

IT WAS THE SWEETEST, MOST
MYSTERIOUS-LOOKING PLACE
ANYONE COULD IMAGINE.

THE GARDENS

Oculus have brought their visionary talents to creating four separate yet harmonious gardens that epitomise a philosophy of connecting people to their environments.

INTRODUCTION

The ground level welcomes residents and guests and creates a focal point for the complex as a whole. It's designed to set the character of this residential story, responding to the site's scale with softness, repetition and simplicity. It reinforces a sense of arrival and transition while providing enhanced amenity and seating. Carefully chosen ornamental plants shelter the area and adopt a refined intimacy. The garden has been designed to usher visitors into the various moods and microclimates that compose the rest of the residences: intimate spaces for respite, large spaces for occupation, openings bathed in sunlight and nooks shaded by tree canopies. It is a sanctuary to explore and make your own.

TRANSITION

Level one provides a transitional environment, guiding residents and guests up to the middle two dwellings. Exquisite plants have been carefully selected to enhance and extend the home's amenity, while ensuring security and privacy.

CONCLUSION

The garden on level two concludes the journey upwards, arriving at the highest section where new trees complement the ground cover. This level blends indoor and outdoor atmospheres, with a paved courtyard adjacent to the living space and decking that stretches into the indoor lounge area – providing a seamless segue between interior comfort and lush, external greenery. The plants have been carefully placed to allow smaller dwellings amidst the larger private green space, while a second, decked and paved courtyard provides yet another flexible space, perfect for entertaining.



THE ARCHITECTURE

Gardin's design preserves the scale and mass of its surrounding context. The four, unique homes sit on varying levels, breaking up the visual bulk and providing added privacy. The stairway access has been designed as part of an integrated communal landscape, incorporating green walls and breakout zones to minimise hard edges. This creates a kind of open seclusion, with generous spaces that maintain privacy. The upper levels are predominantly brick, with screens on the western façade and metal louvres on the east, bolstering the architectural aesthetic. The brick aspect correlates with the surrounding buildings, while timber and metal cladding mark entry points on the ground level and glazing welcomes daylight into all living spaces.

This inspired approach is authored by Plus architecture, an award-winning firm with a proven track record of virtuoso developments. Their intelligence and craftsmanship is recognisable from foundation to rooftop in Gardin's beautiful character and sound, ecologically sustainable principles. Sustainability is in Gardin's roots, with cross ventilation in living areas, an abundance of natural light to all levels, solar hot-water panels and rainwater-tanks for landscape irrigation. It is a shining example of Plus' acumen, and a monument to their bespoke, 'boutique with grunt' credo.







Artist Impression

THE DESIGN

The interiors continue the intention of unique, individual residences with refined character. Each room features meticulously detailed joinery with luxurious finishes. A measured, intelligent approach lends distinct purpose to every room, allowing it to seamlessly function both with its own personality and as a part of the whole.

Grand oak timber floorboards provide a generous feeling of space, aided by the light that floods through the floor-to-ceiling glazing and open views out to the individually-designed landscaped courtyards. Wool carpets in the bedrooms complete a luxuriously textured finish.



Artist Impression

THE FINISHES

Plus' interior design team thrives on collaborating with clients to push the boundaries and create interior concepts that both enhance and complement a building's form.

Gardin expresses this impassioned zeal through finishes that devise liveable and usable spaces without ever compromising on quality. These finishes embrace the residence's balance of beauty and functionality, with storage and practicality incorporated into every room. The media room joinery doubles as a study desk, while fireplace joinery conceals the television when not in use. There are study nooks in most minor bedrooms and the walk-in-wardrobes feature gold hanging-rails.

Miele appliances and fully integrated refrigerators and dishwashers enhance the kitchen and laundry's seamless design.

Custom timber handles on the refrigerator offset luxurious benchtops, splashbacks, joinery and rangehoods, and all residences feature a dedicated butler's pantry with Blum fittings – meticulously chosen for ultimate storage and ease.

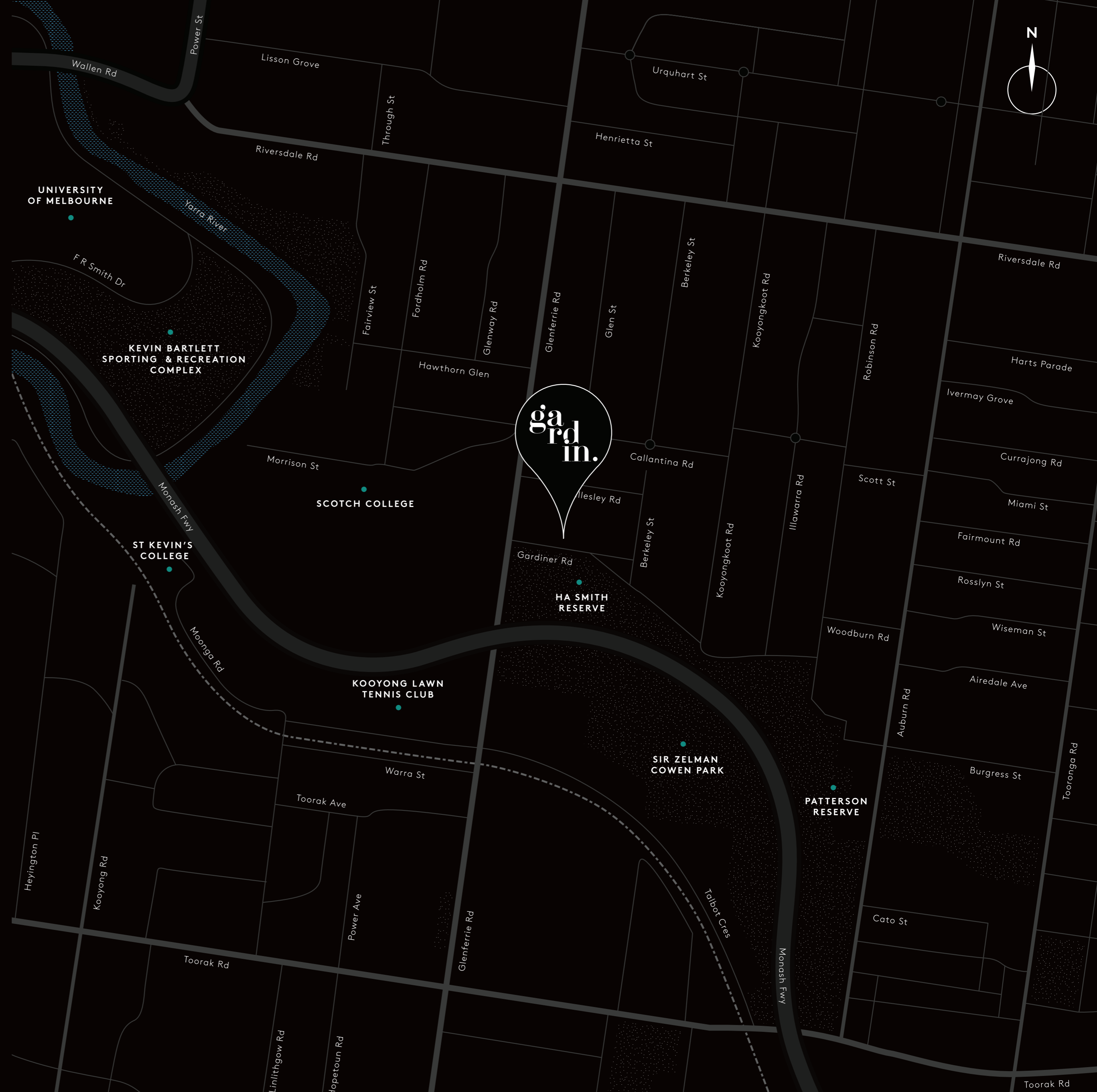
The bathrooms have been lavishly decorated with mosaic wall tiles, freestanding baths, marble vanities and framed overhead storage in all wet areas. Sophisticated graphite-coloured tapware and the practicality of overhead medicine cabinets and vanities complete areas of exquisite thought and charm.



Artist Impression

THE LOCATION

Hawthorn is among Melbourne's most sought-after and aspirational suburbs. Tucked in between Richmond and Camberwell, this heritage community's residential streetscape is defined by equal flourishes of historic Victorian and Edwardian architecture, beautiful terraces and new boutique apartments. It's home to a lively shopping precinct along Glenferrie Road and bustles with vibrant and sumptuous restaurants and cafes. Gardiner Road occupies a prime position in this locale, being only a short stroll from the esteemed Scotch College, Kooyong Lawn Tennis Club or Glenferrie Road trams.





THE DEVELOPER

Unieon is a boutique property development company built on the union of two families with over twenty years in the property business. Since its establishment in 2012, it has focused on creating high quality and innovative living spaces in the best suburbs in Melbourne. Unieon developments are recognisable by their unique design and uncompromising quality, but most importantly every project must provide a sense of homeliness, individuality and belonging within its community. These principles and beliefs compel Unieon in every undertaking.