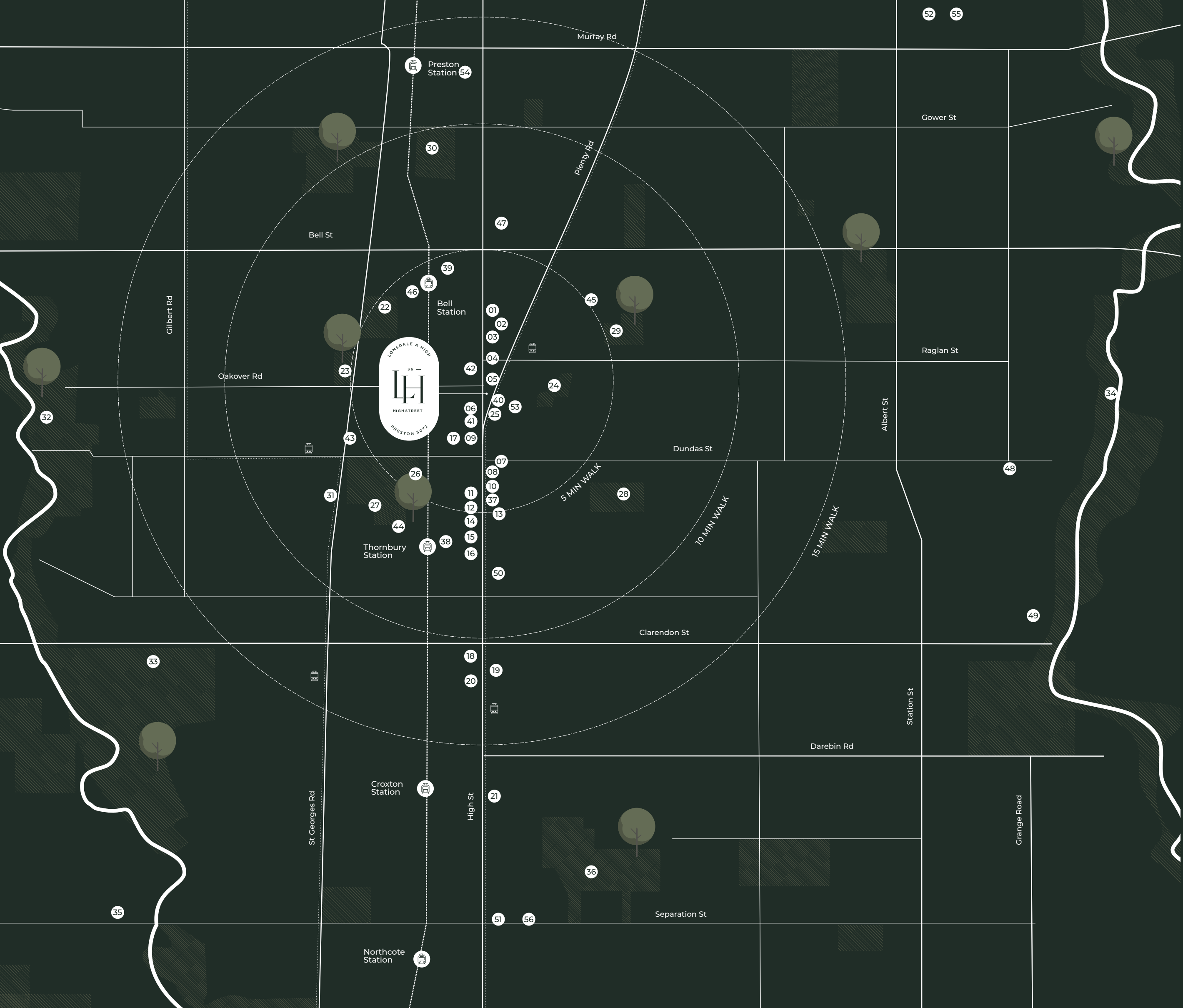
NO. 86 TRAM STOP

NORTHCOTE

YARRA BEND PARK

WOOLWORTHS & ALDI
PRESTON SOUTH SHOPPING CENTRE





FOOD + BEVERAGE

1. Oliva Social
2. Tallboy and Moose Brewery
3. Benzina Cantina
4. Noi Pizzeria
5. Junction Hotel
6. Cedar Bakery
7. Little Henri
8. Casa Nata
9. Umberto Espresso Bar
10. Joanie's Baretto
11. All Are Welcome Thornbury
12. Kustom Burgers
13. The Moor's Head
14. Thornbury Taphouse
15. GRK Greek Kitchen and Bar
16. Street Dogz
17. Gigi Rooftop
18. 1800 Lasagne
19. Farro Pizzeria
20. Prior
21. Welcome to Thornbury

PARKS + RECREATION

22. Ray Bramham Gardens
23. Newman Reserve
24. Adams Reserve
25. Snap Fitness
26. Sir Douglas Nichols Sporting Complex
27. Henderson Park
28. Penders Park
29. East Preston Tennis Club
30. Preston City Oval
31. St Georges Road Bike Trail
32. Merri Creek Trail
33. Northcote Golf Club
34. Darebin Creek Trail
35. CERES Community Environment Park
36. All Nations Park
37. Thornbury Picture House

TRANSPORT

38. Thornbury Train Station
39. Bell Station
40. No. 86 Tram (RMIT Bundoora to Docklands)
41. 552 / 553 Bus (Northcote Plaza – Reservoir)
42. Car Share Pod
43. No. 11 Tram (Brunswick, Gertrude St, Docklands)

EDUCATION

44. Thornbury Primary School
45. Preston South Primary
46. St Johns College Preston
47. Sacred Heart School
48. Thornbury High School
49. Virtual School Victoria
50. St Mary's Primary School
51. Santa Maria College
52. Northern College of the Arts & Technology

SHOPPING

53. Preston South Shopping Centre
54. Preston Market
55. Northland
56. Northcote Plaza

Invest in Preston's future

With so much buzz surrounding this hot northern pocket, it's no surprise that Preston was named in the Top 10 Best Residential Property Investment Suburbs in Australia in 2021.

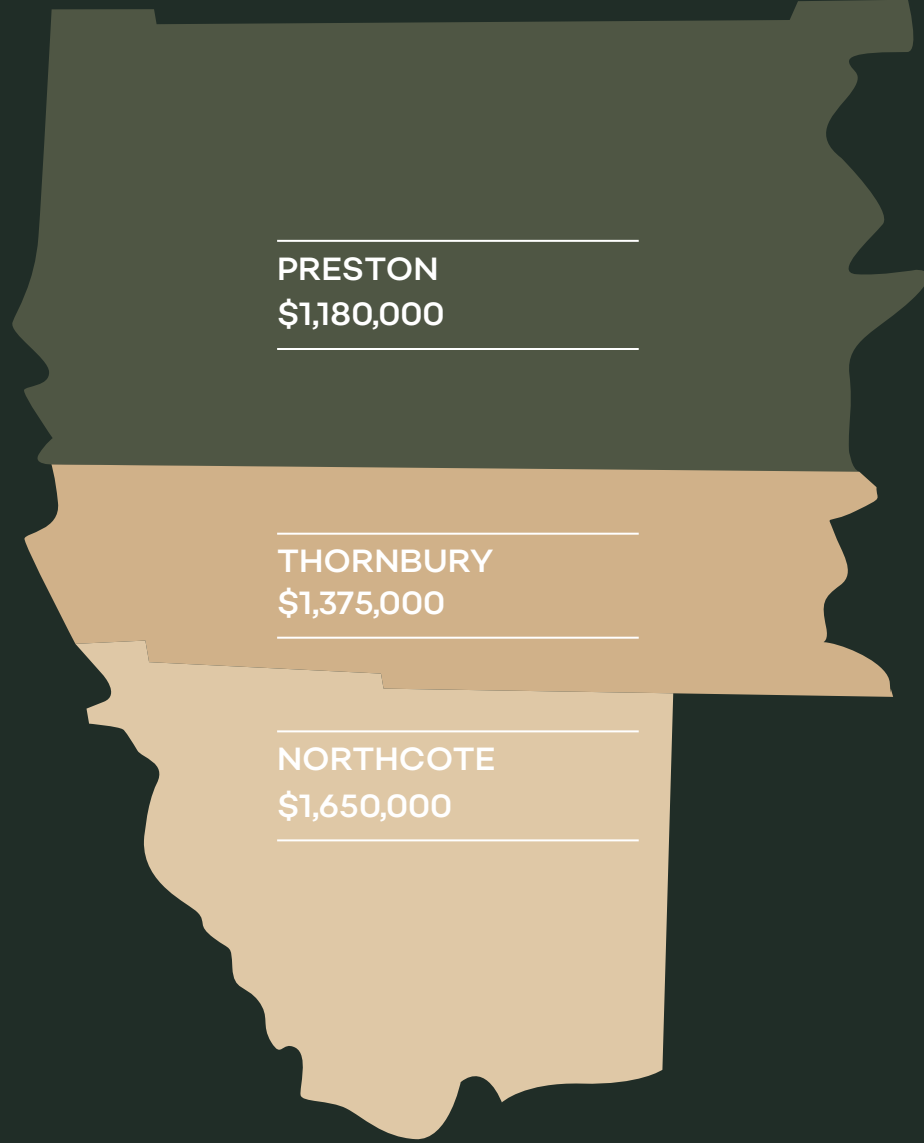
The independent report commissioned by ME Bank saw Preston come in strong at number 9 after analysing a number of quantitative and qualitative factors, such as:



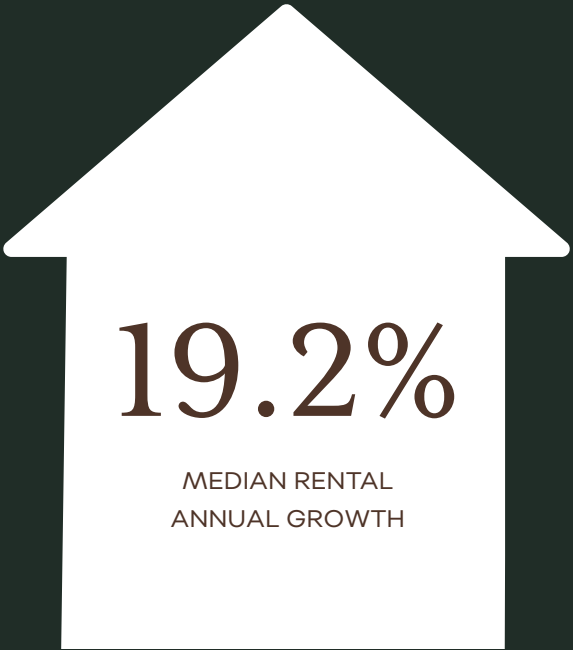
To read the full report scan the code above.



- How new transport infrastructure would reshape the investment landscape across the range of suburbs
- Average rental yields
- Recent population growth
- Median house prices
- Average rental prices
- Lifestyle appeal measurables, including availability of coffee shops and cafes.



Sources: RealEstate.com.au, RP Data ABS Census 2021



- \$1,180,000**
Median house price
- \$640**
Median Weekly Rent
- 33,790**
Population
- Predominantly work in professional occupations
- 37**
Median Age (Years Old)
- 40%**
Population Renting
- 49.2%**
Single
- 42.3%**
Families

Key investment initiatives



Level Crossing Removal

\$3.1 BILLION

The level crossings at Oakover Road, Bell Street, Cramer Street and Murray Road in Preston have been removed by elevating the Mernda Line over the 4 roads. Around 82,000 vehicles passed through these former level crossings each day, where the boom gates were down for up to 40% of the morning peak.

New stations at Bell and Preston are safer, more accessible and include upgraded modern facilities and waiting rooms. A shared walking and cycling path from Oakover Road through to Murray Road connects locals to the new stations and open spaces which feature seating, play areas, BBQ facilities, amphitheatre, and native planting.



North East Link

\$26 BILLION

The North East Link tunnels will take 15,000 trucks off local roads each and everyday and reduce travel times by up to 35 minutes. Included in the project is a massive upgrade to the M80 Ring Road which will improve traffic flow with new lanes and up-to-date technology.

More than 34km of walking and cycling paths, 40 bridges and crossings will link our city's north and east to Yarra River trails and parkland's, making it faster and easier to ride to the city and move about local suburbs by bike or on foot.



Northcote Aquatic Centre

\$63 MILLION

The newly redeveloped Northcote Aquatic and Recreation Centre (NARC) is a breathtaking, state of the art sustainable health and wellness hub.

The centre now has three new indoor pools and one outdoor heated pool, an 800sqm gym, group fitness rooms, outdoor fitness training area, café, creche, consulting rooms and lots of parking for bikes, scooters and cars – including electric vehicle charging stations.



Scan QR to view video fly through

Invest in your future and save

A recent study by NAB has found that purchasing in many of Australia’s inner city neighbourhoods has become more affordable than renting

With interest rates stable and rental prices rising, and established home values on the rise, apartments provide some of the best opportunities for Australians to buy or invest in.

With standout stamp duty savings still on offer from the government, Lonsdale & Rise is the perfect opportunity to get into the property market with a high quality, affordable home.

Why is it a good time to buy?

	INTEREST RATE STABILITY	Interest rates are relatively stable and many believe the RBA will start to reduce interest rates later this year.
	GOVERNMENT INCENTIVES	Government incentives remain strong for first home buyers and off the plan purchasers, significantly reducing the upfront costs of becoming a new homeowner.
	REMOTE WORKING	Left the office behind? There’s no longer a need to be right on the doorstep of the CBD, making inner city neighbourhoods like Preston not only more practical, but much more affordable.
	LONG TERM PLANS	Planning on staying for a while? People who live in one location for an extended period of time are better off buying than renting. It becomes increasingly cheaper to buy as the fixed costs are offset over a longer holding period.

Buying versus renting



BUY

\$469,000

to buy with interest rate at 5.48%

= \$25,507

per annum repayments (interest + principal)*



Capital Growth



Equity



RENT

\$500

per week

\$26,000

per year



No Capital Growth



No Equity

*Based on a buy price of \$469,000 with 20% deposit.

Why buying off-the-plan in today's market creates more security and certainty.

With the affordability at the forefront of everyone's minds, buying off-the-plan at Lonsdale & High can provide better value and certainty in an ever-changing market.



Your Deposit	BUILDING A HOME	You pay your deposit directly to your builder who utilises this money to ensure cash flow for their business. If your builder is unable to complete your home you can be at risk of losing your deposit and any further installment payments you may have made.
	BUYING OFF-THE-PLAN	Your deposit is held in a secure trust account which your developer and builder cannot access. If for any reason your home is not completed within the contracted timeline, your deposit is returned in full by the solicitor managing the trust fund.

Pricing and Contracts	BUILDING A HOME	Your contract is directly with your builder. This exposes you to a potentially one-sided contract with terms and conditions set out by your builder. Additionally, building a home can be subject to cost overruns due to unforeseen expenses or changes in material prices.
	BUYING OFF-THE-PLAN	Your contract of sale is with the project developer, who will then have a construction contract with their chosen builder. If for any reason the builder is unable to complete the project, then the developer holds the risk not you the purchaser. When you buy off-the-plan, you usually sign a fixed-price contract with the developer. This means you know exactly how much you will pay for the property, including any agreed-upon inclusions and finishes.

Progress Payments	BUILDING A HOME	You will be required to make progress payments throughout the build process, exposing you to incomplete and potentially defective works.
	BUYING OFF-THE-PLAN	No progress payments. You will only be required to pay for your new home once it is ready for you to move in.

Stamp Duty Concessions

Victoria’s New Stamp Duty Concessions for Off-the-Plan Buyers is existing news for aspiring property owners.

- ✓

The Victorian Government has unveiled major updates to stamp duty concessions, making it more affordable than ever to buy apartments, units, and townhouses.

These enhanced savings aim to improve affordability for homebuyers and investors throughout the state, and they’re available for the next 12 months, starting from 21 October 2024.
- ✓

Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers.

This cap has now been eliminated, allowing concessions for properties of any value. The uncapped stamp duty concessions will be available for a 12-month period until 21 October 2025.



SAVINGS FOR INVESTORS

Previously any investor was required to pay full stamp duty on their purchase. Until October 2025, investors and individuals purchasing in companies or trusts can also take full advantage of the stamp duty savings on offer!






REMOVAL OF VALUE CAPS

Previously, stamp duty concessions were capped at \$750,000 for first-home buyers and \$550,000 for owner-occupiers. The cap has now been eliminated, allowing concessions for properties of any value.



Home Much Can I Save?

The dutiable value on Off-the-plan sales is calculated by taking the purchase price and deducting the cost of any construction that will occur after the date the contract is signed.

 PROPERTY PURCHASE PRICE	 ESTABLISHED HOME STAMP DUTY	 ESTIMATED OFF THE PLAN STAMP DUTY SAVINGS
\$620,000	\$32,700	\$28,000
\$1,000,000	5.5% of the property value	\$55,000
\$1,500,000	5.5% of the property value	\$82,500

The uncapped stamp duty concession is a rare chance to save significantly on your next purchase, and Bricks & Mortar will work with your solicitors throughout the purchasing process and will be able to advise on the estimated dutiable value at the time of purchase.

Don't miss out! Take advantage of these stamp duty concessions before they expire on 21 October 2025.



View Video Explaining These Changes



Tailored spaces to call your own

The team at Lonsdale & High understand that your new home is an important milestone, and that you want to ensure that your home works for your lifestyle.

That's why we are open to bespoke customisations and floorplan changes. While many projects lock you in to a standard package and design, at Lonsdale & High we have a range of upgrades and a selection of finishes available, and are open to alterations that enhance your new home's livability.

Our quality assurance

At Lonsdale & High your new home comes with a 6-year structural guarantee, and an extended post-settlement defect liability period for the builders to resolve any unlikely defects that may arise, providing peace of mind along with a range of initiatives designed to ensure the highest quality including:

MANDATORY INSPECTIONS

Inspections with building consultants and independent project engineers conducted regularly throughout all stages of construction.

ESSENTIAL SERVICES

Independent certified inspections on all essential safety measures followed by a review by services engineer and the fire brigade along with final testing on completion.

WATERPROOFING

Flood testing of waterproofing membrane and flashing inspections performed pre and post application to ensure membranes are watertight.

ACOUSTICS

Through the inclusion of double-glazed windows, acoustic insulation, and concrete ceiling and wall separation throughout the building, all residences will provide superior acoustic performance.

FIRE TESTING

Fire engineers complete extensive assessments of the building to ensure all fire resisting walls and junctions meets Australian Standards.

STRUCTURAL DESIGN

Registered external engineers work closely with our team to monitor and manage the design throughout construction to ensure all works meet Australian Standards. A third party engineer reviews and provides certification of the design.

PRE-SETTLEMENT DEFECT INSPECTIONS

Prior to each resident moving in and prior to settlement, each residence is thoroughly inspected by the builder, developer and architect to identify any items which require rectification prior to settlement.

Creators and makers

Intelligently designed with a focus on quality, sustainability and functionality
Lonsdale & High is a collaboration of some of Melbourne's most talented property professionals.



Canvas Brunswick

ARCHITECTURE BY
ROTHELOWMAN

Rothelowman is a leading architecture and interior design firm renowned for its innovative approach and commitment to design excellence. With a rich history spanning over 25 years, Rothelowman has established itself as a trusted name in the industry, delivering a diverse portfolio of award-winning projects across residential, commercial, hospitality, and mixed-use developments.

At the heart of Rothelowman's philosophy is a deep understanding of the intersection between architecture, functionality, and human experience. Rothelowman prioritizes sustainability, innovation, and timeless design principles to deliver projects that resonate with their surroundings and stand the test of time.

rothelowman.com.au

rothelowman

Robert Corcoran
Senior Associate, Melbourne



INTERIORS BY
ARTISAN ARCHITECTS

With more than 50 years experience in the Melbourne development market, founding directors of Artisan Architects, John Hair and Andrew Pham, are committed to providing the best results for each and every client.

Their Melbourne based architectural practice is boutique in size and specialises in large scale residential and mixed use developments. Artisan Architects' consultative approach ensures that client needs are understood, resulting in unique and tailored solutions.

artisanarchitects.com.au



Oak on High Preston

DEVELOPED BY
M PROPERTY GROUP

Founded in 2008, M Property is a Melbourne based design, development and construction group. From family origins, the company has grown substantially over the past decade, developing a culture of quality, balance, and integrity, while focusing on long term objectives across both the commercial and domestic housing markets.

Providing a holistic service from architecture through to construction, the M Property process promotes efficiency, quality and sustainability. Driven by these core values, they apply innovative thinking to the design and construction process, building intelligent homes that save the end user time and money.

With skilled trades and key personnel under its wing, M Property nurtures a core team of industry leading professionals who implement the company's smart design and lean building principles.

mproperty.melbourne



Crossley & Bourke Footscray

LANDSCAPE DESIGN BY
MELMLA LANDSCAPE ARCHITECTS

MemLa is a Melbourne based landscape architecture firm that has built an enviable reputation over more than two decades. Their work has encompassed a wide range of projects from residential and commercial to education and community resources.

This small group of dedicated landscape architects have an approach that is structured around a love of the Australian environment in all its guises.

They are continuously inspired and motivated by what they see around them. This wonder and enthusiasm for the uniqueness in the Australian environment, which is often quite subtle, is what they really enjoy bringing to a project.

memla.net



Ivanhoe Grounds

SUSTAINABILITY MANAGEMENT PLAN BY
ARK RESOURCES

A pioneering force in sustainability-driven design, Ark Resources committed to reshaping the built environment with a focus on environmental responsibility and social impact.

Integrating cutting-edge technology, innovative materials, and biophilic design principles to create buildings that not only minimize environmental footprint but also enhance occupant well-being and comfort. From passive solar design and energy-efficient systems to green roofs and renewable energy integration, sustainability is ingrained into every aspect of Ark Resources' projects.

arkresources.com.au



Yorkshire Brewery Carlton

SALES BY
BRICKS & MORTAR REAL ESTATE

Specialising in off the plan and project sales, Bricks & Mortar Real Estate has the rare ability to bring the undeveloped to life. With a focus on the buyer experience, they understand that each person is different and their journey towards the purchase of their home is unique.

The team establishes a comprehensive information suite for each project, featuring the latest technology and an extensive collection of samples. They use all available resources to answer any question new home buyers may have, bringing peace of mind and confidence to their potential investment.

bricksamortar.com.au



Bricks & Mortar Real Estate



Scan the QR code above to book an appointment to view all the details of these bespoke apartments.



To view the project website, please scan the QR code above.

Acknowledgement of country.

Wominjeka / Womindjeka means 'welcome' in the Woi-wurrung language of the Wurundjeri people and Boon Wurrung language of the Bunurong people of the Eastern Kulin.

The team at Lonsdale & High acknowledges the Traditional Owners of the land surrounding this project, the Wurundjeri Woi-wurrung and Bunurong Boon Wurrung peoples of the Eastern Kulin and pays respect to their Elders past, present and emerging.

We acknowledge and honour the unbroken spiritual, cultural and political connection the Wurundjeri, Bunurong, Dja Dja Wurrung, Taungurung and Wadawurrung peoples of the Eastern Kulin have to this unique place for more than 2000 generations.



36 HIGH STREET PRESTON VIC 3072

lonsdaleandhigh.com.au

All statements made in this brochure are expressions of opinion by the vendor. The statements made are believed to be correct at the time of printing, however changes may occur after that time which render the statements inaccurate. Potential purchasers should review the terms of any contract proffered carefully to ensure that all required features are to be provided under that contract.