

RIPPONLEA

H O T H A M G R O V E

YOUR URBAN SANCTUARY
DESIGNED TO MAKE YOU FEEL GOOD
NATURALLY

The Ripponlea residences are inspired by a unique tree-lined corner on Hotham Grove – a vibrant central location surrounded by parks, public transport, cool and colourful shops, cafés and restaurants.

Beautiful, calm living spaces, natural light and ventilation, clean purified air and water.

Two homes that put your health and wellbeing at the heart of design.

A rare opportunity to combine luxury living with all the lifestyle choices of a lively cosmopolitan neighbourhood.





LIGHT AND SPACE SUPPORT WELLBEING

Two considered, individually private and secure residences that take a holistic approach to the home environment.

Easterly indoor and outdoor breakfast zones designed to start your morning in filtered sunlight streamed through leafy full-height picture windows.

Natural light that illuminates your home throughout the day via north-facing courtyard windows or balcony.

Welcoming spaces that optimise nature and support your wellbeing.

SIMPLE TIMELESS DESIGN

Intelligence and innovation are the hallmarks of well considered design.

Flexible and functional open-plan living spaces in a natural colour palette. Tones and textures that add the warmth, depth and harmony of luxury living.

Timeless architecture that will stand the test of time and create a profile and presence of immense appeal.



Artistic Impression



TREE TOP LIVING

Upper floor living areas are filled with natural light, ventilation and a backdrop of mature trees that create your very own urban sanctuary.

Experience the seasons as they unfold, enjoy the harmonious dialogue of nature and architecture.



VITALITY, THE ENVIRONMENT & SUSTAINABLE DESIGN

Intelligent spaces are beautiful, practical and create a comfortable sense of place and meaning. Attention to detail ensures that all the senses are satisfied.

ADVANCED PURIFICATION

Live in a home free of allergens and toxic pollutants. An advanced purification system that creates an indoor environment with pure, clean air that enriches your health and wellbeing.

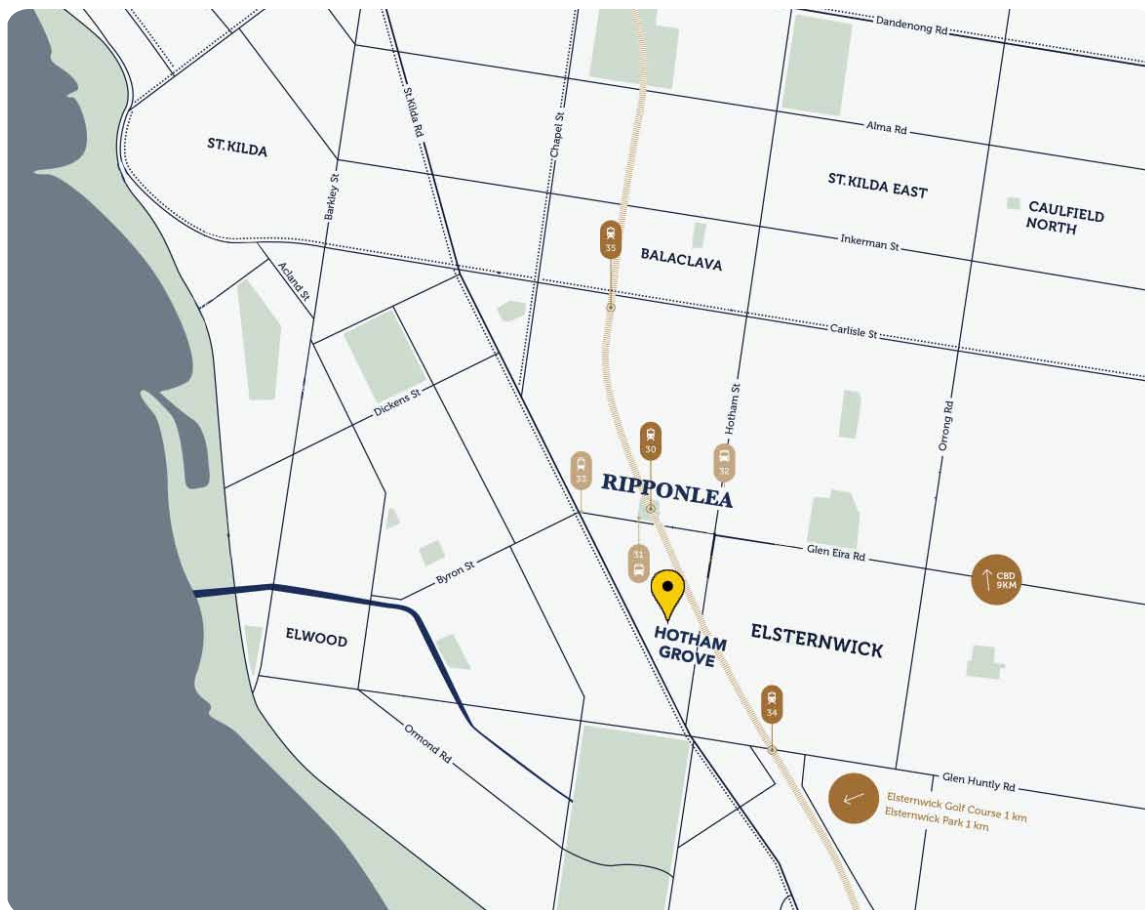
ENHANCED COMFORT

Thermal comfort, acoustic and ergonomic features support your physical and mental wellbeing and encourage healthier sleep habits. Strong thermal performance through passive solar design and product selection is key to an energy efficient, comfortable and healthy home. The Ripponlea residences achieve a 7 Star NatHERS rating, including sound-reducing insulation to each room. Solid internal doors and advanced zoned heating and cooling systems are controlled by smart NEST thermostats.

EVERY LOCAL CONVENIENCE RIGHT ON YOUR DOORSTEP

Close to the beach, 9km from CBD, with easy access to transport, shopping, healthcare, and some of Melbourne's tastiest restaurants and cafés, The Ripponlea residences also enjoy close proximity to premier Melbourne schools and childcare centres.





TRANSPORT

Ripponlea Railway Station
Elsternwick Railway Station
Elsternwick Bus Station
67 Tram Route

EDUCATION

Grimwade House
Caulfield Grammar School
St Michael's Grammar School
Ripponlea Primary School
St Kilda Primary School
Japanese School Melbourne
Elwood Secondary College
Elwood Primary School
Monash University Caulfield
Shelford Girl's Grammar
St Joseph's Primary School
Elsternwick Primary School
Tree House Daycare

RESTAURANTS & BARS

Attica
Ripponlea Food & Wine Bistro
Bang Bang
Hanoi Hannah
Goemon
Arabesque
Antique Bar
Dandelion

The Local Taphouse
After the Tears
Radio Mexico
Ilona Staller
Uncle

CAFES

Spout
Turning Point
Glovers Station
Combi Café
Batch Espresso
Super Bowl
Miss Ruben

FOOD STORE

Aviv Cakes
Coles Elsternwick
Ripponlea Fish Supply
Victoria Fruit Palace
The Firebrand Bakery
The Leaf Store
Vintage Cellars
Glo Health
Franks
The Staple Store

SHOPS

Avenue Bookstore
Miriam and Friends
Camelia

Mercantile Home Eco
Sussan
Bumps
Officeworks
Step Ahead
Toy World

EXPLORE

Flying Saucer Club
Elsternwick Park
Elsternwick Golf Club
Elsternwick Park Tennis Centre
Caulfield Race Course
Elsternwick Cricket Club
St Kilda & Elwood Bike Paths
St Kilda Sea Baths
St Kilda Beach
Classic Cinema
Rippon Lea Estate
Luna Park
Palais Theatre
St Kilda Botanic Gardens
Elatarnwick Library

AMENITY

Stay Press Dry Cleaner
Discount Pharmacy
Core Physio & Pilates
Yoga Tree
Zap 24 hour fitness
Polish Nail Shop



Ripponlea Shopping Village and its extended neighbourhood offer endless lifestyle options. Stylish new boutiques and giftware shops nestle alongside well-established businesses offering the personal touch. Hip eateries and health food stores, all bursting with the flavours of the area's eclectic, cultural character. Trams, trains and buses are at your doorstep.





FINISHES

Quality, sustainability and timeless design are yours from the outset. Meticulous attention to detail includes quality kitchen appliances, stone bench tops, distinctive American Oak wide flooring, fully tiled bathrooms and premium fixtures and fittings



MATERIALS



Bricks



Concrete



Decking



Window frames



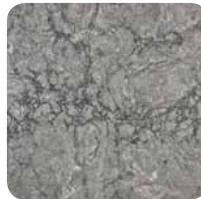
Tiles



Wide American Oak
floor boards



Kitchen Cabinets



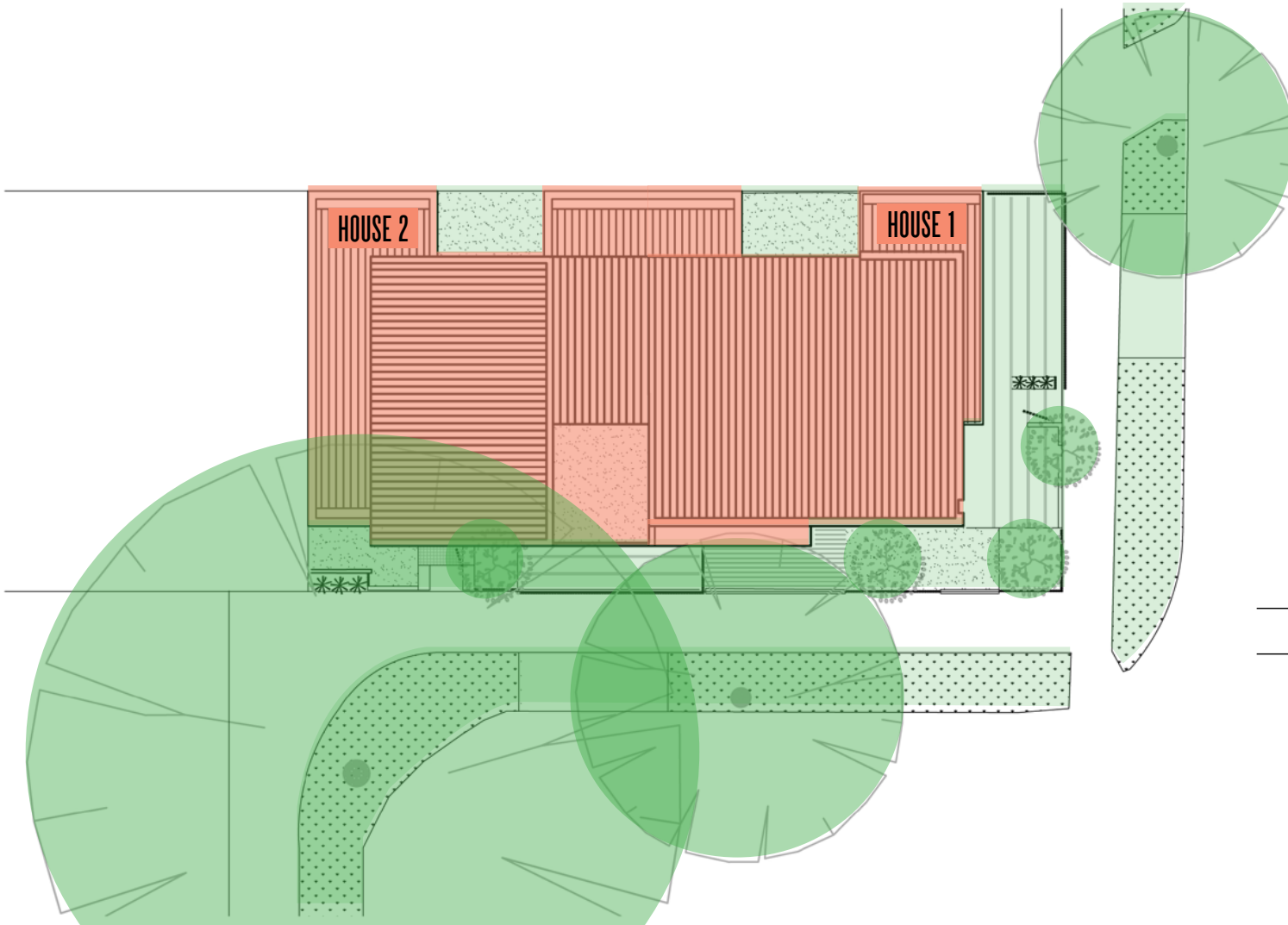
Stone bench top



Carpet



Cabinets



RIPPONLEA

HOTHAM GROVE

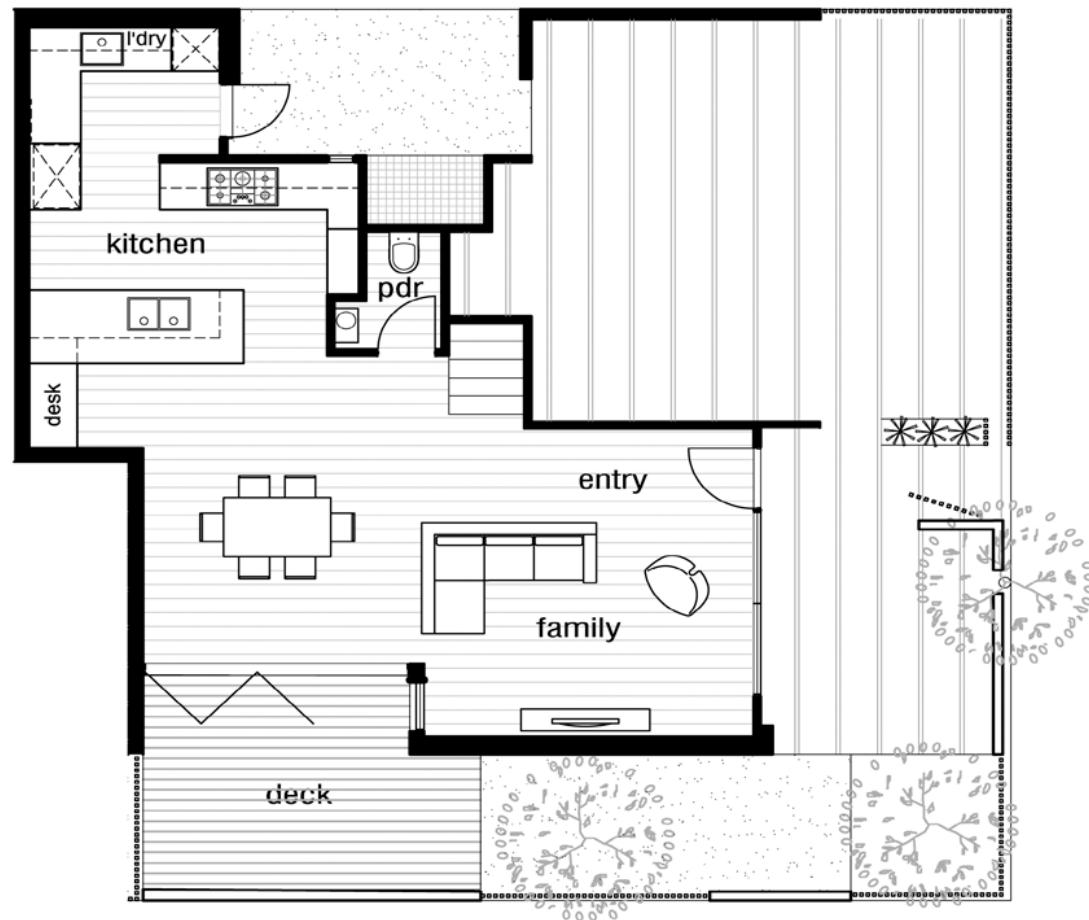
HOUSE 1 - GROUND FLOOR

3 Bedroom

2.5 Bathroom

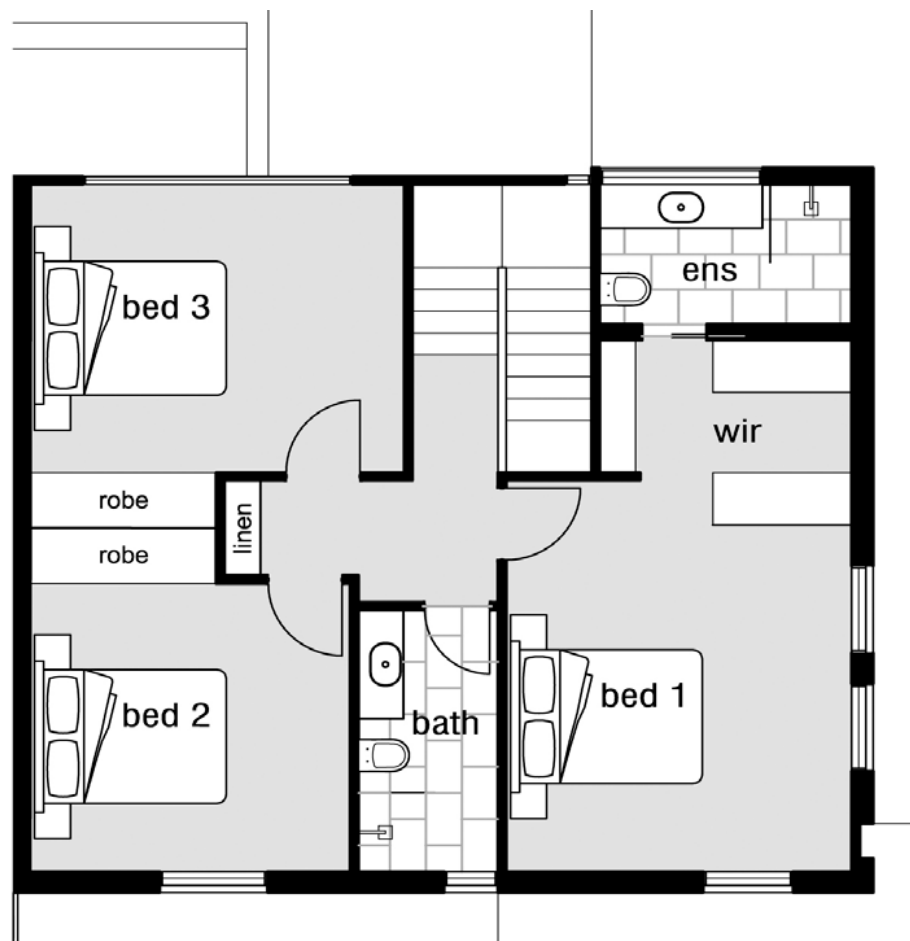
2 Parking / Terrace

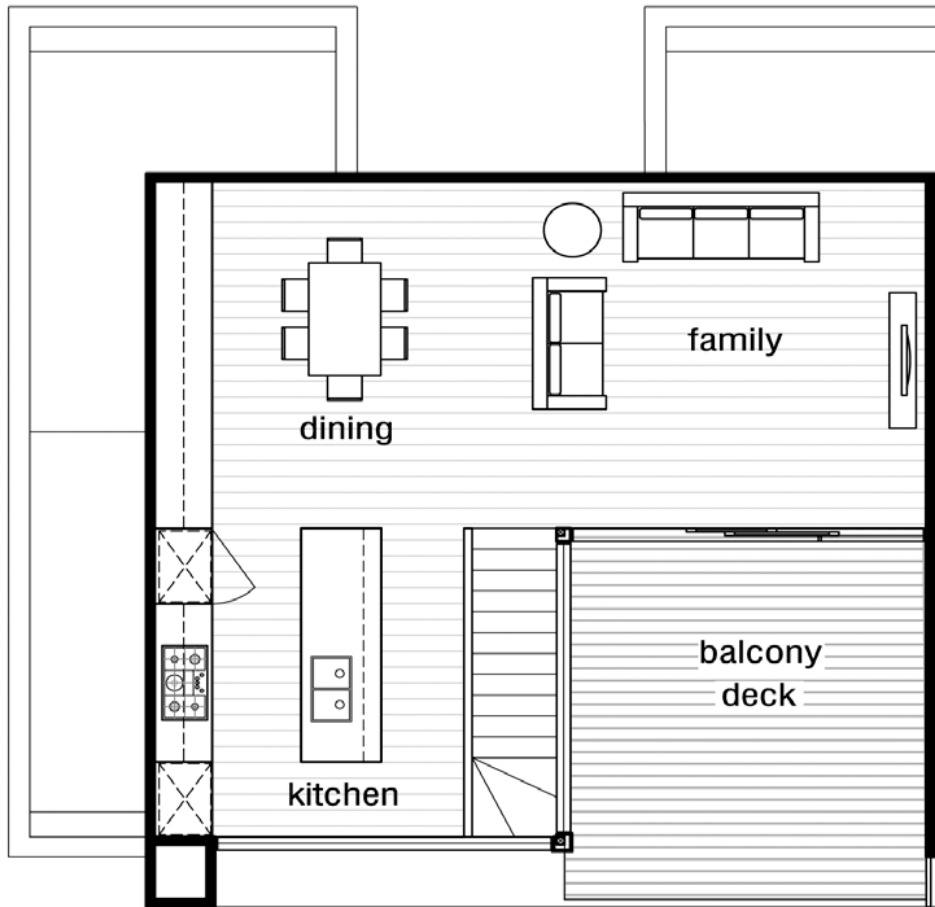
- Expansive open plan living, dining and kitchen
- Floor to ceiling windows
- Natural light
- Custom designed kitchen with stone benches and state-of-the-art appliances.
- Dedicated laundry and outdoor drying facilities
- Fully tiled bathrooms
- Private landscaped gardens
- Refrigerated cooling throughout
- Nest thermostats; controllable via WiFi from anywhere in the world
- Clean air purification system
- Clean water purification system





HOUSE 1 - UPPER FLOOR





HOUSE 2 - UPPER FLOOR

3 Bedroom

2.5 Bathroom

2 Parking / Terrace

- Expansive open plan living, dining and kitchen.
 - Floor to ceiling windows.
 - Natural light
- Custom designed kitchen stone benches with state-of-the-art appliances
- Dedicated laundry and outdoor drying facilities
 - Fully tiled bathrooms
 - Private landscaped gardens
- Refrigerated cooling throughout.
- Nest thermostats; controllable via WiFi from anywhere in the world
 - Clean air purification system.
 - Clean water purification system





HOUSE 2 - GROUND FLOOR



FIXTURES



Miele Oven



Siemens Fully Integrated Dishwasher



Vessel Basin



Concealed Cistern Toilet Suites



Miele Gas Cooktop



Siemens Concealed Rangehood



Phoenix Vivid Slimline Sink Mixer 160mm Gooseneck



Water Purification System



Liebherr Fully Integrated Fridge



Undermount Double Sink



NEST Thermostats.



Air Purification System - removes allergens and toxic pollutants



We create sophisticated yet comfortable luxury homes that enhance and enrich their owners' lives.

We emphasise solar-efficient design principles and environmentally friendly solutions.



Husband and wife team David Roth and Jacki Starr of ROTHSTARR Design & Construction are inspired by great design. They consider it the most important component in any successful project.

The pair complement each other's skills: David has worked for over 25 years in design and construction including 20 years as Design Manager at Glenvill Homes. He loves to create homes that take occupants on a journey from arrival through well-crafted connections of rooms and spaces, and interactions with the outdoor environment.

Jacki, a graphic designer and photographer, has a natural eye for detail and brings her love of colour and natural finishes to the forefront.

Each of David and Jacki's design projects meets specific criteria including innovative design, longevity and sustainability. They're committed to creating residential spaces with a sense of warmth, easy living and enhanced wellbeing.

David designed and built 10a Hotham Grove, which adjoins the Ripponlea development. It was the family home he and Jacki lived in for over 12 years with their two children.

“ *We loved living in this area. When it was time to move, we were determined to stay close to the neighbourhood. We have so many lovely memories of walking to the beach and favourite cafes with our kids and dog. It was our own secret hideaway nestled in a quiet leafy street, and yet so close to everything.* ”



ROTHSTARR

DESIGN & CONSTRUCTION

The information contained in this brochure does not constitute a representation by the vendor or its agent and is provided for information and/or conceptual purposes only. It should not be relied upon or considered as legal or financial advice. Interested parties must rely on their own enquiries, due diligence and the contract of sale. Any prices, dimensions, layout, design features, views, areas, photographs, plans and artist impressions are of indicative nature and are included for conceptual purposes. They should not be relied on as an accurate representation of the final product. The information contained in this brochure is subject to change at any time without notice. The vendor disclaims all liability associated with reliance by interested parties or purchasers on the accuracy of the contents of this brochure. The vendor's offer to purchase is subject to the terms of sale set out in the contract sale.

Brochure design by Shootingstarr Design.