

Where Design Lives in Harmony

OTTO TOWNHOMES



1090 LYGON STREET, CARLTON NORTH

○
“Melbourne’s story is
told best in its streets,
and Carlton North has a
voice of its own.”





In the heart of Carlton North, where heritage façades meet leafy boulevards, OTTO Townhomes deliver an architectural response to the life you've imagined. This is more than a place to live. It's a rare chance to own a slice of Melbourne's most storied suburb, where every moment is enriched by culture, café culture, and a lasting connection to community.

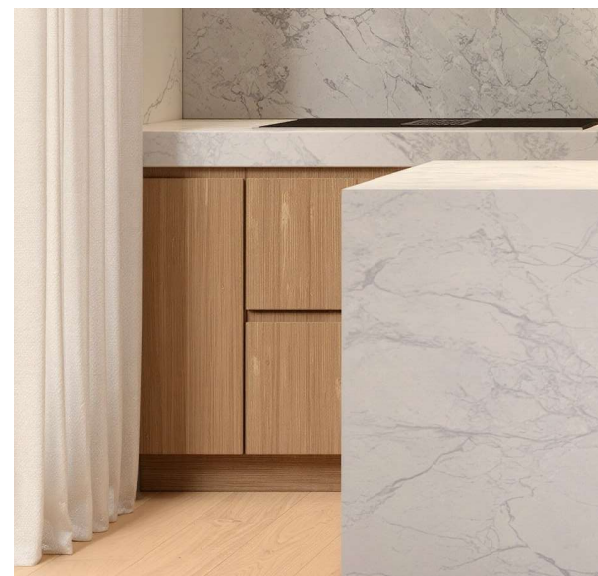
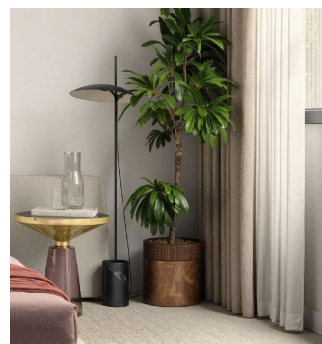


Welcome Home

Introducing OTTO Townhomes,
a refined collection of eight
architecturally considered
residences in Carlton North.



OTTO Townhomes – Carlton North



Designed with timeless sophistication and material depth, these homes offer elegant living spaces enriched by craftsmanship and a deep respect for design. Premium appliances like V-ZUG Swiss included in 3-bedroom townhomes elevate everyday living to an art form.

Where Design Lives in Harmony

OTTO Townhomes features a mix of eight thoughtfully crafted two and three-bedroom residences.

Each spans three levels and offers private garaging, outdoor living, and a rich selection of materials and fittings.

V-ZUG Swiss appliances included in all 3-bedrooms with the optional upgrade to add integrated dining within a sculptural marble stone island bench.





Everyday Living, Elevated.

Three level living provides both separation and flow, allowing each residence to adapt seamlessly to modern lifestyles. Generous master suites, private outdoor spaces and secure parking provide comfort at every moment of the day.

Each OTTO Townhome has been meticulously designed with functional living in mind. Across three well-considered levels, every space has been crafted to support daily routines, quiet moments and effortless entertaining. Whether hosting or unwinding, these homes deliver the perfect balance of privacy, comfort and light-filled openness.

On the central living level, open-plan zones invite natural light through double-glazed windows, setting the tone for calm, contemporary living. Kitchens are the heart of each home with the flexibility to include or remove a central island bench depending on preference. For those seeking enhanced utility, the sculptural stone island bench creates additional seating and prep space, while its removal offers more generous dining potential or a streamlined visual layout. Each townhome comes with integrated appliances (Bosch standard in 2 beds or V-Zug in 3-beds), delivering high-quality performance and a refined cooking experience.



These plans have been produced prior to detailed design work. The areas, dimensions, layout and features of the Property and Development in these plans are approximate only and may be varied; are calculated in accordance with the Property Council Method of Measurement for Residential Property; and may be larger or smaller than those deduced or scaled from Plans of Subdivision relating to the Development. When the Plans of Subdivision for the Development are registered, title boundaries may differ from those shown in the unregistered Plans of Subdivision. Proposed title boundaries depicted in Plans of Subdivision are defined based on internal faces of buildings or structures, where indicated, and may differ from any boundaries shown in other plans. The Plans of Subdivision do not determine or show a title area and cannot be relied upon for that purpose.



Designed with intention and built for living.

OTTO Townhomes express a distinct architectural rhythm through soft contours, considered proportions and an intuitive flow between living zones.

Every detail has been curated with purpose, from layered materials to custom fittings, creating homes that balance form and function with quiet luxury.

OTTO Townhomes – Carlton North

Finishes and Materials

Textural Warmth and Enduring Elegance

Marble stone benchtops deliver natural elegance

Prestige oak engineered flooring adds depth and texture

Bosch premium appliances included, with luxury V-ZUG Swiss stand in 3-bedrooms

Brushed nickel tapware complements the contemporary palette

Oversized natural-texture finished tiles offer subtle surface continuity



Inside OTTO, carefully selected materials create spaces that feel grounded and sophisticated.

V-ZUG's advanced kitchen technology — ovens, induction cooktops and fully integrated dishwashers — are included in 3-bedrooms, bringing European innovation and sleek minimalism to the heart of each home. 2-bedrooms include premium Bosch European appliances as standard.

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Bathed in natural light from an elegant skylight, OTTO's bathrooms are designed as refined sanctuaries. Oversized stone-look tiles pair beautifully with cinder cabinetry and subtle smoked mirror accents behind the vanity. Brushed nickel hardware adds a sleek touch, while the option to upgrade to marble-look stone offers an elevated layer of sophistication. Thoughtfully detailed and deeply functional, these spaces bring calm and contemporary luxury into everyday rituals.



Specifications



External Specifications



Concrete Render
Mix Use of Domino, Concrete-Look, and Off-White Render



Cladding
Smooth Domino



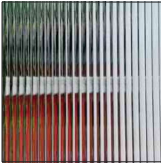
Cladding
Aluminium Powder Coated Batten - Domino



Brick
Off-White Brick



Windows
Black Aluminium Frame or Similar



Fluted Glass
Privacy Glazing



Garage Door
Sectional in Domino



Aluminium Fence & Gate
Powder Coated in Domino



OTTO Townhomes – Carlton North

Internal Specifications – Kitchen



Floor
High Quality Engineered Timber Flooring



Walls
Stone White Porcelain Tile



Ceilings
Lexicon Quarter Paint



Skirtings
Lexicon Quarter Paint



Island Bench Upgrade
Upgrade To Include Stone Island Bench With Drawers Behind



Splashback
Calacatta-Style Stone



Sink
Undermounted Sink



Mixer Tap
Pull Out Sink Mixer



Bosch Cooktop
60cm Built-In



V-Zug Cooktop
60cm Built-In Standard In 3-Beds. Upgrade Available For 2-Beds.



Bosch Oven
60cm Built-In



V-Zug Oven
60cm Built-In Standard In 3-Beds. Upgrade Available For 2-Beds.



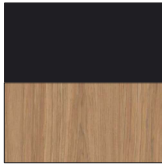
Bosch Dishwasher
Built-In



V-Zug Dishwasher
Built-In Standard In 3-Beds. Upgrade Available For 2-Beds.



Rangehood
60cm Integrated



Joinery
Cinder and Prime Oak Laminate

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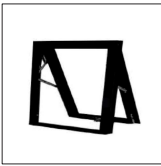
Internal Specifications – Living Room



Floor
High Quality Engineered
Timber Flooring



Walls, Ceilings and Skirtings
Lexicon Quarter Paint



Windows
Black Double-Glazed
Aluminium Windows



Energy Efficient LED Lighting
Recessed With White Trim

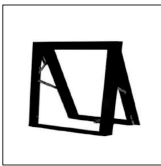
Internal Specifications – Bedrooms



Floor
Andes Peak Patilla
Carpet and/or Similar



Walls, Ceilings and Skirtings
Lexicon Quarter Paint



Windows
Black Double-Glazed
Aluminium Windows



Energy Efficient LED Lighting
Recessed With White Trim

Skirtings:
Wardrobes:
Doors:
Lighting:

White painted skirting
Mirror sliding doors with internal hanging space and single overhead shelf
White painted flush panel doors with brushed nickel finish door furniture
Energy efficient LED lighting, recessed with white trim

Internal Specifications – Laundry

Walls:
Ceilings:
Fittings:
Sink & Tapware:
Lighting:

Porcelain tiles
White painted plasterboard
Washing machine taps
Stainless steel stand-alone white metal trough with cabinet and sink mixer
Energy efficient LED lighting, recessed with white trim

Internal Specifications – Bathrooms



Porcelain Floor and Wall Tiles
Kew Stone White and /or
Similar



Splashback Feature
Calacatta-Style Stone
Optional Upgrade



Walls and Ceilings
Lexicon Quarter Paint



Toilet
Wall-Faced
Toilet System



Sink
Above-Mount Sink



Mixer Tap
Wall Basin Mixer Set



Shower Head



Shower Mixer Tap



Small Basin
Wall-mounted Basin



Small Mixer Tap



Toilet Paper Holder



Towel Rack

Doors:
Mirror:
Windows:
Shower Screens:
Handles:
Lighting:

White painted flush panel doors with brushed nickel finish door furniture
6mm silver backed mirror
Aluminium framed glazed windows to external walls
Semi-frameless glass shower screens
Brushed nickel door furniture
Energy efficient LED lighting, recessed with white trim

Location

Welcome to Carlton North

Surrounded by historic architecture, leafy boulevards and Melbourne's most beloved cultural institutions, OTTO Townhomes places you at the heart of Carlton North, one of the city's most storied and sought-after suburbs. Here, classic character meets modern convenience, offering residents a rare blend of heritage charm and vibrant urban energy.

Rathdowne Street and Lygon Street sit just outside your door, buzzing with artisan bakeries, Italian cafés, boutique wine bars and specialty grocers. This celebrated village precinct is the soul of Carlton North, a welcoming destination where mornings begin with a perfectly brewed coffee, afternoons are spent browsing independent boutiques, and evenings unfold over aperitivo with friends.

From scenic mornings at Princes Park to exhibitions at the Royal Exhibition Building, brunch along Rathdowne Street or a quiet stroll through Carlton Gardens, life at OTTO means having world-class amenity within walking distance. Excellent transport links, leading schools and the University of Melbourne are also just moments away, completing the picture of an address defined by lifestyle, connection and a distinctly Melbourne spirit.



OTTO Townhomes – Carlton North





Located at 1090 Lygon Street in Carlton North, OTTO Townhomes places you within one of Melbourne's most character-filled and connected inner suburbs. Known for its European charm, leafy outlooks and cultural vibrancy, Carlton North offers a lifestyle that blends quiet sophistication with a lively, local heartbeat.

With Tram Route 1 and 6 right on your doorstep, reaching the CBD and surrounding neighbourhoods is effortless. Cyclists will love the convenience of the Capital City Trail and extensive bike lanes, offering scenic routes into the city or through Melbourne's parklands. Everything you love about urban living is within easy reach, from picturesque parks and historic architecture to village cafés, independent boutiques and some of the city's most beloved dining destinations.



Lygon Street is Melbourne's original dining promenade, and living at OTTO means having its celebrated hospitality culture right at your doorstep. Enjoy morning espresso at Capitano or a relaxed brunch at Florian, or discover small local wine bars that give the area its intimate, neighbourhood feel. Whether it's a casual dinner, a mid-week catch-up or a slow Sunday ritual, the tastes of Carlton North always invite you back.

Carlton North's retail scene is defined by quality and timeless charm. From Rathdowne Street's independent boutiques and artisan grocers to beautiful florists and homewares stores, every shop feels carefully considered and uniquely local. The beloved Readings Bookstore offers a literary escape, while the nearby Princes Park and Edinburgh Gardens bring green calm to everyday life. For broader adventures, the Queen Victoria Market and Melbourne CBD remain within easy reach, completing the picture of a neighbourhood rich in culture and connection.



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OTTO is perfectly placed between two of Melbourne's most treasured green spaces. To the north, Princes Park offers vast lawns, jogging paths, native trees and community sportsgrounds — the ideal setting for morning runs, weekend games or relaxed picnics. To the south, Carlton Gardens is home to heritage fountains, tree-lined pathways and the Royal Exhibition Building and Melbourne Museum, offering natural beauty alongside cultural enrichment.



Meet the Team Experts in Development



For over 15 years, DJC Property Group has been delivering quality developments throughout Melbourne. Through thoughtful design and consideration of current and future generations, DJC Property Group prides itself on being able to deliver projects that consider not only the residents living there, but also the surrounding neighbours.



Figure 3 Constructions brings property visions to life with a collaborative approach that never compromises on quality. The team values clear communication, efficient delivery and construction expertise. Every project is managed with care and precision while proudly supporting the community through local partnerships and initiatives.



Rise Architecture is a Melbourne-based studio specialising in contemporary architecture and interior design. Founded in 2019, the practice is known for its design-driven ethos and thoughtful, functional approach. Each project blends aesthetic excellence with clarity and context, creating meaningful contributions to the urban fabric.

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