

BRUNSWICK EST

TOWN HOMES BY BEULAH

PAST
PRESERVED



FUTURE
REFRAMED

SIX REASONS TO CALL
BRUNSWICK ESTABLISHED HOME

23 HODGSON STREET

TWENTY-THREE SUSTAINABLE HERITAGE TOWNHOMES

BRUNSWICK
EST

Beulah proudly introduces Brunswick Established: 23 sustainability-driven and masterfully-crafted townhomes within heritage walls.

Designed by the leading architecture studio Six Degrees Architects with abundant green spaces by Hansen Partnership, this low-rise collection of family-sized homes rests within a tightly-held residential pocket with extensive parklands, bike paths, village life and city connections all at the door.

The essence of Brunswick, re-established for tomorrow.

SYDNEY ROAD

ROYAL PARADE

PRINCES PARK

IKON PARK

MELBOURNE MUSEUM

ROYAL PARK GOLF COURSE

UNIVERSITY OF MELBOURNE

ROYAL MELBOURNE HOSPITAL

TEMPLE PARK

MELBOURNE CBD

ROYAL PARK

MELBOURNE ZOO

MELBOURNE SPORTS CENTRES

BRUNSWICK EST

TOWN HOMES

BY BEULAH

BRUNSWICK RD

HODGSON ST

GRAY ST



From wellbeing to walkability, these townhomes are built on a strong foundation. Here are six reasons to call Brunswick Established home.



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BUILT ON ORIGINAL
BRICKS



04
DESIGNED FOR WELLBEING



02
A GREEN COMMUNITY
GROWS



05
DRIVEN BY SUSTAINABILITY



03
A NATURALLY
CONNECTED LOCATION



06
DELIVERED BY
A TRUSTED TEAM

BUILT ON ORIGINAL BRICKS

Brunswick Established will take shape in a precinct that was once a brickworks in Melbourne's post-Gold Rush building boom.

Behind the preserved heritage façade of a former industrial building, each townhome offers a spacious residence that balances recycled timber and brickwork with carefully considered contemporary design.

Homes of authenticity, luxury and pure neighbourhood pride.

—
Artist Impression: Gray Street Heritage Façade



—
Artist Impression: Private Courtyard

A GREEN COMMUNITY GROWS

This is a village within a village. Inspired by traditional London Mews design, the masterplan balances privacy and community, enriched by abundant greenery from the open laneway to the private courtyards, edible gardens and rooftop spaces.

Here the character of Brunswick – family, community and diversity – is woven throughout every brick and beam to create a place for a new future.

With premium and healthy materials across every level, each home is a mini-oasis of natural, timeless quality.



—
Artist Impression: Private Rooftop Terrace

“BRUNSWICK ESTABLISHED IS AN EXEMPLAR OF HERITAGE, COMMUNITY AND ENVIRONMENTAL SUSTAINABILITY AND WE BELIEVE THIS PROJECT WILL CONTRIBUTE TO THE SURROUNDING COMMUNITY FOR YEARS TO COME.”

PETER MALATT
DIRECTOR, SIX DEGREES ARCHITECTS



A NATURALLY CONNECTED LOCATION

Brunswick Established is nestled within a quiet residential area, yet only moments from everything that makes this such a desirable place to live.

With the eclectic shopping, dining, nightlife and cafe culture of Sydney Road, as well as networks of cycling trails and parklands – including Temple Park on the doorstep – everything is close to home.

The University of Melbourne, the city's world-class medical precinct and the CBD are also all nearby – only a short tram, train or bike ride through the trees of Royal Park.



L: Old Palm Liquor, 5 mins drive
R: Temple Park, 1 min walk



PARKLANDS

- 1 TEMPLE PARK
- 2 PRINCES PARK
- 3 GILPIN PARK
- 4 ROYAL PARK

EDUCATION

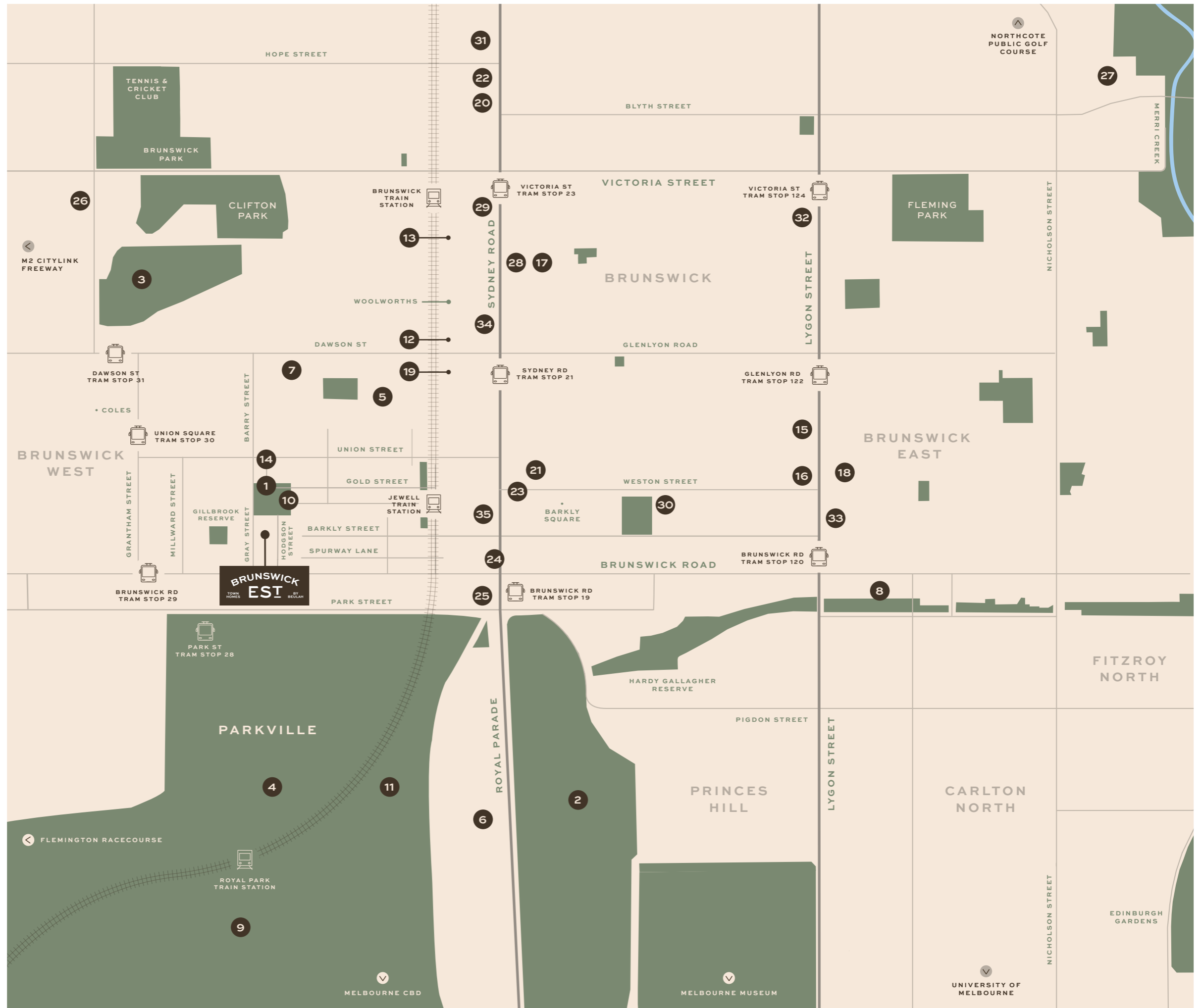
- 5 RMIT UNIVERSITY (BRUNSWICK CAMPUS)
- 6 MONASH UNIVERSITY (PARKVILLE CAMPUS)
- 7 BRUNSWICK SECONDARY COLLEGE
- 8 BRUNSWICK SOUTH PRIMARY SCHOOL

SPORTS & EVENTS

- 9 MELBOURNE ZOO
- 10 TRUGO CLUB
- 11 ROYAL PARK GOLF COURSE
- 12 BRUNSWICK BATHS

ARTS & LIFESTYLE

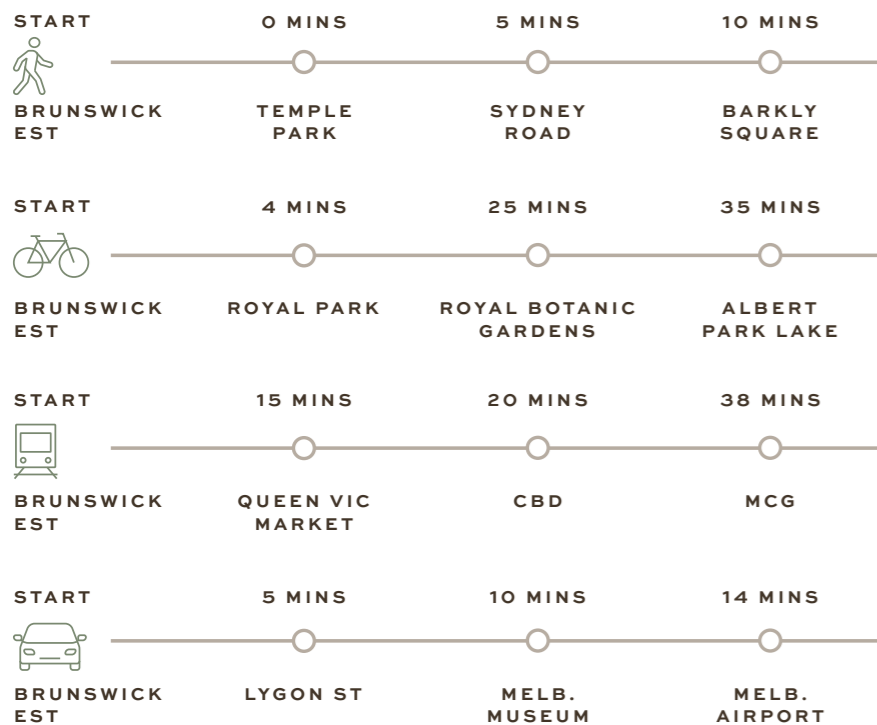
- 13 HOTEL RAILWAY
- 14 UNION HOTEL
- 15 OLD PALM LIQUOR
- 16 WAXFLOWER
- 17 WELCOME TO BRUNSWICK
- 18 BIRD BRUNSWICK EAST
- 19 HOWLER
- 20 ONA COFFEE
- 21 CODE BLACK COFFEE
- 22 SOCA
- 23 THE SOURCE BULK FOODS
- 24 SARAH SANDS HOTEL
- 25 CAPULUS AND CO
- 26 GRANDVIEW HOTEL
- 27 CERES ENVIRONMENT PARK
- 28 BRUNSWICK MESS HALL
- 29 LA MANNA FRESH
- 30 BRUNETTI ORO
- 31 IMA ASA YORU
- 32 CDMX BRUNSWICK EAST
- 33 YAKAMOZ
- 34 BAR MAGNOLIA
- 35 IRIS THE BAKERY



LOCAL CULTURE
LOCAL CONNECTIONS

Swim some laps at the Brunswick Baths, tee off at Royal Park Golf Club, or jump in one of the area's many leafy trails. Living here, you're never far from green spaces.

You'll soon find your favourite places for morning coffees, long lunches and weekend wandering. And when you don't feel like cooking at home, a world of restaurant options awaits, with authenticity always the key ingredient.



T: ONA Coffee, 6 mins drive
R: Cycling past Brunswick Baths

GET TO KNOW MELBOURNE

Melbourne has been rated as the world's most liveable city for a record breaking 7 consecutive years while consistently ranking in the top 3 for over a decade.

Highly educated and culturally diverse, its connected community inspires new standards in lifestyle, propelling Melbourne to become a world leader in business, healthcare, environment, education and infrastructure.

A GROWING METROPOLIS

Melbourne is Australia's fastest growing city, its current population of 4.96 million is set to more than double in 44 years making it Australia's most populated city.

A diverse multicultural history has paved the way for an inclusive community that continues to attract people from across the globe.

As more residents show a preference to high density living close to retail, employment and entertainment amenity, the demand for premium quality apartments shows no sign of slowing down.

The Yarra River



HIGH LIFE EXPECTANCY

Life expectancy of Australians is amongst the highest in the world.



100/100

IN HEALTHCARE EDUCATION & INFRASTRUCTURE



95/100

IN CULTURE, ENVIRONMENT & POLITICAL STABILITY

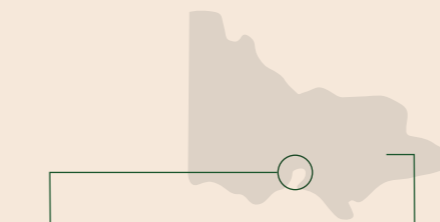


100/100

IN SPORT

10 WORLD-CLASS UNIVERSITIES

Melbourne is home to the highest ranked university (The University of Melbourne) in Australia and the third highest in Asia-Pacific.



1,300 SCHOOLS IN MELBOURNE

2,300 SCHOOLS IN VICTORIA

Victoria attracts more international tertiary students than any other state.

HIGH POPULATION GROWTH

10.4 MILLION

MELBOURNE FORECAST POPULATION BY 2066

Melbourne has had the largest growth of all capital cities in 2019-20 in Australia according to the Australian Bureau of Statistics.

MELBOURNE

+80,088 1540 people per week

SYDNEY

+57,107

BRISBANE

+49,914

PERTH

+37,559

THE LIFESTYLE EDGE

Melbourne's infrastructure and entertainment facilities and safe, clean environment have made it a leading destination for international events. For increasing numbers of urbanites, the city is a place to call home, a walkable destination just moments from where they work, play and learn.

SPORTING DESTINATION



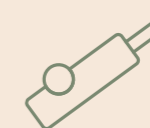
AUSTRALIAN OPEN TENNIS



AUSTRALIAN FOOTBALL LEAGUE



FORMULA 1 AUSTRALIAN GRAND PRIX



INTERNATIONAL CRICKET

GET TO KNOW BRUNSWICK

BRUNSWICK DEMOGRAPHICS

MEDIAN AGE

30

6 years lower than greater Melbourne

RESIDENTIAL POPULATION FORECAST

TO RISE BY **24%** in the next 15 years

GOOD EMPLOYMENT PROSPECTS

59% MANAGERIAL OR PROFESSIONAL POSITIONS

HIGHEST EDUCATIONAL ATTAINMENT

Bachelor Degree level and above

55% BRUNSWICK

29% GREATER MELBOURNE

BRUNSWICK HAS AN AFFLUENT RESIDENT PROFILE

The average personal median income (\$1,080) is

35% HIGHER THAN THE VICTORIAN AVERAGE (\$803)

AMENITIES IN PROXIMITY



\$30.1 MILLION GLENROY COMMUNITY HUB OPENS
14 MINS DRIVE



NEW \$5 BILLION HOSPITAL CAMPUS TO BE BUILT IN NORTH MELBOURNE
9 MINS DRIVE



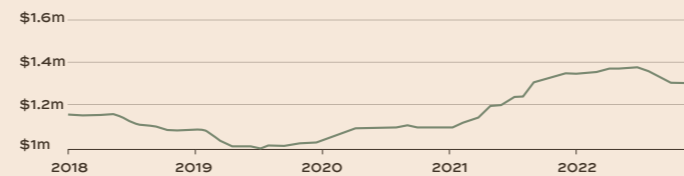
\$11 BILLION METRO TUNNEL UPGRADES CONNECTING PARKVILLE TO AIRPORT
10 MINS DRIVE TO STATION



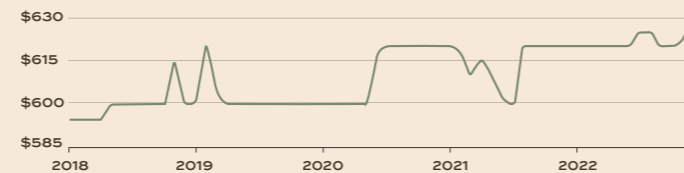
REMOVAL OF LEVEL CROSSING FOR MORE OPEN SPACE & BRAND NEW BIKE PATH
2 MINS RIDE TO BIKE PATH

BRUNSWICK HOUSE VALUE

5 YEAR MEDIAN PRICE TREND



5 YEAR MEDIAN RENTAL PRICE TREND (PER WEEK)



Jewel Station, 6 mins walk

DESIGNED FOR WELLBEING

From every angle, the residences of Brunswick Established have been considered for a healthy future.

Outside, deep soil planting allows for large trees and edible gardens to thrive. Inside, spaces have been meticulously planned to maximise natural light and fresh air, as well as all the room you need to entertain friends or raise a family.

With premium materials across every level, and the added luxury of private courtyards and rooftop gardens, these are homes of natural, timeless quality.



Artist Impression: Dark Scheme Kitchen

Artist Impression: Living Area and Private Courtyard



Artist Impression: Bedroom

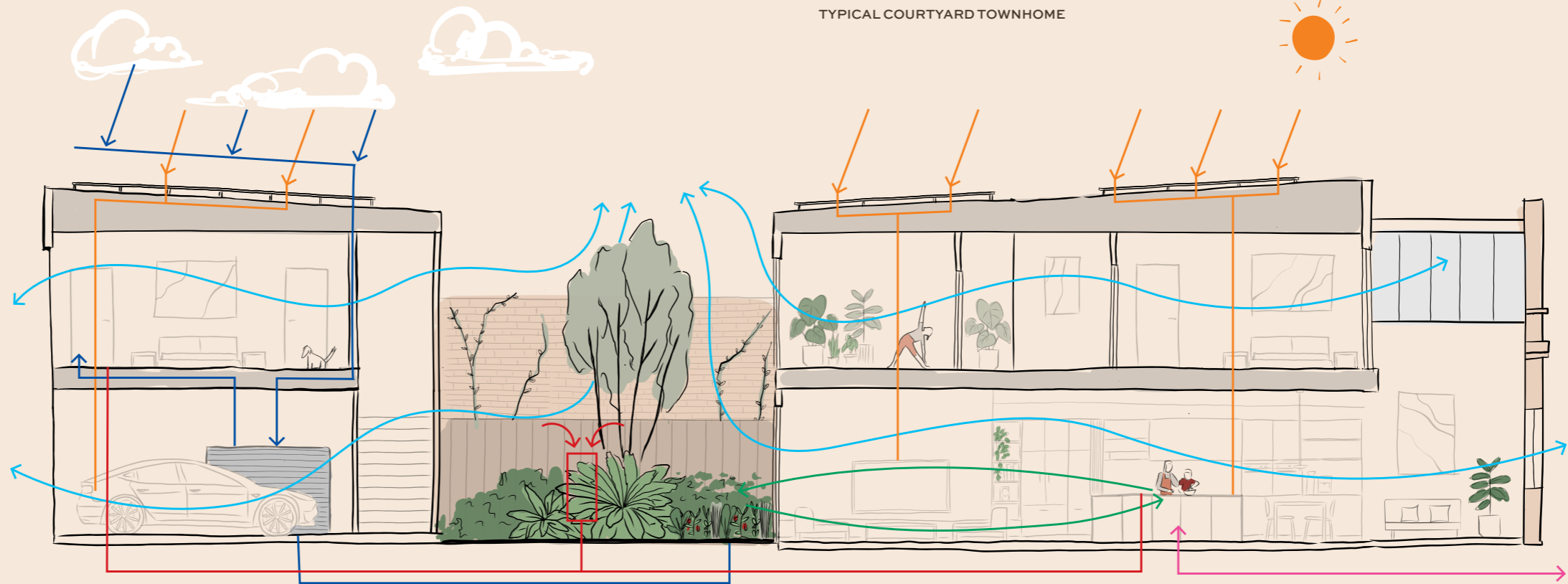


A HEALTHY CIRCULAR ECO-SYSTEM IN YOUR HOME

MINDFUL DESIGN FOR RESPONSIBLE LIVING

Beulah offers much more than a beautiful place to live. At Brunswick Established, we've combined innovative design with thoughtful features to allow each resident to live in a circular sustainable way.

- SOLAR PANEL
- RAINWATER HARVESTING
- PASSIVE VENTILATION
- HEAT PUMP HOT WATER
- EDIBLE GARDEN TO KITCHEN
- COMPOSTING & RECYCLING



ENVIRONMENTAL SUSTAINABILITY & FINANCIAL SMARTS



DESIGNED TO MINIMISE CARBON FOOTPRINT

Live sustainably with all electrical appliances, LED lighting, solar panels, and smart power usage, including power storage with your own battery*; achieving a 7.0 weighted average NatHERS star rating. Benefits include a reduced carbon footprint and greenhouse gas emissions, lower utility bills, and a smaller ecological footprint.

*Available via an optional add-on



ALL-ELECTRIC TOWNHOMES

Delivering more efficient heating and cooling as well as lower energy costs, without the need for fossil-fueled (gas) appliances. All lighting will also be energy-efficient.



SOLAR PANELS

Solar photovoltaic panels will be installed, and connected to your own storage battery* to offset greenhouse emissions.

*Available via an optional add-on

DESIGN FOR HEALTH & WELLBEING



HEALTHY DESIGN & CONNECTION TO NATURE

Premium, healthy materials and green spaces create mini-oases to boost productivity, reduce stress, and improve cognition. The townhome design improves indoor air quality and comfort with cross ventilation and natural light.



LOW VOC

All interior paints, adhesives and sealants use less volatile organic compounds (known as VOC) for improved indoor environmental quality.



COMMUNAL COMPOSTING

A communal composting area will allow residents to combine their food scraps and garden cuttings, creating compost for the gardens.



EDIBLE GARDEN

A place to gather herbs and potentially other freshly grown produce, ready to be picked and cooked in your kitchen.



EV CHARGING

Electric vehicle charging infrastructure is provided for each townhome garage.



SMARTER WATER

Toilet flushing and landscape irrigation will draw upon rainwater, while electric heat pump units will provide hot water. Water efficient tapware has also been specified throughout.



SMART HOME SYSTEMS

Easily track and manage your power usage, thermal comfort and air quality to enhance your quality of life and help save on bills.*

*Available via an optional add-on



RECYCLED MATERIALS

The industrial site's existing bricks will be incorporated into the new construction, while reclaimed Oregon timber beams will be adaptively used in various details of the development.



BEULAH FRESHAIR™

The Beulah FreshAir™ system is designed to optimise your sleep quality and productivity, while also protecting you against any noxious fumes, bushfire smoke, disease transmission or moisture issues.



THERMAL COMFORT

High-performance double glazing has been specified, optimising acoustic and thermal comfort within your home and minimising heat loss and gain.



COMMUNAL LANEWAY

Brunswick Established is a secure community with abundant spaces for neighbours and families.



BIKE PARKING & STORAGE

This location is ideal for cyclists. At the end of the day, there is a communal bike park and space for individual bike storage in each garage.

DELIVERED BY A TRUSTED TEAM

A transformational project requires people with shared vision, values and credentials.

For Brunswick Established, Beulah has curated a team who understands the local context: the highly respected Six Degrees Architects and Hansen Partnership.

Each is renowned for sensitive designs that contribute to the fabric of inner Melbourne, with homes to be enjoyed for many years to come.

Artist Impression:
Mews Laneway Townhome



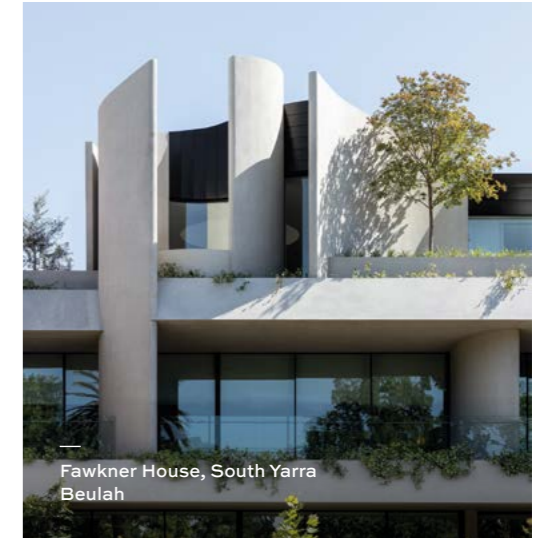
BEULAH

TRANSFORMATIONAL SPACES AND EXPERIENCES

Beulah is where research and innovation meet design and culture. We create transformational spaces and experiences for present and future generations. In everything we undertake, Beulah is defined by civic-minded responsibility, rigorous research, global vision, innovative thinking, and a passion for design and culture.

From thoughtfully considered individual experiences to city-defining mixed-use developments, we challenge expectations across a range of sectors with a single purpose: to create transformative spaces and experiences or today and tomorrow.

We are collaborators. We are contributors. We are catalysts of change.

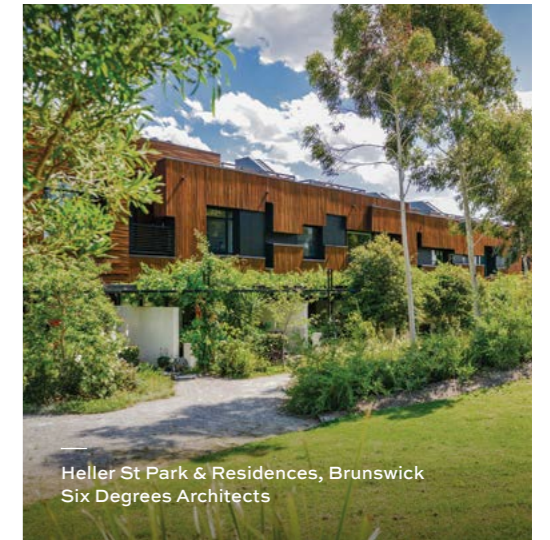


Fawkner House, South Yarra
Beulah

6°

EXPERTS IN DESIGNING SOCIALLY INCLUSIVE, SUSTAINABLE BUILDINGS; CREATING CONNECTION TO PLACE AND COMMUNITY

With over 30 years of experience working on Melbourne's inner city fine grain, Six Degrees Architects has grown to become one of Australia's most award-winning and revered architecture offices. With unparalleled experience in understanding social behaviours and connecting communities, Six Degrees take an empathetic approach, paired with leadership in sustainable design to projects of any scale. Since 2010, Six Degrees designs encourage connection to place and between people, offering easy access to light, ventilation and the natural environment. They embed this approach in all design outcomes they pursue.



Heller St Park & Residences, Brunswick
Six Degrees Architects



LANDSCAPE ARCHITECTURE OF DISTINCT ENVIRONMENTS

An award-winning planning and design collective, Hansen Partnership specialises in urban planning, urban design, and landscape architecture. Hansen's mission is to seamlessly integrate their expertise and knowledge to not only meet but exceed expectations while bringing project aspirations to life. As a group, they pride themselves on striking a balance between unwavering commitment, integrity, and a passion for creativity and innovation.



Richmond Terrace, Richmond
Hansen Partnership



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23 HODGSON STREET
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