

VERDE

BY JE PLAGI



VERDE

By JL PLACE

775 Plenty Road, Reservoir

JL PLACE, in association with **ENCLAVE Architects** have created a forward-looking series of residences with liveability at the very core of their approach.

Jl. Place

ENCLAVE
ARCHITECTS



EXTERIOR

A Beautifully Bold Architectural Statement

Emphatic in design yet with an innate refinement, the VERDE façade presents an inspiring addition to Reservoirs Oakhill Estate. Curved masonry pillars counter balance the vertical balusters, evoking both a sense of security and a pure example of timeless architecture. The angular silhouette compliments a gently raised site whilst adding an individuality to every residence.

FAÇADE

Each surface and material blends harmoniously to enhance the design intent. Bold steel is softened by flowing foliage whilst vertical windows trap natural light in the most aesthetically pleasing fashion. VERDE exudes the notion of a serene and calm living environment with each residence providing the perfect framework to personalise your private domain.





INTERIOR

An Expert Combination Of Modern
Practicality And Perennial Chic.

Seamlessly connecting the bold exterior to an exceptionally tranquil interior spaces, an insightful display of complementary finishes are apparent. Beautifully coordinated, each material has been carefully curated to ensure refined living. Generous living spaces attract natural light and perfectly blend with the outdoor environment.

Neutral timber flooring melds flawlessly with the surrounding features. Built-in planters allow foliage to cascade down along the steel framework creating idyllic places to sit and reflect. Astutely responding to the needs of modern living, the addition of a home office is extremely important feature. Positioned away from the main living areas, the study area is well-proportioned with an abundance of storage.

KITCHEN

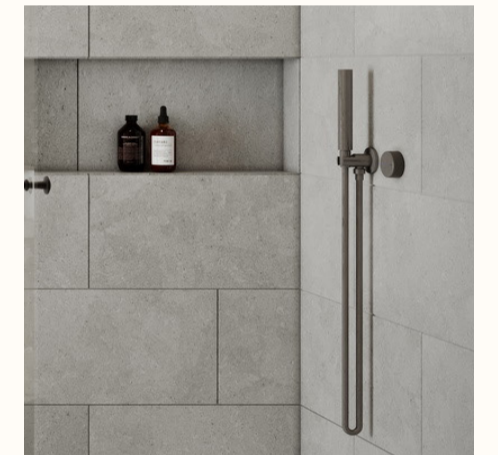
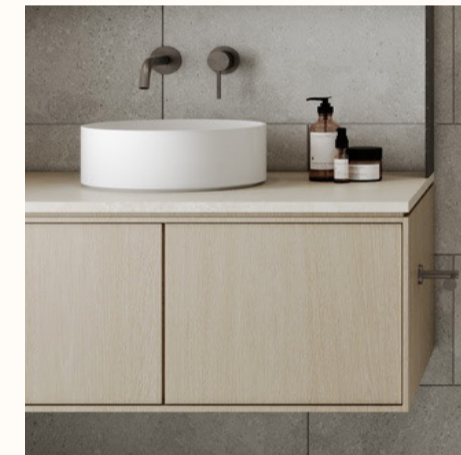


What sets VERDE apart is the deep consideration of what actually instils a sense of home. The Kitchen imbues an enticing and effortless living experience. Detailed with high-end appliances, a wealth of storage and neutral surfaces each Kitchen provides the perfect setting to entertain and prepare culinary masterpieces.



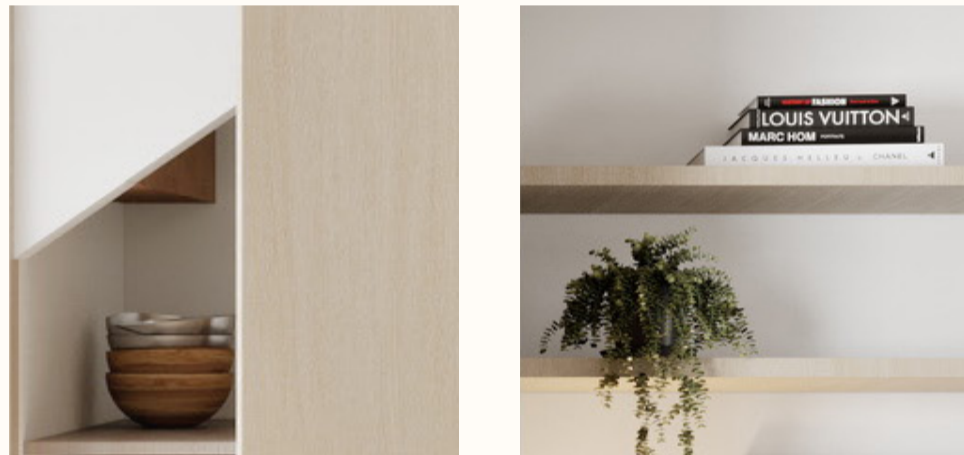


BATHROOMS



Capturing the essence of relaxation, each Master Bedroom is replete with robes and large windows offering distant vistas. Adjoining the bedrooms are wonderfully appointed bathrooms. Steel framework melds naturally with luxurious fixtures and bespoke cabinetry. An oversized, fully tiled shower delivers the ultimate in relaxation.

LIVING



VERDE desirability is not only apparent in the luxuriant materials but also the ingenious yet practical use of space. Each residence is complimented with a plethora of storage options, neatly concealed and orientated perfectly to maximise floor area.





LOCATION

VERDE, positioned within the Oakhill Estate is 12km north of the Melbourne's CBD and continually proves to be highly attractive for those keen to invest in a well established locale.

CAFES

- 01. Eat Cannoli
- 02. Caffe Rustico
- 03. Café On Dougharty
- 04. The Raglan Café
- 05. Cafe Baréa
- 06. Kia Cafe

RESTAURANTS

- 07. Don Antonio Italian Restaurant
- 08. Rigani Restaurant
- 09. My Tho Vietnamese Restaurant
- 10. Umberto Espresso Bar
- 11. Pyls Café Bar And Restaurant
- 12. Pho Liem

SHOPPING

- 13. Northland Shopping Centre
- 14. Preston Market
- 15. Summerhill Shopping Centre
- 16. Preston South Shopping Centre
- 17. Bell Street Mall
- 18. Reservoir Central
- 19. Reservoir Village

PARKS

- 20. Olympic Park
- 21. KP Hardiman Reserve
- 22. Edwardes Lake Park
- 23. Darebin Creek
- 24. Cascade Park
- 25. La Trobe Sports Stadium
- 26. CH Sullivan Memorial Park

EDUCATION

- 27. Reservoir East Primary School
- 28. Preston Primary School
- 29. Kingsbury Primary School
- 30. Reservoir High School
- 31. Preston High School
- 32. Northland Secondary College
- 33. La Trobe University

MEDICAL CENTRES

- 34. La Trobe Private Hospital
- 35. Austin

TRANSPORT

- 36. Mernda Train Line
- 37. Number 71 Tram



LIFESTYLE

The suburb has a reputation for long-established businesses in its shopping precinct. Old-world charm exists alongside established and emerging businesses and retail areas. The perfect place to live and work.





SHOPS

Surrounded by a variety of retail options, the choice and selections on offer are plentiful. Whether it be fine assortment of fresh produce at Summerhill Shopping Centre or the vast array of major retailers at Northland, VERDE is perfectly located.





LOCALITY

A cosmopolitan lifestyle coupled with a broad range of local parks and lush gardens is well suited to many looking to reside in this well-established pocket of Melbourne. A popular feature of Reservoir is Edwardes Lake Park, which offers a lovely expanse of lush green space, undercover barbecues and picnic areas around the lake itself. The park is justifiably a hit with residents and visitors of all ages, with its all-access playground and resident steam train feature.





EDUCATION

Reservoir is a suburb of rich diversity and history yet with access to excellent public amenity and schooling, is a suburb that will continue to rise.

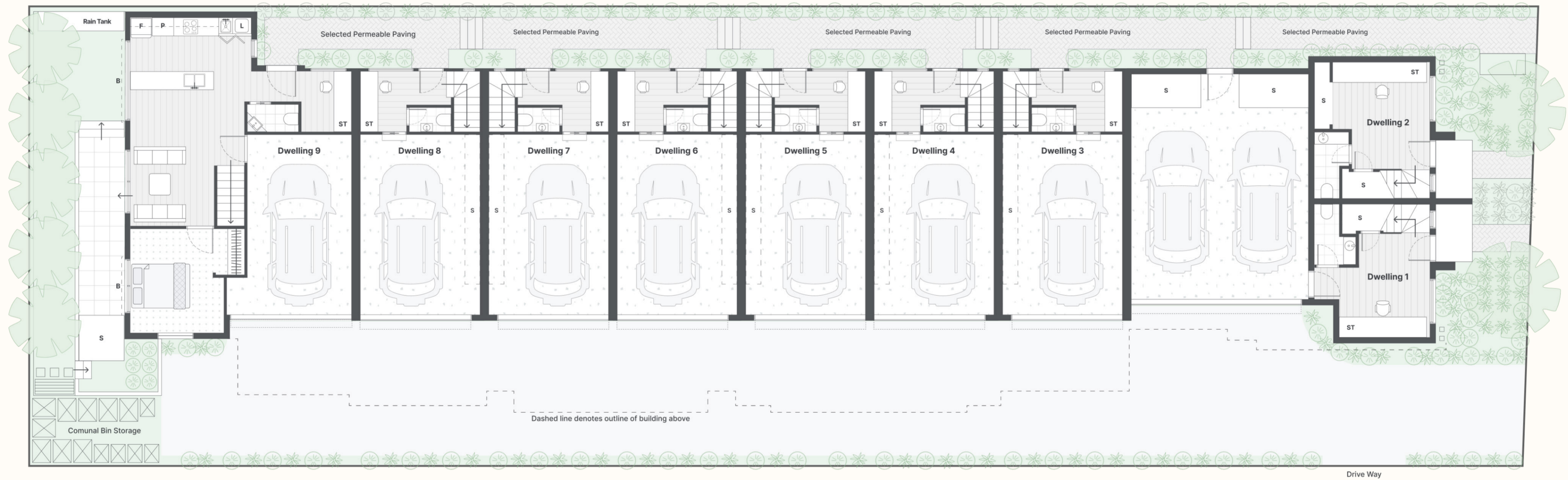




TRANSPORT

Reservoir station is a hub for the major bus routes in the City and two trams run through the suburb. Offering plentiful options, local CBD bound connections and within an easy walking distance. Take the 71 Tram into cosmopolitan Fitzroy or North to RMIT Bundoora. Hop on a train at nearby Regent station and be whisked into the CBD in a little over half an hour.

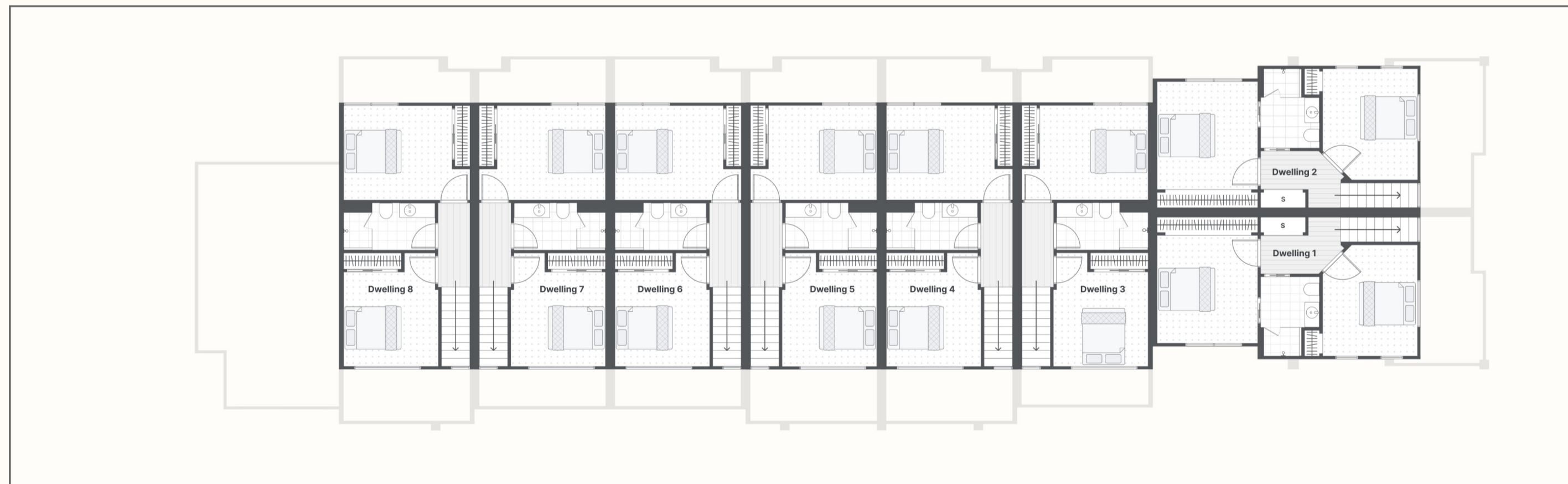




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

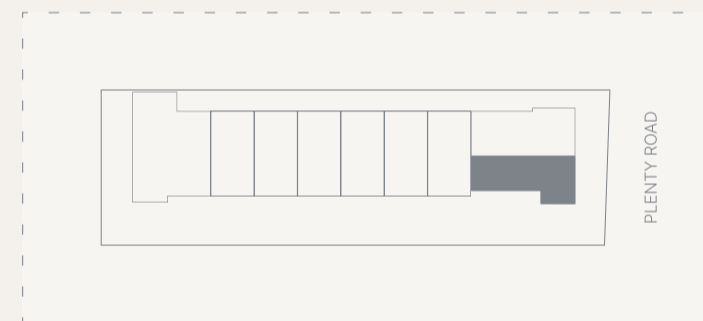
DWELLING ONE

AREA

• Internal Area	95 m ²
• Balcony/POS	8 m ²
• Garage	24 m ²
• Total Area	127 m ²

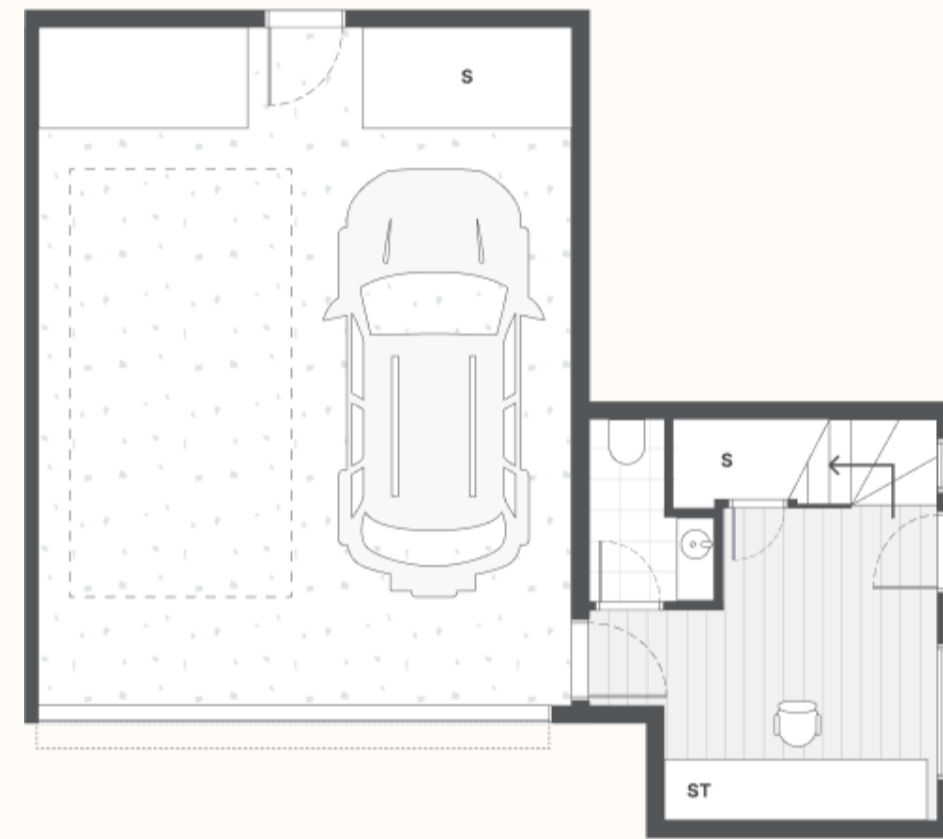
DETAILS

• Bedroom(s)	2
• Bathroom(s)	1
• Storage	3
• Garage	1



ST - Study **S** - Storage **F** - Fridge
L - Laundry **B** - Blind **P** - Pantry

Note: All areas shown are approximate. The information contained herein has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agent will not be responsible for any error or mis-description which may appear. Prospective purchasers or leases are therefore advised to make whatever investigations they deem necessary.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

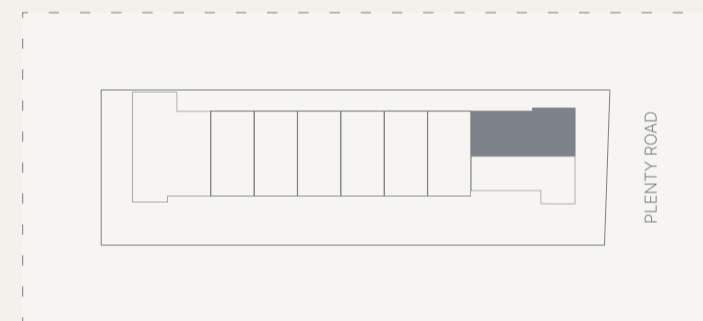
DWELLING TWO

AREA

- Internal Area 96 m²
- Balcony/POS 8 m²
- Garage 24 m²
- Total Area 128 m²

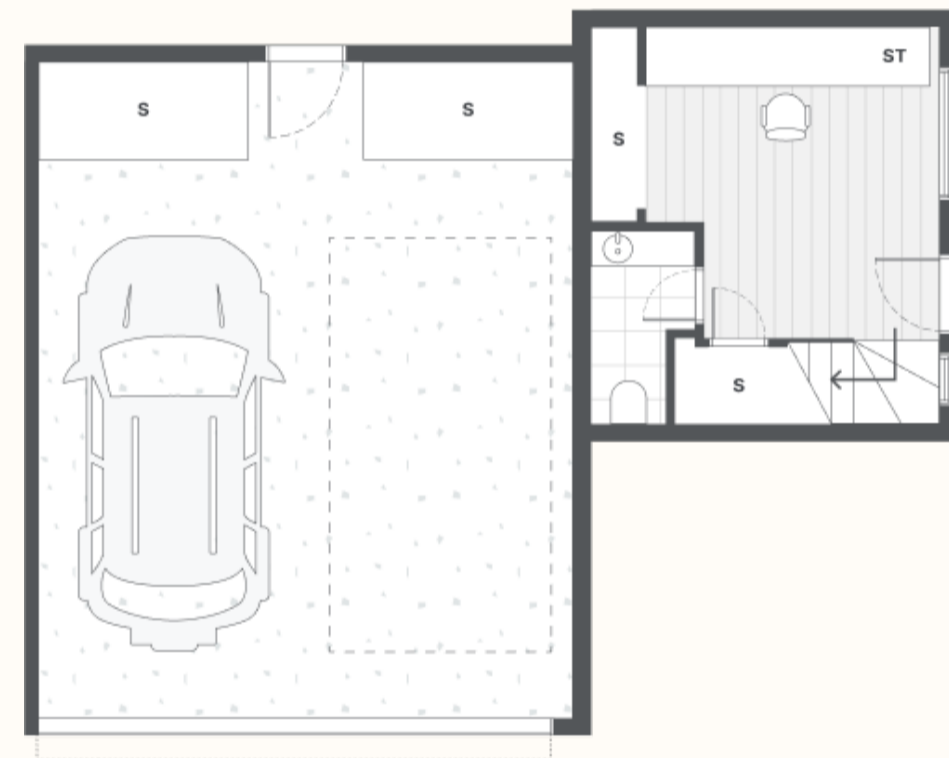
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 3
- Garage 1



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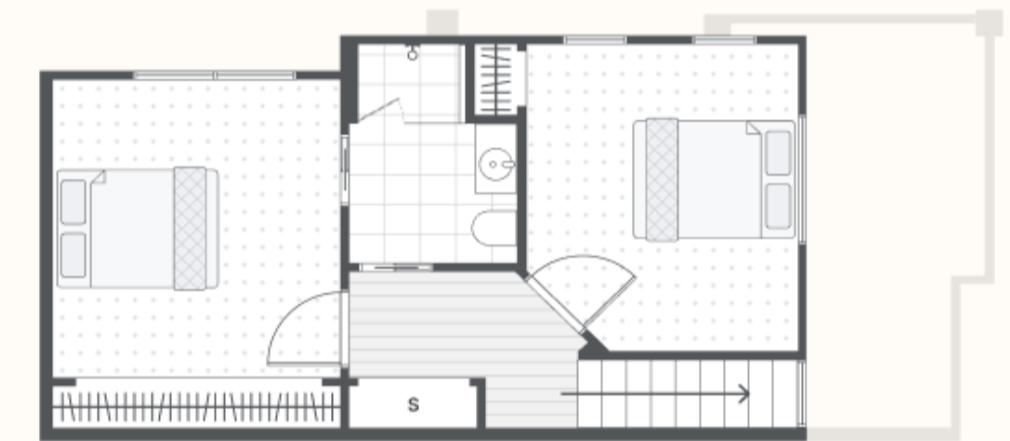
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FIRST FLOOR



SECOND FLOOR

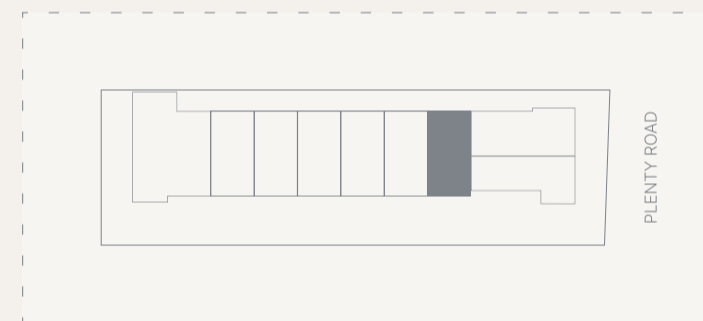
DWELLING THREE

AREA

- Internal Area 83 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 117 m²

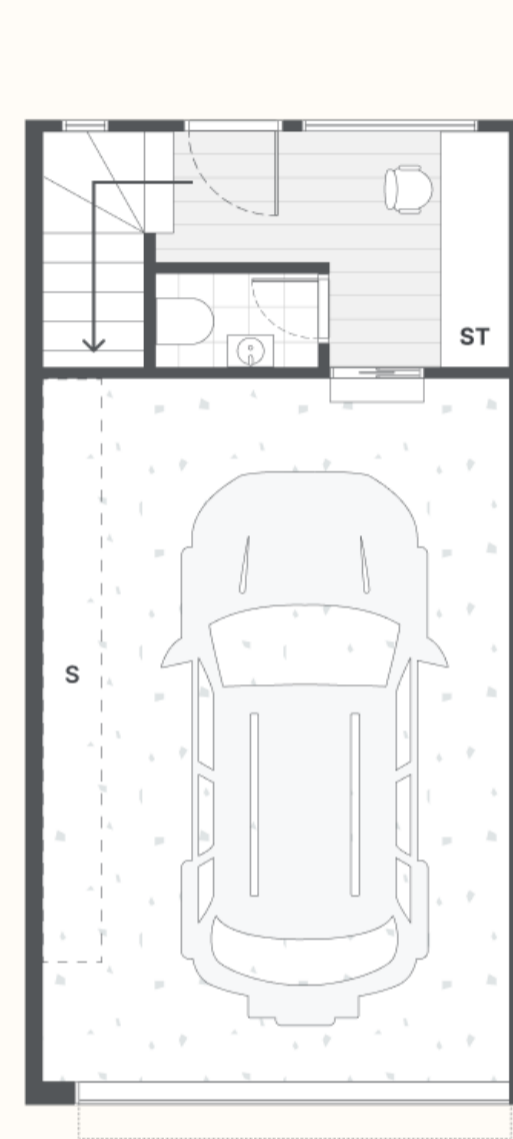
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

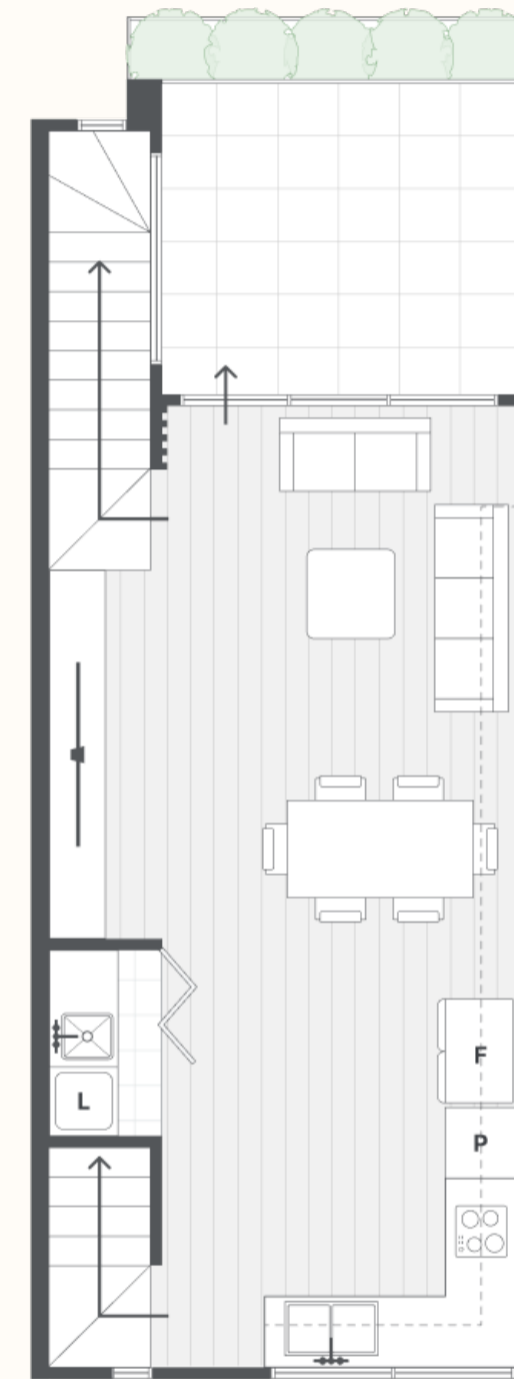


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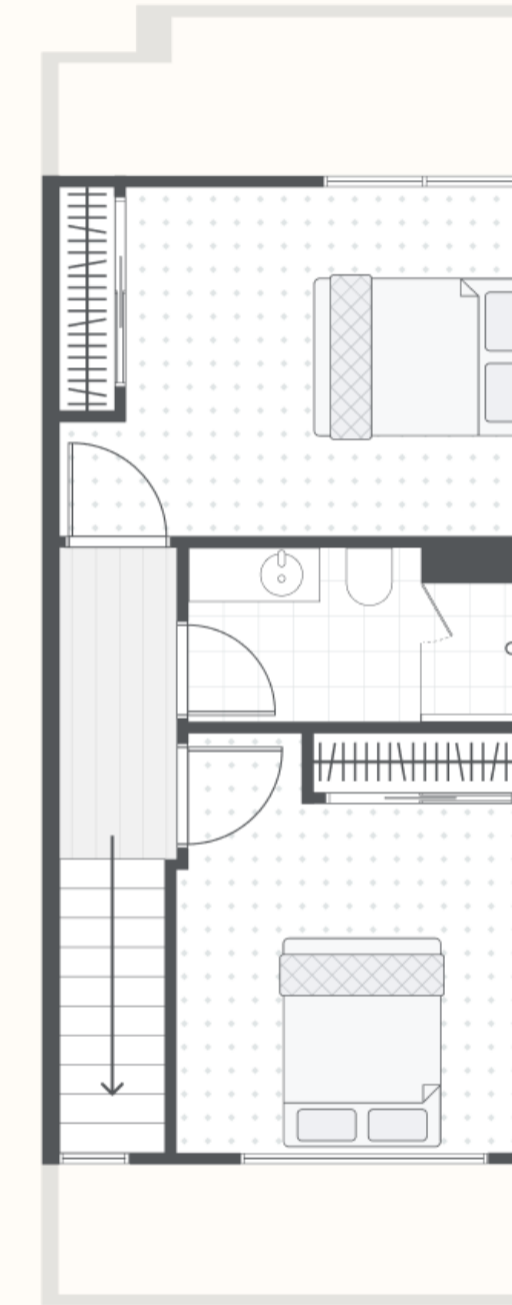
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

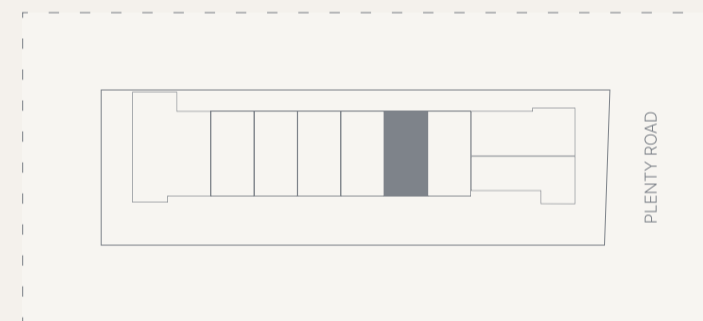
DWELLING FOUR

AREA

- Internal Area 86 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 121 m²

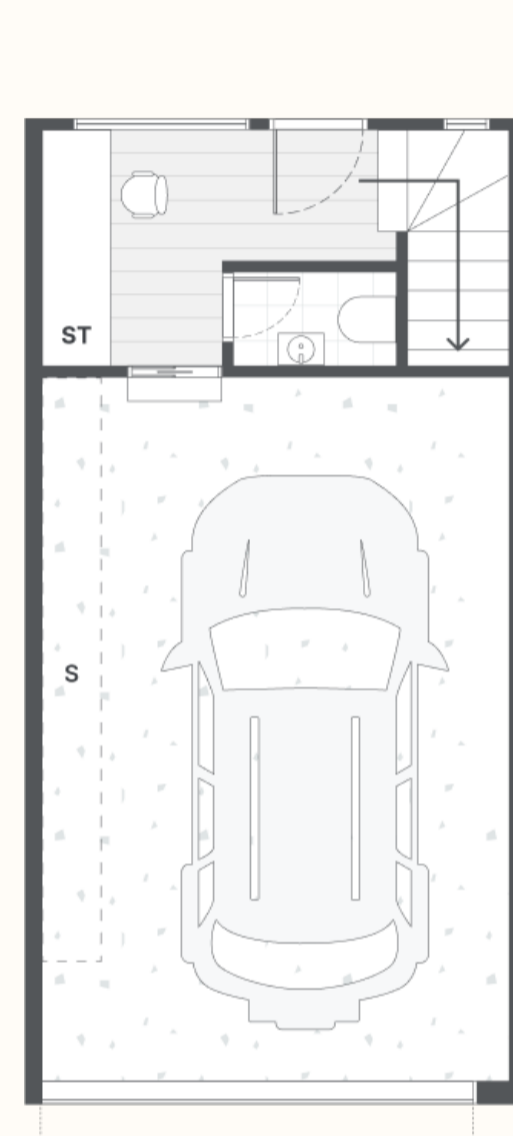
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

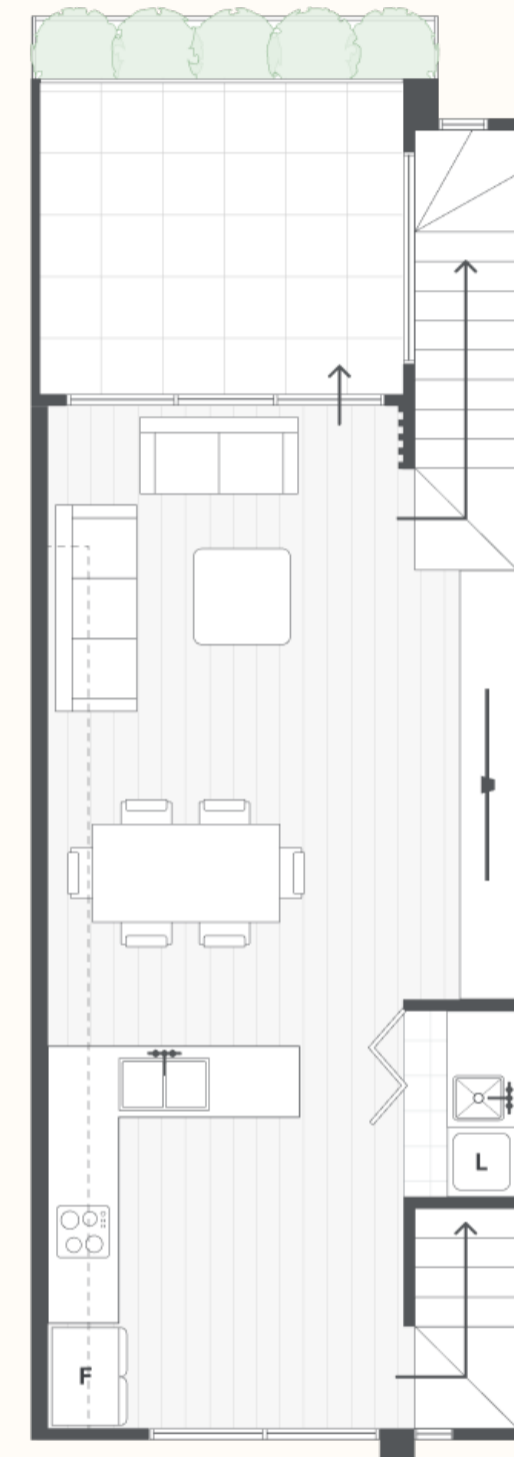


- ST** - Study
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- F** - Fridge
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- B** - Blind
- P** - Pantry

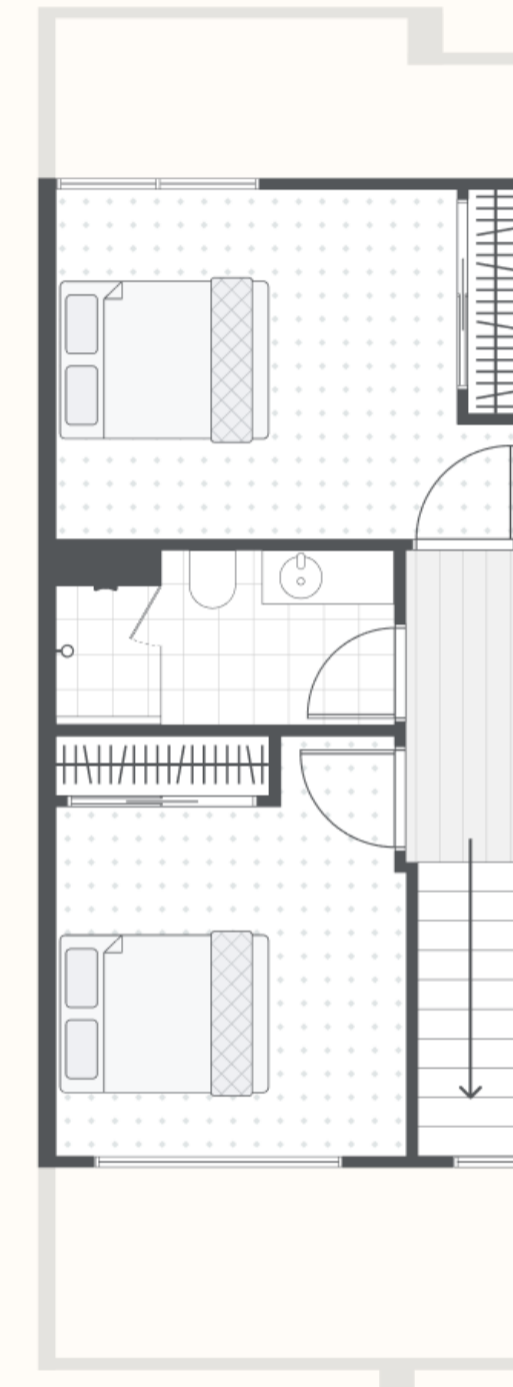
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

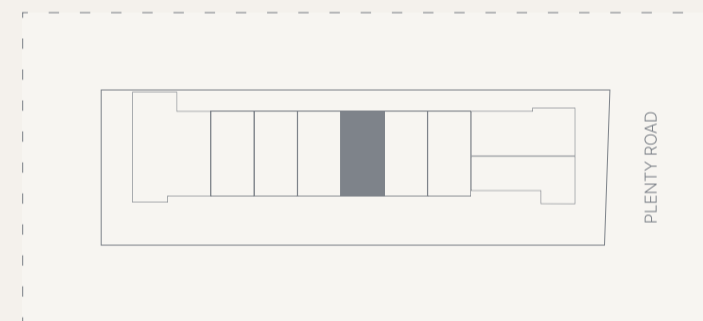
DWELLING FIVE

AREA

- Internal Area 86 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 121 m²

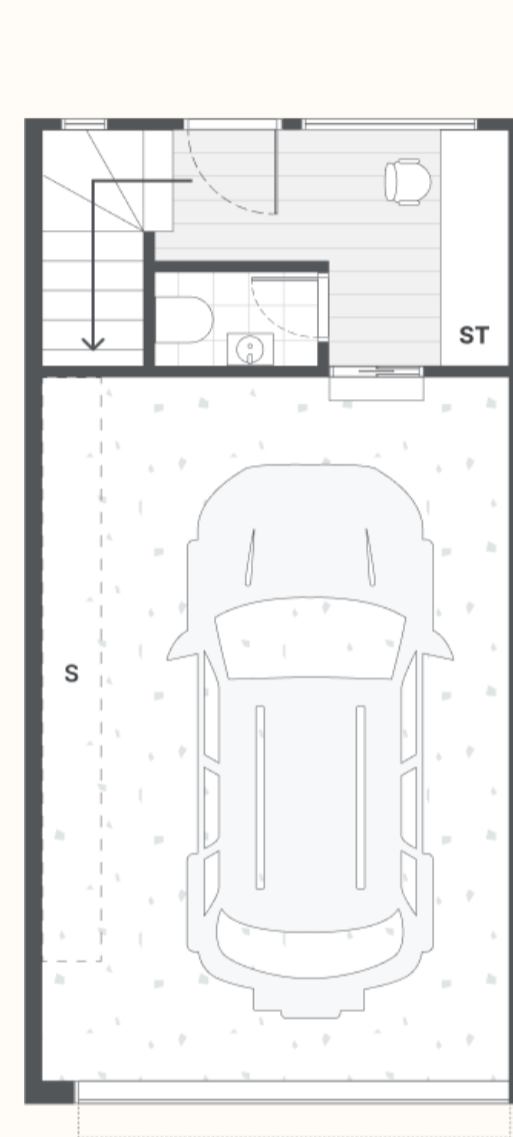
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

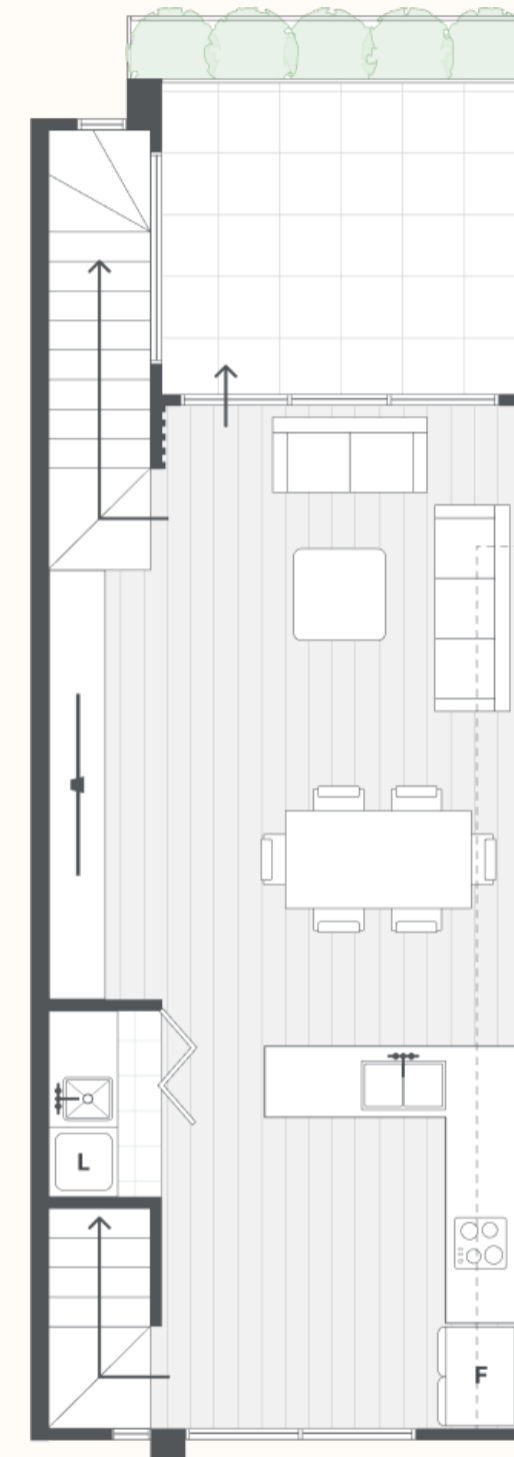


- ST** - Study
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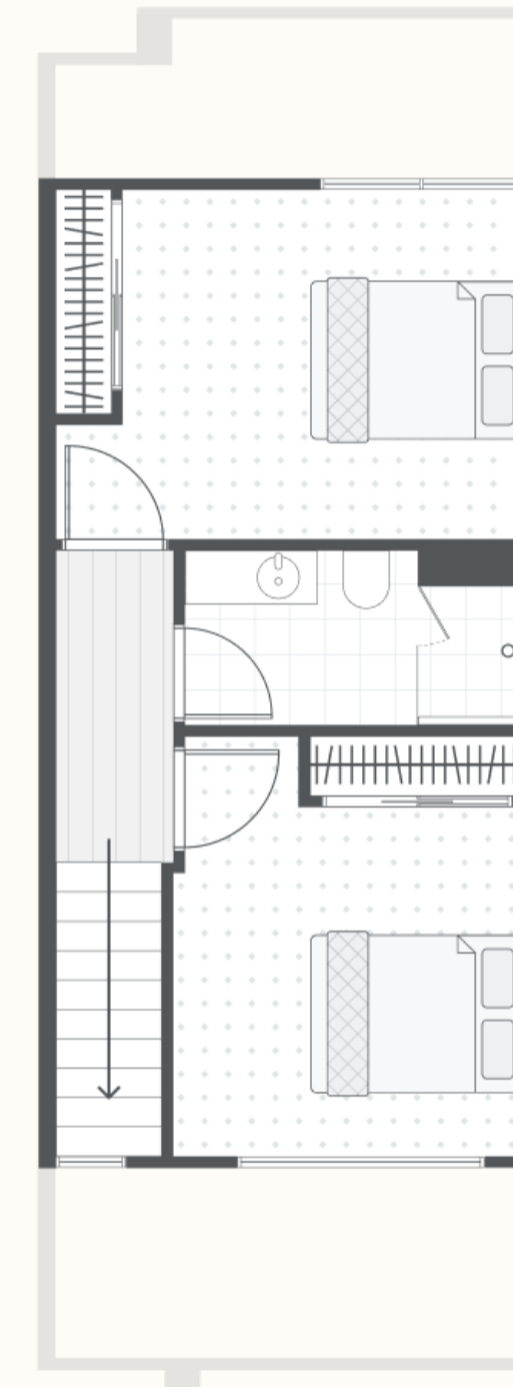
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

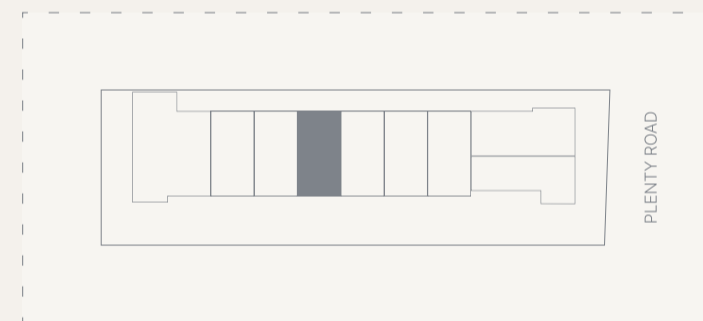
DWELLING SIX

AREA

- Internal Area 83 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 118 m²

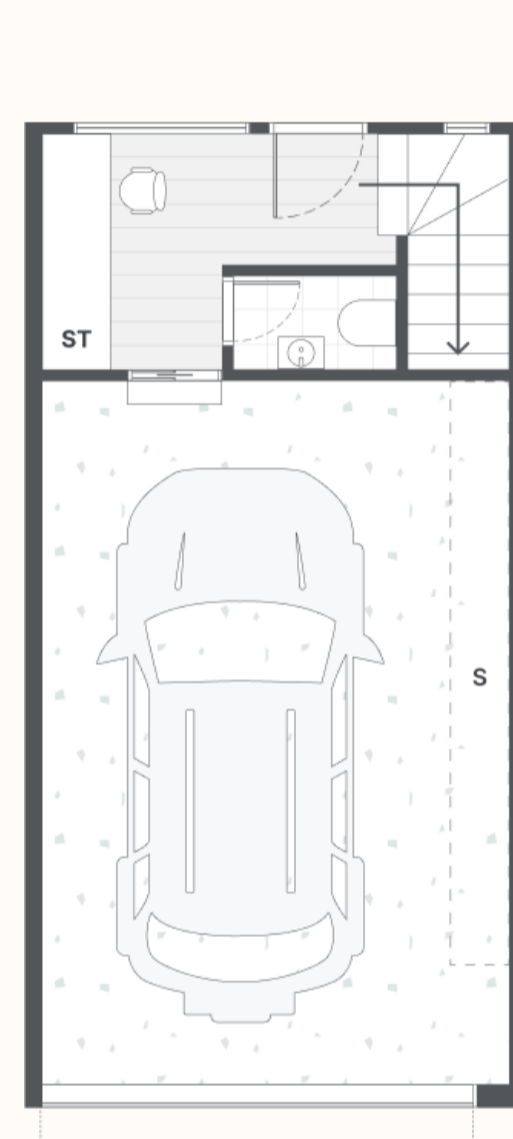
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

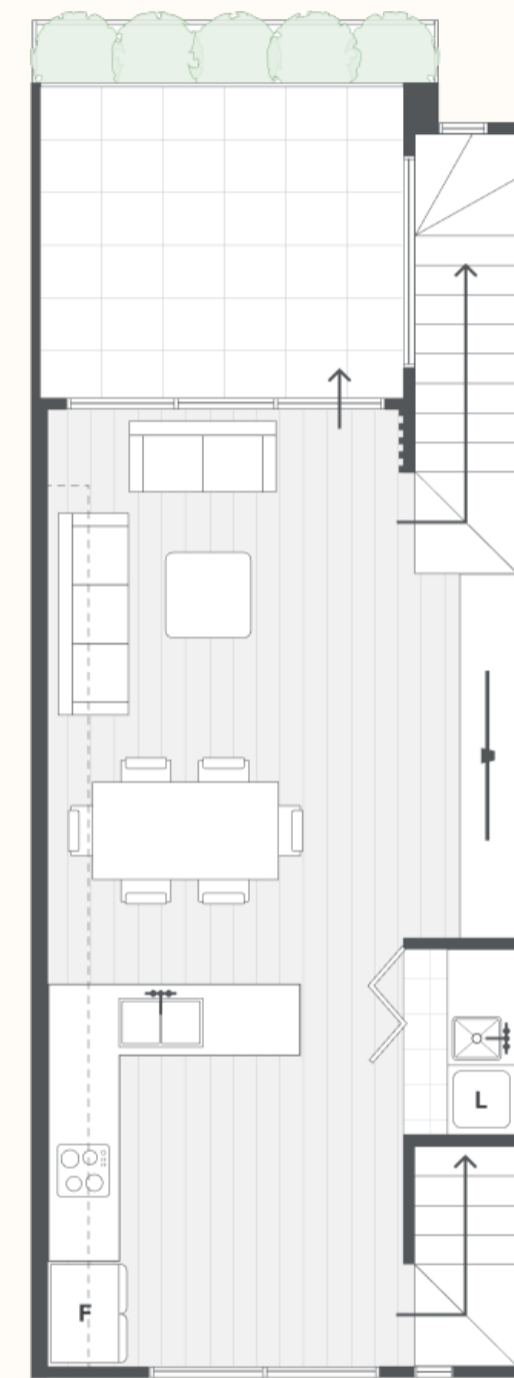


- ST** - Study
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- B** - Blind
- P** - Pantry

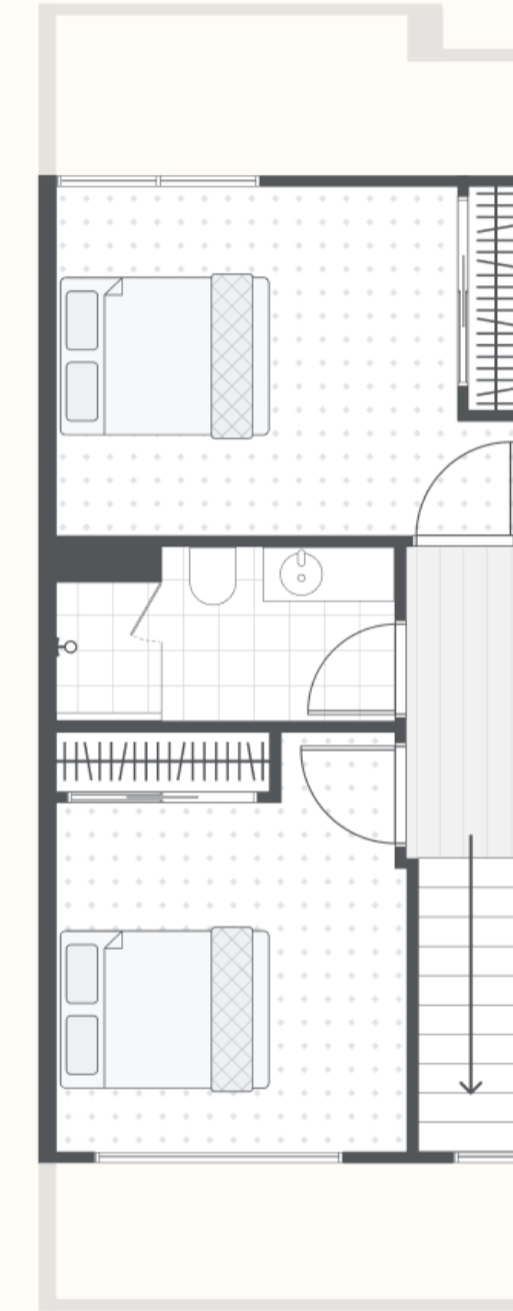
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

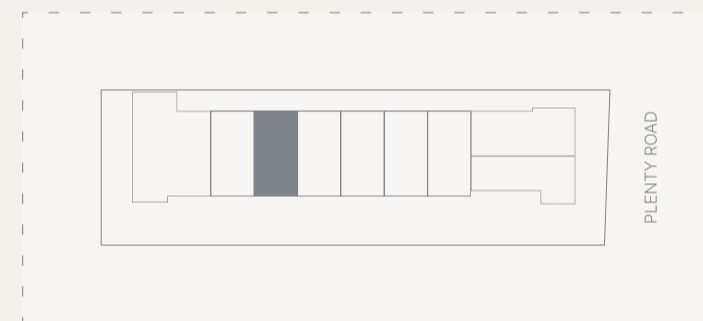
DWELLING SEVEN

AREA

- Internal Area 83 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 118 m²

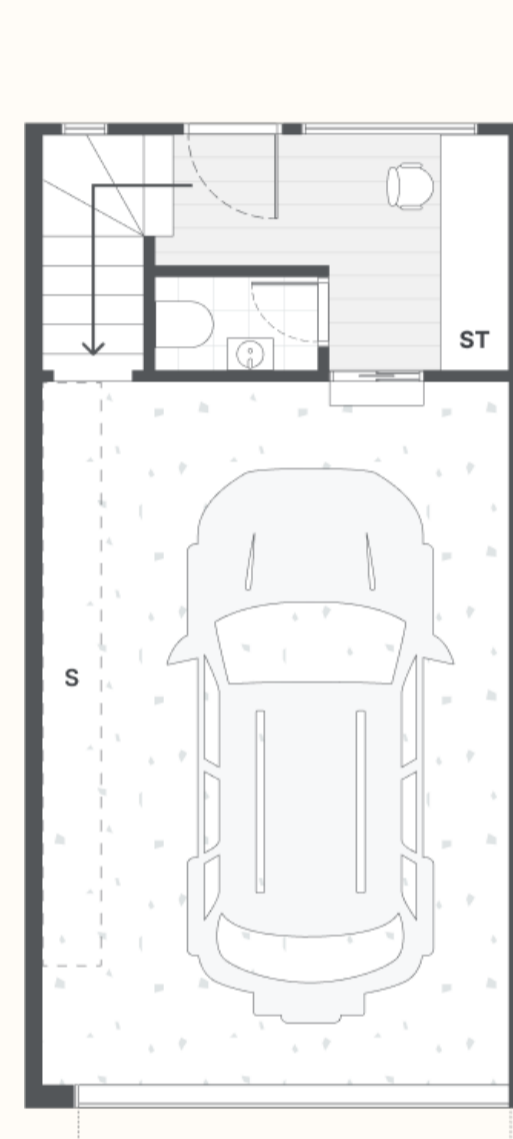
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

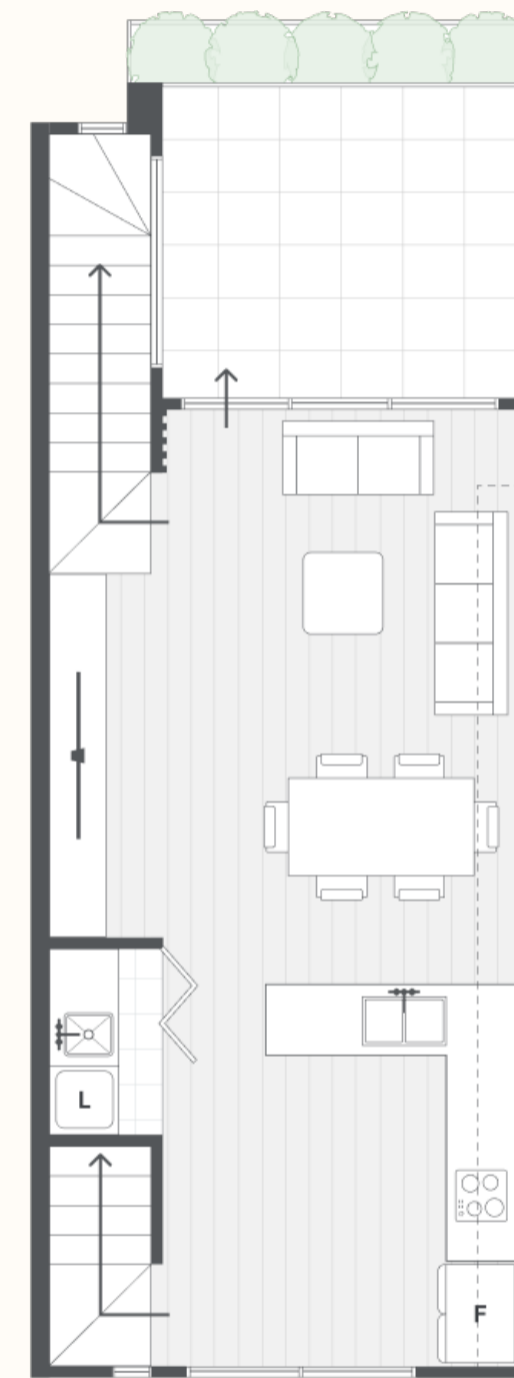


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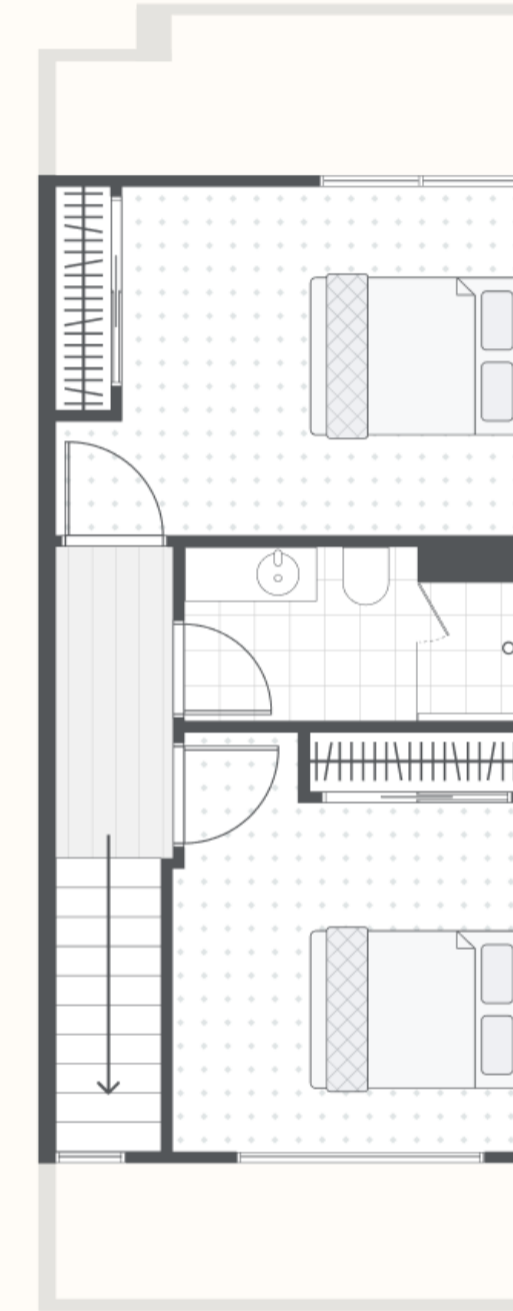
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

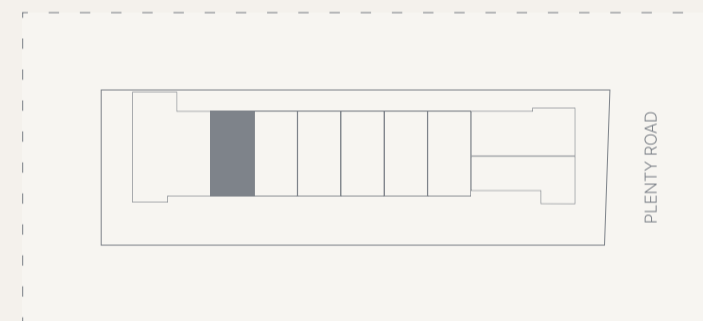
DWELLING EIGHT

AREA

- Internal Area 87 m²
- Balcony/POS 8 m²
- Garage 27 m²
- Total Area 122 m²

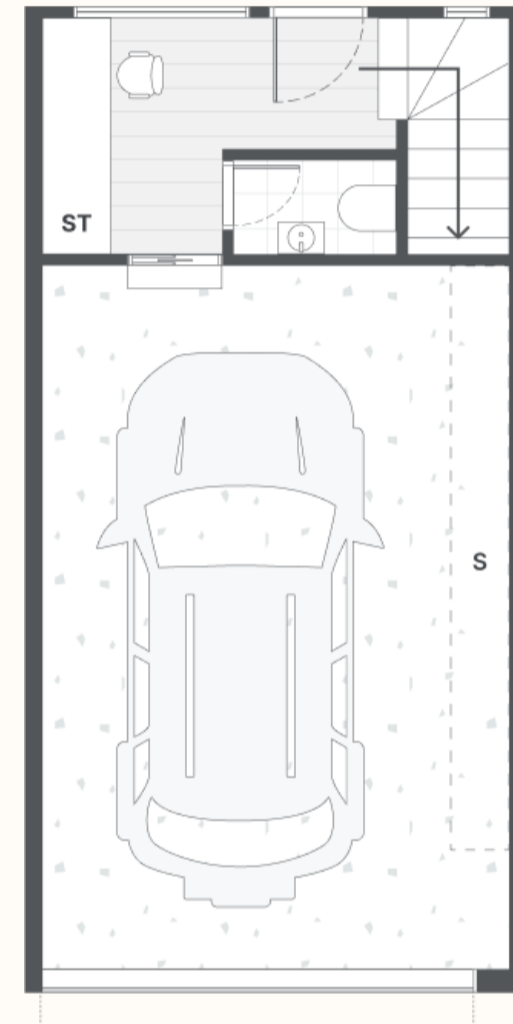
DETAILS

- Bedroom(s) 2
- Bathroom(s) 1
- Storage 1
- Garage 1

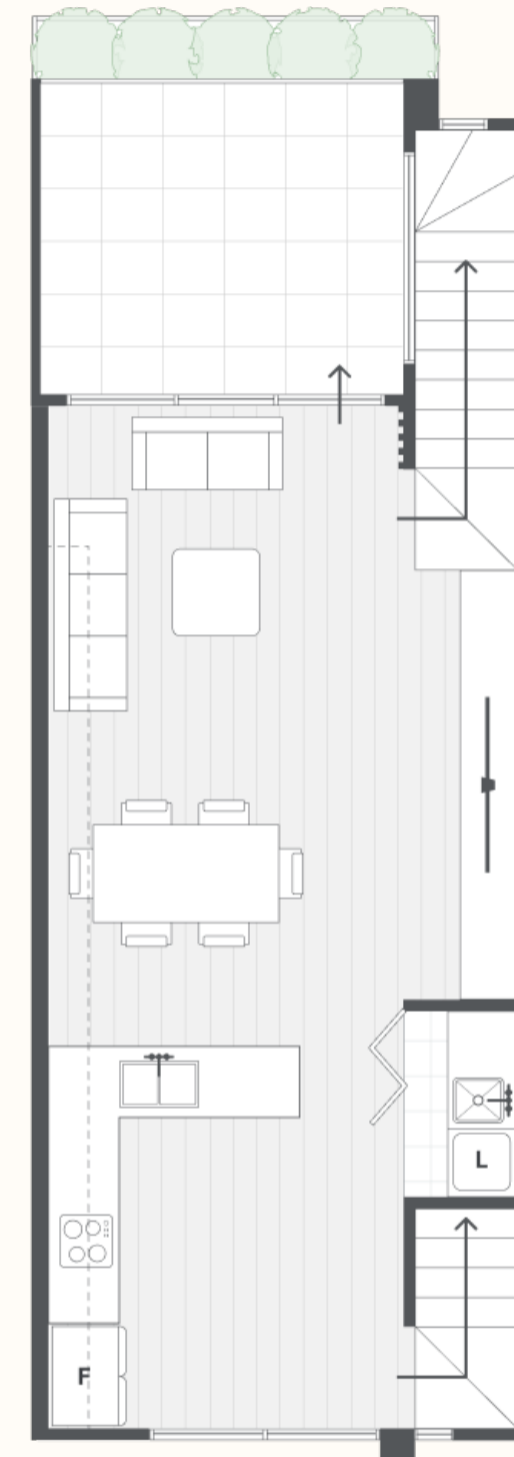


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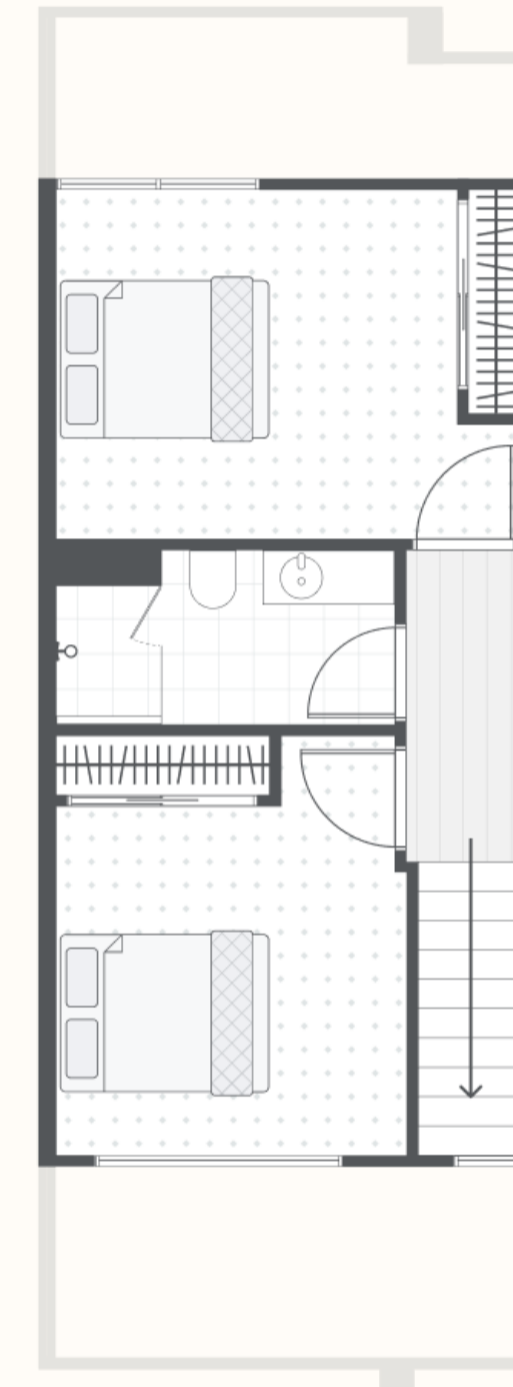
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

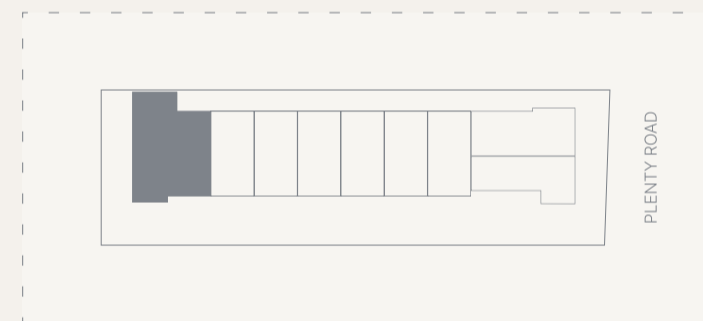
DWELLING NINE

AREA

- Internal Area 92 m²
- Private Open Space 40 m²
- Garage 25 m²
- Total Area 157 m²

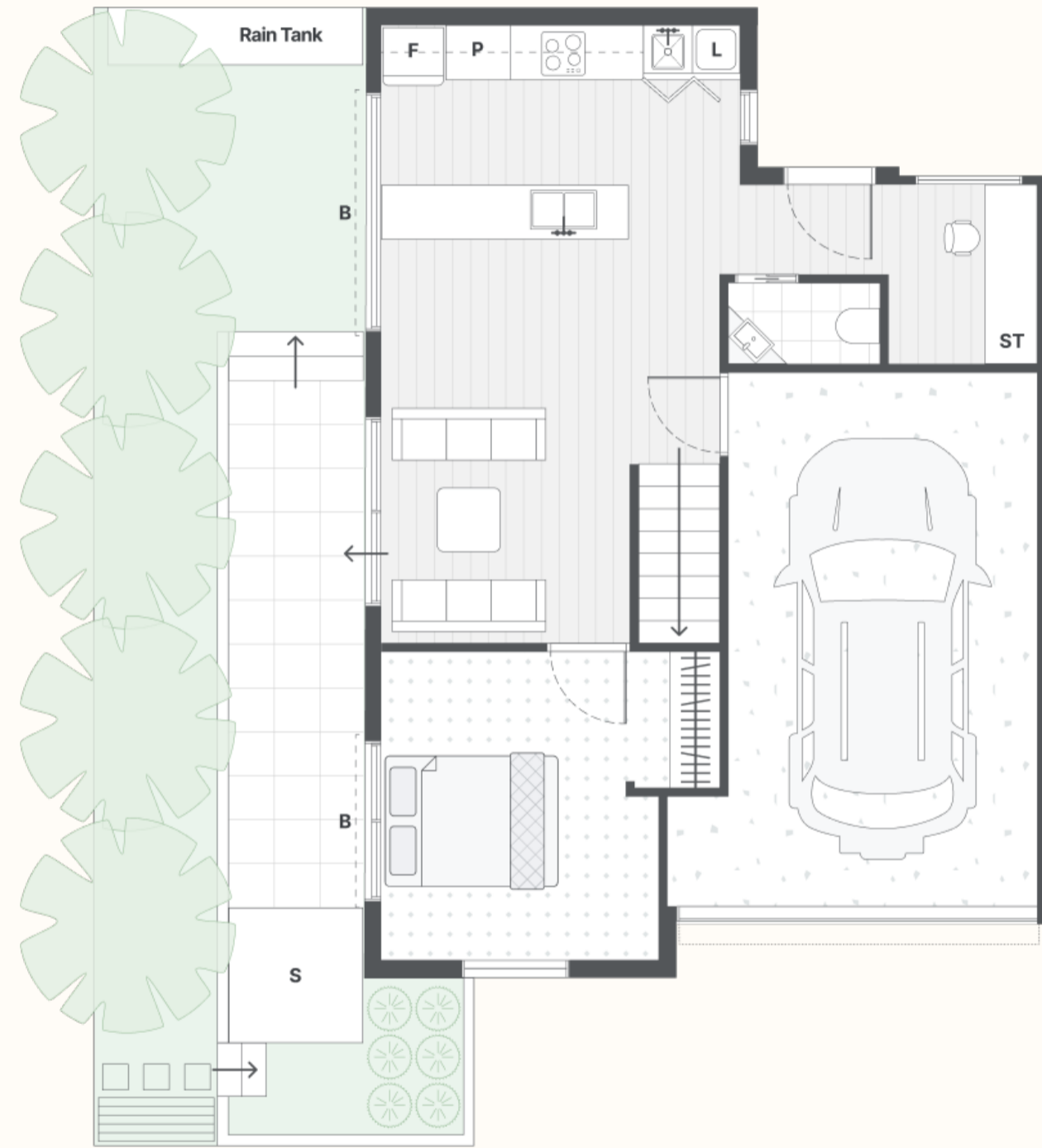
DETAILS

- Bedroom(s) 3
- Bathroom(s) 1
- Storage 2
- Garage 1

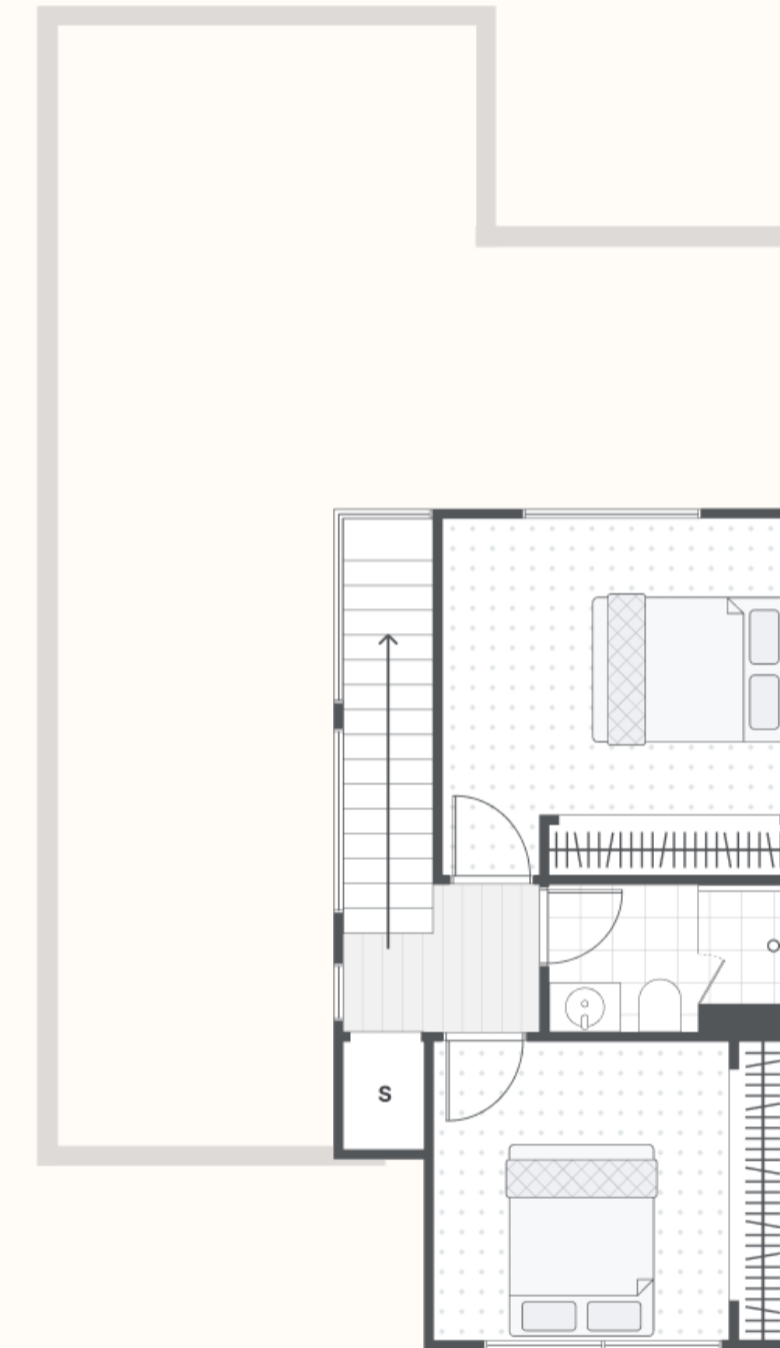


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GROUND FLOOR



FIRST FLOOR



JL. Place

Developer

JL PLACE has an ardent desire to create projects which have a timeless aesthetic appeal coupled with a determination to attain outstanding functionality and livability. Every facet of the design and building process is meticulously considered, as is the consideration of those who will live, work and play within these spaces. At the very heart of the JL PLACE ethos is to deliver sustainable architecturally designed residences with an emphasis on how the building interacts with both its environment and those who dwell there. Harnessing daylight, passive cooling and heating, shading and how the indoor and outdoor environments seamlessly interact form part of the essential elements JL PLACE apply. Their approach to property development ensures that they will leave a legacy of exceptional quality projects in years to come.

ENCLAVE

ARCHITECTS

Interior Architect

ENCLAVE is a team of young Architects aspiring to create Architecture of substance, that is not born of typical, conservative mindsets nor the latest in design trends, but is a result of honest investigation into the core of the design problem, producing solutions that are innovative and practical, aesthetically pleasing and cost efficient, culturally and environmentally sensitive and able to bring together multiple levels of complex thought in a simple and elegant form. Our overarching ethos is that everything can be improved upon, with a design philosophy to create unique designs that push the boundaries of aesthetics and place-making. We collaborate with our clients, understand their objectives, and produce distinct design solutions on program. We embrace difference and consider it a strength to generate unique pieces of Architecture.

Eastbound

Builder

Eastbound is a residential builder and property developer founded by a second-generation builder. The family has more than 30 years of experience in the industry. Our core capabilities range from duplexes, traditional two storey townhouse developments and three storey terrace townhouses. Our construction methodologies are designed to ensure quality, efficiency and safety. With an experienced site management team and an innovative and diligent office team, Eastbound has been able to deliver on time and on budget even in tough market. We value trust and transparency above all else. We want to provide a service that helps our clients feel comfortable throughout the entire building process. Clients have full access to our scheduling system along with daily logs and photos to help them feel more involved in the building process. We are firm believers that finding people that align with our values and service is the best way to create the best experience and product.

VERDE
By JL PLACE

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www.verdereservoir.com.au