

21-23 IRVING AVENUE



# IRVING DOMAIN

BOX HILL



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IRVING DOMAIN SITS AT THE HEART OF BOX HILL'S DYNAMIC CITY CENTRE AND THE CALM OF BOX HILL GARDENS. THE ARCHITECTURE REFLECTS THIS HARMONY, BLENDING THE ENERGY OF THE CITY WITH THE RELAXATION OF NATURE.



ARTIST'S IMPRESSION



## AN ENDURING OUTLOOK

Irving Domain captures panoramic views of Melbourne's skyline and the rolling contours of the Dandenong Mountain Ranges. Interiors merge seamlessly with the surroundings, integrating the environment into daily life. An evolving display of light and colour unfolds from the treetops and greenery of Box Hill Gardens to the leafy district views and the city beyond.



## FRAMED BY NATURE

Located in a peaceful, parkside setting within the thriving Box Hill CBD, Irving Domain offers residents the best of apartment living. The striking building is set over thirteen levels presenting a range of 1,2 and 3 bedroom apartments, designed with purpose and precision. Crafted by award-winning architecture firm DKO, the building's design reflects elegance and balances city life with nature.

## PURPOSEFUL DESIGN



STRIKING GEOMETRIC PATTERNS, RAW CONCRETE, GLAZING AND BRONZED METALS, CREATE A TIMELESS AND ELEGANT FORM. SLENDER COLUMNS SUPPORT CONCRETE SLABS, CAREFULLY POSITIONED TO FRAME VIEWS OF THE PARK, CITY AND MOUNTAINS.





ARTIST'S IMPRESSION

## A WELCOMING LOBBY

From the street, a discreet entrance leads to the grand lobby, where luxury hotel-inspired design sets the tone. Soft lighting and layered textures of marble, raked concrete, travertine and timber create a warm and refined atmosphere. Behind the impressive stone desk, Irving Domain's concierge provides residents with security and support with daily needs, while the planned ground-floor café offers the ultimate urban convenience.



ARTIST'S IMPRESSION

## TRADITIONALLY CRAFTED KITCHENS

Made for entertaining, the kitchen is light, open, and beautifully composed to merge with the living and dining areas while providing unhindered outlooks to the outdoors. Seamless lengths of custom joinery in timber veneer and stone offer an abundance of hidden storage solutions. Stone surfaces traverse from floor to splashback and extend to the ceiling in a cohesive design that uses simple forms to amplify the high-end, natural materials throughout.



ARTIST'S IMPRESSION

## GENEROUS LIVING

High quality finishes and thoughtful design create a comfortable and stylish environment. The kitchen island doubles as a workspace and dining table, encouraging connection and conversation with family and friends.

The practical layout features a spacious sink for large dishes, integrated Miele appliances, and hidden storage within soft-close cabinetry. The open floor plan links the living areas and bedrooms to oversized private balconies or winter gardens, enhancing the joyful living experience.



## NATURALLY INVITING LIVING

The generosity of space is accentuated by the full-height glass surrounds. The open living zones flow effortlessly onto expansive private balconies, where glazed balustrades enhance the seamless connection to views.

The enduring beauty of natural materials, harmoniously woven into modern living environments, provides a genuine sense of sanctuary. Immersed in light, landscapes, and panoramas, the living zones combine restrained design with texturally rich finishes inspired by nature.

## INSPIRED BY NATURE



BATHED IN NATURAL LIGHT AND  
INSPIRED BY NATURE, THE INTERIORS  
HAVE BEEN DESIGNED WITH CAREFUL  
ATTENTION TO HOW RESIDENTS  
WILL USE EACH SPACE.





ARTIST'S IMPRESSION

## INVITING BEDROOM SANCTUARIES

A restrained design fosters a calm and serene atmosphere in the bedrooms, where expansive glazing invites abundant natural light and stunning views. Many bedrooms provide direct access to balconies.



ARTIST'S IMPRESSION

### MASTER SUITE



ARTIST'S IMPRESSION

GENEROUS IN SPACE, THESE PRIVATE RETREATS INCLUDE BUILT-IN OR WALK-THROUGH ROBES, COMPLEMENTED BY THE LUXURY OF AN ENSUITE TO MOST APARTMENTS FOR ADDED CONVENIENCE.



## WHERE VIEWS MEET CALM

The beautifully shaped rooftop retreat offers residents an opportunity to connect in a thoughtfully designed space dedicated to entertaining and relaxation. Whether you're enjoying the raised spa or focusing on health in the fully equipped gym, this space allows you to take in the stunning scenery. Pockets of seating, separated by leafy landscapes and shade trees, create distinct areas for gathering with friends or relaxing in the sun.



ARTIST'S IMPRESSION

## YOUR SKY HIGH RETREAT

The resident rooftop retreat has been designed to be enjoyed throughout the year, offering a space to unwind, entertain and recharge. This thoughtfully designed space feels like an extension of your own space, with private indoor and outdoor areas for cooking, dining, and lounging. Open-plan areas invite social gatherings, while more intimate pockets offer privacy. Enhanced by floor to ceiling glazing, the impeccably designed spaces are bathed in natural light and offer breathtaking views.

## DISCOVER EVERY DETAIL

A selection of unique floor plans for 1,2 and 3 bedroom apartments reflect a meticulous level of thought and care, integrating above-standard features that elevate daily living. By thoughtfully incorporating the best elements of traditional homes, this design approach creates spaces that exude warmth and comfort while embracing contemporary convenience.

From spacious layouts and premium finishes to custom cabinetry and enhanced natural light, every detail has been considered to foster a sense of home. This commitment to quality not only enhances the aesthetic appeal but also enriches the overall living experience, allowing residents to enjoy the charm of traditional home elements within a stylish apartment setting.

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**STONE BENCHTOPS**

Stone benchtops feature throughout all apartments and offer durability, elegance, and ease of maintenance, elevating both the style and functionality of each space.

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**NATURAL HONED FINISH**

Subtle marbled patterns of honed stone benchtops and splashbacks make a sophisticated statement.

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**CONSIDERED ENTRANCE**

A modern interpretation of a coat stand, reimagined as bespoke joinery with clever storage for shoes, coats, accessories, and keys. Fitted with smartphone and electrical charging points, it serves as both a functional and decorative feature.

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**HEATING AND COOLING**

Enjoy year-round comfort with a reliable heating and cooling system, keeping your apartment perfectly climate-controlled in every season.

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**DUCTED HEATING AND COOLING**

3 bedroom apartments integrates energy efficient heating and cooling systems within thoughtfully placed architectural appointments.

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**FLOOR TO CEILING GLAZING**

Expansive floor to ceiling glazing enhances natural light and offers stunning framed outlooks for both living areas and bedrooms.

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**INTEGRATED FRIDGE**

3 bedroom apartments will feature a Fisher & Paykel smart fridge, seamlessly semi-integrated within the joinery cavity for a sleek, modern finish and enhanced kitchen functionality.

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**STONE FLOOR INLAY**

A durable, stone flooring inlay defines the cooking zone and adds another layer of luxurious texture.

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**UPSIZED SINK**

Articulating the focus on function and form, a larger kitchen sink accommodates more space for washing large pots and pans, easier food prep and clean-up and reduces water splashing, making daily kitchen tasks smoother and more manageable.

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**PULL OUT KITCHEN TAP**

Provides flexibility and ease, making tasks like rinsing dishes, filling pots, and cleaning up faster and more convenient.

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**SOFT-CLOSE CABINERY**

Soft-close drawers provide a quiet, smooth closing action that prevents slamming, reduces wear, and adds a touch of luxury and longevity to your kitchen cabinetry.

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**PUSH CATCH DOORS**

A sleek, handle-free design, providing easy access with a simple push while creating a clean, modern look.

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**CONCEALED POWERPOINTS**

Every detail is thoughtfully considered, with concealed powerpoints integrated into the bathroom wall storage for a minimal look whilst providing easy access.

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**STRATEGICALLY PLACED LIGHTING**

Providing thoughtful illumination for working surfaces while emitting a soft glow for ambience. Soft marble textures on benchtops are illuminated by carefully directed lighting, enhancing their natural beauty and adding a refined touch.



### A VIBRANT AND EVOLVING CBD

Box Hill has recently experienced significant investment in infrastructure and development, transforming the suburb into Melbourne's second CBD. Known for its booming corporate culture and vibrant food and entertainment scene, Box Hill is a thriving lifestyle destination.

The suburb boasts beautiful parklands, leafy streets, and heritage gardens, creating a tranquil environment for its close-knit community. Highly educated and culturally diverse, Box Hill hosts a year-round calendar of festivals and events. Its convenient location has attracted top-performing schools, universities, and hospitals to the area.

Life at Irving Domain means that everything you need is within walking distance, earning an impressive walk score of 94/100. With an efficient transit network, commuting is a breeze, making Box Hill a culturally rich and community-oriented destination.





RICH IN DIVERSITY



BOX HILL IS RICH IN HISTORY AND CULTURE, BENEFITING FROM A DIVERSE COMMUNITY THAT ATTRACTS RESIDENTS FROM AROUND THE GLOBE. FOR MORE THAN 150 YEARS, DIFFERENT CULTURES HAVE SHAPED ITS VIBRANT CHARACTER.



PUBLIC TRANSPORT



RECREATION SPACES

## BOUNDLESS OUTDOORS

Living a healthy lifestyle comes naturally in Box Hill. With a large portion of the suburb dedicated to green spaces, its natural appeal is evident. Tree lined streets and calming landscapes inspire a leisurely pace, while Box Hill Gardens offer acres of bountiful parkland right at your doorstep.

Nearby nature reserves feature kilometres of walking paths and bicycle trails that wind through native bushland and creek beds teeming with flora and fauna.

For sports enthusiasts of all ages, numerous courts, clubs, ovals, and facilities are scattered throughout the area.

A diverse and reliable network of buses, trams, trains, and arterial roads can swiftly transport you from your door to a myriad of destinations, including Melbourne's bayside beaches and CBD.

### BOX HILL GARDENS

Your new neighbour, discover acres of open space, sports facilities, and gardens, perfect for staying fit, gathering with friends, and connecting with nature.

### KINGSLEY GARDENS

There's something for everyone here. Find a patch of grass to soak up the sun, read a book under the shade of a tree, or take a leisurely stroll. The playground is a must visit for climbing and sliding fun.

### HAGENAUER RESERVE

An energised pocket of outdoor activity for all ages, Hagenauer Reserve features tree lined walking paths leading to an adventure playground, as well as a full sized athletics circuit and sports field.



BOX HILL GARDENS

## SAVOUR AND SHOP

Irving Domain is an address that offers all the flavours of the city without the crowds and congestion. Box Hill's reputation for exceptional Asian dining attracts Melburnians eager to experience authentic tastes straight from the streets of Saigon, Seoul, and Shanghai.

Here, traditional Chinese restaurants and modern Korean eateries coexist with sake bars and local craft beer stations, while conversations flow over the clatter of yum cha trolleys and the fragrant tendrils of steaming pho. The marketplaces are brimming with fresh produce and delightful Chinese sweets, with chairs spilling onto the footpaths where locals queue for the daily special.

Box Hill boasts a thriving café culture, fuelled by its emerging CBD, you'll find 15 cafés within a 10 minute walk of Irving Domain. The local Box Hill Central shopping centre provides all the daily essentials.

## PHOENIX KITCHEN

Founded in 2015, this modern Cantonese restaurant is amongst Melbourne's best.

## DUMPLING KING

For serious dumpling aficionados, this is a local institution. Daily banquets add to the bustle.

## ZERO MODE

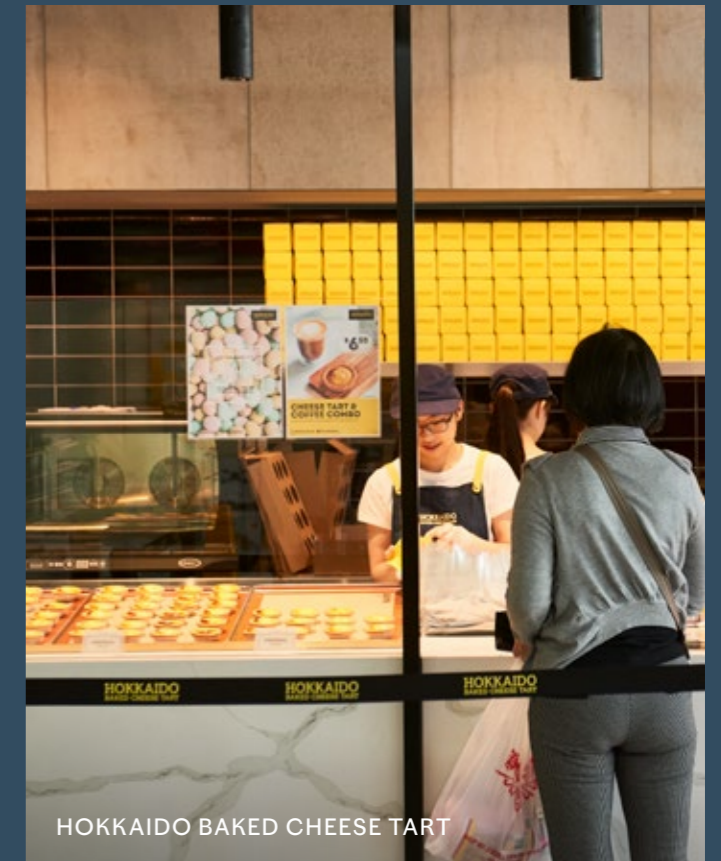
Part café, part fusion dining, the menu reimagines Asian cuisine and café staples with a twist.

## KITCHEN REPUBLIK

Find melt-in-your-mouth flavours and hawker style bites. The steamed, white truffle dumplings are a crowd pleaser.



BOX HILL CENTRAL



HOKKAIDO BAKED CHEESE TART



BOX HILL ACTIVITY CENTRE

RETAIL AND MARKETS

1. Box Hill Central
2. Fresh Food Market Box Hill Central
3. Station Street Dining Precinct
4. Village Cinemas Westfield Doncaster
5. Westfield Doncaster
6. Woolworths
7. Coles
8. Happinest Supermarket & Cafe
9. Aldi
10. Box Hill Bunnings

CULINARY CULTURE

11. Matilda Mont Albert
12. Dumpling King
13. Tien Dat
14. Kitchen Republik
15. Via Porta
16. The Penny Drop Café
17. Hokkaido Baked Cheese Tart
18. Dainty Sichuan Hot Pot

HEALTH AND WELLBEING

19. Box Hill Gardens
20. Celestial Tai Chi College
21. Box Hill Golf Course
22. Aqualink
23. Box Hill Action Indoor Sports
24. Box Hill Public Hospital
25. Epworth Eastern Private Hospital
26. Eastern Health Community Health Centre
27. Louise Multicultural Community Centre

WORLD CLASS EDUCATION

28. Box Hill High School
29. Box Hill Senior Secondary College
30. Our Lady of Sion College
31. Fintona Girls School
32. Camberwell Girls Grammar
33. Camberwell Grammar
34. Presbyterian Ladies College
35. Kingswood College
36. Deakin University Burwood Campus
37. Box Hill Institute
38. St Francis Xavier's Catholic Primary School

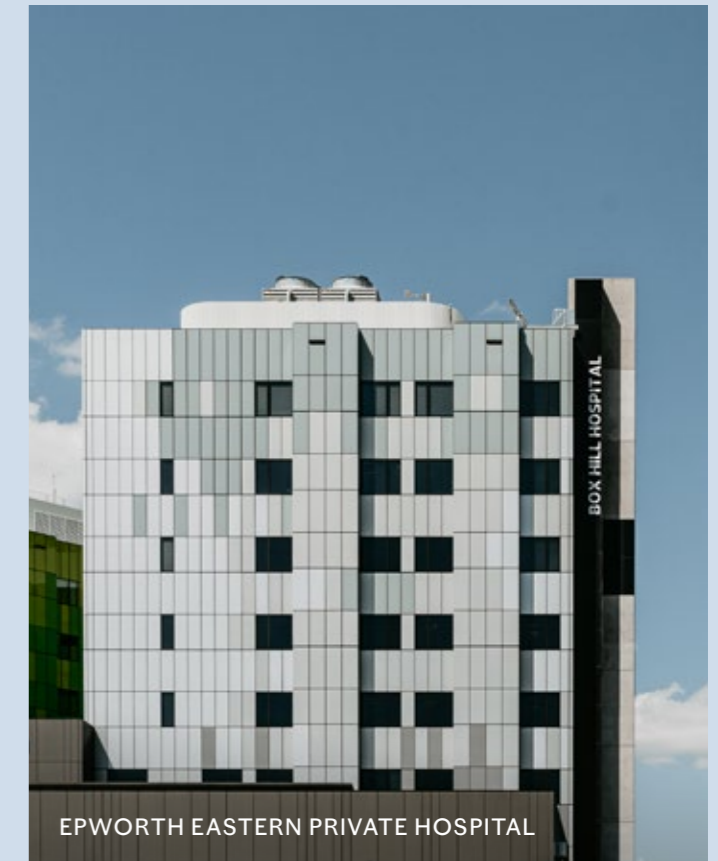




BOX HILL GOLF CLUB



WESTFIELD DONCASTER



EPWORTH EASTERN PRIVATE HOSPITAL

## THERE'S MORE TO EXPLORE

When you're ready to venture beyond your leafy surroundings, Box Hill's wider precinct offers all the conveniences of city living just a stone's throw away. For a serious shopping fix, Westfield Doncaster, one of Melbourne's largest retail destinations, features 440 specialty stores, luxury brands, and diverse dining options, all just 4 km from home.

The area is renowned for its world-class education and medical facilities, attracting students and professionals from across the globe. Deakin University, ranked among the best in the world, boasts a vibrant student population of 61,000, while the nearby Eastern Health Box Hill Hospital is a leading research hub with an outstanding reputation.

With over 350 parks and reserves, the City of Whitehorse is celebrated for its beautiful outdoor spaces and numerous sports ovals and clubs, fostering a strong sense of community.



DEAKIN UNIVERSITY BOX HILL CAMPUS

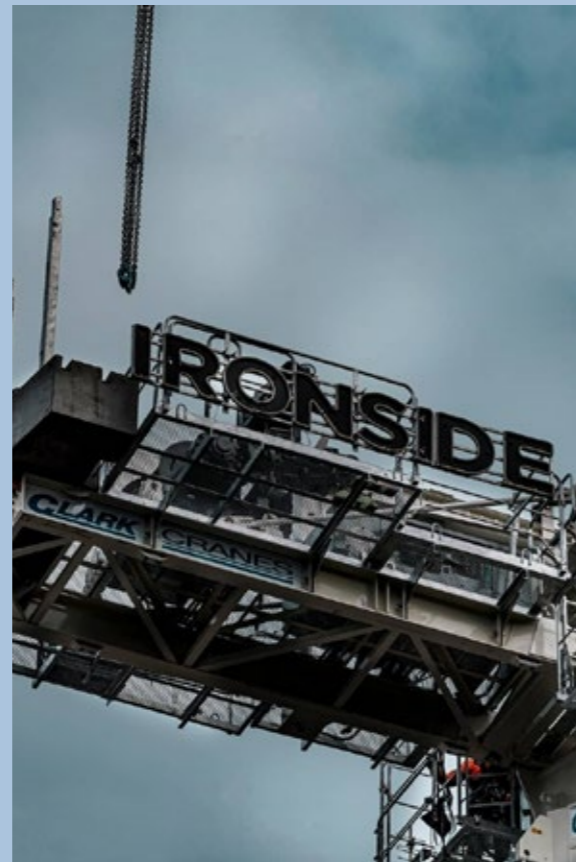
## SAVILLS



OUR TEAM OF REAL ESTATE AND PROPERTY MARKETING EXPERTS IS DISTINGUISHED BY A PROVEN TRACK RECORD AND AN UNWAVERING FOCUS ON OUR CLIENTS.



## IRONSIDE CONSTRUCTION



WE PUSH THE BOUNDARIES OF WHAT OTHERS HAD PREVIOUSLY THOUGHT POSSIBLE AND EXPECT EXCELLENCE IN EVERYTHING WE DO BECAUSE OUR UNSURPASSED ATTENTION TO DETAIL IS OUR LEGACY.

**IRONSIDE**

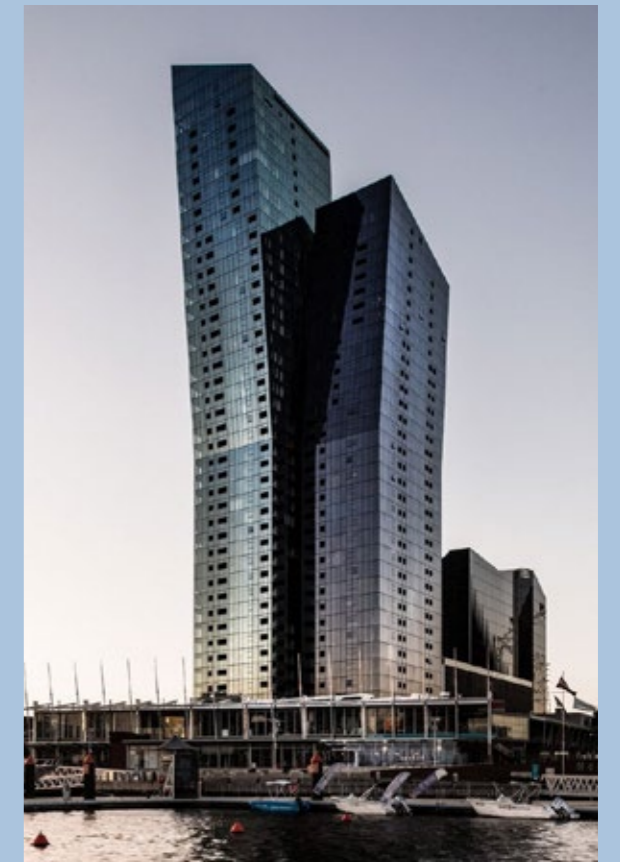
## HCW PROJECTS



HCW PROJECTS HAS SUCCESSFULLY DELIVERED LARGE AND COMPLEX DEVELOPMENTS THROUGHOUT AUSTRALIA AND INTERNATIONALLY SINCE OUR INITIATION IN 2010.



## DKO ARCHITECTURE



DKO'S PASSIONATE AND ACCOMPLISHED TEAM FOCUSES ON SHARP, INTELLIGENT, AND ARTICULATED DESIGN SOLUTIONS. THROUGH COLLABORATIVE INNOVATION.

**DKO**

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**IRVING DOMAIN**

BOX HILL

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