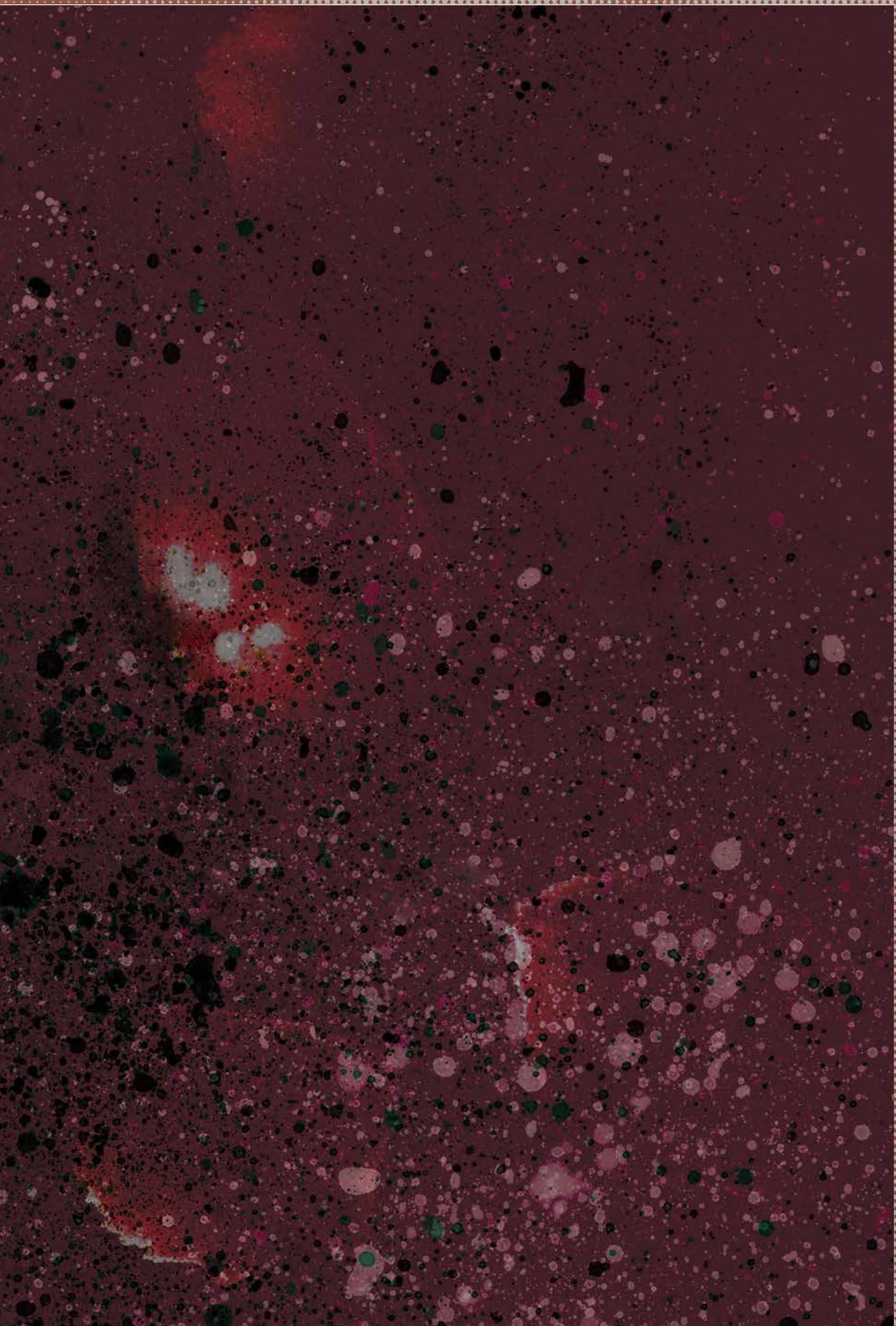


NEW JOHNSTON



NEW JOHNSTON



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STUDLEY PARK BOATHOUSE

INTRODUCING NEW JOHNSTON. A NEW CHAPTER IN ABBOTSFORD LIVING

Abbotsford. Nestled conveniently between the city and the peaceful banks of the Yarra. Its neighbours ranging from warehouse breweries and bustling farmers markets, to brunches in hyped cafés and Sunday roasts at historic pubs. Abbotsford is all this and more.

New Johnston is an Abbotsford address that is your new haven amongst the hustle and bustle. With a design that cleverly constructs seclusion while seamlessly connecting to its neighbourhood, it's the best parts of this vibrant, diverse suburb, all in one place.



THE BUILDING

ARCHITECTURE

INSPIRED BY HERITAGE, DESIGNED FOR NEW LIVING

With one eye on the past and the other firmly on a new way of living, the building draws on principles of sustainability, liveability and community, to craft New Johnston. The result is a collection of 46 one, two and three-bedroom apartments that are at once peaceful and private while still being connected to Abbotsford's flourishing cultural life.

Just as the seemingly untouched banks of the Yarra River brings a cherished serenity to industrial Abbotsford, expansive open living spaces plus private balconies and terraces make the home a haven at New Johnston.

Additionally, the scale of the Johnston Street façade allows a separation between the building and the surrounding streets.

Meanwhile, the area's distinct industrial heritage makes its mark on New Johnston's streetscape through concrete and red brickwork, metal detailing and balustrading. The character of the surrounding warehouses is referenced in depth and shadow and a stepped façade to the north, which bathes the interiors in natural light and reveals sweeping views of Victoria Park.







A SENSE OF HOME

Returning home to New Johnston offers immediate respite from the bustle of the day-to-day. Cascading greenery and an avenue of mature trees adorn the laneway that joins the building's Johnston and Little Turner Street sides, marking a distinction between the world outside and your New Johnston sanctuary.

With town planning architecture by MA+Co, this covered walkway acts as a subtle divider between the hospitality, office and retail spaces that occupy the building's lower levels and the residential apartments above. It also directs residents to basement car parking, bicycle parks and the central courtyard garden.

A HARMONIOUS BLEND

NEW JOHNSTON'S FACADE BLENDS ABBOTSFORD'S INDUSTRIAL HERITAGE WITH MODERN LIVING. CONCRETE & RED BRICK ECHO HISTORICAL WAREHOUSES, WHILE METAL ACCENTS ADD A CONTEMPORARY ASPECT. THIS HARMONY EXTENDS WITHIN, OFFERING A PEACEFUL RETREAT CONNECTED TO A VIBRANT CULTURAL SCENE.



APARTMENT INTERIORS

3 BEDROOM AND PENTHOUSE APARTMENTS



DESIGNED FOR
EVERYDAY LIVING

Penthouse kitchens at New Johnston make the most of the expansive space, extending the island bench to breakfast bar proportions and integrating with the living and dining areas.

Premium penthouse fixtures and finishes allude to an elevated style of living, while a range of deluxe SMEG appliances, stone benchtops and splashback and timber finished joinery are made to last, ensuring the kitchen remains the heart of the home well into the future.



PENTHOUSE KITCHEN & LIVING - ARTIST'S IMPRESSION



DESIGNED FOR YOUR STYLE

Open-plan living areas with seamless indoor-outdoor transitions have been thoughtfully designed by Zunica to make everyday living easy and entertaining a breeze. The generosity of space and the emphasis on natural light within the three-bedrooms and penthouses at New Johnston is incredibly inviting.

The living space is additionally extended by the connection to private outdoor balconies and terraces, which are expansive to accommodate alfresco dining and secluded enough to invite quiet contemplation. Dual aspect positioning means breathtaking views of the glittering cityscape surrounded by tree lines can be enjoyed, with floor-to-ceiling windows allowing the vistas to be captured from your home.

In recognition of the different personalities and lifestyles calling New Johnston home, living areas are endlessly adaptable to allow residents to modify their spaces to suit their needs.



PENTHOUSE LIVING - ARTIST'S IMPRESSION

“Our intention for New Johnson was to create a connected series of tranquil spaces through the repeated use of natural materials. Warm timbers envelop the apartments, stone wraps into service areas, and brass details punctuate in delicate proportions. The connection to exterior views and natural light is ever present, creating a sense of constant calm and refuge throughout the day.”

ANDREW ZUNICA
PRINCIPAL, ZUNICA



ANDREW ZUNICA



PENTHOUSE BAR - ARTIST'S IMPRESSION

DESIGNED FOR SERENITY

The penthouse master bedrooms are airy, fresh and open spaces that are positioned to preserve an important element of intimacy.

Floor-to-ceiling windows allow abundant natural light – with optional blackout blinds – open onto private terraces that look out on the roofs and treetops of Abbotsford and surrounds. Timber finished touches and full-length robes bring elegant functionality to the considered design, whilst still remaining balanced, calm and welcoming.





DESIGNED FOR
REJUVENATION

A calming, restorative space for morning, noon and night, the design of the bathroom in New Johnston's three bedroom and penthouse apartments creates an atmosphere evocative of a day spa.

This ambience is produced by the combined impacts of mood lighting, luxe stone finishes, double vanities and brass fixtures. Timber finished cabinets are as practical as they are aesthetic and lend a genuine warmth to the space – an oasis within your own home.

APARTMENT INTERIORS

1 & 2 BEDROOM APARTMENTS

CONSIDERED SPACES
FOR NEW LIVING

“New Johnston is contextual to its physical surroundings – the trees, the parks as well as the area’s renowned architectural heritage.”

CALVIN HUANG
CEO, DCF PROPERTY



Honouring New Johnston’s design for new living, the one and two-bedroom apartment kitchens are as much about preparing and cooking daily meals as they are about entertaining and special occasions.

Featured mosaic, innovative storage, and contrasting textures make the kitchen the centre of attention in the open plan living areas. SMEG appliances, considered cabinetry, stone benchtops and a tile splashback all combine to prove practical is also attractive.

Engineered timber floorboards, natural light and an overarching sense of warmth connect the kitchen to the rest of the apartment.

CULINARY CENTREPIECE

VISUALLY, PHYSICALLY AND PRACTICALLY, THE KITCHEN IS THE HEART OF THE HOME AT NEW JOHNSTON.

CAREFULLY CONSIDERED BY DESIGN TO ACCOMMODATE RELAXED EVERYDAY MEALS, IT ALSO RISES TO THE CHALLENGE OF SPECIAL OCCASIONS AND CERTAINLY LOOKS THE PART.



1 & 2 BEDROOM KITCHEN DETAIL - ARTIST'S IMPRESSION



TRANQUIL SPACES FOR NEW LIVING

Within the home, the bathroom is centre of peace and tranquillity – whether preparing for the day ahead or winding down in the evening.

Natural finishes like stone and timber finished joinery as well as soft overhead lighting make the space feel warm and inviting, while simple, clean lines bring a timeless aesthetic. Mirror-panelled cabinets create extra space and contribute to an inviting atmosphere in the apartment.



THE PROJECT TEAM

DRIVEN BY
EXPERIENCE,
QUALITY
& VISION

PROJECT DEVELOPER

DCF PROPERTY



DCF Property is an Australian property developer delivering projects of distinction. Specialising in premium Melbourne property for owner- occupiers and investors, and with a firm belief in the art of collaboration, DCF is known for its consistently high level of quality property built on a foundation of integrity.

DCF collaborates with leading architects, interior designers, landscape architects and project managers who share their vision for homes which will continue to deliver value for years to come. This is why DCF believes in only developing in locations with an established culture and excellent amenity.

From one bedroom apartments, luxury townhouses, and also boutique hotels and mixed-use developments, the quality DCF projects share is illustrated in their personal commitment to building places which stand apart, while building relationships which stand the test of time.

DCFPROPERTY.COM.AU



“EACH OF OUR PROJECTS IS IMBUED WITH THE SAME QUALITIES AS FINE ART – CONSIDERED, CRAFTED AND UNIQUE.”

CALVIN HUANG
CEO, DCF PROPERTY

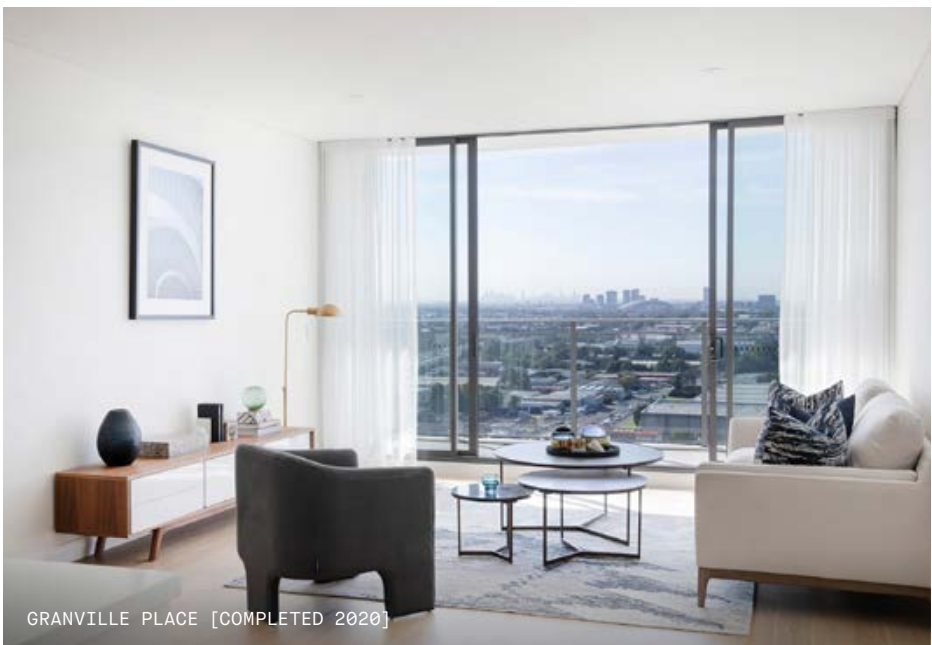
CONSTRUCTION ARCHITECTURE
MARCHESE PARTNERS | LIFE3A



GRANVILLE PLACE [COMPLETED 2020]



GRANVILLE PLACE [COMPLETED 2020]



GRANVILLE PLACE [COMPLETED 2020]

Marchese Partners | Life3A is a dynamic firm of architects and interiors designers focussed on high quality design outcomes.

As an experienced and respected architecture and interior design practice first established in Sydney in 1995, they are now based in eight locations around Australia, Europe and Asia. The practice has been established for nearly 30 years, and is known for its ability to combine innovative design with commercial sensitivity to deliver outstanding results.

The practice has completed numerous large-scale projects in Australia and has earned a reputation as a safe pair of hands to deliver major projects successfully.

Marchese Partners | Life3A's extensive experience across diverse areas including commercial, mixed use, hospitality, residential and retirement sectors fuels a unique design approach. This breadth of experience provides a significant advantage and delivers innovative and contemporary solutions.

MARCHESEPARTNERS.COM

INTERIOR DESIGN
ZUNICA



BEAUMARIS RESIDENCE [COMPLETED 2022]



BEAUMARIS RESIDENCE [COMPLETED 2022]



NELSON CAFE [COMPLETED 2020]

Zunica is a practice dedicated to mid century minimalist design principles, and the translation of those principles into contemporary interior spaces. With over 15 years experience, Zunica remains a boutique team that takes pride in a commitment to the collaborative process, honest communication, and a friendly approach.

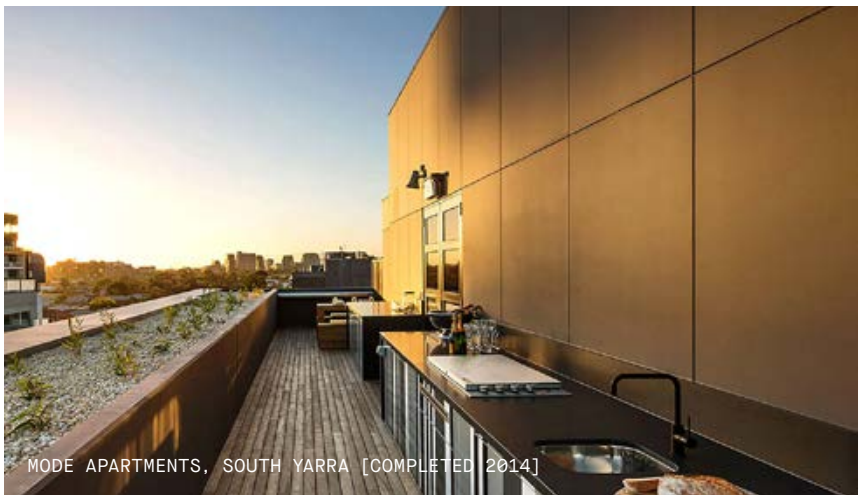
Their practice experience extends to residential and commercial developments of all sizes across rural and urban Australia.

Zunica believes the development of a sound design strategy forms the foundation for a successful project, no matter the size. They take a role as problem solver, and focus intentions to uncover custom solutions to the unique design challenges presented by every project.

Through an honest and sustainable use of materiality and the application of considered spatial planning techniques, Zunica creates calm and balanced spaces that evoke emotions and stand the test of time. As a result they continue to forge long lasting and rewarding relationships with private and institutional clients, both large and small.

ZUNICA.COM.AU

BUILDER
VALEO
CONSTRUCTION



Valeo Construction Group emerges as a leader in the construction industry, renowned for its commitment to luxury, sustainability and innovation.

Their collaborative approach spans a spectrum of projects, including residential, commercial, and resort developments, as well as specialised sectors such as NDIS and social housing. These areas showcase their ability to transform visions into landmarks of shared success, setting new standards and creating vibrant, dynamic communities. Valeo's dedication is evident in every project, driven by a customer-centric philosophy, a steadfast commitment to quality, ethical practices, and a forward-thinking mindset.

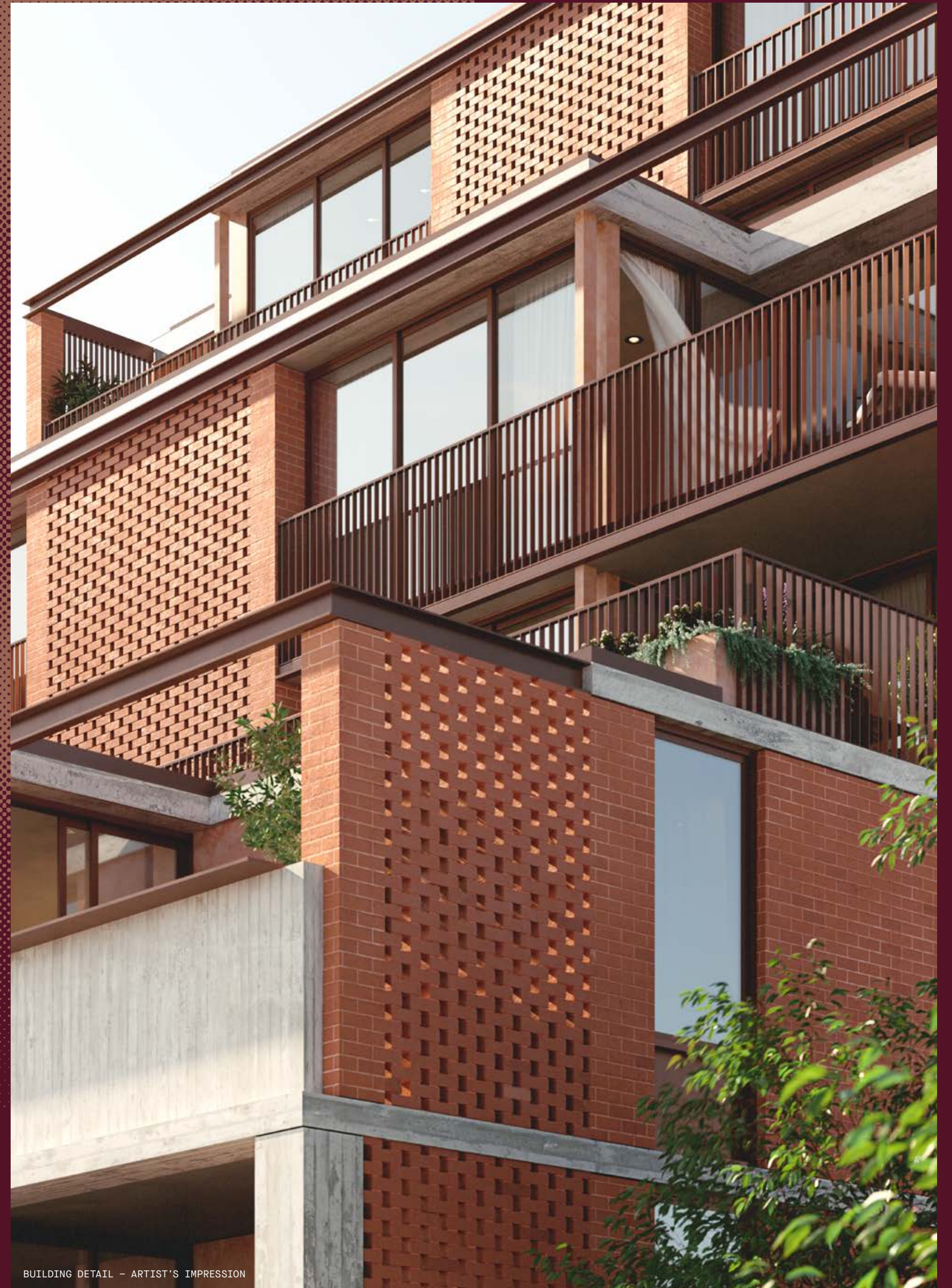
At Valeo Construction, a dynamic team of highly skilled professionals is united by a shared drive for innovation and excellence. From office personnel to site staff and management, each member brings unique skills and experiences, ensuring seamless project delivery from concept to completion. This collective expertise guarantees adherence to schedules and budgets, enabling Valeo to build structures and craft the future with integrity and transparency. Homes and spaces created by Valeo promise enduring value, a testament to their commitment to 'Shaping Tomorrow.'

VALEOCONSTRUCTIONGROUP.COM.AU



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400 JOHNSTON ST, ABBOTSFORD

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BUILDING DETAIL - ARTIST'S IMPRESSION



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