

SAMMA TOWNHOMES



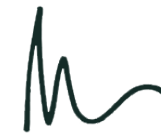
Huntingfield

P L A C E

IVANHOE VIC 3079

**“The Architectural Form
and material language
take cues from the
suburban homes in the
area, responding with a
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and metal panelling in
contemporary tones.”**

JESSE LINARDI
DKO Design Director



Huntingfield Place is a collection of 44 boutique residences in the prestigious suburb of Ivanhoe, an affluent neighborhood with an understated charm and an enviable lifestyle.



Huntingfield PLACE



The Masterplan

Be part of a new master-planned community in the heart of Ivanhoe, featuring bespoke detailing usually reserved for exclusive, high-end single residences.

Created by the prestigious Samma Property Group, with design by the award-winning DKO Architecture, this is a townhouse project like no other.



Artist Impressions



Melbourne CBD

Ivanhoe Public Golf Course

Ivanhoe Town Centre Shopping

Ivanhoe Primary School

Ford Park

Northland Shopping Centre

Ivanhoe Girls' Grammar School

Heidelberg Repatriation Hospital

Eaglemont Railway Station

Bell Street Shopping Strip

Bell Street Mall

Austin Hospital

The Mercy Hospital

Bell St

Heidelberg Railway Station

Warringal Private Hospital

Upper Heidelberg Rd

Bell St

Warringal Shopping Centre

Burgundy Street Shopping Strip

Burgundy St

Melbourne Airport - 22.3KM

La Trobe University - 2.5KM

Residential Design at its Finest, Made for Melbourne Living.



Thoughtful architecture, gracious interiors, and hand-crafted excellence—Huntingfield Place is designed for how you want to live today and tomorrow. DKO Architecture combines texture, tones, light and movement with an urban edge. Light and dark, rough and smooth, are masterfully contrasted for a truly memorable design that sits lightly in the surrounding landscape.



Sunlit Impressionism.

Huntingfield Place takes its design inspiration from the fresh, sun-drenched landscapes and muted colours of Australia's first art movement.

Generous two, three and four-bedroom, two-storey townhouses feature generous front door access and internal garages. Lush landscaping featuring local natives softens exterior lines and creates extra privacy.

Designed to match your lifestyle now and in the future, everything is close at hand for easy convenience.



Huntingfield Place makes connecting with nature easy. Every element of Huntingfield Place has been thoughtfully considered to create a feeling of place. Its impeccable architecture blends seamlessly with Ivanhoe's leafy enclave and existing streetscapes.

Artist Impressions

Corner of Edwin x Forster Street



Serene exteriors blend seamlessly with Ivanhoe's tree-lined residential streets. Materials are tactile and warm — combining brick, metal, timber, and concrete for effortless natural elegance. Intelligent, liveable floorplans maximise space, light and ventilation — Huntingfield Place is like living in a detached home, but with greater design, comfort, and convenience.

Artist Impressions

Huntingfield Place



Samma Property Group built its reputation for prestigious design crafting luxury mansions. It's brought the same level of detail to Huntingfield Place. You'll notice a different calibre of design permeates every component. Each townhouse is designed with enduring quality in mind.

Artist Impressions

The Court Bowl



Your Own Garden Oasis.

Generous backyards feature room to relax and entertain. These gracious green spaces feature clever landscaping to reduce maintenance while creating a lush, leafy feel that's visible and easily accessed from living, dining, and kitchen areas.

Elongated paving stones interspersed with plantings elongate the space and add visual interest. Pre-installed gas BBQs in every garden make it easy to welcome friends, family, and loved ones over for an alfresco meal.

Artist Impressions

Interiors that Invite You In.

Generous proportions, floor-to-ceiling windows and high-end natural materials achieve a continuous flow through all spaces. Full-sized sliding glass doors bring the outdoors in, creating a harmonious connection between gardens and homes.

Light-filled spaces are designed for easy living. Timeless kitchens morph seamlessly into chic dining areas, fresh, contemporary living spaces and beyond for an inviting indoor-outdoor lifestyle.

These are interiors that capture your attention and delight you every day. Watch the play of light as you go about your day. Everything here is designed for simplicity and comfort, from smarter storage options to easy connectivity.





Outlook to Green.

Larger, landscaped gardens create a picture-perfect backdrop for living. There's a sense of privacy and grace with sightlines connecting to the tree-lined street.

The airy aspect adds serenity, natural warmth, and style to living areas. Enjoy your morning coffee in nature for a bright start to your day, welcome friends and family with an alfresco meal, or enjoy effortless entertaining with impeccable style.

Kitchens that Inspire the Art of Cooking.

You'll find your new kitchen a welcoming space after a hectic day. Your choice of two neutral palettes—Land or Sky—delivers a natural setting for serious cooks and entertainers.

Stow-away timber or laminate cabinetry keeps essential ingredients close at hand but hidden from view. An integrated fridge and dishwasher keep lines streamlined for a clean look.

Stone benchtops and SMEG appliances make preparing a meal pure pleasure. Generous island benches feature enough room for impromptu meals or a place for guests to perch with a glass of wine while you cook up a storm.





Today's lifestyles require smart spaces that can transform for many uses.

At Huntingfield Place, creating multi-use spaces like retreats, studies, theatre rooms, dens, and guest bedrooms is easy.

Integrated workspaces connected to the garden provide an elegant spot to work from home. Hide your laptop and notes away at the end of the day, and the room becomes an extra space to relax and recharge.

Artist Impressions



Sanctuaries for Rest and Rejuvenation.

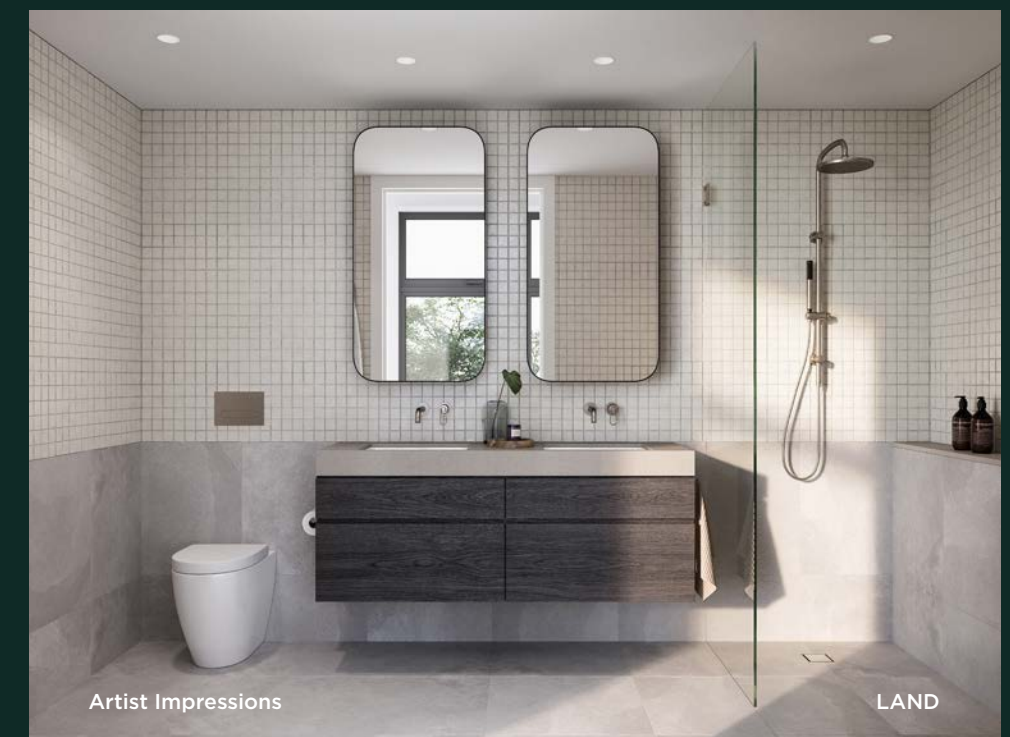
Serene, light-filled bedrooms provide the ultimate retreat, with natural, soothing hues, contemporary textures and a wall of bespoke, space-saving built-ins designed to keep your wardrobe from view.

Spacious master bedrooms are well-appointed with plush carpets and glorious views across the tree line to the horizon. Wall-to-wall blinds block out the light for uninterrupted sleep and restoration.

Artist Impressions

Restful Retreat.

Bathrooms are a harmony of texture and calm. Luxe floor and wall tiles, reconstituted stone double vanities, and timber joinery adds a dash of drama. Glass walk-in showers feature a practical stone shelf. The look is stylish and seamless.



Wonderfully Luxe.

Main bathrooms feature spa-like luxuries.

Enormous windows flood the room with light, playing across seamless marble-look tiling between floors and walls to add an unruffled, three-dimensional quality. Huge double walk-in showers and a generous central tub will help you wake up or wind down.



Artist Impressions

SKY



Artist Impressions

LAND

Sought After Suburban Paradise.



Famed for its tranquil, oak-lined streets and historic buildings, Ivanhoe is one of Melbourne's oldest and most exclusive suburbs. Located in Melbourne's green belt, it features quiet, leafy streets, stately period homes, and a plethora of parks and gardens with understated charm.

Well serviced by public transport and free-flowing arterial roads, this is a safe and friendly area with everything at your doorstep, all less than 10km to Melbourne's CBD.



Huntingfield PLACE

Shopping & Entertainment

- 1 Bell Street Shopping Strip
- 2 Northland Shopping Centre
- 3 Ivanhoe Plaza
- 4 Burgundy St Shopping Strip
- 5 East Ivanhoe Village
- 6 Bell St Mall

Education

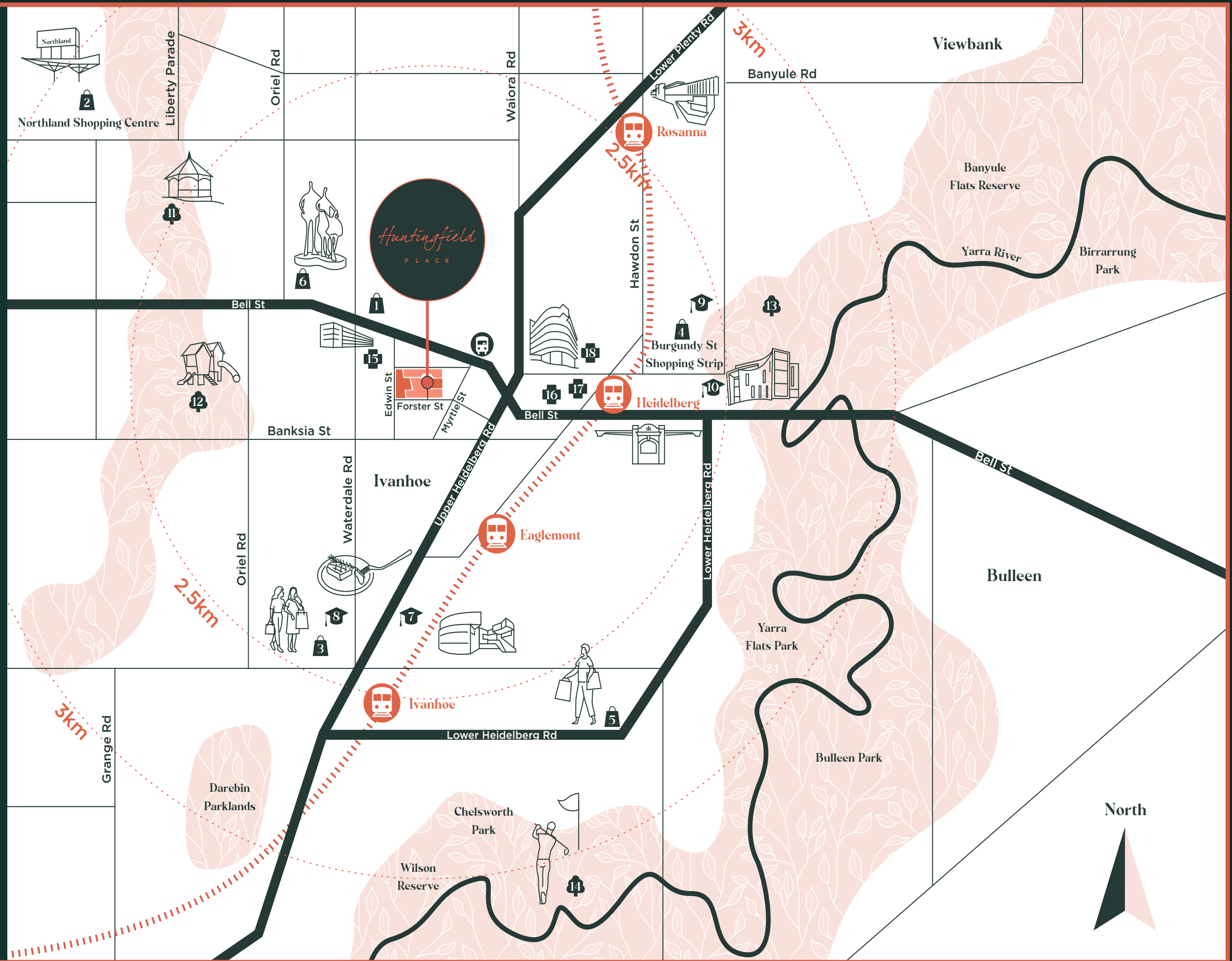
- 7 Ivanhoe Primary School
- 8 Ivanhoe Girls' Grammar School
- 9 Heidelberg Primary School
- 10 Our Lady of Mercy College

Golf Club, Parks & Recreations

- 11 Darebin Creek Forest Park
- 12 Ford Park
- 13 Heidelberg Park
- 14 Ivanhoe Public Golf Course

Health & Hospital

- 15 Heidelberg Repatriation Hospital
- 16 Austin Hospital
- 17 Mercy Hospital For Women
- 18 Warringal Private Hospital



Sophisticated Retail, Dining and Entertainment.

If shopping is your thing, Huntingfield Place has easy access to six retail destinations, from local shopping strips to Northland's shopping, dining, and entertainment precinct.

It's a leisurely stroll to Ivanhoe's wonderful village-style strip featuring great cafés, restaurants, and boutique retail outlets.



Upper Heidelberg Road is the suburb's heart—you'll find everything here from homewares to essential staples, places to eat and designer clothing.



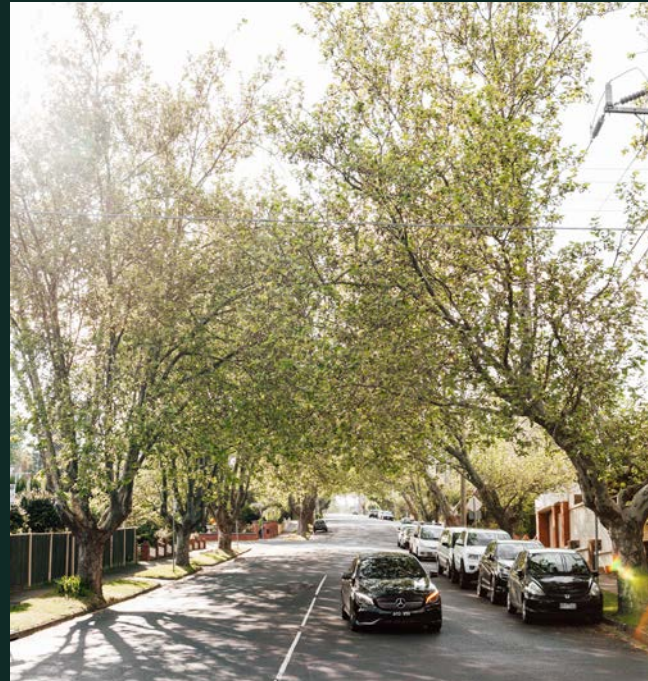
Just 2 kilometres away, Northland's 95,000+ square metres of shopping Mecca will satisfy even the most seasoned shopper's appetite. And with transport delivering you to the city in no time, all of Melbourne's renowned boutiques are within easy reach.



Easy Accessibility.

Surrounded by world-class medical facilities, residents of Huntingfield Place will have peace of mind, knowing the shortness of distance to access premium medical facilities.

Renowned for excellence, high-quality, safe, person-centred care, the Austin, The Mercy, Heidelberg Repatriation and Warrigal Private hospitals are all mere minutes away.



While Ivanhoe's leafy quiet might seem a world away from the hustle and bustle, it's surprisingly close to the city.



Leave the car in the garage and ride to work—the nearby Smart Bus or Ivanhoe Train Station can deliver you to the CBD within 20 minutes.

Prefer to drive? The Eastern Freeway gives you access to greater Melbourne and beyond, while the CBD is a quick 15 minutes away.

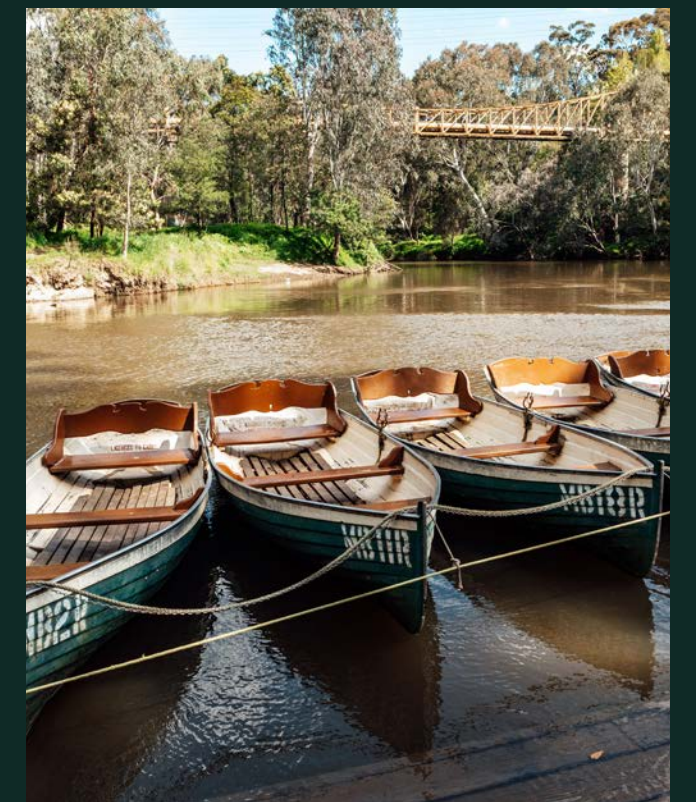
Follow the Fresh Air.

With 21 parks across Ivanhoe, finding recreational spaces will never be challenging when you live at Huntingfield Place.

Bordered by the Yarra River to the south and Darebin Creek parklands to the west, the suburb offers a world of relaxation and recreation opportunities.



And whether you're keen to tee off at Ivanhoe Golf Course, play a set at the local tennis courts, kick the footy or wield the cricket bat, Ivanhoe offers plenty of green space (and action) for sports lovers.



If your choice of recreation tends towards solo pursuits, you'll also find cycling and walking tracks to explore close to home.

Melbourne's Educational Elite.

The best of Melbourne's education is within your reach at Huntingfield Place, including La Trobe and RMIT (Bundoora) Universities, Melbourne Polytechnic, and elite schools Ivanhoe Grammar and Ivanhoe Girls Grammar.



Ivanhoe Girls' Grammar is recognised for exceptional education where girls are challenged to reach beyond their potential, with the opportunity to embrace personal passions in an environment that encourages curiosity, authenticity and courage.



Ivanhoe Grammar, also nearby, is one of Melbourne's leading private schools that offer coeducational learning from early childhood to Year 12, with a focus on inspiring young people of character for a global future.



A Masterful Collaboration Behind Huntingfield Place.



Bringing together the best in the industry, Huntingfield Place is an architectural masterpiece that showcases the skills and designs of those who build not just houses, but homes.

Samma Property Group is a respected developer that creates and manages residential homes that 'improves life in the city of tomorrow'.

Our founder Sam Abdelmalak wasn't always a builder. He found his life's passion by chance. After working as an engineer for almost 30 years, he built a new home for his young family. It was, in his own words, 'a masterpiece'. Then, during the recession in the 90s, Sam lost his job and couldn't find work. So he decided to sell his much loved family home to finance a new business in home construction.

His training as an engineer, coupled with an obsession for detail, helped Sam set a new standard for construction quality. As demand for Sam's houses grew, his eldest son Simon joined the business, to be followed in later years by Joshua and Daniel.

All three sons continued the family passion for property throughout University, gaining degrees and advanced skills in Planning, Design, Property, Construction, Real Estate and Information Systems.

They now run Samma, supported by a large executive team comprising highly experienced specialists in Planning, Land Acquisition, Design, Construction, Sales, Finance, Law and Corporate Governance.

in Development
28 Years

Delivered and in Pipeline
\$2 Billion

Completed
46 Projects



Samma is one of the very few residential development companies that have expertise in every aspect of developing, designing, building and managing residential homes.

We are thankful for our humble beginnings. Which led us to know the smell of freshly cut timber, newly laid concrete in the morning and the detail required to produce a craftsman built home. Today we are still proud of the works we completed in those early days. These are just a few examples, from townhouses, apartments to large residences in Canterbury.

Our Vision and Values are the foundations upon which we operate. Our guiding light of Improving Life in the City of Tomorrow directs our decisions, the way we work and the way we live.

We are committed to make a positive difference:

to people's lives
to our community
to the cities we live & work in
We strive to do something great. Not good, great!

We want to inspire people, cultivate creativity and be motivated by more than profits.



From Left
Joshua, Simon, Samir & Daniel

DKO Architecture

DKO is a dynamic architecture practice with a core vision: creating ingenious spaces appreciated by the eyes, mind and soul alike. Its strength lies in innovative design and effective delivery while never losing sight of the fundamental quality that connects all great design – people.

Founded in 2000 by Koos de Keijzer and Zvonko Orsanic, DKO has grown from its humble beginnings to a design powerhouse in the Asia-Pacific region, with a multidisciplinary team of more than 200 professionals working across six offices.

With diverse projects from bespoke residences to luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning, DKO's design team never lose sight of the most fundamental quality that connects all great design – people. Through human understanding, it maximises potential and delivers architecture at its utmost excellence.

SAM MCCUBBIN
DKO Associate - Design



JESSE LINARDI
DKO Design Director



The design intent for the Huntingfield Place project was to create a series of townhomes that respond to the individual street interfaces. The laneway fronting townhomes to the north have more of an urban feel to the architecture while the townhomes fronting Edwin Street, Forster Street and Huntingfield Place are designed to tie into the existing neighbourhood character, which comprises of leafy streets, with pitched roof forms.

The architectural form and material language takes cues from the strong vernacular of the suburban homes in the area, responding with a tactile palette of brick and metal panelling in contemporary tones.

Overall, Huntingfield Place provides a highly responsive medium density development within a sensitive low scale residential neighbourhood, with well-proportioned dwellings catering to a variety of living arrangements. Through considered detailing and a thoughtful use of materials, DKO has created a series of townhomes that sits boldly within its suburban/urban environment.

Eckersley Garden Architecture

Established by iconic designer Rick Eckersley, with partners Scott Leung and Myles Broad, Eckersley Garden Architecture understands how space and facility work together. Believing both form and function should be considered and never compromised, the practice designs for lifestyle and amenity, creating relaxed and tactile gardens that invite you to enjoy your outdoor space.

Eckersley Garden Architecture anchors our designs in specific response to the client brief, understanding how space and facility work together. With over 60 years of experience in our principles of design, Scott Leung and Myles Broad are well versed in horticultural and design knowledge.

We design for lifestyle and amenity with a horticultural focus, creating relaxed and tactile gardens that invite clients into their outdoor spaces. We strive to explore the connection between architecture and landscape by creating a flow from inside to outside. Our studio proudly collaborates with leading architects, builders, and developers to achieve world-class and award-winning results.

SCOTT LEUNG
Principal Designer





SAMMA
TOWNHOMES