



PORTERS LANE

S T . I V E S

Life. Style.



AN ASPIRING *Address*



ARTIST IMPRESSION

Presenting stunning sophisticated luxury and owning a prestigious St.Ives address – Porters Lane is an exquisite new development where cosmopolitan chic meets the peaceful nature surrounds of one of Sydney's most highly desired suburbs.

Located 18 kilometres north of Sydney's CBD on the Upper North Shore, Porters Lane will offer 61 one, two and three bedroom apartments, most with studies on five north-facing levels, with an emphasis on architectural elegance, magnificent attention to detail, and an air of chic style complemented by the tranquillity of the areas leafy backdrop.

Picture a day in the life: an early morning walk through the fertile greenery of the Dalrymple-Hay Nature Reserve; boutique shopping and a coffee at the renowned St.Ives Village; a relaxed picnic on the Village Green; or simply enjoy an alfresco meal at sunset on your balcony as you enjoy the wonderful peace and quiet.



DESIGN BY *Inspiration*



ARTIST IMPRESSION

Inspired by the thriving natural ambience and upmarket sensibility of the St. Ives area, Porters Lane is an opulent example of a multi-residential complex set in an enviable leafy locale.

The architecture adopts an articulated built form with a defined base, with two separate buildings varied to give each its own identity. The top level enhances the streetscape character in this low residential street, while the smaller forms serve as the sophisticated heart of the development, including the defined and elegant entry with a feature stone wall.

Inside, every modish retreat asserts a deliberate light and dark colour scheme. The lighter 'Wildflower' theme creates a clean and modern aesthetic, while the darker 'Morning Haze' is bold, striking, and distinctive. Floor-to-ceiling glass doors throughout also produce spaces that are light and open, while further enhancing the connection to the green surrounds.

Landscape design is also an integral part of the Porters Lane mindset, with a multitude of large canopy trees contributing to the landscaped presentation of the building, as well as a blossoming and private central garden.



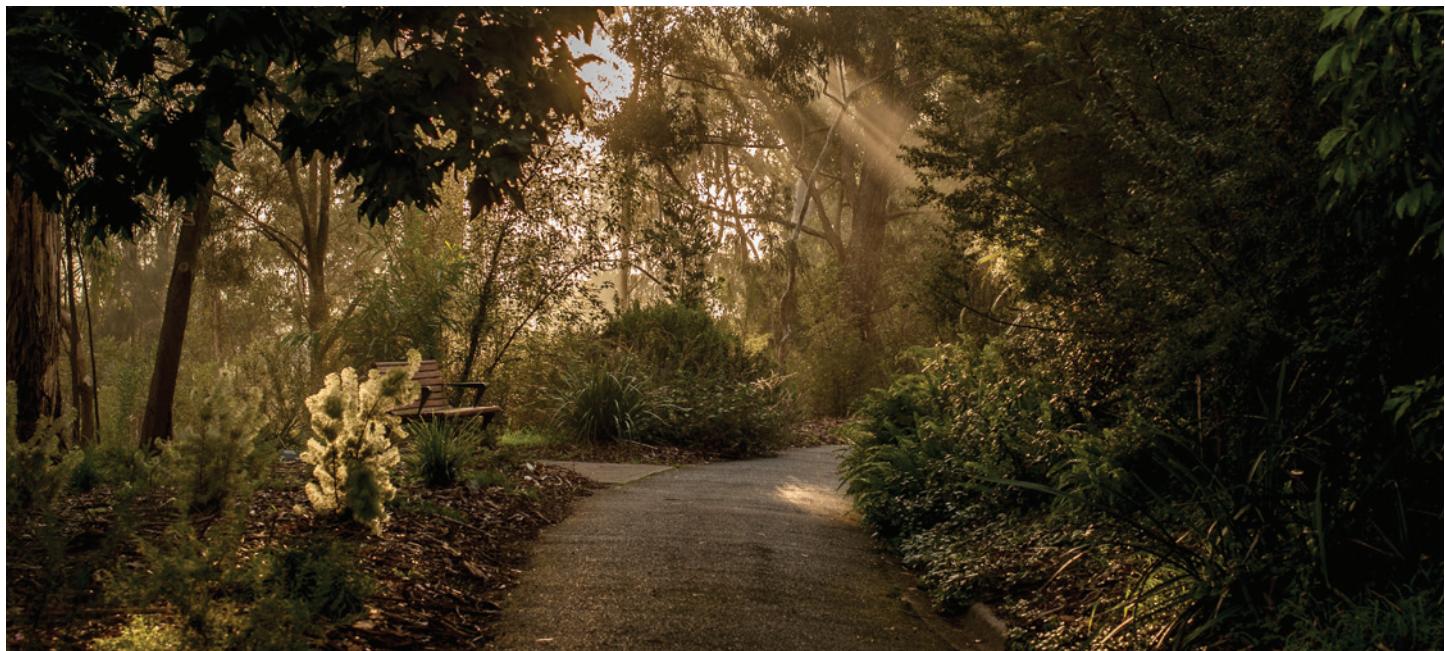
ST. IVES *Life. Style.*

An investment in Porters Lane is truly an investment in the sophisticated St.Ives lifestyle. Offering the best of both worlds, the suburb is a mix of fantastic shopping, relaxed nature attractions and recreational activities.

Only 200 metres from your doorstep is St.Ives Village, one of Australia's best regional shopping centres featuring over 110 speciality stores ranging from boutique clothing, health and beauty to cafes, restaurants and major supermarkets.

Fitting in with the nature theme is the nearby Dalrymple-Hay Nature Reserve, where you can immerse yourself in the towering green canopy and amazing wildlife of black-faced swamp wallabies, echidnas and owls. Early morning is a great time for birdwatching.

If you fancy a round of golf, the Pymble Golf Club is regarded as one of the finest inland golf courses in all of Australia, while the central Village Green caters for many recreational activities including tennis, netball and baseball, and also enjoys a skate park, playground and is a popular spot for weekend picnics.



A photograph of a modern interior room. In the foreground, a grey sofa is partially visible, draped with a brown throw blanket. To the right, a bed with white linens is visible. The room features large windows with dark frames. The left window looks out onto a balcony with a yellow chair and a potted plant. The right window looks out onto green trees. The ceiling is a light cream color.

INTERIOR *Design*



ARTIST IMPRESSION

Splashed with lush modern charisma and a graceful elegance, each deluxe apartment in Porters Lane is a perfect example of modern and spacious living, while also being designed to harmonise with the tranquil surrounds of the area.

Adorned with plush carpet and sizeable built-in robes, each spacious bedroom is a welcoming refuge after a long day, while every bathroom and ensuite shows off with flawless tiles and vanities. Select apartments also feature a large study for those who enjoy a private work space or are in need of a home office.

Outstanding outdoor areas in the form of a balcony or garden courtyard (depending on your position) will be a welcome feature in the warmer months, whether you're entertaining friends with drinks on the weekend or simply enjoying a quiet meal as you take in the serene surrounds.



ARTIST IMPRESSION

DESIGN BY *Innovation*



Thoughtful floor plans create a fantastic sense of openness. Each generous lounge and dining zone is awash in natural light, creating a bright and comfortable central space for everyday living.

The state of the art kitchen will be a treat for home chefs, featuring gorgeous stone benchtops, stainless steel Miele appliances, plus a convenient breakfast bar for meals on the go.

N

KILLEATON STREET

MEMORIAL AVENUE



ST. IVES NORTH
PRIMARY SCHOOL



BRIGIDINE C

MONA VALE ROAD



ST. IVES SHOPPING CENTRE



PYMBLE GOLF CLUB

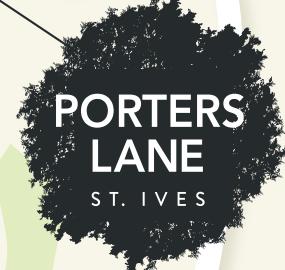


PYMBLE TRAIN STATION

ROSEDALE ROAD

PORTERS
LANE
ST. IVES

PORTERS LANE



ST. IVES PRIMARY SCHOOL

DALRYMPLE NATURE
RESERVE

HORACE STREET

SYD
2



COLLEGE

A BLEND OF *Nature*



AVONDALE
PONY CLUB

NEY CBD
0kms



St.Ives is an area unique to almost anywhere in Sydney. A wonderful blend of nature and refined suburban living, this serene and upmarket pocket features wide tree-lined streets and large homes on estate sized blocks, making it a picturesque and almost semi-country area with a wonderful village feel.

Its close proximity to Chatswood and North Ryde makes it an appealing spot for busy professionals, while a trip into Sydney's CBD is an easy train ride from Pymble Station, leaving enough time to read the paper. For rest and relaxation, the spectacular Northern Beaches are only a short drive away.

It is also located near a wealth of terrific schools, including St Ives Preparatory (Sydney Grammar School), making it an appealing suburb for families of all sizes. Empty nesters are also attracted to the St Ives area simply for the privacy and absolute serenity it offers.



Based in Castlecrag, Mackenzie Architects is the dynamic team consisting of Dugald Mackenzie and John Anogianakis, who specialise in delivering customised homes and multi-residential buildings to a wide range of clientele in and around Sydney.

With a fresh approach and innovative contemporary designs, their aim with every project, be it big or small, is to create comfortable, sustainable, and functional living spaces.

As well as having their home designs featured in House and Garden and Daily Telegraph's Home magazines, they are also responsible for the 'Bushfire Basher', an innovative residence designed to withstand devastating bushfires.



From modern dream homes to major overseas projects, cutting edge firm a+ Design Group is fast becoming one of the most sought-after design companies in Australia.

Helmed by Tony Leung and an experienced and talented team, a+ have developed a reputation for producing innovative and aesthetically stunning designs, with everything from a waterfront residential home in Linley Point, to the Jingxin Hotel and Club House in Northeast China.

Recent projects have included a master plan for the new Hurstville Central Plaza, and an entry into the Evolo competition with a breathtaking design for a renewable and underwater habitation for Venice in the year 2070.



Altus Page Kirkland is a multi-national company with over 30 years' experience in asset, cost, and project management.

With a strong presence in Australia, they have worked on a wide range of major projects including the Aurora Place, Discovery Point, Central Park Residential Development, Fox Studios, National Gallery of Australia, the Sydney Hilton and Capital Centre redevelopment and seven major venues for the acclaimed Sydney 2000 Olympic Games including Allphones Arena (the Sydney Superdome).

Amongst other projects, they are currently working on a major development of the Barangaroo Headland Park, which is set to become a thriving public, residential, and commercial CBD precinct in Sydney.