

N O S T A L G I A

ARCHITECTURE

ALTONA NORTH

“The people living here in Altona North they opened up businesses, milk bars, delicatessens, we have one in Second Avenue, you can buy anything from Europe. You name it. It's there.”

Gustav Ruttmar
Altona North local of 50 years.



ALTONA NORTH

A FRESH START

Just a generation ago, herds of cows grazed along Altona North's streets, a horse and cart was the preferred delivery method for bottles of fresh, creamy milk, and five cents could buy a huge bag of lollies from the local milk bar. As Melbourne boomed, Altona North was flourishing, with the many meat works and fruit and vegetable shops providing jobs for the waves of migrants from Europe keen to move in and set up a new life.

Not too long ago, Millers Road was a dirt road, there was no such thing as a supermarket, and backyard chooks were a staple for every household. Times have changed. But respecting the roots of what made Altona North what it is today is vital.





ALTONA NORTH

“When I arrived in the late 50s I worked as a butcher in a meat works, and especially here in Altona North, in the vicinity of two kilometres there were quite a few meat works.”

Gustav Ruttmar
Altona North local of 50 years.

INTERIORS

POST-MODERN DESIGN
OOZING SOPHISTICATION

Drawing influence from the meat works and manufacturing warehouses, as well as Manhattan's meatpacking district, Nostalgia blends industrial chic with high-end functionality. Sharp edges, loft-style living areas, a feeling of space, yet it's also low-maintenance, modern, and fits seamlessly into the main hustle of Millers Road.

A post-modern design oozes the kind of sophistication you'd expect to see in premium architectural magazines. A skewed-gable facade is edgy, yet simple, and allows the development to stand out from the crowd, without the threat of succumbing to the weather, thanks to the utilisation of durable materials.





INTERIORS

RAZOR SHARP ATTENTION TO DETAIL

With functionality as the focal point, each townhouse is designed to maximise space and light. The residences come complete with two car parks, a true rarity in the housing market, while expansive windows allow natural light to flood many of the rooms, in particular the open-plan living, kitchen and dining area.

Immaculately designed with razor-sharp attention to detail, from the porcelain tiles, to engineered stone benchtops, to the sleek joinery and contemporary brass tapware, to the bespoke designer wallpaper imported from Italy, the entire development exemplifies high-end living at its finest. The open-plan design allows for the perfect entertainment space, while oversized balconies and courtyards create a seamless space, where the only limit is your imagination.

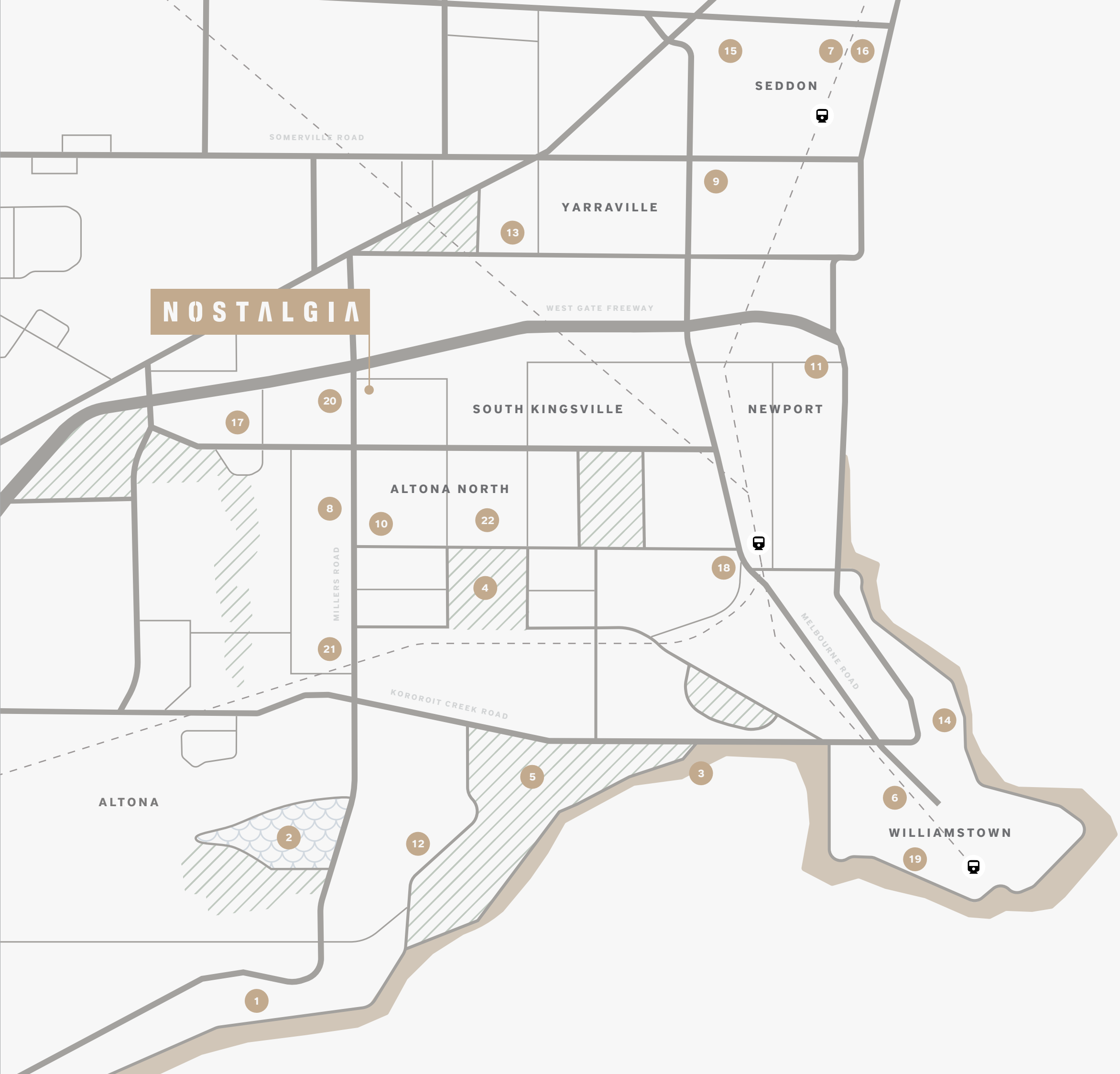


LOCATION

LOCATION

“There was nothing here.
Cows running.”

Lonza Rotin
Altona North local of 68 years.



PARKS & RECREATION

- 1 Altona Beach
- 2 Cherry Lake
- 3 Jawbone Flora and Fauna Reserve
- 4 Paisley Park Newport
- 5 Altona Coastal Park

HEALTH & EDUCATION

- 6 Williamstown Hospital
- 7 Victoria University - Footscray Campus
- 8 Bayside College
- 9 Yarraville West Primary School
- 10 Altona North Primary School
- 11 Scienceworks
- 12 Altona Sports Club
- 13 Yarraville Footscray Bowls Club

BARS AND RESTAURANTS

- 14 Pier Farm
- 15 Luxsmith
- 16 Gathered Café
- 17 Café Cubin
- 18 Leroy's Café
- 19 Sebastian's Bar and Grill

SHOPPING AND RETAIL

- 20 Altona Gate Shopping Centre
- 21 Millers Junction
- 22 Second Avenue



PAYING HOMAGE



These days, while you'd be hard pressed to get milk delivered via a horse and cart, fragments of Altona North's industrial past still remain, laced throughout the streets, the shops, and the stories you'll overhear at the salami section of the Second Avenue delicatessen. And sure, with the freeway onramp at your doorstep, shops, cafès, restaurants, idyllic Altona Beach, it's easy to see why Altona North is in such high demand.

But what makes Altona North so unique is its industrial DNA. And it's that strong sense of cultural identity, and belonging, as well as its rich history that Nostalgia not only fosters but at the drawing board drew influence.

Fusing its history with the architecture was paramount. Paying homage to the stories, the people, the industries that came before was crucial. Architecture that is dynamic yet seamlessly fits into its environment, exuding that warm, fuzzy emotion of yesteryear while looking ahead to the future.

Generations arrived by boat and started a new life, full of promise and potential. After all this time, that's exactly what the younger generations are now doing. They're being drawn back to Altona North for a fresh start. And that's what Nostalgia represents.

LOCATION

“It’s a good position here. Everything you need.
Two kilometres away is the market. The bus
comes here, one goes to Footscray and Sunshine
and Williamstown. It’s a very good position.”

Lonza Rotin
Altona North local of 68 years.





LEFT - Café Cubin
RIGHT TOP - Lonza Rotin, Altona North local of 68 years shopping at Second Ave Grocer
RIGHT BOTTOM - Gustav Ruttmar, Altona North local of 50 years.

LOCATION

A HIVE OF MULTICULTURALISM

Bond over sauce and salami at Second Avenue, which remains to this day the cultural epicentre of Altona North. This is where the first wave of migrants who settled in the sixties came to get everything they needed, their meats, olives, cheese, pasta, sauce, you name it. But it was also a sense of community, a reminder of what they'd left back home, a place to connect, make friends, and a source of stability. All these years later, it's still the lifeblood of the community.

You can also go for the groceries, but stay for the Turkish coffee, flat bread and hummus at The Circle strip of shops, now a hive of multiculturalism with elements of Europe and the Middle East intersecting. No matter where you're commuting, everything is within close proximity with the CBD only 15 kilometres away.



ABOVE - Cafè Cubin / Second Avenue Grocer
RIGHT - Sebastian Beach Bar & Grill



FEATURED - Gathered Cafè

LOCATION

RENOWNED LOCATION

Of course, not too far away in neighbouring Williamstown is another beach to cool off, Nelson Place's historic strip of restaurants and Ferguson Street's boutiques. Wind down with a sunset drink at Pier Farm or Sebastian Beach Grill & Bar.

Take a stroll down to Café Cubin to sip a latte while perusing the paper. Have your pick from a number of hip and happening cafès in Newport, also home to The Substation, where you'll find the latest exhibitions, acts and community events. Footscray is also close by, with top notch cafès such as Gathered Café and an eclectic arts scene, while nearby Spotswood boasts wine bars, retail stores and a yet another train station.

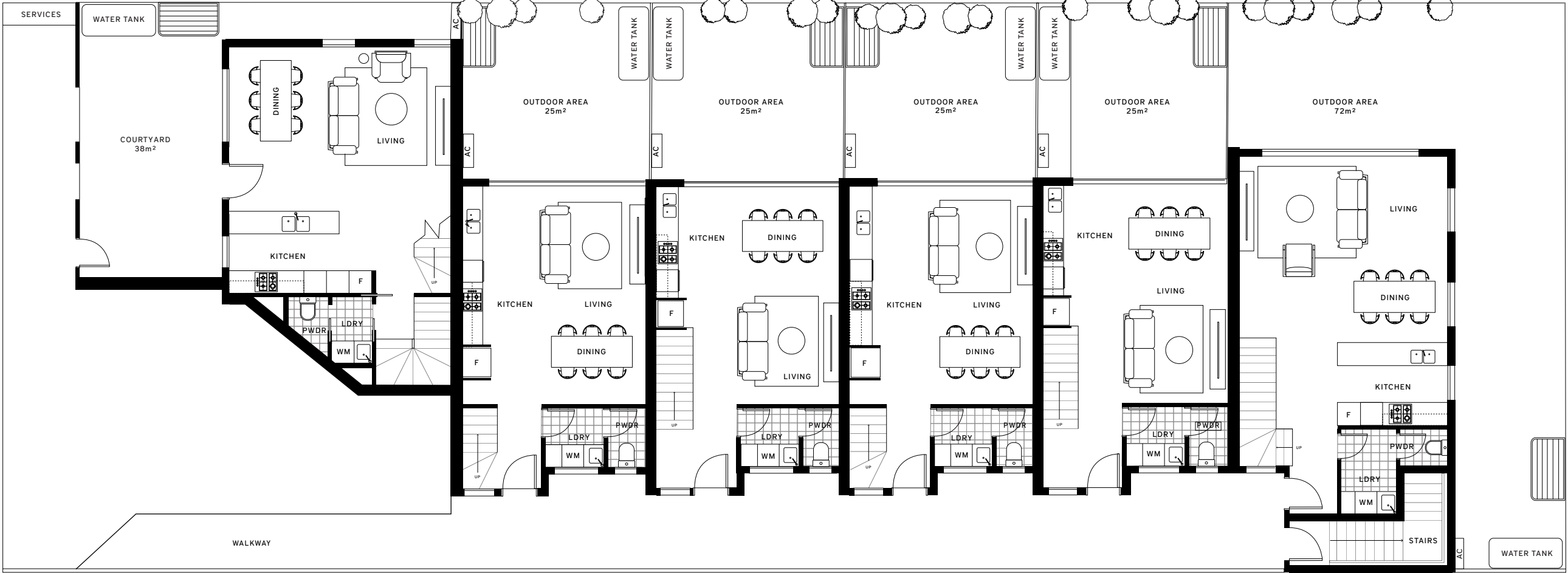
Head on down to beachy Altona, lined with picturesque pine trees, calm waters, and shops, cafès and restaurants. There is also a separate dog-friendly beach for your furry friend to splash about, or meander down Altona Pier with an ice cream in hand. Bliss.





MASTERPLAN

GROUND FLOOR



↓ NORTH

FIRST FLOOR

↓ NORTH



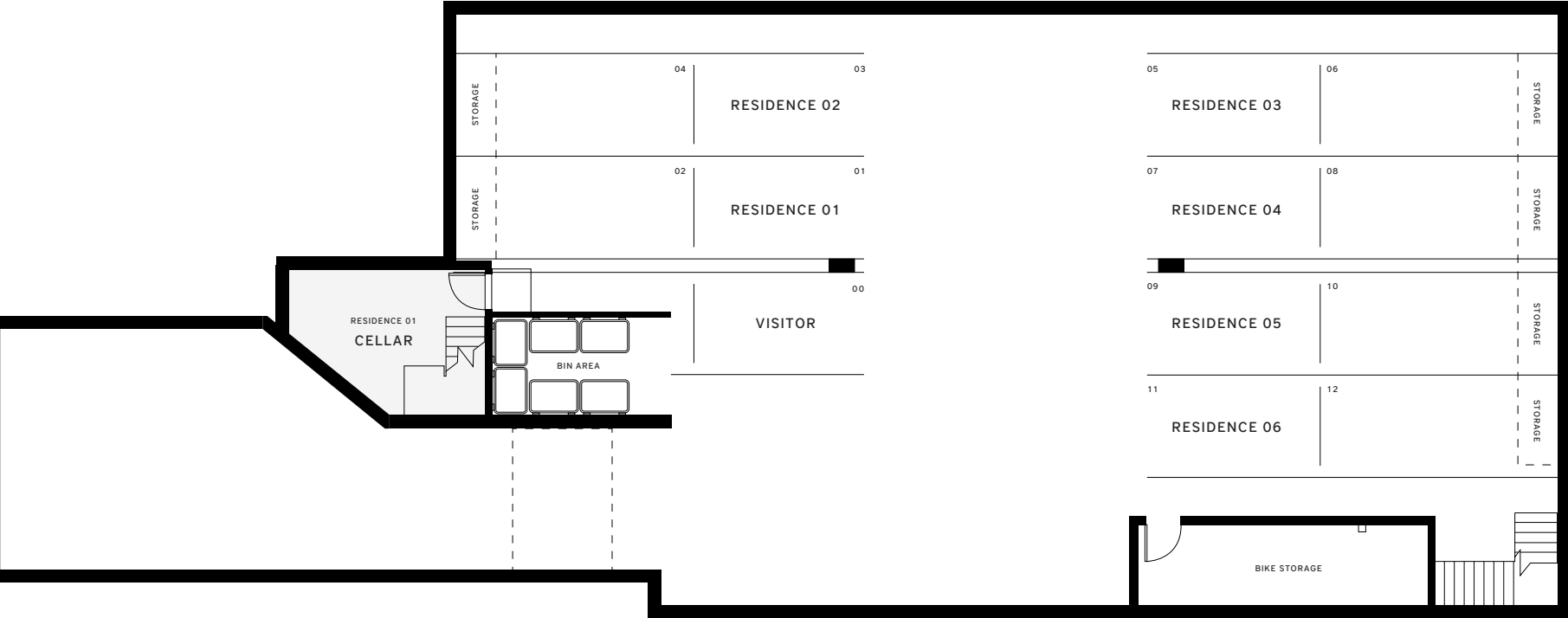
SECOND FLOOR



↓ NORTH

BASEMENT CAR PARK

↓ NORTH





FLOORPLANS



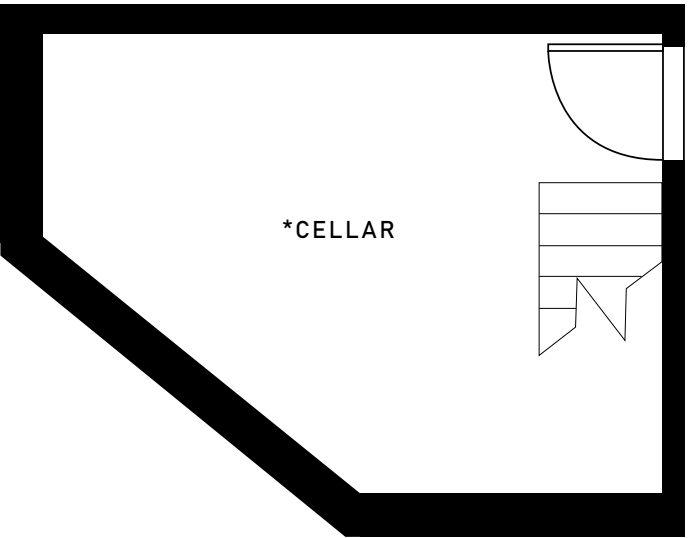
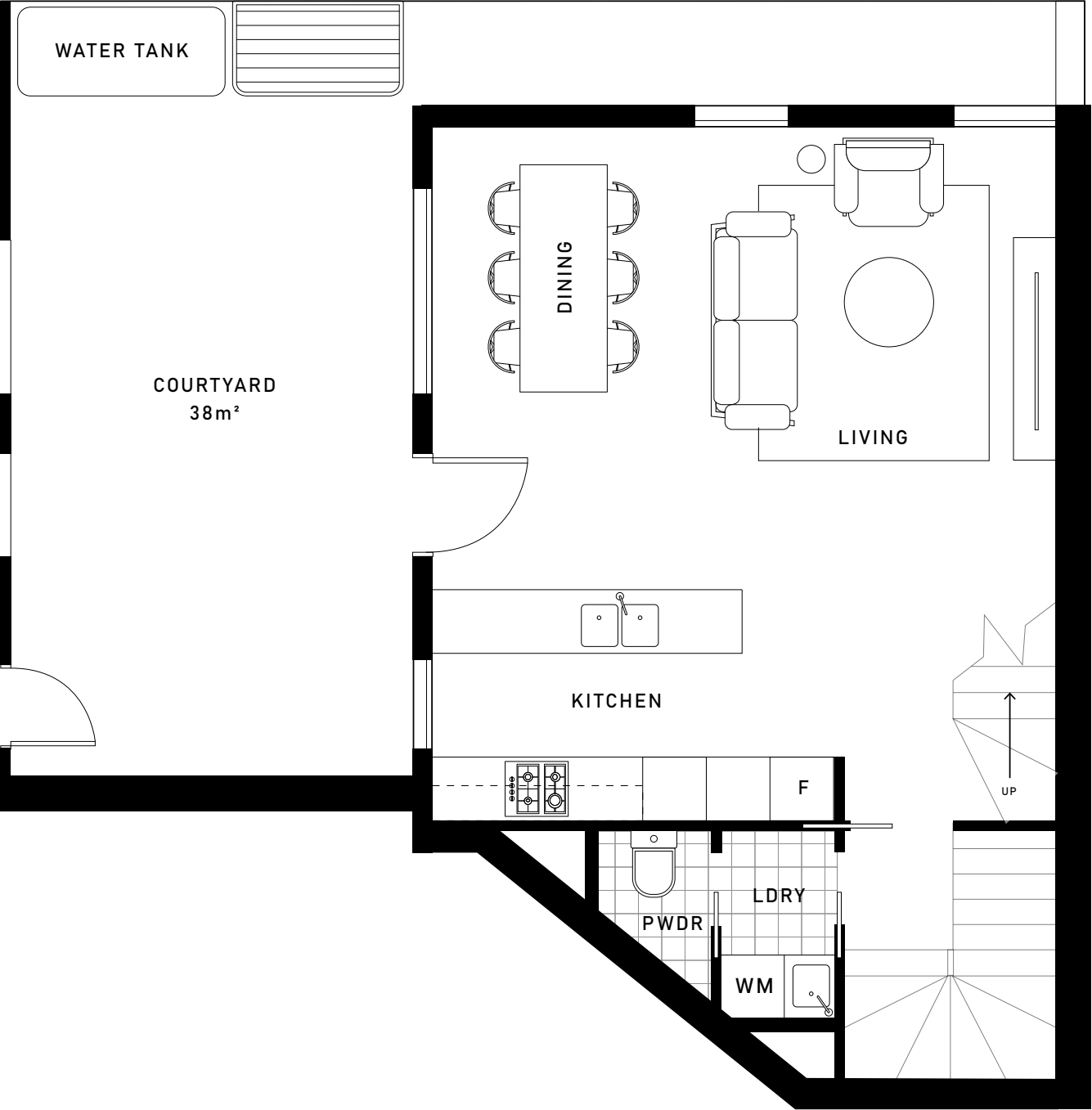
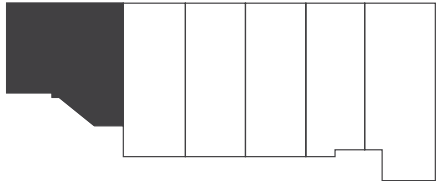
RESIDENCE 01

GROUND FLOOR

NOSTALGIA

- 03
- 03
- 02

Ground Floor	57m²
First Floor	59m²
Second Floor	38m²
Terrace	14m²
Outdoor Area	38m²
Cellar	20m²
Total Area	226m²



*Not in position, located in basement car park

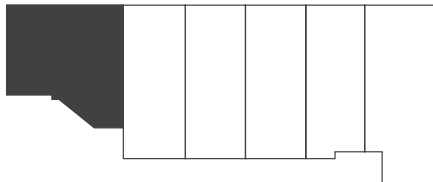
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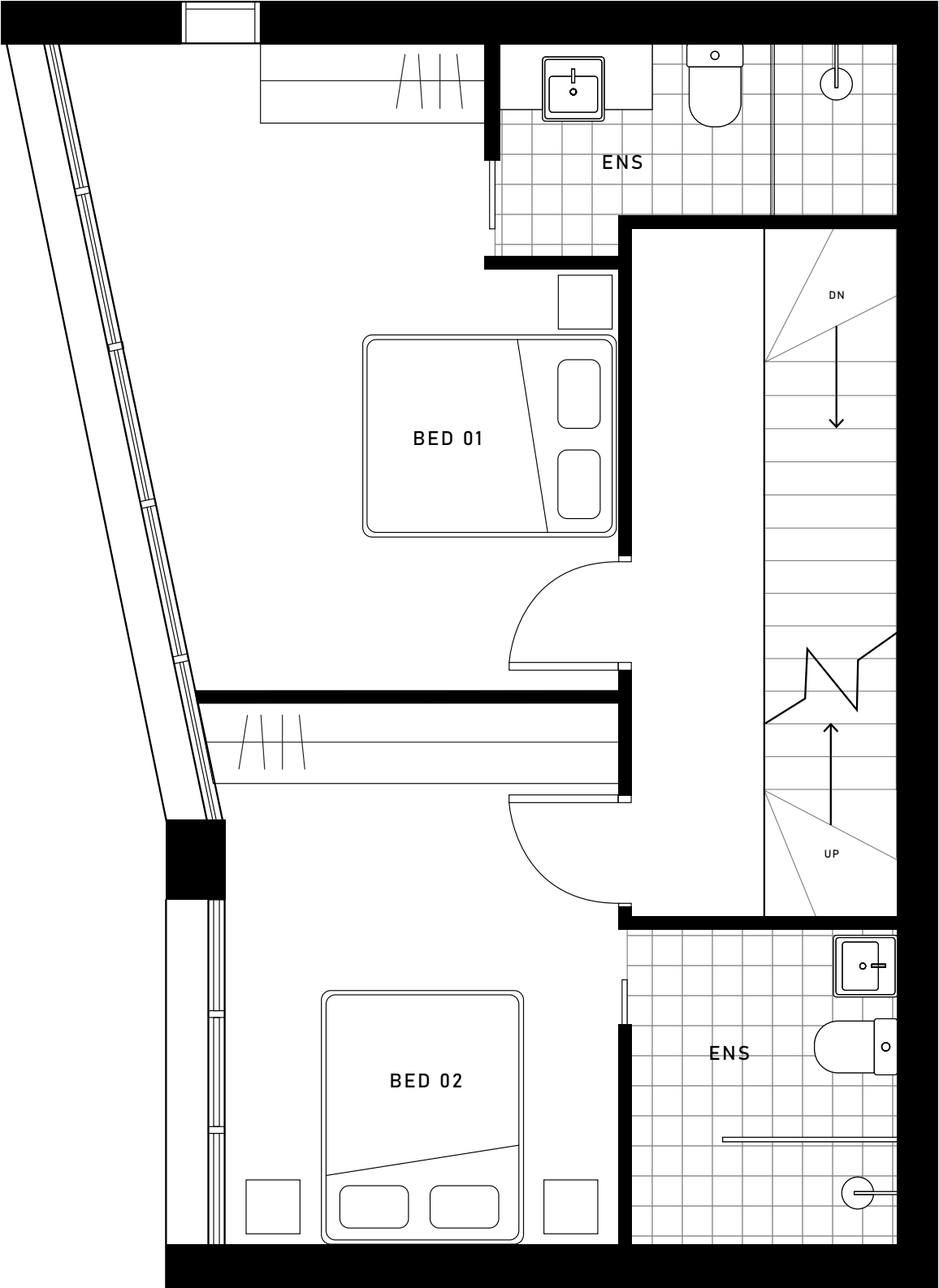
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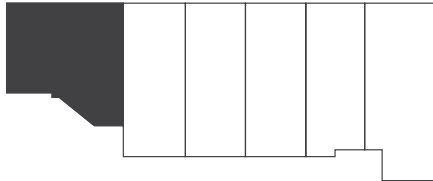
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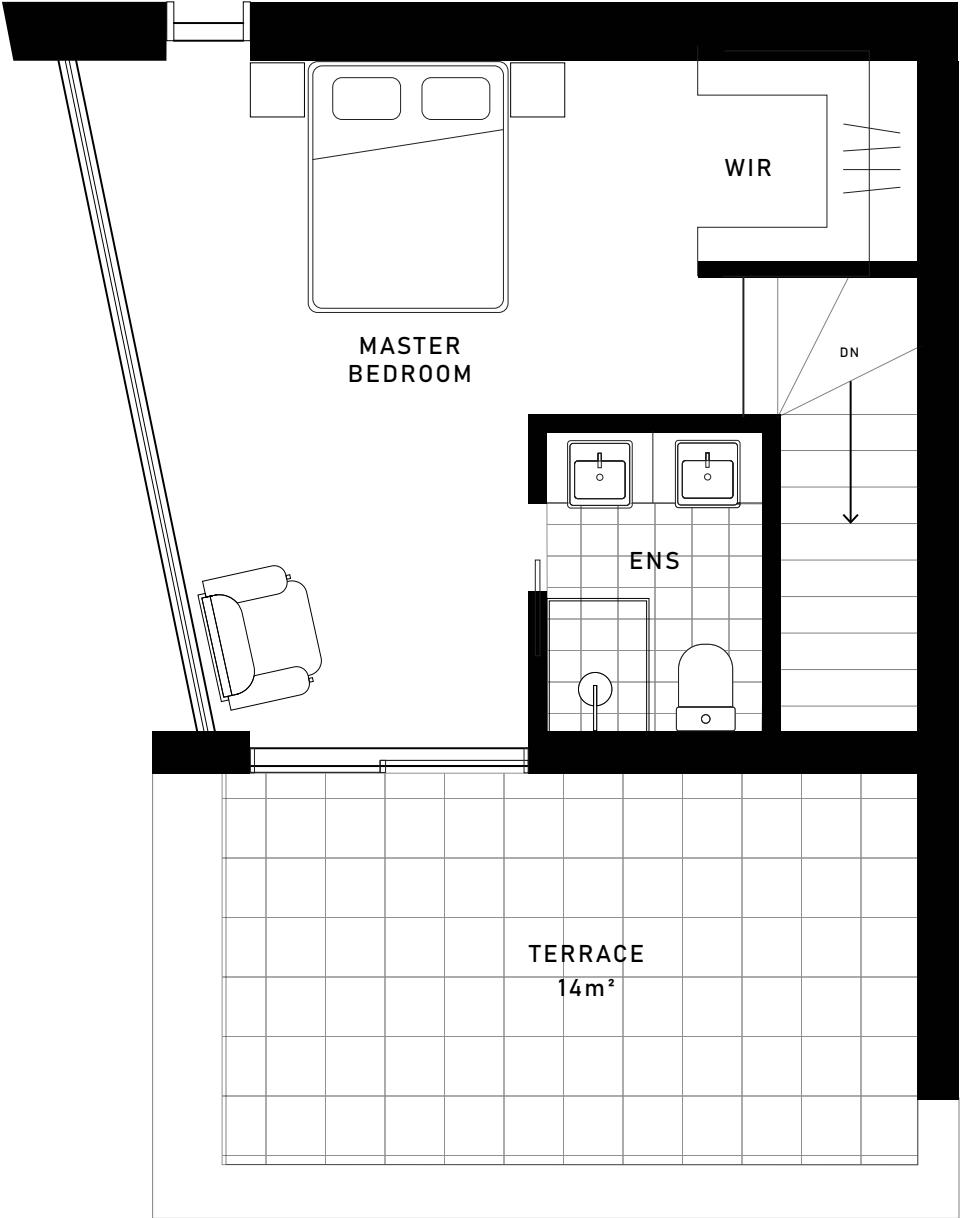
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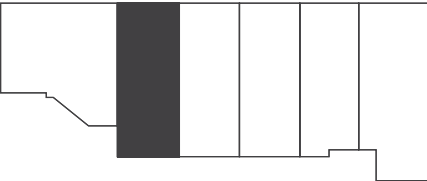
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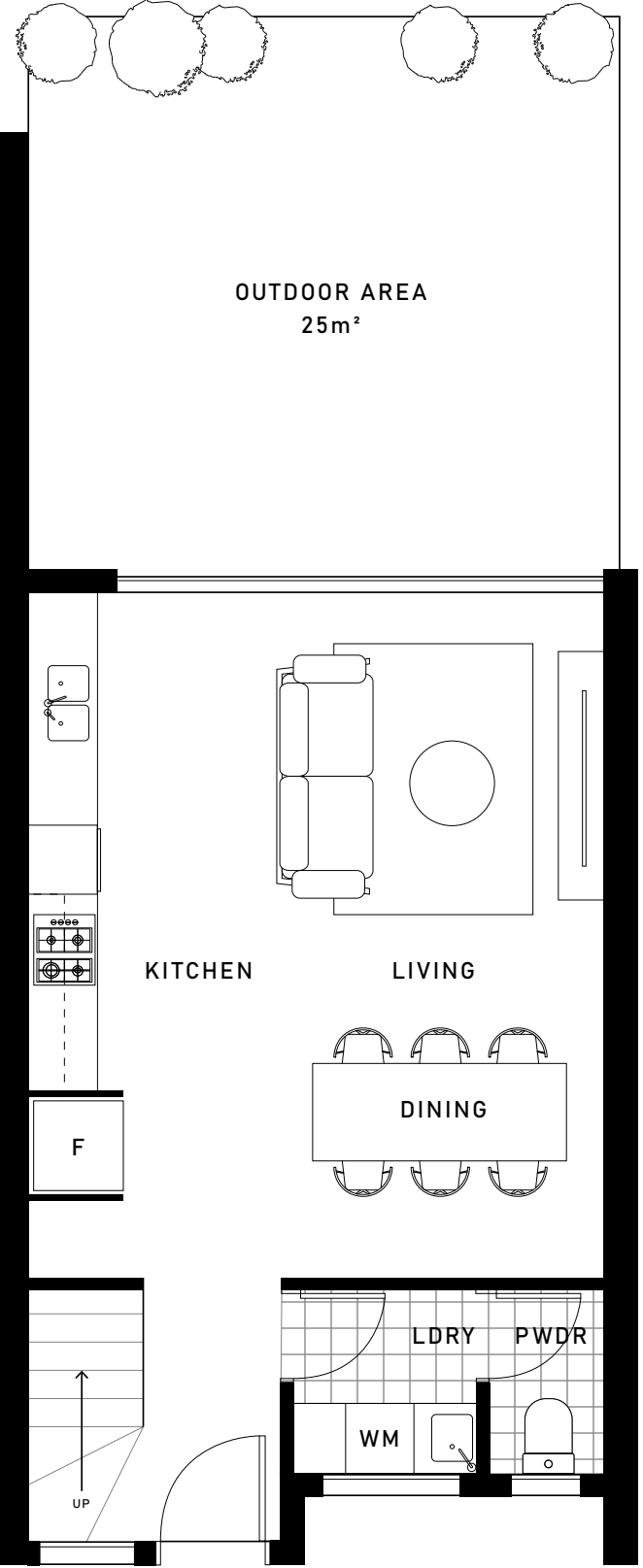
NOSTALGIA

- 03
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Ground Floor	45 m²
First Floor	50 m²
Second Floor	32 m²
Terrace	7 m²
Outdoor Area	25 m²
Total Area	159 m²



↑ NORTH



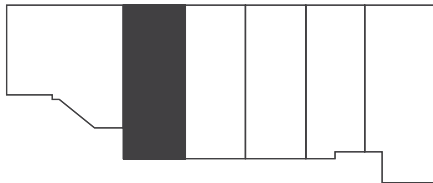
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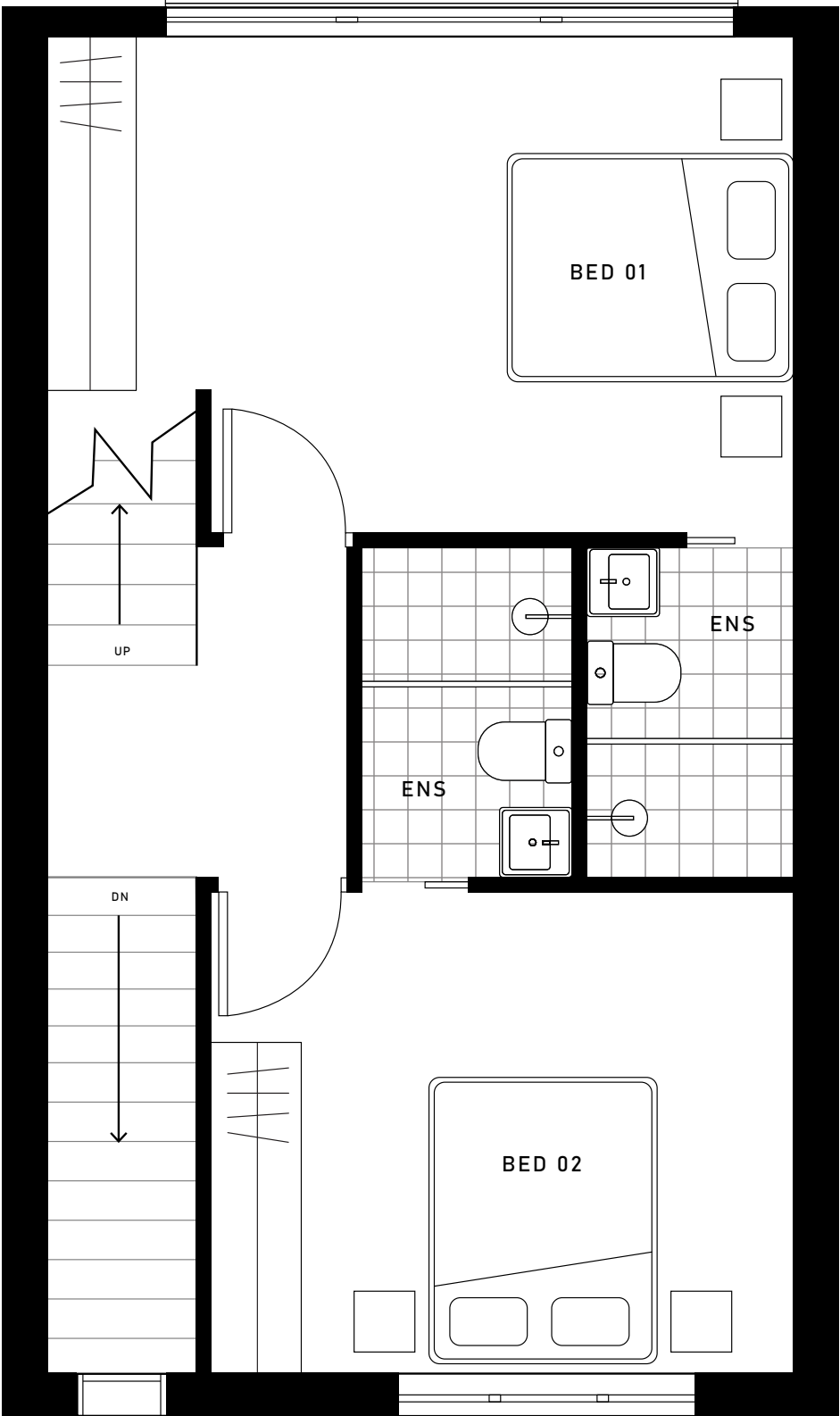
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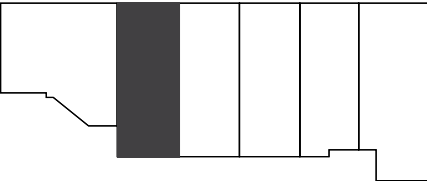
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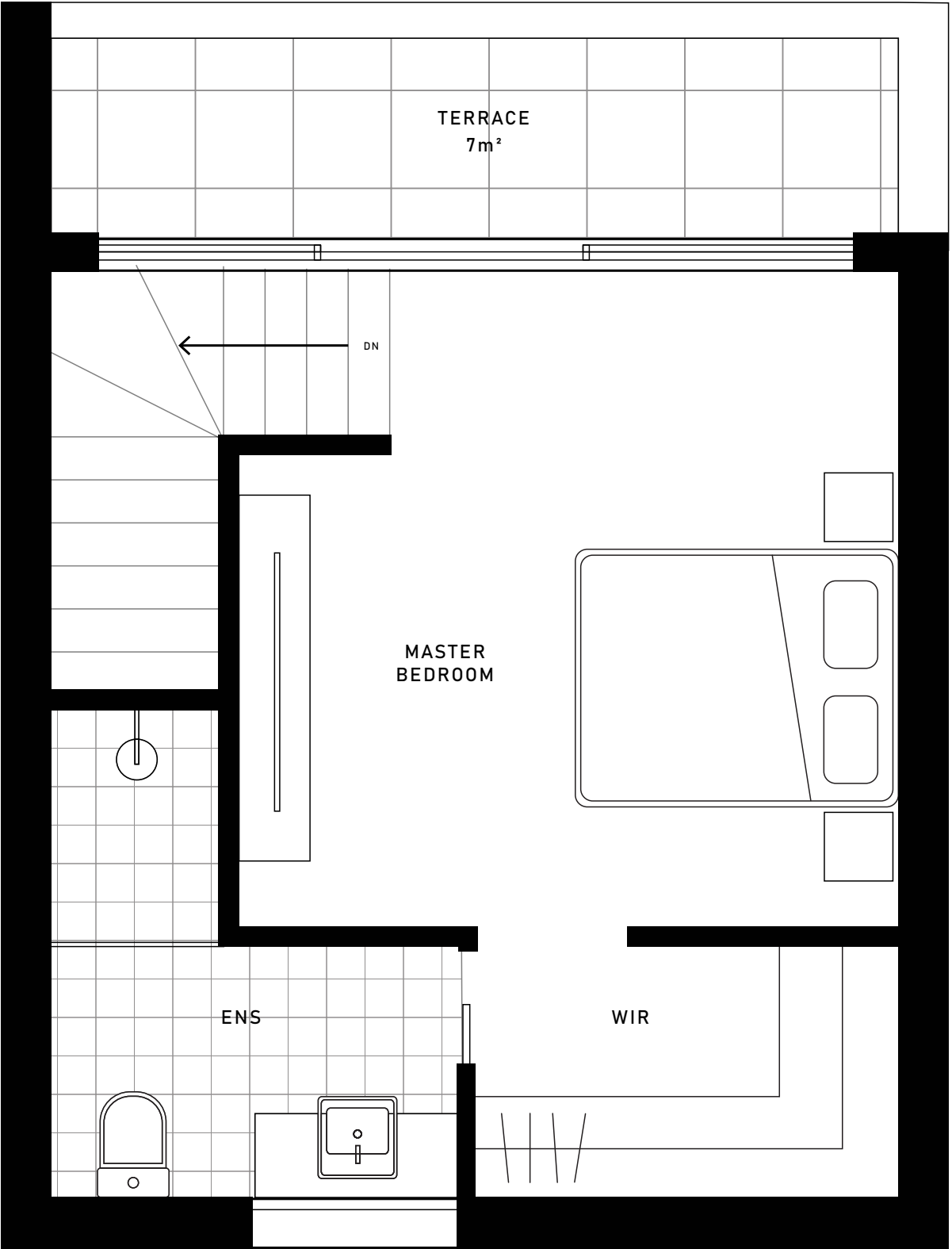
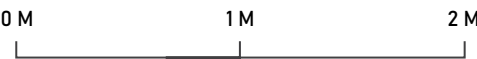
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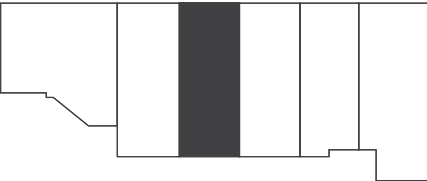
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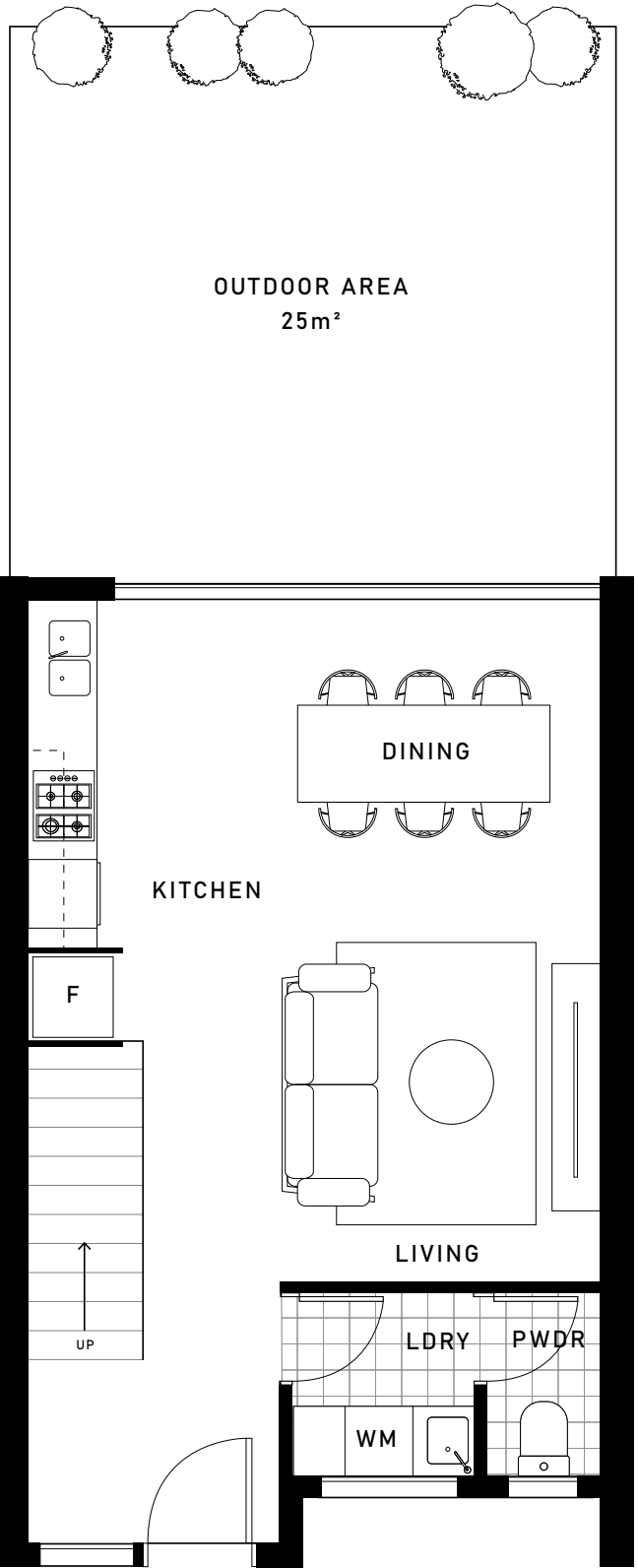
NOSTALGIA

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Total Area	163 m²



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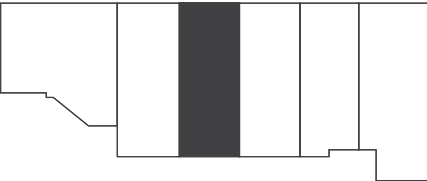
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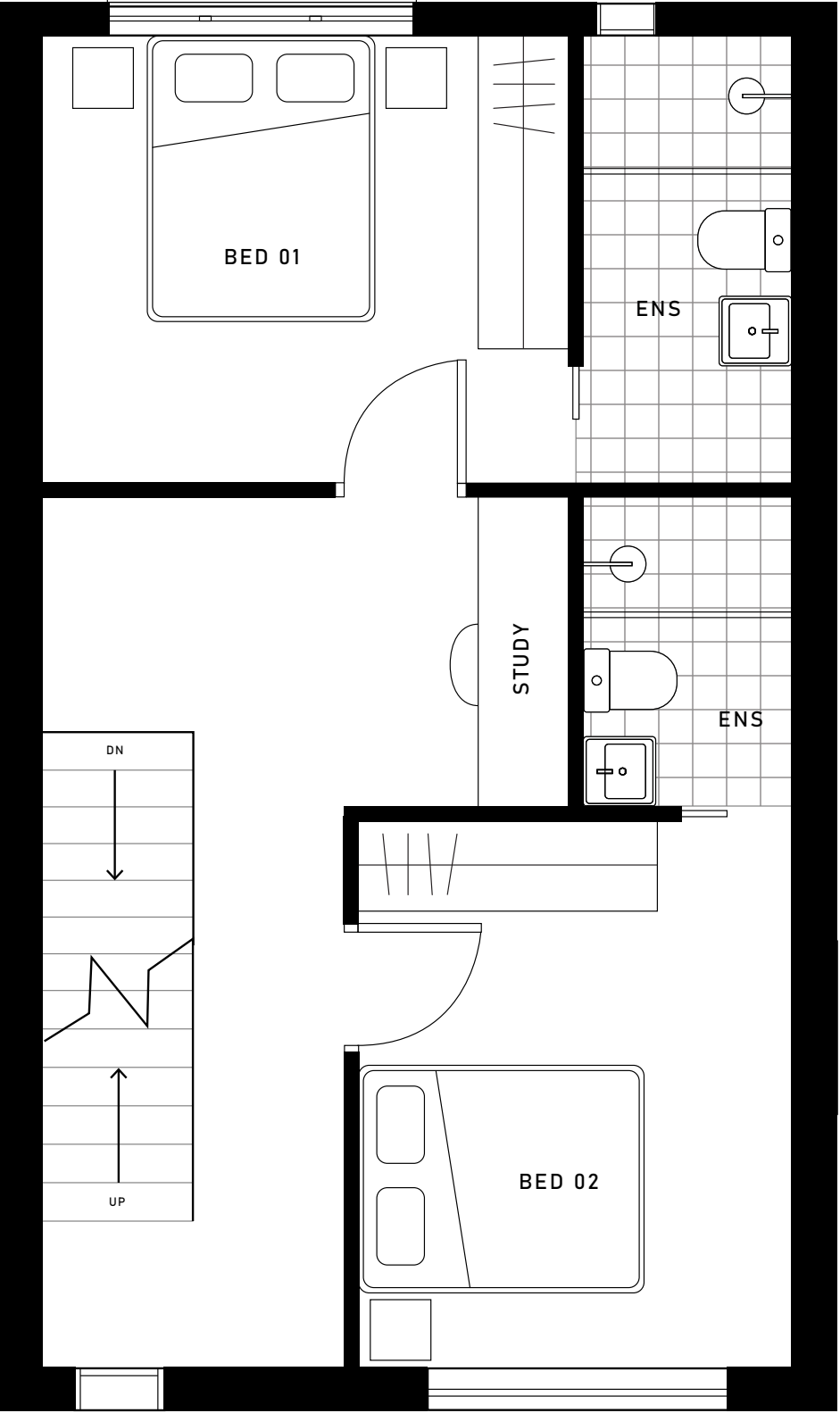
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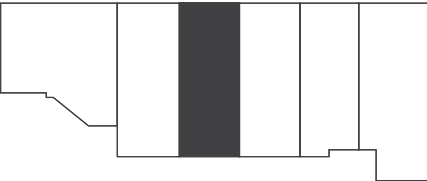
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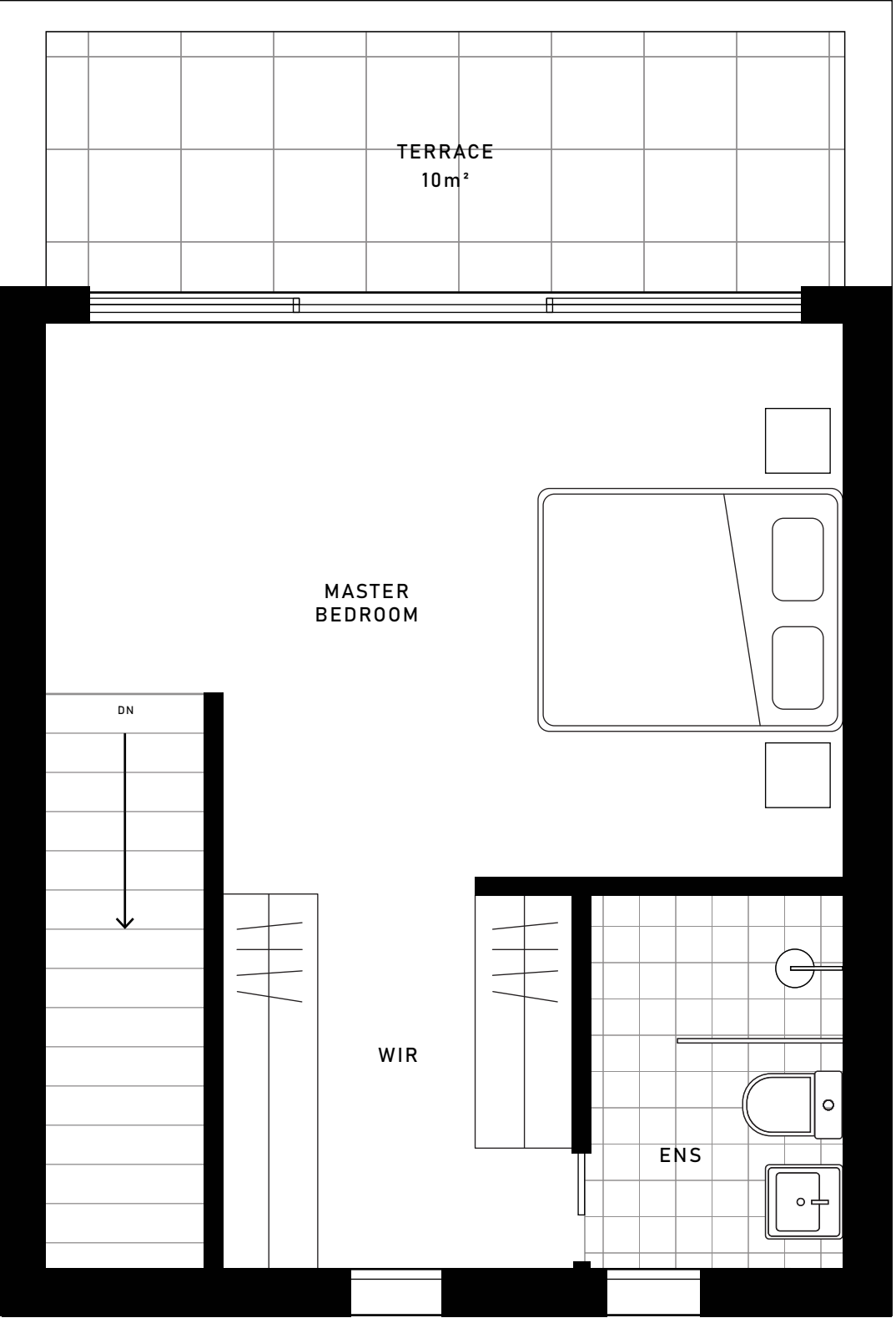
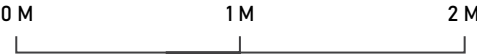
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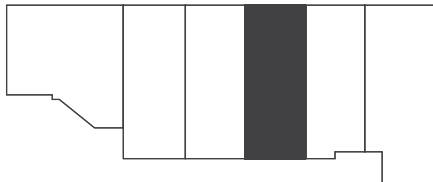
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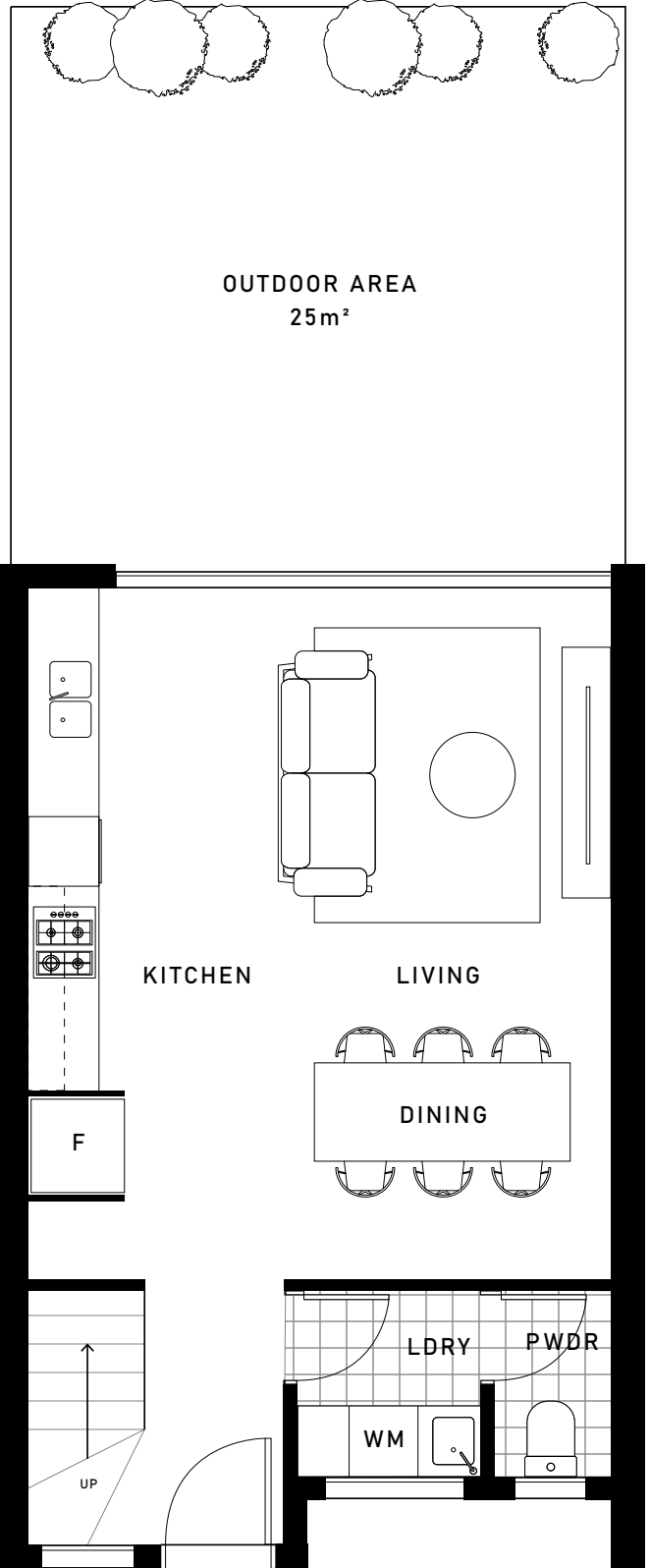
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↑ NORTH



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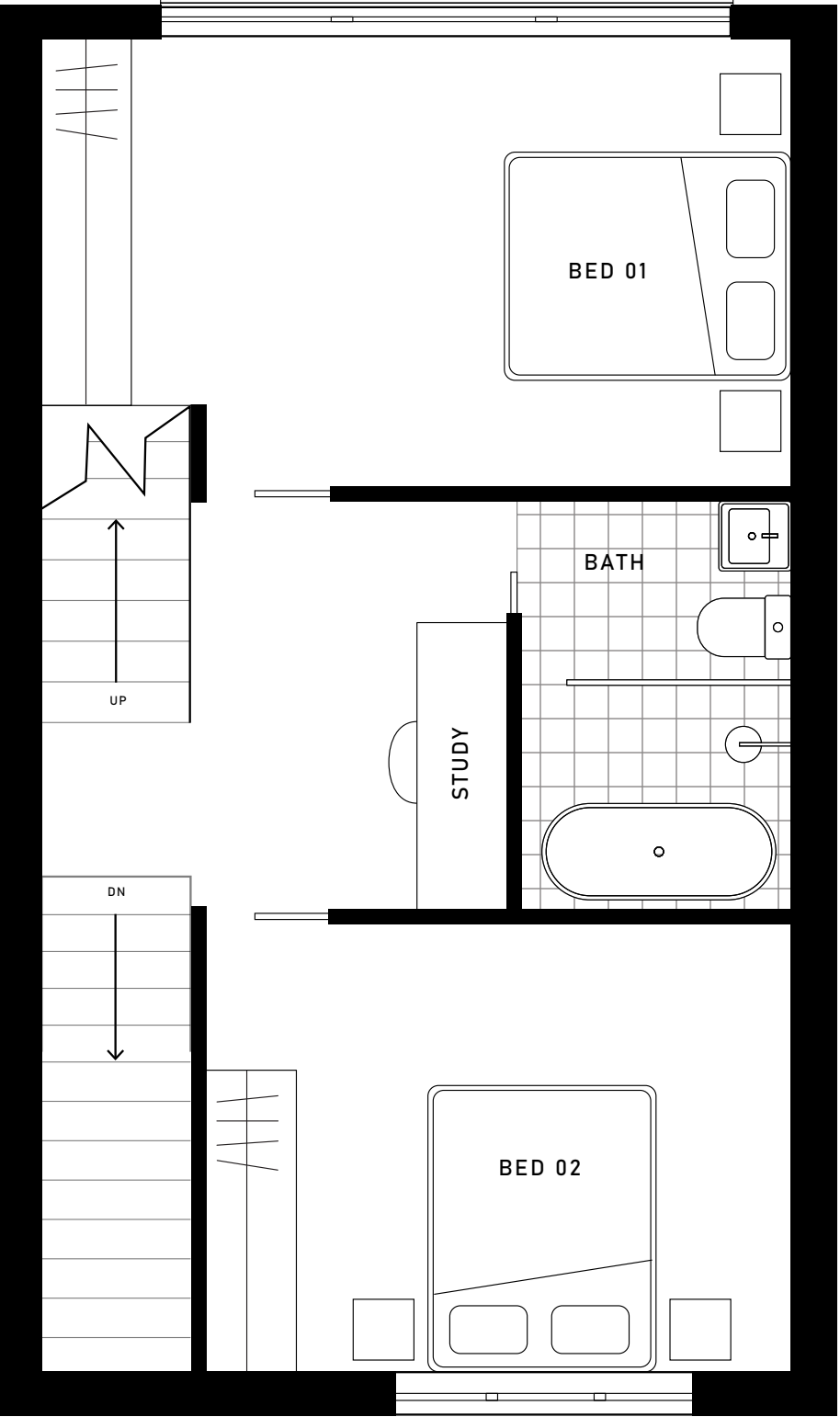
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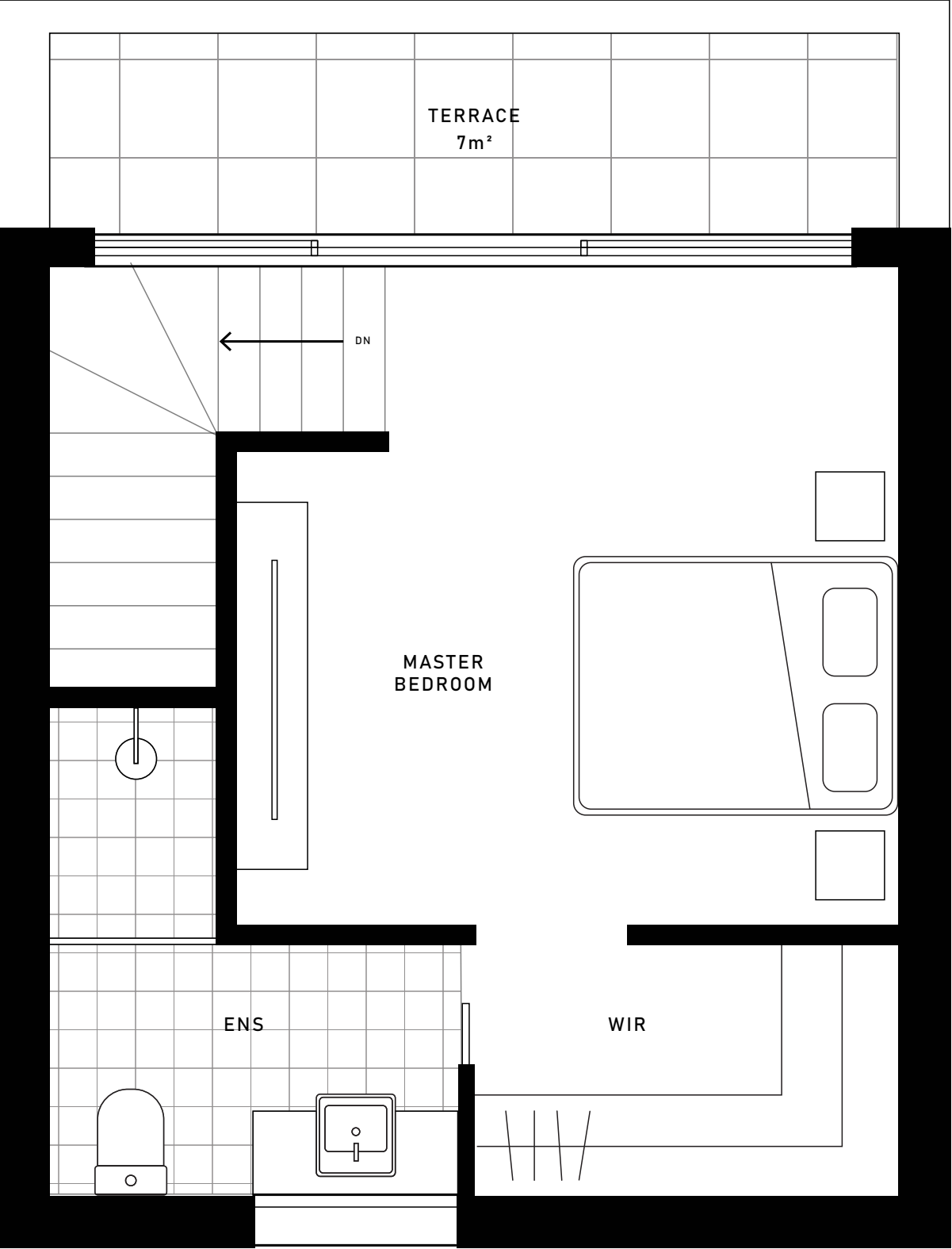
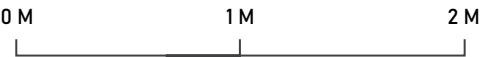
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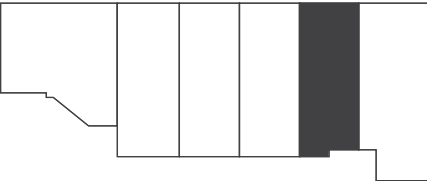
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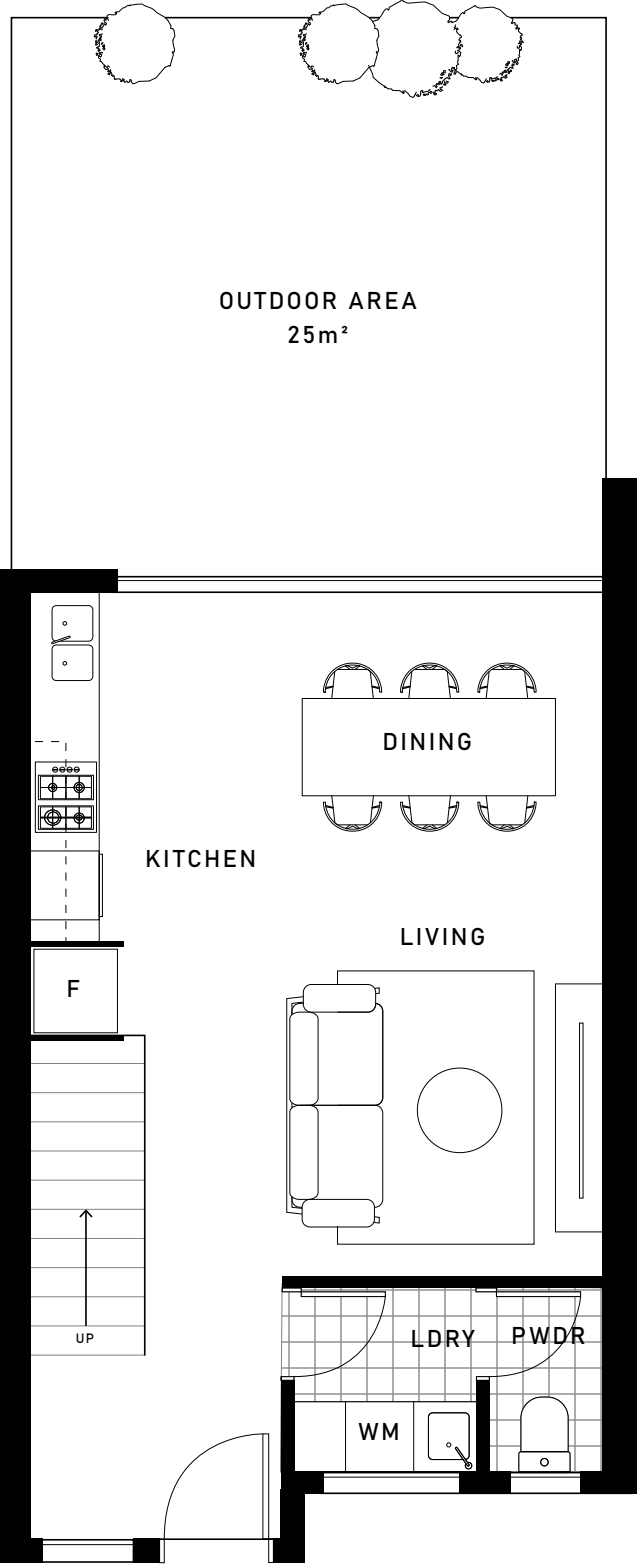
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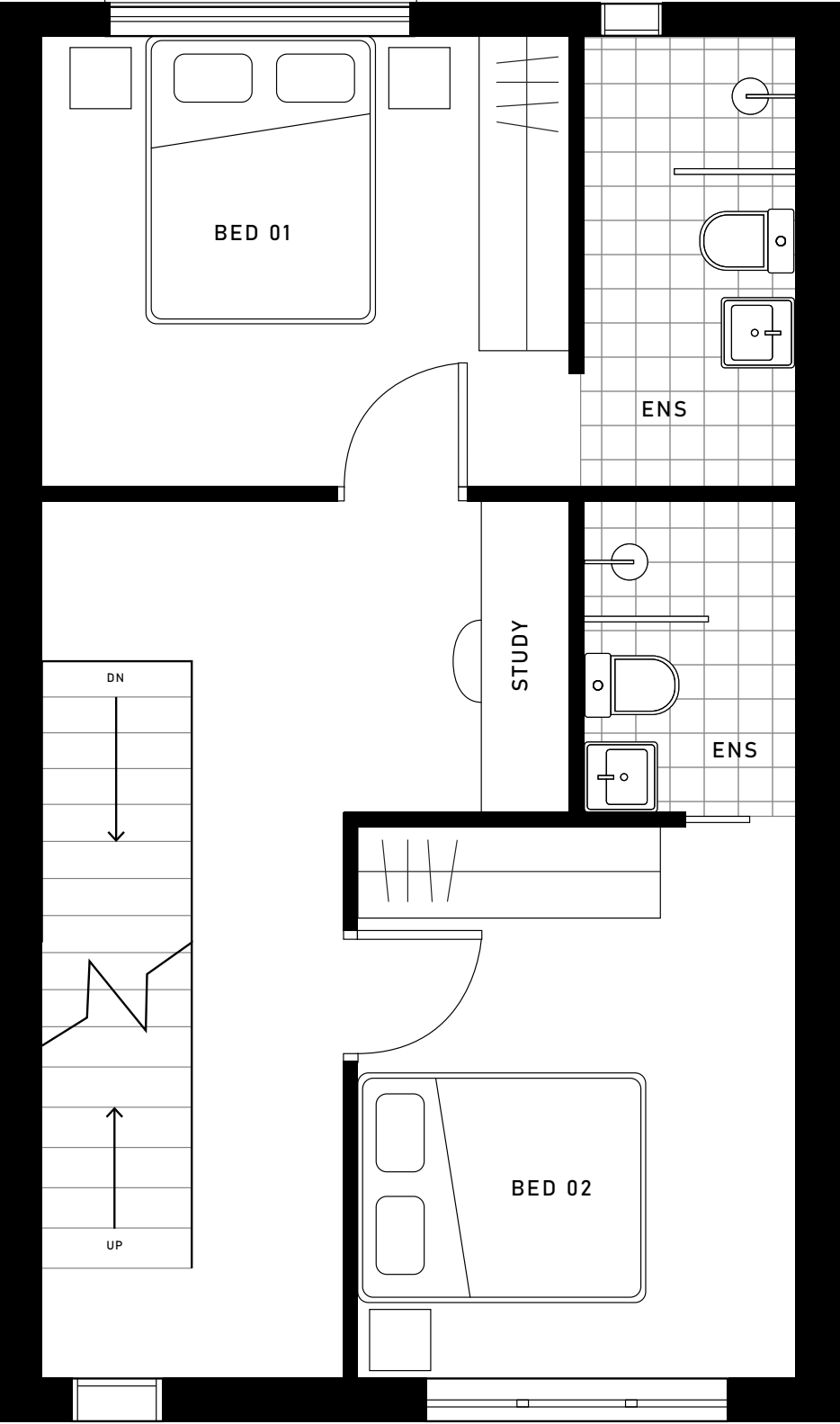
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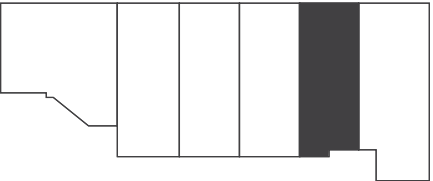
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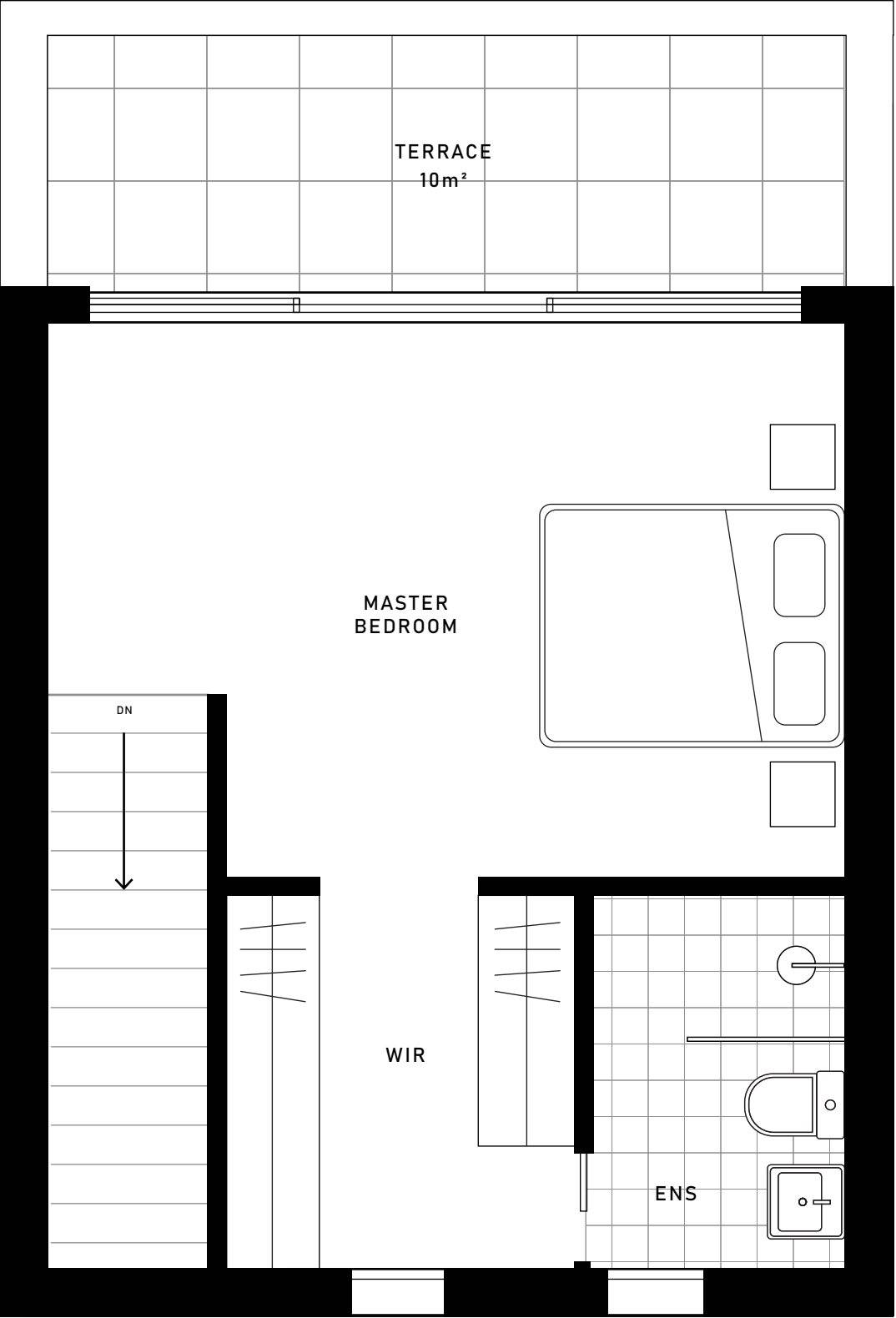
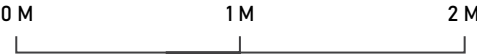
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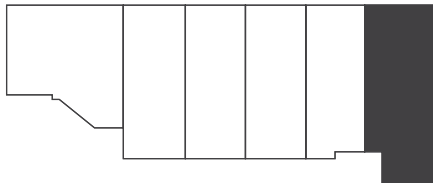
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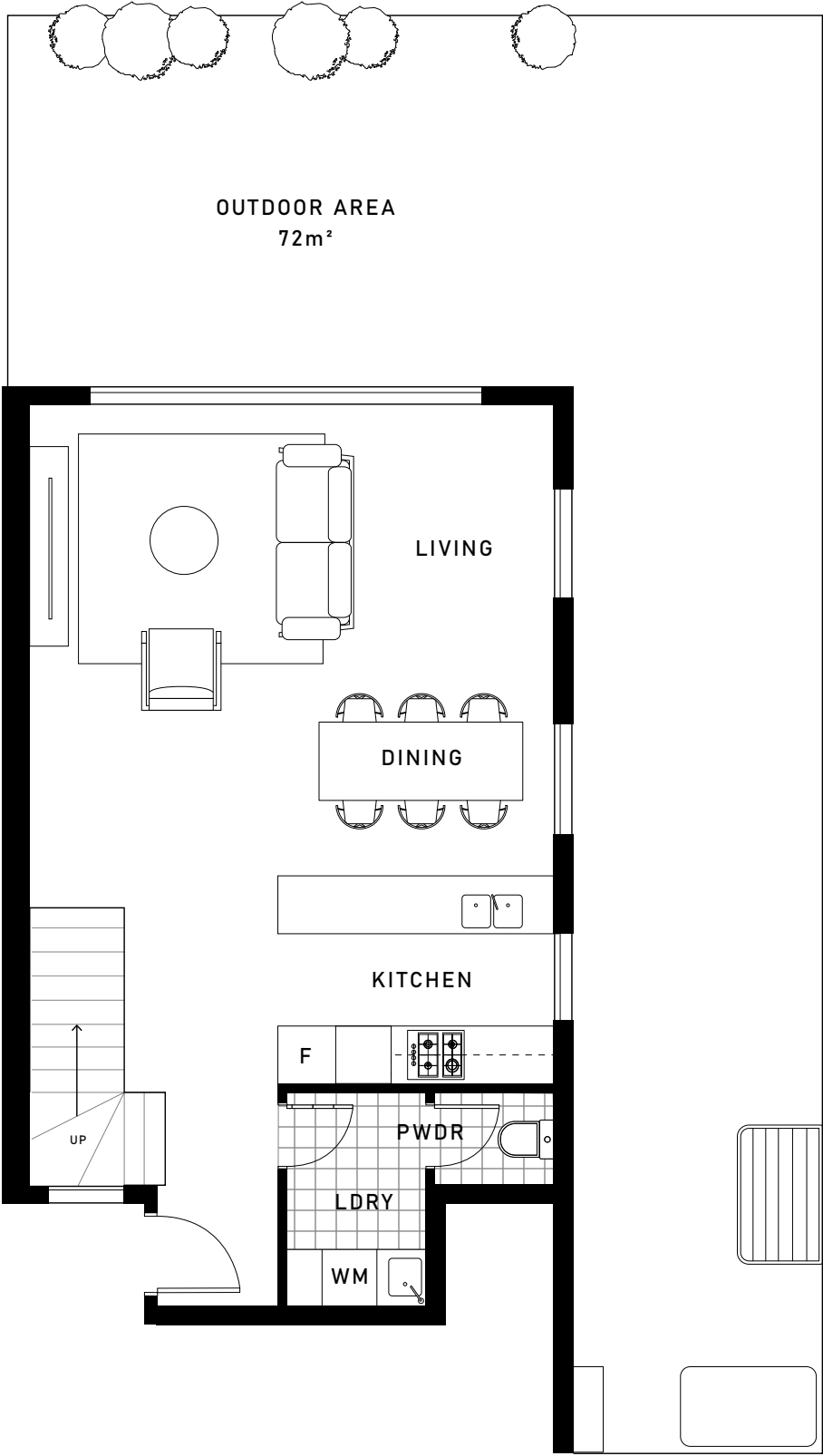
NOSTALGIA

- 03
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Ground Floor	57m²
First Floor	53m²
Second Floor	32m²
Terrace	8m²
Outdoor Area	72m²
Total Area	222m²



↑ NORTH



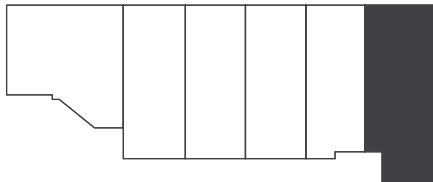
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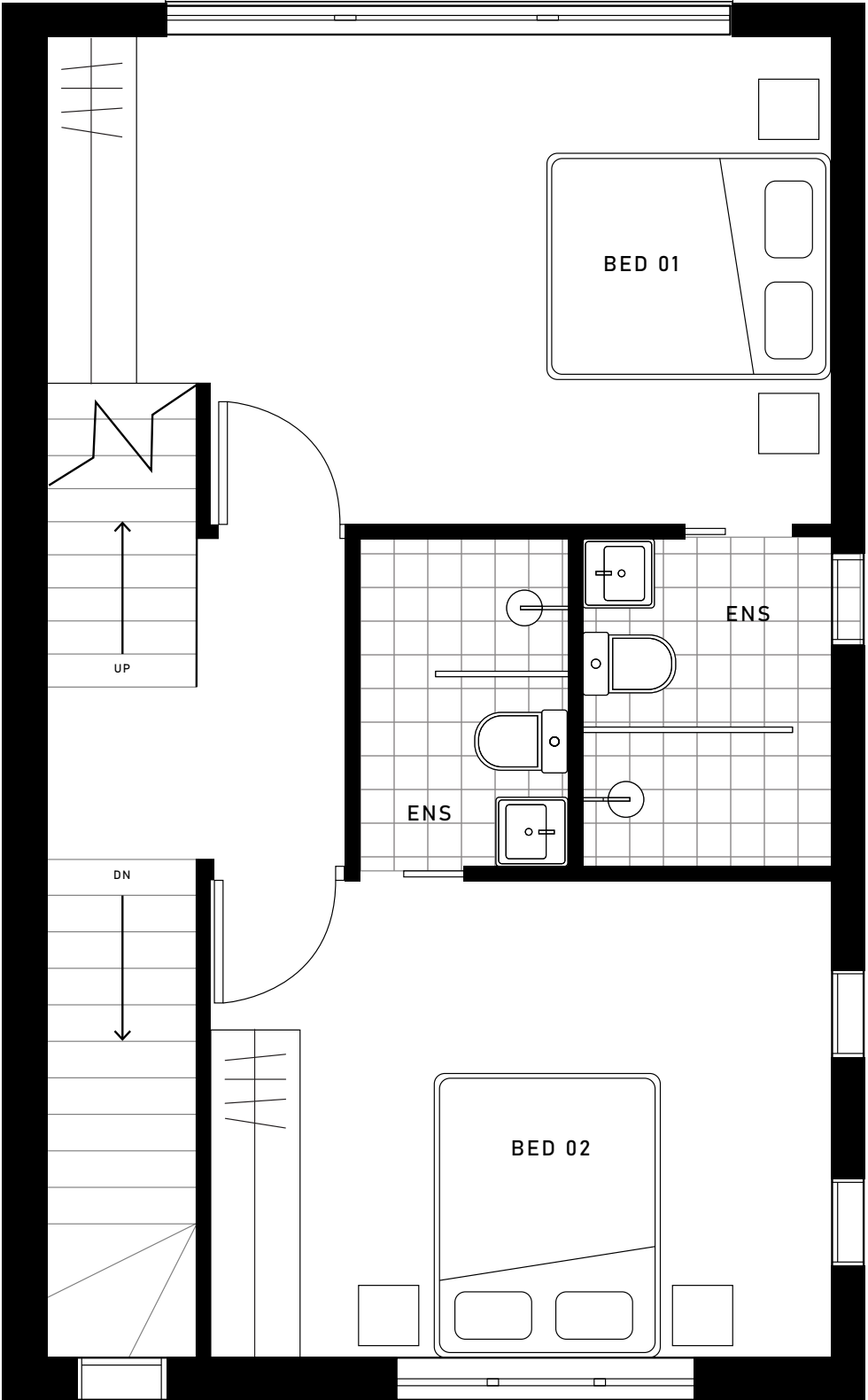
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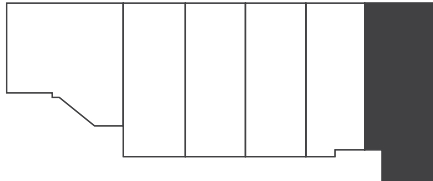
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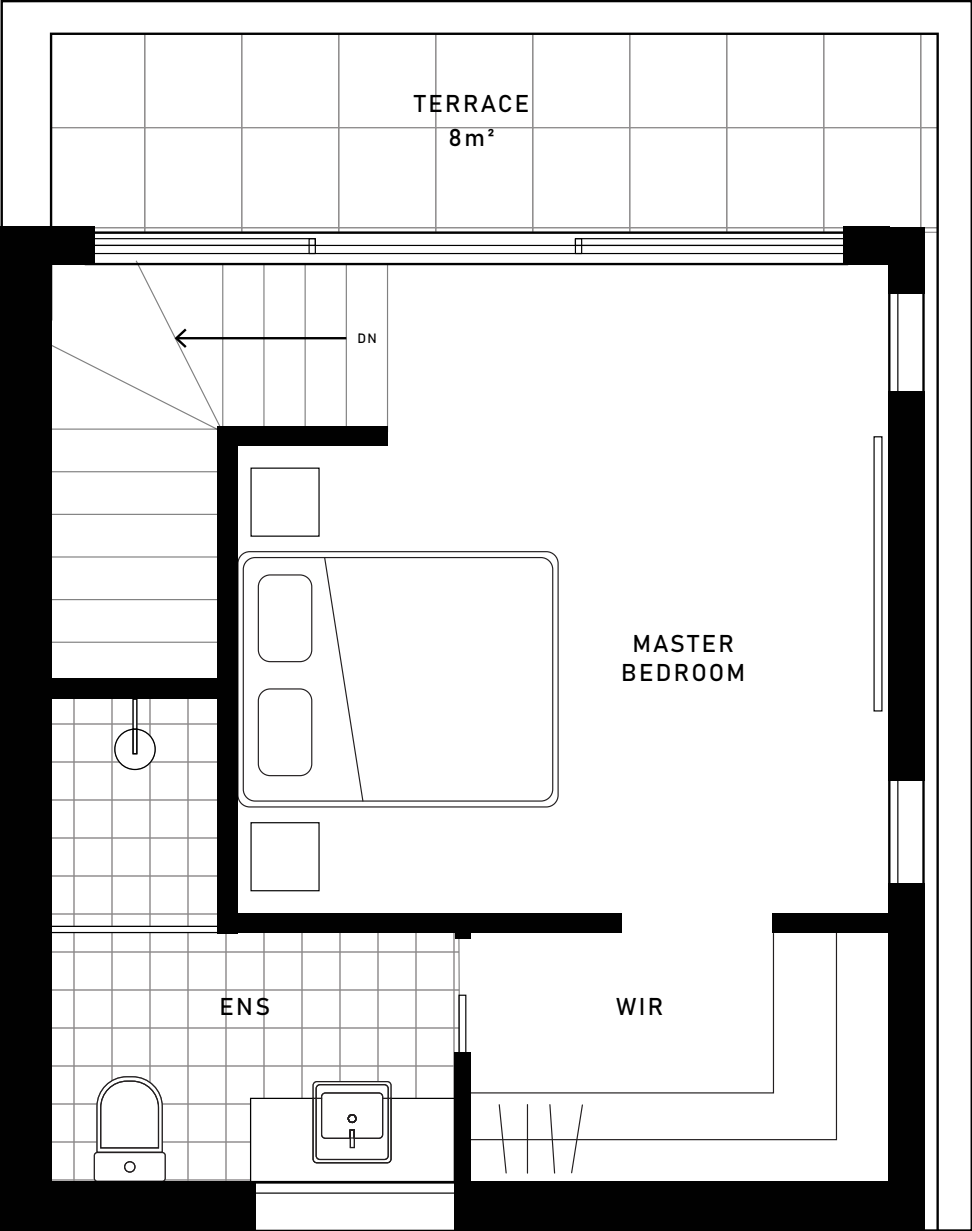
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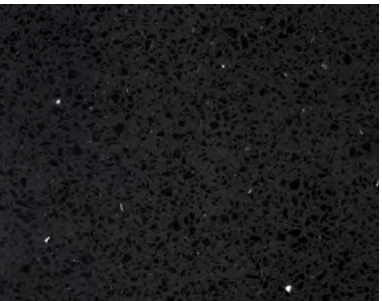
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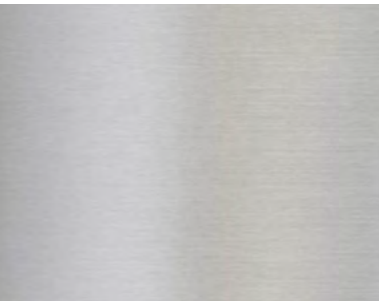


SPECIFICATIONS

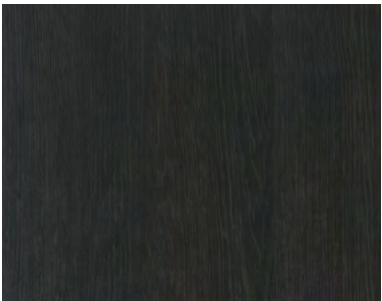
KITCHEN/LAUNDRY



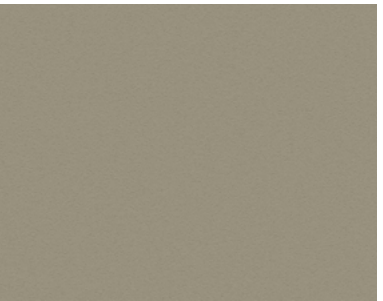
Reconstituted Stone
Benchtop



Brushed Stainless Steel
Splashback



Laminate Joinery



Laminate Kitchen Island Bench
Joinery



1 1/2 Undermount Kitchen Sink
(Stainless Steel)



Kitchen Sink Mixer
(Black)



SMEG 70cm Undermount Rangehood
SHU770X



SMEG 60cm Underbench Dishwasher
DWAU6315X2



SMEG 70cm Upright Electric/Gas
Cooker EAN8017709158361



Laundry Sink
(Stainless Steel)

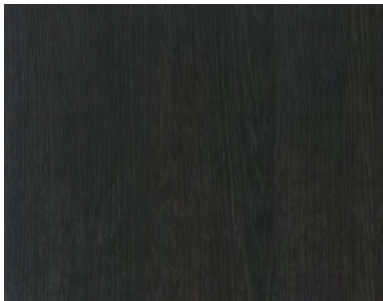


Laundry Sink Mixer
(Black)

BATHROOM



Reconstituted Stone
Vanity Benchtop



Laminate Joinery



Porcelain Tiles Wall & Floor
(600x600mm)



Ceramic Undermount Basin
(White)



Basin Mixer
(Brass)



Semi Frameless Shower Screen
(Black)



Shower Mixer
(Brass)



Shower Head
(Brass)



Toilet Roll Holder
(Brass)

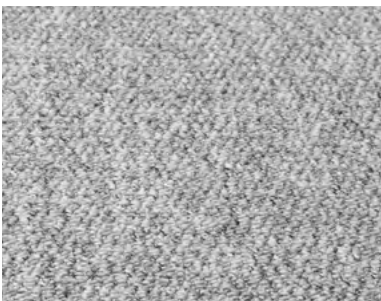


Towel Rack
(Brass)

FLOORING/GENERAL



600 x 600mm Porcelain Tiles
Living Areas & Bathroom



100% Wool Carpet
Bedrooms



Door Furniture
(Black)

UPGRADES



Kitchen Pendant Lights
Wirkkala KS-135 Pendant



Wallpaper
Inkiostro Bianco: 'Hope'



Integrated Fridge
Bosch Serie 8 (KIN34P60AU)



PROJECT TEAM



PROPERTY BY SABAU

INDUSTRY PROFESSIONALS

We know how to conceptualise and create premium, high-end developments. And we know how to do it well. For the last 15 years, we've worked alongside a team of award-winning architects, consultants and interior designers, positioning Property By Sabau as a market leader in the industry.

We thrive off the task of curating projects of all different sizes and style, from multi-level and commercial offerings, to residential dwellings such as boutique apartments, townhouse developments and heritage and contemporary residences.

Quality is never compromised, our attention-to-detail is razor sharp, with an unparalleled amount of time spent travelling the world seeking inspiration, ensuring we stay one step ahead of global trends, sourcing only the finest materials.

Our creations are one-of-a-kind, unlike anything else on the market. We never replicate our previous developments, rather every project is truly unique, inspired by a fusion of international influences, while respecting the history and culture of the area, we create for your future.

What sets our developments apart is that it's you, the buyer, who is central to every decision we make. We don't build houses or offices or apartment blocks. We build a lifestyle. A home. A place you're proud to work and walk into and call your own. Our litmus test is asking if we'd like to live or work in what we're creating and the answer is a resounding yes every single time.

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For more information, please visit our website below.
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Marketing Campaign by Bezazel Creative

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