

PARK HOUSE RICHMOND HILL

PACASA



The ultimate location deserves a suitably considered abode. PACASA is proud to present a premium collection of generously proportioned, two, three and four bedroom residences in one of the inner-city's most vibrant and desirable pockets. A stately, tree-lined neighbourhood elevated from its surroundings, steeped in history, and brimming with new energy, Richmond Hill is Melbourne at its best. Introducing Park House Richmond Hill — where exceptional lifestyle, unparalleled amenity, and inspired design meet.

Designed by Melbourne architecture and interior design studio Cera Stribley, Park House Richmond Hill honours the timeless grandeur of Richmond's Victorian-era architecture — taking inspiration from the fine linear grain and curved detail of the area's heritage facades to present a sophisticated and thoughtful new model for urban living.

PACASA

Contents

Design Intent	Page 6
Heritage	Page 8
Architecture	Page 14
Interiors	Page 18
Location	Page 48
Team	Page 68
Sales	Page 74

Iconic cornerstone

Combining a warm material palette; smooth, sculptural exterior forms; and biophilic design elements, the elegant curvature found on the building's façade references the architecture of the area's historic churches and stately Victorian villas — providing a strong sense of place and creating a dialogue between past and present.

Taking in an elevated corner position with a large northern frontage, the building will be an iconic statement to Richmond Hill's grand past and modern, vibrant future.

The soft façade will open the space up to the adjacent tree-lined park, while its impressive, monumental form will be softened through extensive live planting.

The ground floor plane on the Church Street frontage will be activated with two commercial premises. Suitable for a variety of uses including upmarket hospitality or showroom spaces, the premises will seamlessly integrate into the area's existing commercial landscape.



The original establishment suburb

One of Melbourne's earliest residential enclaves for wealthy industrialists, distinguished politicians, surgeons and professionals, Richmond Hill was the city's original 'establishment' suburb.

With atmospheric tree-lined streets such as The Vaucluse punctuated by remarkable examples of 19th-century architecture, this highly sought-after and tightly held area retains much of the same charm that drew its early residents, with many of Richmond Hill's grandest properties having been handed down to the next generation through its founding families.

Distinctive and sophisticated, Park House Richmond Hill is a meticulous monument to this prized location. Envisioned by PACASA and Cera Stribley as a modern, urbane response to one of Melbourne's most historic and coveted residential quarters.





With its rich industrial history and long-held reputation as a coveted residential enclave for some of Melbourne’s most distinguished names, Richmond Hill has occupied a prominent position on the Melbourne map for more than 150 years.

Formerly home to the iconic Pelaco shirt factory and Bryant and May match factory, along with the grand homes of many wealthy industrialists, the area was a buzzing industrial-residential mix from the 1870s until the late 20th century, when its broader lifestyle appeal began to grow.

Today, many of the neighbourhood’s most storied buildings remain — from stately 19th-century residences to weatherboard workers’ cottages, churches to schoolhouses, hotels to public halls — all now with heritage protection.

Offering a glimpse of the area’s important role in Melbourne’s social and industrial past, these buildings bring rich texture and immense character to the Richmond of today.



Park life

Nestled discreetly amongst the neighbourhood's heritage homes and directly bordering Park House Richmond Hill, Ben Alexander Reserve is perhaps one of the building's most valuable assets. A rarity in inner-city Melbourne, the direct frontage to the tranquil, tree-lined reserve provides residents with their very own backyard – mere feet away.

Hidden away from the street and surrounded by greenery and heritage buildings, this atmospheric park creates opportunities to connect with nature and community, providing a true sense of place and evoking the charm of a classic European inner-city park.



The architecture

Referencing the stately presence of Richmond Hill's Victorian-era terrace houses, the building's distinctive facade seeks to introduce a new architectural icon to the area's streetscape. Eschewing trend to ground itself in timeless design, the approach balances the fine urban grain of its context with a restrained contemporary architectural ambition.

Textured concrete columns with smoothly curved edges create sheltered recesses, enveloping windows and terraces while maintaining impressive protected heritage and city views. The building's architectural feats are complimented with generous planting across the podium connecting both residents and the surrounding environment with welcome elements of nature.



On the inside



Designed in partnership with Cera Stribley's interior design team, the project's refined interior approach intends to cohesively connect internal and external spaces — integrating biophilic design elements and offering vignettes of city life from a spacious, serene retreat. The well-planned, elegantly expansive proportions can be adapted to various moods and purposes, with generous window placement and largely north-facing aspects offering natural light throughout.

Warm, inviting interior palettes create a sense of calm and intimacy while natural stone and timber finishes add texture and character.

Living in views

Large picture windows feature throughout, drawing in natural light while framing views of city skyline and Richmond's most distinctive landmarks.





Light-filled, serene and exceptionally well proportioned, each residence offers space to breathe, recharge and retreat from the city's bustle.







Generous light-filled, bedrooms feature large windows to provide glimpses of the city and invite moments of pause. Equipped with plentiful storage, each bedroom is crafted with clean, elegant lines to create a sense of calm.

Deep soak



Functional and coherent, the interior design's carefully planned relationship between rooms provides a beautiful sense of connection. Bathrooms feature opulent finishes, tactile surfaces and open proportions creating purposeful spaces that provide a welcome sanctuary from city life.



Building signatures

Each of the residences has been strategically programmed to allow for natural cross-ventilation, boosting sustainability performance via reduced reliance on air conditioning while enabling enhanced wellbeing for residents.

Smart design is sustainable design

Good design means sustainable performance. With a 7.5 star average energy rating, each home acknowledges the desire for extensive glazing maximising views and light as well as high performing double glazing optimising insulation for both temperature regulation and noise reduction. Rooftop solar generates power for all communal facilities, reducing the OC fees.

Parking and bicycles

A remote secured double basement in the inner city is a rare offering. Park House has an abundance of adequate resident car and bicycle parking, for safe and convenient access. You'll never need to find on-street parking.

Don't be just another number

With only a small number of homes per floor, Park House apartments are accessed via direct light-filled entrances providing ease of access and sense of security.

Proportion & Practicality

As part of the individually considered approach, each home has been internally planned and re-planned to ensure generous and useable proportions for all rooms but importantly to have the things that turn a house into a home - enormous island benches for gatherings, an abundance of storage for reducing clutter - ensuring there's room to grow, bathubs for the ultimate relaxation, and study desks for those work from home moments.

Individually considered

No two dwellings are the same in this bespoke building. Each home has been meticulously planned and refined, optimising connectivity and living spaces. Whether it be to take advantage of corner positioning, northern aspect, park, city or heritage home views, each home offers individual character.

Light & Air flow through cross ventilation

With each home occupying multiple sides, each residence will enjoy natural cross ventilation, allowing for a fresh, air filled property as if it were a freestanding home.



Bespoke schemes

Accented by timber flooring and natural stone, the project's bespoke interior schemes offer a choice of signature finishes and colour palettes to be applied across kitchen, bathroom and bedroom countertops and cabinetry.

Built around a collection of complementary hues, the interior approach allows for discrete elements to be seamlessly interchanged and adapted to fit each resident's unique vision.

Recognising the individuality of each home and each buyer, PACASA will work carefully to curate a bespoke design response that fits with unique style and requirements of each purchaser.

From designer pendants to fluted glass features, fireplaces to integrated fridges, we will work with you to achieve your vision.



Dark natural stone & timber look joinery combination



Dark natural stone & modern grey joinery combination

Scheme C



Light natural stone & timber look joinery combination

Remarkable penthouse living

Featuring its own private rooftop deck with optional onsen, the penthouse suite is sure to be one of the inner-city's most coveted addresses.





Each apartment has been crafted to create a relaxed lifestyle – with ample space to unwind, both indoors and out. Thoughtful floor plans capture both morning and northern light, while generously sized windows offer views of the city skyline and across the neighbourhood’s iconic heritage-listed terrace buildings.

Space for creating community

With 360-degree views of Melbourne and beyond, the expansive greenery-filled rooftop is designed to provide residents with moments of inspiration – at any time of the day.

Offering breathtaking views of the city skyline and an inspired place to socialise with friends and neighbours, this open-air rooftop retreat lends itself to everything from morning coffee breaks to sunset drinks and relaxing fireside alfresco dinners.



The location



AAMI Park

Swan Street Precinct

Yarra Park & MCG

Fitzroy Gardens

Epworth Hospital

Bridge Road

Richmond Traders

St Kevin's College

2.2kms from CBD

PARK HOUSE
RICHMOND HILL



Connected location



Restaurants

- 01 Fonda Mexican
- 02 Noir
- 03 Ca Com
- 04 New Quarter
- 05 Future Future
- 06 Onda
- 07 Baby Pizza
- 08 Oster
- 09 Easy Peazy
- 10 Vlado's
- 11 Bahari The Hellenic Plate
- 12 Waygood
- 13 Paper Plate

- 26 A Thousand Blessings
- 27 Laikon Deli
- 28 Messina
- 29 Midi
- 30 Tarts Anon

Shops

- 31 Mobilia
- 32 Jordan Flagship
- 33 Clu Living
- 34 Poliform
- 35 Living Edge
- 36 Space Furniture
- 37 Domo

Bars

- 14 Union House
- 14 Harlow
- 16 The Ugly Duckling
- 17 Fargo and Co.
- 18 Royal Saxon
- 19 The Palm Royale
- 20 Atlas Vinifera
- 21 Clover

38 Richmond Traders

- Coles
- Cobb Lane Bakery
- Cannings Butcher
- DeMaria's Fresh Food & Deli
- Sushi & Nori
- Au79 Cafe
- The Greenery Garden & Home
- Gleadell Street Market

Cafes

- 22 Fifty Acres
- 23 Vacation
- 24 Top Paddock
- 25 Pillar of Salt



Crossing paths

Located just three kilometres east of the CBD, Richmond is a gateway to Melbourne's eastern suburbs and a vital midway point for the city's north and south — offering the best of all worlds within a short distance.

Filled with parklands and open spaces, the area has unparalleled access to the city, Yarra River precinct and Capital City Trail, as well as to Melbourne's premier entertainment and sporting hub, including Rod Laver Arena and the MCG.

Nearby, one will also find the Yarra River, along with additional parks, bike trails, recreation facilities and open spaces. With multiple green spaces within walking and cycling distance, the neighbourhood provides much inspiration for spending one's downtime well.

Restaurants, bars & brunch



Richmond's dining scene is on the up and up, as a vast collection of high-end eateries and laid-back wine bars breathe new life into the neighbourhood. With several fresh ventures set alongside time-tested favourites, heading out for lunch or dinner is rarely so convenient and satisfying.



Atlas Vinifera
Just around the corner from Berry Street, Atlas Vinifera is the go-to spot for local vino aficionados. Guests browse a monthly hand-picked list of 24 wines served by the glass alongside charcuterie, cheese and antipasto. The store also stocks over 400 bottles for those purchasing something special for home.
Image: @atlasvinifera

Clover
Inside a former Swan Street light-fitting store, Clover proudly displays its boundless affection for natural wines originating from Catalonia to the Yarra Valley. The modern bistro's refined menu is produced entirely on a wood-fired hearth, with French-style culinary accents harmonising with the venue's casual atmosphere.
Image: @clover.wine



Ostër
Ostër has received rave reviews from locals and critics alike since opening in 2019. With its Northern Italian roots resonating throughout, the restaurant champions hyperlocal growers through highly seasonal dishes. Along with a sustainable beverage offering, including house-distilled liquor and micro-wineries, Ostër's communal vibe is unmissable.
Image: @oster_eatery



You don't have to get swept up in Richmond's hum when the weekend arrives. The local area offers a variety of easygoing encounters that ensure your time away from home leaves you feeling relaxed and ready for the days ahead. Plan a nonchalant weekend around these mellow venues.



Vacation
Situated in the backstreets of Cremorne, Vacation's main attraction is coffee. Across a selection of freshly roasted single-origin and blended varieties, this chic cafe's caffeinated beverages easily compete with Melbourne's best. To eat, a range of sweet pastries, hot toasties and fancy toast round out a flavourful brunch experience.
Image: @vacation.coffee



Top Paddock
Top Paddock is often the choice brunch spot for Richmond residents. Specialising in paddock-to-plate dishes, the renowned cafe works with local makers and producers to achieve its seasonal philosophy. Despite its busy Church Street location, extensive natural light, textured timber and dense greenery transform this place into a lush haven.
Image: @toppaddock



Hector's Deli
Hector's Deli is a local favourite for lazy weekends. Tucked into a former milk bar, this much-loved eatery is famed for its delightfully simple yet undeniably tasty range of fresh and toasted sandwiches. Across classics like tuna melt, crumbed chicken, and roast pork, this low-key hangout always hits the mark.
Image: @hectors_deli

Design focus



Home to an impressive stable of designer furniture houses, sophisticated homewares retailers, design studios and creative industry professionals, Richmond and neighbouring Cremorne have become synonymous with creativity — an energy that can be felt in the streets.

Mobilia

Mobilia is now considered a leading curator of upmarket furniture, lighting and homewares, but its humble origins date to 1969 when a family of Italian immigrants opened a small workshop in Perth. Drop into the Cremorne boutique to discover how the design world intersects with art, culture and community.

Image: @mobilia_



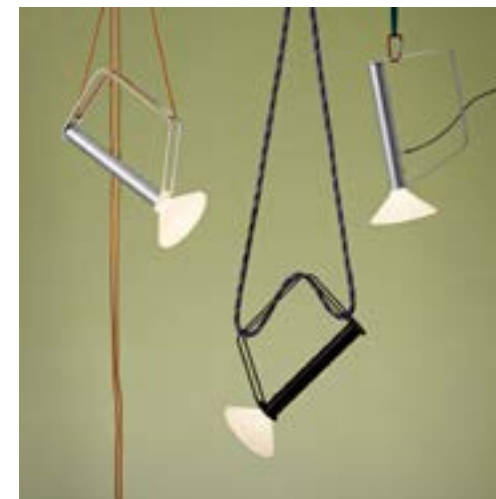
CLU Living

Focused on furniture and homewares for apartments and smaller houses, CLU Living believes a compact lifestyle doesn't have to come with compromise. Through products sourced from across Australia and around the globe, each piece resonates with contemporary thinking and quality materials to enrich your residence. Image: @cluliving

Top3 By Design

Top3 By Design's showroom overflows with enticing furniture and homewares. Searching the world over for items that combine innovation, sustainability, form and function, the full spectrum of interior design products is on display. Featuring acclaimed local and international designers, there's a piece for every style and taste.

Image: @top3bydesign



Poliform

Emerging from Lombardy's Inverigo furniture-making district in 1970, Poliform has become a world leader in luxury Italian-made furniture. Inside its Church Street showroom, visitors will encounter beautiful products for the entire home, ranging from complete kitchen solutions to beds, sofas and lighting pieces.

Image: @poliformaustralia



Active lifestyle



For those who live an active lifestyle, Richmond and its surrounding areas offer an abundance of destinations perfect for an invigorating run, swim or pedal. With many of these settings bursting with idyllic nature, there are few better neighbourhoods to call home.



Yarra Park
Home to iconic stadia like the Melbourne Cricket Ground and Punt Road Oval, Yarra Park is one of the inner city's most bustling green spaces. Yet outside of match time, this vast landscape remains relatively quiet, with convenient pedestrian bridges providing seamless access to Birrarung Marr and Federation Square.



Main Yarra Trail
The Main Yarra Trail awaits just down Bridge Road. Accessible via Richmond Park, where the historic Hawthorn Bridge crosses the Yarra River, this vegetated path stretches around 38 kilometres through the northeastern suburbs. Landmarks like the Fairfield Park Boathouse and Dights Falls provide fascinating stops along the way.



Birrarung Marr
Perched on the edge of the CBD, Birrarung Marr is a thriving urban park that regularly hosts public events and community celebrations. Adorned with sculptures, audio installations and winding pathways that celebrate Melbourne's Indigenous culture, this inviting parkland makes for the ideal walking or cycling destination.



Royal Botanic Gardens Melbourne
Enjoy a rejuvenating encounter with nature by exploring the Royal Botanic Gardens Melbourne. Spread across 38 hectares, over 8,500 plant species from across the globe are experienced through tours, activities or just a peaceful stroll. Meanwhile, the Tan Track's gravel trail provides an excellent running spot.

The team





Cera Stribley is an architecture and interior design studio based in Melbourne. Led by principles of collaboration, innovation, community and a commitment to quality and design excellence, Cera Stribley designs buildings intelligently for the future, celebrating the unique cultural, historical and environmental context of each project. Their work exists across a range of contexts including residential, hospitality, commercial developments, masterplanning and adaptive-use heritage projects – throughout Australia.

Tract Consultants was established in 1974 and was built on uniting two separate professional disciplines, planning and landscape design. It now delivers largescale projects across a broad range of industry sectors and settings, working from offices in multiple states and drawing on expertise in landscape architecture, town planning and urban design.

We produce enduring, site-sensitive designs that express a unique sense of place and contribute to a more sustainable future. Our landscape architectural treatment is always of the highest design quality and respects the environment and needs of its inhabitants.



MRB HOUSE

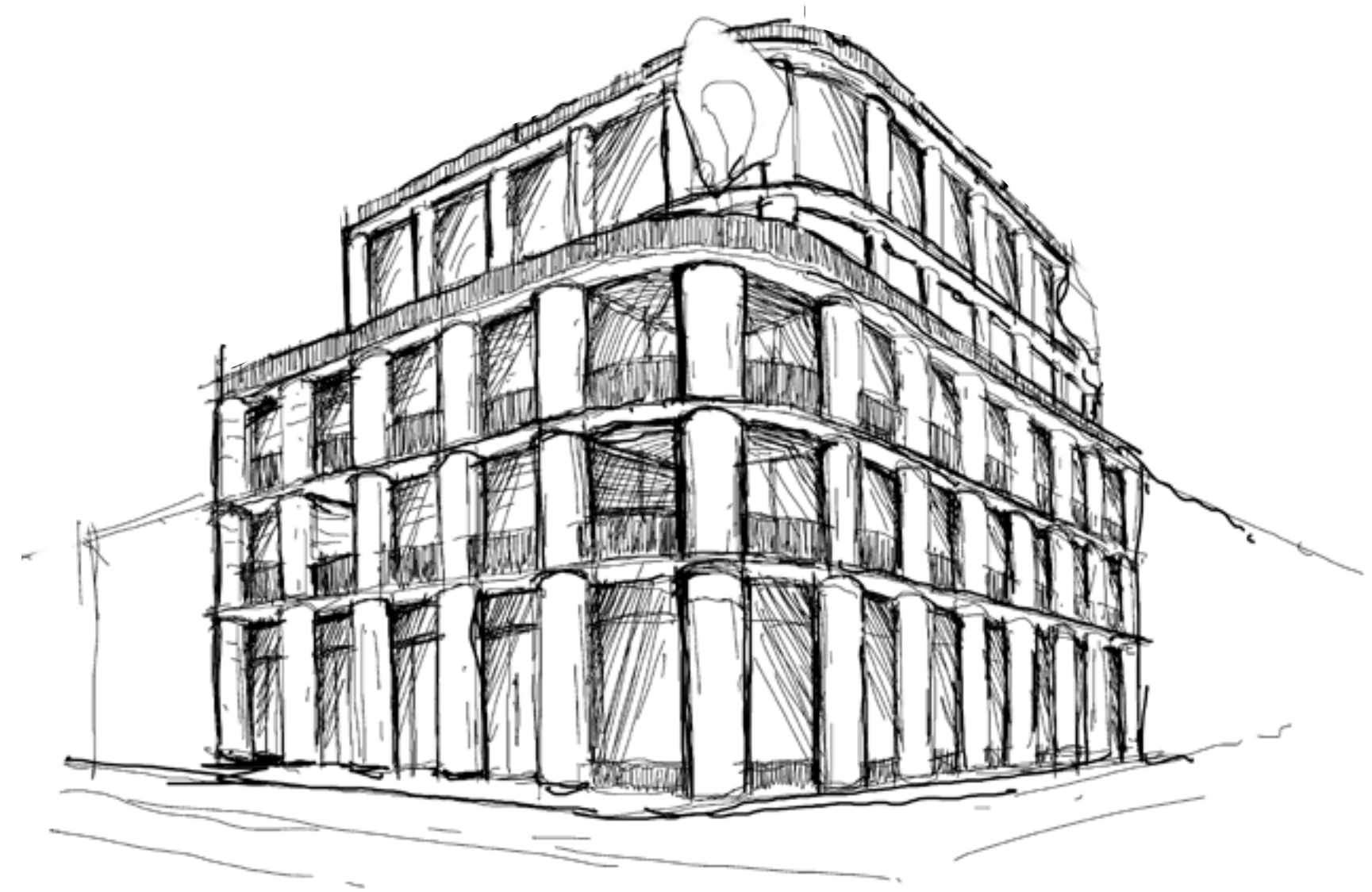
PACASA has partnered with MRB House on Park House Richmond Hill. MRB House is the private office of Michael Buxton and family. Drawing on generations of experience and a proud family history in the Melbourne property landscape, MRB House has a distinguished track record of partnering with developers and delivering a broad range of landmark development projects.

PACASA

Park House Richmond Hill was conceived by Melbourne-based development firm PACASA. Led by founders Stefano and Anne Paciocco, PACASA seeks to conceive, design, and build places that are considerate to place and that leave a lasting effect on how we interact with our surroundings.

Bringing extensive experience in property development alongside focused legal expertise, PACASA works collaboratively on multi-residential projects across Melbourne, selecting only the most unique of sites.

Aligning with its community-led mantra of “enriching place for people,” PACASA designs homes that will leave a lasting legacy in Melbourne’s urban landscape — remaining sought-after and prized for generations.



parkhouserh.com.au

Disclaimer: Please note that the material contained herein has been produced prior to detailed design and construction, is indicative only and does not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of the unit at all. The final product may change from that illustrated herein. Furniture is not included. All furniture shown is for illustrative purposes only. Artists impressions, floor plans and the project specification depict and or detail upgrade options which are not included in the purchase price unless noted in the contract of sale. Changes may be made to the detail layouts during development and construction in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely upon their own enquiries.

