



Nord. Melbourne

Nord. No Ordinary **Place**

Set on Melbourne's grand tree-lined northern boulevard, Nord offers a unique location with the CBD, Carlton, North Melbourne and Royal Park at its door.

143 exclusive apartments with 1, 2 and 3 bedroom living options all feature Scandinavian inspired interiors and beautiful, bespoke design.

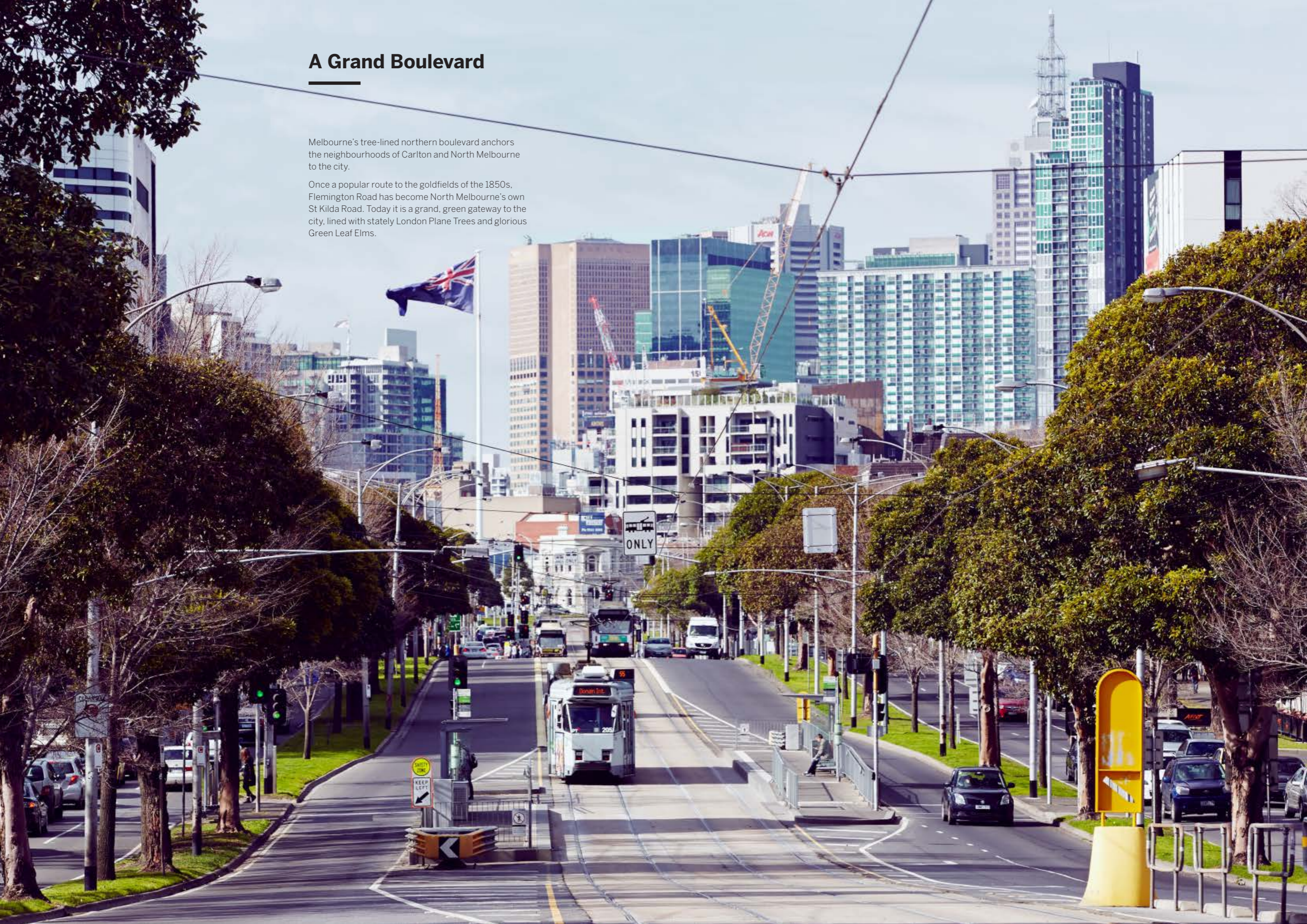


Nord. No Ordinary **Location**

A Grand Boulevard

Melbourne's tree-lined northern boulevard anchors the neighbourhoods of Carlton and North Melbourne to the city.

Once a popular route to the goldfields of the 1850s, Flemington Road has become North Melbourne's own St Kilda Road. Today it is a grand, green gateway to the city, lined with stately London Plane Trees and glorious Green Leaf Elms.



The Location



MELBOURNE UNIVERSITY

RMIT UNIVERSITY

CARLTON

MELBOURNE CITY, SOUTHBANK & CROWN CASINO

QUEEN VICTORIA MARKET

PORT PHILLIP BAY

NORTH MELBOURNE & ERROL STREET

FLEMINGTON ROAD BOULEVARD

DOCKLANDS

HARBOUR

Nord.

PRINCES PARK

ROYAL PARK PUBLIC GOLF COURSE

ROYAL PARK SPORTING OVALS INCLUDING FOOTBALL, SOCCER, BASEBALL & CRICKET

ROYAL MELBOURNE HOSPITAL

ROYAL WOMEN'S HOSPITAL

MELBOURNE ZOO

ROYAL CHILDREN'S HOSPITAL

STATE NETBALL & HOCKEY CENTRE

Walk Explore Discover

93

Walk Score of 83 Flemington Road

Walkscore® is a public access index that assesses the walkability of a suburb based on how many businesses, parks, theatres, schools and other common destinations are within walking distance.

With so much so close, Nord scores an almost perfect score of 93. This is a walker's paradise, meaning daily errands do not require a car.

Royal Park and Melbourne's CBD are both an easy walk away, with the boundless sporting, shopping and lifestyle options they provide.

With established neighbourhoods, major infrastructure investment, bike paths, green spaces, transport options and proximity to the best of Melbourne, Nord's location is simply unbeatable.

Visit: walkscore.com.au

PARKS & RECREATION

- 01 Carlton Baths
- 02 Flagstaff Gardens
- 03 Melbourne Zoo
- 04 North Melbourne Cricket Ground
- 05 Princes Park
- 06 Royal Park
- 07 Royal Park Golf Course
- 08 State Netball & Hockey Field
- 09 VBA Baseball

FACILITIES

- 10 Melbourne Private Hospital
- 11 Royal Children's Hospital
- 12 Royal Melbourne Hospital
- 13 Royal Women's Hospital
- 14 St Vincent's Hospital
- 15 Victorian Comprehensive Cancer Centre

EDUCATION CENTRES

- 16 Melbourne Institute of Technology
- 17 North Melbourne Primary school
- 18 Queen's College
- 19 RMIT Melbourne (city campus)
- 20 Trinity College
- 21 University High School
- 22 University of Melbourne
- 23 William Angliss Institute

CULTURE

- 24 Cinema Nova
- 25 Ian Potter Museum of Art
- 26 IMAX
- 27 Melbourne Museum
- 28 Royal Exhibition Building
- 29 State Library

SHOP

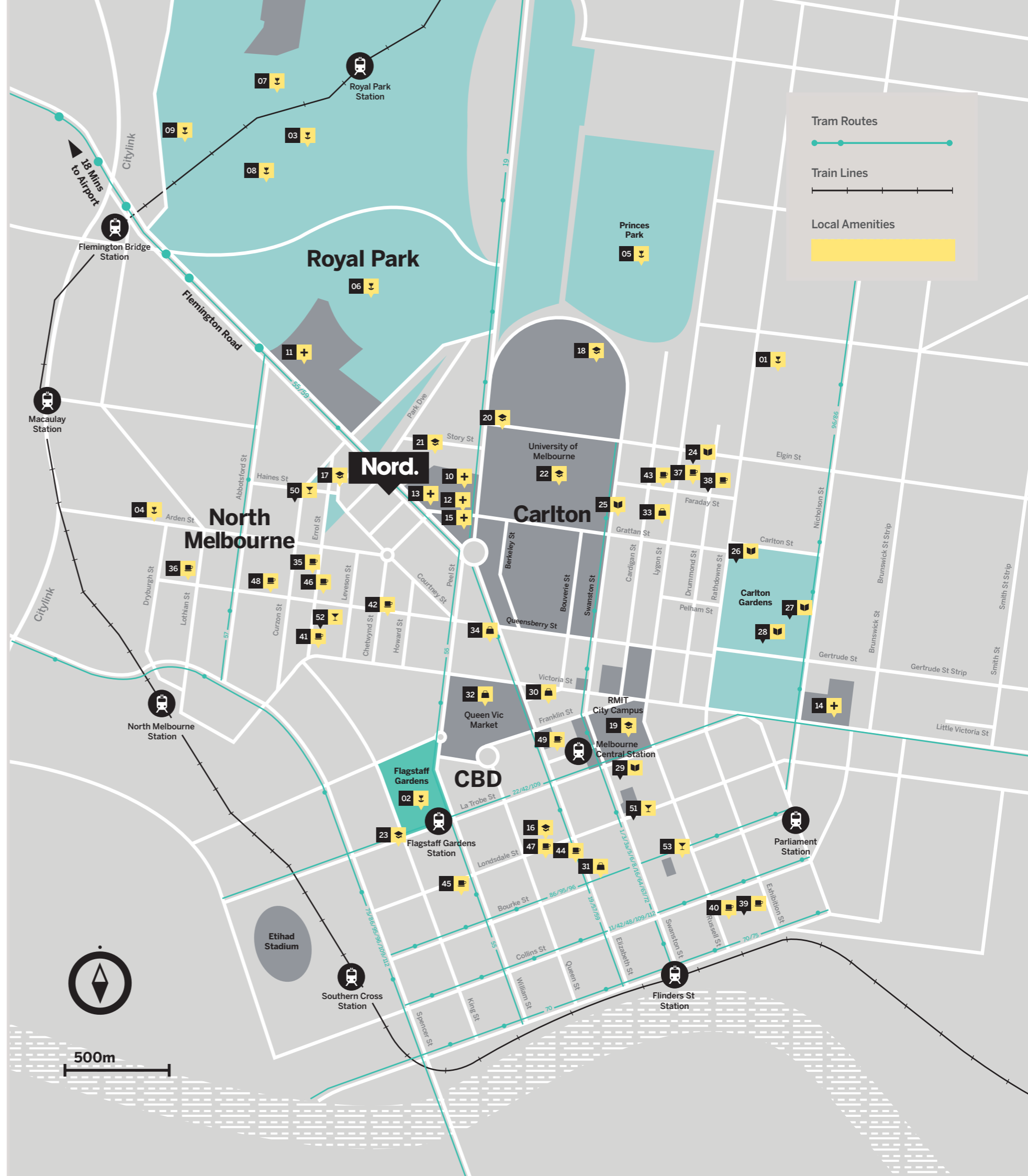
- 30 After Store
- 31 Melbourne GPO
- 32 Queen Vic Markets
- 33 Readings Bookshop
- 34 The Junk Company

RESTAURANTS & CAFÉS

- 35 Auction Rooms
- 36 Beatrix Bakery
- 37 Brunetti
- 38 Carlton Wine Rooms
- 39 Chin Chin
- 40 Coda
- 41 Crumbs Organic Bakehouse
- 42 Grigons & Orr Corner Store
- 43 King & Godfree
- 44 Little Ramen
- 45 Mr Nice Guy
- 46 The Courthouse Hotel
- 47 The Golden Monkey
- 48 Twenty & Six Espresso
- 49 Wonderbao

NIGHTLIFE

- 50 Albion Hotel
- 51 Ferdydurke
- 52 Lithuanian Club
- 53 The Carlton Hotel





Pan After, Rear 126 Franklin St.

World's Most Liveable City

Melbourne

Melbourne's CBD hums with numerous award-winning restaurants, out-of-the-way eateries, pop-up shops, renowned laneways and endless shopping experiences.

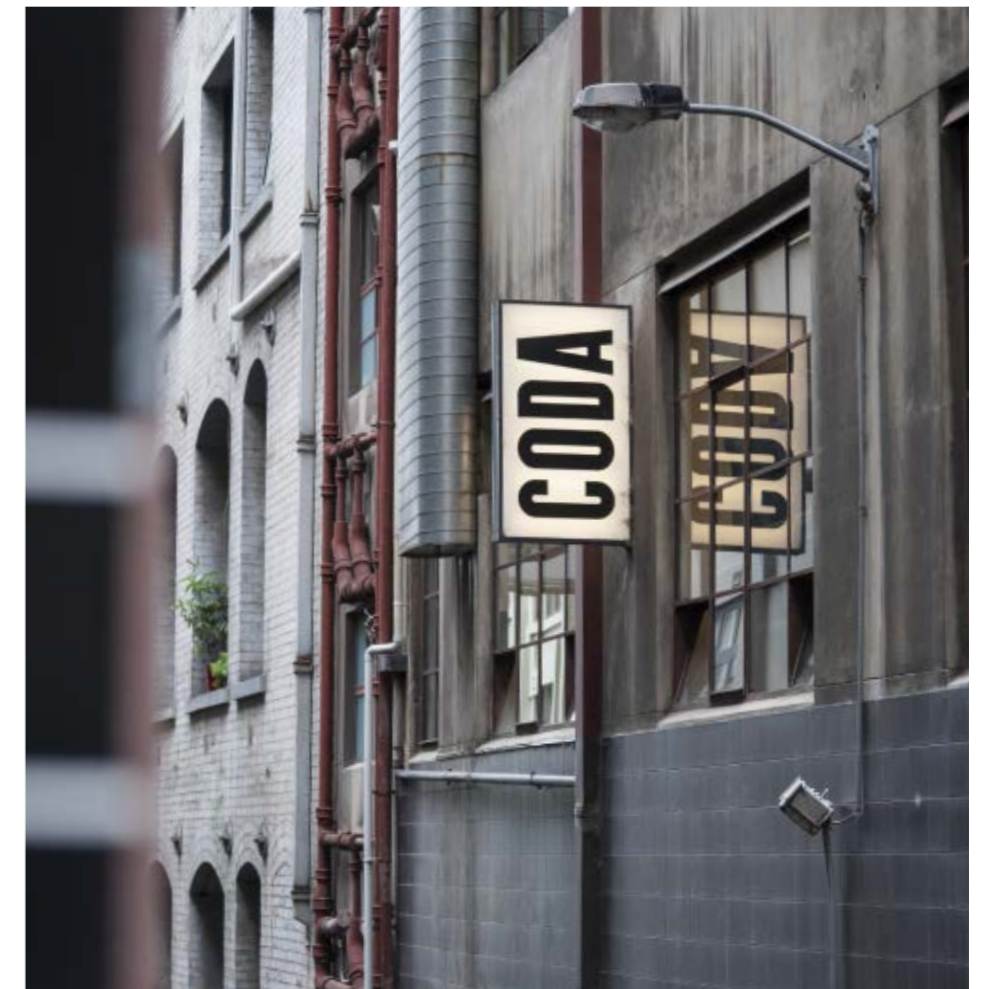
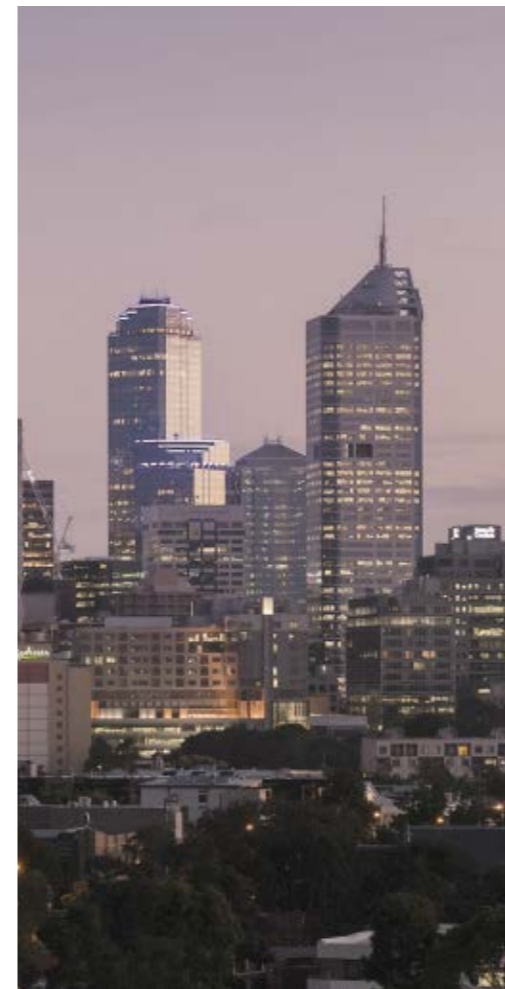
Sip martinis at Gin Palace or The Carlton Hotel or pick up some eclectic homewares at The Junk Company. Stock your kitchen with fresh food from the Queen Victoria Market or relax in the Flagstaff Gardens.

Meet friends for drinks, dinner or a show after work, knowing home is so close by.

FLINDERS LN.

Chin Chin
125 Flinders Ln.

CODA Restaurant
141 Flinders Ln.



Cultured Living

This is an area with a focus on art, culture and education. With such prestigious learning institutions as The University of Melbourne and RMIT, it's no wonder this area is home to academics, artists and thinkers.

From Arts House in North Melbourne to La Mama in Carlton and the established theatres and galleries of the CBD, Nord is surrounded by fine music and culture.

Drop in on a public university lecture or browse the endless shelves of books and music at Readings. See the latest art-house hits at Cinema Nova and enjoy fine music at the Conservatorium.



DRUMMOND ST.

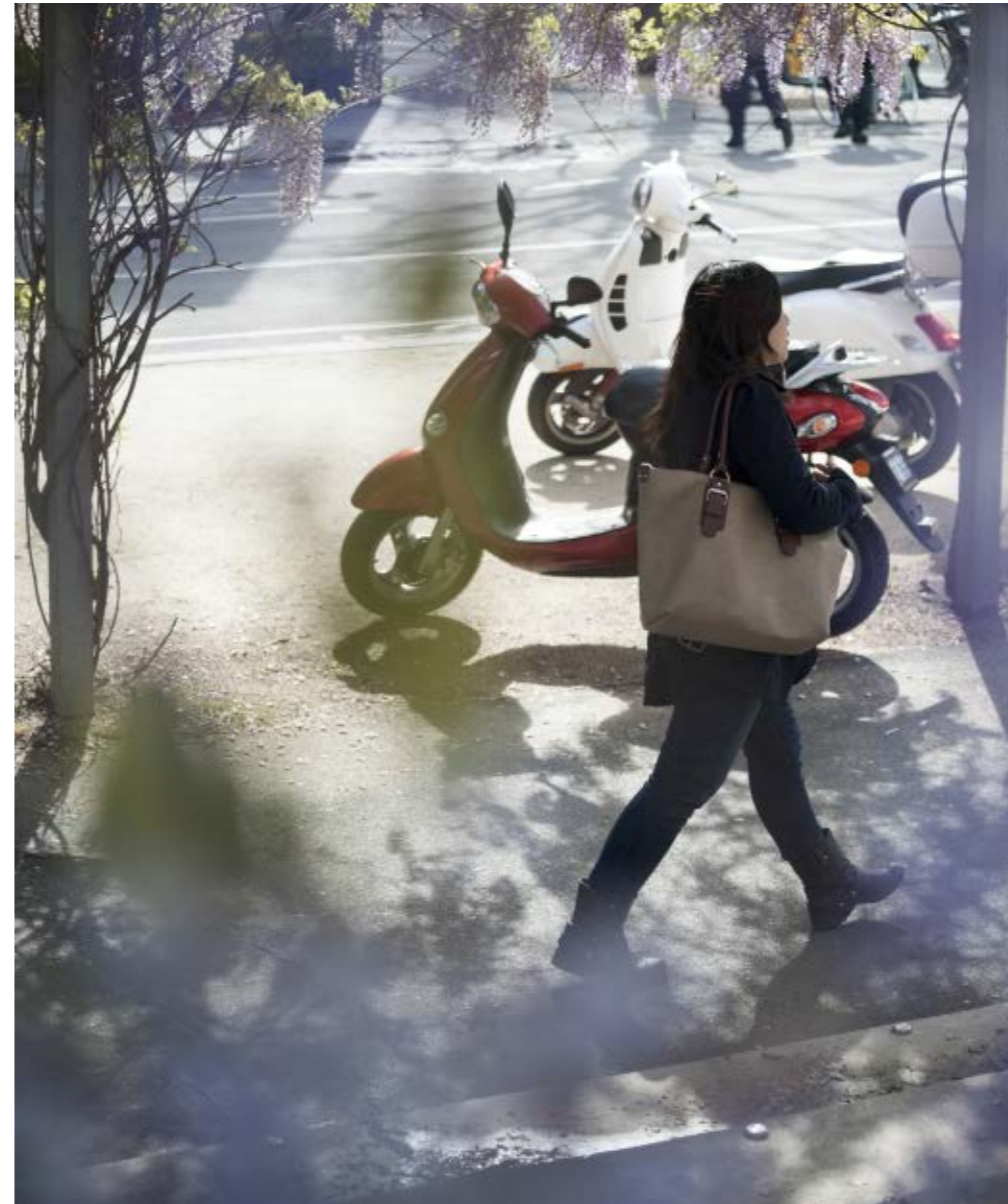
Carlton Wine Room
Cnr Faraday & Drummond St.

Markov Place
350-352 Drummond St.

LYGON ST.

King & Godfree
293 Lygon St.

Readings
309 Lygon St.



The Locals

ERROL ST.

Auction Rooms
103 Errol St.

Alan Randell-Smith Florist
40 Errol St.

QUEENSBERRY ST.

Grigons & Orr Cnr Store
445 Queensberry St.

Twenty & Six Espresso
594 Queensberry St.

North Melbourne and Carlton have always been the city's closest go-to places for those in the know. Both steeped in history and bursting with a sense of new opportunity, this has always been an exciting and evolving part of town.

North Melbourne's eclectic mix of treasures includes the fashionista haunt, Kids In Berlin, the burlesque and cabaret venue, Club Voltaire, and the comedy and music venue, the Melbourne Lithuanian Club.

For foodies, Lygon Street in Carlton continues to enjoy its decades long reputation as the best place to go for traditional Italian cuisine – with maybe a gelati or an espresso to follow. King & Godfree, one of the oldest licensed grocery stores in Australia, also stocks an appetising array of things to stock your pantry.

Restaurants, cafés, theatres, bars and gardens... everyone soon finds their own local favourite around here. The good news is they are all just a short walk away from Nord.



Café Culture

North Melbourne is home to many of the top rated spots in Melbourne's new café scene. Auction Rooms was awarded Melbourne's best café in 2013 by The Age, while the tucked-away Beatrix serves up a tasty array of cakes, slices, tarts and more.

In Carlton, Lygon Street is famous for its string of established coffee houses, such as the opulent Brunetti which is home to the city's most exquisite pastries.

The streets and laneways of the CBD also offer countless caffeine options, from grand old favourites such as Pellegrini's to the hip new darling, Brother Baba Budan.





The Largest Green Space in Melbourne

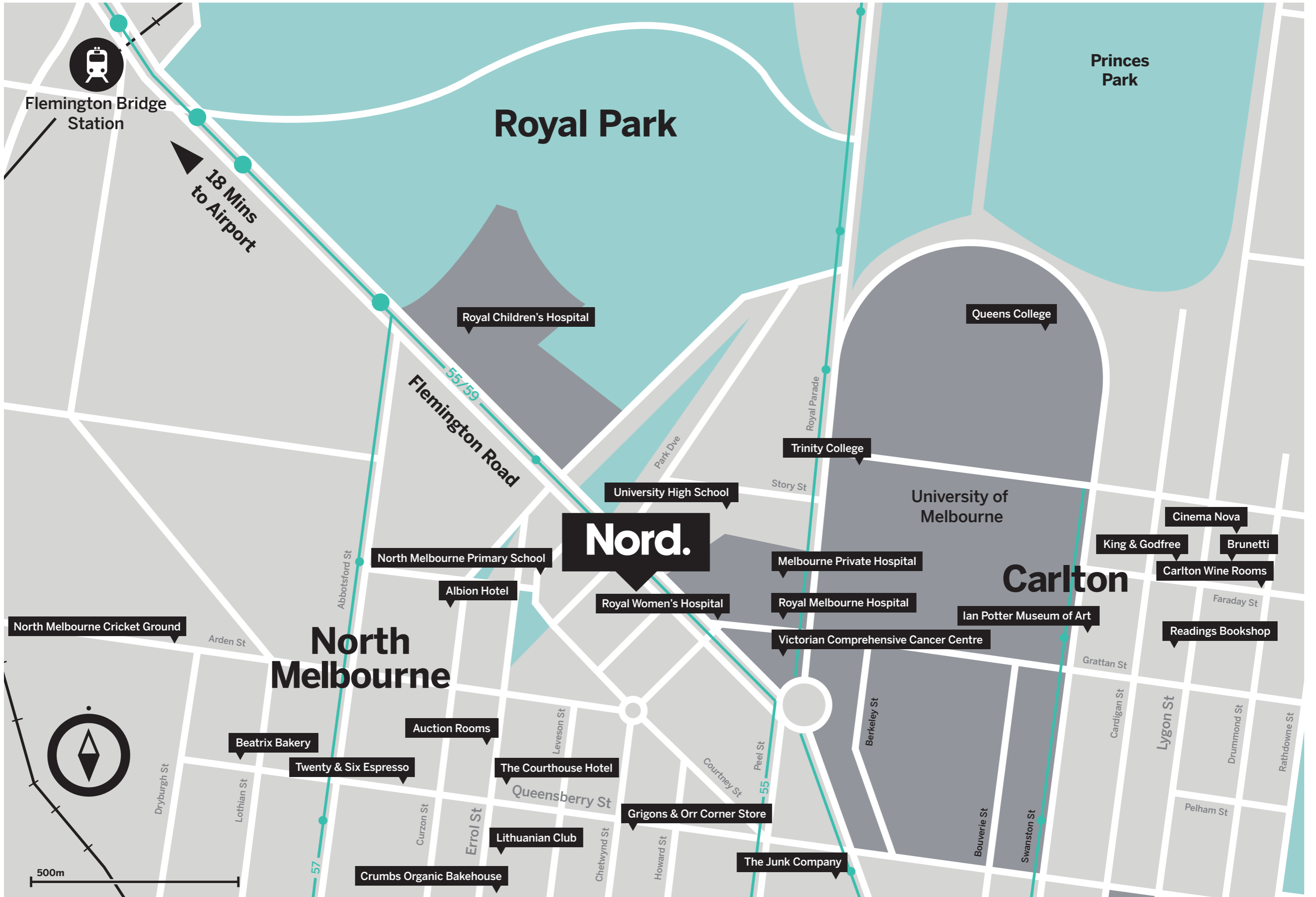
Royal Park

Royal Park covers an expansive 170 hectares of wide-open spaces, walking tracks, sporting fields, forests and grassland.

Since it was first established, Royal Park has been Melbourne's favourite park for recreation, relaxation and sport.

Royal Park caters for tennis, football, soccer, baseball, cricket, cycling, running and walking. It is also home to the State Netball and Hockey Centre and the Royal Park Golf Course.

The open grasses and lightly timbered eucalypt forests are home to possums and a colourful variety of birdlife, including rosellas, wrens and robins. For more exotic animals, the ever-popular Melbourne Zoo is also within Royal Park.



Flemington Bridge Station

18 Mins to Airport

Royal Park

Princes Park

Royal Children's Hospital

Queens College

Flemington Road

55/59

Park Dye

Trinity College

University High School

Story St

University of Melbourne

Nord.

North Melbourne Primary School

Melbourne Private Hospital

Cinema Nova

King & Godfree

Brunetti

Carlton Wine Rooms

Albion Hotel

Royal Women's Hospital

Royal Melbourne Hospital

Carlton

Ian Potter Museum of Art

Readings Bookshop

North Melbourne Cricket Ground

Arden St

North Melbourne

Victorian Comprehensive Cancer Centre

Grattan St



500m

Beatrix Bakery

Auction Rooms

Twenty & Six Espresso

The Courthouse Hotel

Dryburgh St

Lothian St

Curzon St

Errol St

Lithuanian Club

Crumbs Organic Bakehouse

Leveson St

Queensberry St

Chetwynd St

Grigons & Orr Corner Store

Howard St

Courtney St

Peel St

The Junk Company

Berkeley St

Bouverie St

Swanston St

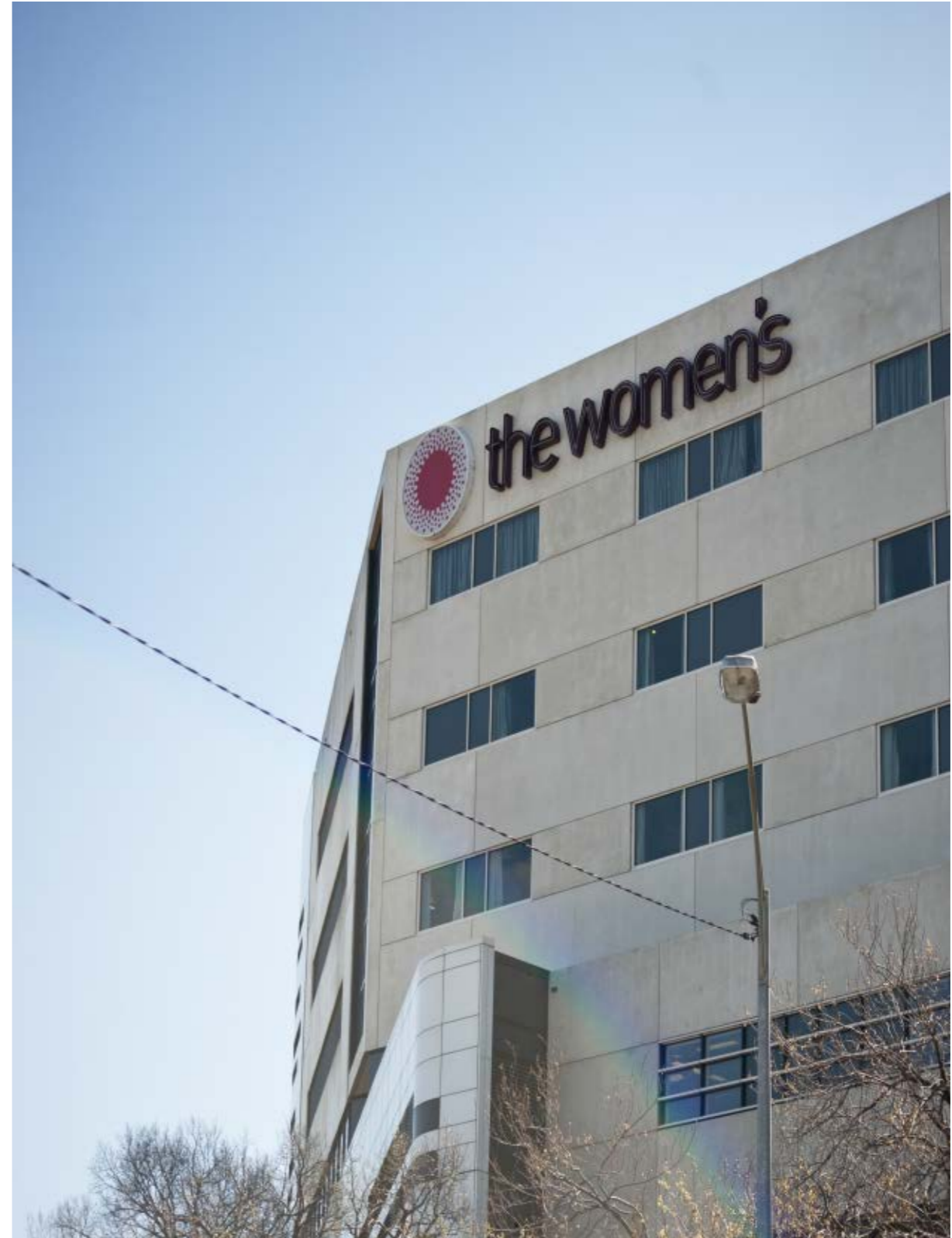
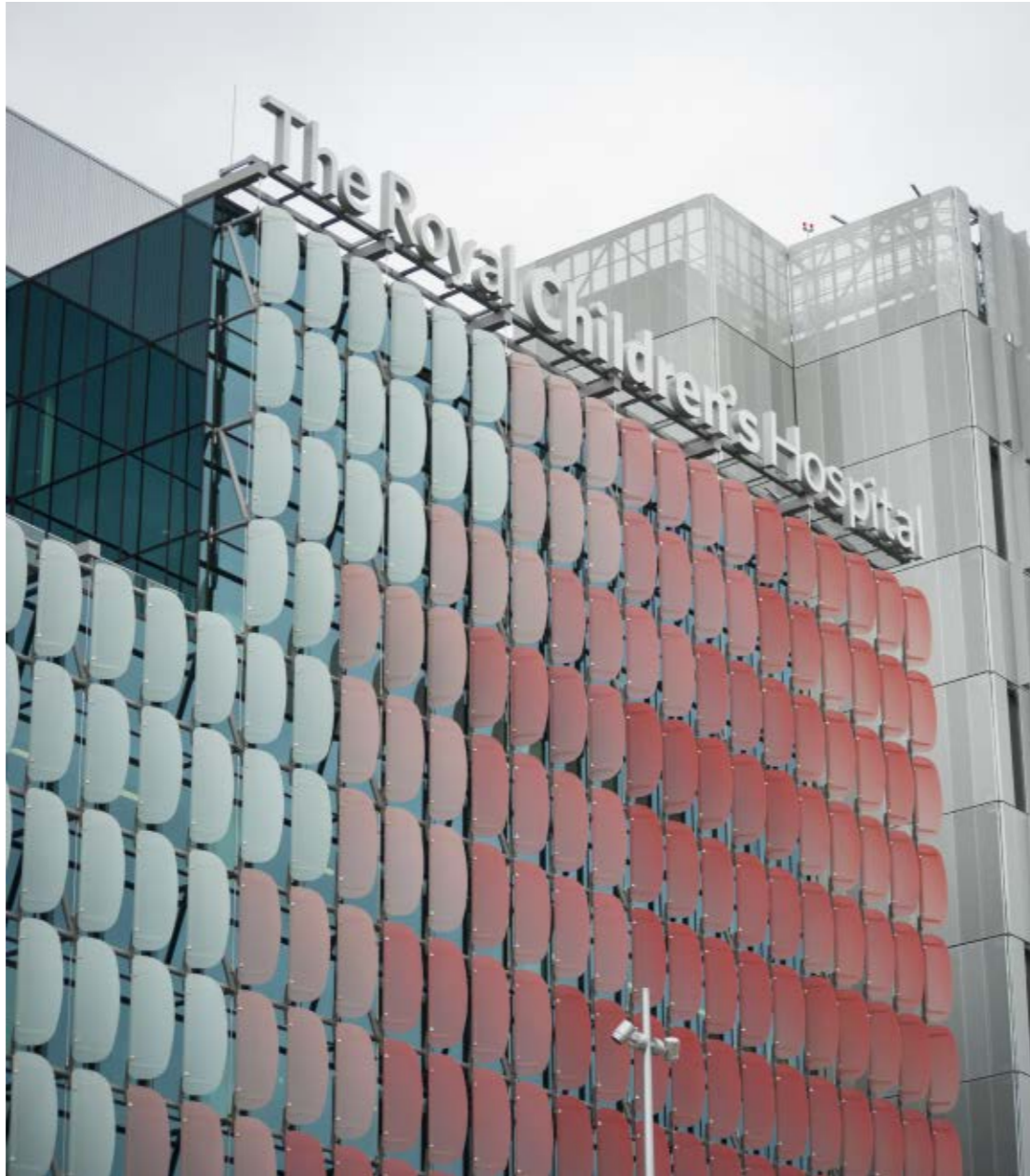
Cardigan St

Lygon St

Drummond St

Rathdowne St

Pelham St



Medical Precinct

The world-class Royal Women's Hospital, Royal Melbourne Hospital, Royal Children's Hospital and new \$1 billion Victorian Comprehensive Cancer Centre are all within close proximity.



Education Precinct

Two of Australia's finest education institutions, the University of Melbourne and RMIT, are also within easy walking distance. The renowned William Angliss Institute is also close by in Melbourne City.



Nord. No Ordinary **Apartments**

Timeless
Reflective
Classic

Defined by a timeless Scandinavian aesthetic and Hayball's renowned quality interiors and attention to detail, Nord is classic architecture made to enjoy now and stand the test of time.

Intelligent, stylish architectural form allows light to reflect within, while at the same time apartments offer sweeping views to the horizon or Nord's own intimate designer courtyards.

"The façade of bevelled cut glass forms an articulated and enduring architectural form. A sophisticated and classic design fit for a boulevard setting."

Rob Stent, Hayball Architects



Level 12 Harbour View





Exclusive
Spacious
Serene

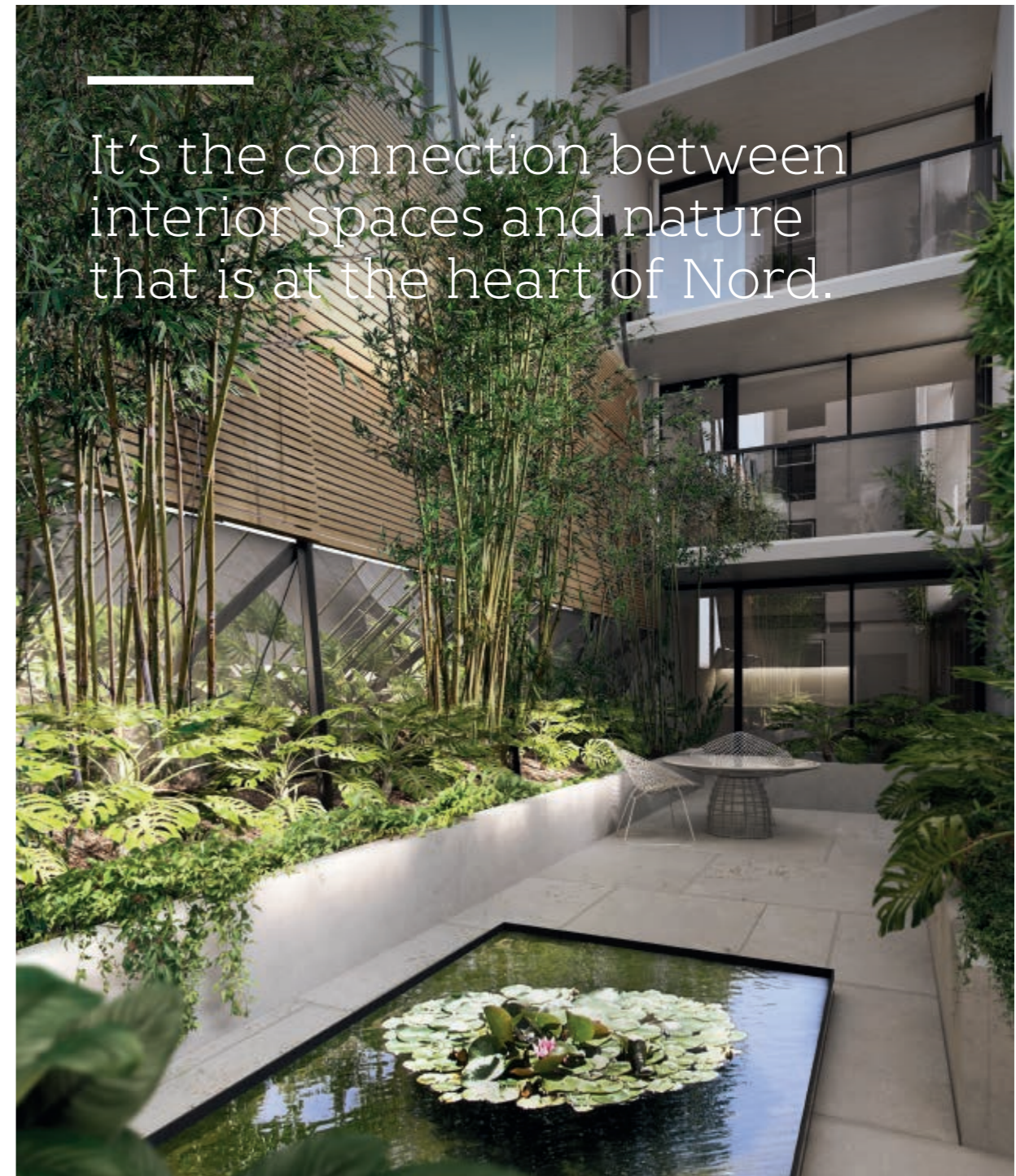
Nord's upper floors offer magnificent views of the Harbour, the City, Royal Park and the Boulevard.

Lobby & Lifestyle Manager

Design
Service
Security

The Nordic design language extends to the lobby, where sculpted timber pieces, executed with incredible craftsmanship, flow into a foyer desk. The lobby and entrance are warm and welcoming spaces, and it is here that the Lifestyle Manager can be found.

The Lifestyle Manager is on-site and can help Nord residents to simplify and streamline time consuming tasks. Daily tasks such as signing for parcels, giving tradespeople access, accepting deliveries or booking the rooftop space for functions can be dealt with by this manager in a timely and confidential manner. This person will be a welcome and integral part of any resident's busy life.



It's the connection between interior spaces and nature that is at the heart of Nord.

Garden Courtyards

Tranquil
Private
Sanctuary

Nestled within the Nord apartments are two beautiful garden courtyards – tranquil, private and lush green spaces designed by the award winning Fleming's Nurseries.

Fleming's Nurseries, winner of the 2013 Best in Show at London's prestigious RHS Chelsea Flower Show in the UK, is renowned for bringing the best in environmental practice into the urban environment.

The innovative approach of Fleming's Nurseries challenges conventional garden design. For Nord they have designed water features with pools that reflect the sky and create an oasis for residents to enjoy. It's just one more connection between interior spaces and nature that is at the heart of Nord.



Rooftop Garden

Uninterrupted City Views Indoor/Outdoor

The Nord rooftop garden is a place for residents to share, with panoramic views and stunning landscape design by Fleming's Nurseries.

Expansive decking with a perimeter of deep planter boxes provides a beautiful space for relaxing or entertaining, with spectacular views to Royal Park, the Harbour, Melbourne City and the Boulevard.

The rooftop has been designed to create a sense of freedom and light, with private nooks, undercover areas and wide spaces, all bathed in sunlight.

A modern take on the classic pergola means views can be enjoyed and guests entertained throughout the year. This versatile, indoor/outdoor space also includes a furnished lounge with a residents cinema area, kitchen and dining space suitable for a multitude of uses.

The aesthetic of Scandinavian design.



The Style

Timeless Clean Design

Nord interiors feature a Scandinavian aesthetic – clean designs inspired by nature and the northern climate. There is a classic simplicity to this design that is of enduring style and value.

Materials are natural and robust, carefully crafted and assembled to endure for years to come. Elegant and natural finishes evoke Scandinavian artisans of old – a perfect meeting of form and function, but always with people in mind.

Each apartment is designed for pure comfort. Nord offers a relaxed environment that promotes minimal living and provides a beautiful canvas to inspire a personal touch.

With contemporary design, subtle curves and clean lines, Nord's living spaces are a joy to see, to touch and to share.



Scandinavian design inspiration at Corporate Culture, 680 Elizabeth St Melbourne.

The Space

Flexible Functional Home

Nord apartments feature classic, timeless and clean design with an innovative and intelligent use of space. These are homes that create a sense of warmth and belonging with a beautiful colour palette, furnishings and fittings.

The way we all use space is changing, and Hayball's interiors respond to how the owner wants to live. Everything is considered, from storage space for cleaning supplies, to flexible room configurations.

Sliding screens can change a bedroom to a living room or large open plan in an instant. It's modular, open plan living designed to maximise the views of Royal Park, the Harbour, Melbourne City and the Boulevard.

All apartments have a private terrace or balcony with generous space for outdoor furniture. The balconies are inset, ensuring sheltered indoor/outdoor living for all kinds of weather, as well as a sense of privacy and enclosure.



A flexible living space for modern life

The Detail

Curated Natural Bespoke

A neutral palette of black and white offers more possibilities, with natural materials used wherever possible.

The kitchen benchtops are generous preparation spaces, which can also be used for sharing meals, or socialising while preparing a meal. Authentic Scandinavian styled splashbacks, 40mm stone benchtops, double glazed windows and more have been considered to create an apartment that is both stylish and hard-wearing.

Scandinavian design inspiration at Corporate Culture, 680 Elizabeth St Melbourne.



Oliver Hume

Oliver Hume Corporation is a multi-disciplinary property organisation with over 60 years of experience in the residential development industry.

It has offices along the Eastern Seaboard of Australia with offices in Melbourne, Sydney, Brisbane, Sunshine Coast and Gold Coast and is active in land, medium density and high rise segments.

The organisation specialises in the delivery of corporate advisory services, project marketing, project management, development site sales or acquisitions, asset management and strategic research to, and on behalf of public and private organisations.

Synergy Funds Management, a division of the Oliver Hume Corporation, is the specialist funds management business unit with a strong track record of delivering strong outcomes underpinned by intelligent, strategic real estate decisions and evaluation.



Hayball Architects

Hayball is a Melbourne-based architecture, interior and urban design practice with nearly 30 years experience in the industry. In that time it has realised hundreds of projects, from single and multi-residential buildings to schools and universities across Australia, South-East Asia and China.

Hayball's strength is understanding how people occupy space and how space is used differently in each generation.

Hayball design for good living, creating more with less, without embellishment or ostentation, with character and enduring appeal.



Nord. No Ordinary *Views* **Views**

BOULEVARD

CITY

Level 12

HARBOUR

ROYAL PARK



Level 10



BOULEVARD

CITY

Level 08

HARBOUR

ROYAL PARK



Level 06



BOULEVARD

CITY

Level 04

HARBOUR

ROYAL PARK



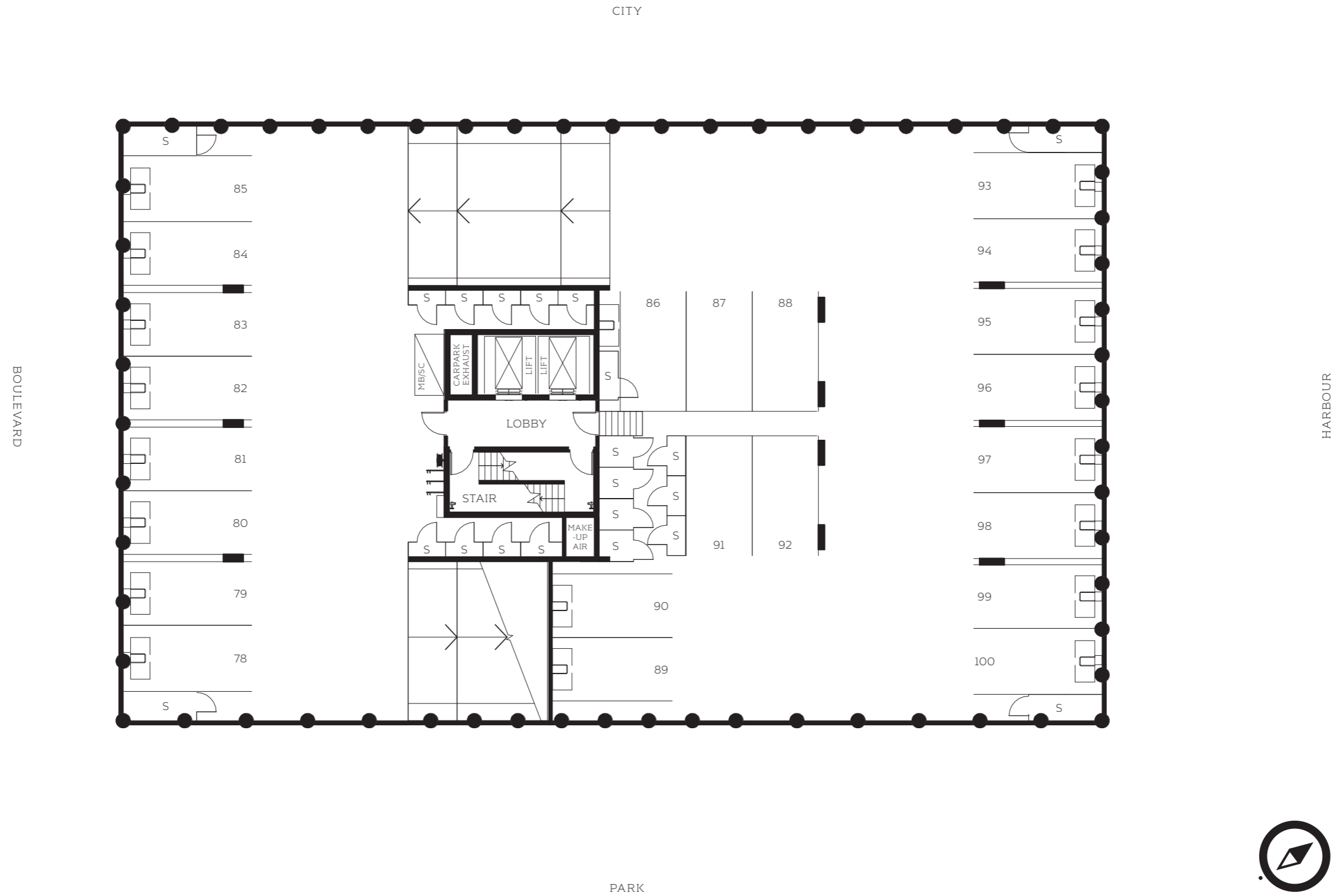
Level 02



Nord. No Ordinary **Floorplate**

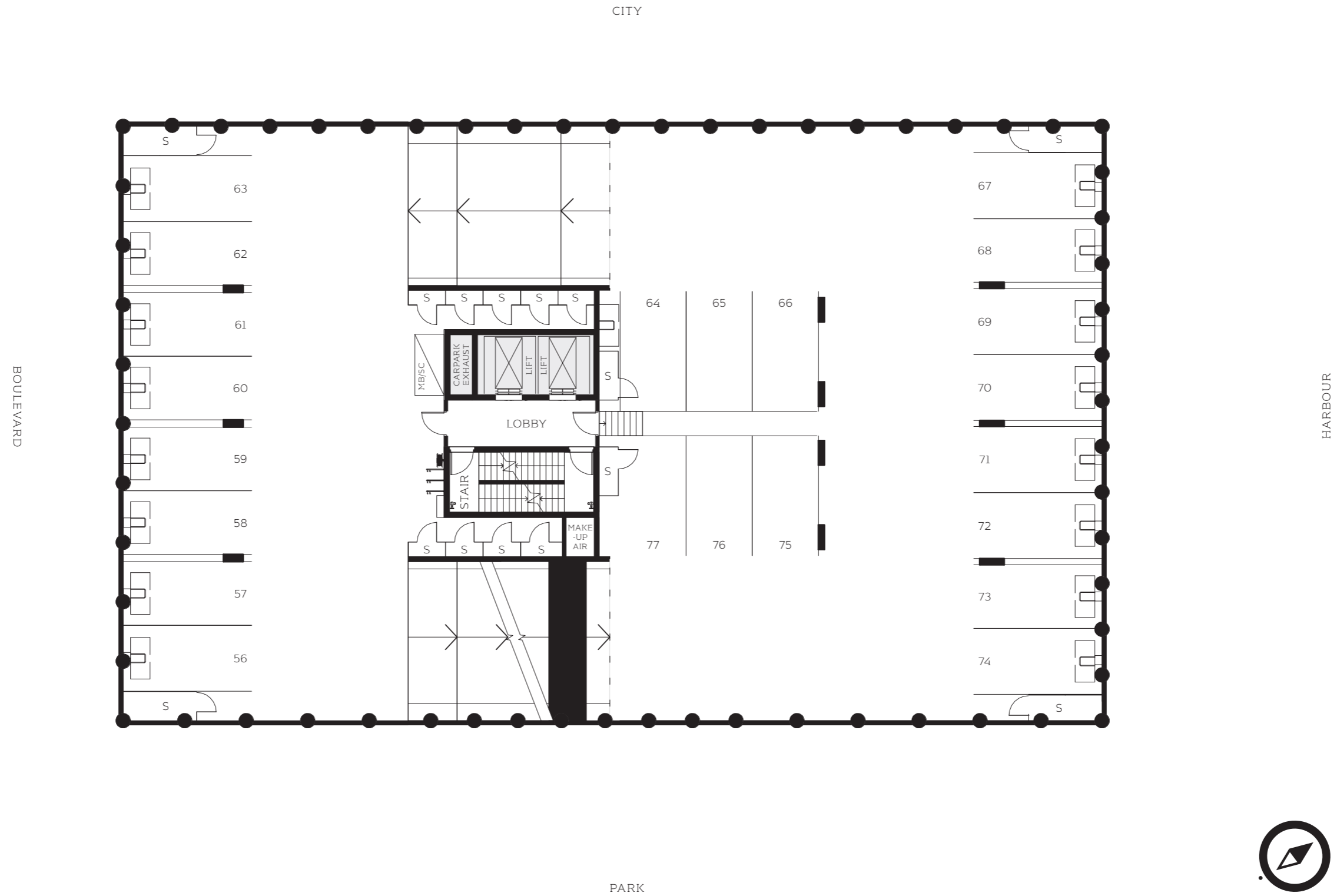
Nord Apartments

Basement Level 4



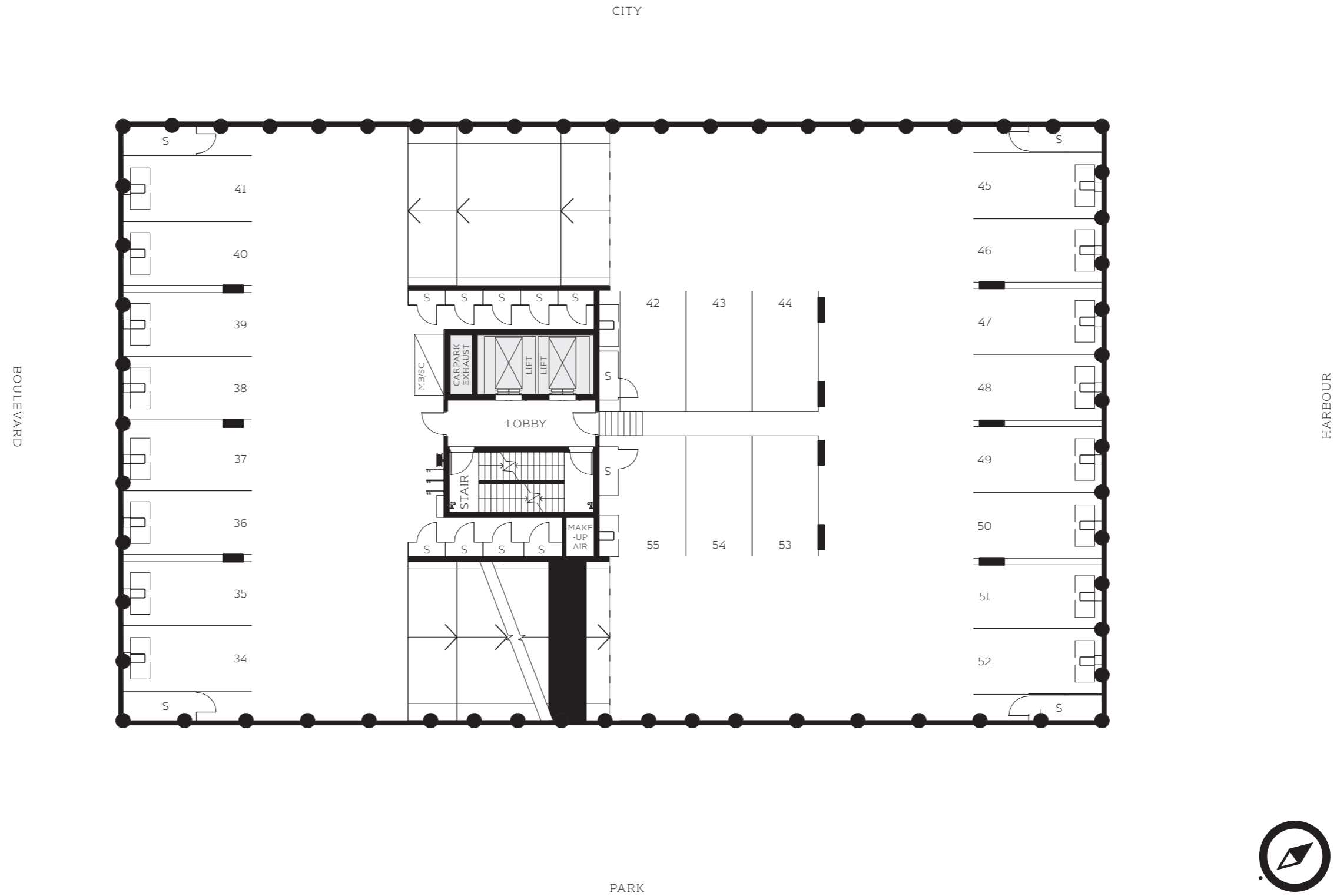
Nord Apartments

Basement Level 3



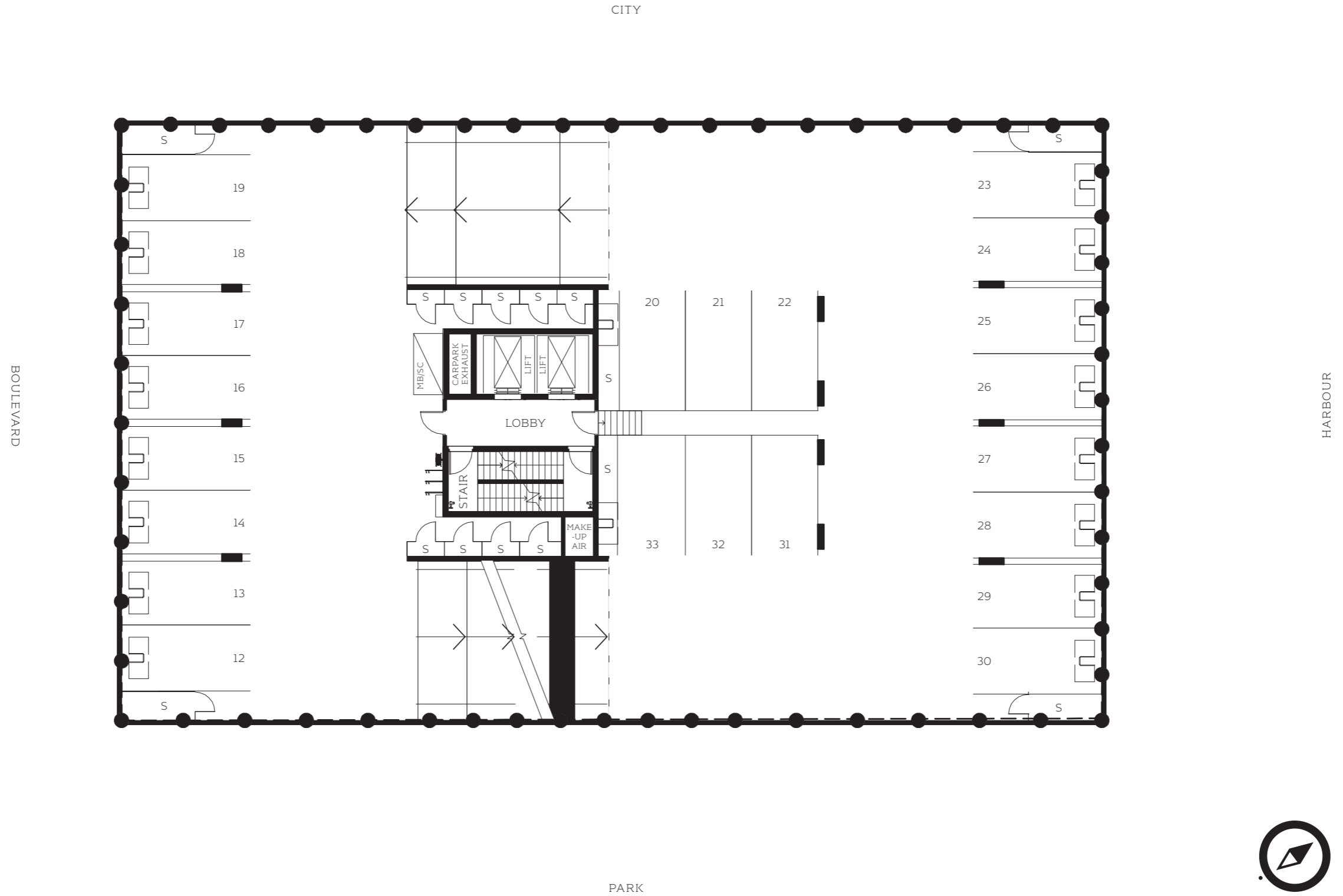
Nord Apartments

Basement Level 2



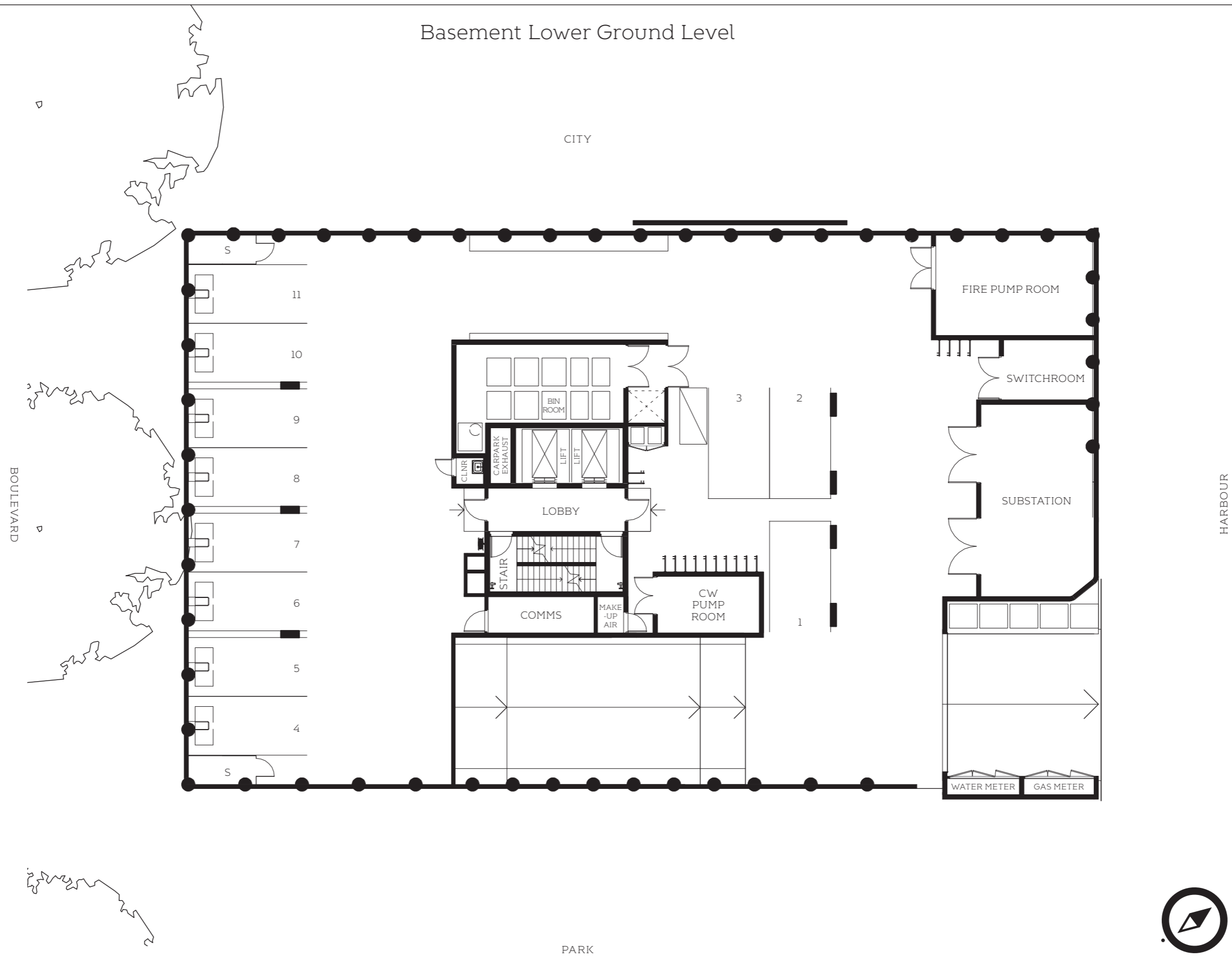
Nord Apartments

Basement Level 1



Nord Apartments

Basement Lower Ground Level



Nord Apartments

Ground Level



Nord Apartments

Level 1



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Nord Apartments

Level 2



Nord Apartments

Level 3



Nord Apartments

Level 4



Nord Apartments

Level 5



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Nord Apartments

Level 6



Nord Apartments

Level 7



Nord Apartments

Level 8



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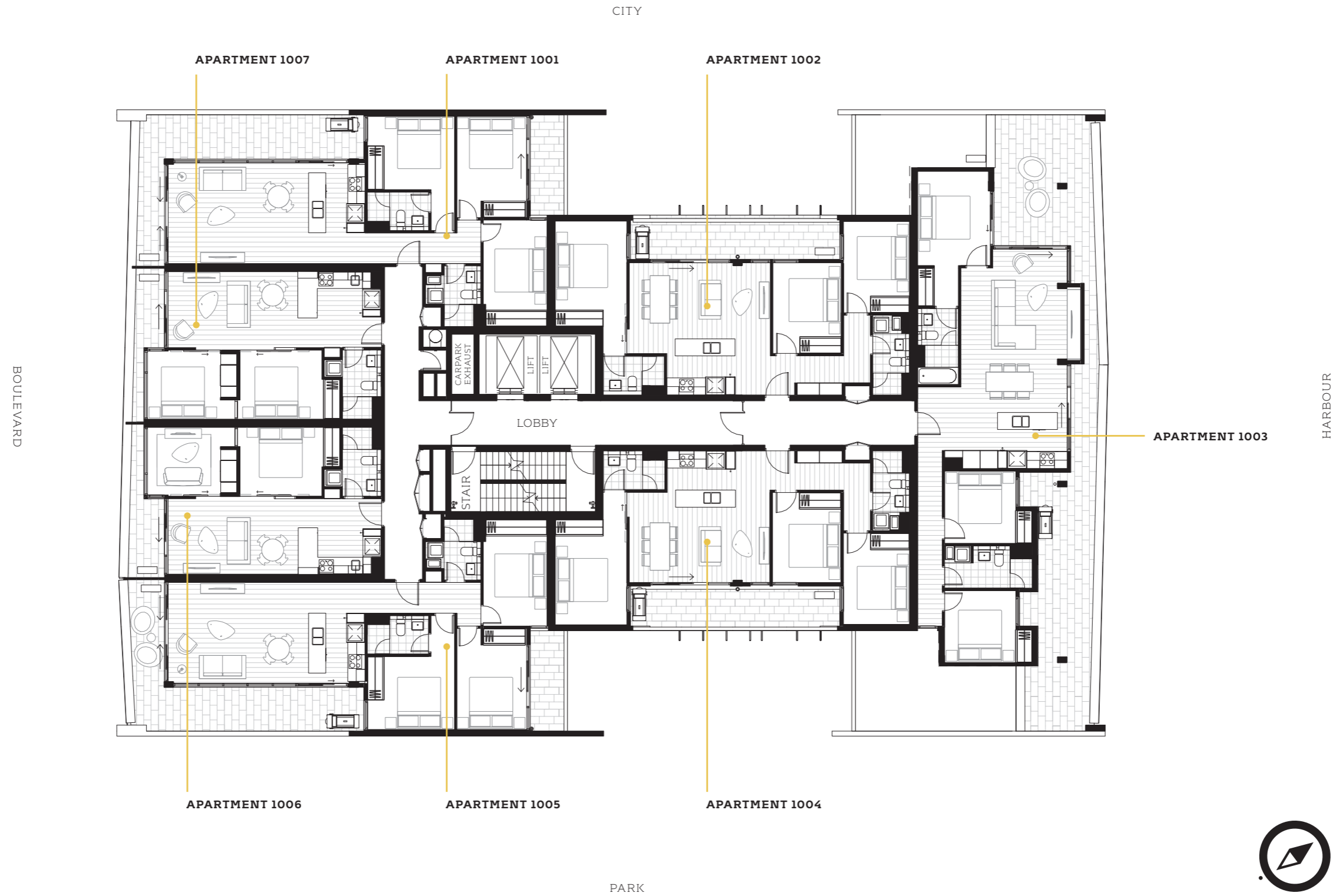
Level 9



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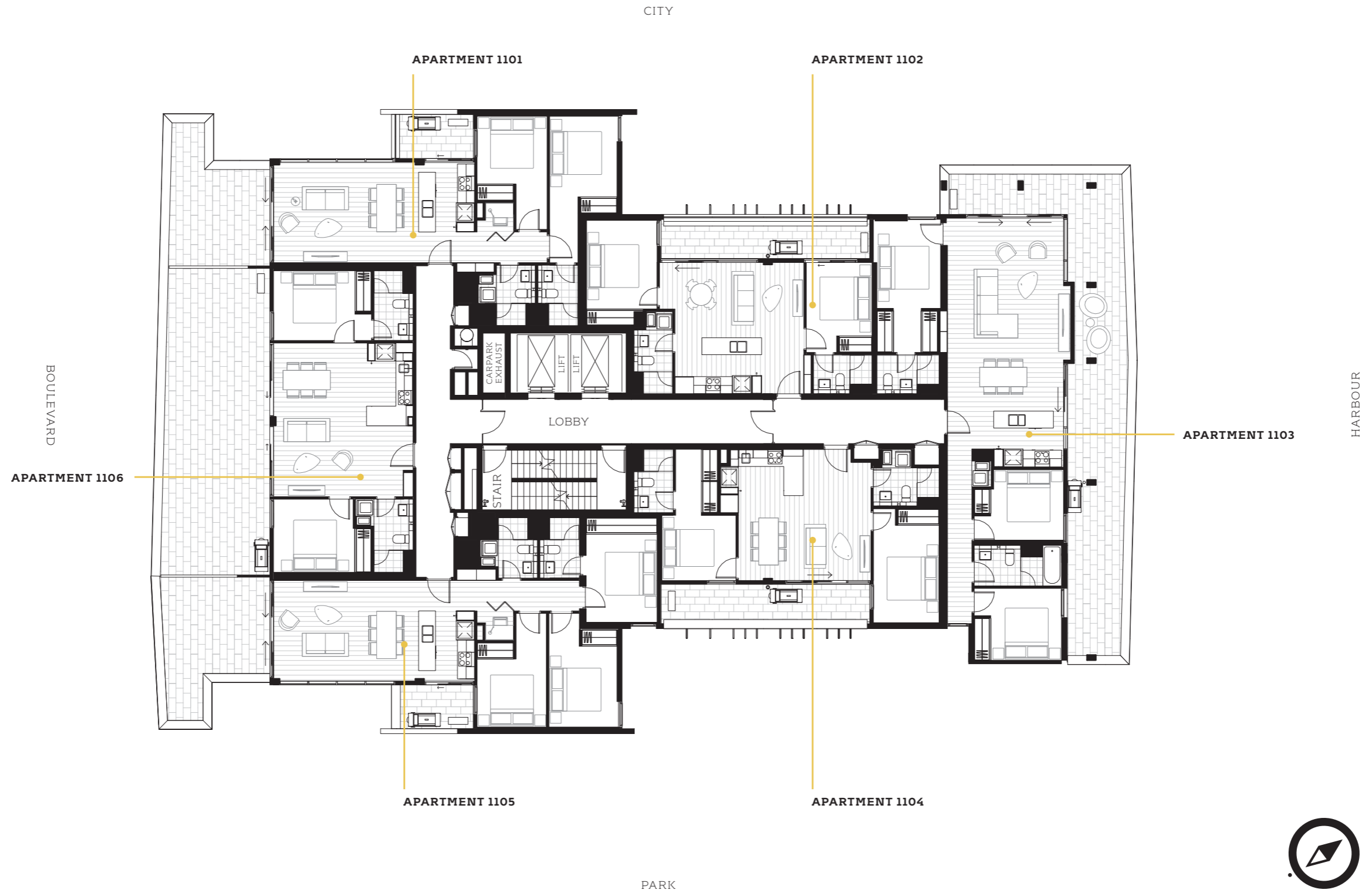
Nord Apartments

Level 10



Nord Apartments

Level 11



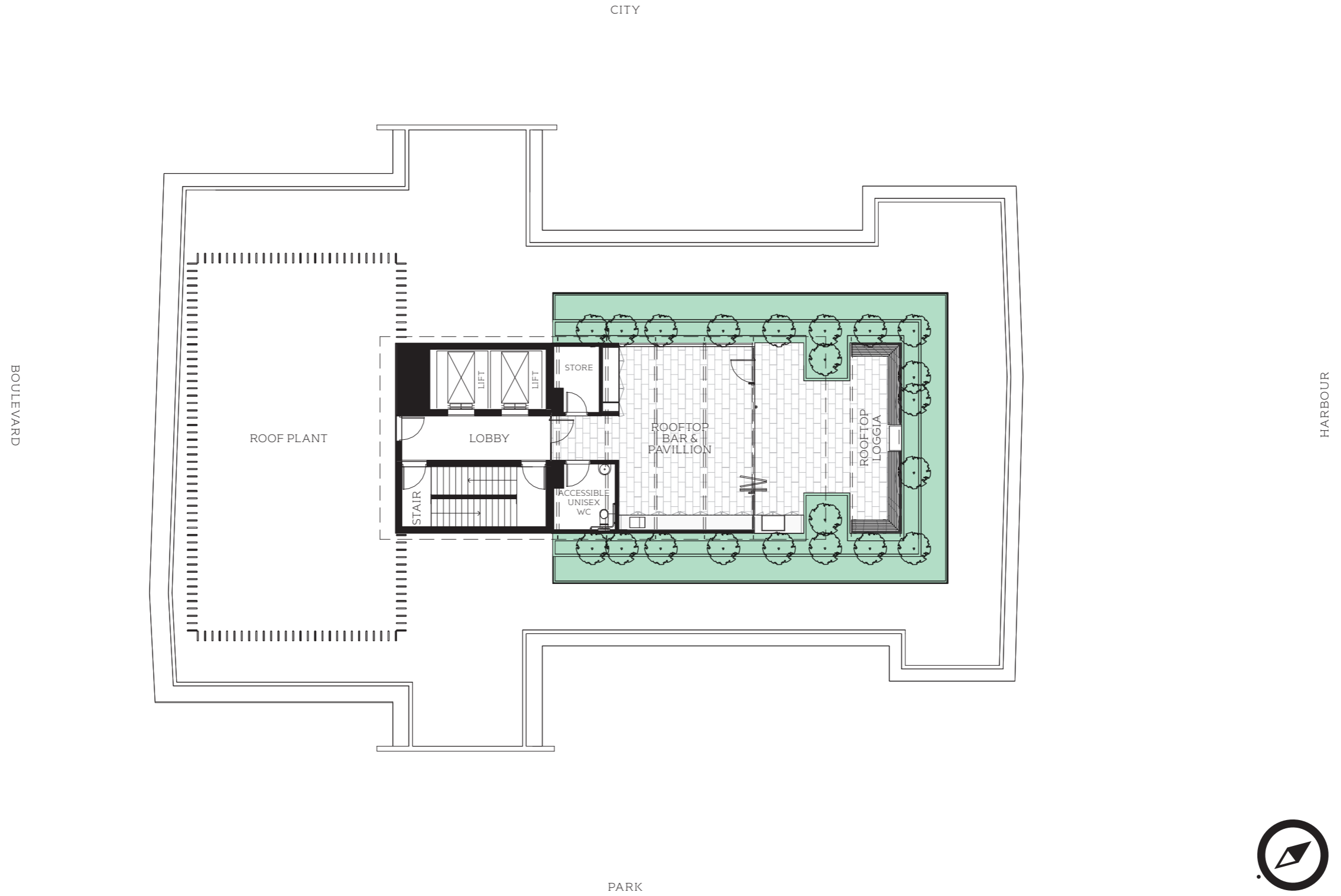
Nord Apartments

Level 12



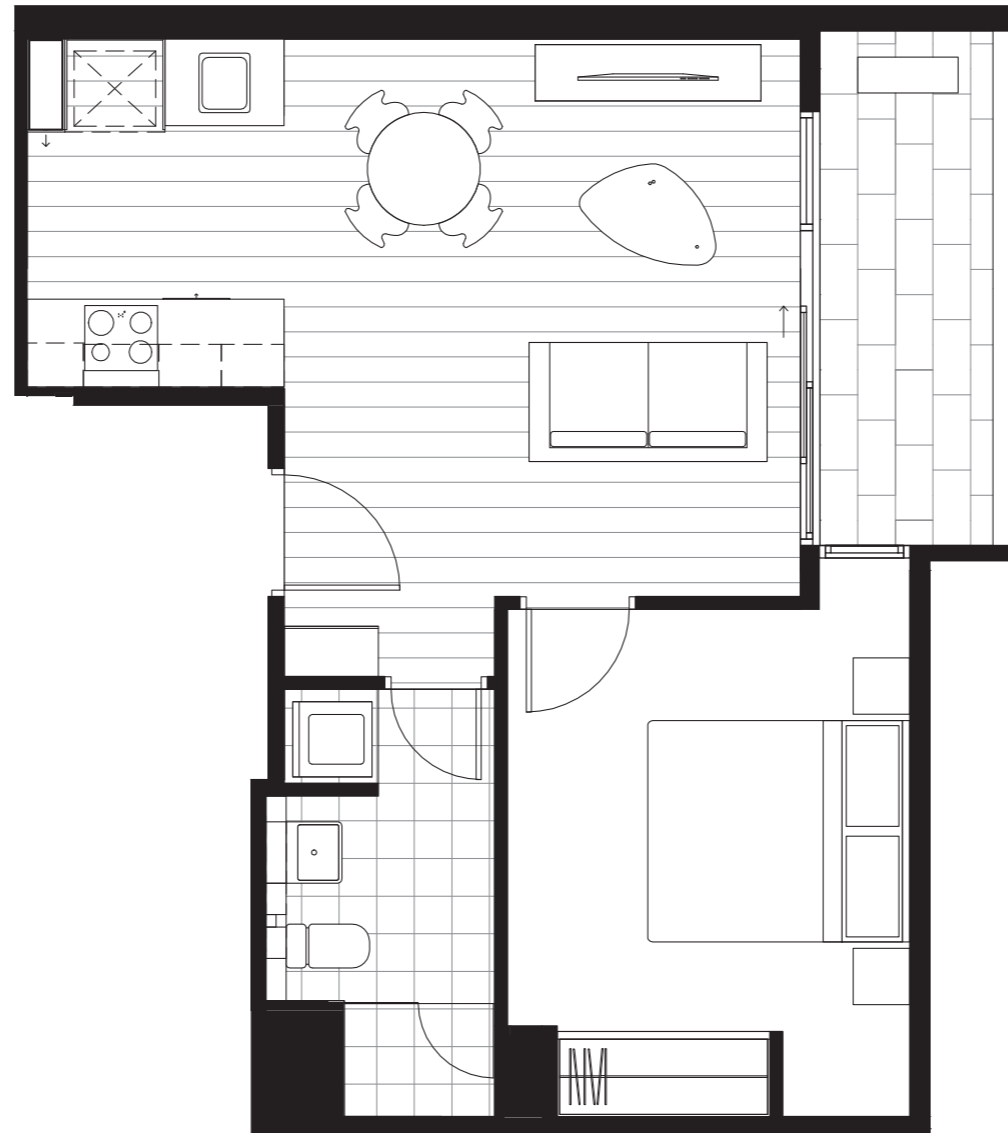
Nord Apartments

Rooftop Level



Nord. No Ordinary *Floorplans* **Floorplans**

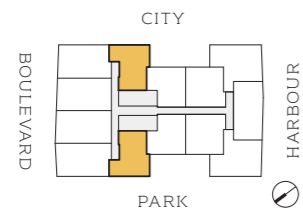
Nord.



One Bedroom Apartment



TYPE
1A



1 Bedroom
1 Bathroom

Apartment (m²)

101, 201, 301, 401, 501, 601, 701, 801, 901

Internal

50

External

7

Total

57

Mirrored

107, 209, 309, 409, 509, 609, 709, 809, 909

50

7

57

83 Flemington Road
NordMelbourne.com.au

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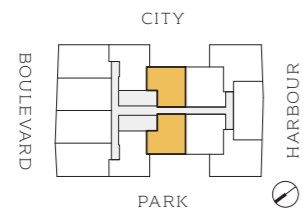
Nord.



One Bedroom Apartment

TYPE

1B



1 Bedroom
1 Bathroom

Apartment (m²)

202, 302, 402, 502, 602, 702, 802, 902

Internal

46

External

7

Total

53

Mirrored

208, 308, 408, 508, 608, 708, 808, 908

47

6

53

83 Flemington Road
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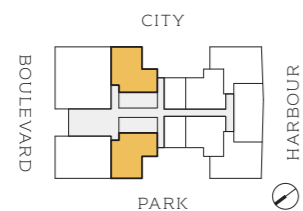


Two Bedroom Apartment



TYPE

2A



2 Bedroom
1 Bathroom
1 Car Park
1 Storage

Apartment (m²)
G01

Internal
65

External
13

Total
78

Mirrored
G09

65

13

78

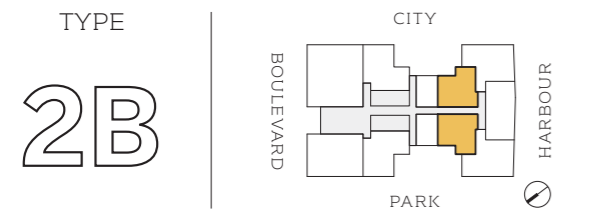
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Nord.



Two Bedroom Apartment



2 Bedroom
1 Bathroom
1 Storage

Apartment (m²)
G03, 102, 203, 303, 403, 503, 603, 703,
803, 903

Mirrored
G07, 106, 207, 307, 407, 507, 607, 707,
807, 907

Internal	External	Total
50	6	56
51	6	57

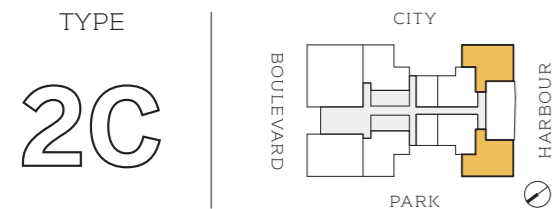
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Nord.



Two Bedroom Apartment



2 Bedroom
1 Bathroom
1 Car Park
1 Storage

Apartment (m²)
G04

Internal
60

External
7

Total
67

Mirrored
G06

62

11

73

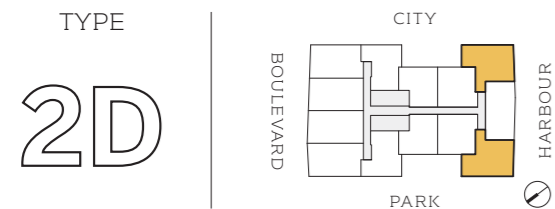
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Nord.



Two Bedroom Apartment



2 Bedroom
1 Bathroom
1 Car Park
*1 Storage

Apartment (m²)
103*, 204*, 304, 404*, 504, 604, 704,
804, 904

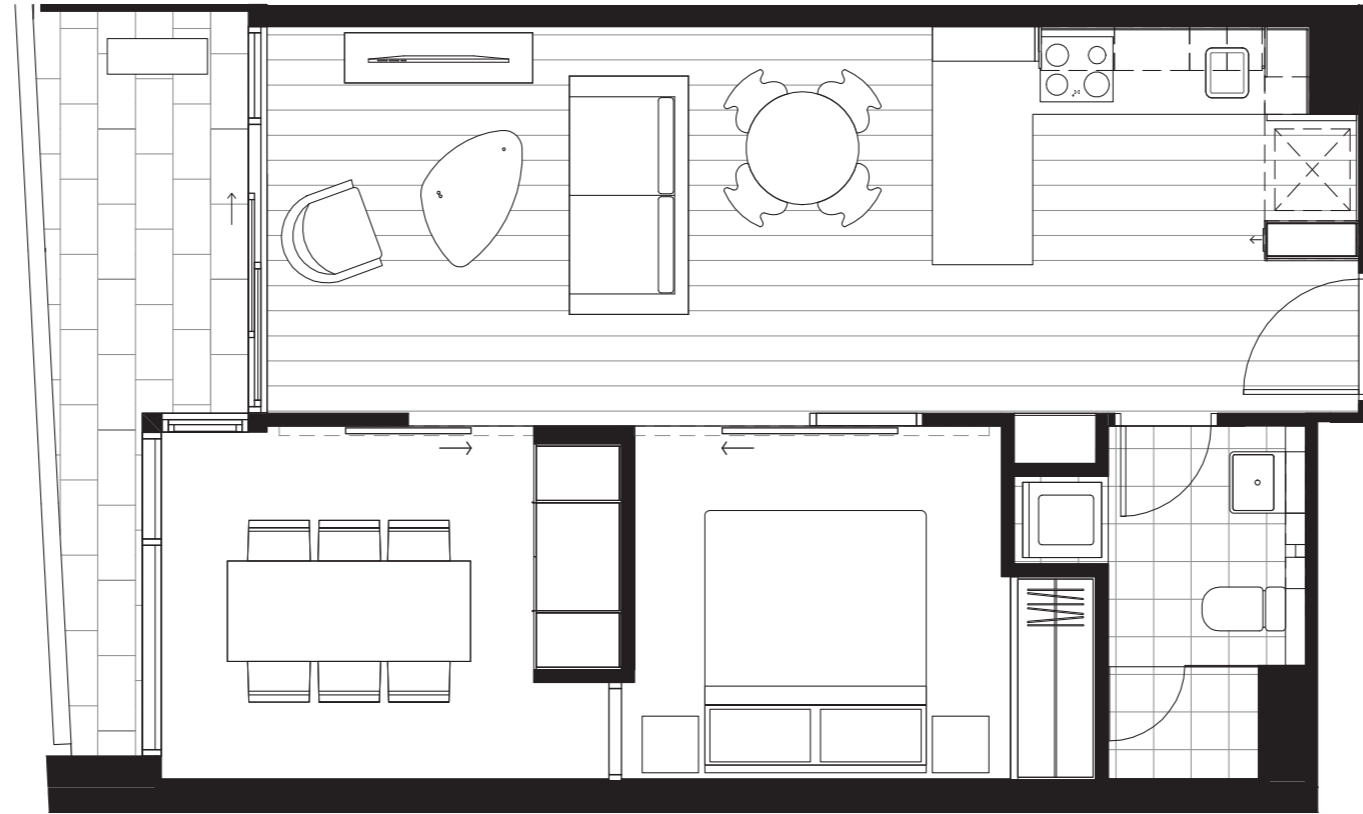
Mirror
105, 206, 306*, 406, 506*, 606*, 706*,
806*, 906

Internal	External	Total
62	8	70
62	8	70

83 Flemington Road
NordMelbourne.com.au

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Nord.

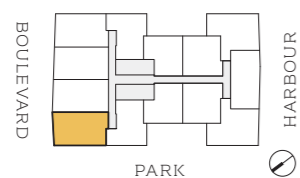


Two Bedroom Apartment

TYPE

2E

CITY



2 Bedroom
1 Bathroom
1 Car Park
*1 Storage

Apartment (m²)

108, 210, 310, 410, 510, 610*

Internal
59

External
8

Total
67

83 Flemington Road
NordMelbourne.com.au

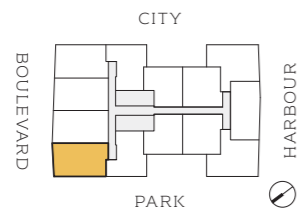
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Nord.



Two Bedroom Apartment

TYPE
2F



2 Bedroom
1 Bathroom
1 Car Park
1 Storage

Apartment (m²)
710, 810, 910

Internal
62

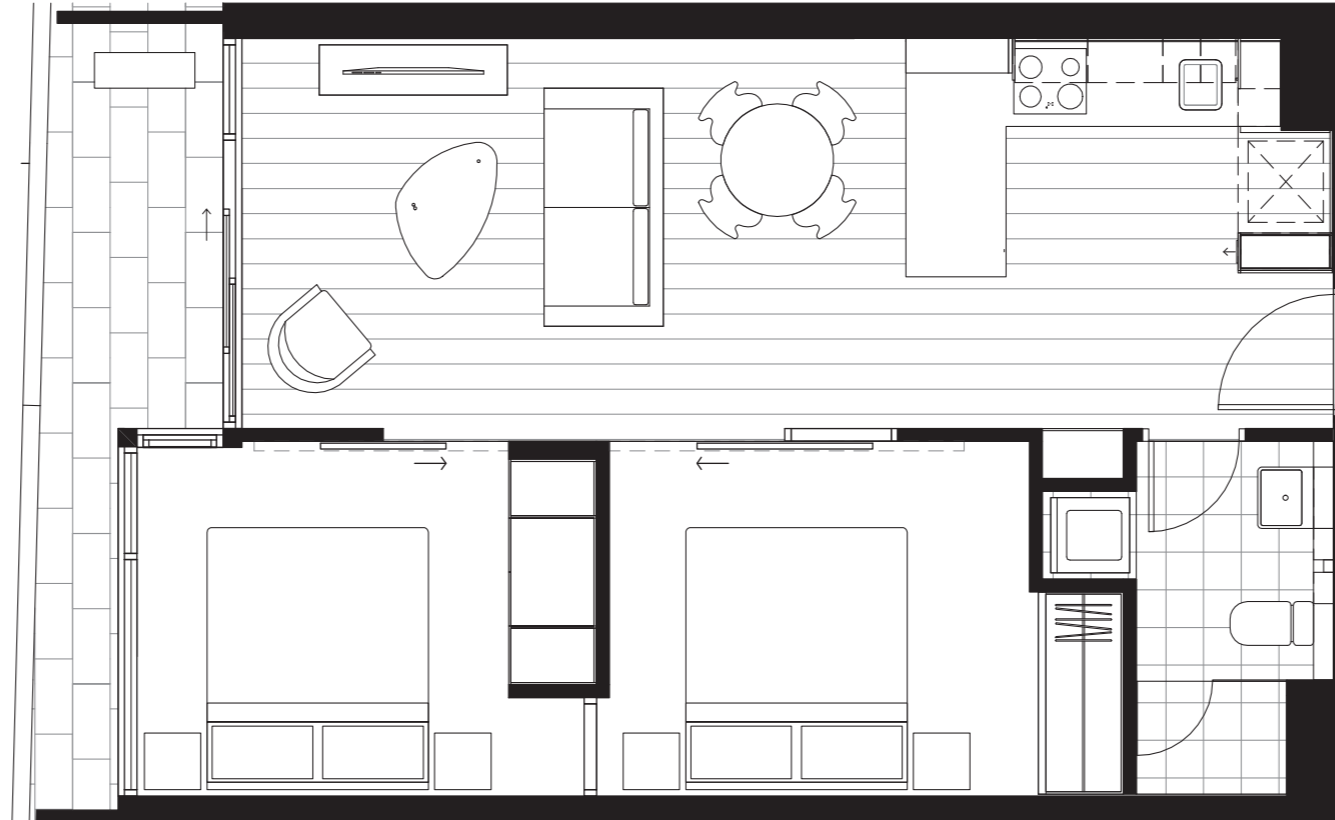
External
6

Total
68

83 Flemington Road
NordMelbourne.com.au

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Nord.



Two Bedroom Apartment

TYPE

2G

CITY

BOULEVARD

PARK

HARBOUR

2 Bedroom
1 Bathroom
1 Car Park
*1 Storage

Apartment (m²)
110, 1007*

Internal
60

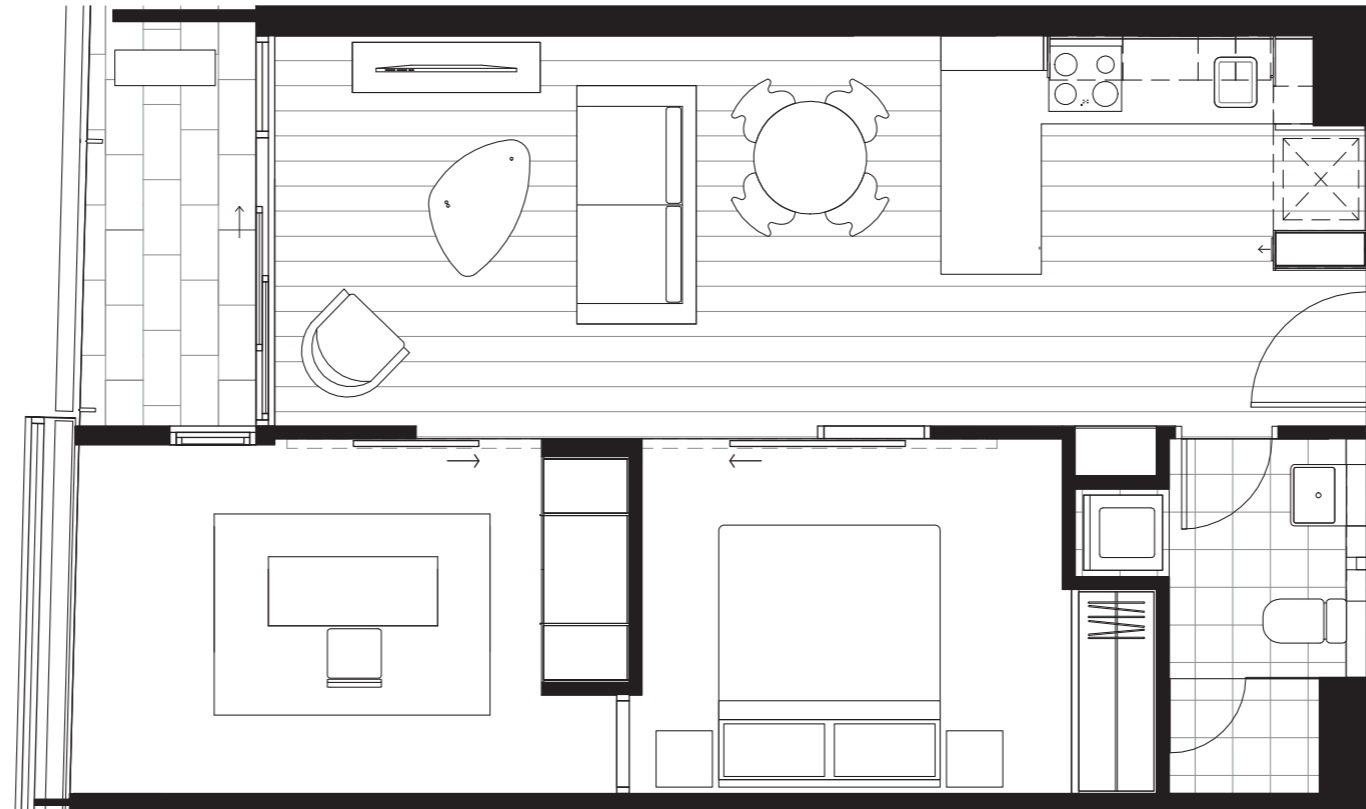
External
8

Total
68

83 Flemington Road
NordMelbourne.com.au

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Nord.



Two Bedroom Apartment

TYPE

2H

CITY

BOULEVARD

PARK

HARBOUR

2 Bedroom
1 Bathroom
1 Car Park

Apartment (m²)
212, 312, 412, 712, 812, 912
512, 612

Internal	External	Total
63	5	68
62	5	67

83 Flemington Road
NordMelbourne.com.au

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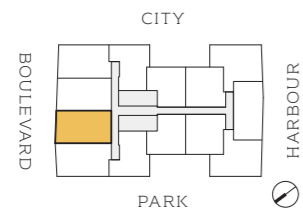
Nord.



Two Bedroom Apartment

TYPE

21



2 Bedroom
1 Bathroom
1 Car Park
*1 Storage

Apartment (m²)

109

1006*

Internal

60

60

External

9

8

Total

69

68

83 Flemington Road
NordMelbourne.com.au

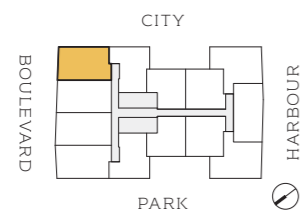
Disclaimer: Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

Nord.



Two Bedroom Apartment

TYPE
2J



2 Bedroom
1 Bathroom
1 Car Park

Apartment (m²)
111, 513, 613

Internal
59

External
6

Total
65

83 Flemington Road
NordMelbourne.com.au

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Nord.



Two Bedroom Apartment



TYPE
2K

CITY
BOULEVARD
PARK
HARBOUR

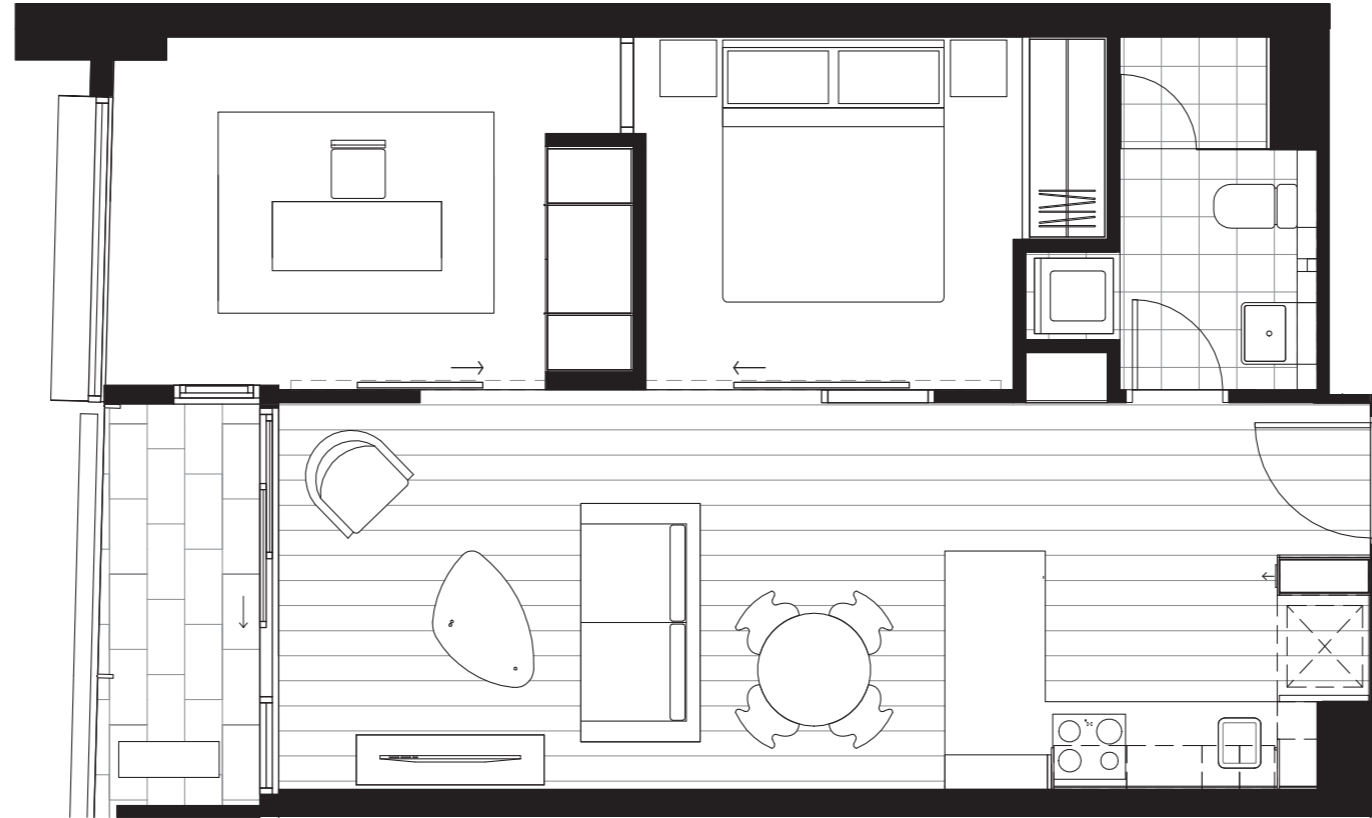
2 Bedroom
1 Bathroom
1 Car Park
*1 Storage

Apartment (m ²)	Internal	External	Total
211, 311, 411, 711, 811, 911*	63	6	69
511, 611	62	6	68

83 Flemington Road
NordMelbourne.com.au

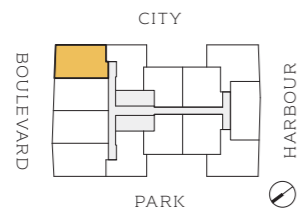
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Nord.



Two Bedroom Apartment

TYPE
2L



2 Bedroom
1 Bathroom
1 Car Park

Apartment (m²)
213, 313, 413, 713, 813, 913

Internal
61

External
5

Total
66

83 Flemington Road
NordMelbourne.com.au

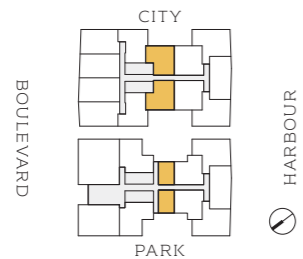
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Nord.



Two Bedroom Apartment

TYPE
2M



2 Bedroom
2 Bathroom
1 Car Park
1 Storage

Apartment (m²)
G02 – Level 1 & 2

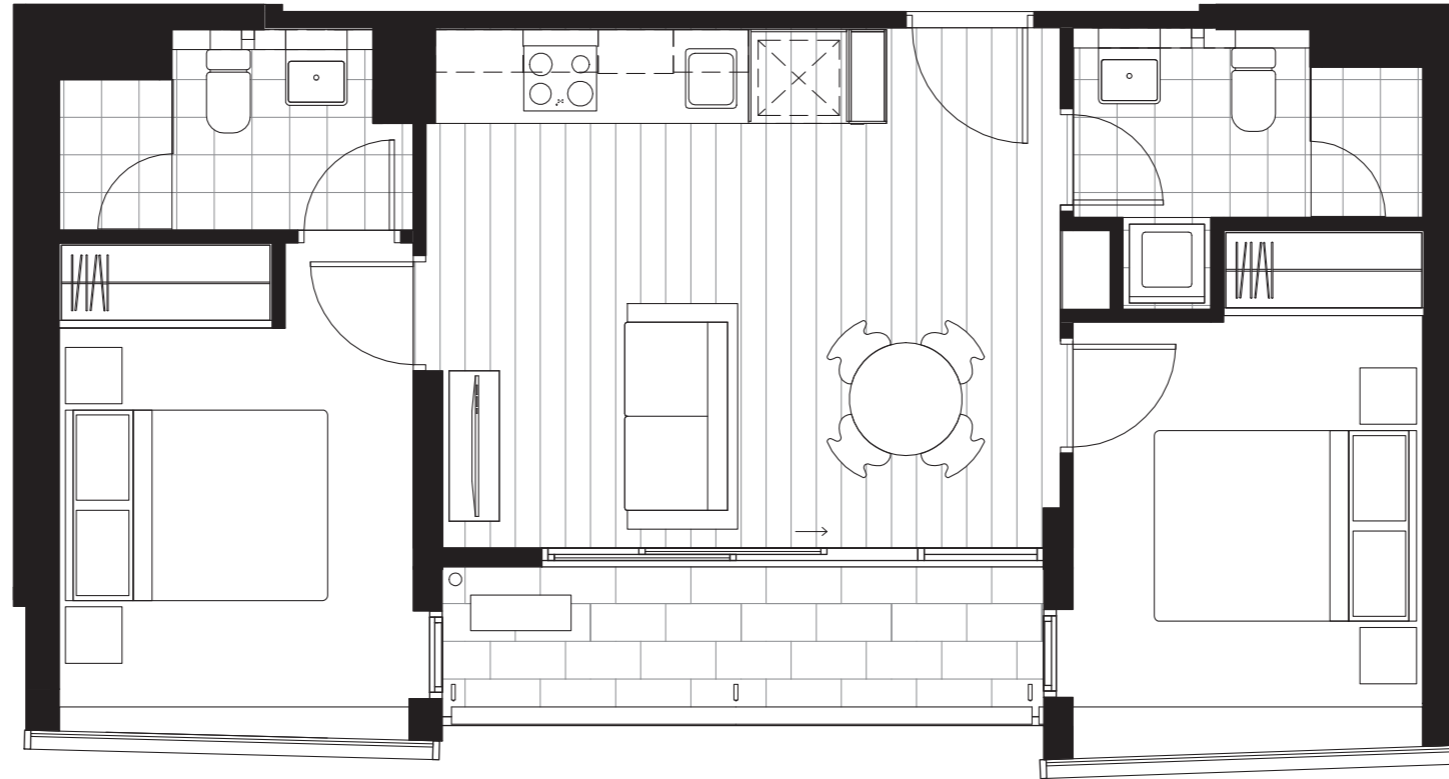
Mirrored
G08 – Level 1 & 2

Internal	External	Total
74	14	88
75	13	88

83 Flemington Road
NordMelbourne.com.au

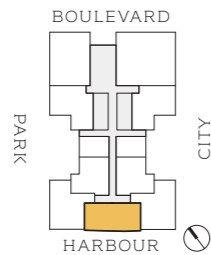
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Nord.



Two Bedroom Apartment

TYPE
2N



2 Bedroom
2 Bathroom
1 Car Park
1 Storage

Apartment (m²)
G05

Internal
59

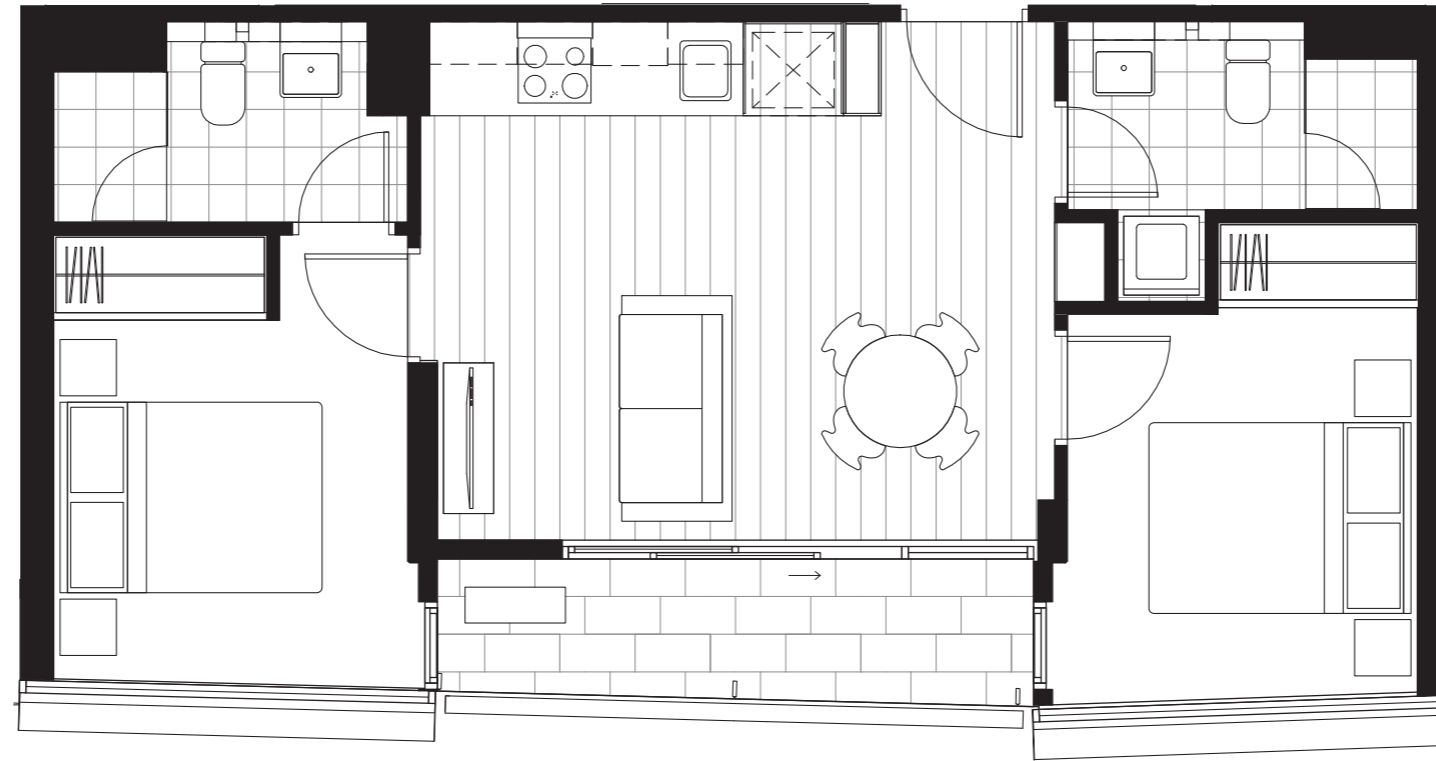
External
7

Total
66

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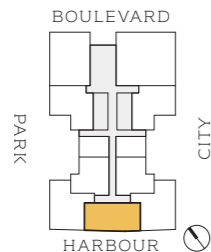
Nord.



Two Bedroom Apartment

TYPE

20



2 Bedroom
2 Bathroom
1 Car Park
1 Storage

Apartment (m²)

104, 205, 305, 405, 705, 805, 905

505, 605

Internal

59

57

External

6

6

Total

65

63

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Nord.



Two Bedroom Apartment



<p>TYPE</p> <p>2P</p>		<p>2 Bedroom 2 Bathroom 1 Car Park 1 Storage</p>	<p>Apartment (m²) 1106</p>	<p>Internal 76</p>	<p>External 59</p>	<p>Total 135</p>
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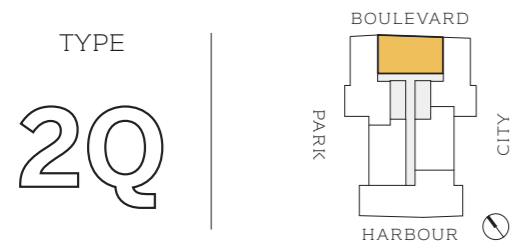
83 Flemington Road
NordMelbourne.com.au

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Nord.



Two Bedroom Apartment



2 Bedroom
2 Bathroom
1 Car Park
1 Storage

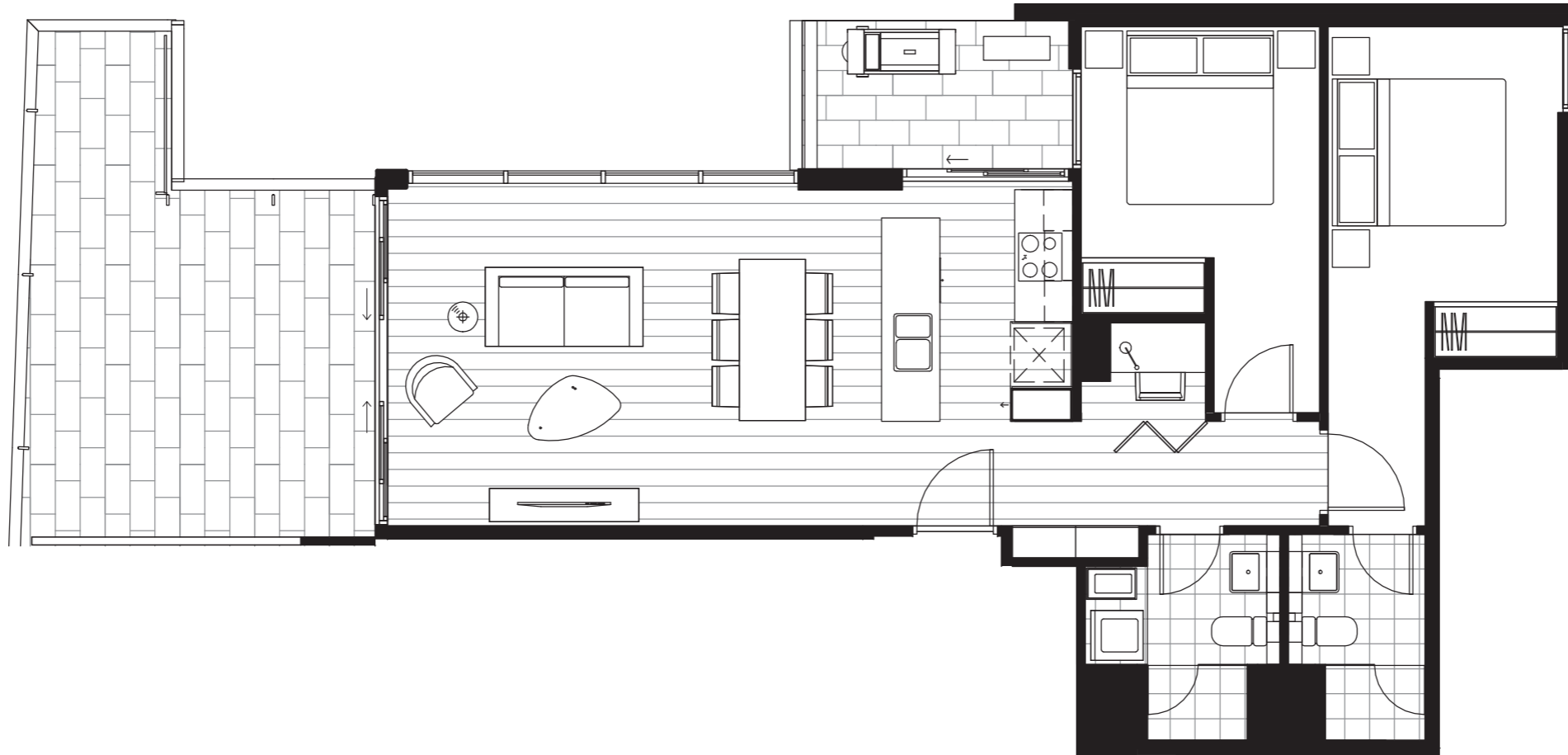
Apartment (m²)
1206

Internal	External	Total
76	16	92

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NordMelbourne.com.au

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Nord.



Two Bedroom Apartment

TYPE

2R

CITY

BOULEVARD

HARBOUR

PARK

- 2 Bedroom
- 2 Bathroom
- 1 Study
- 2 Car Park
- 1 Storage

Apartment (m²)
1101

Internal
84

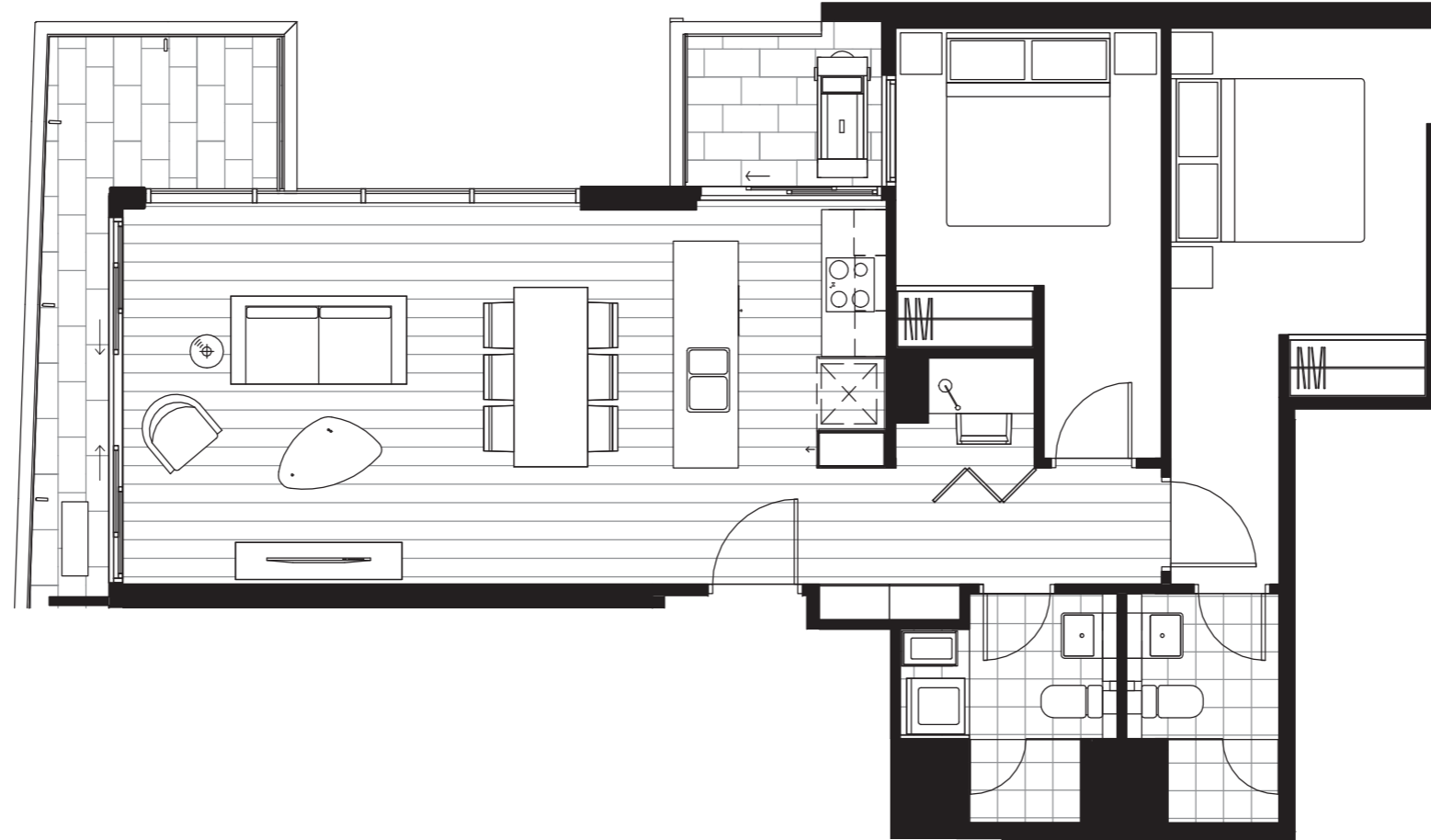
External
29

Total
113

83 Flemington Road
NordMelbourne.com.au

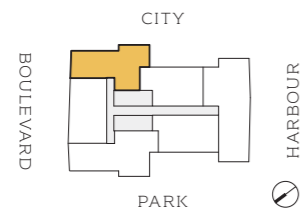
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Nord.



TYPE

2S



2 Bedroom
2 Bathroom
1 Study
2 Car Park
1 Storage

Apartment (m²)
1201

Internal
84

External
13

Total
97

83 Flemington Road
NordMelbourne.com.au

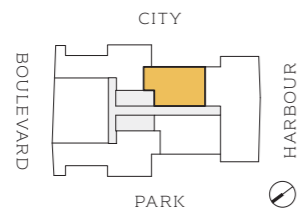
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Nord.



Two Bedroom Apartment

TYPE
2T



2 Bedroom
2 Bathroom
1 Car Park
1 Storage

Apartment (m²)
1102, 1202

Internal
69

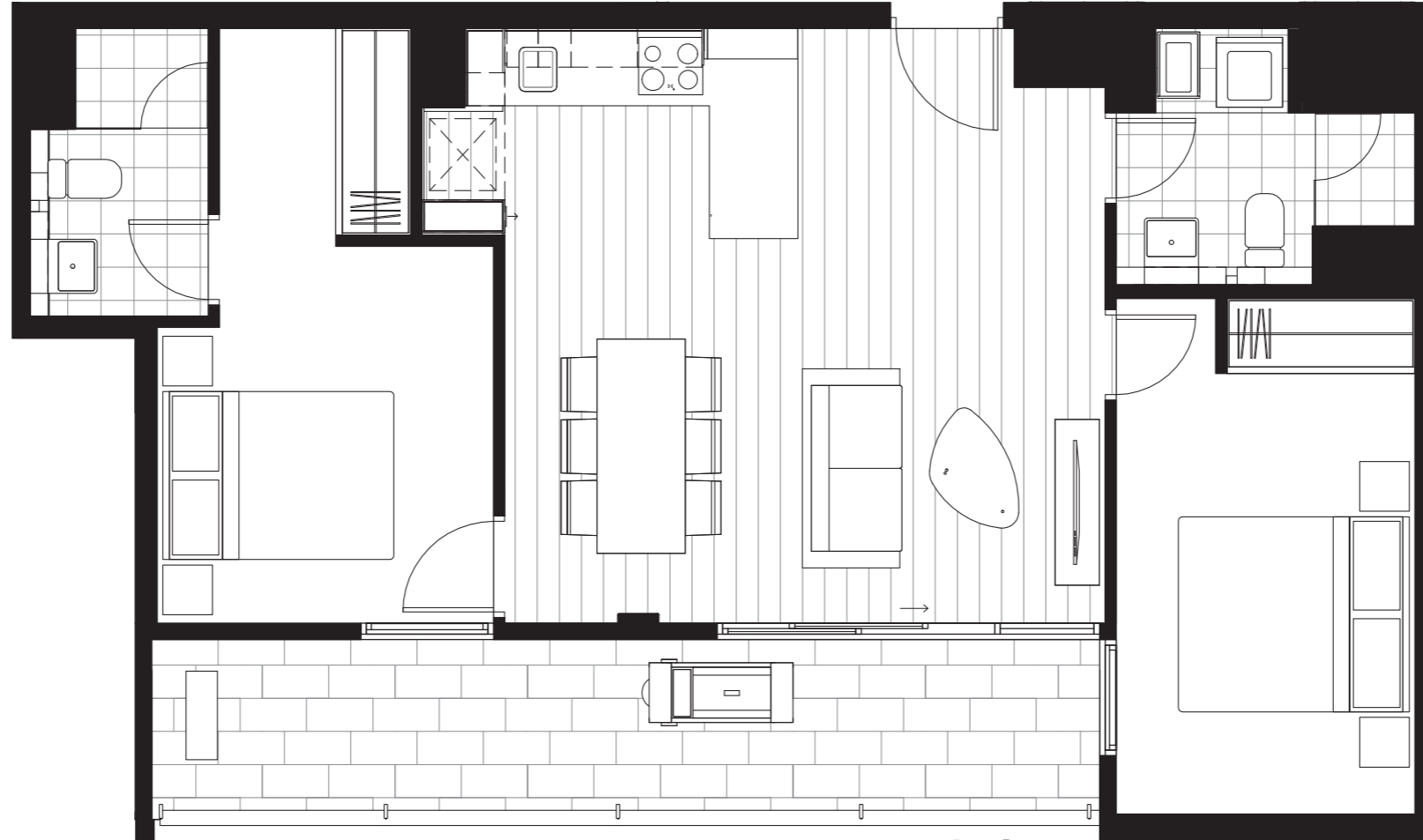
External
15

Total
84

83 Flemington Road
NordMelbourne.com.au

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Nord.



Two Bedroom Apartment



TYPE

2U

CITY

BOULEVARD

HARBOUR

PARK

2 Bedroom
2 Bathroom
1 Car Park
1 Storage

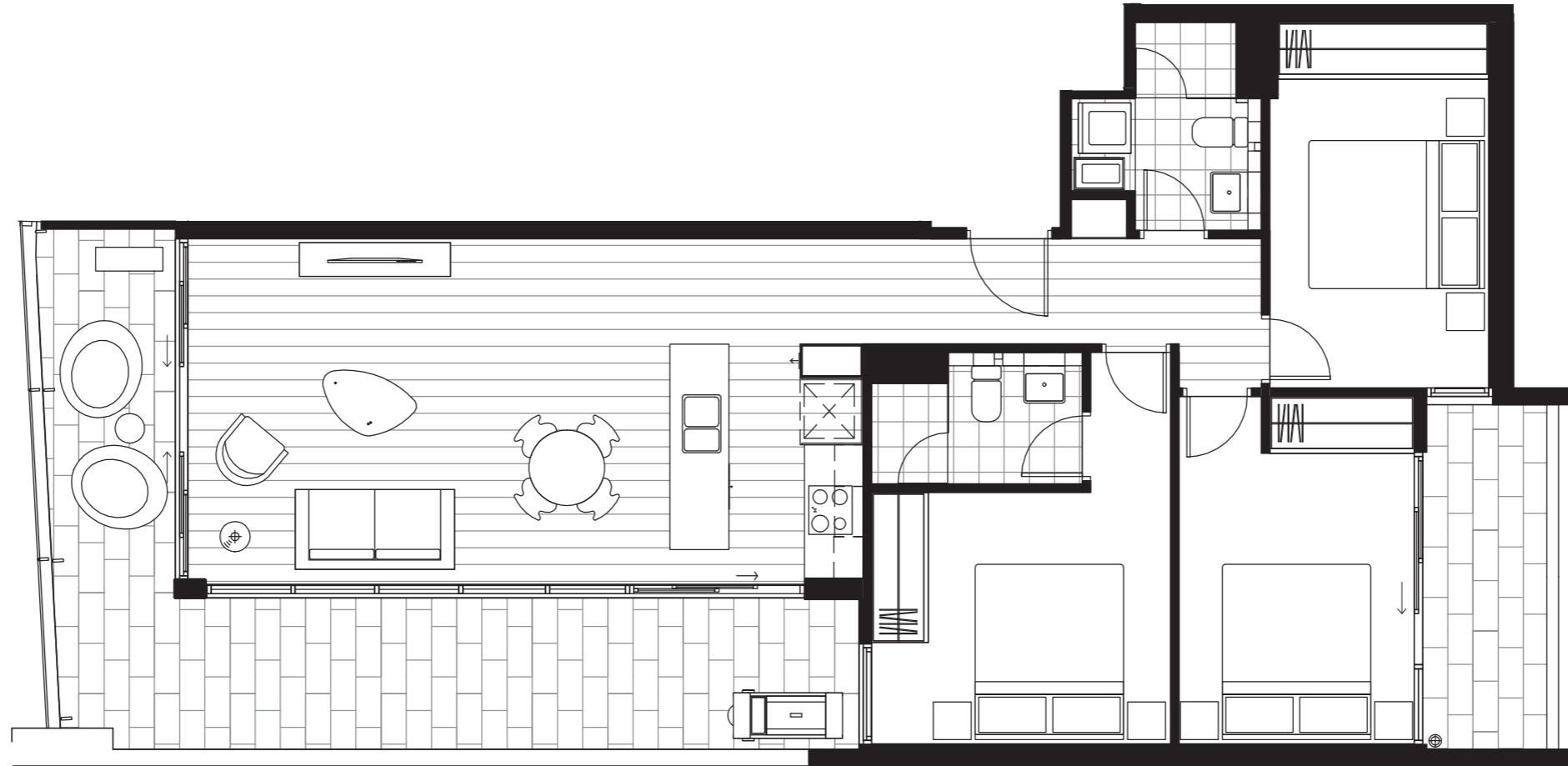
Apartment (m²)
1104
1204

Internal	External	Total
74	14	88
74	15	89

83 Flemington Road
NordMelbourne.com.au

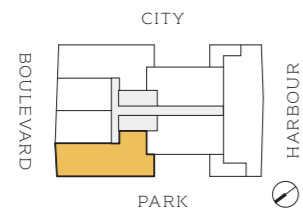
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Nord.



Three Bedroom Apartment

TYPE
3A



3 Bedroom
2 Bathroom
2 Car Park
1 Storage

Apartment (m²)
1005

Internal
94

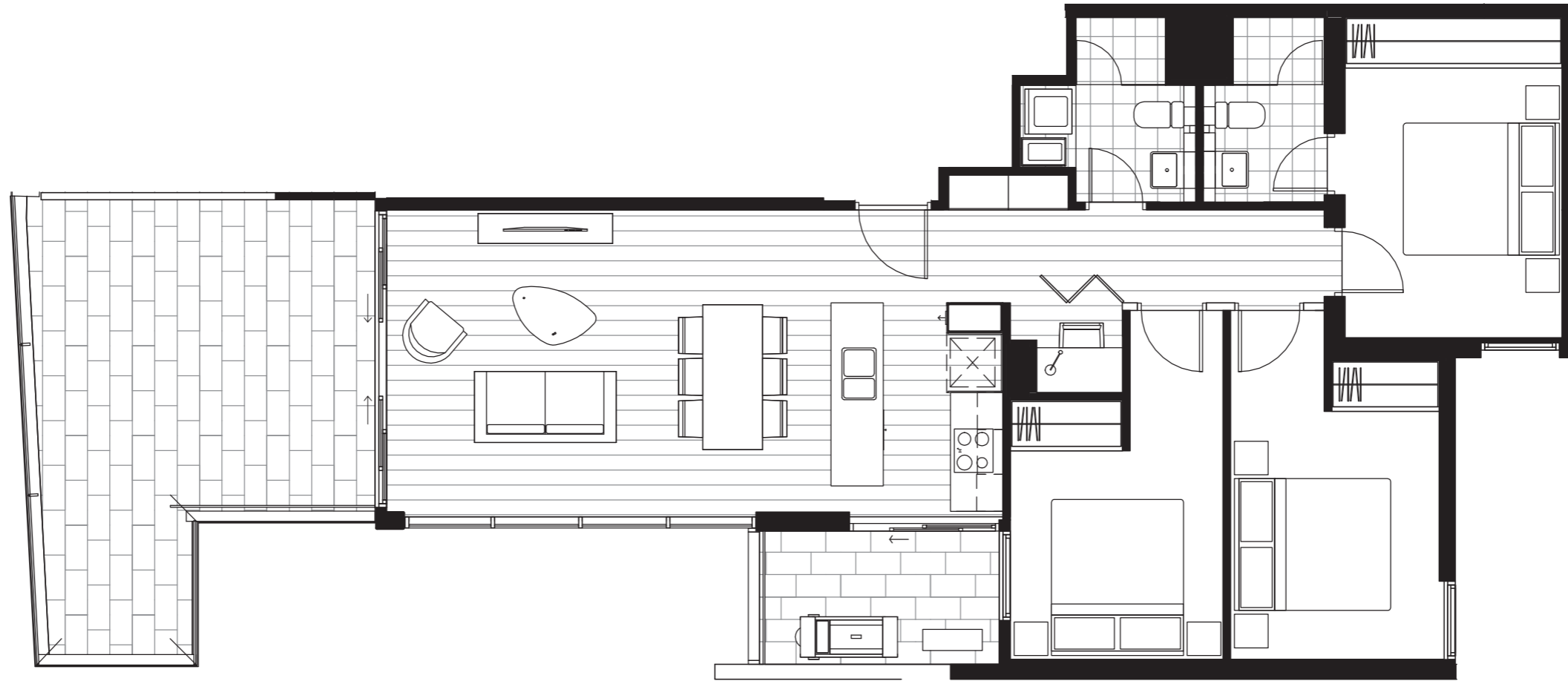
External
34

Total
128

83 Flemington Road
NordMelbourne.com.au

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Nord.



Three Bedroom Apartment

TYPE

3B

CITY

BOULEVARD

HARBOUR

PARK

3 Bedroom
2 Bathroom
1 Study
2 Car Park
1 Storage

Apartment (m²)
1105

Internal
98

External
31

Total
129

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NordMelbourne.com.au

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Nord.



Three Bedroom Apartment

TYPE

3C

CITY

BOULEVARD

PARK

HARBOUR

3 Bedroom
2 Bathroom
1 Study
2 Car Park
1 Storage

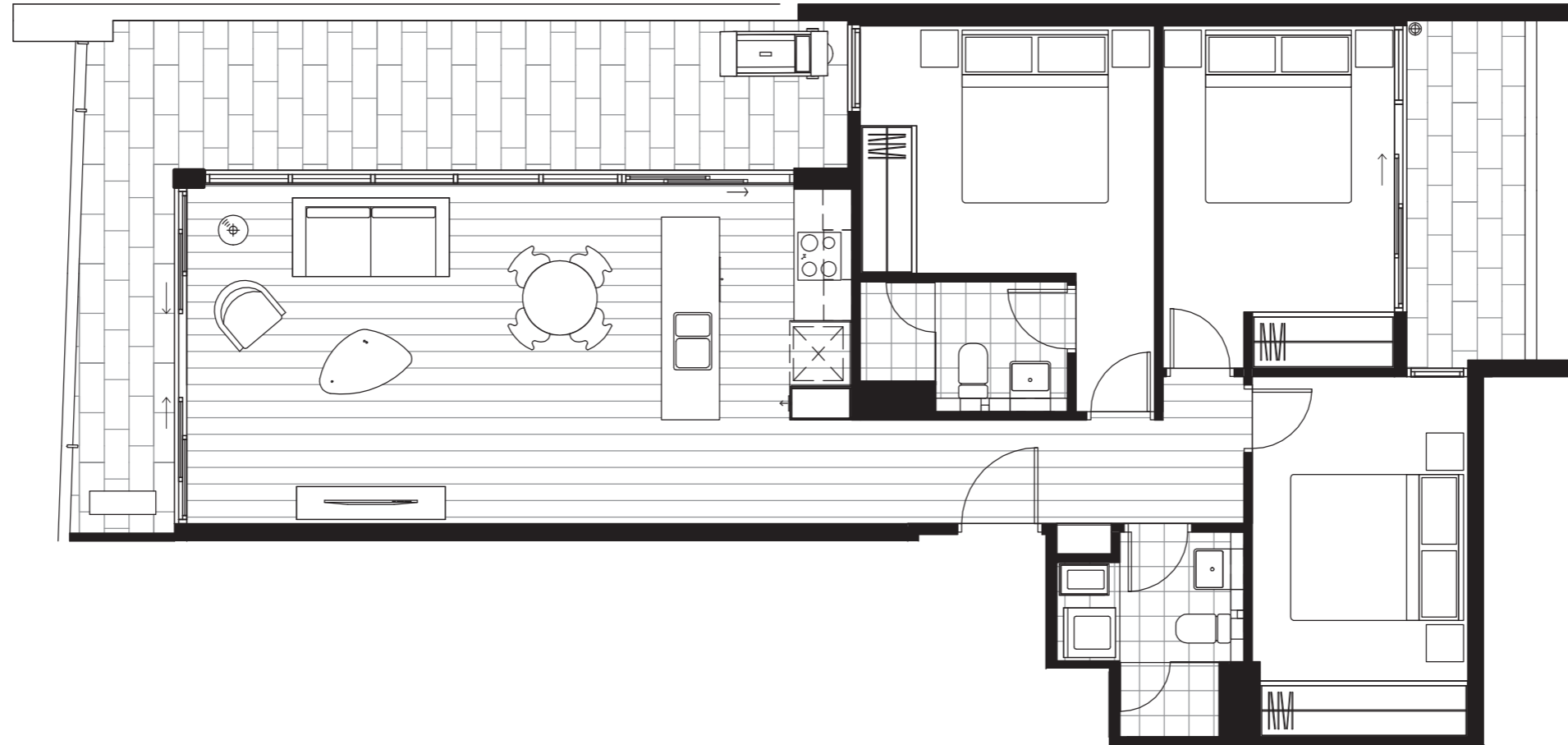
Apartment (m²)
1205

Internal	External	Total
98	16	114

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NordMelbourne.com.au

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Nord.



Three Bedroom Apartment

TYPE

3D

CITY

BOULEVARD

PARK

HARBOUR

3 Bedroom
2 Bathroom
2 Car Park
1 Storage

Apartment (m²)
1001

Internal
94

External
31

Total
125

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Nord.



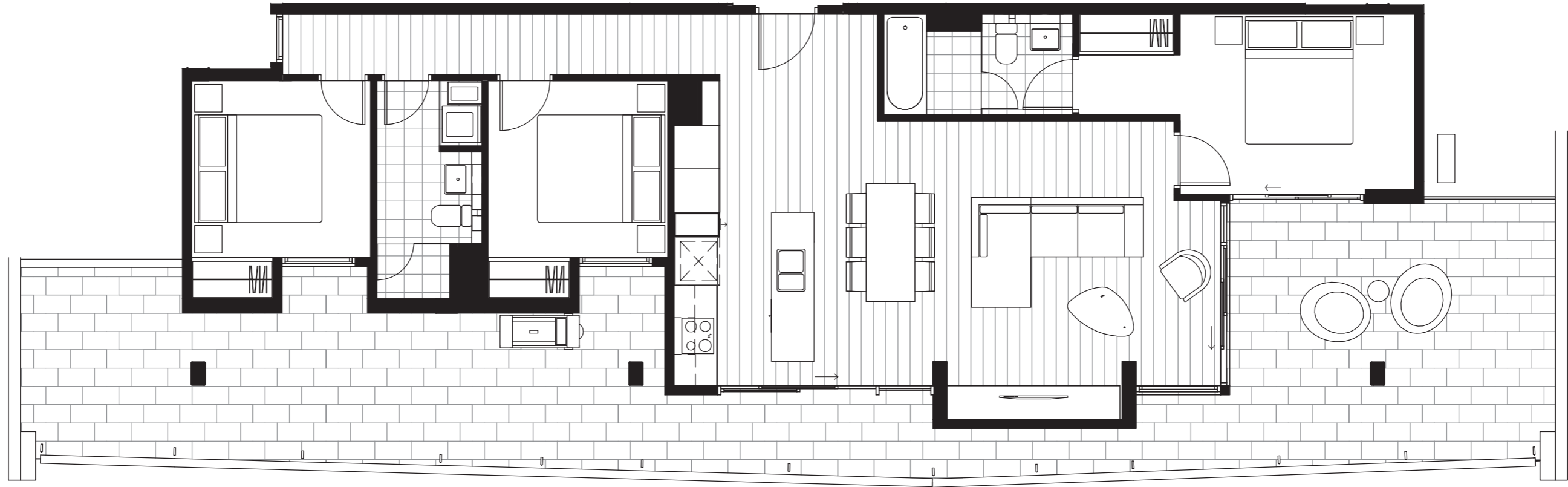
Three Bedroom Apartment

TYPE	CITY	3 Bedroom 2 Bathroom 2 Car Park 1 Storage	Apartment (m ²)	Internal	External	Total
3E			1002	90	14	104
		Mirrored	1004	90	15	105

83 Flemington Road
NordMelbourne.com.au

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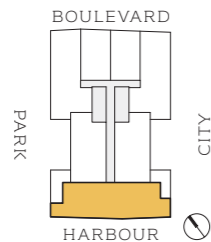
Nord.



Three Bedroom Apartment

TYPE

3F



3 Bedroom
2 Bathroom
2 Car Park
1 Storage

Apartment (m²)
1003

Internal
109

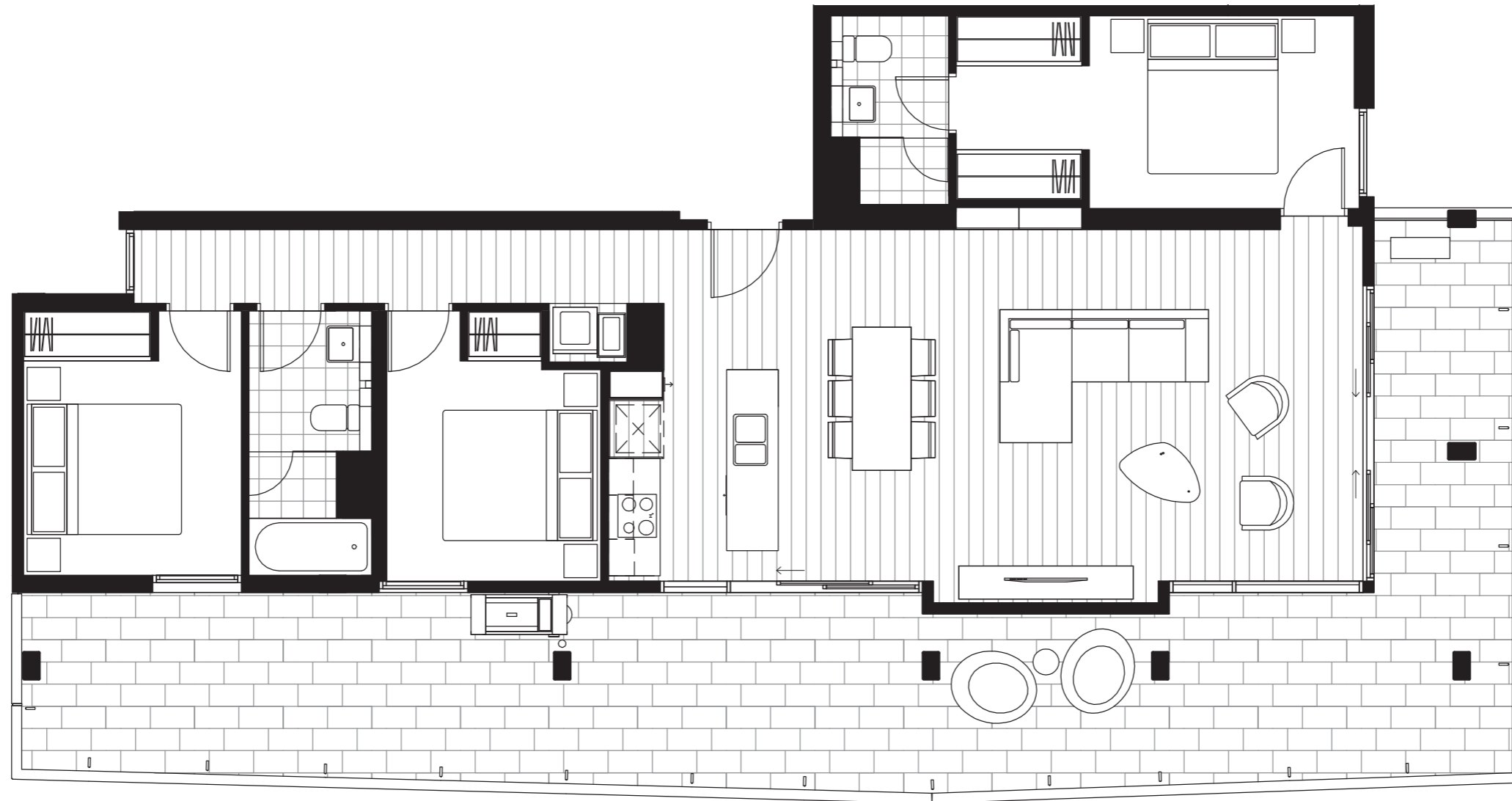
External
68

Total
177

83 Flemington Road
NordMelbourne.com.au

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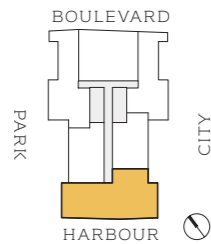
Nord.



Three Bedroom Apartment



TYPE
3G



3 Bedroom
2 Bathroom
2 Car Park
1 Storage

Apartment (m²)
1103

Internal
115

External
64

Total
179

83 Flemington Road
NordMelbourne.com.au

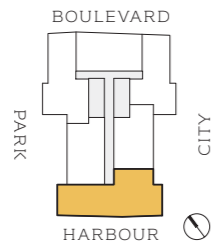
Disclaimer: Please note that this floor plan was produced prior to completion of construction and is indicative only and not to scale. Changes may be made during development and dimensions, tile setout, areas, fittings, finishes and specifications are subject to change without notice in accordance with the provisions of the Contract of Sale. The furniture depicted is not included with any sale and should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted. Areas are measured in accordance with the Property Council Method of Measurement for residential property.

Nord.



Three Bedroom Apartment

TYPE
3H



3 Bedroom
2 Bathroom
2 Car Park
1 Storage

Apartment (m²)
1203

Internal
115

External
37

Total
152

83 Flemington Road
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Nord. No Ordinary *Specifications*

Finishes and specifications

Living/Dining

FLOORING

Timber

WALLS/CEILING

Painted plasterboard

Kitchen

FLOORING

Timber

WALLS/CEILING

Painted plasterboard

BENCHTOP

40mm Stone Benchtop

CUPBOARDS

Melamine carcass with pre-finished doors

SPLASHBACK

Ceramic/porcelain tiles

HANDLES

Black finish

KITCHEN MIXER

Single lever kitchen mixer

SINK

Single bowl stainless steel under counter mounted sink

DISHWASHER

Fisher & Paykel dishwasher (or equivalent)

OVEN

ILVE Stainless steel oven model No IVO670X (or equivalent)

COOK TOP

ILVE Electric induction cook top model No ILD60B (or equivalent)

RANGEHOOD

Under mount rangehood (over cook top)

Bathroom Ensuite

FLOORING

Ceramic/porcelain tiles

WALLS

Painted plasterboard and ceramic tiles

CEILINGS

Painted plasterboard

MIRRORS

Mirrored glass and pre-finished board fronted shaving cabinet

BASIN

White vitreous china

SHOWER RAIL, BATH SPOUT AND TAPS

Black finish

TOILET

White vitreous china

SHOWER

Glazed shower screen and ceramic/porcelain wall tiles

BATHROOM ACCESSORIES

Towel rail, toilet roll holder, robe hook and shower shelf in black finish

Bedroom

FLOORING

Timber

WALLS/CEILING

Painted plasterboard

BUILT IN ROBES

Hinged and sliding doors with melamine shelf and hanging rail. Where robe is in a separate room, there is a sliding or hinged door to room only and no doors on robes. Robes have melamine shelf and hanging rail

Laundry

FLOORS AND SKIRTING

Ceramic/porcelain tiles

WALLS/CEILING

Painted plasterboard

SPLASHBACK

Ceramic/porcelain tiles

TAP SET

Chrome finish

DOORS

Laminate doors

General

ENTRY DOORS

Solid core paint finish with timber frame

INTERNAL DOORS

Hollow core paint finish with timber frame

INTERNAL SLIDING DOORS

Pre-finished doors

DOOR FURNITURE

Lever door furniture

SKIRTING

Painted timber

Electrical and communications

LIVING/DINING ROOMS

Downlight fittings

KITCHEN

Downlight fittings

BEDROOMS

Downlight fittings and wall light

CORRIDOR

Downlight fittings

ENSUITE/BATHROOMS/ LAUNDRY

Downlight fittings with mirror light

TV

One point to living room wired for free to air and pay TV. One point to master bedroom wired for free to air TV

TELEPHONE/DATA

Cat 6 cable within apartment with capacity of up to two incoming phone lines

SWITCHBOARD

RCD protection for lighting and power circuits

SECURITY

Proximity card access to building & remote control to access car park roller door

Video intercom

Mechanical

AIR CONDITIONING

Split system air conditioning unit

EXHAUST

Ducted bathroom exhaust

Hot water

Central solar boosted gas fired hot water unit individually metered

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