

# MURRUMBEENA PLACE



MADE BY

**MAKE.**

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473 NEERIM ROAD, MURRUMBEENA

MADE BY

**MAKE**®



MURRUMBEENA PLACE

Artist impression



LEFT – Murrumbeena Wine Bar

**Stepping off the train at Murrumbeena Station onto Neerim Road, Murrumbeena unfolds as a pleasant revelation. A village atmosphere just moments from the city. Murrumbeena Place will become its cornerstone: a home base to gather, retreat, and move freely through life. Perfectly positioned by the train line, it connects you to wherever you need to be in minutes.**

**Architecturally designed by Fieldwork with vision by MAKE, the building balances form and feeling. Walkways and arcades guide movement and connection, giving it a heartbeat that is breathing, inviting, and collaborative. The design tells a story, anchored in its context, encouraging the growth of the neighbourhood.**

**Murrumbeena Place rethinks urban living within a village setting, where community grows naturally and freedom of choice defines each day. Here, connection and convenience meet possibility.**

**This is life, in your direction.**

## MURRUMBEENA



Murrumbeena, just 12 kilometres south-east of Melbourne's CBD, is a suburb with an established charm that's quietly evolving. It's a connected, residential neighbourhood with a growing sense of energy.

Living at Murrumbeena Place puts the best of the suburb and beyond on your doorstep. The train is just moments away, connecting you directly to the city, St Kilda Road and Parkville, with Monash

University's two campuses and the Monash Technology Precinct within easy reach. Around the corner, Chadstone Shopping Centre offers world-class retail, dining and entertainment, while local cafés and shops provide everyday convenience.

With a new wave of living complementing its classic streets, Murrumbeena is emerging as a place where city practicality meets suburban character. Connected, considered, and alive with opportunity.

Here, your commute time is reclaimed, the streets feel familiar, and your neighbours are people, not strangers.



Port Phillip Bay

Caulfield Racecourse

Murrumbeena Station

**MURRUMBEENA PLACE**

Carnegie Station & Carnegie Village

Murrumbeena Village

Caulfield Station

Monash University (Caulfield)

Malvern Station

St Kilda Road

Anzac Station

Melbourne CBD

Royal Botanic Gardens

Melbourne University

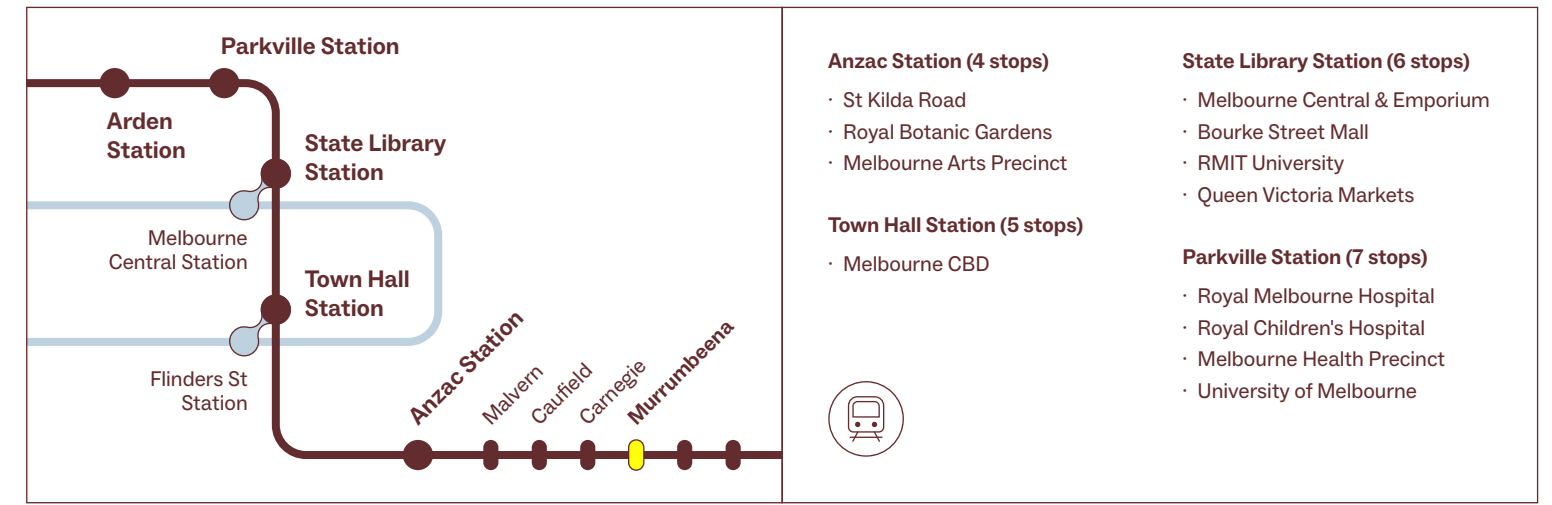
← Clayton Station

← Monash University (Clayton)

Chadstone Shopping Centre →



# THE NEIGHBOURHOOD



- |   |   |
|---|---|
| <p><b>Anzac Station (4 stops)</b></p> <ul style="list-style-type: none"> <li>· St Kilda Road</li> <li>· Royal Botanic Gardens</li> <li>· Melbourne Arts Precinct</li> </ul> | <p><b>State Library Station (6 stops)</b></p> <ul style="list-style-type: none"> <li>· Melbourne Central &amp; Emporium</li> <li>· Bourke Street Mall</li> <li>· RMIT University</li> <li>· Queen Victoria Markets</li> </ul>       |
| <p><b>Town Hall Station (5 stops)</b></p> <ul style="list-style-type: none"> <li>· Melbourne CBD</li> </ul>   | <p><b>Parkville Station (7 stops)</b></p> <ul style="list-style-type: none"> <li>· Royal Melbourne Hospital</li> <li>· Royal Children's Hospital</li> <li>· Melbourne Health Precinct</li> <li>· University of Melbourne</li> </ul> |

## Food & Drink

- 01 Murrumbeena Wine Bar
- 02 Daniel Son
- 03 LEVI
- 04 458 Pizzeria
- 05 Vanta Raamudu
- 06 BKK Laboratory
- 07 Shyun Ramen Bar
- 08 The Bank
- 09 SOWL Restaurant
- 10 Ssam Korean BBQ
- 11 Hecho en Mexico
- 12 La Bottega Trattoria

## Education

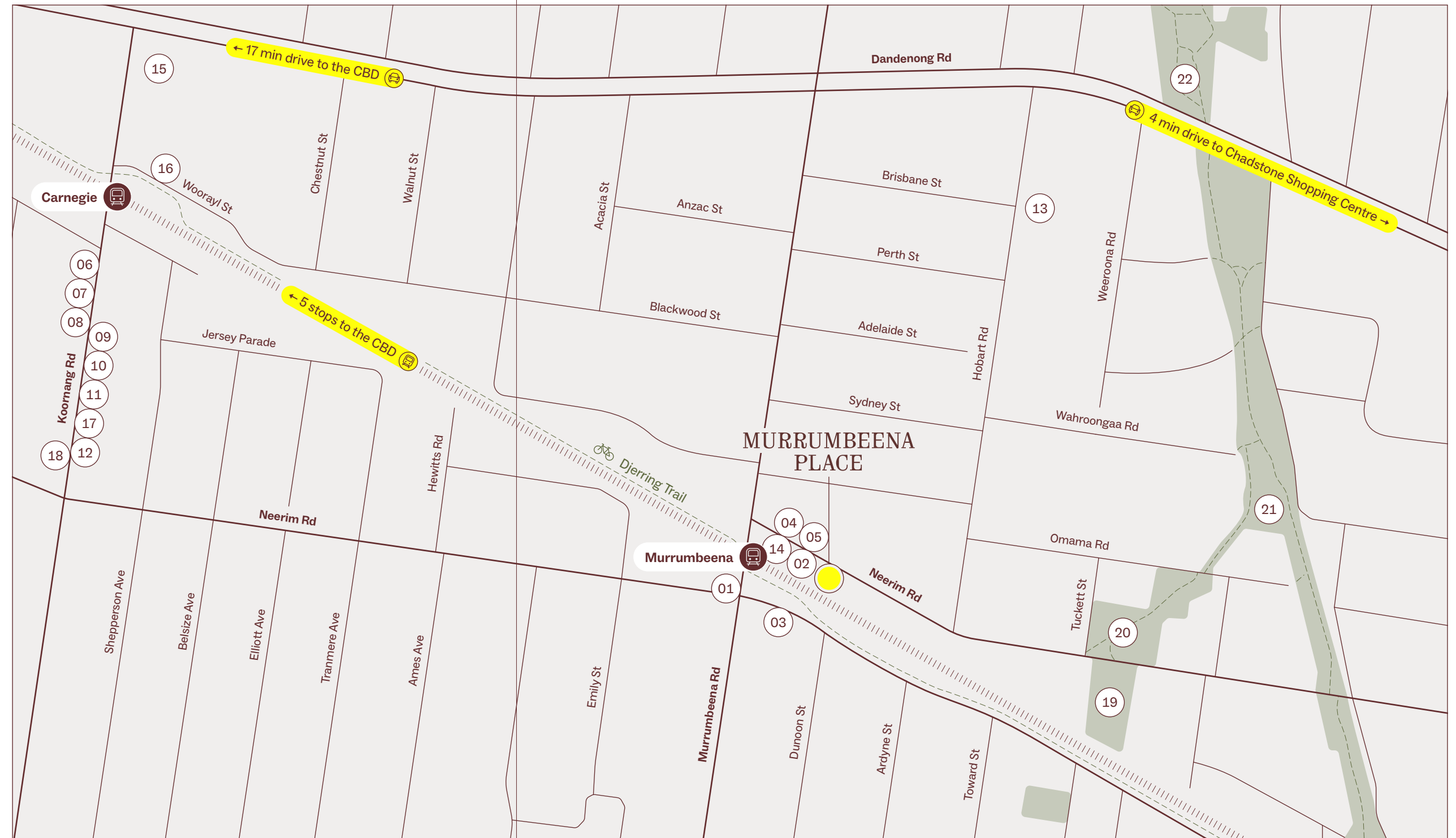
- 13 Murrumbeena Primary School

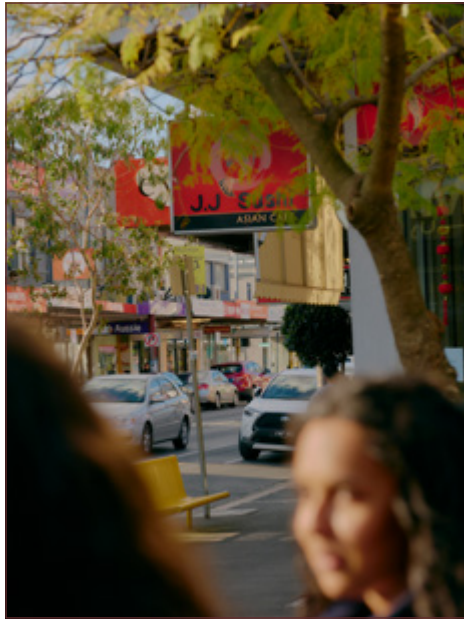
## Supermarkets

- 14 The Little Village Grocer
- 15 Carnegie Central (Woolworths, ALDI, Hao's Asian Grocer)
- 16 Carnegie IGA Plus Liquor
- 17 Carnegie Fruit Market
- 18 Carnegie Fresh

## Parks

- 19 Riley Reserve
- 20 Springthorpe Gardens
- 21 Boyd Park
- 22 Urban Forest Reserve



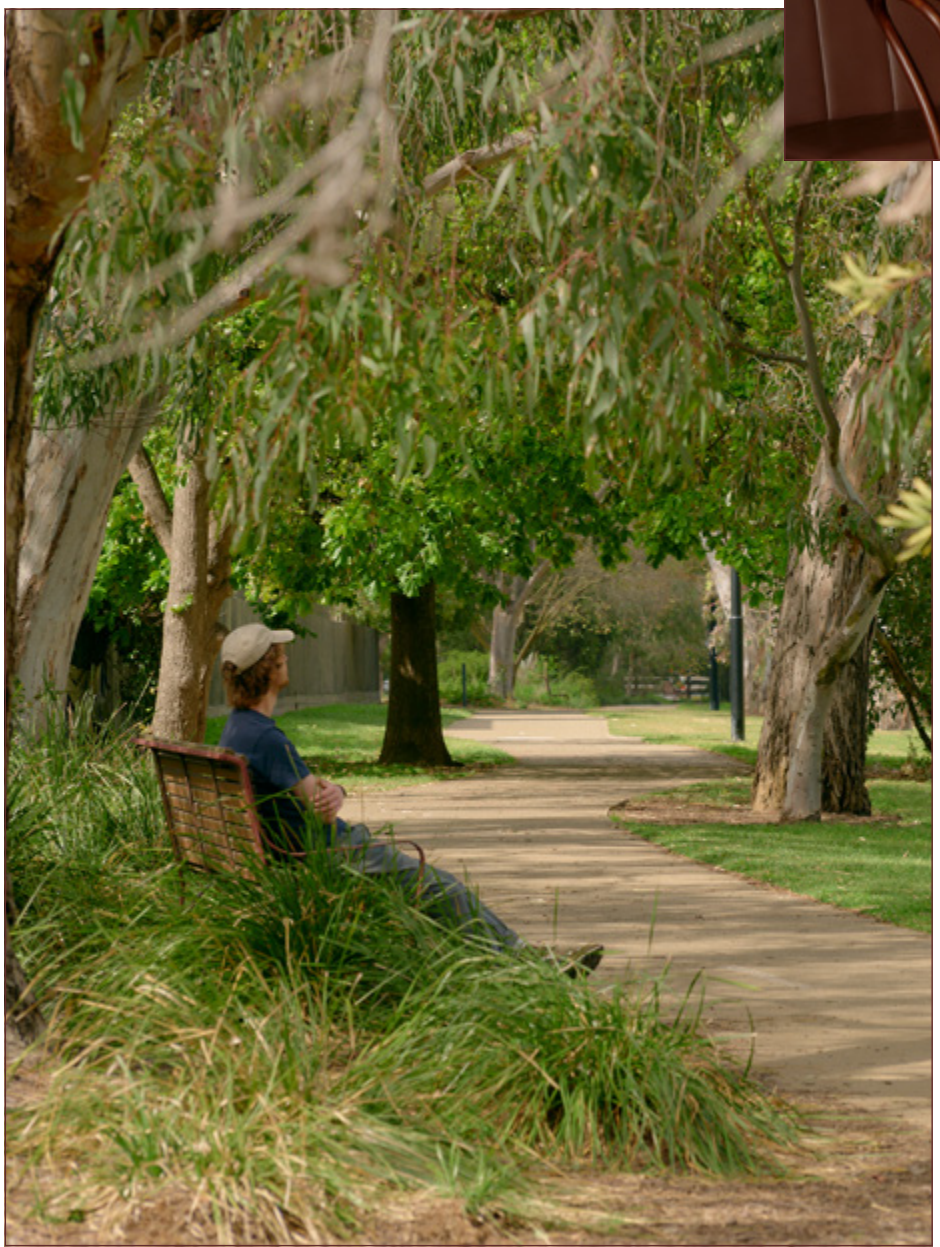


01



03

02

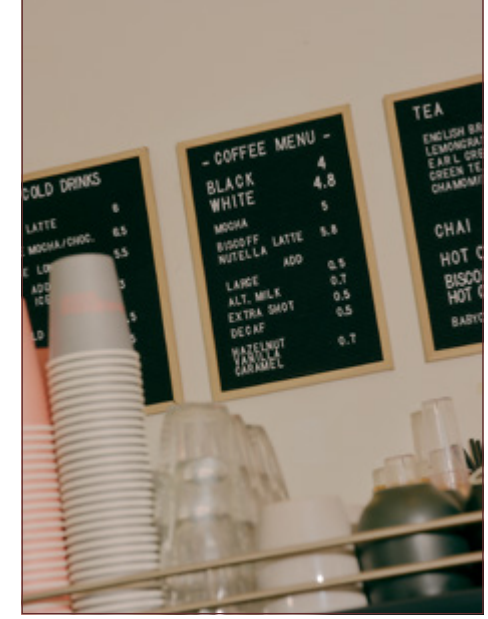


04



05

06



07



- 01 Koornang Road
- 02 Boyd Park
- 03 Murrumbeena Wine Bar
- 04 Vanta Raamudu
- 05 Koornang Road
- 06 Murrumbeena Pantry
- 07 Jack The Milkman



Artist impression

**In the centre of Murrumbena Village, just steps from the station, Murrumbena Place translates the rhythms of everyday neighbourhood life into contemporary architecture. Columns and canopies define facades inspired by traditional shopfronts, with subtle shifts in height and tone. Their palette of muted reds, greens and metal draws warmth from local surroundings.**

**Two residential lobbies, home to a total of 144 apartments, form smaller communities within the larger development through dedicated entries and circulation paths. Passive design principles shape the layout, ensuring comfort across all seasons. External breezeways replace internal corridors, creating openness, encouraging neighbourly connection and letting light and air flow freely.**

When you arrive at Murrumbeena Place, you're greeted by a protected oak that anchors a shaded pocket plaza, where benches and dappled light create a welcoming public space. Open arcades lead to cafés, shops and restaurants and sheltered green spaces while connecting residents to the convenience of reaching the city in 5 stops by train.



YOUR EXTENDED LIVING SPACES



Wellness space - Artist impression

**Integrated throughout Murrumbeena Place, shared indoor and outdoor spaces extend home life, supporting connection and wellbeing. Shared spaces for leisure, exercise and focus provide balance and variety, enhanced by native landscaping that carries the precinct's green character through the building, softening sightlines and filtering sound.**

## WELLNESS SPACE

Wellness facilities include yoga and Pilates rooms, fitness studios, and a sauna and cold plunge. Designed for flexibility, the spaces can host private training sessions or be connected to your favourite digital platform for a workout at your own pace.



Artist impression



The rooftop Resident Lounge includes a kitchen, private dining and fireplace, with a north-facing terrace offering a sheltered space to unwind or connect.





## CO-WORKING SPACE

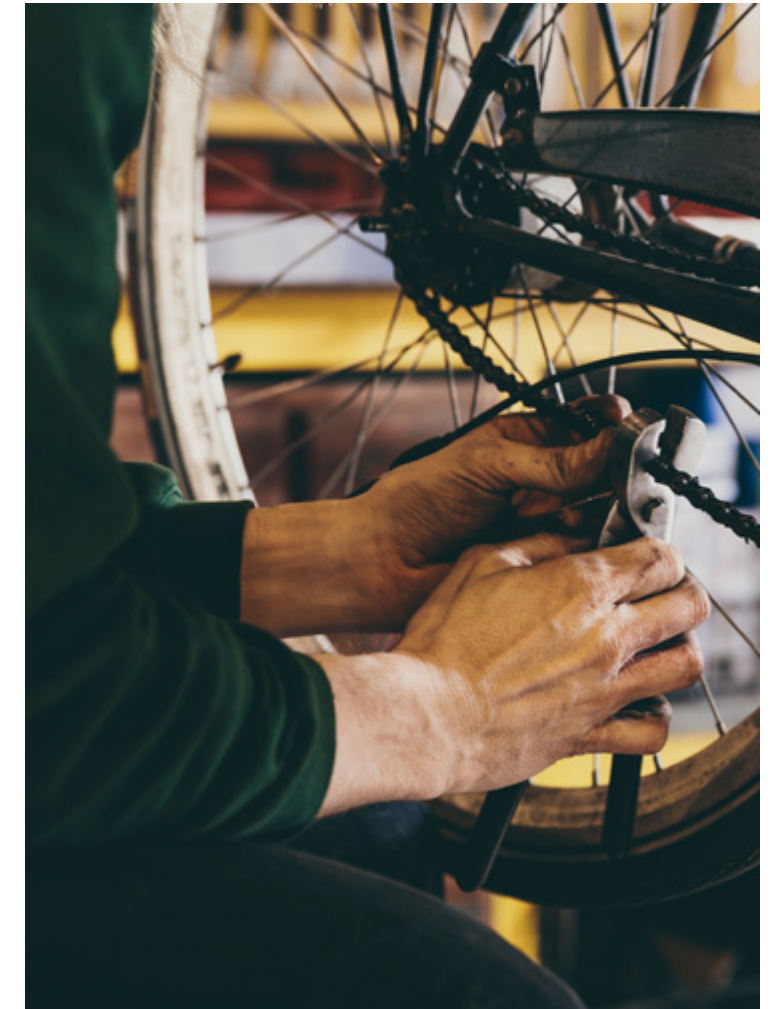
Co-working areas support flexible office arrangements, with quiet pods, communal desks and breakout spaces for studying, podcasting or content creating.



Artist impression

## DOG WASH & WORKSHOP

Family- and pet-friendly amenities include areas for open recreation and play, a dedicated dog wash, and a workshop for messy jobs.



YOUR HOME



**Each dual-aspect apartment benefits from natural ventilation and abundant daylight, optimised by expansive windows. Across a selection of configurations and sizes, floor plans follow an intuitive flow between rooms for living, dining and rest. Interiors reflect the building's exterior in materiality and tone, balancing everyday utility with a clean, honest design ethos.**





2 bedroom / 2 bathroom - Artist impression

Natural, enduring materials add texture and depth. Warm timber is complemented by soft eucalypt tones sourced from the neighbourhood palette to create a calm, cohesive atmosphere.

Fieldwork have carefully selected materials that ensure longevity with minimal upkeep, while walls finished in non-toxic paints and mould-resistant coatings support a healthy living environment.

Integrated storage enhances both utility and spaciousness, and thoughtful elements such as a joinery bench, key drop station and pendant lighting enrich daily routines.

Equipped with premium appliances and fixtures, kitchens and bathrooms are available in several configurations.



Typical bathroom - Artist impression

**At Murrumbeena Place, sustainable design translates into everyday comfort and wellbeing.**

**Homes are naturally cooler in summer and warmer in winter thanks to thoughtful passive design, while fresh air and natural light flow easily throughout living spaces. Rooftop solar, rainwater harvesting and lush landscaping make it easier to live lightly, while bicycle storage and the opportunity for electric vehicle charging keep you connected in healthier, more sustainable ways.**

**Every detail has been considered to create a community that feels good to live in, today and for the future.**

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- 01 Rooftop PV array generates onsite renewable electrical supply to offset base building energy use.

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  - 02 Exposed concrete soffits provide thermal mass which increases passive cooling effect and reduces reliance on air-conditioning.

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  - 03 Base infrastructure for EV charging enabling future connection by residents.

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  - 04 Generous bicycle storage.

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  - 05 Captured rainwater used for common area landscape irrigation.

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  - 06 100% electrical development, with no gas.

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  - 07 Passive design strategies and natural ventilation used to minimise reliance on mechanical systems.

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  - 08 Low VOC materials used throughout.

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**Murrumbeena Place brings together MAKE, Mala, and Fieldwork, a team united by thoughtful, context-driven design. Their work translates urban complexity into spaces that feel coherent and connected. Every decision, from form to flow, responds to the neighbourhood, creating a village-like environment that is purposeful and subtly transformative. Together, they form a partnership defined by vision, care, and dedication to place.**

## MAKE

MAKE is a boutique residential development company with a clear vision to create unique and innovative projects that contribute positively to the built environment and the communities they become part of. MAKE responds to the environments in which they work to deliver quality places that residents are proud to call home.

Melbourne-based and with deep expertise across the Victorian property market, MAKE has built a strong reputation for its collaborative approach and results-driven mindset. Their experience across residential, commercial, retail and industrial projects enables them to navigate complex development processes with confidence, adding real value and delivering superior outcomes.

MAKE's relationships play a key role in their success, aligning their strengths with like-minded partners to consistently bring each project to life.

Albermarle St, Kensington



## FIELDWORK

Fieldwork is an architecture and interior design studio based in Melbourne and Adelaide, founded in 2013. With a team of over 30 practitioners from diverse disciplines, the studio approaches architecture as a social and civic practice, guided by research, experimentation, and deep listening. They design responsive, enduring, and poetic spaces that reflect social, environmental, and urban contexts. Collaborating with clients, communities, and future inhabitants, Fieldwork delivers projects across multi-residential housing, workplaces, education, and contemporary art environments.

Ballarat St, Brunswick



## MALA

Mala is one of Australia's leading emerging landscape architecture and urban design practices. The multidisciplinary studio has been recognised with multiple awards, including the 2023 SPASA Commercial Project of the Year for Alba Thermal Springs & Spa and the 2023 Melbourne Design Awards for Public & Institutional Architecture for Glenroy Train Station. Open, curious, and collaborative, Mala creates responsive, inspiring environments that connect people to place. Their site-responsive designs emphasise simplicity, beauty, and environmental connection, delivering landscapes that evolve and improve over time.

## COLLIERS

For over twenty years, Colliers Residential Victoria has been a leading force within the residential property industry, offering clients access to global networks and an unrivalled level of experience and knowledge. Colliers Residential Victoria has represented hundreds of developer clients, sold more than \$20 billion worth of apartments, helped pioneer the Build-To-Rent sector and maintained the Number One position in the development sites market. With expertise spanning Build-To-Sell (Project Marketing), Living, Development Site Sales, Research and Strategic Advisory, the business has been involved in Melbourne's largest, most city-defining projects.



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