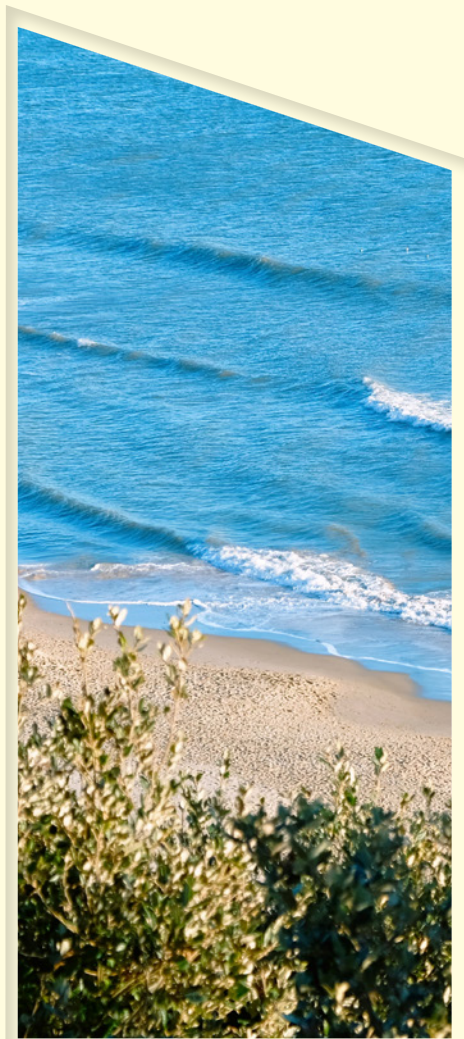


111 CARPENTER



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Team



Colours of Brighton

Welcome to 111 Carpenter, where seven considered townhomes with a bright outlook, inspired by the colours and vibrancy of the local area are set to take shape – each designed with a crafted eye for quality.

Beyond the seaside location, vibrant cultural scene and abundant amenities of Brighton, these three-level townhomes are spacious and sun-drenched from natural north facing light. Each residence presents interior spaces that create a family friendly haven and a considered place to call home.

At 111 Carpenter, you can enjoy an enviable Brighton lifestyle, celebrate the little moments, create memories and enjoy a bright future.

Adam Sloane
Sloane Property

A Harmonious Partnership



Chris Megowan and Adam Sloane

Sloane and Megowan have creatively collaborated across multiple residential developments. Their relationship centres around the design process and the craft required to deliver tailored, light-filled spaces.

Sloane

An eye for innovation, attention to liveable detail, and spaces tailored to each site. Sloane are progressively building a proven reputation for creating vibrant environments that speak to the specific needs of residents.

For over a decade, the business has provided a personal service across all aspects of property development, from concept to completion. Sloane understands each new project changes not just the landscape of suburbs, but the lives of the people that will reside in them.

MEGOWAN

Homes can't just look nice, they need to work and work brilliantly for decades to come. That's the philosophy that's guided Megowan Architectural, and their director Chris Megowan from one award winning project to the next.

For Megowan, all homes must nail the basics, grounded in flexible internal and external layouts, sunlight, orientation and careful use of space. From this carefully formed foundation, the practice can then focus on the crafted finishes, designer details and timeless aesthetic.



Kindred, Glen Iris, 2022 — Sloane Property and Megowan Architectural

Designing Spaces for Life



Kindred, Glen Iris, 2022 – Sloane Property and Megowan Architectural

A conversation with Chris Megowan, Director of Megowan Architectural and Adam Sloane, founder and director of Sloane Property

How did you come to start working together and how would you describe your shared vision?

CM — Adam approached us to design a townhouse development through a referral via a mutual friend several years ago. We've been lucky to collaborate on his projects since that time as both a lead consultant and friend. We have similar ambitions for the built environment and both believe in the townhouse typology as a way to create high quality homes in desirable neighbourhoods.

We were both early to this design response within Melbourne. While other developers and architects were focusing on creating micro apartments, we were both focusing on creating right sized homes with nice sized bedrooms, living areas and terraces. We also share a pragmatic understanding of the end-to-end process of delivering these often complex infill developments.

AS — Chris and I came together under a typical developer/architect relationship in early 2016. It was pretty clear from the start that we both had similar philosophies around development. We both had an appreciation for the benefit of architecturally designed spaces, creative uses of light and space balanced with the realities of modern-day construction requirements.

We both fight for the best possible outcome for who we visualise as the home owners of our projects. This kindred approach to developments has resulted in five collaborations together. We can now, with complete confidence, trust the process we have developed to ensure well considered homes are at the forefront of our projects.

How has this working relationship evolved over time and how have previous collaborations informed your approach for 111 Carpenter?

CM — What started out as a more traditional client/architect relationship has evolved into a friendship. Our daily conversations are filled with strategic discussions, constructive debate, troubleshooting and a healthy dose of light-hearted humour. Ultimately, there is a great deal of trust that has accumulated within our relationship and we can both rely on each other to overcome the many obstacles that our collective careers throw at us.

AS — The trust I have in Chris to understand the brief, listen to feedback and ultimately deliver projects, grows with each development. To date, every purchaser has been delighted with their new home, and every project has sold out.

After nearly ten years of working together, we have a relationship based on honest feedback - be it on exterior design, floor plans, kitchen layouts or specifications. We are both focused on what is best for the project and for those who will reside there. This happens through continued collaboration. Our constant striving to find that unique formula is now a decade long process.

What makes Brighton an exciting suburb to design for and why is it such a desirable location?

CM — The city is easy to access via train, the diversity of food options on Bay Street, Church Street and Centre Road is huge, and don't underestimate the positive mental health impacts of watching the sunset overlooking the city from the Brighton Pier or Dog Beach after work, it must be one of the best views of the city there is.

AS — Brighton offers one of the best lifestyle offerings in Melbourne. There's the beach, the parks, the café culture, cinemas, retail... it has it all. I knew 111 Carpenter was a fantastic, central site for a townhouse project based on the tree lined streets, shops, schools and transport which are all at your door. It is the ideal spot to base your family and explore all that bayside has to offer.

What are your own relationships with Brighton

CM — My office and home are both walking distance to the site at Carpenter Street, so it's an area I know well. We moved to the area from St Kilda after having children and haven't looked back. It's the safest place I've ever lived and a great place to raise a family.

We love the ease at which you can enjoy all the best aspects of Melbourne, and the proximity to the water for kite-surfing, swimming and beach days with the kids. Brighton provides incredible options for early learning and primary schools. As we turn our minds to future decisions around secondary school, we're spoiled for choice.

AS — As a Melbourne native all my life, Brighton has meant different things over the years. Growing up, it was riding down with friends to Mordialloc or beyond, enjoying the scenic path along the bayside coast.

Now, with a young family, Brighton has shown its colours for weekends at the beach at North Rd park or around the beach houses with my kids, taking the family dogs to the beach park, or long walks along the walking path. I also love dinner at Mr & Mrs P before a movie down in Bay Street.

With everything you need only a short stroll away, what could a regular Sunday look like for those calling 111 Carpenter home?

CM — Wake up for Auskick at the Brighton Beach Junior Football club, grab a coffee across the street at Allister McAllister. Then take the kids to Royale Brothers for one of the best burgers in Melbourne on Church Street, if the kids have been well behaved and you're feeling generous cross the street to Yo-Chi for some frozen yogurt afterwards.

Catch up with a friend at Brighton Beach for a kitesurf, beach walk or stand up paddle board. Once you're sufficiently worn out you can then reunite with the family for a casual meal at the Royal Brighton Yacht Club. There's generally live music each Sunday, activities for the kids and plenty of room for them to run to the beach and back which provides you just enough space to enjoy a glass of wine and a breathtaking view over Port Phillip Bay.

AS — Where do you start. Lazy Sunday morning stroll along the beach or even a ride down to Mordialloc along Beach Road. Coffee at the Middle Brighton Baths. Maybe some afternoon yoga and a early evening movie at the Palace Cinema followed by a quick bite at Buffalo Boy.

The townhomes have largely north facing terraces and balconies. Why was this important?

CM — North is the optimal orientation for Melbourne's climate. The terraces and living areas at 111 Carpenter have been designed to receive the optimal amount of sunlight throughout the day which dramatically increases the energy efficiency and thermal comfort of each home.

In addition, there will be no need for artificial lighting during the day and northern sun is much easier to mitigate in the summer months through the use of eaves and overhangs. Lastly, for those who enjoy greenery, a north-facing terrace is ideal for plants to thrive allowing for a more vibrant and verdant outdoor environment.

Can you describe the balance between playfulness and formality in the architecture and interiors?

CM — The design for 111 Carpenter blends the mansard roofs and rhythmic window openings found in the more traditional Georgian homes found throughout Brighton with more dynamic and contemporary forms and materials in a playful yet timeless way.

The design language of the project finds modern relevance through the sculptural use of chevron forms in both plan and elevation which assist in creating identity for each individual home.

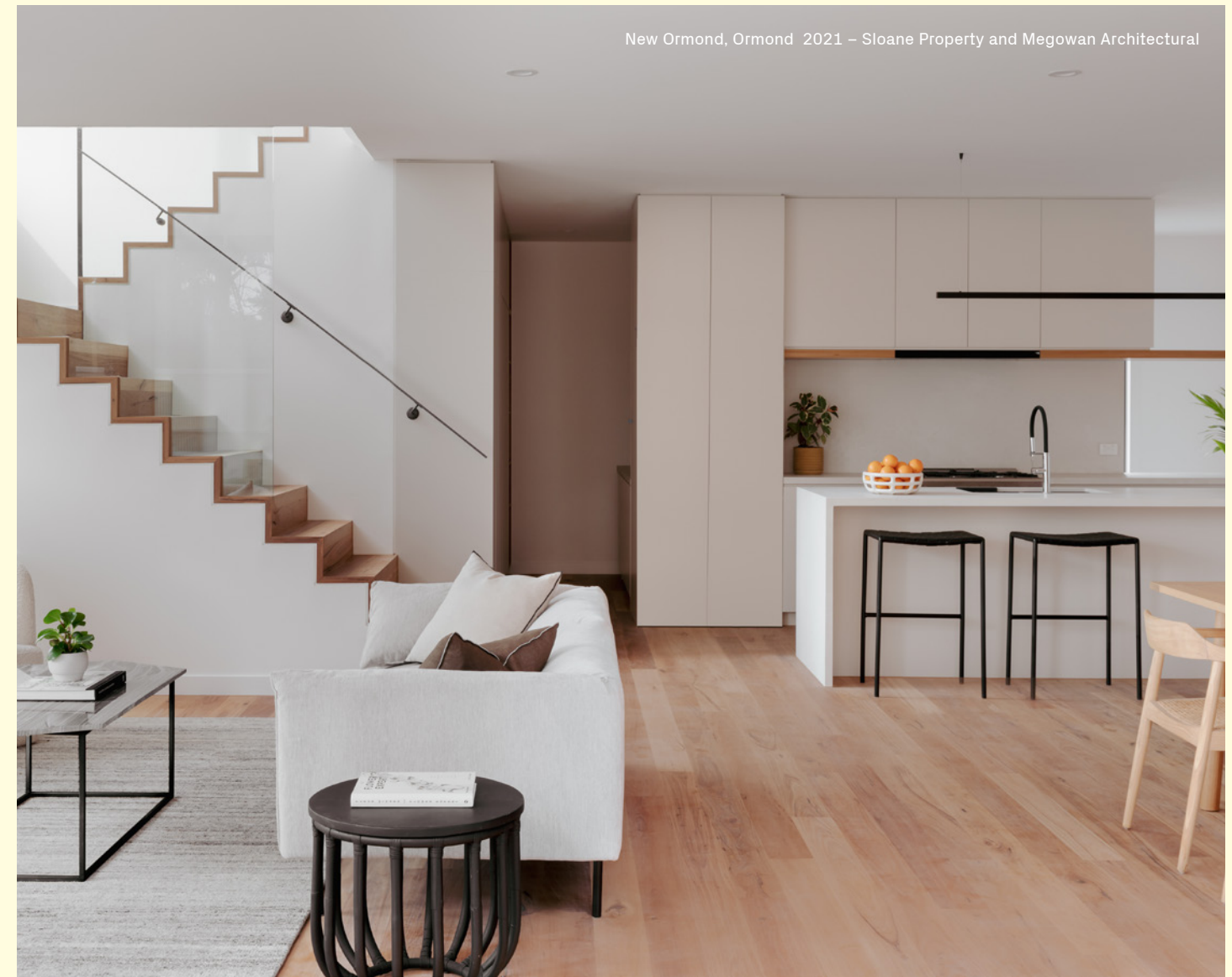
Finally, what makes these homes so suited to modern family living?

CM — In addition to their ideal location, these homes are designed to allow for many different stages of life. The double lock up garages allow for multiple uses, hobbies and convenience down below while the second living areas within most of the townhouse have typically been designed in ways that can easily be adapted to a fourth bedroom, teenage retreat, study, playroom or library.

In addition, there is just the right amount of external space to each home, enough to entertain and spend time outside without the burden of excessive gardening/maintenance.

AS — One of the great aspects of 111 Carpenter is its flexibility in design. Most of the townhomes have been cleverly designed as either three bedroom plus a second living area or as four bedroom townhouses. This allows each residence to be customised to the requirements of the purchaser and their family.

The ground floor kitchen and living areas, together with the north facing courtyard, allows space for memories to be created. Families need space, so separate living areas or a fourth bedroom/study provides everyone with their own sanctuary. The proximity of 111 Carpenter to some of the best schools, shops, leisure activities and transport means that whatever the modern family needs is really only moments away.



“Property development is a privilege which is not to be taken lightly, we are changing not just the landscape of suburbs through the external façade of projects, but also the lives of the people that will reside within the spaces built.”

Adam Sloane
Sloane Property



Artist Impression

Architecture



A Brighter Outlook

Two and three-level townhomes featuring flexible, light-filled spaces seamlessly connected to their own secluded private courtyard designed by John Patrick Landscape Architects.

Attention to detail is evident throughout, from the craft demonstrated in the exterior patterned brickwork to the custom joinery and wall finishes in the interiors. Elevated from the street, expansive windows frame the vivid façade.



Artist Impression





Artist Impression

The considered architecture reflects the openness of its location incorporating everything expected from a contemporary development. The homes connect occupants with the outdoors through light filled spaces and generous balconies. Furthermore, each townhome also enjoys access to a secure double lock up garage.

Interiors



Artist Impression

Golden Sun-drenched Living Spaces

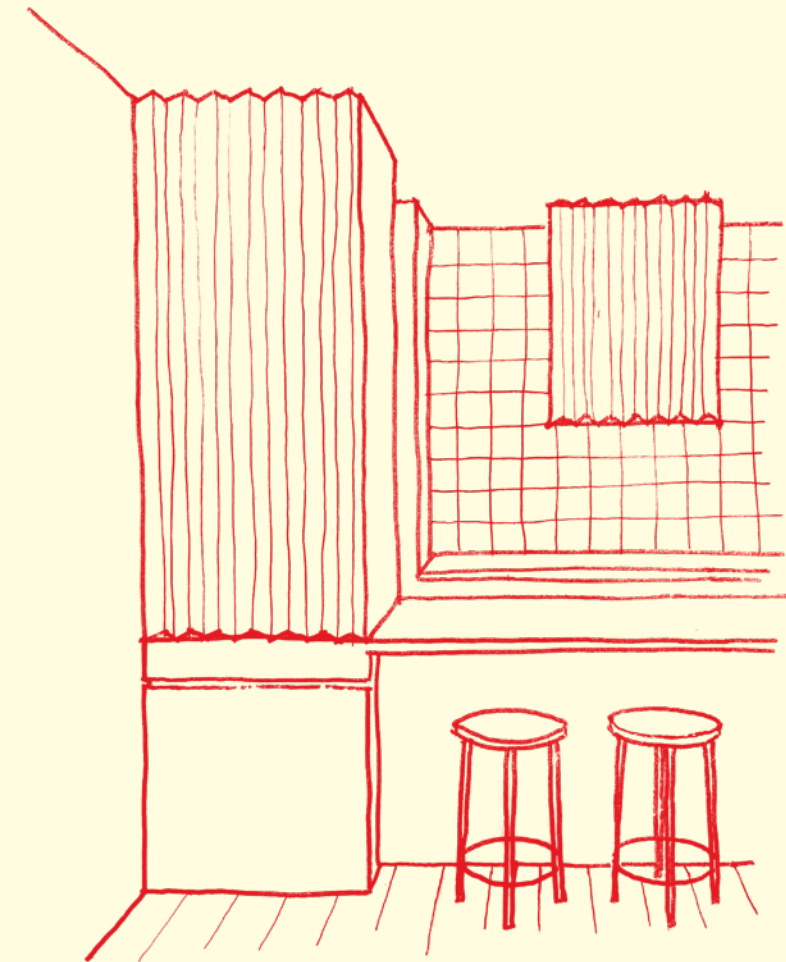
A home that invites light and captures the energy from outdoors, bringing the day-to-day to life through generously proportioned spaces. The open plan design provides residents playful yet formal spaces perfect for both celebrating family life and entertaining guests.





Artist Impression

Drawing subtle cues from the Art-Deco movement, contemporary design features extend to bespoke oscillating timber joinery in the kitchen, fireplace shroud and bathroom. A material palette including timber and light natural stone ensures each home provides a connection to the location.



Beyond the large visual impact, the residences have been designed to enable an effortless lifestyle with an emphasis on concealed storage and timeless finishes.



Light-filled bedrooms create the perfect sanctuary to retreat, and an ideal setting for slow Sunday mornings. Generous walk-in robes and carefully detailed ensuite with thoughtful design details including integrated mirrors, bespoke joinery and stone bench tops make the bedrooms more than just comfortable spaces.





Artist Impression

Fittings and fixtures include generous slimline bath and immersive soaring sky light in the master ensuite and designer tapware and appliances throughout.



*Life in Full
Colour*

Brighton - Celebrate the full spectrum of living. This highly desirable and long-established suburb provides a richness beyond compare.

Having long been one of the most popular beach destinations in Melbourne, here you can experience the world-famous colourful beach boxes and panoramic vistas of both the city skyline and Port Phillip Bay.





Dendy Park South Playground



Brighton Yacht Club





The Bay Trail



Middle Brighton Beach

Brighton
Bay Trail

Melbourne
CBD

Bay
Street

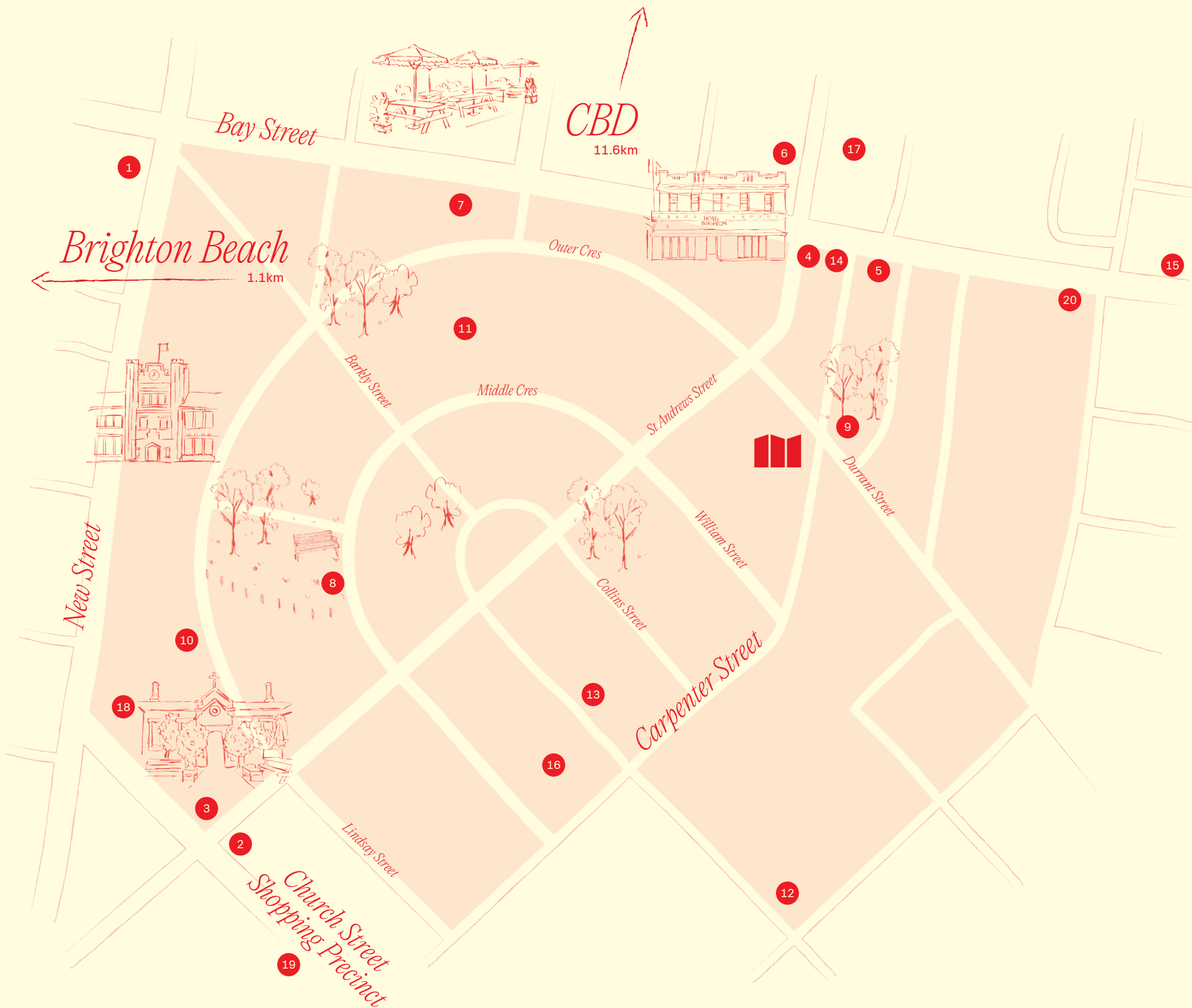
North Brighton
Station



111 CARPENTER



Vibrancy on Your Doorstep



Let life unfold where you are. With everything only a short stroll away and easy access to the Melbourne CBD, designer shopping, humming cafes and a wealth of outdoor activities, there are many reasons why Brighton offers the city's premium beachside lifestyle.

Hospitality

- 1 Cucina & Co
- 2 Pantry
- 3 Brighton Schoolhouse
- 4 Hotel Brighton
- 5 Mr & Mrs P
- 6 Buffalo Boy
- 7 The Deck

Nature

- 8 Wilson Reserve
- 9 Marion Street Reserve

Education

- 10 Brighton Grammar
- 11 Firbank Grammar
- 12 Brighton Primary School
- 13 Wilson Street Kindergarten

Lifestyle

- 14 Palace Cinema Brighton Bay
- 15 CorePlus Brighton Pilates
- 16 Brighton Library
- 17 North Brighton Station
- 18 Brighton Farmers' Market

Shopping

- 19 Church Street Shopping Precinct
 - Scanlan Theodore
 - Gorman
 - Lululemon
 - Nike
 - Seed Heritage
 - Witchery
 - Country Road
 - Sheridan
- 20 Coles



St Martin's, Martin Street

A Feast for Your Eyes

From colourful sunset cocktails to warm summer picnics – Brighton provides the perfect scene for a vibrant social lifestyle. Modern gastropubs, elegant Italian and artisanal gelati through to high end dining experiences are all very much on offer.

Hospitality

Enjoy a casual drink, while debriefing on life's adventures. Minutes from Bay Street and Church Street you'll soon discover your new favourite local.



An abundance of local cafes offer a cozy corner for weekend catch ups or coffee and background noise when working from your laptop.

Brighten Up Your Palette



Brighton is a haven of local stores offering some of the city's best wares. Nearby Church Street is the local hub for premium fashion brands, children's clothing boutiques, shoe shops, homewares stores and florists.



Parks and Gardens



The Bay Trail

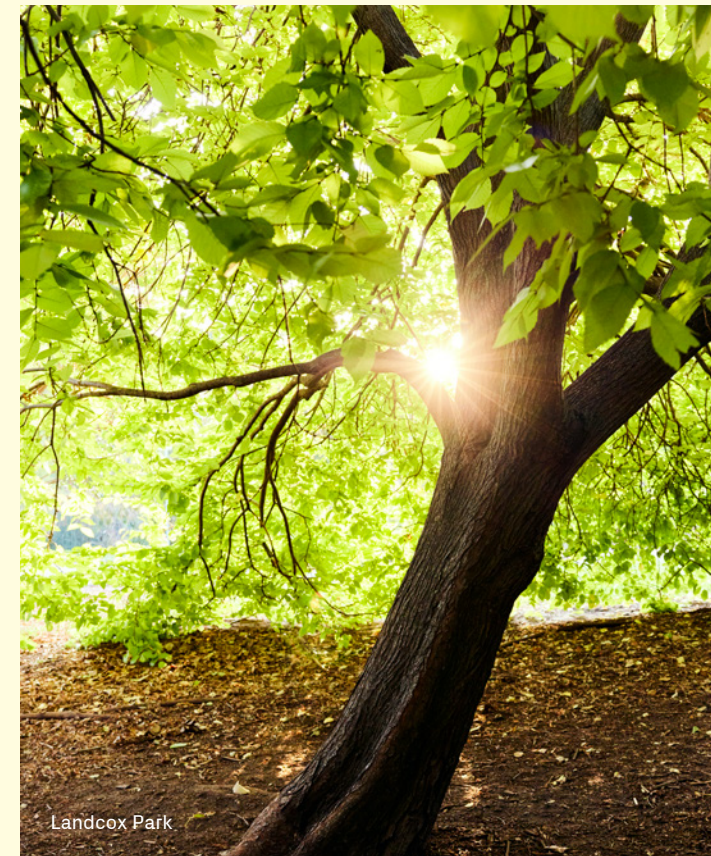
Beyond the iconic Brighton Beach, Brighton's parks, playgrounds, and green spaces offer the perfect escape from the hustle and bustle of everyday life. Just a short stroll from 111 Carpenter, you'll find spaces that offer something for everyone including the perfect backdrop for health and wellness activities and family fun.

The Bay Trail provides the perfect opportunity to catch up with friends while getting fit. Likewise, countless cyclists hum along The Esplanade while more casual peddlers enjoy the view along dedicated cycling paths each day of the week.



Dendy Park South Playground

*Green in
Every Direction*



Landcox Park

Education

Many of Melbourne's most esteemed schools call Brighton home, including Brighton Grammar, Firbank, St Leonard's and Star of the Sea College with most only a short walk from 111 Carpenter.

Additionally, schools such as Kilvington, Wesley and Caulfield Grammar School are all easy to access through the efficient and frequent public transport on your doorstep.



Where the Brightest Futures Begin



Team



Argo – Megowan Architectural

Team

A Collection of Vibrant Perspectives

Sloane

Sloane strongly believe that successful property development is all about detail, personality and striking a balance between form and function. Specialising in townhouse developments, this boutique property developer delivers well considered homes that evolve in response to residents' changing needs and preferences. From acquisition and design through to construction and completion, Sloane deliver projects knowing the impact of their work matters.

M E G O W A N

Megowan Architectural is a Melbourne-based architecture and interior design studio with a growing reputation for skilfully and successfully delivering out-of-the-box projects. Driven less by a singular style than by an unwavering commitment to the specifics of each project, Megowan Architectural has won multiple design awards at both state and national levels. The practice takes a holistic approach to the design process, grounded in a firm focus on flexible internal and external layouts.



John Patrick Landscape Architects treat every residential project as unique, with each providing site-specific challenges and demands. The Melbourne-based practice undertakes a broad range of projects in both landscape design and management aiming to seamlessly connect internal spaces to the external environment and find the right balance between maintaining privacy and embracing openness.



We are pleased to have forged an ongoing relationship with Homes for Homes. To support the charity, we are committed to donating 0.1% of the sale price of every new home we sell from 111 Carpenter. These funds will be used by Homes for Homes to address homelessness specifically within the City of Yarra.

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Sloane