



# Early

3191

# This is Early<sup>3191</sup>

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A community of contemporary residences designed to ease you into the day in style — skip the snooze.

Early is feeling refreshed even before the first coffee. Leaning into spontaneity, spending quiet nights at home. Close to everything but private when you need it; a generous mews at the heart of your neighbourhood turns convenience into conversations with new friends.

At its core, Early is a place for new routines and old traditions, modern expectations and elevated visions.





# Early adopters of *higher* standards.

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Defined by effortless elegance, the vision for Early expresses quality as the common denominator across the collaborators.

A first of its kind for Sandringham, so it's good you're here early.



Specialising in all facets of residential development, DM Property are experienced developers adding to Victoria's urban fabric.

"A site of this scale is unrepeatable. Early sits in a blue-chip aspirational suburb, surrounded by beautiful beaches, great golf courses, and that real community feel that Sandringham has."

— *Brendan Mullan, Director*



## rothelowman

Rothelowman believes good architecture is critical to the successful evolution of our cities.

“Living at Early starts with the community. It’s a small number of houses where people will get to know their neighbours, and simplicity in materials and details are unified across the project.”

— *Stuart Marsland, Principal*



## Adele Bates

Adele Bates takes a holistic approach to every project; all aspects are considered from space planning to the most intimate of bespoke details.

“Our vision for Early was to create warm, inviting interior spaces that have a connection to Bayside with a layer of natural materials. Coastal and casual in the approach, there’s a sense of calm in the design.”

— *Adele Bates, Director*



## From the *inside*.

Crafted by the renowned Adele Bates design, every aspect of the Early living spaces is considered. With its connection to Bayside as the inspiration, it sits in relation to its coastal context.

Choose from three or four bedroom layouts, spread over two or three floors. Beautiful and functional, these intentional spaces are both communal and homely.

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### **Form follows function follows you home**

The considered background to your vibrant life, living at Early is anything but plain. Warm timbers, textural stone and natural light create a relaxed yet refined atmosphere while durable fittings and finishes echo a sense of timelessness.

Contemporary in design, forever home.

### **The home you envisioned**

With interiors, fixtures, and finishes cohesively designed to appeal to your preferences, there are two colour schemes to select from. Personalise your space with Dawn, a lighter colour palette exuding a bright and airy feel. Or opt for Dusk, a refined luxury feel with a darker colour palette. With premium upgrades available throughout the kitchen and bathroom areas, living at Early is what you make it.

# The 3191 *appeal.*

For early risers, sunray chasers, wave riders, two coffees before 10am, weekly shoppers, daily pick-me-up-ers, and little legs to keep you on yours. Sandringham's tight-knit community welcomes everyday lives of all walks. Here's what to add to yours.

## A good beginning

Mornings are for long brunches and quick takeaway lattes alike in a neighbourhood with options for all. Start your day at the iconic Bayside Port of Call before making your way to the Royal Ave Tennis Centre, or onto one of the four world class golf courses that are on offer. Take a stroll through the Village, down Bay Road and on to Westfield for the necessities (and the not-so).

## Makes for a good ending

Let the day draw to a close with a sunset walk along Sandringham Beach before stopping at Baia di Vino — where people come for the Barolo Nebbiolo, but stay for the views. Or, if a classic Aussie pub is more your vibe, The Sandy offers a friendly atmosphere, the best parmas going round, and great drinks. With live music, sports on the big screen, and a spacious beer garden, it's the perfect spot, well, weekend local.





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Group will help you find home — at Early.

Get in touch now.

**Darren Blair**  
0404 928 420  
[Darren@blairproperty.com.au](mailto:Darren@blairproperty.com.au)

[early3191.com.au](http://early3191.com.au)