

FOAM

ELWOOD EMBODIED.
WELCOME TO FOAM STREET.

STREET

FOAM ST
ELWOOD
NO. 1-3
FOAM STREET
12 BAYSIDE
APARTMENTS
ELWOOD
FOAM ST

1-3 FOAM STREET



ELWOOD PARK

POINT ORMOND

GLEN HUNTLY ROAD

ORMOND ROAD
350m

FOAM
STREET

ELSTERNWICK PARK
150m

BRIGHTON ROAD

“AT GOLDFIELDS, we are always striving to create homes that are not only beautifully designed but are specifically designed for the people we envisage living inside them. At Foam Street we have continued this approach, we veer away from a cookie-cutter, one size fits all approach and instead hone in on the bespoke and unique to tailor a home perfectly suited to the people who will choose to call Foam Street home.”

7



MARCO GATTINO, Managing Director, Goldfields



8



AUTHENTIC DESIGN

ARTISTRY EMBODIED



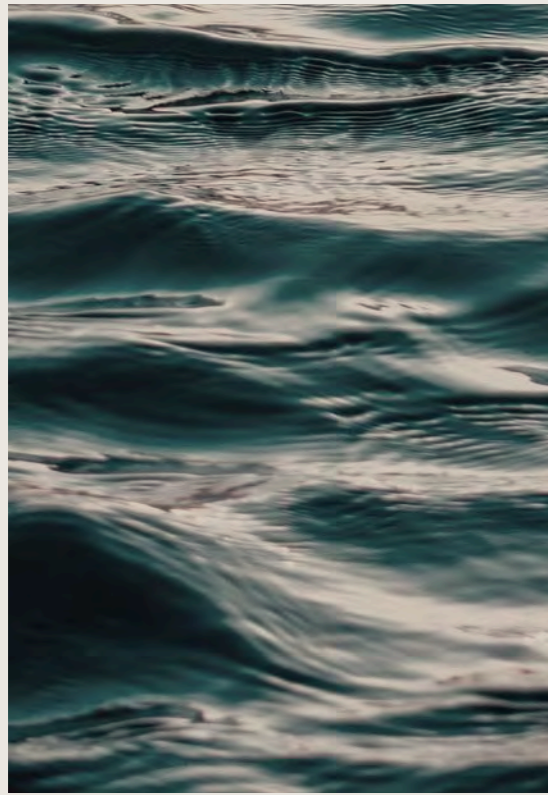
“FOAM STREET apartments are designed to be entirely of their place – reflecting and complementing the street’s vernacular – thus creating a discerning identity within their environment. Each dwelling offers expansive living areas, private outdoor spaces and enduring finishes.”



A handwritten signature in black ink, appearing to read 'Tim Jackson'.

TIM JACKSON, Director, Jackson Clements Burrows





17

“THERE WAS a large focus on connecting these homes to the bay through materiality, texture and mood. We also wanted to create something homely and authentic – spaces with well-formed, crafted features rather than flashy pieces. There are beautiful spots for display throughout so residents will be able to showcase treasured pieces from their lives and travels. Whilst being visually interesting, there are many opportunities for personalisation within.”

18



A handwritten signature in black ink, consisting of stylized, overlapping lines that form the letters 'A' and 'H'.

ALEX HOPKINS, Design Director, Studio Tate





Artist Impression

HARMONIOUS LIVING SPACES

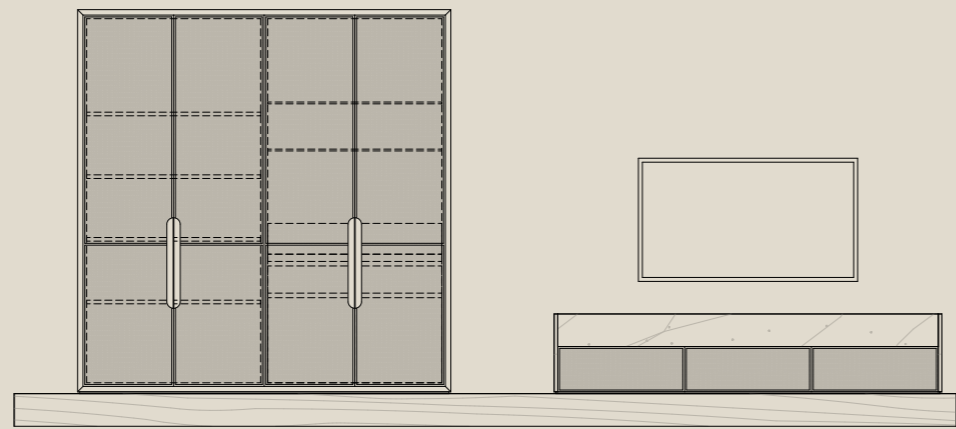
22

Boasting large sliding doors, the open-plan living and dining area extends seamlessly out to the terrace or garden. This creates an expansive, indoor-outdoor space in which to entertain or unwind amongst greenery. Full-height windows allow natural light to flood into the living area whilst providing a visual connection to both the landscaping and surrounding vistas.

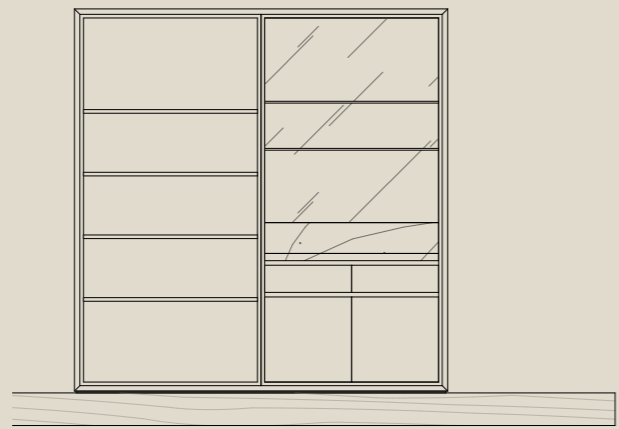


LIVING ROOM JOINERY

Catering to an entertainer's lifestyle, a selection of living rooms feature a beautifully crafted bar. When its doors are closed, a wall paper inset and feature handles bring an added layer of detail and warmth to the space. Open them up to discover glass shelves, an alluring stone benchtop and feature mirror, with recessed LED strip lights designed to illuminate your best barware. Each residence will enjoy a custom TV console, which provides storage space and features a natural stone upstand, allowing the piece to become a point of engagement for the living room.



TV, bar and storage joinery shown (doors closed)
*Applicable to select apartments



Bar and storage shown (door open)
*Applicable to select apartments



Artist Impression

HIDDEN GEMS FOR PRACTICAL LIVING

28

The interiors of Foam Street respond to the ways we naturally move, think and live. Situated at the entry, the key drop is a prime example. Featuring built-in drawers with an integrated charging station, it offers a place for your devices, keys, bag and mail whilst providing a memorable arrival experience. Appointed with a striking natural stone, it could also become a podium for your treasured ornaments or art pieces.



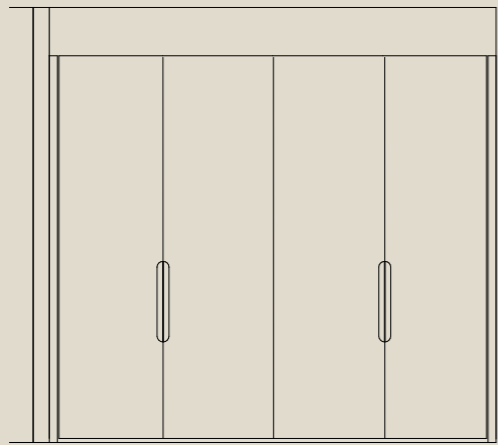
Artist Impression

ROBE JOINERY

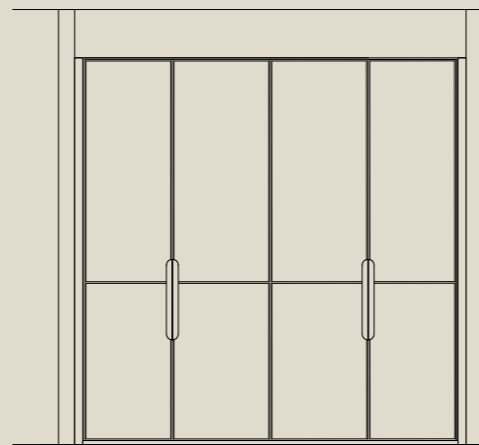
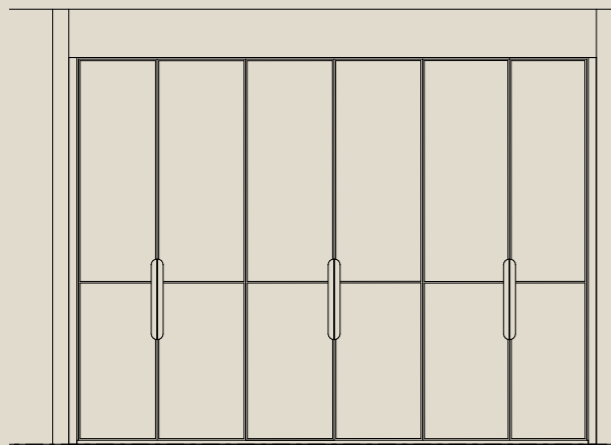
Meticulously designed and well-appointed – the robe joinery exhibits a unique calibre of craftsmanship. Creating a tactile experience for residents, the master robe doors have been afforded with a unique beading detail and feature handles. Internally, LED strip lighting provides illuminance and showcases your clothes, whilst the assortment of shelves and hangers allow you to display your garments with ease.



Artist Impression



Typical robe doors



Master robe doors



Artist Impression



Artist Impression

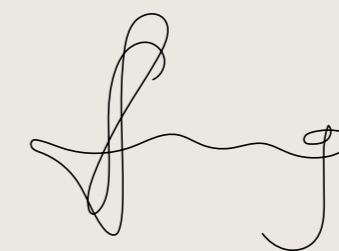
FIND MOMENTS OF RETREAT

36

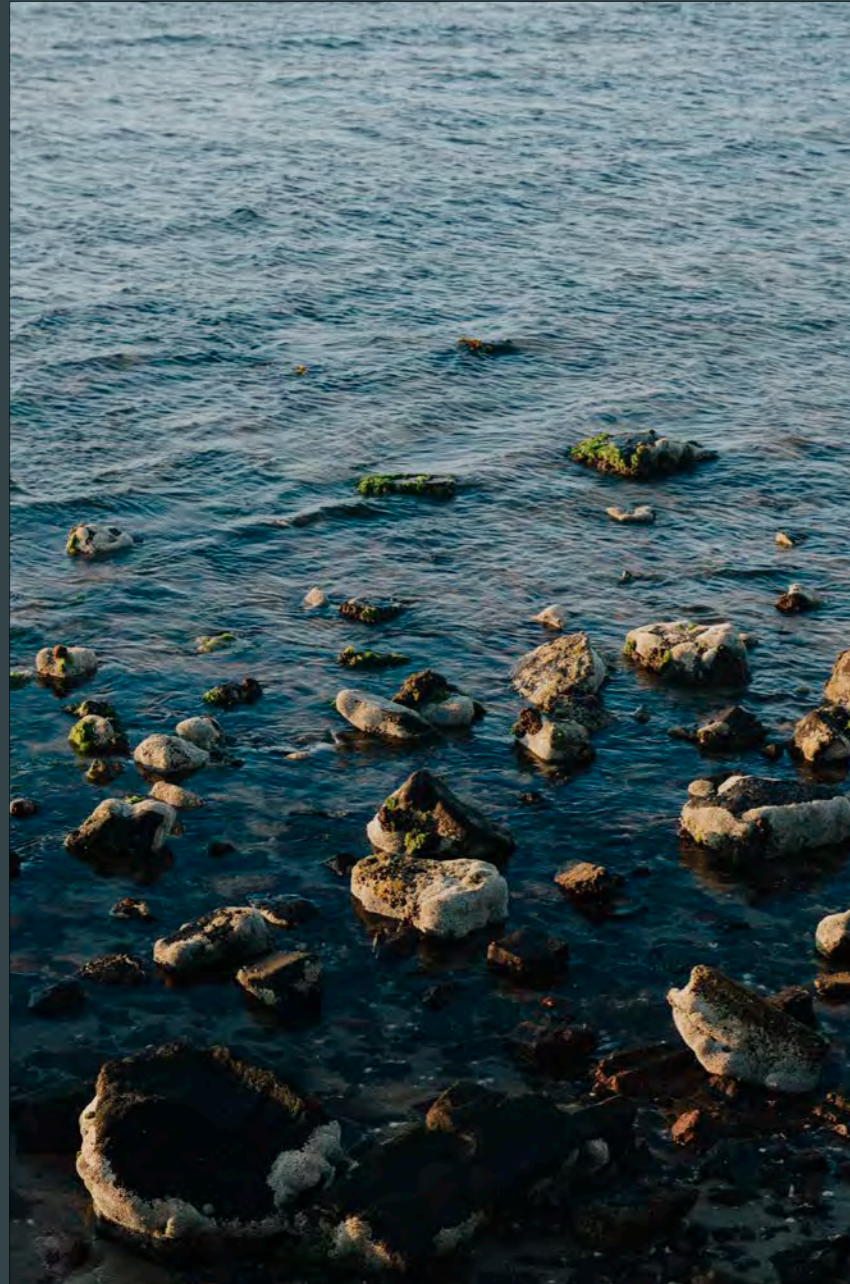
Featuring sumptuous carpets, generous robes and a stylish built-in dresser to select residences, the master bedroom is a place of sanctuary and self-care – enhanced by plentiful sunlight and a view of the terrace. Exploring organic textures and handmade materials, the adjoining ensuite harmonises tranquility and sophistication to a fine art. Here, practical storage options make life that little bit easier whilst a spacious bath beckons you to rejuvenate.



“THROUGH A combination of Australian natives and Mediterranean species, we’ve created a relaxed, lush oasis for residents to entertain or unwind in. We’ve purposefully chosen species that will continuously thrive in this coastal location, allowing occupants to enjoy feelings of privacy, enclosure and sanctuary. The design features expansive windows so there will be a beautiful connection to the landscape within the homes.”







ELWOOD LIVING

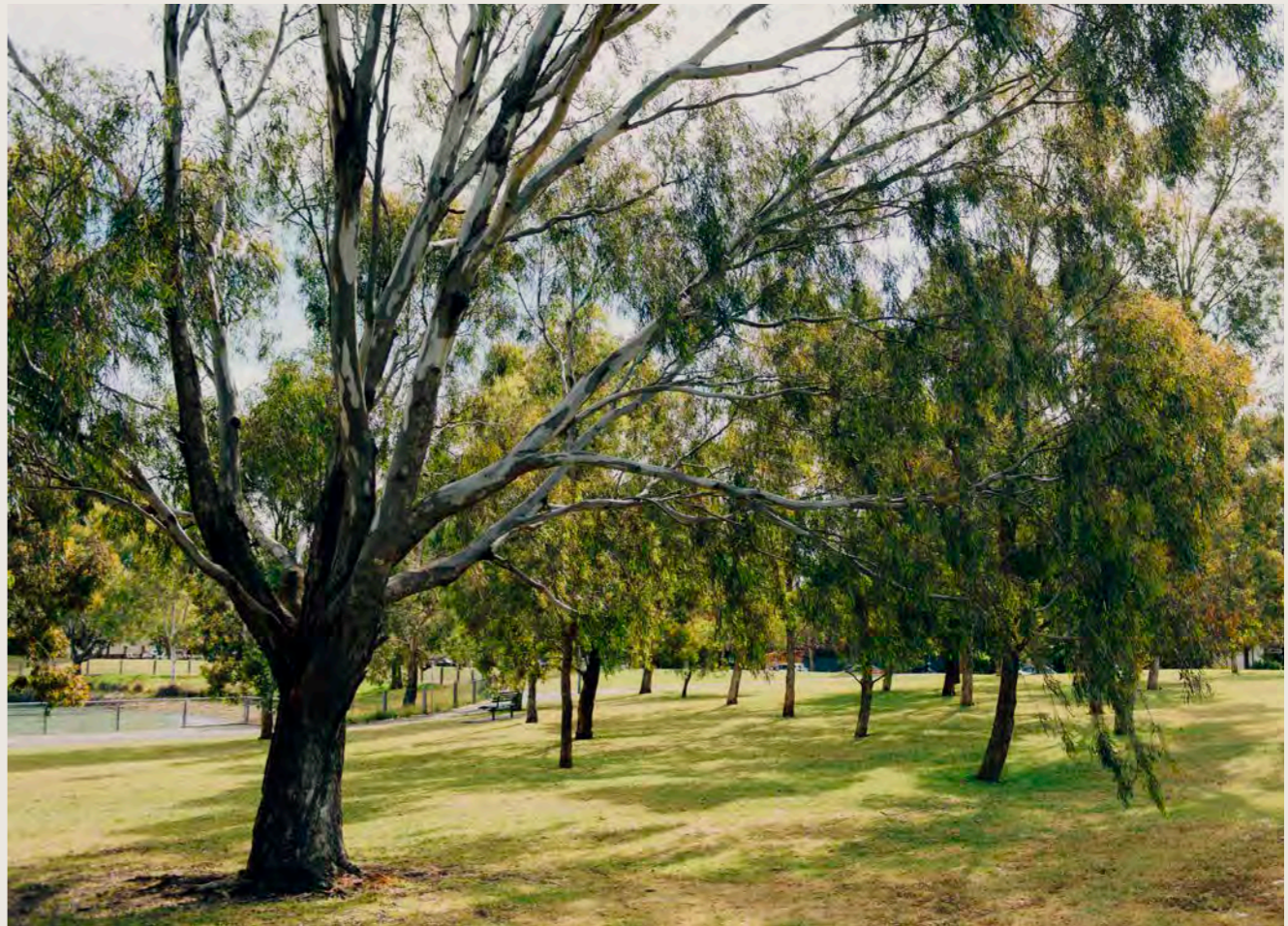
BLISS EMBODIED





A BAYSIDE SANCTUARY

With its picture-perfect beach, scenic walking trails and plethora of expansive parks, living and breathing are just that little bit easier in Elwood. Every day of the week, locals can be seen jogging down the Bay Trail, walking their dogs through Elsternwick Park or lounging about on the foreshore, morning coffee in hand. One of Melbourne's best looking neighbourhoods and yet still undeniably serene, Elwood is a naturally-blessed, bayside jewel.



Left to right:
 Point Ormond
 Point Ormond
 Elsternwick Park

DINING

1. Blue Tongue Wine Bar
2. Combi Elwood
3. Dandelion
4. Ebisu Kitchen
5. Elwood Bathers
6. Elwood Lounge
7. Foxes Den
8. Hanoi Hannah Elsternwick
9. Hotel Esplanade
10. Hummingbird Elwood
11. Jimmi Jamz
12. Little Sunflower Café
13. Odyssey
14. Plain Sailing
15. Sainly Burger
16. Stokehouse
17. The Milton
18. Too Many Chiefs Elwood

SHOPPING

19. Cellarbrations
20. Cleo's Deli
21. Elwood Flowers
22. Felice's Place Gourmet Butchers
23. FoodWorks Elwood
24. Hello Willow
25. Organika Hair Elwood
26. Significant Other
27. South Village Trading
28. The Grumpy Swimmer
29. The Leaf Store
30. WINK Optometrists

PARKS & RECREATION

31. Bay Trail
32. Classic Cinema
33. Elster Canal Path
34. Elsternwick Park
35. Elwood Beach
36. Elwood Life Saving Club
37. Elwood Park
38. Elwood Pilates
39. Elwood Sailing Club
40. Luna Park
41. Point Ormond
42. St Kilda Botanical Gardens

EDUCATION

43. Elsternwick Primary School
44. Elwood College
45. Elwood Primary School
46. Lady Forster Kindergarten
47. Poets Grove Family & Children's Centre
48. St Columba's Primary School

TRANSPORT

49. Bus 246
50. Bus 600, 606, 922 & 923
51. Elsternwick Station
52. Tram 67



ORMOND ROAD

5 minute walk

A CULINARY REALM

The Milton	Ebisu Kitchen	Combi Elwood
134 Ormond Rd	161 Ormond Rd	138-140 Ormond Rd
Encompassed by warm timber, red brick and industrial fittings, The Milton is Elwood’s quintessential wine bar, perfect for intimate dinner dates and larger gatherings alike. Relish seasonal cheese platters and fresh seafood, accompanied by a covetable range of local and imported wines.	For authentic Japanese food served up amongst homely surrounds, head to Ebisu Kitchen – an Elwood dining staple. Fresh, light and full of flavour, the main event here is undoubtedly the sashimi – enjoy it on its own or in a chock-full bento box, complete with rice, teriyaki chicken and miso soup.	Where the food and drinks are as delicious as they are photogenic, Combi provides a feast for the senses – and a healthy one at that. Colourful vegan smoothies are Combi’s signature, the perfect partner to a nourishing sandwich or smashed avo on toast.
Foxes Den	Dandelion	Hummingbird Elwood
107 Ormond Rd	133 Ormond Rd	86-88 Ormond Rd
A modern take on the trusty local chicken shop, Foxes Den combines quality, oven-roasted chickens with a healthy range of salads, curries, soups and sandwiches. Everything is made with natural, locally-grown ingredients, inspired by the nourishing meals we cook for our friends and family.	An award-winning modern Vietnamese restaurant, Dandelion has become something of a culinary destination amongst Melbourne foodies. Designed to encourage socialisation, here, hawker-style seating creates a lively setting in which to devour piping hot pho, prawn curry and Hanoi style coq au vin.	Full-time cafe, part-time restaurant, Hummingbird is an eatery for all occasions, from family get-togethers to coffee dates. Where colourful interior design meets a simple yet versatile menu, this culinary crowd pleaser is a favourite amongst Elwood locals.

Saintly Burger	Odyssey	Too Many Chiefs Elwood
81 Ormond Rd	100 Ormond Rd	201 Ormond Rd
With its extensive range of menu options – some nourishing, others devilish – Saintly Burger is Elwood’s go-to burger joint. From simple American cheeseburgers to adventurous, exotic creations, there’s something for everyone on offer here, with the choice of pulled pork, steak, lamb or tempeh.	Nothing quite compares to eating seafood by the bay – especially if said seafood is freshly grilled calamari from Odyssey on Ormond Road. Boasting world-class Greek food and old fashioned hospitality, this sophisticated Mediterranean restaurant is bound to become your local.	Despite being new on the scene, Too Many Chiefs has already garnered a throng of loyal customers – meticulously-brewed coffee made with Code Black beans will do that. Within chic, light-filled interiors, treat yourself to an organic brunch dish made with locally-sourced ingredients.

ORMOND ROAD

5 minute walk

A RETAIL HUB

FoodWorks Elwood	The Grumpy Swimmer	Elwood Flowers
109 Ormond Rd	110 Ormond Rd	99 Ormond Rd
Boasting exceptional quality, extensive variety and friendly, helpful staff, FoodWorks Elwood makes grocery shopping a breeze. Be sure to check out the supermarket’s premium wine selection, a local secret unbeknownst to many.	The Grumpy Swimmer is paradise for the resident bookworm, abounding with best-sellers, classics and everything in between. The perfect solution for gifts, you’ll also find a quirky selection of lifestyle products including puzzles, fresh flowers and greeting cards.	A beautiful bunch of flowers is both the ultimate gift and an instant way to liven up a room. You’ll find this and more at Elwood Flowers, where stunning floral arrangements combine with crafted ceramic vases, candles, unique houseplants, terrariums and an array of other gorgeous trinkets.
WINK Optometrists	Felice's Place Gourmet Butchers	Hello Willow
Shop 1/125 Ormond Rd	3/125 Ormond Rd	143 Ormond Rd
Transcending the role of a typical optometrist, WINK is an eyewear emporium stocking designer specs in bold yet functional styles. Founder Jo Twadell believes a pair of glasses is a lot like a trusted friend, and is dedicated to helping you find your perfect match.	A butcher selling wine, condiments and deli goods in addition to premium cuts of meat is a butcher worth knowing about. A small, family-run business with 50 years of experience up its sleeve, Felice’s Place is an Ormond Road fixture and a beloved part of the Elwood community.	Hello Willow is a children’s haven, offering locally-designed, thoughtfully-curated clothing for Elwood’s littlest residents. From dinosaur-printed bucket hats to wombat-covered rompers, explore a variety of colourful, high-quality garments as well as unique toys, homewares and books.

South Village Trading	Significant Other	The Leaf Store Elwood
98 Ormond Rd	98A Ormond Rd	111 Ormond Rd
South Village Trading is Elwood’s lifestyle hub, showcasing a stylish and design-savvy assortment of homewares, furniture, accessories, clothing and beauty products. It’s near impossible to leave here without a purchase in hand – a telltale sign of a store that’s got it right.	Housing timeless apparel procured from some of Australia’s leading luxury brands, Significant Other is a boutique born from a commitment to quality. The store is bright and minimal, with friendly staff at the helm, cultivating a natural and effortless retail experience.	Epitomising Elwood’s warm village charm, The Leaf Store is a friendly local grocer offering a covetable selection of products. From imported deli goods to household essentials, farm fresh produce to artisanal bread, rest assured that whatever you’re looking for, you’ll find it here in abundance.





A CULTURAL DESTINATION

Home to a rich tapestry of eateries, both on the beach and in the village, Elwood is synonymous with its vibrant culinary scene. Here, buzzing cafes meet slick wine bars, expansive waterfront venues and world-class restaurants – each one distinguished by beautiful design and friendly staff. For shopping, look no further than Elwood’s beating heart, Ormond Road Village. Here, the grocery stores are locally-owned, the supermarkets plentiful and the boutiques teeming with breezy coastal garments, forming a diverse selection for your every need, from fresh food to fashion.



57



Left to right:
Combi
The Milton
The Espy

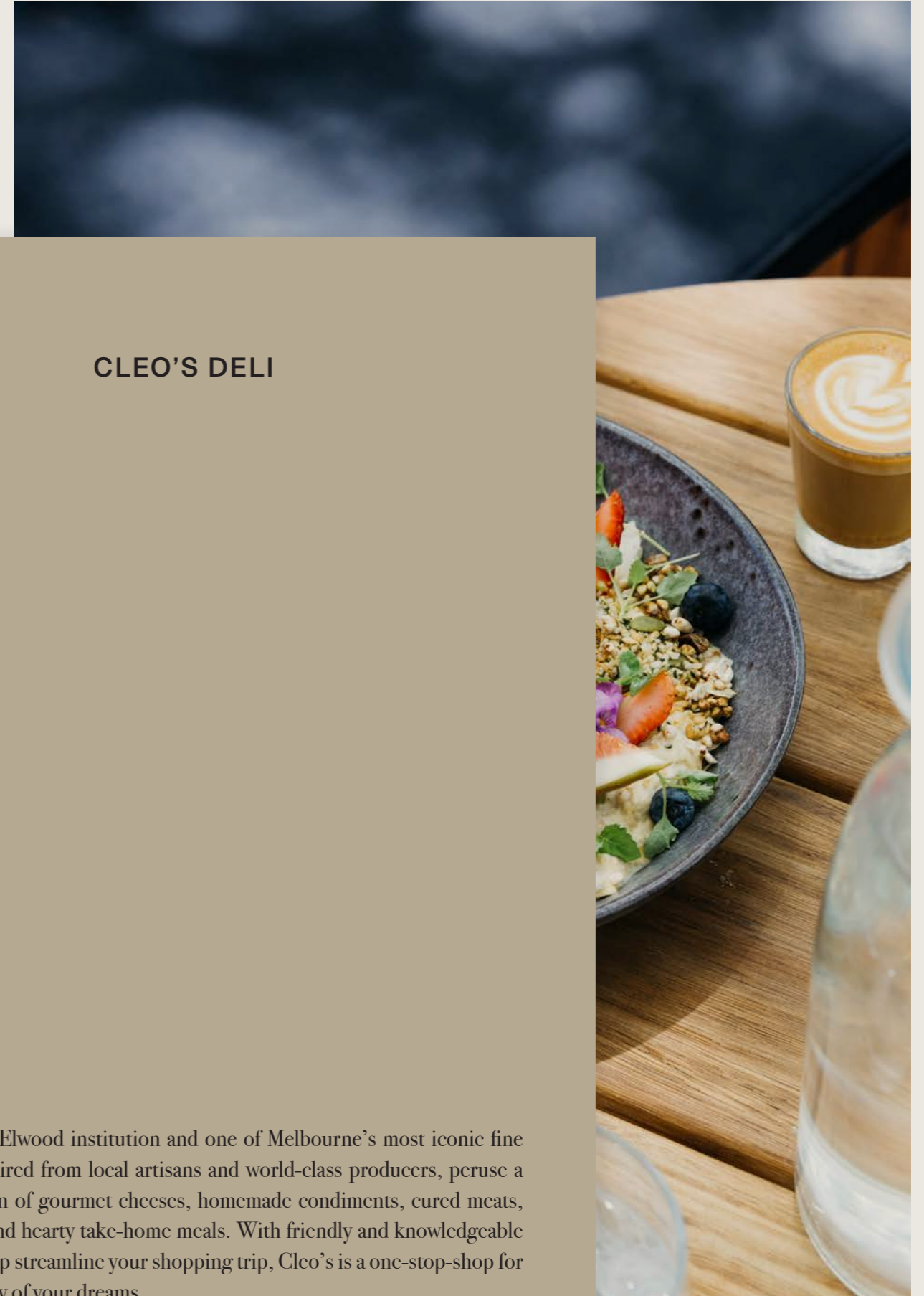


58



CLEO'S DELI

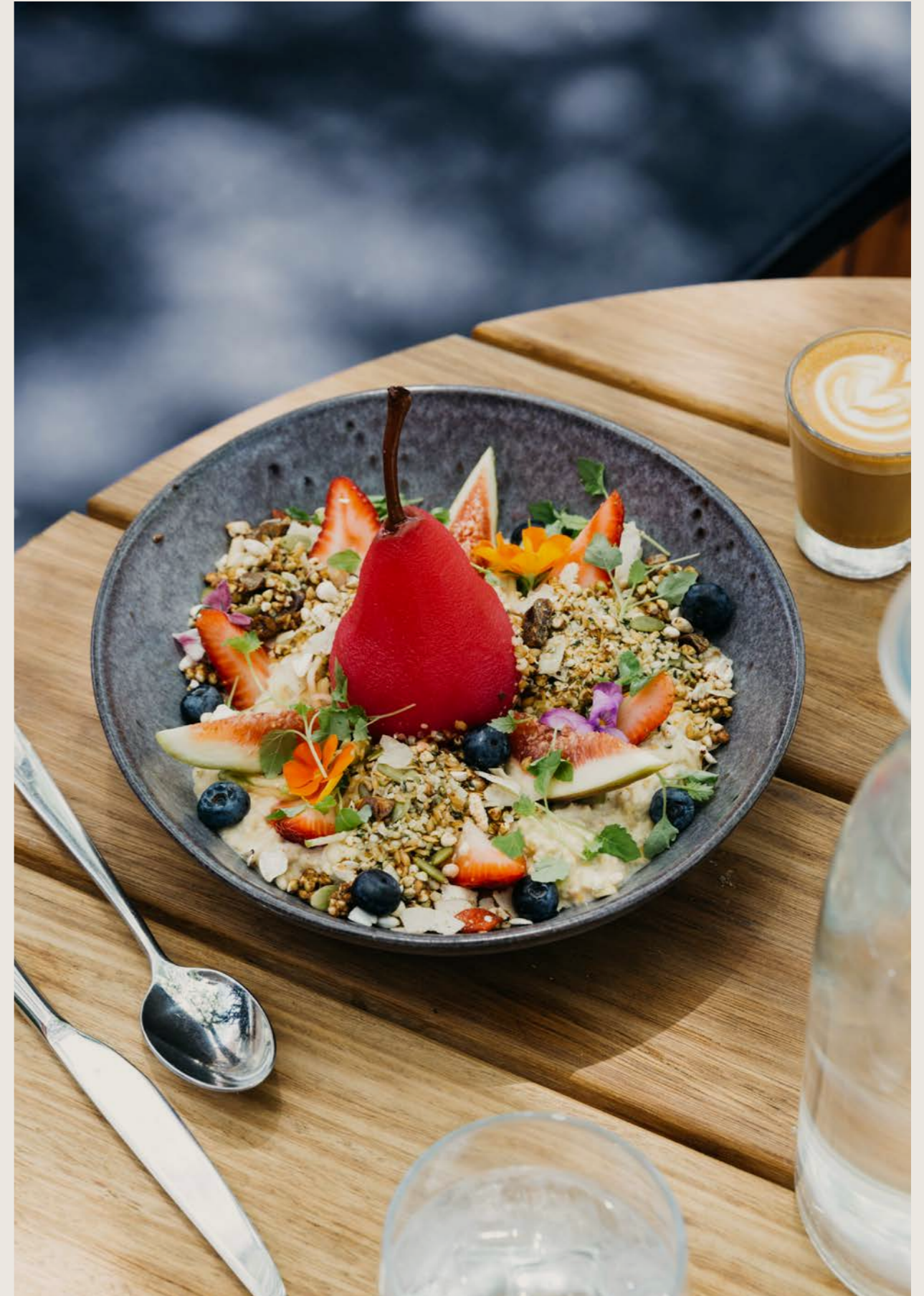
Cleo's Deli is an Elwood institution and one of Melbourne's most iconic fine food stores. Acquired from local artisans and world-class producers, peruse a bountiful selection of gourmet cheeses, homemade condiments, cured meats, quality produce and hearty take-home meals. With friendly and knowledgeable staff at hand to help streamline your shopping trip, Cleo's is a one-stop-shop for curating the pantry of your dreams.





PLAIN SAILING

Plain Sailing presents the meeting place of good coffee, innovative food and sophisticated design. Conceived by the brains behind Tall Timber, you'll find the same level of culinary ingenuity here – this time in the form of a health-conscious, Middle-Eastern inspired menu. Expect beetroot-cured ocean trout, cauliflower steak, twice baked French toast and decadent vegan treats. The cafe's interior is sun-drenched with an indoor-outdoor setting, complete with warm finishes inspired by the bay.





65



Left to right:
 South Village Trading
 Significant Other
 The Leaf Store

66





Left to right:
 Elwood College
 Local bus
 Bay Trail
 Elwood Primary



REVERED COLLABORATORS

QUALITY EMBODIED

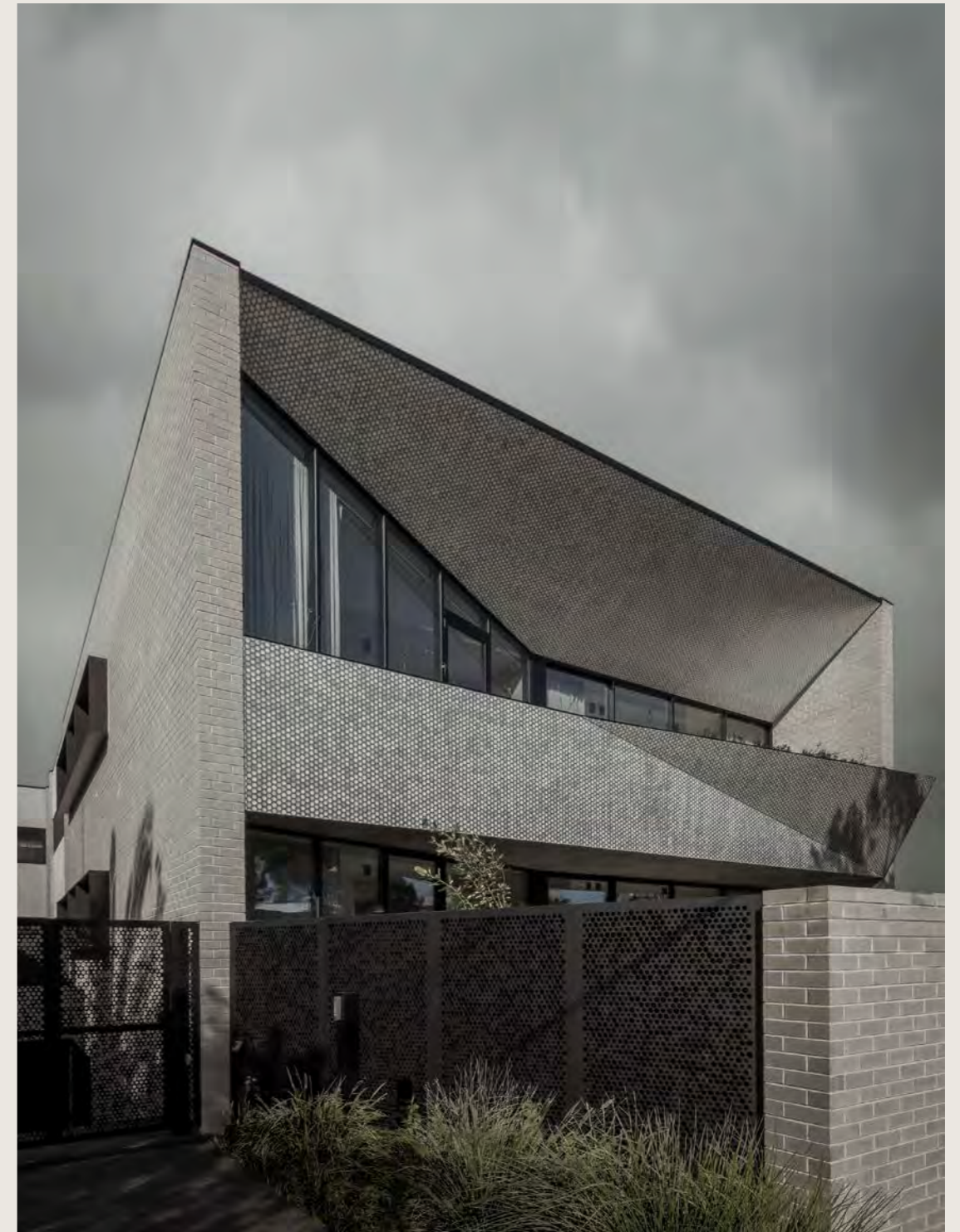


Goldfields

goldfieldsgroup.com.au

Goldfields are Melbourne-based developers known for their unparalleled vision and expertise in the property industry. Over the years they have forged an enviable reputation of delivering distinctive projects to the market, constantly striving to combine sophisticated environments with refined aesthetics and a constant attention to detail through design.

Goldfields has a vast wealth of experience across multiple facets of property development including residential apartments, townhouses, masterplanned land communities, commercial office towers and mixed use projects.



Jackson Clements Burrows

jcba.com.au

Established in 1998 by Tim Jackson, Jon Clements and Graham Burrows, JCB is a design-led architectural practice of over 50 design professionals united by a shared commitment to the delivery of innovative design solutions.

Their practice experience covers a wide range of project types and scales and each project, large or small, is treated as a critical contributor to their collaborative studio environment. Their clients range from developers to dentists, and from state governments to young families, working across both public and private sectors in Australia, Europe and Asia. Their adaptive approach embraces the client as a key design contributor throughout the project.

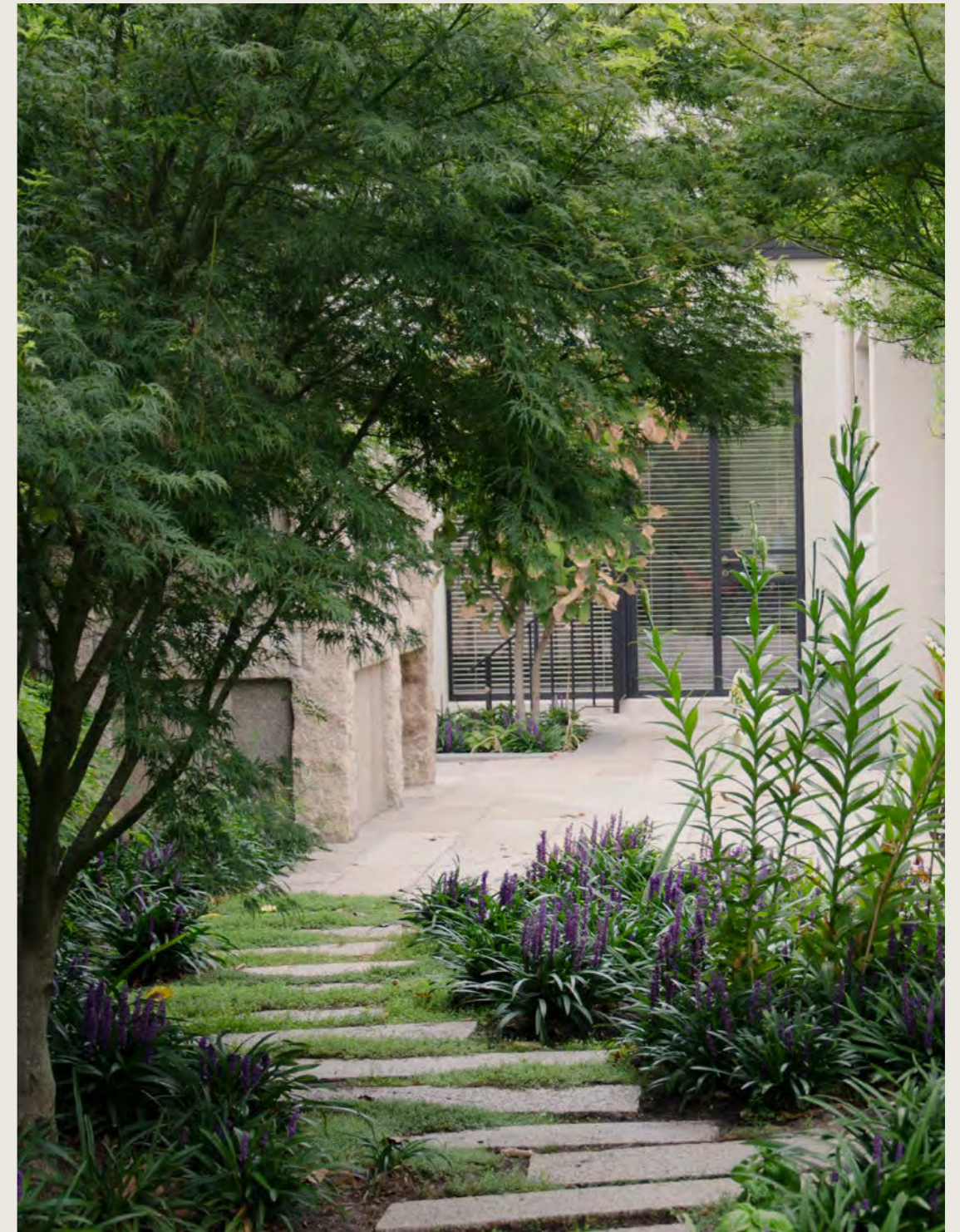


Studio Tate

studiotate.com.au

Studio Tate is an interior architecture practice, committed to considered design in projects that reflect the way we live, work and play.

As designers, their challenge is to create interiors and environments that resonate with our experience-driven culture. They take a creative, collaborative and pragmatic approach to interior architecture that delicately balances craftsmanship with functionality, using a highly-considered methodology and a refined, polished finish that manifests in inspiring, deliberately resolved outcomes.



Eckersley Garden Architecture

e-ga.com.au

Established by iconic designer Rick Eckersley, with partners Scott Leung and Myles Broad, Eckersley Garden Architecture understands how space and facility work together. They design for lifestyle and amenity, believing both form and function should be considered and neither compromised in the process.

With a horticultural focus, they create relaxed and tactile gardens that invite their clients to enjoy their outdoor space. They receive commissions Australia wide and internationally. Their client base is as varied as their garden designs, ranging from small residential, through commercial multi-residential, to large country and beach retreats.

foamstreet.com.au

Creative by Earl.St

Disclaimer: The contents of this document is for information purposes only and while reasonable care has been taken in its preparation, the vendor, developer or any agent does not guarantee or warrant the accuracy, reliability, completeness or currency of the information or its usefulness in achieving any purpose. Any prices, dimensions, layout, design features, views, areas, plans, photographs and Artist Impressions are for presentation purposes and indicative only. All area calculations are based on the Property Council of Australia method of measurement guidelines and are estimates only. They should not be relied upon as an accurate representation of the final product. Any such information may change. The photographs and images contained within this document depict potential views that were reasonably anticipated as at the date that the photographs and other images were created. Interested parties are responsible for assessing the relevance and accuracy of the content of this document and should make their own enquiries and seek independent advice before acting. The vendor or developer will not be liable for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on the information in this document. This document is not an offer to sell nor does it form part of any contract of sale. Although the vendor and developer has prepared this document with care and believes the information, forecasts and estimates within it to be reasonable, it does not accept responsibility for any action taken in reliance on the information contained herein. Prospective purchasers and investors should make their own enquiries and take appropriate accounting, legal, taxation or investment advice regarding their own particular circumstances before making any decision concerning Foam Street, Elwood.

FOAM ST
ELWOOD ELWOOD
NO. 1-3
FOAM STREET
12 BAYSIDE
APARTMENTS
FOAM ST
ELWOOD

Goldfields