

SEREN ROW PENTHOUSES

WELLNESS

YARRABEND

SANCTUARY



SEREN ROW PENTHOUSE

WELLNESS YARRABEND SANCTUARY

WELCOME TO
A HEIGHTENED STATE
OF LUXURY LIVING

Stunningly spacious, the design by Fraser & Partners calls on a soft, earthy palette expressed through the highest quality materials and a superior eye for design. Here, wellness has room to breathe.

Enriched by design, encouraged by spaciousness, elevated by exceptional amenity, Seren Row is the beauty of life and living distilled in a collection of breathtaking penthouses.

A sanctuary of heightened style and true serenity.



A WORLD OF
TRUE SERENITY

We long to live somewhere that fills our cup and inspires wellness within. Seren Row responds to our evolving needs—for nature, community, and places to exercise, relax, work and play.

PENTHOUSE

ROW

SEREN

WELLNESS

SANCTUARY

YARRABEND



ARTIST IMPRESSION

WE NEED NATURE.
TO SEE IT, FEEL IT,
BE SURROUNDED BY IT.

Designed to evolve across time and seasons,
the landscaping at Seren Row has been thoughtfully created
by ASPECT. Clean detailing and stylistic wildness envelops
the building and subterranean wellness
centre—a sanctuary of heightened
style and true serenity.

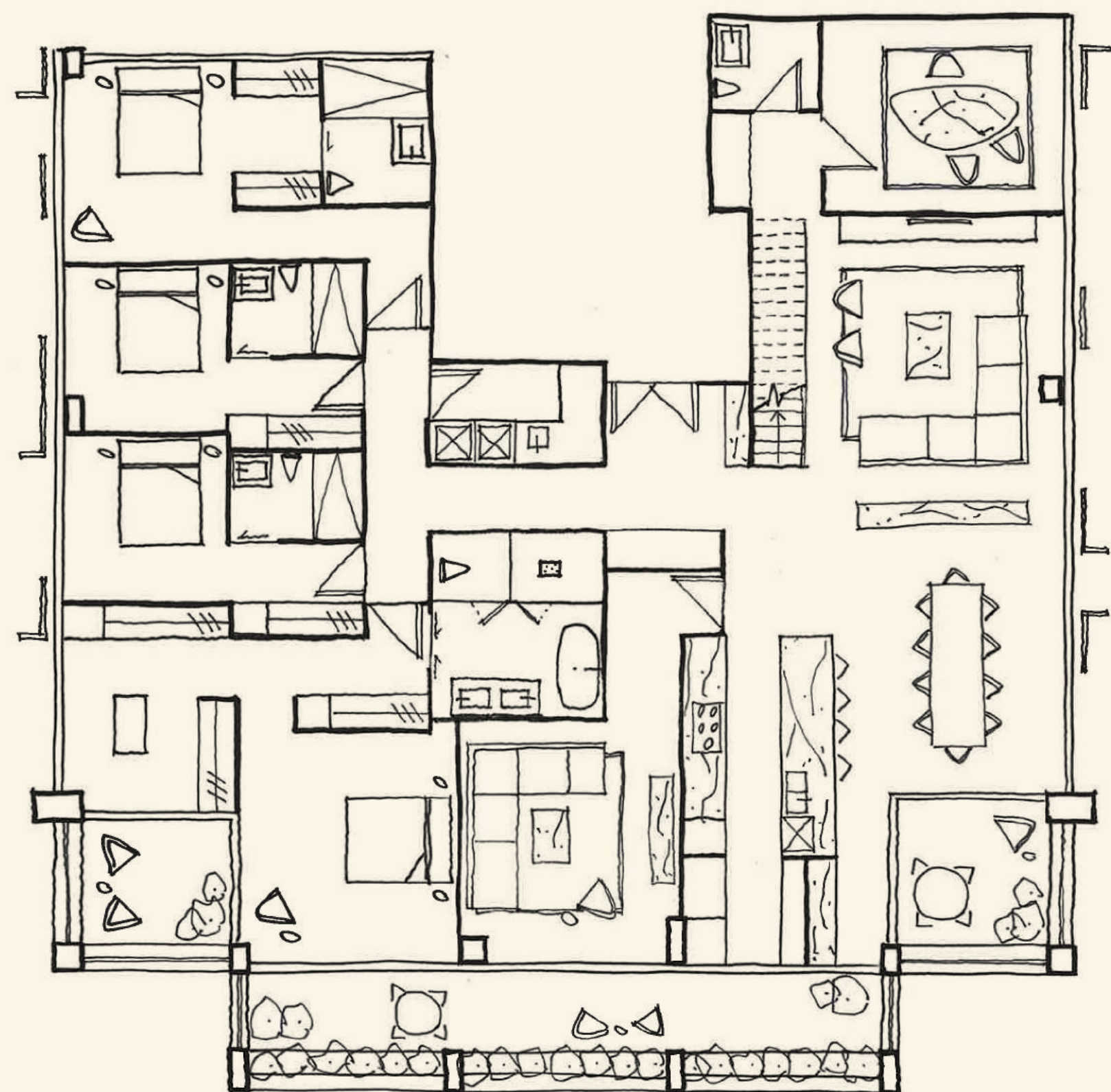
PENTHOUSE
ROW
SEREN

AN INTRICATE
BALANCE OF BEAUTY,
COMFORT AND
WELLNESS. A WORLD
OF TRUE SERENITY.

"Our vision for the Penthouse collection at Seren Row is focused on creating a private sanctuary for its residents. The design promotes a calm and serene environment, which is enhanced through clean lines, thoughtfully crafted details and embraces honest materiality. Considered lighting tailored to the timeless design, nurtures a comforting and rejuvenating wellness focused lifestyle."

Fraser & Partners





PUTTING PEN TO PAPER — CONCEPTUALISING THE PENTHOUSE COLLECTION

“The thoughtful spatial planning of each residence maximises views and functionality through open entertainment spaces, quiet bedroom retreats, and considered joinery. Large, naturally lit living zones open out to private terraces, offering a seamless indoor-outdoor connection.”

Fraser & Partners

ELEGANCE
MEETS HIGH
PERFORMANCE

Your kitchen is anchored by a travertine island bench of generous proportions, an altar for daily dining rituals and elegant evenings with friends.

Beyond you'll find dual SMEG ovens from the elite 'Dolce' range and six gas hobs—a rare commodity in Melbourne's new builds. Complemented by touches of brushed brass and an opulent splashback and benchtop in Calacatta Gold Quartzite or Fior Di Bosco Marble, this is a kitchen you'll be proud to call your own for years—or generations—to come.



PENTHOUSE

WELLNESS

EXPERIENCE
GOLDEN HOUR
AT ITS BEST

A watercolour of warmth, texture, and sunlight. West-facing Penthouses frame views over the city skyline—nestled above an ocean of treetops. Herringbone flooring, dramatic full-height windows, and generously spacious floor plans are back-lit by the setting sun, inviting a life of beauty, sophistication and ease.

SANCTUARY





“A sculptural natural stone island acts as a signature object within the entertainer’s kitchen. The highly crafted design encourages socialisation and showcases honest material expression.”

– Fraser & Partners



An integrated bar and wine cellar is an entertainer's dream. Your carefully curated collection will be stored and displayed—effortlessly within reach for when the mood strikes.

— Fraser & Partners



Captivating vistas are a daily affair here. To the west, sparkling city skylines and lush treetops unfold, while the east reveals the landscaped Paper Trail and iconic Dandenong Ranges.

STEP INTO A
DREAM STATE

Days begin and end in the comfort of your beautifully appointed master bedroom, bathed in soft natural light and framed by gentle, neutral tones. With floor-to-ceiling windows, this is a space designed for rejuvenation and repose—a luxurious retreat where comfort meets elegance.



DRAWING FROM OUR
ICONIC NATURAL
SURROUNDS

“The carefully curated material palette draws inspiration from the Australian landscape. The rich, layered and tactile treatments are both inviting and tranquil.”

— Fraser & Partners





ARTIST IMPRESSION

Defined by calming natural stone surfaces and elegant brass accents, the master ensuite is a sanctuary for daily rituals of renewal. Thoughtfully spacious, it features dual vanities, an expansive shower, and a freestanding bathtub that invite quiet moments of tranquillity.

PICTURED WITH
CALACATTA GOLD
QUARTZITE



ARTIST IMPRESSION

PICTURED WITH
FIOR DI BOSCO
MARBLE



A masterpiece of thoughtful organisation, this walk-in robe elevates dressing into an experience of luxury. Custom shelving and racks, bathed in natural light, keep your curated collection in impeccable order, while a central island lends the feel of an intimate boutique, perfect for showcasing your finest pieces.

PENTHOUSE

WELLNESS
FINDS ITS TRUE
EXPRESSION

WELLNESS

Begin your day with a refreshing dip in your private rooftop pool, followed by a quiet moment with your morning coffee and the day's news. Gaze out at views of Melbourne's spectacular skyline as relaxation takes centre stage.



A celebration of health, wellness, and community connection, Seren Row's rooftop terrace offers an inviting space for relaxation and connection. As the sun dips toward the horizon, settle into the comfortable outdoor sofas—a perfect setting to share with friends or like-minded neighbours.



ARTIST IMPRESSION



YarraBend

SIGNATURE CLUB

Seren Row Penthouse residents enjoy exclusive access to our Signature Club, a selection of amenities designed for well-rounded living. Nourish your need for community, connection and personal wellbeing with everything you need for a healthy, enriched lifestyle.



Private Theatre

Indulge in a night at the movies, just moments from home. Seren Row's private theatre, with its plush, comfortable seating, is a cinephile's dream. Invite friends and family to relax and enjoy an evening featuring the latest blockbusters or timeless arthouse films.

Chauffeured Car Service

Our professional chauffeured car service transforms every trip into an experience of refined convenience. From immaculately detailed vehicles to seamless, discretionary service, we ensure your travel is effortless and smooth.



Private Training Studio

Reach your potential in the Signature Club's Private Training Studio. The space invites residents to build their physical and mental strength using state-of-the-art equipment in an environment designed to motivate and inspire.

Decca By Adam D'Sylva

Dine at Decca, YarraBend's newest high-end restaurant by Chef of the Year, Adam D'Sylva. Seren Row Penthouse residents will receive dining vouchers to savour the restaurant's spectacular wine list and menu of culinary delights.

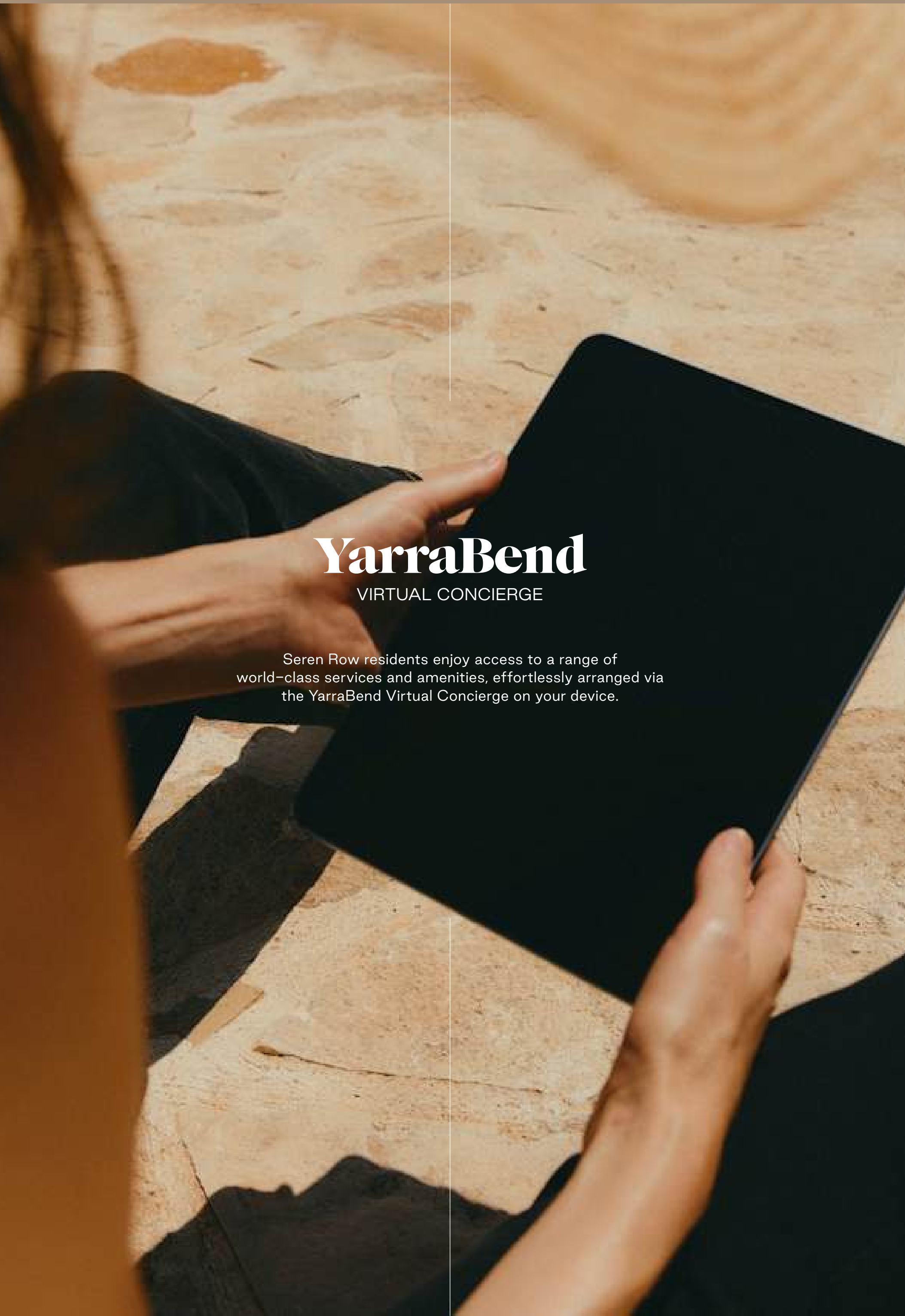
Billiard Lounge

Our private Billiard Lounge invites residents to unwind in an atmosphere of refined indulgence. Enjoy a game of pool while savouring a glass of aged single malt—the perfect way to connect in sophisticated company.

Golf Membership

YarraBend Signature Club members enjoy exclusive access to La Trobe Golf Course, just a short stroll from home. With its welcoming atmosphere and stunning scenery, the course provides the perfect setting to improve your game with a weekly round of 18 holes.





YarraBend

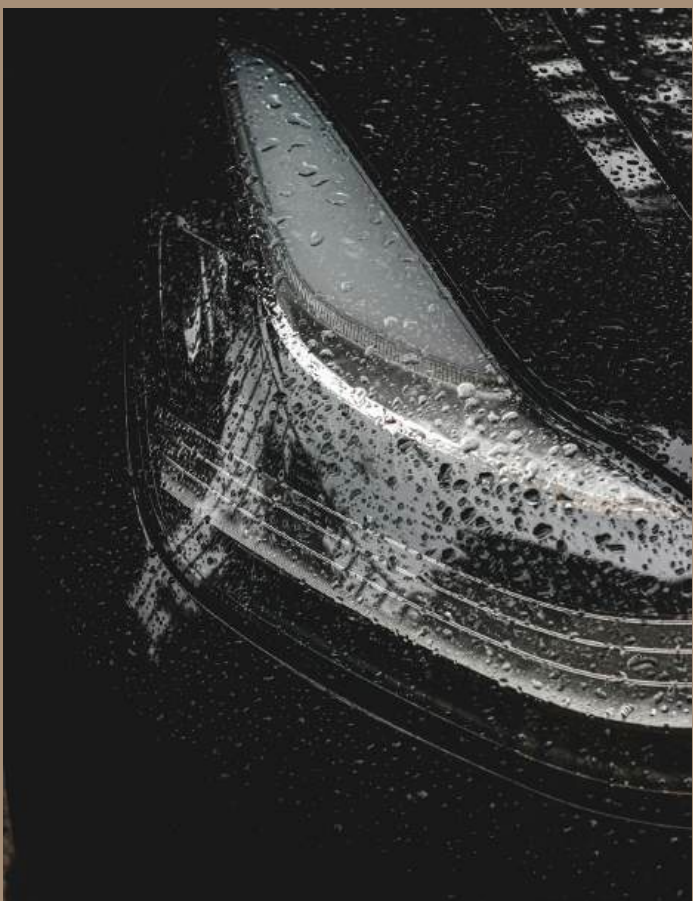
VIRTUAL CONCIERGE

Seren Row residents enjoy access to a range of world-class services and amenities, effortlessly arranged via the YarraBend Virtual Concierge on your device.



Dry Cleaning

Preserve the pristine quality of your wardrobe with our exclusive in-house dry-cleaning service. From meticulous pick-up to seamless drop-off, every detail is handled with care, allowing you more time to focus on what matters most.



Car Wash

Superior cleaning to leave your car looking and feeling like new, without leaving home.



Dog Walking

Our dedicated dog-walking service keeps your beloved pet happy, active, and well-cared for, no matter how busy your day. With experienced hands attending to every detail, you can focus on your day with complete peace of mind.



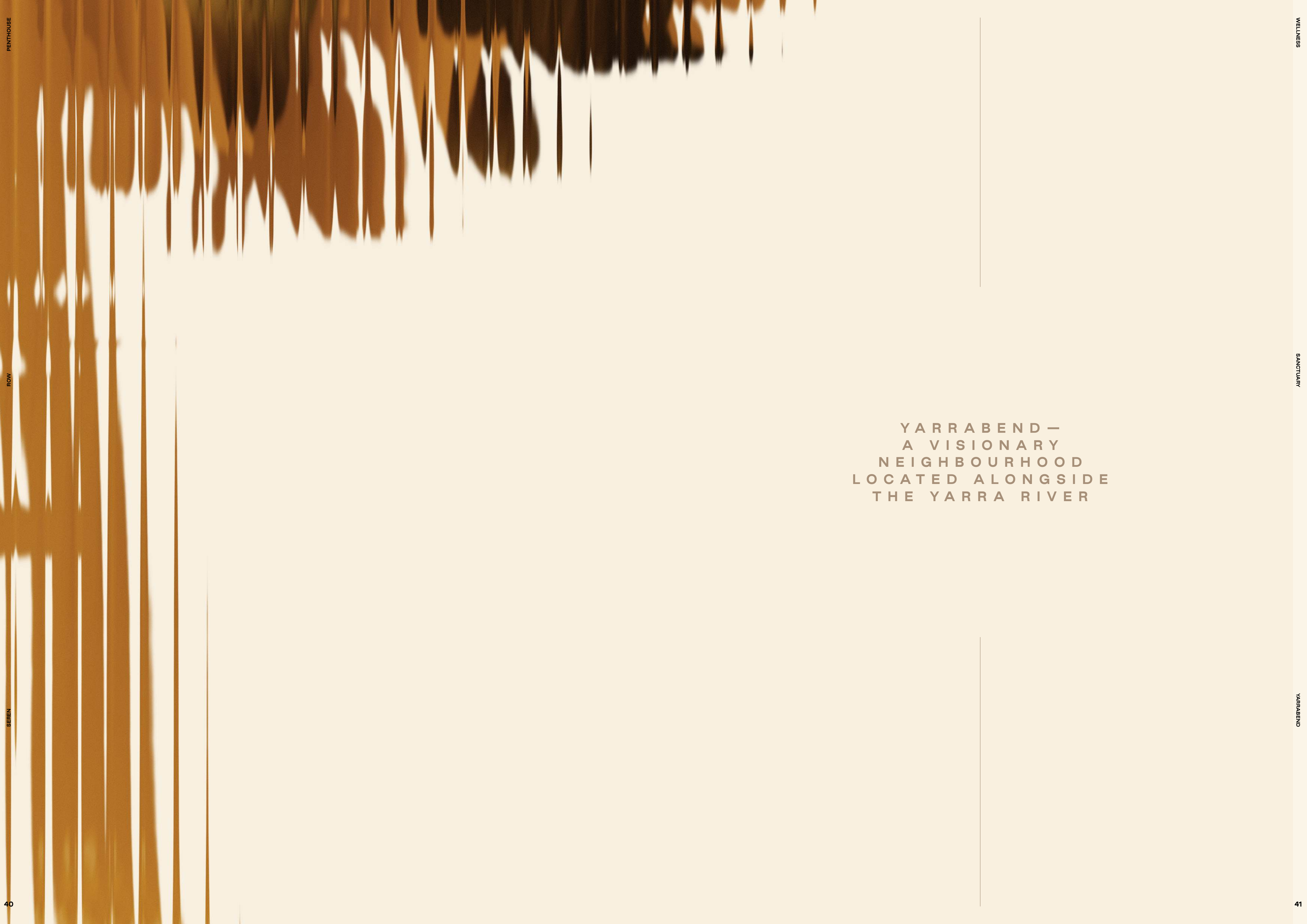
In-Room Dining Service

Savour healthy midweek meals and intimate dinners with friends from the comfort of home. Brought to you by YarraBend's signature restaurant Decca by Adam D'Sylva, the Signature Club In-house Dining Service delivers delicious, nutrient-rich and party worthy dishes to your door.



Home Cleaning

Enjoy living in a spotless space without lifting a finger. Taking care of your household, so you are free to focus on the things that bring you joy, health and happiness.



YARRABEND —
A VISIONARY
NEIGHBOURHOOD
LOCATED ALONGSIDE
THE YARRA RIVER

THE SUBURB OF
THE FUTURE

Just 6.5km from Melbourne's CBD on the banks of the Yarra river, YarraBend is the new benchmark for design and urban liveability. Centred around technology, health and wellness, connection, art and design, sustainability and entertainment, YarraBend is transforming what it means to live, work and play.



YarraBend

EASTERN FREEWAY

TULLAMARINE (MELBOURNE
INTERNATIONAL AIRPORT)

THE BEND &
ARTISAN PARK

FUTURE SHOPPING
VILLAGE

YARRA RIVER

KEW

HERITAGE PARK

PAPER SQUARE

RIVER PARK

ALPHINGTON
PARK

ALPHINGTON
STATION

PENTHOUSE

ROW

SEREN

44

EXPERIENCE
WELLNESS
WITHIN

YarraBend’s innovative Health & Wellness Centre, housed at Seren Row, invites residents to nurture their health without venturing more than a few steps from home.

Enhance your fitness and wellbeing in our stunning facilities that feature:

- A private massage room
- A calming yoga space
- A spin area
- A steam room
- A wading pool
- Outdoor onsen spa
- 25m indoor and outdoor pools
- A state-of-the-art gym with world-class, cloud-based Technogym equipment



ARTIST IMPRESSION

PENTHOUSE
ROW

Melbourne is a city of creativity and ambition—every laneway and corner pulsing with unexpected possibilities. The Bend brings it all together, a boldly curated ecosystem where food, art, ideas, self care and lush green spaces intertwine.

**THE BEND:
A PARKSIDE
DESTINATION
FOR MELBOURNE'S
MOST DISCERNING
TASTEMAKERS**

Adam D'Sylva serves as The Bend's Culinary Curator ensuring the right mix of high-calibre operators. With Coda and Tonka previously to his name, Adam D'Sylva brings the city lustre to the leafy burbs with his stunning restaurant and wine bar, Decca. Expect modern Australian fare with influences from Asia and Italy.



PENTHOUSE

GLENVILL DEVELOPMENTS

Boasting a reputation for designing and delivering extraordinary multi-residential and mixed-use projects, Glenvill Developments creates experiences that enhance quality of life. Understanding people’s home and lifestyle aspirations, Glenvill use innovative planning, imaginative design and attention to detail to build residences of enduring beauty and exceptional quality.

GLENVILL DEVELOPMENTS

ROW

ASPECT STUDIOS

ASPECT is a team of landscape architects, designers and urbanists connected by a shared purpose: to create projects that challenge and delight, while enhancing the lives of people and natural systems in an enduring way.

Responding to the possibilities of place, ASPECT weaves conceptual ideas with appropriate technologies, systems and practices. Their approach involves interpreting the historical, cultural and environmental context of a place, and using design to enhance, reveal and repair it.

ASPECT Studios™

FRASER & PARTNERS

SEREN

Fraser & Partners is a research-driven practice guided by an ethical imperative: every element of the built environment must be viewed through the lens of the climate crisis. They design architecture that makes a positive contribution to communities, cities and the environment.

FRASER & PARTNERS





Scan the code above to experience
the Seren Row Penthouse through VR
apartment tour.

Find out more about this new and eminently
liveable suburb, YarraBend.

(03) 9573 8320
yarrabend.com.au

Display Suite
39 Mills Blvd,
Alphington VIC 3078

Disclaimer This document has been prepared before all relevant planning approvals have been obtained and before construction has commenced or been completed. The material contained in this document does not constitute an offer, inducement, representation, warranty or contract. All prospective purchasers must note that the master plan for the development may change. All specifications, details, fittings, finishes, facades, elevations and floorplans (including internal and external dimensions and orientation) may change and all measurements are subject to contracted variation. All photographs, illustrations and artists impressions depicting parks, amenities, layout, landscaping, interiors, exteriors and views are intended as a guide only and do not constitute any representation or warranty by Glenvill Pty Ltd (Glenvill), Alphington Developments Pty Ltd (Alphington), Outer Circle Precinct Development Pty Ltd (Outer Circle) or their agents or representatives. All prospective purchasers must rely only on their own enquiries in relation to the material contained and must satisfy themselves as to all aspects of the property. Customisations, options and upgrades are subject to conditions and cost variations. Bulkheads necessary for services are not depicted. Architectural blades and screens (where applicable) and final location of windows (including operable sashes) and window suite composition may vary. Floor finishes layout, format and set out are shown as indicative only. Glenvill, Alphington and Outer Circle expressly disclaim any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this document by any person. Revision A. Printed January 2025.