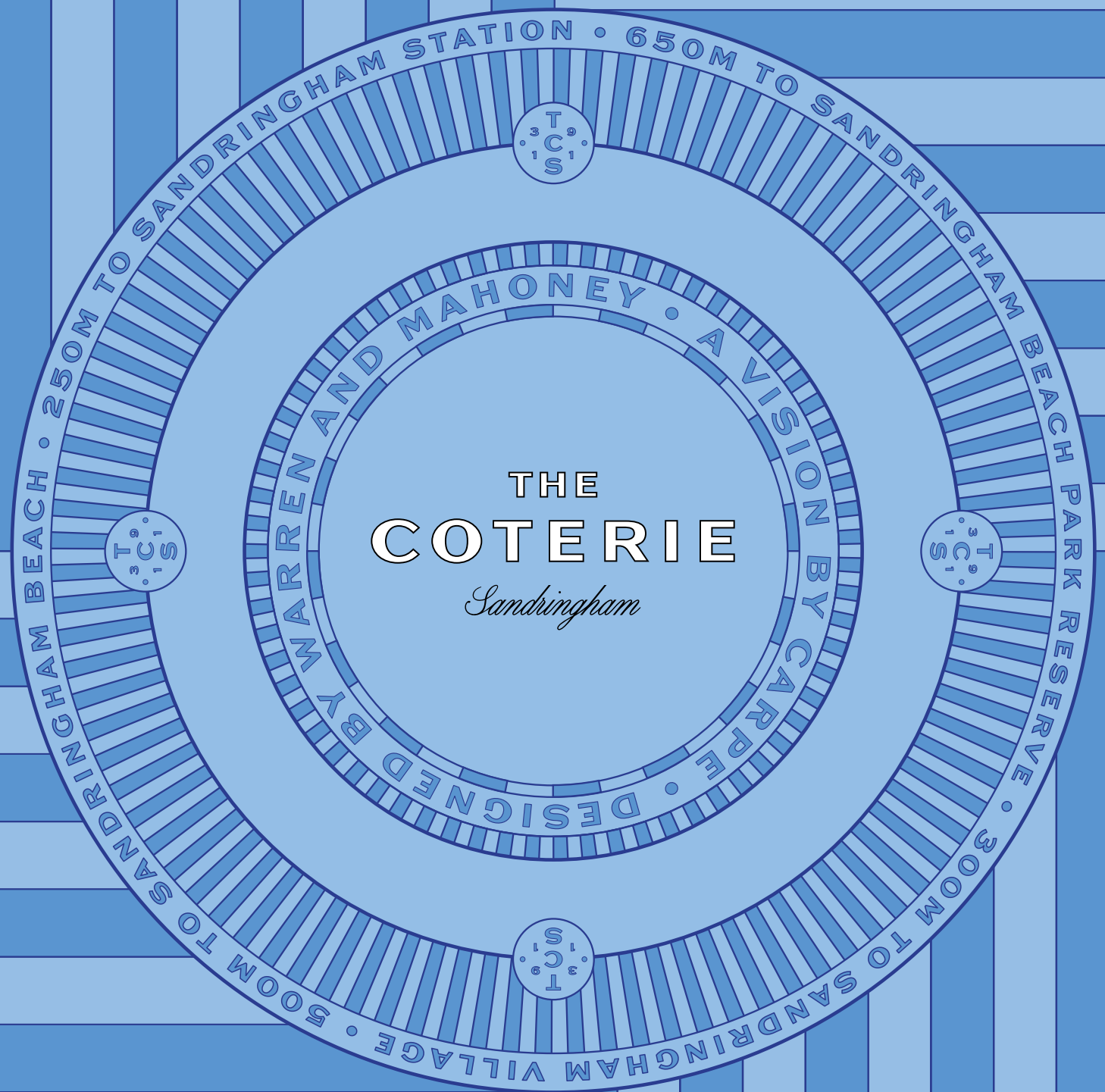
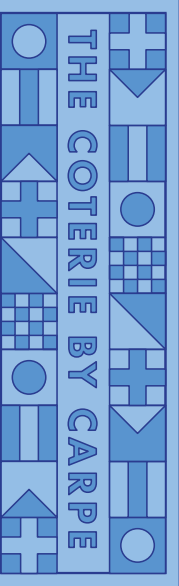
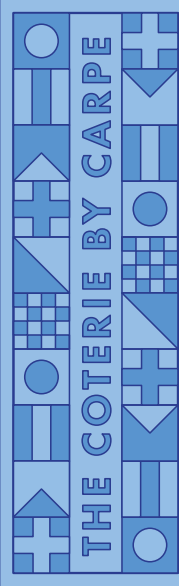


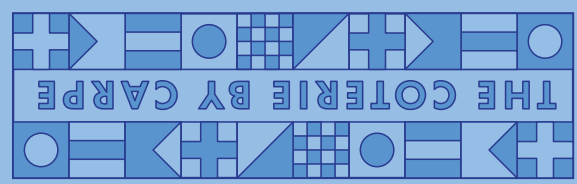
49-51 ABBOTT STREET • SANDRINGHAM • VICTORIA • 3191

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## WELCOME TO SANDRINGHAM

### 49-51 ABBOTT ST. SANDRINGHAM

Discover effortless bayside living at The Coterie, an exclusive address in the heart of Sandringham. Proudly brought to you by Carpe, The Coterie is a limited collection of only twenty-five apartments, designed by Warren & Mahoney, with interiors by Lisa Buxton. Come home to a sanctuary inspired by a real sense of place, and a charming, laid back neighbourhood.



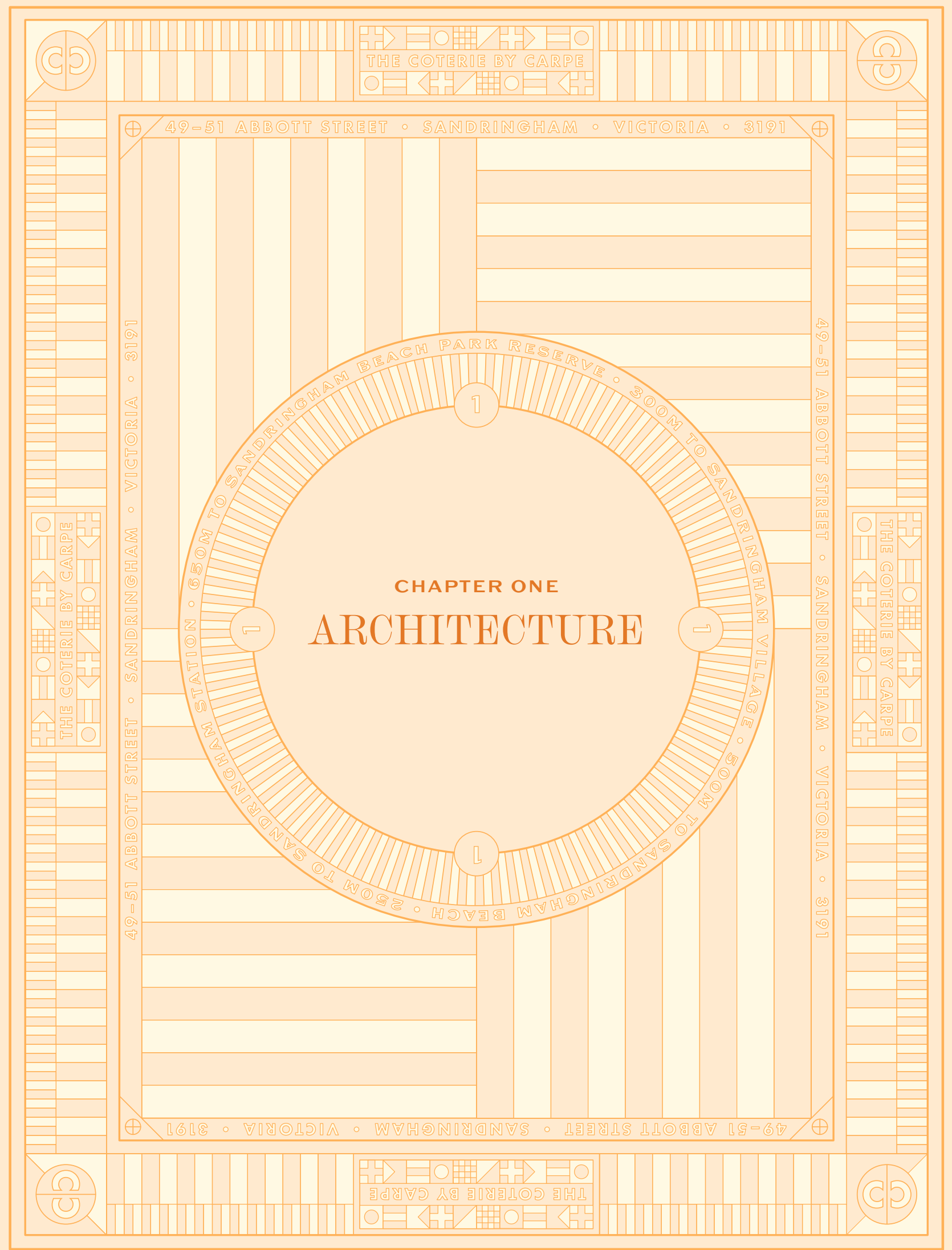








ARTIST IMPRESSION — EXTERIOR FAÇADE





□

## SUBTLE CURVES AND GENTLE GESTURES

As you approach, the façade takes on a sculpted appearance, as if carved by the crashing waves and coastal wind. Seamlessly blending into its surrounds, a textural palette and soft hues are reminiscent of the sand and sea.

Thoughtful landscaping off the boundaries deliberately gives back to the community, engaging the streetscape. This invites residents to experience a real sense of belonging to where they are. Natural tumbled stone adds visual appeal and a tactile, distinct identity.











ARTIST IMPRESSION — PRIVATE ROOFTOP TERRACE  
(WITH OPTIONAL SPA UPGRADE)



## FROM THE CITY TO SEA

The Coterie maximises corner apartments and dual aspects, ensuring abundant natural light and expansive views. Many apartments enjoy beautifully landscaped, wrap-around terraces, ready for outdoor soirees.

Select Penthouses boast private rooftop terraces, accessed via an impressive spiral staircase. At the top, bask in the beautiful panorama, or an indulgent sanctuary with optional spa upgrade.



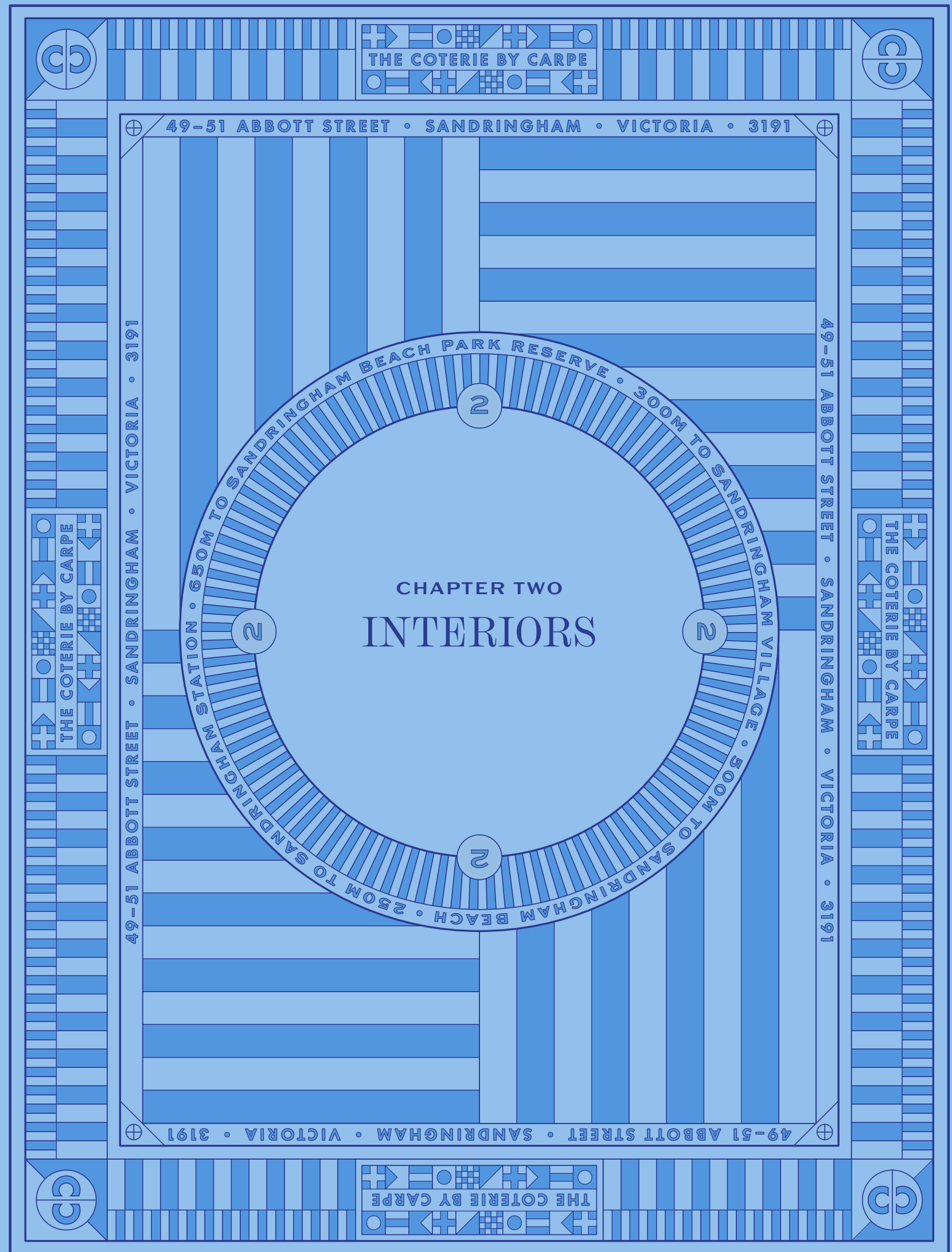








ARTIST IMPRESSION — PENTHOUSE BAR







ARTIST IMPRESSION — APARTMENT ENTRY

Arrive at your doorstep, and the experience is warm and welcoming. The full-height entrance evokes a sense of space, opening into a refined sanctuary.



ARTIST IMPRESSION — PENTHOUSE STAIRCASE TO PRIVATE TERRACE









ARTIST IMPRESSION — PENTHOUSE LIVING ROOM



A FINELY CRAFTED CUSTOM FIREPLACE  
UPGRADE FEATURES NATURAL STONE  
AND OAK FINISH JOINERY.







ARTIST IMPRESSION — KITCHEN

INTERIORS



ARTIST IMPRESSION — KITCHEN WITH OVERHEAD CUPBOARD OPTION

INTERIORS



## A FOCUSED STILLNESS, A SOFT RHYTHM.

Inspired by nature, the rich palette creates timeless appeal, using materials that are refined, yet relaxed. Lisa Buxton's interiors are warm and inviting, that feel elevated but unpretentious. There is a focused stillness within, and a soft rhythm, a celebration of textures.

With a classic approach to materiality, the cosmopolitan interiors are sensitive to the Sandringham way of life. Natural light floods each space, gently reflected by soft white walls, while timber floors and oak finish joinery bring the outside in.







ARTIST IMPRESSION — KITCHEN

Many apartments offer a butler's pantry, complete with a natural stone benchtop, streamlined storage, Miele appliances, as well as a Fisher & Paykel refrigerator for apartments and a Liebherr refrigerator for the Penthouses.



ARTIST IMPRESSION — BUTLER'S PANTRY





ARTIST IMPRESSION — PENTHOUSE KITCHEN

INTERIORS

INTERIORS



## WHERE FORM MEETS FUNCTION

The entertainer's kitchen is indeed the heart of the home, with a solid natural stone island, oversized basin, and satin finish joinery. Designed to bounce light, polished surfaces exude a contemporary feel, while iron bronze tapware and oak finish joinery add a warm, elegant touch.





■

## MASTERFULLY DESIGNED

Retreat into your bedrooms where a hotel-like ambience awaits. Soft wool carpets, oak finish joinery, and generous robes are sure to delight your everyday moments.

Each apartment offers a genuine master ensuite, with large dual basins and freestanding baths. All bathrooms feature marble benchtops, travertine look floor and wall tiles, complete with iron bronze tapware and custom mirrors.







ARTIST IMPRESSION — MASTER ENSUITE



ARTIST IMPRESSION — MASTER ENSUITE WITH PAINTED ART WALL OPTION

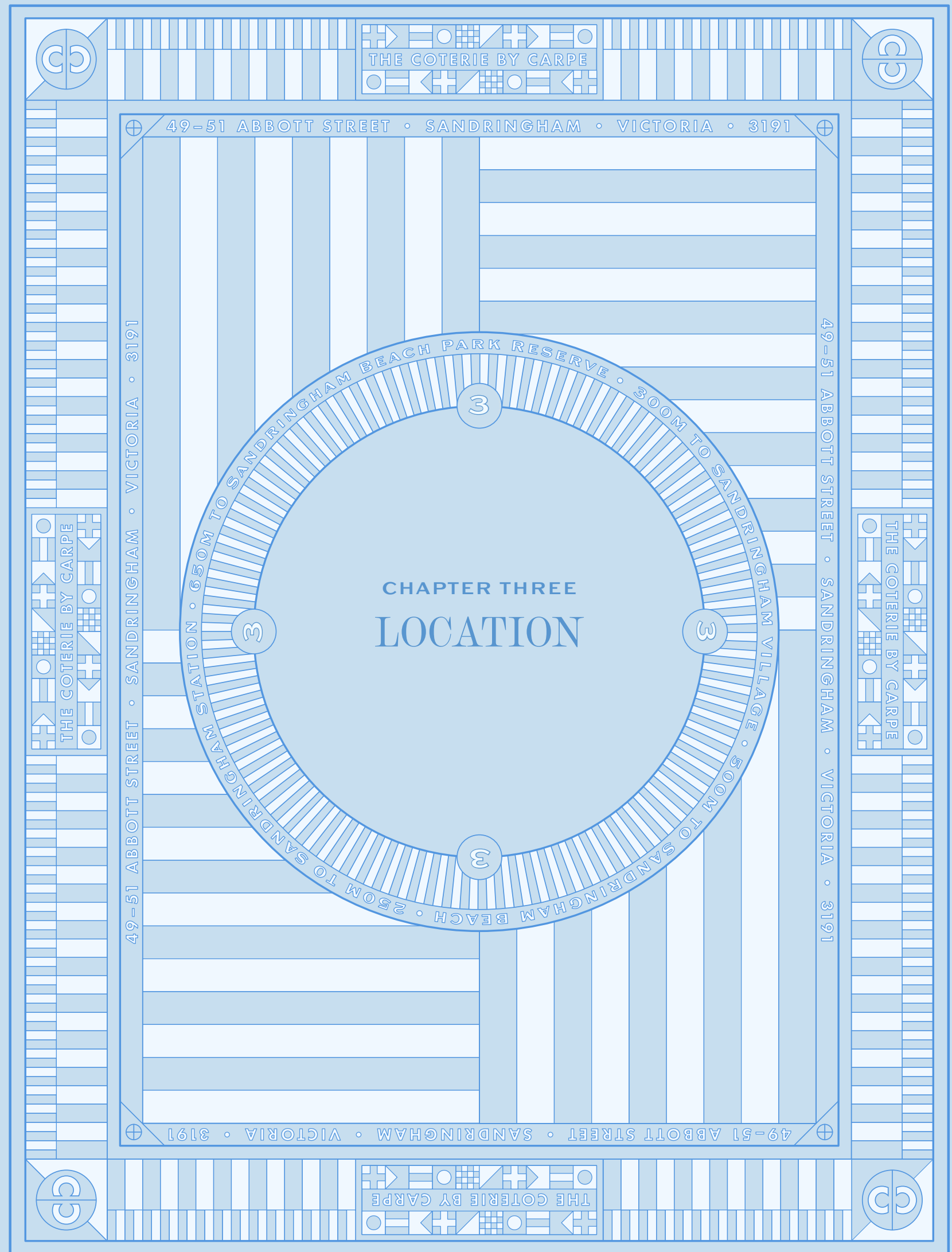








RED BLUFF LOOKOUT





SANDRINGHAM  
YACHT CLUB

DOG FRIENDLY BEACH

SANDRINGHAM BEACH  
PARK RESERVE

MELBOURNE CBD

TREVOR BARKER OVAL

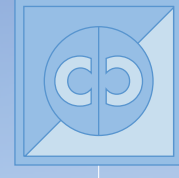
SANDRINGHAM BEACH

COLES SANDRINGHAM

SANDRINGHAM HOTEL

BEACH ROAD

SANDRINGHAM STATION



SANDRINGHAM  
PRIMARY SCHOOL





MORE THAN JUST A PICTURESQUE SUBURB, SANDRINGHAM IS WELL-CONNECTED, MOMENTS FROM EVERY CONVENIENCE AND AMENITY.

LOCATION

**FOOD & DRINK**

- 1. Ammos Greek Tavern
- 2. Sandringham Hotel
- 3. Baia Di Vino
- 4. Port of Call Café
- 5. Uncorked Wines
- 6. Y14 Japanese Seafood Kitchen & Bar
- 7. Black Squirrel Café
- 8. Sparrows Cocktail & Bar
- 9. Phillipa's Bakery
- 10. Augustus Gelatery
- 11. Hampton Wine Co.

**EDUCATION**

- 12. Haileybury Brighton Campus
- 13. St Leonards Secondary College
- 14. Sacred Heart Parish School
- 15. Sandringham Primary School
- 16. Brighton Beach Primary School

**RECREATION**

- 17. Sandringham Lifesaving Club
- 18. Sandringham Yacht Club
- 19. Sandringham Golf Course
- 20. Royal Melbourne Golf Club
- 21. Brighton Golf Course
- 22. The Baths
- 23. Hampton Tennis Club
- 24. Sandringham Club
- 25. Sandringham Football Club
- 26. Sandringham Croquet Club

**NATURE**

- 27. Sandringham Beach
- 28. Sandringham Dog Friendly Beach
- 29. Hampton Beach
- 30. Red Bluff Lookout
- 31. Half Moon Bay
- 32. Brighton Beach

**RETAIL**

- 33. Coles Sandringham
- 34. Sandringham Village
- 35. Hampton Street Retail
- 36. Westfield Southland

**HEALTH**

- 37. Sandringham Hospital
- 38. KX Pilates Hampton
- 39. Fitness First Bayside
- 40. F45 Sandringham
- 41. Soul Athletic
- 42. Bluff Road Physiotherapy





## WHERE YOU WANT TO BE



### DINING



There are many dining options within walking distance, from welcoming restaurants to easy takeaways.

DINING BY THE BAY



### SHOPPING

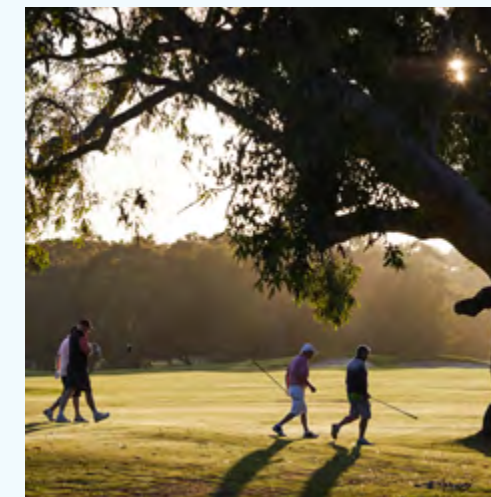


The local village offers a collection of unique shops, boutiques, and everyday convenience.

VIBRANT SHOPPING ON STATION STREET



### WELLNESS



From golf and fitness classes to walking trails and the beach, it is easy to pursue an active lifestyle.

AFTERNOON GOLF AT SANDY LINKS



### LIFESTYLE



Sandringham's closeknit village features charming cafes where locals know each other by name.

MORNING COFFEE AT A LOCAL CAFE











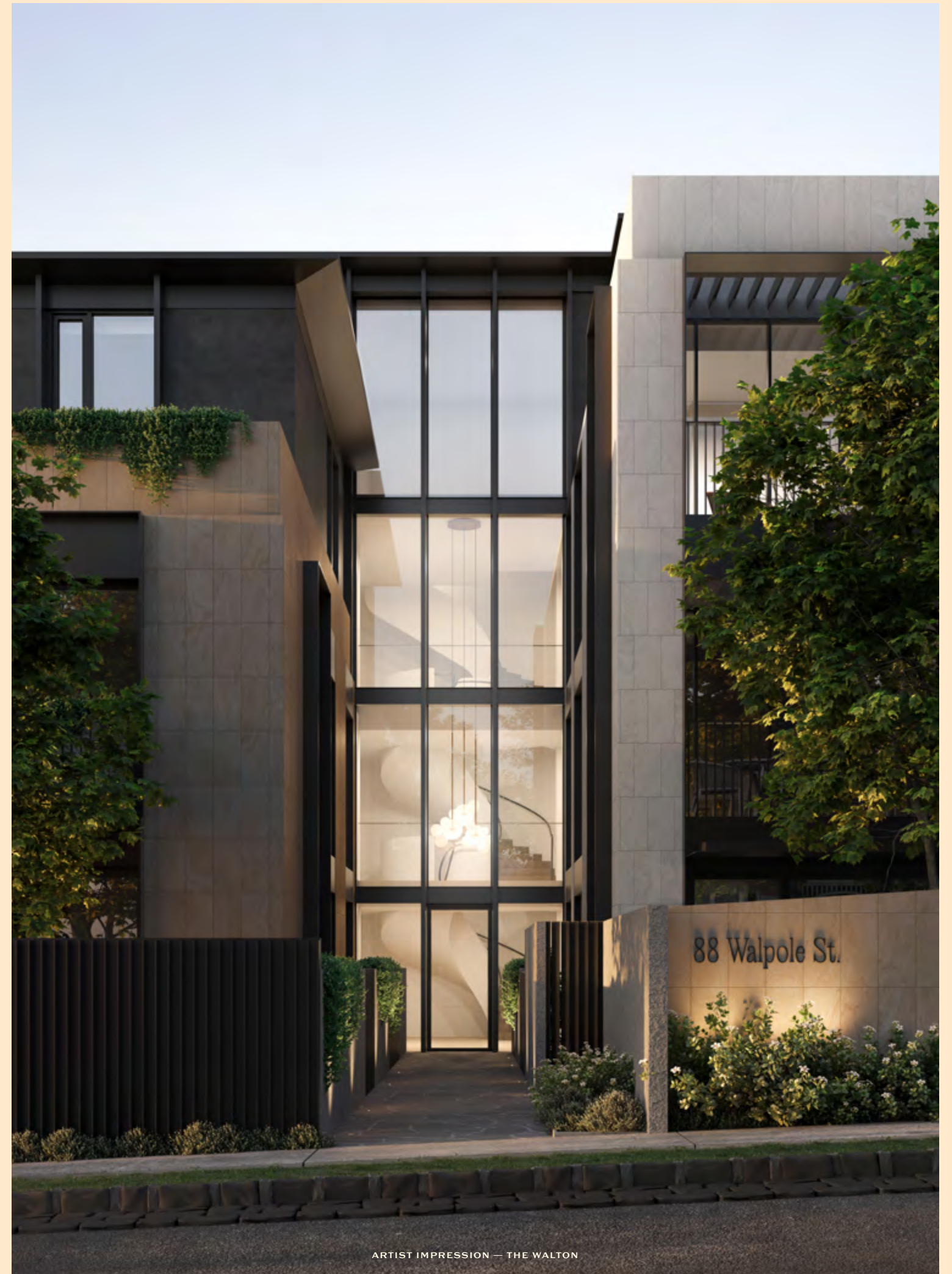
## CARPE GROUP

At Carpe Group, we are passionate about creating liveable art and a legacy of enduring beauty. Our focus is to evoke a sense of effortless, creating a harmonious balance between form and function. There is a sense of purpose in everything we do, with a strong emphasis on craftsmanship, details and finishes. We seek to enhance the living experience, delivering high end, quality spaces without compromise.

Founders Tim Campbell and Stuart Kacir have represented some of the largest projects within Australia and the UK. Inspired by the elegance of simplicity, Carpe Group endeavours to make the impossible possible for each and every project.



PROJECT TEAM



PROJECT TEAM

ARTIST IMPRESSION — THE WALTON





## WARREN & MAHONEY

Our practice is guided by one central principle: our belief that capturing and reflecting identity is key to making places. Identity is the understanding of self, grounded in place, culture, heritage and sense of purpose. We know from long experience that the most authentic, successful and enduring projects are those that reflect the shared identity of the community. We employ nearly 300 people across seven studios throughout New Zealand and Australia.

As a high performance team, we strive for excellence across our organisation. Our people are our most valued contributors. Celebrating their diversity, in every dimension, allows us to truly reflect the communities we design for and ultimately enhance. We are creators, makers and enablers. Performance is a cultural attribute that defines our customer and user-focused approach. We take pride in delivering outcomes that exceed expectations.



ERICA AVE, GLEN IRIS.

PROJECT TEAM

PROJECT TEAM



BENDEMEER, NEW ZEALAND.

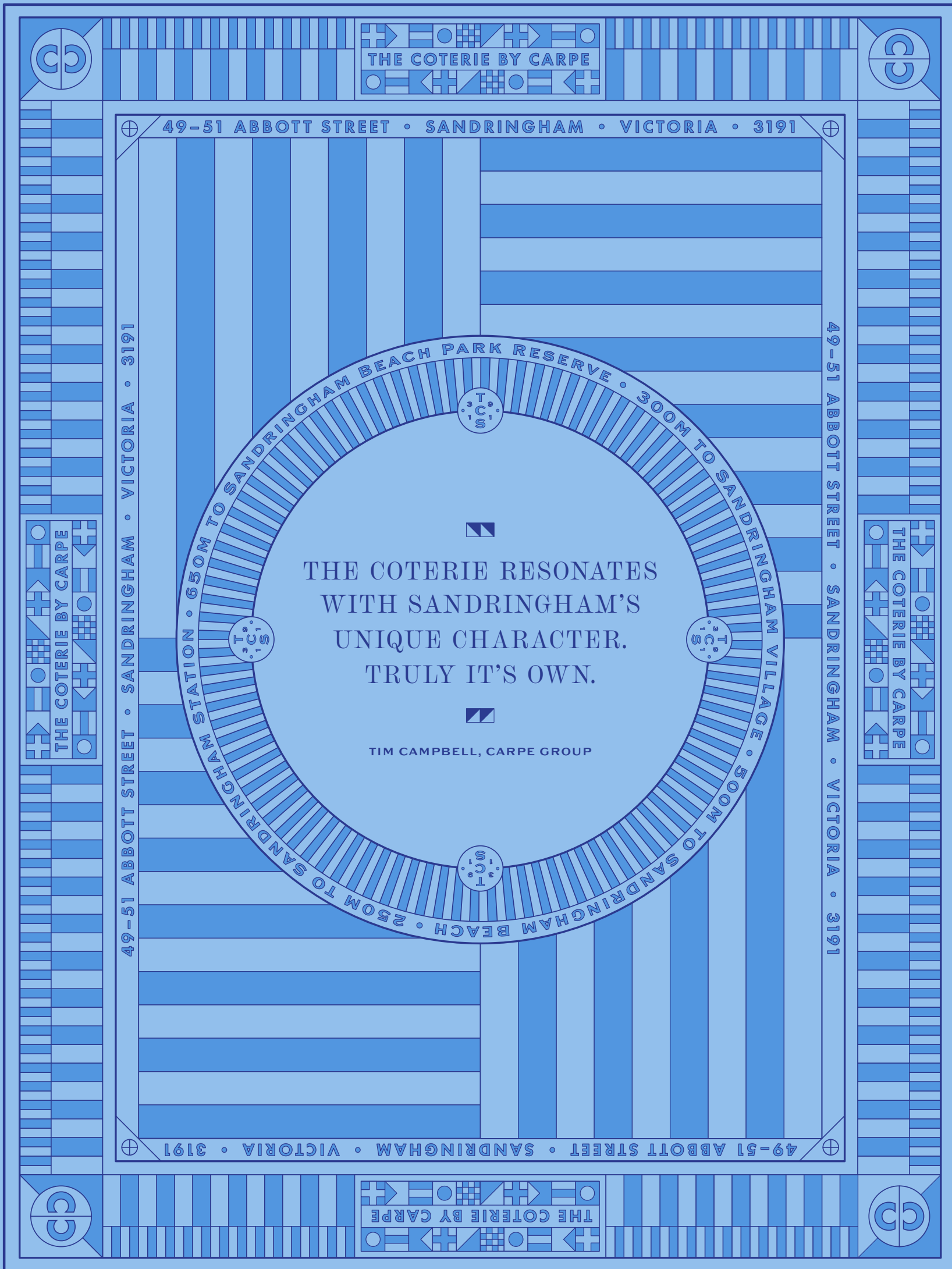


## LISA BUXTON

Lisa Buxton Interiors is a multi-disciplinary design practice that blends influences from the US, Europe and Australia to create unique interior designs. With a guiding philosophy that less is more, Lisa's designs embody a refined, contemporary luxury that is both inspired and timeless. At the heart of their work is a belief that design should possess a point of view without being ostentatious, resulting in spaces that are polished, sophisticated, and always uniquely their own.







carpe.

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