

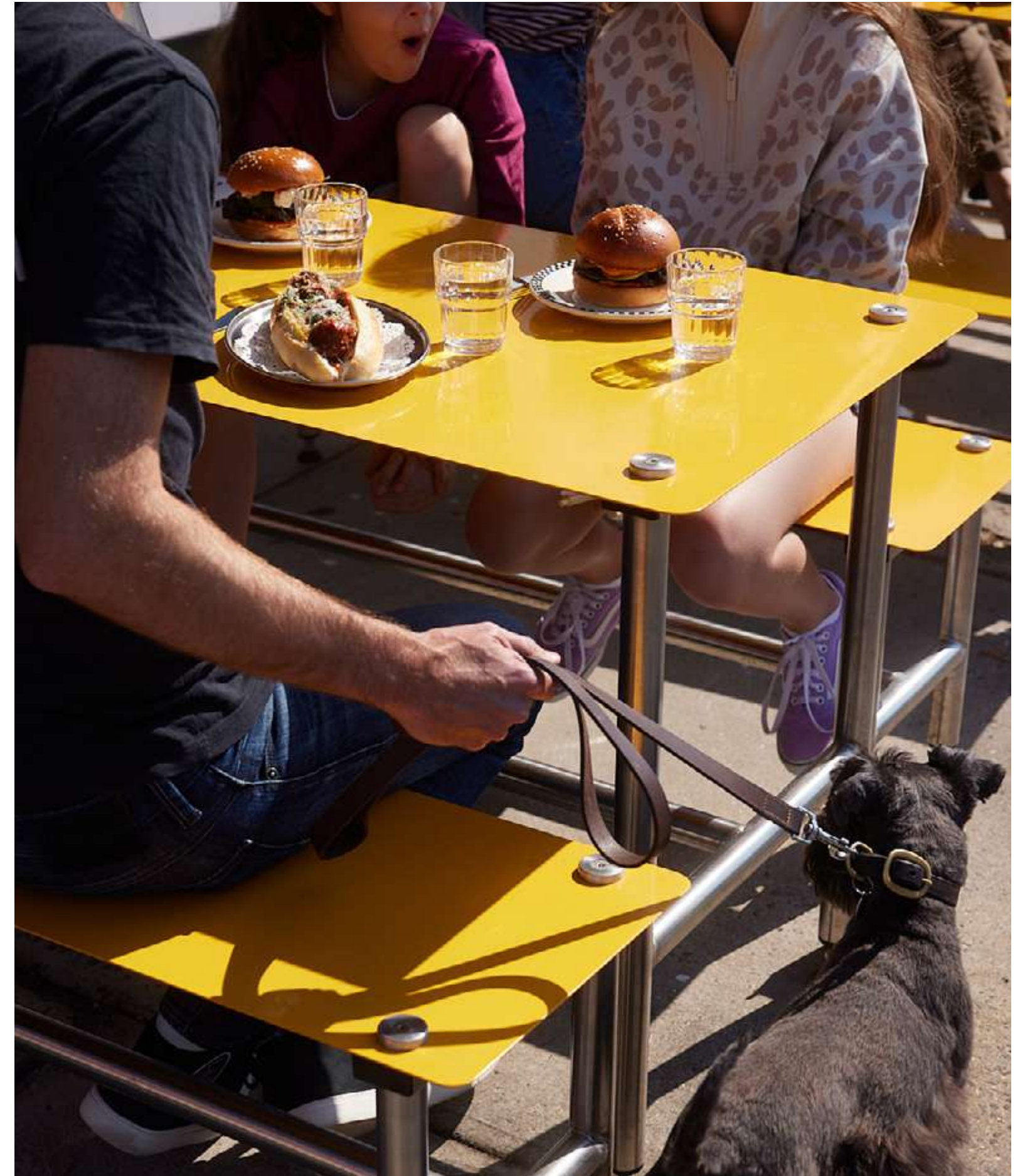
STOKES PENOLA

TOWNHOUSES

PRESTON

DEVELOPED BY / **MAB**

ARCH_ER



PRESTON CROSSING



| | | |
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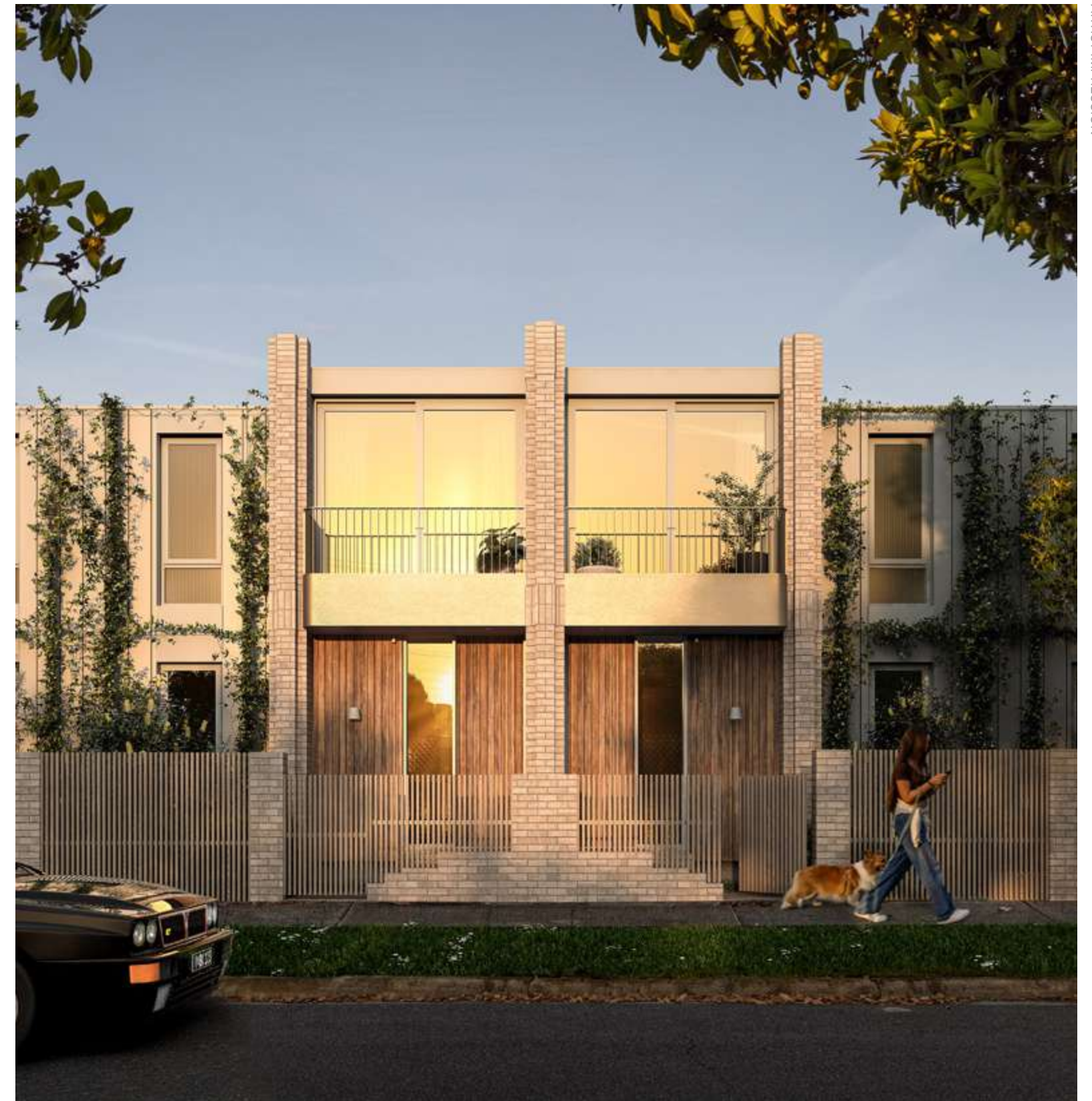
Preston Crossing is Melbourne’s most sustainable and progressive new community. A significant, design-led urban renewal that redefines living in the inner north.

MAB's vision

Preston Crossing is setting a new standard for design-focused, community-oriented living in Melbourne's inner north.

Developed by leading architects and delivered by people passionate about the city's future, it emphasises sustainable design, authenticity, and community.

Following the success of the Oakover Road townhouses, MAB is excited to introduce the next collection of Archier-designed townhouses on Stokes Street and Penola Street. These townhouses are located in a well-established residential area of Preston, on the western side of St Georges Road. They are close to the parklands and trails of Merri Creek, while still being just a short walk from trams, trains, and the vibrant dining and shopping scene of High Street.



Preston Crossing

Preston Crossing comprises a range of new residences across two sites, Oakover and Stokes Penola.



01 Precinct one developed at Oakover Road.

02 Precinct two bordered by Stokes Street, Penola Street and Showers Street.

The Preston Crossing story so far: MAB at Oakover Road

Three of Preston Crossing's four stages at Oakover Road are now complete, with residents settled into their new homes. These stages include Archier-designed townhouses, Nightingale apartments by Breathe, and HousingFirst apartments by Hayball. The final stage, featuring private apartments and townhouses by Hayball, is set to be finished by mid-2025.

At MAB, we're proud of our collaboration with builder Balmain & Co., which has resulted in an outstanding new community. Our vision is coming to life with children playing in open spaces, neighbours connecting, and the TCL-designed landscapes thriving. The community gallery in the HousingFirst apartments is showcasing artwork, and we look forward to more exhibitions and activities. We're also excited for the Nightingale cafe to open by the end of 2024.

Preston Crossing's success shows how design-led and sustainable medium-density housing can meet the needs of inner Melbourne residents and enhance the livability of established neighborhoods for generations to come.

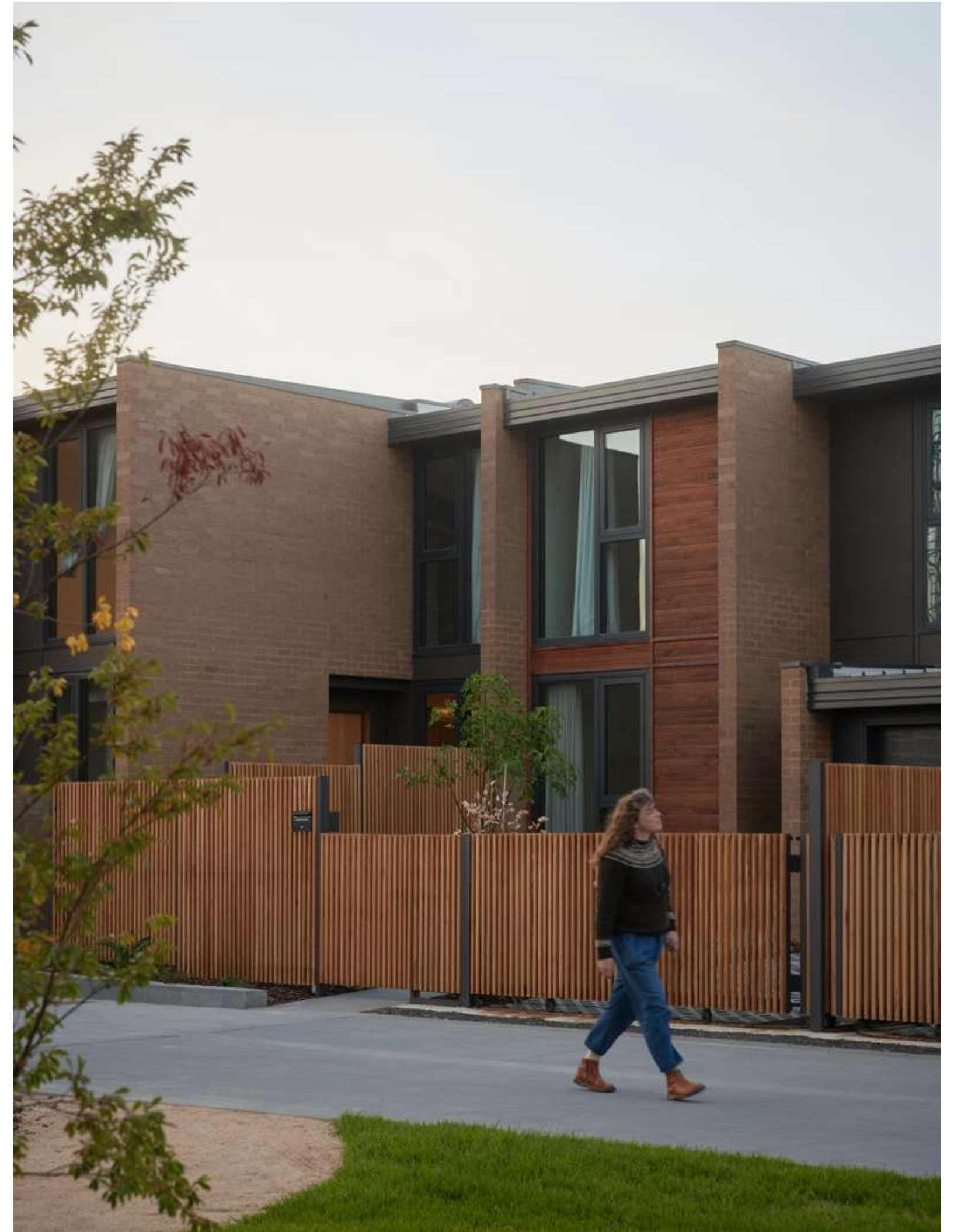


Partners in design

The Stokes Penola townhouses continue the collaboration between MAB and esteemed Melbourne architecture studio, Archier.

When MAB approached Archier to collaborate on the first release of townhouses, it was driven by an admiration of the studio's award-winning projects, passion for sustainability, and thoughtful design aesthetic. This limited collection of 26 townhouses at Oakover Road was quickly embraced.

For this next release of 35 townhouses MAB and Archier have stayed true to the original design principles, with new features to appeal to discerning couples and young families who value ground-floor living, the intelligent use of light and space, and materials of enduring quality.





We create design experiences that contribute to a greater quality of life. Spaces for families to grow, and live better together for longer. That's at the heart of our architecture for Preston Crossing. Homes to last.



Left to right: Chris Haddad, Procurement Director, Jon Kaitler, Director, Sophie Gandar, CEO, Josh FitzGerald, Technical Director, Chris Gilbert, Design Director.

The Archier story

Archier's practice comprises of residential, commercial and government architecture; public and private landscape projects; as well as design and manufacture of furniture, lighting and fabrication. Our directors have almost 30 years of combined experience and were drawn together to create an inclusive practice that is truly outcome-orientated. We have won many awards that recognise design excellence and innovation, and a commitment to sustainable architecture.

About the architecture

For these townhouses, we wanted to extend the serene and harmonious living experience that our clients consistently praise in our designs.

Collaborating with MAB once again allows us to apply this quality to multiple homes in Preston, a place very close to our hearts. Ultimately, in everything we do, we see our role as architects as enhancing the quality of life through thoughtful design.

Our approach integrates expertise in sustainable and innovative architecture, ensuring that each townhouse resonates a sense of calm and will stand as a testament to contemporary design and environmental responsibility.

Our design draws inspiration from the joy of Preston's many architectural motifs, understated palettes and sense of permanence.

This influence can be seen in the use of brick columns, anchoring the homes to their surroundings and defining individual entrances. This imbues each residence with a unique identity. A distinct sense of ownership. A place people will love to come home to.

For the townhouse frontages, we also wanted to incorporate varied features and heights to enrich the streetscape with visual diversity.

We envisioned these townhouses as a celebration of Preston's dual character; its bustling urbanity and its tranquil green spaces.

The architecture and choice of materials are intended to provide residents with a sense of connection to both the suburb's vibrant past and its promising future.

In doing so, we aspire to create homes where families can enjoy the conveniences of city life, the beauty of natural landscapes, and a sense of belonging to a community that values both its history and its environmental ethos.

Chris Gilbert
Design Director



ARTIST IMPRESSION

Townhouse exteriors incorporate varied features and heights that enrich the streetscape with visual diversity and help define the individuality of each home.

The classic suburban backyard is alive and well at Preston Crossing, along with a benchmark approach to sustainable design.

About the landscapes

The opportunity to design a home's landscape concurrently with its architecture allows for a cohesive approach.

At Archier, landscape design is valued over facade ornamentation; we prioritise the landscape as the foremost element in a home's visual appeal, enhancing the feeling of looking out from inside your home.

One of the ways nature is integrated with the built environment is through a trellis across the façades. These have been designed for Virginia Creeper climbers to envelop the vertical planes, seamlessly blending architecture and landscape.

The garden showcases Australian natives, accented with vibrant colours contrasting against the light brick, timber, and shale grey powder-coated facades.

The front gardens draw inspiration from the traditional London mews which provides a peaceful retreat from the street. Specifically, the design creates privacy with mature plants and an additional line of trees within the property boundaries.

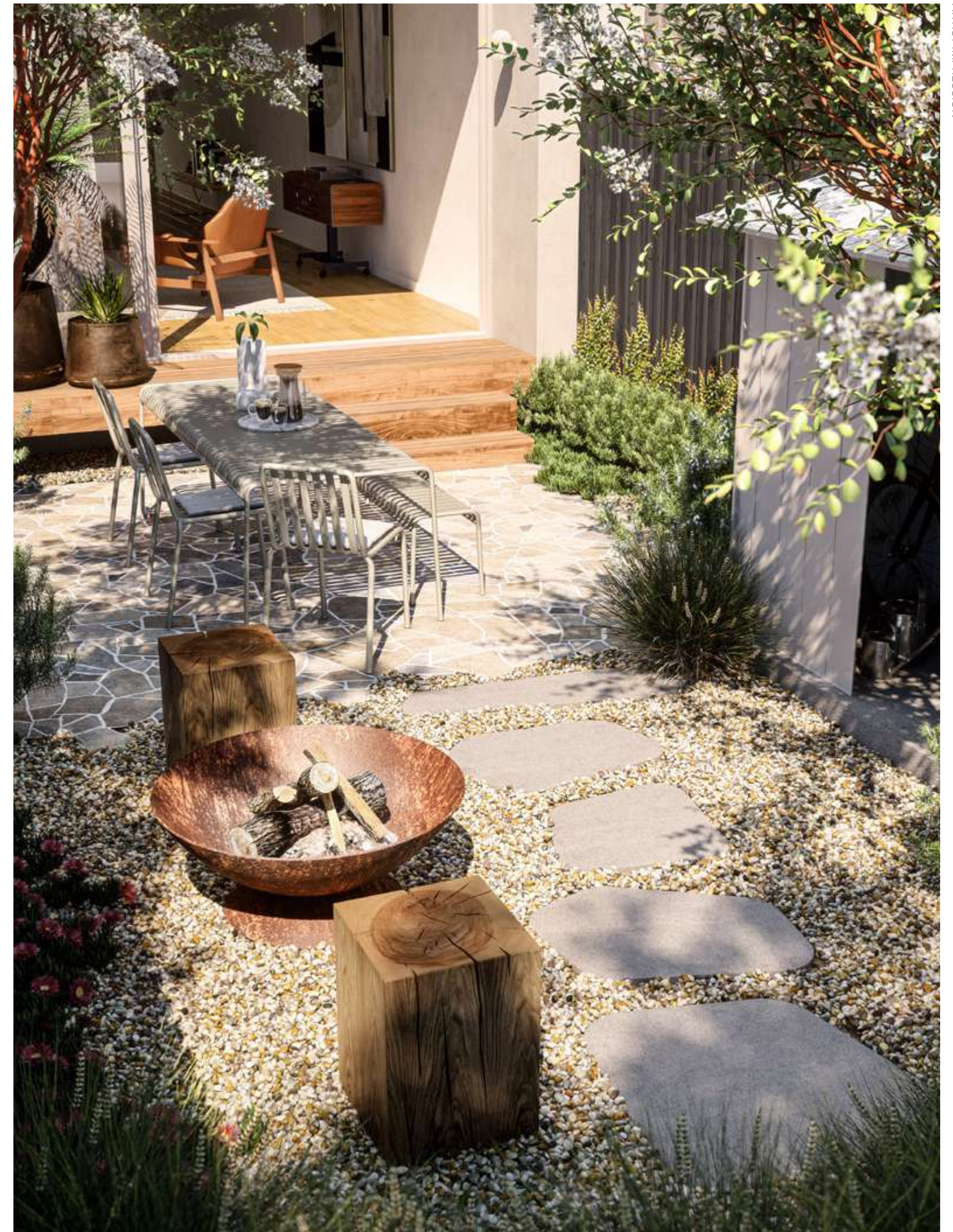
The brick podium at the house's entrance elevates the front door above ground level and introduces a traditional stoop that contributes to a neighbourly street culture.

In three of the townhouse types, the rear gardens are nestled between the carport or garage on one side and the house on the other.

This design encapsulates a vibrant garden atmosphere, where carefully selected plantings envelop an alfresco setting. The use of diverse plant species supports a lively, layered backdrop for outdoor living.

We believe harmony between the gardens and the architecture promotes a calm living environment, with living spaces and nature in balance.

Jon Kaitler
Director



Landscape elements

The landscape architecture is composed of multiple elements working together in harmony to create inviting natural environments.

A rear deck provides a seamless transition between indoor and outdoor living, offering ample space for pot plants. Bluestone crazy paving creates a grounded setting perfect for relaxed alfresco entertaining.

The planting selections include Oriental Pears (Raphiolepis), an evergreen shrub, and the vivid hues of Crepe Myrtles (Lagerstroemia Natchez) in the rear yard. Front yards feature either Crepe Myrtle or Coastal Banksias, showcasing striking yellow flowers in the cooler months. Gardens will also feature Rosmarinus Prostratus (Creeping Rosemary, Blue Lagoon) and Disphyma Crassifolium.



Rosmarinus Prostratus



Disphyma Crassifolium



Banksia



Oriental Pear



Crepe Myrtle

MAB and Archier are committed to responsible development at Preston Crossing, which includes embracing various sustainable design principles. Each townhouse has been designed to achieve 5 Star Green Star Design and As-built Certification, which will be provided by the Green Building Council of Australia (GBCA) on completion. These townhouses have been designed to significantly reduce energy and water usage in operation.

Energy-efficient design

These will be some of Melbourne’s most energy-efficient homes, benefitting from rooftop solar, double glazing, passive solar design, LED lighting and climate control systems.

Water

Rainwater will be collected from the roofs into a common rainwater tank to be re-used for landscape irrigation to reduce mains water consumption. Each home also features taps, toilets and a dishwasher with a minimum five-star WELS rating.

Reducing reliance on fossil fuels

All townhouses are designed to be operated gas-free, with all-electric appliances, solar photovoltaic panels for on-site energy generation, and highly efficient hot water systems. When paired with a green power electricity plan, these homes can eliminate reliance on fossil fuels.

Pollutant-free interiors

All homes have low volatile organic compound paints, carpets, adhesives and sealants, as well as low formaldehyde engineered timber products throughout. This results in a much higher indoor air quality and is free of airborne pollutants.

Locally-sourced materials

Preston Crossing will target over 80% of local procurement and materials for construction. This approach supports Australian manufacturing and local industry.

Passive design principles

Archier has embedded key passive design principles into the design so that each home is able to operate efficiently and comfortably year-round. These principles include access to natural light, balancing thermal and acoustic performance, consideration for functional layouts, and maximising cross-ventilation.



Interiors designed for flexibility.
Materials designed for durability.
Spaces designed for wellbeing.
Everything comes together.



About the interiors

Our focus for the interior design of these townhouses was on maximising liveability, functionality, and a constant connection with the backyard.

Natural light is optimised through strategic window placement, ensuring each space is bathed in sunlight. Large windows and glass doors provide stunning views and facilitate a seamless indoor-outdoor experience.

Equally, access to light is balanced at the discretion of the resident, with all townhouses featuring external electric blinds to the rear upper façade.

Additionally, effective ventilation is achieved through passive design and operable windows, promoting a healthy and comfortable living environment.

The architecture of our townhouses is designed to foster a sense of security and privacy.

Fenced entry courtyards stepping up to the front door enhance the sense of arrival, making each home feel like a distinct sanctuary while also contributing to the overall privacy and security of the residences.

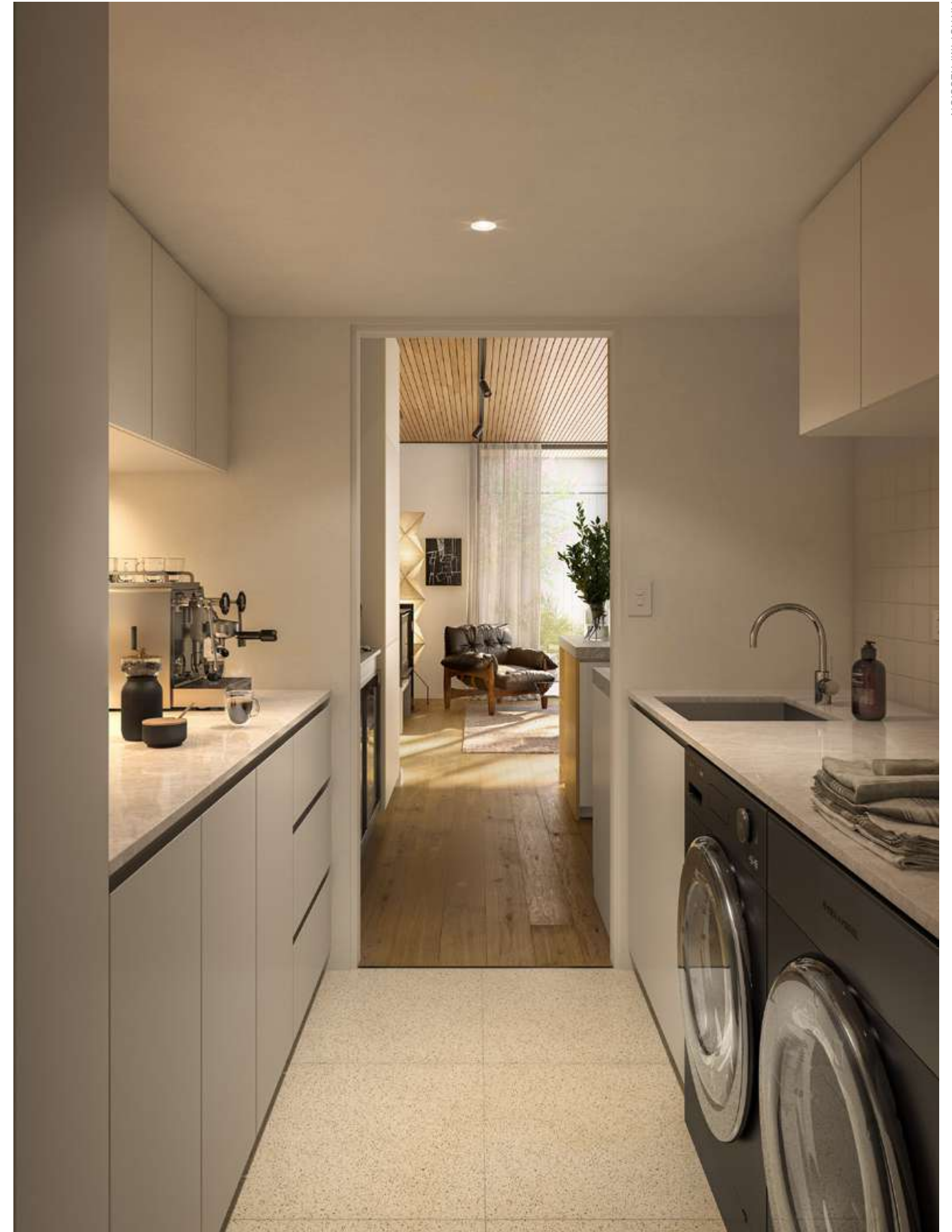
Incorporating hardwood in doors and soffits adds warmth and a welcoming character.

Moving inside the home, every architectural element and choice of material has been thoughtfully considered to enhance the connection with nature and the functionality of each living space.

Chris Gilbert
Design Director

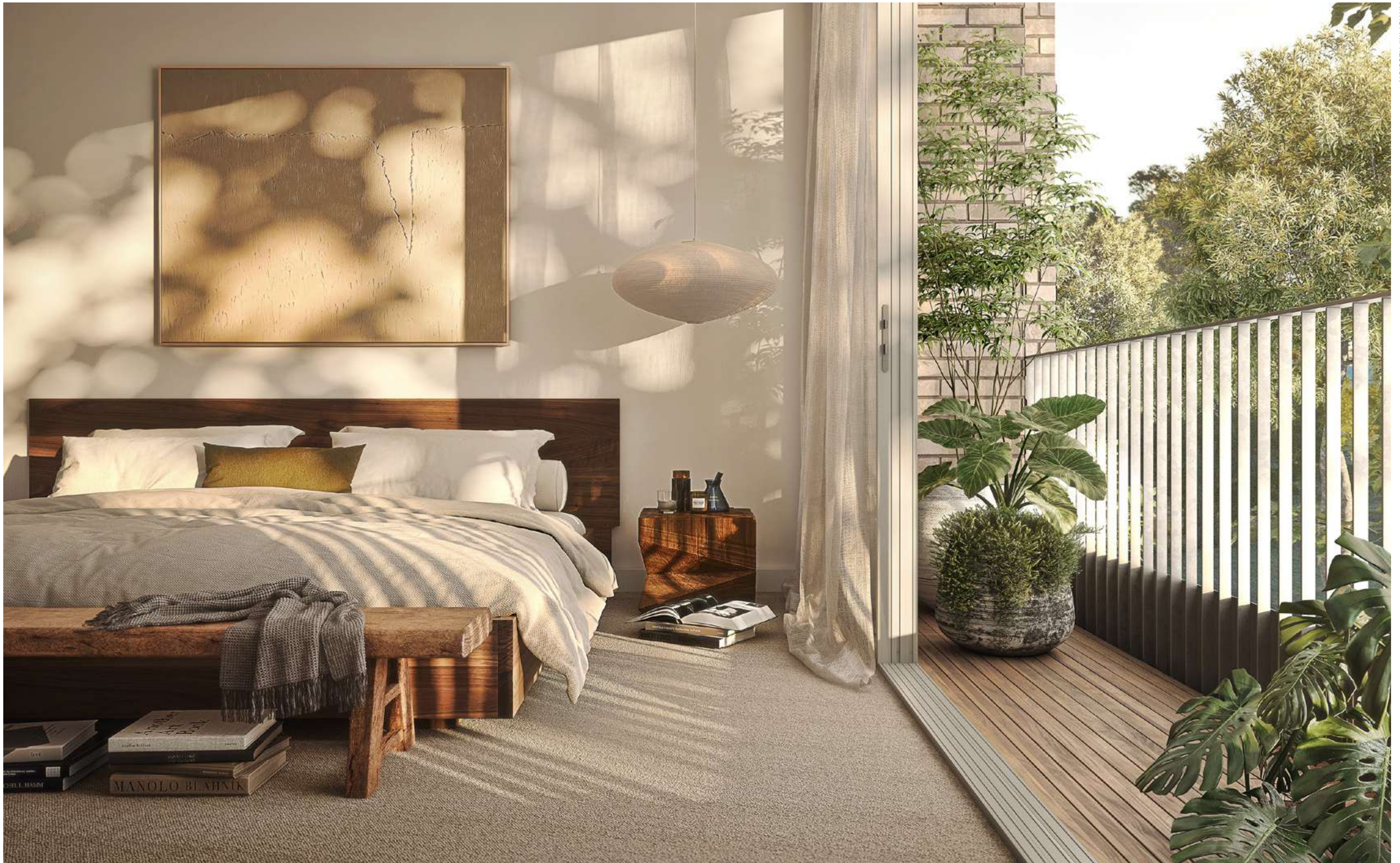








Space is key to a successful kitchen. From the generous island bench to the ample storage and separate breakfast bar with open shelving. The choice of materials has been considered for both practical quality and enduring value.





Archier has carefully curated three interior colour palettes, all of which highlight organic tones and robust materials.



Frost

The Frost palette is anchored by the warmth of natural colours and materials. The effect is understated elegance, tranquillity and a connection with nature. The creamy tones of the tiles and benchtops provide a light, clean canvas that complements the timber.



Bathroom artist impression left features optional natural stone benchtop.
Kitchen artist impression above features standard porcelain benchtop.



Eucalyptus

This palette introduces a playful blend of cool and warm tones. A beautiful green is the hero tone, bringing a vibrant yet organic touch to each space, balanced by the light timber elements. The optional green terrazzo benchtop adds a contemporary, mid-century pop to the heart of the home.



Bathroom artist impression left features optional natural stone benchtop. Kitchen artist impression above features standard porcelain benchtop.



Stone

The Stone palette sets a moodier tone, reflecting Archier's reputation for integrating contrast and boldness into interior designs without sacrificing warmth or approachability. Dark benchtops with classic veining adds an element of luxury and depth, complemented by timeless soft Australian timbers.



Bathroom artist impression left features optional natural stone benchtop. Kitchen artist impression above features standard porcelain benchtop.





Oakover Townhouses

In early 2024, MAB celebrated the completion of the first collection of 26 townhouses by Archier in the Oakover neighbourhood of Preston Crossing. These design-led, sustainable homes are now being enjoyed by their new families.







With a choice of four different townhouse layouts, there’s an Archier–designed home to suit everyone.

Type 1

Ground Floor

Generous, landscaped backyard featuring shed and multi-purpose space at the rear, and a paved dining area that leads up to a compact deck.

The ample living and dining space allows for a full size dining table and multiple sofas, or any other layout you prefer.

The beautiful, efficient kitchen showcases excellent design. Featuring a double door pantry, full height open shelving plus under bench and overhead cabinetry, storage is plentiful. Induction hob, pyrolitic oven and double sink will impress even the most avid chef.

The full size laundry features generous storage, and the separate powder room ensures guests never have to enter the laundry space.

Defined entry space with tall, built-in cabinetry for coats and umbrellas, plus a 'welcome station' perfect for keys and miscellaneous items.

The ground level bedroom with double doors leads through to a landscaped, low maintenance front yard.



| | | | |
|-----------|-----|--------|-------------------|
| Bedrooms | 3 | Home | 152M ² |
| Bathrooms | 2.5 | Garden | 53M ² |
| Carpark | 1 | Total | 205M ² |



First Floor

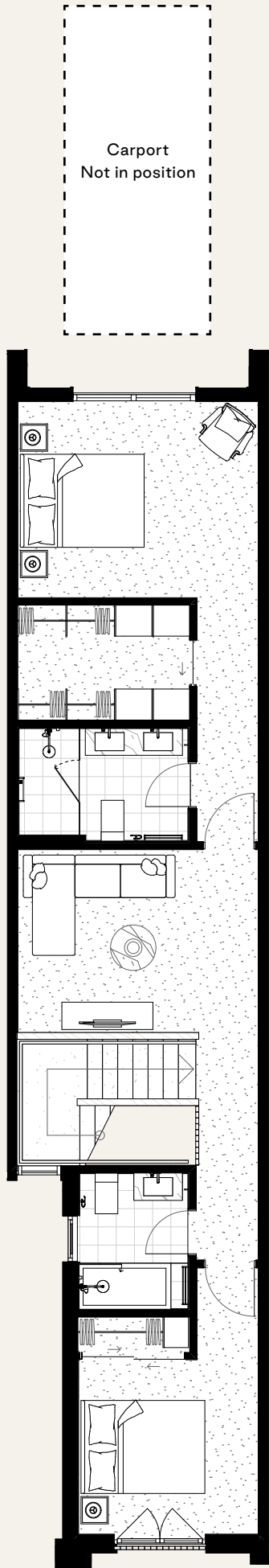
Fully covered, carport parking for one vehicle, located adjacent to townhouses and behind private, secure entry gate.

The large, bright master bedroom features plenty of space and includes his and hers walk-in-robos.

The master ensuite features full height tiling, a double vanity with shaving cabinet and a large shower recess.

The first floor multi-purpose room is perfect as a second living space, rumpus room, kids retreat or study. The skylight above floods the space with sunshine, and illuminates the stairs.

The family bathroom is perfect for kids with a shower over bath and enough storage for all of their toiletries. A frosted window means the bathroom space is bright, yet private.



Type 2

Ground Floor

Double carport with lockable, over bonnet storage.

Curated garden incorporating a mix of hardy planted species.

Professionally landscaped rear yard with hardwood deck leading down to low maintenance paved and gravel entertaining area.

Wide, open plan living and dining area designed to suit a variety of furniture configurations.

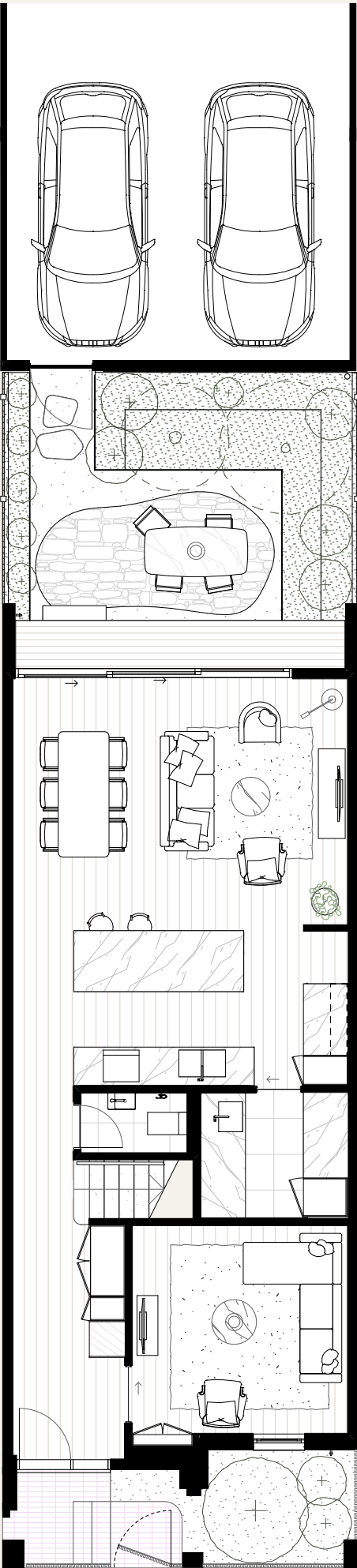
Entertainer's kitchen with large island and breakfast seating area, bar with optional glass door wine and bar fridges, pull-out pantry and induction cooking.

Combination laundry and butler's pantry with generous storage and bench space.

Defined entry space with tall, built-in cabinetry for coats and umbrellas, plus a 'welcome station' perfect for keys and miscellaneous items.

Flexible rumpus room space perfect as a second living area, media room or study.

Private, gated entry and landscaped front yard.

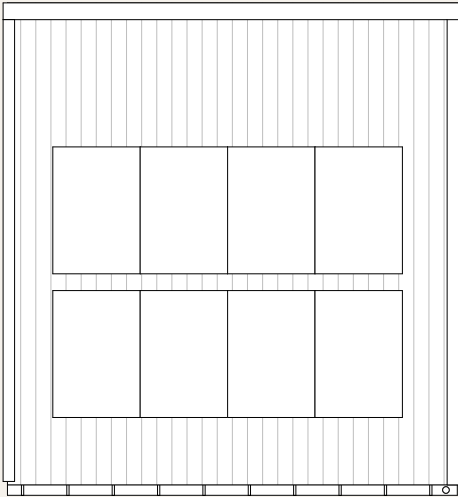


| | | | |
|-----------|-----|---------|-------------------|
| Bedrooms | 3 | Home | 156M ² |
| Bathrooms | 2.5 | Garden | 38M ² |
| Carpark | 2 | Carport | 36M ² |
| | | Total | 230M ² |



First Floor

Solar PV panels mounted to roof of carport.



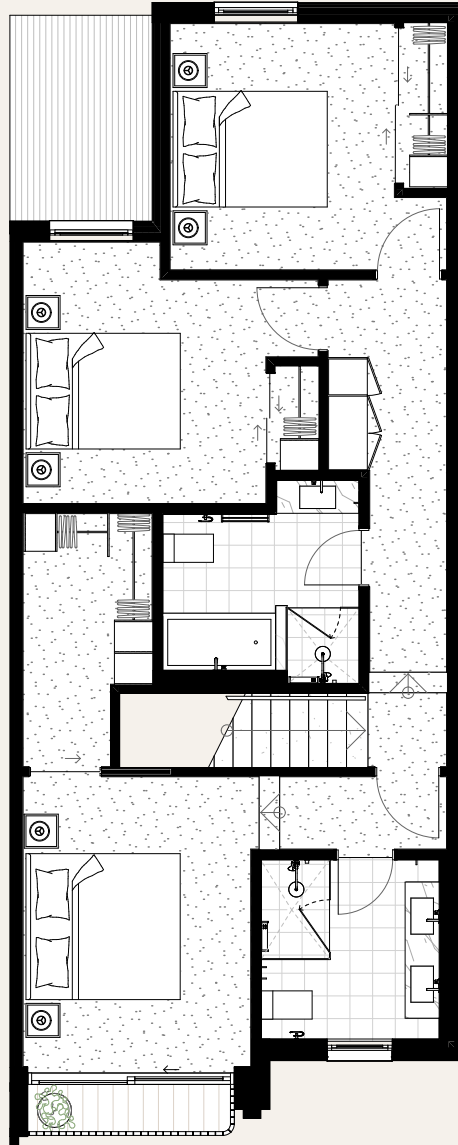
Full size second and third bedrooms with built-in-robos.

Full height joinery perfect for linen, kids toys or just general storage.

Skylight above stairs.

Large master bedroom with walk-in-robe and full height sliding door out to private balcony.

Generous, naturally lit master ensuite with double vanity and plenty of storage.



Type 3

Ground Floor

Double garage with door and lockable, over bonnet storage.

Curated garden incorporating a mix of hardy planted species.

Professionally landscaped rear yard with hardwood deck leading down to low maintenance paved and gravel entertaining area.

Wide, open plan living and dining area designed to suit a variety of furniture configurations.

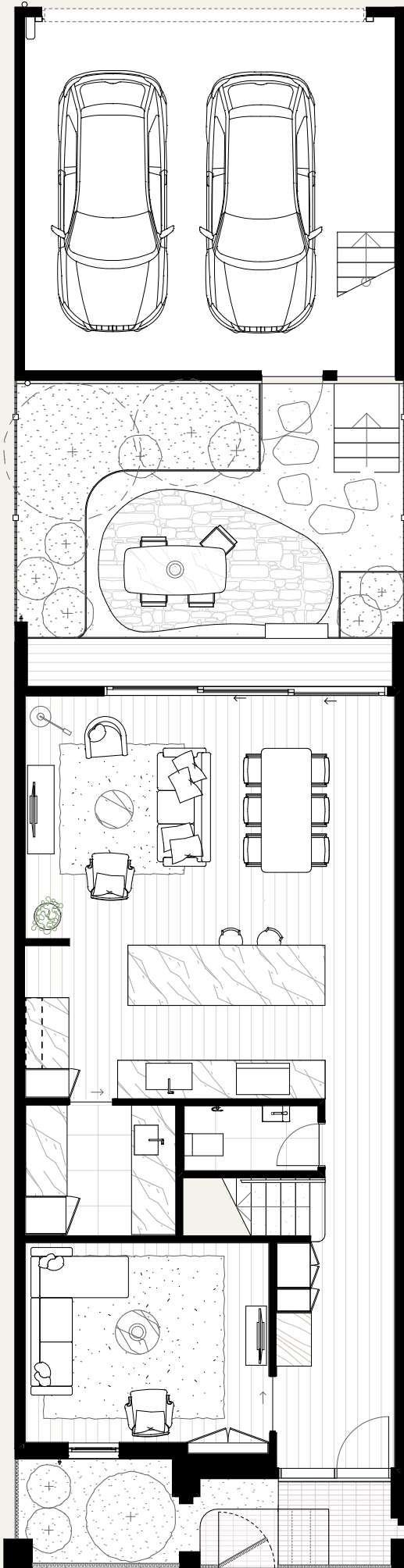
Entertainer's kitchen with large island and breakfast seating area, bar with optional glass door wine and bar fridges, pull-out pantry and induction cooking.

Combination laundry and butler's pantry with generous storage and bench space.

Flexible rumpus room space perfect as a second living area, media room or study.

Defined entry space with tall, built-in cabinetry for coats and umbrellas, plus a 'welcome station' perfect for keys and miscellaneous items.

Private, gated entry and landscaped front yard.

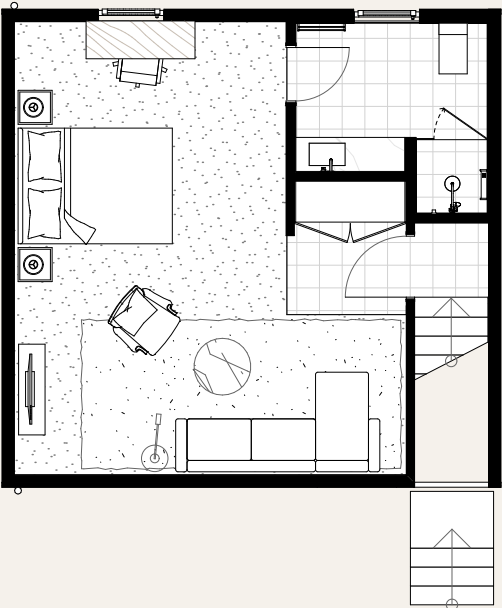


| | | | |
|-----------|-----|--------|-------------------|
| Bedrooms | 4 | Home | 177M ² |
| Bathrooms | 3.5 | Garden | 43M ² |
| Carpark | 2 | Garage | 41M ² |
| | | Studio | 41M ² |
| | | Total | 302M ² |



First Floor

The self contained studio above the garage features a full size bathroom and can be optioned with additional storage.



Full size second and third bedrooms with built-in-robos.

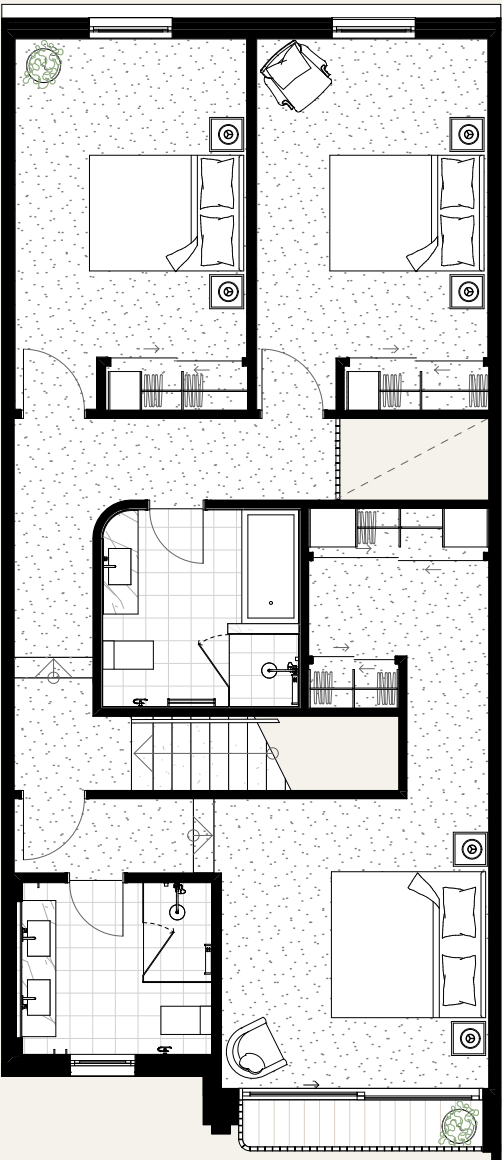
Void space designed to throw light from living area below up to first floor.

Family bathroom with separate bathtub.

Skylight above stairs.

Large master bedroom with walk-in-robe and full height sliding door out to private balcony.

Generous, naturally lit master ensuite with double vanity and plenty of storage.



Type 4

Ground Floor

Double carport with lockable, over bonnet storage.

Curated garden incorporating a mix of hardy planted species.

Professionally landscaped rear yard with hardwood deck leading down to low maintenance paved and gravel entertaining area.

Wide, open plan living and dining area designed to suit a variety of furniture configurations.

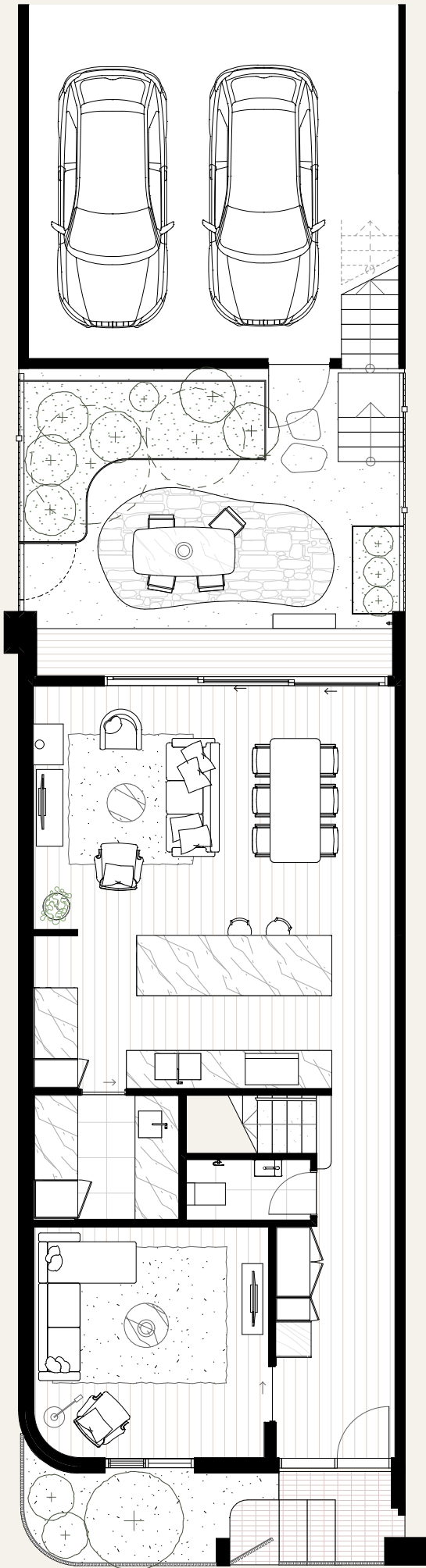
Entertainer's kitchen with large island and breakfast seating area, bar with optional glass door wine and bar fridges, pull-out pantry and induction cooking.

Combination laundry and butler's pantry with generous storage and bench space.

Defined entry space with tall, built-in cabinetry for coats and umbrellas, plus a 'welcome station' perfect for keys and miscellaneous items.

Flexible rumpus room space perfect as a second living area, media room or study.

Private, gated entry and landscaped front yard.

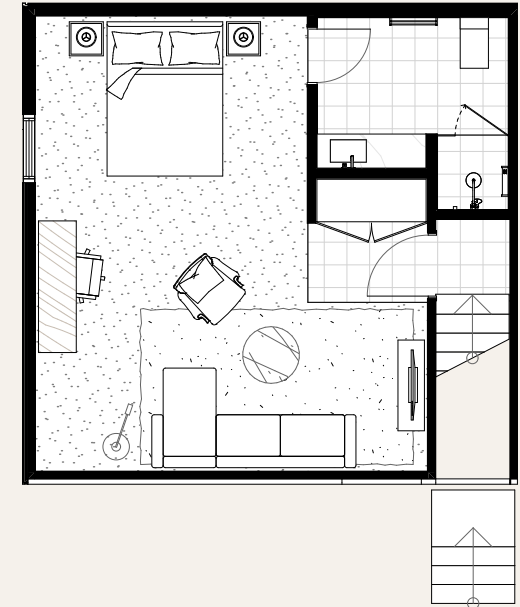


| | | | |
|-----------|-----|---------|-------------------|
| Bedrooms | 4 | Home | 177M ² |
| Bathrooms | 3.5 | Garden | 43M ² |
| Carpark | 2 | Carport | 40M ² |
| | | Studio | 41M ² |
| | | Total | 301M ² |



First Floor

The self contained studio above the carport features a full size bathroom and can be optioned with additional storage.



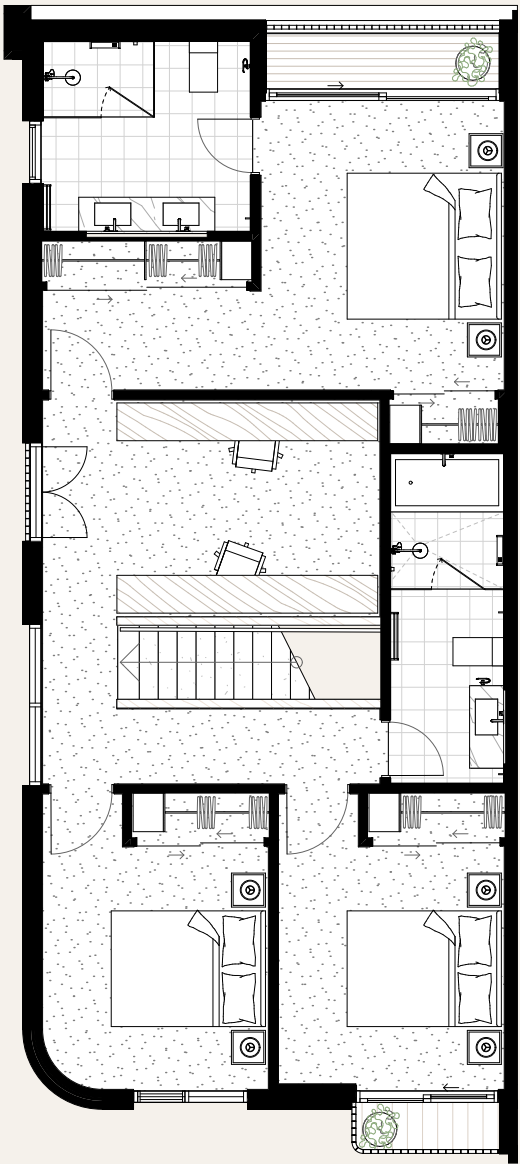
Generous, naturally lit master ensuite with double vanity and plenty of storage.

Large master bedroom with his and hers robes, and full height sliding door out to private balcony.

The first floor multi-purpose room is perfect as a second living space, rumpus room, kids retreat or study. The double, operable window floods sunshine into the space and down the stairs.

Family bathroom with bathtub.

Full size second and third bedrooms with built-in-robes, and one with sliding door out to balcony.



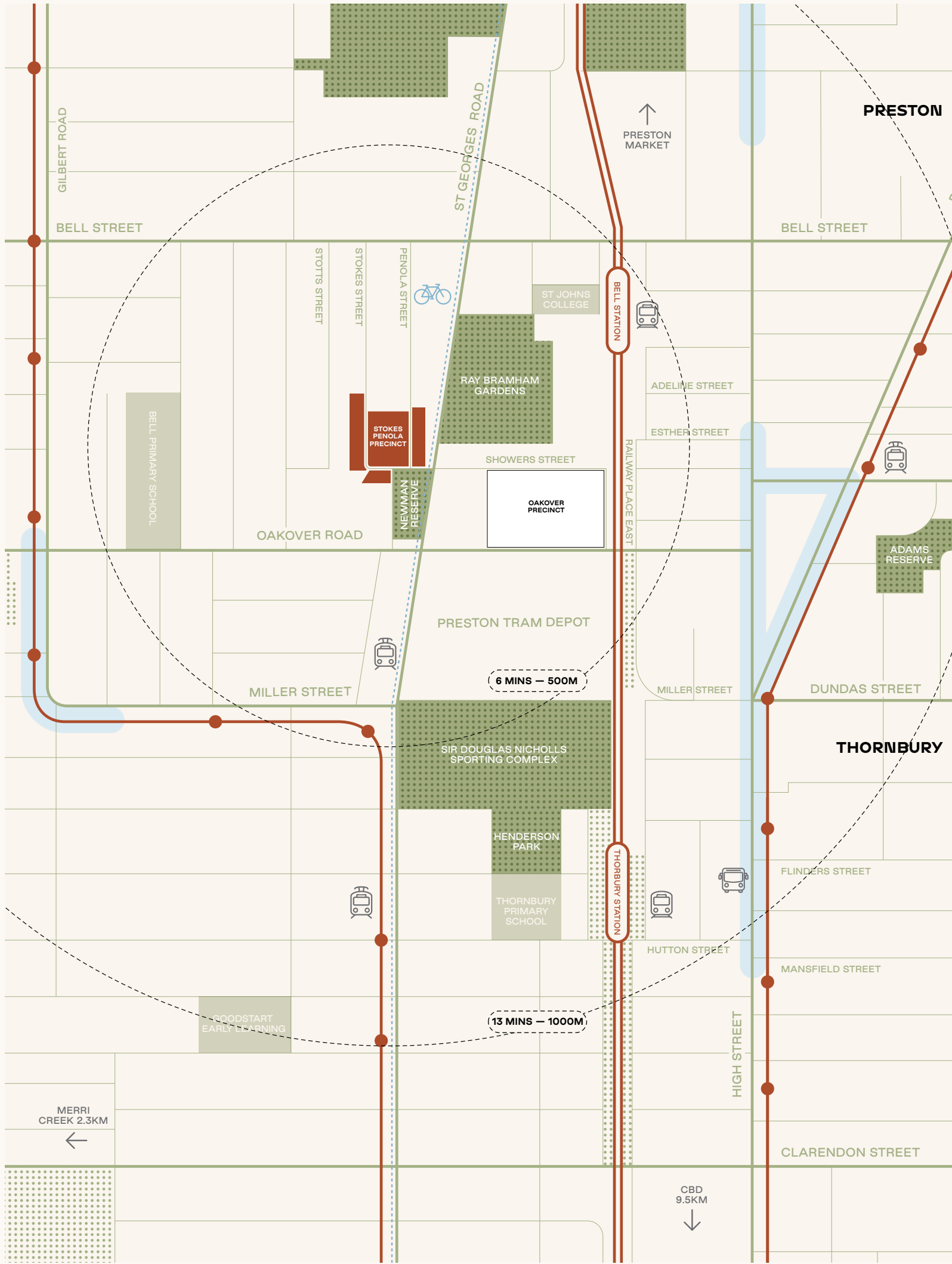
This location brings residents close to green parklands and Merri Creek, while still enjoying the vibrant energy of High Street nearby. Life in balance.



Preston

Preston offers an exceptional living experience for young families. Its proximity to the city, top-tier schools, the expansive Darebin parklands, well-maintained bike tracks, and a vibrant food scene make it an ideal locale for a balanced lifestyle. This blend of urban and natural elements significantly influenced our design of the townhouses.

Chris Gilbert
Archier



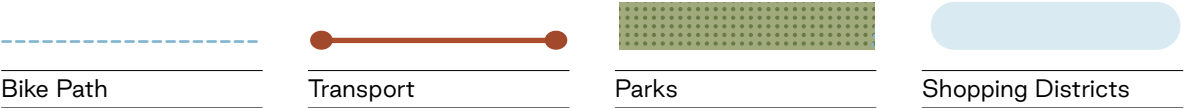
Local connections

Preston Crossing offers excellent transport options.

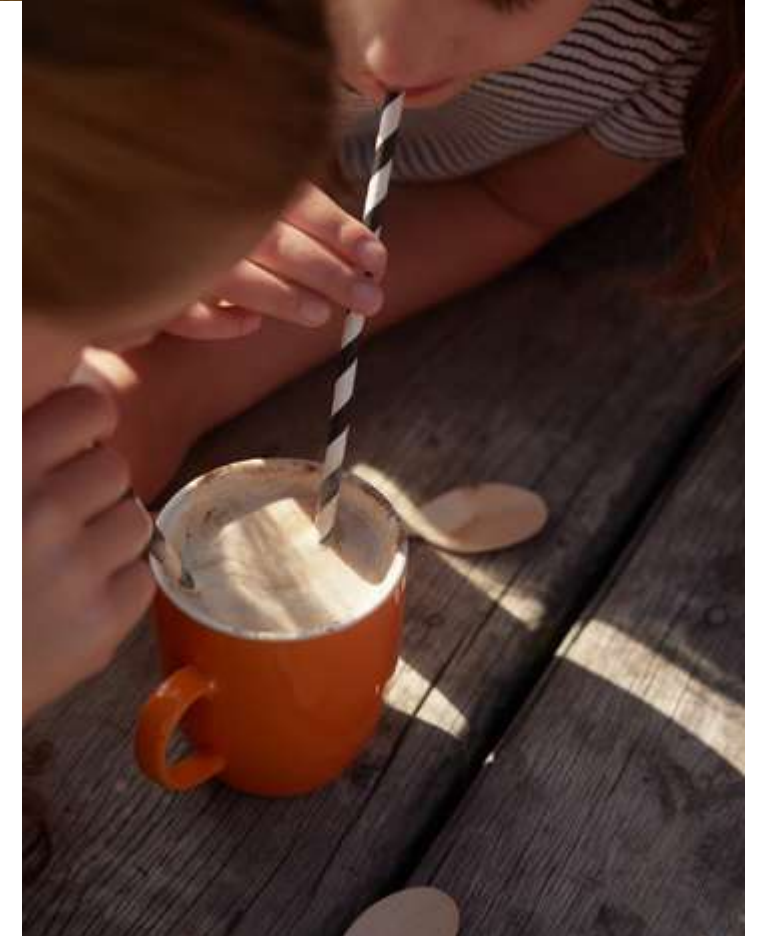
The revitalised Bell train station provides express services directly to the CBD, with a commute time of as little as 20 minutes. Tram travel into the city is equally simple, via the No.11 tram on St Georges Road.

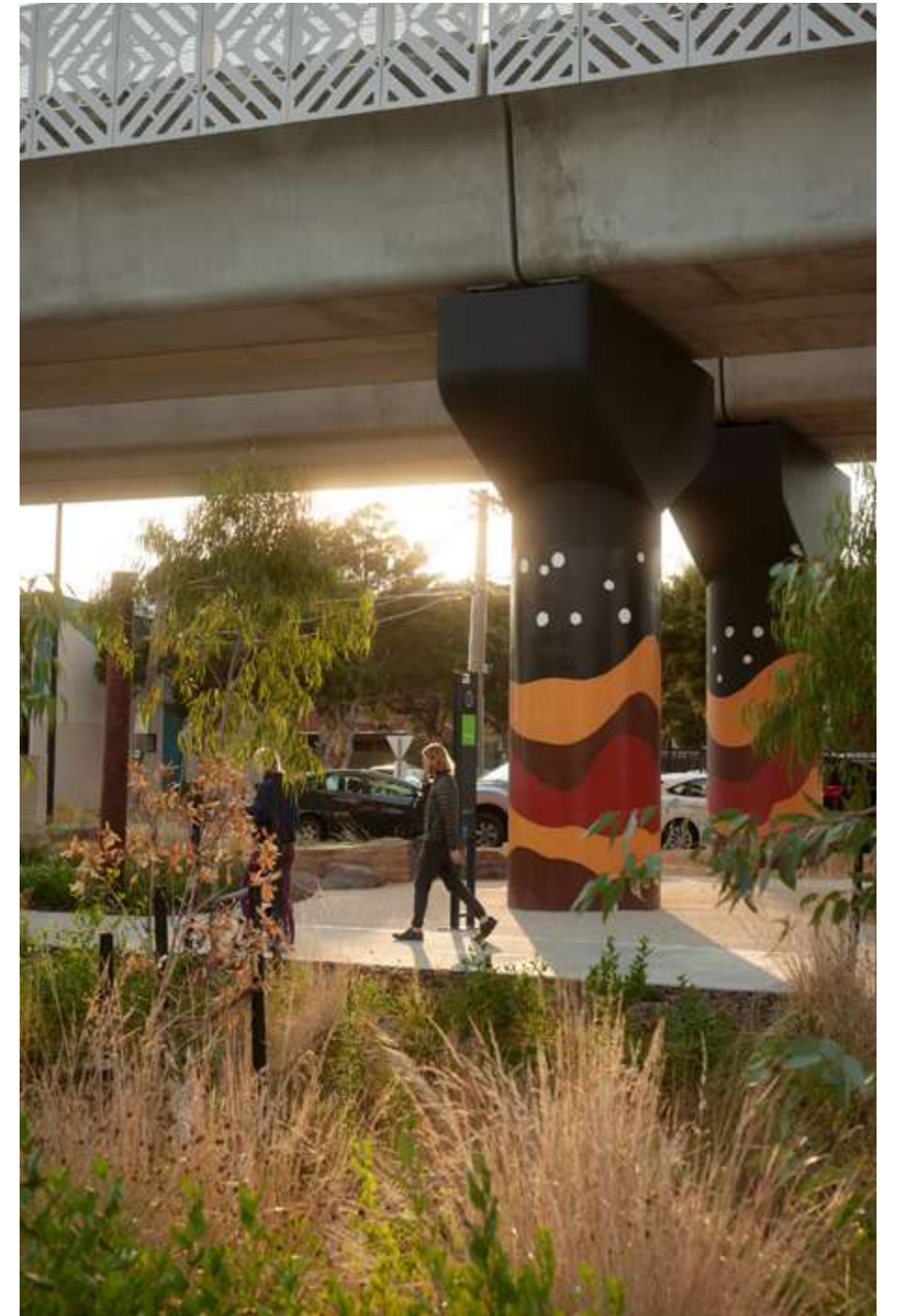
Cyclists are also well catered for with the St Georges Road trail leading into the CBD, and connecting to the Capital City Trail at Merri Creek.

| | |
|-------------------|--------|
| Bell Station | 550m |
| 11 Tram | 700m |
| Thornbury Station | 1.1 km |
| Preston Market | 1.3 km |











MAB is one of Melbourne’s most trusted property developers, contributing proudly to the future of communities in the city's north.

Trusted experience



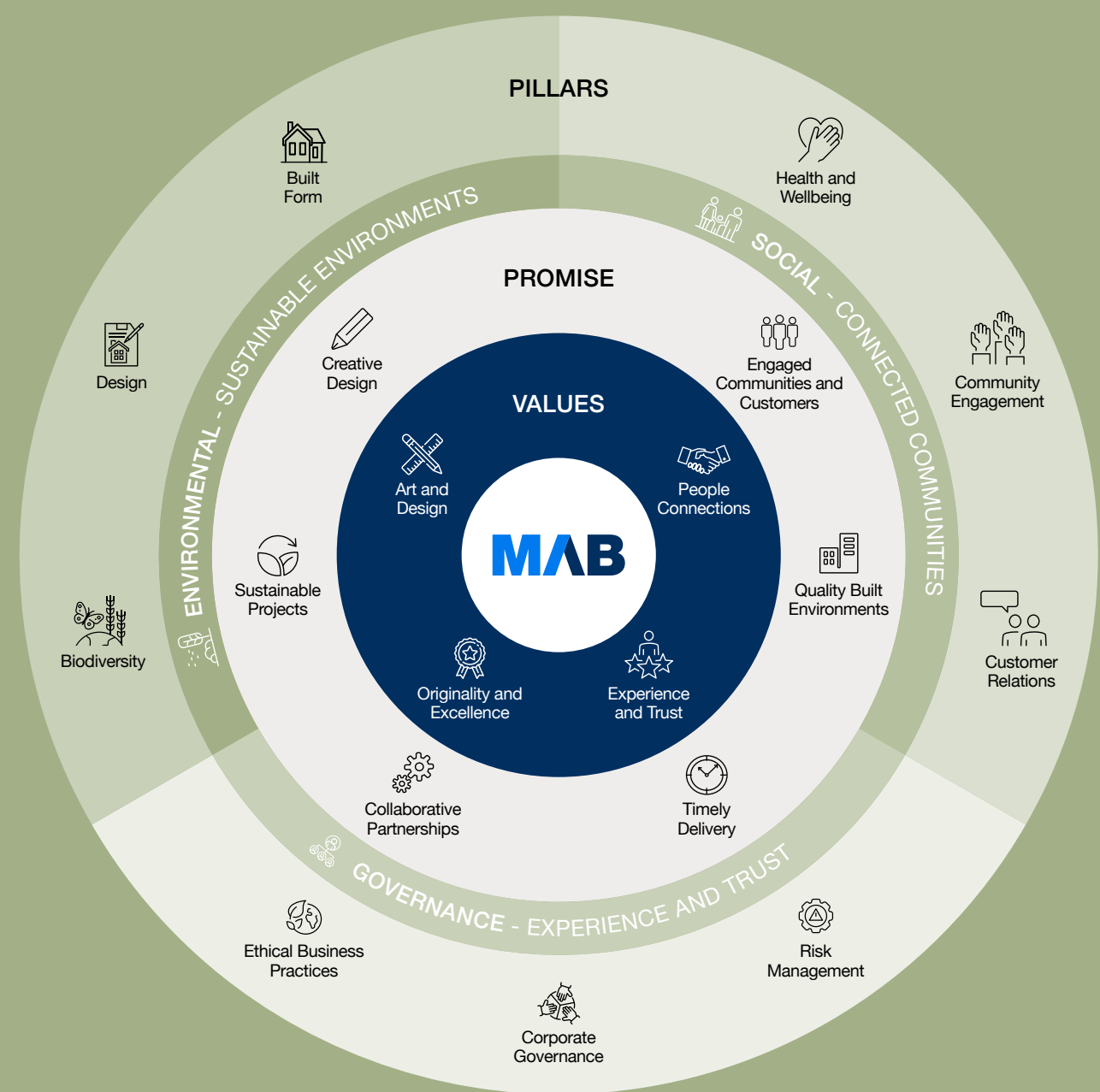
Established in 1995, MAB is one of Australia’s leading property developers known for reputable quality and excellence. MAB has been developing Melbourne’s highest-calibre residential projects for over two decades, partnering with government, landowners, acclaimed local architects and the community to create contemporary, award-winning residences. We take great pride in shaping the fabric of the built environment while creating safe, sustainable and prosperous communities for generations to come. Today, our diversified portfolio exceeds \$17 billion spanning masterplanned communities, residential apartments, townhouses, commercial offices, business parks, retail and investments.



Left: Elm & Stone, NewQuay. Above: Escala, NewQuay.




| | |
|------|---|
| 2023 | Escala, NewQuay – Gold Winner Melbourne Design Awards Architecture, Mixed Use |
| 2022 | Escala, NewQuay — Winner High Density Development UDIA Awards for Excellence Urban Development Institute of Australia (Victorian Division) |
| 2019 | Elm & Stone, NewQuay — Silver Winner Melbourne Design Awards Architecture, Multi Residential, Constructed |
| 2018 | Banksia, NewQuay — Winner Good Design Awards Architectural Design Commercial & Residential |
| 2018 | Banksia, NewQuay — Gold Winner Melbourne Design Awards Architecture & Interior Design, Residential |
| 2017 | Promenade Aqui, NewQuay — Silver Winner Melbourne Design Awards Architecture Residential, Constructed |
| 2015 | Monument Park, NewQuay — Gold Winner Melbourne Design Awards for Urban Design |
| 2014 | The Quays, NewQuay — Marion Mahony Award for Interior Architecture Multiple Housing Award The Australian Institute of Architecture |

Responsible development



We see an opportunity to support a future where the property development sector can enrich lives and landscapes, and where our projects are not simply structures, but living examples of design excellence, sustainability, and flourishing communities. The MAB sustainability strategy is embedded in our operations to strengthen business, enhance social value, and reduce environmental impact.

Current targets and commitments.*

| | |
|---|--|
|  | ★★★★★ 5 Star Green Star Design and As-Built Certification |
|  | ★★★★★ 6 Star Green Star Communities Certification |
|  | ★★★★★ 7 Star NatHERS |

*The Gasworks (6 Star Green Star Communities Certification), Academy North Melbourne (5 Star Green Star Design and As-built Certification), Merri Northcote (7 Star NatHERS rating, 5 Star Green Star Design and As-built Certification), Preston Crossing (7 Star NatHERS rating, 5 Star Green Star Design and As-built Certification).



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Note: Artist impression images are inclusive of purchaser options — refer to the contract of sale for standard specification.

