

NORTH MELBOURNE

FLORENZE

TERRACE

HOME IS WHERE THE ART IS



Home is where the *Art* is.

Embodying innovative design principles and state-of-the-art materials, Florenze Terrace captures the true essence of North Melbourne – where artful living and a cosmopolitan lifestyle are paramount





These bespoke residences
have been designed to
take full advantage of
natural light – they are
swathed in sun, which
adds another dimension
to each generous space.

Architecture

Architecture

Under the auspice of pre-eminent Nicholas Murray Architects, the design ethos is one of permanence and enduring timelessness, and the outcome is simple, yet refined architectural language expressed through carefully curated natural materials.

Sustainable design practices are deeply embedded, and bespoke accents are showcased throughout every meticulous space.

Leveraging over two decades of designing high-end residential properties, Nicholas Murray has brought his knowledge and prowess to deliver this boutique development —

The art of style

Florenze Terrace is boutique by nature – they're for residents who value separate high quality, bespoke environs. The design embodies a sense of permanence so that future generations can still enjoy it.



Nicholas Murray
Director, Nicholas Murray Architects



The inviting design is a masterclass in the respectful treatment of light and connection to nature combined with the bold use of steel and natural elements. Simple geometries contrast with complex statements to deliver an experiential and immersive outcome.





Living elevated

Multiple Living Zones

Each terrace showcases dual living zones to reflect Murray's steadfast commitment to cater to the demands and needs of modern life. A decadent studio or theatre room and bright central living hub are connected efficiently by glass lifts.

Rooftop Terraces

The ultimate spot to unwind after a busy day, the private rooftop terraces feature breathtaking city vistas and inspiring views of the leafy surrounds. With undercover spaces and lift access, these outdoor spaces are a platform for effortless entertaining and elegant al fresco dining.

Lifts

Boasting the latest technology, each terrace has been fitted with an electric traction lift to allow occupants to pass through each level of the home with ease. With striking glass walls for visual transparency and fast and silent functionality, this luxurious enhancement creates a sense of unparalleled convenience.









Conscious living

Storage

Modern needs have been considered in all facets of Florenze Terrace, including storage – so there’s a place for everything. Each home hosts wall-to-wall wardrobes in two bedrooms and a choice of walk-in robes, wall-to-wall wardrobes, or both in the master suites. There are also customised storage solutions in the kitchen, full-sized laundry, bathroom, ensuite and garage.

6-star energy rating

Florenze Terrace celebrate an abundance of sun-filled spaces – in perfect alignment with its sustainable design principles. It boasts a 6-star energy rating that requires minimal heating and cooling so that comfortable temperatures can be enjoyed all year round.

High Performance Glazing

High performance double glazed windows guarantee perpetual comfort so that ideal interior temperatures are achieved year round. This also works to enhance noise reduction.

Water Efficient Landscaping and Planting

Plants have been carefully considered in the design for their self-sufficiency and hardiness. They require minimal watering and are ideally suited to the local surrounds. The greenery provides striking visual points of contact to soften the planked concrete accents.

Electric Vehicle Charging Provision

Responding to current and future needs, Florenze Terrace is fitted with 10 Amp smart EV charging points to cater for all vehicle owners.

Cross Flow Ventilation

Elevated living zones enjoy cross flow ventilation that is achieved via purposefully positioned and generously-sized windows.

Rainwater Tanks

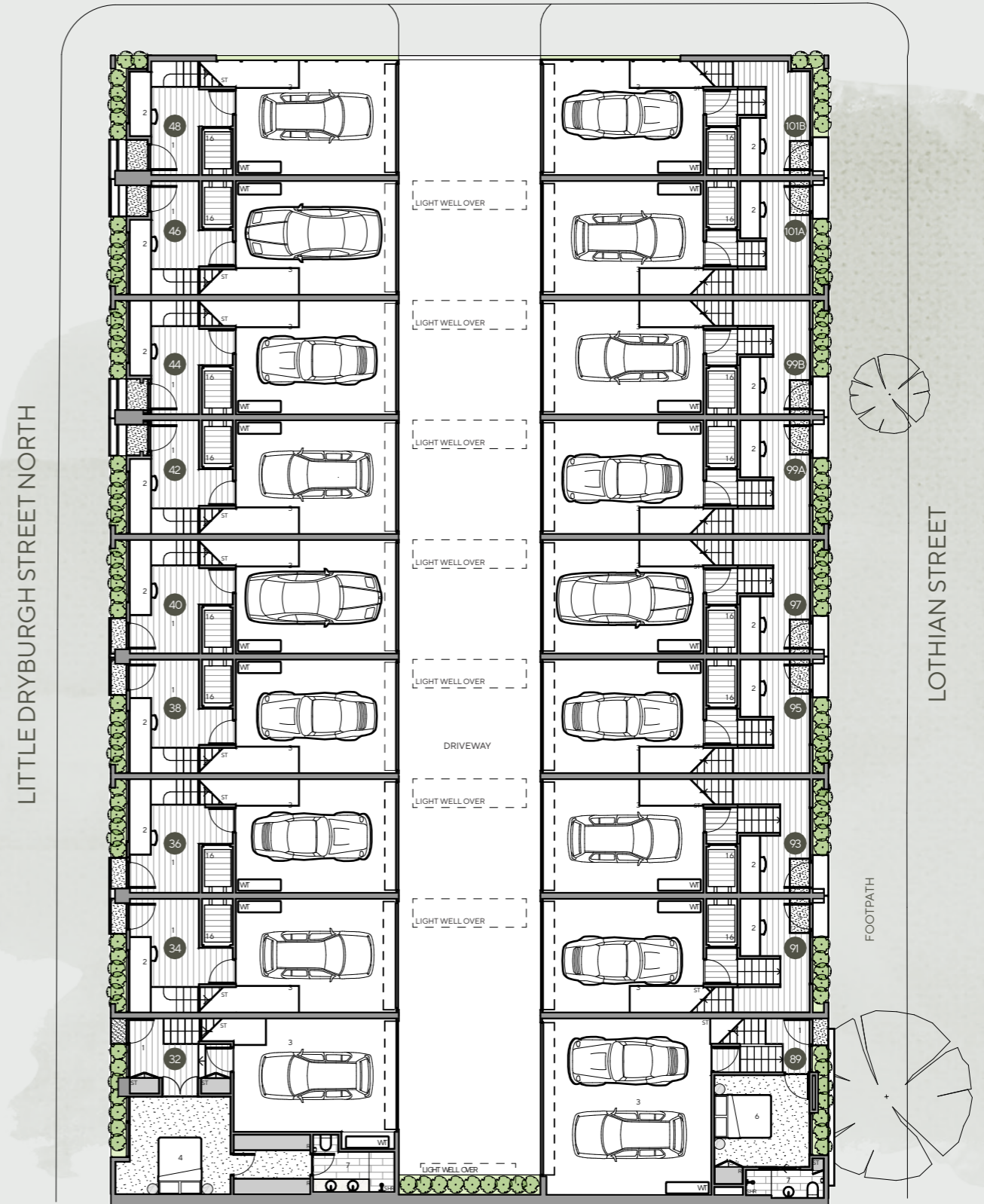
Florenze Terrace is fitted with 2000 litre rainwater tanks to accommodate owner’s discerning approach to sustainability, and their contemporary lifestyles.



Site plan

Ground floor

LITTLE DRYBURGH STREET NORTH



LITTLE DRYBURGH STREET NORTH

LOTHIAN STREET

FOOTPATH

0 3m



Views

Level 1

10m

Indicative views
Facing South-East



Level 2

14m

Indicative views
Facing South-East



Fixtures

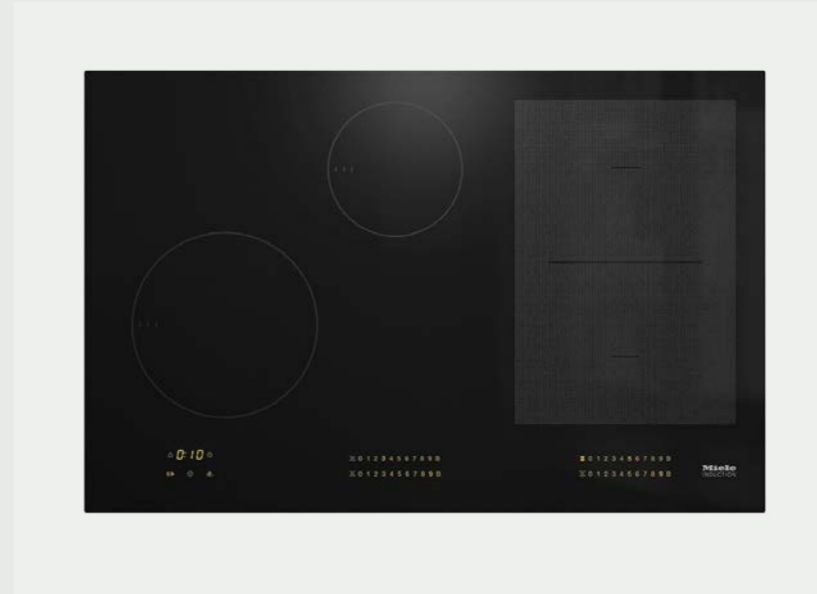
Appliances



Miele Pyroletic Oven
Grey Finish



Miele Microwave/Combi Oven
Grey Finish



Miele Induction 80cm Cooktop
Black Finish



Iive Fridge/Freezer x2
Fully Integrated



Iive Dishwasher
Fully Integrated

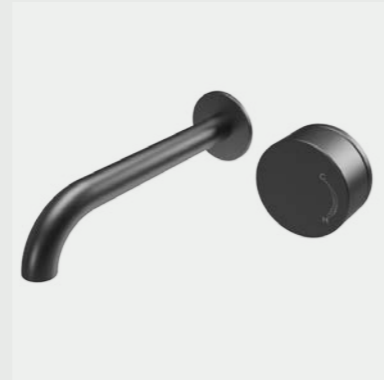


Iive Rangehood
Fully Integrated

Bathroom



Sink Basin
Matt White Finish



Wall Mounted Basin Mixer
Gun Metal Grey Finish



Shower
Gun Metal Grey Finish



Shower Mixer
Gun Metal Grey Finish



Toilet Roll Holder
Gun Metal Grey Finish



Towel Rail
Gun Metal Grey Finish

Laundry



Toilet with inwall cistern
and soft close seat



Flush Plate
Gun Metal Grey Finish



Laundry Mixer
Gun Metal Grey Finish



Laundry Sink
Stainless Steel

Kitchen



Kitchen Mixer
Stainless steel/Black finish



Kitchen Sink
Stainless Steel

Location & Lifestyle



Characterised by heritage buildings, wide tree-lined streets with classic terrace homes, and a plethora of open green spaces, North Melbourne boasts the amenity of city living with a unique village charm. Its central locale intersects with a vibrant café and dining scene, burgeoning creative industry, quality retail options, and local amenities to deliver the ultimate lifestyle package.



FLORENZE
TERRACE

Melbourne CBD
1.6 km

North Melbourne Town Hall
1.6 km

Queen Victoria Market
1.6 km

Errol Street Precinct
1.6 km

Flagstaff Gardens
1.6 km

Southern Cross Station
1.6 km

Marvel Stadium
1.6 km

Melbourne University

700m

University High School

800m

North Melbourne Primary School

400m

Auction Rooms
650m

Twenty & Six Espresso
400m

Beatrix Bakes
130m

57 Tram route to city
100m

Gardiner Reserve
100m

Arden Station (under construction)

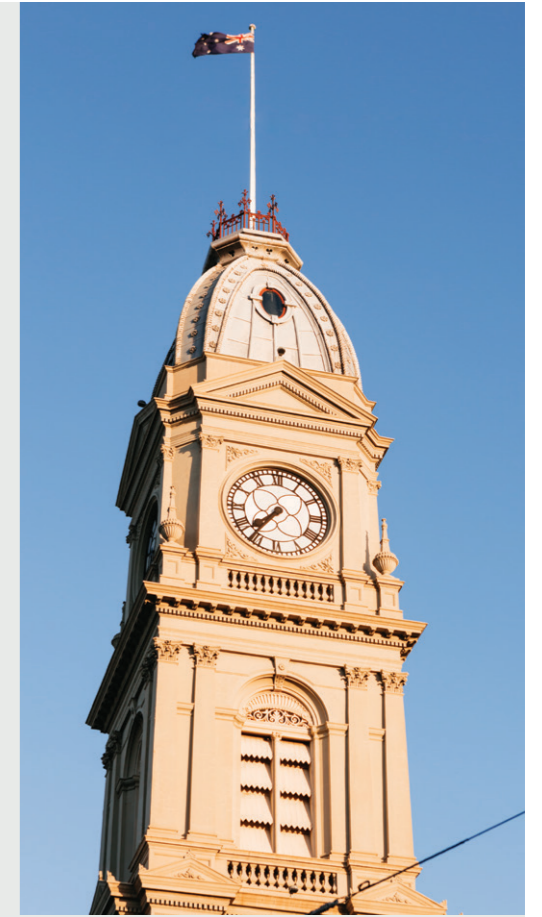
200m



Above – Auction Rooms
Right – Code Black



Right – North Melbourne Town Hall
Below – Flagstaff Gardens





Love food?

Take your pick with an abundance of choice literally at your doorstep.



There's always plenty to
do, see and spend in your
new locale.





Above – North Melbourne Train Station
Left – Melbourne University



Above – Uni High
Right – Haileybury College, City

Project Team

ARCHITECT
Nicholas Murray Architects

With an impressive body of residential, multi-residential and commercial projects, Nicholas Murray Architects is renowned for creating environments that are engaging and livable. Their primary focus is to foster successful collaborations between client, architect and builder to create innovative built form outcomes. With an intelligent, pragmatic approach to problem solving, and considered environmentally sustainable architecture, the design ethos is forged through a deep understanding of materials, form, texture and scale.

nma.net.au



DEVELOPER
Drake Developments

Drake Developments has been delivering visionary boutique developments to Melbourne for over 25 years. With an unwavering focus on function, sustainability and aesthetics, the team deliver unique spaces that offer occupants an unparalleled living experience. Unafraid to challenge and innovate – each project epitomises high-end quality and carefully considered approaches that stand the test of time.

drakedevelopments.com.au



SIGNATURE PROJECTS BY
NICHOLAS MURRAY ARCHITECTS



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NICHOLAS MURRAY
ARCHITECTS

drake
developments

Next Chapter

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We respectfully acknowledge the Traditional Owners of the land, the Boon Wurrung and Woiwurrung (Wurundjeri) peoples of the Kulin Nation and pay respect to their Elders, past and present.