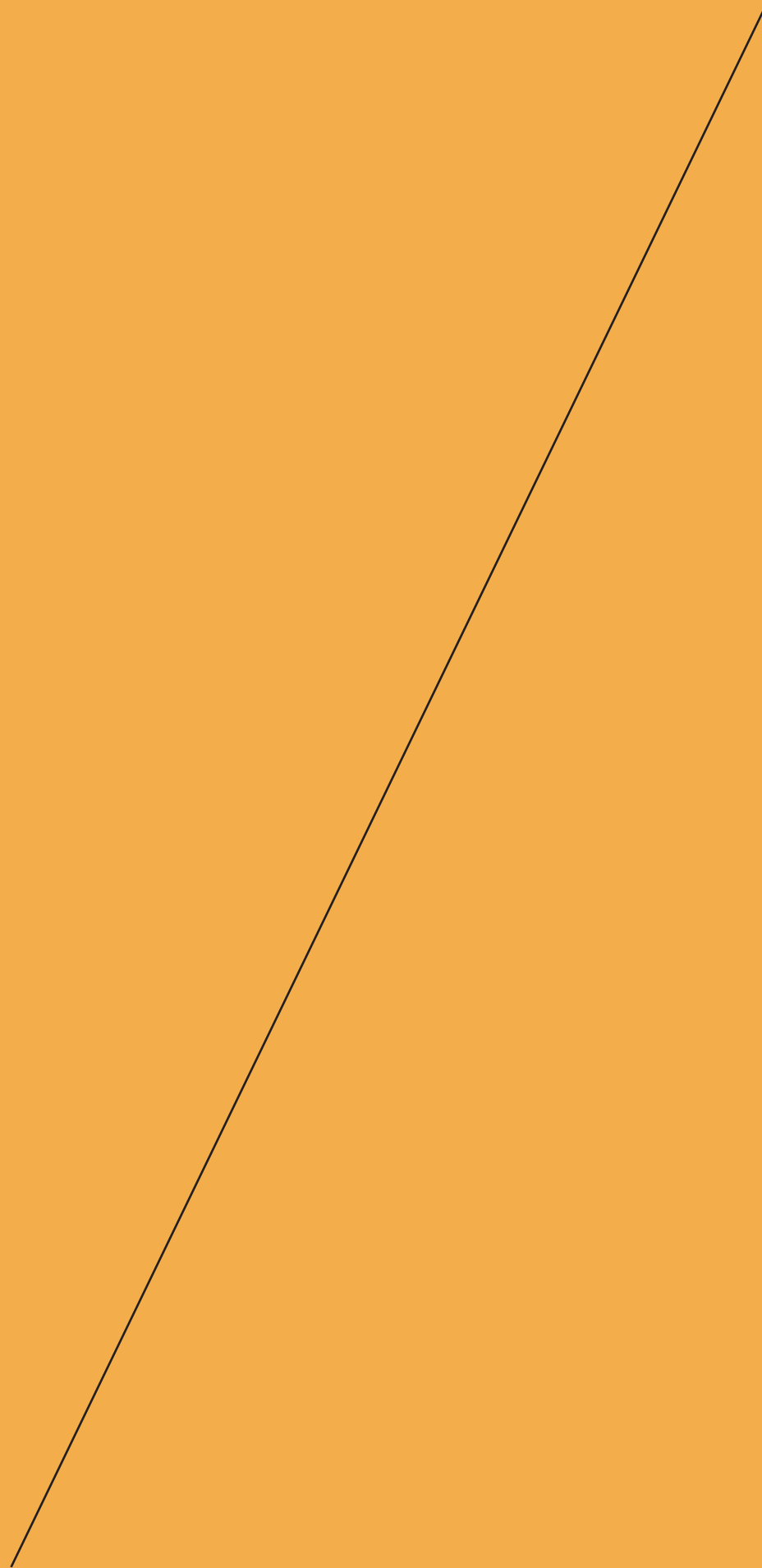


VERSE:



Sunshine

VERSE:

Lustrous Sunshine – an ever-evolving pocket of Melbourne, radiating with urban charm and gleaming with cultural diversity. A mere 11kms from the city's bounds, the connected domain is one where the choice between tranquility and vivacity is yours to make. An abundance of parks lend a green hue to the suburb's aura, paired with hubs of recreation aplenty.

At the beck and call of all Sunshine has to offer resides Verse, a collection of residences curated to enrich the very lives of those within them. Considered design, inherent livability and immaculate quality on all fronts deliver an exemplary definition of home.





Maribyrnong  
River

Highpoint  
Shopping Centre

Flemington  
Racecourse

CBD  
11km

Footscray

Westgate  
Bridge

Tom O'Brien  
Park



K Wheelahan  
Gardens

Bus  
Stops

Sunshine  
Train Station

Sunshine  
Plaza

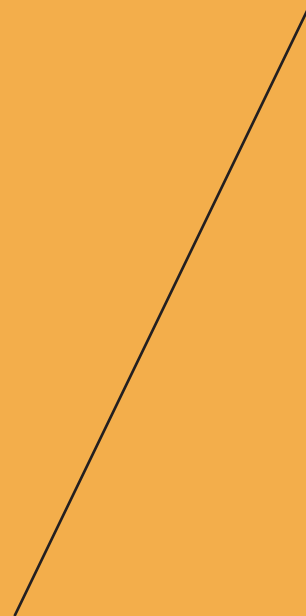
Sunshine  
Leisure Centre

Sunshine  
Marketplace

Devonshire  
Road

Hampshire  
Road





Ingeniously brought to life by Chamberlain Architects, Verse showcases distinctly modern architecture, instilled with an air of understated luxury. Each home has been curated with its future occupants in mind, tangible in the meticulous attention to detail, generous floor plans and commitments to functionality that present themselves in each living area.

Crafted with a deep understanding and respect for the garden suburb ideology, these homes are inspired by the very site they reside on, where pre-existing trees have been retained and incorporated into the design. Bold, though first and foremost a ‘home’, Verse is born of a truly remarkable design philosophy.



Exterior sketch,  
Glen Chamberlain



Glen Chamberlain,  
Director at Chamberlain Architects

Intrigued by humble daily rituals, Glen Chamberlain seeks to create architectural solutions that enrich daily life. His approach looks at design as a collaborative process, working with clients to help create the lifestyle they desire. Specialising in the residential and multi-residential sectors, each project follows its own unique style derived from dialogue with clients – though a fascination with light, space and materiality is a common thread.



Contemporary elements,  
tailored to endure.

Addressing the street with  
the utmost sophistication

Verse's facade presents an unobtrusive and visually unified exterior, echoing the homeliness of the residences' internal spaces. Embracing a monochrome palette and metal accents, which team artfully with timber cladding, the design achieves a modern yet timeless appeal. At the frontier, plentiful courtyard spaces are ornate with luxuriant greenery, providing a delightful welcome to the homes that lay behind. An addition of value, Verse honours the predominantly suburban context of Wilkinson Road – marking the streetscape with a sophisticated presence.



EXTERIOR, ARTIST IMPRESSION





EXTERIOR, ARTIST IMPRESSION





EXTERIOR, ARTIST IMPRESSION

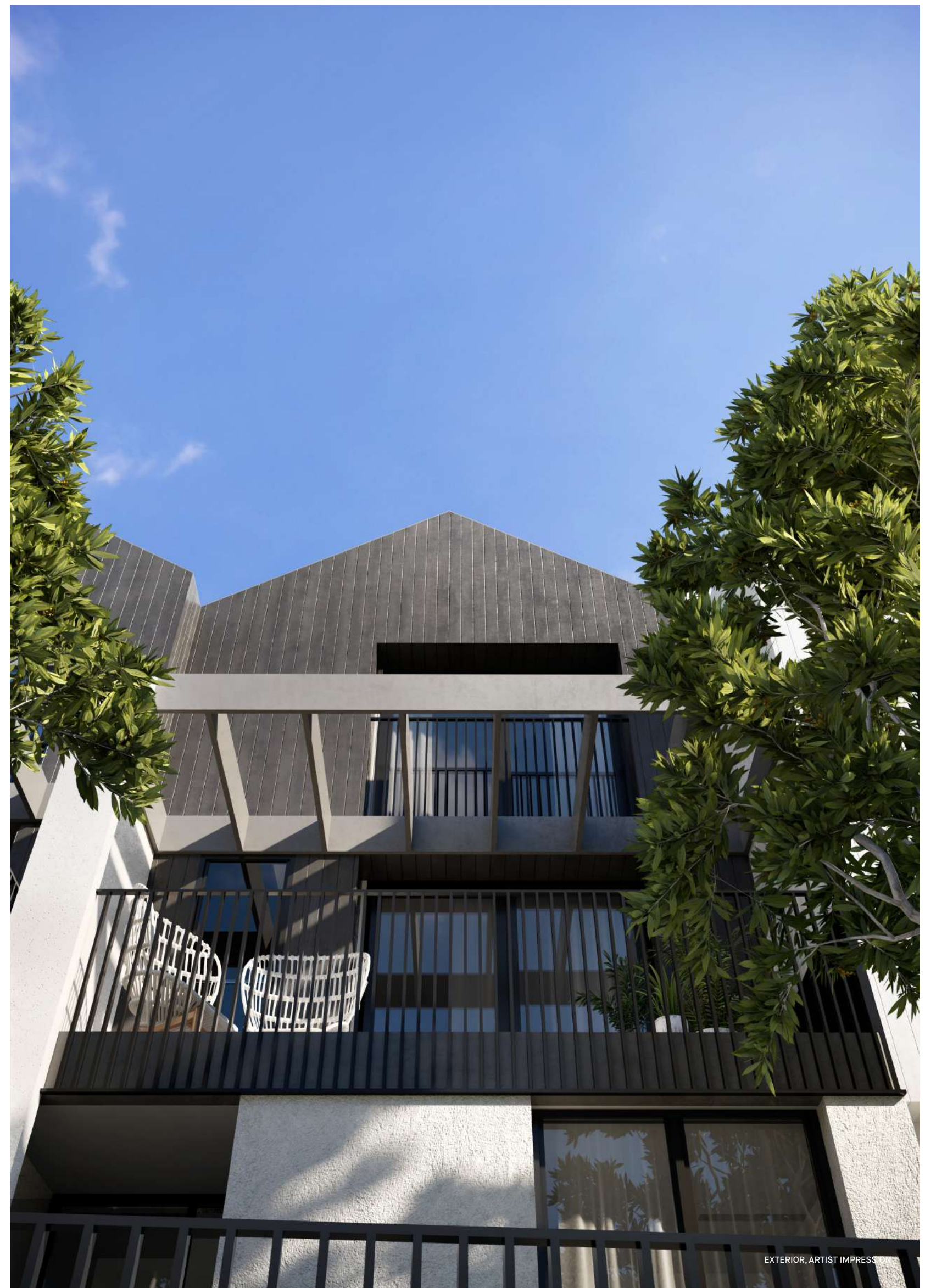
“The homes at Verse Sunshine are a unique addition to the vibrant, changing culture of Melbourne’s inner west. Modern townhouses in a bucolic garden setting are perfect for families and people looking for a low maintenance lifestyle, without sacrificing light, space and a connection to nature.”

Glen Chamberlain,  
Director at Chamberlain Architects



#### Capturing and celebrating natural light

Just one of many considered features, each home is equipped with a quaint balcony, capitalising on surrounding vistas and inviting moments of peaceful solitude. Inside, dual aspect windows allow streams of natural light to occupy the rooms – the light itself becoming a quality of the home – whilst allowing for maximal cross ventilation.





Masterfully envisioned by Chamberlain Architects, it's clear Verse's internal spaces were above all, designed to be lived in. There is an undeniable homeliness to the interiors, where earthy tones and wool carpets imbue a prevailing sense of calm, concurrently allowing for personal touches to be placed. Capacious floor plans, durable materiality and an abundance of natural light only further this livability, forming a home you won't want to stray from.



Undeniably spacious living.

#### The culinary heart of the home

Practical yet stylish; homely yet inspiring; spacious yet refined – this defines the kitchens of Verse, the effect being a space that adapts to every moment and mood. Whether you're experimenting with something new, preparing an old favourite or residing with a cup of tea, sleek appliances, premium benchtops and modern feature lights ensure the task is an enjoyable one. Adjoining the kitchen is the living room, enabling easy interaction with your loved ones.



KITCHEN, ARTIST IMPRESSION





KITCHEN, ARTIST IMPRESSION





#### Sun kissed rooms with comfort at their crux

From early morning radiance through to the last rays of the afternoon, Verse's generous windows impart ample sunlight to the living rooms at every hour. Paired with textured laminates, these spaces showcase a natural palette, allowing the focus of the rooms to be on the memories made within them.



Areas of complete serenity, with an integrated aspect of practicality, these spaces transcend the meanings of 'bathroom' and 'bedroom'.











TERRACE, ARTIST IMPRESSION

John Patrick,  
Director at John Patrick Landscape Architects

John Patrick has managed his multidisciplinary practice since its inception in 1982. His vision is centred on working in conjunction with clients, delivering a high standard of professional service at all times and responding with sensitivity to site conditions and contexts. He also seeks to undertake responsible and sustainable design practices. Having carried out a broad range of commissions, encompassing both small and large scale projects, Patrick’s firm comes equipped with extensive experience and expertise.





#### Generous outdoor spaces for your personal sanctuary

Thoughtful layouts are a key feature of Verse's homes, where living spaces flow beautifully through to balcony and garden areas. Here, lush grass, liberal vegetation and tall fences create idyllic outdoor havens for Verse's ground floor residences. Versatile terraces also form the ideal spot for an outdoor setting.



There is much to be discovered in the lifestyle landscape of Sunshine and its neighbouring locales. The streetscapes are composed of bars and eateries that rival some of the cities very best, whilst plentiful shopping provisions ensure no stone is left unturned.

Parks and reserves weave themselves throughout the suburb, paired with well-equipped recreational centres for lovers of leisure. Highly regarded nearby schools and accessible public transport reiterate Sunshine as a rapidly emerging hotspot.



Your local village.





Eat and drink in Sunshine:

An assortment of culinary callings shine throughout this part of Melbourne, presenting endless opportunities to wine, dine and indulge.

01



01—Co Do  
02—Sunshine Social



02

Co Do

Cherished by Sunshine locals and beyond, what Co Do lacks in frills it more than compensates for in flavour. The menu provides for a culinary journey across south-east Asia, comprising of authentic Vietnamese, as well as some Thai and Cambodian specialties. Ideal for easy takeaway on weeknights or a lively weekend soirée (BYO, of course), Co Do is bound to become a regular haunt.

Sunshine Social

Sunshine Social delivers a homey dining experience, with all the atmosphere of a relaxed backyard barbeque on a Saturday afternoon. The menu features hearty favourites with exotic embellishments, most of which are served straight from the grill. A converted service station, the venue exhibits traces of its former life with industrial elements like exposed ceilings, and offers plenty of indoor and outdoor dining space suited to all occasions.





01

01—Dumbo

02—Little Rays

03—Dumbo



02

#### Little Rays

Specialty coffee with a conscience – is there anything better? Little Rays sits in the foyer of Brimbank Community and Civic Centre, a social enterprise serving up healthy lunch staples, all ethically and sustainability made. The boutique cafe also works in conjunction with non-for-profit organisations to empower young people and provide employment. None of this, however, comes at the expense of the food, which is undisputedly scrumptious and ideal for those on the go. Pair a French pastry with one of Little Rays’ regularly rotated brews, delivered straight from Dukes, a distinguished Melbourne roaster.



03

#### Dumbo

If you take a short drive to West Footscray you’ll find Dumbo, the milk bar-turned-café serving up an alluring array of brunch items. Surprisingly, the namesake doesn’t originate from that of a certain cartoon elephant. It stands for ‘Down Under the Manhattan Overpass’, a nod to an area of New York known for its ample urban charm and goldmine of trendy eateries. The name is fitting; Dumbo is impeccably chic, fit out with airy interiors and an impressive myriad of hanging plants. Menu highlights include Nordic salmon toast and honeycomb hotcakes, best enjoyed with one of Dumbo’s quality blends.





01

Charming and culturally rich, Yarraville's lifestyle scene is reminiscent of an inner-city suburb, sans the chaos.



02

- 01—Barkley Johnson
- 02—Yarraville streetscape
- 03—The Sun Theatre



03

#### Barkley Johnson

Just a stone's throw away in Yarraville, Barkley Johnson fuses a sophisticated wine bar with a generous delicatessen. Come to have all your grocery needs adhered to – breads, cheeses, meats and condiments of the utmost quality adorn the wall-to-wall shelves. If the browsing tires you out, and with variety so copius it probably will, sidle in at the bar and indulge the soul in a glass of premium house wine.

#### The Sun Theatre

Allow the Sun Theatre to whisk you away for a night of retro-cinema, amidst a charismatic, art deco setting. An icon of the west and greater Melbourne, the grandiose establishment screens a delightful assortment of films, both of old and new. Grab a pre-movie bite or beverage at one of the many surrounding restaurants, or choose from an ample wine collection at the cinema's in-house bar.



Parks and recreation:

A bounty of parks and reserves paint the suburb of Sunshine, a surprisingly verdant milieu where many a nature walk is to be had.

01



01—Kororoit Creek and Buckingham Reserve

02—Matthews Hill Reserve and Tom O'Brien Park



02

Kororoit Creek and Buckingham Reserve

An easy stroll or brisk jog along Kororoit Creek Trail showcases the best of Sunshine’s native wildlife and lush greenery, providing what could be described as a local oasis. Follow the trail through to Buckingham Reserve, where a picnic and BBQ area create the perfect setting for get togethers on sunny afternoons.

Matthews Hill Reserve and Tom O'Brien Park

Embraced by beautifully mature trees, Matthews Hill Reserve and Tom O’Brien Park and are among Sunshine’s numerous verdant offerings. With a bike track, BBQ area and impressive playground, as well as plenty of grassy spots to bask in the sun, this square of Sunshine is bound to become a weekend go-to.





01

Sunshine Leisure Centre

A mere 600 metres from Verse, Sunshine Leisure Centre has recreation covered. With a swimming pool, group fitness classes and a fully equipped gym all in one location, the centre is a hub of health and wellbeing at your doorstep.

Duke Street Reserve

Worth the half hour walk; Duke Street Reserve delivers a tranquil haven in amongst foliage, as well as stunning views of the CBD. An enclosed area just for pups means the reserve is a favourite with furry friend owners; whilst a basketball court and some exercise equipment make for great spots to get active.

01—Sunshine Leisure Centre  
02—Duke Street Reserve

02





Sunshine is bestowed with a variety of shopping treasures, and is fortunate enough to have some incredibly generous neighbours as well.

01



Retail realms

The area boasts a number of retail conveniences and luxuries. At your doorstep is Sunshine Marketplace, for all daily essentials, plus Village Cinemas. In nearby Footscray, you'll find one of Melbourne's most iconic and multicultural weekend markets. Bustling and atmospheric, an abundance of fresh produce, meat, seafood, and unique Asian ingredients line the stalls, all very affordable compared to their supermarket counterparts. Also at your disposal is Highpoint Maribyrnong – the fourth largest shopping centre in Australia.

02



- 01—Sunshine Marketplace
- 02—Village Cinemas
- 03—Footscray Market
- 04—Highpoint Shopping Centre

03



04





Everything under one roof:

Sunshine Marketplace

At the suburb's heart, Sunshine Marketplace offers a realm of opportunity to shop til' you drop. Here, distinctive retailers, well-known outlets and popular supermarkets are at your beck and call, as well as a Village Cinemas for treasured movie nights with loved ones. Notable stores include Woolworths, Big W, Australia Post and JB Hi-Fi.

Highpoint Shopping Centre

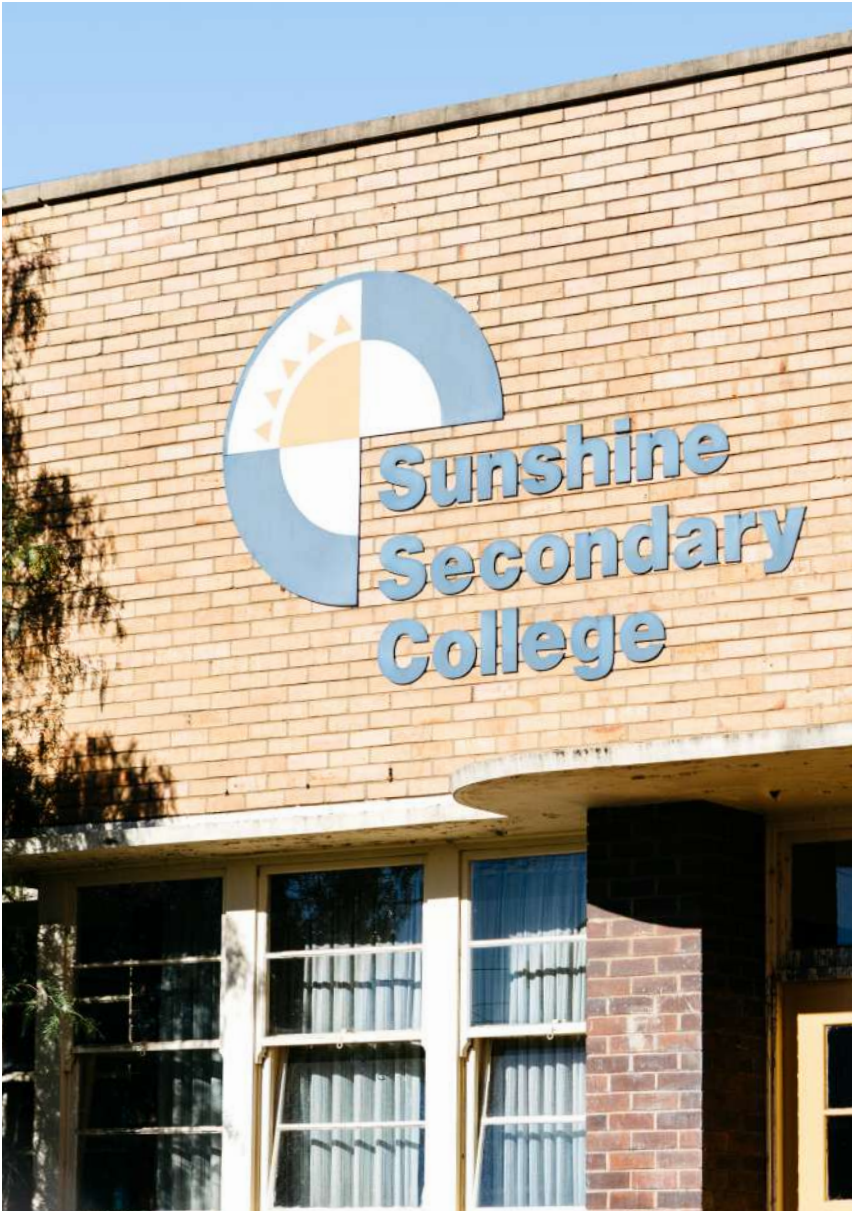
A five minute drive takes you to Highpoint, one of Melbourne's most notable destinations for shopping and recreation. Stores range from high-end fashion labels such as Country Road and Nike, to favourite department stores David Jones, Apple and Uniqlo. Treat yourself to a well-earned lunch after a day's shopping at the many eateries of international cuisines and bakeries.



An educational domain  
of the highest calibre.



02



03



01

01 and 02—Victoria University  
03—Sunshine Secondary College

Sunshine education

There is no shortage of choice when it comes to education in Sunshine and its adjoining suburbs. Victoria University in Footscray is ranked within the top 2% in the world, an institution renowned for its first-class facilities, inspiring programs and esteemed alumni. A fulcrum for healthy development exists in Sunshine Secondary College, an award winning secondary school where diversity is celebrated. For the suburb’s younger minds, Sunshine Primary School presents a scope of resources and a vibrant, optimistic place to learn.





01

Closely located transport enables travel with ease.



02



03

### Sunshine transport

An 11-minute walk from Verse, Sunshine Railway Station facilitates a speedy venture into the CBD, making for a convenient daily commute. As part of the Sunbury line, it also enables easy access to the vibrant suburbs of Footscray and North Melbourne. Nearby, the 220 bus stop allows for transportation into the city, as well as the southside suburbs.

01 and 02—No.220 Bus Stop  
03—Sunshine Train Station



Your locale:

- Hospitality

01

Barkley Johnson

02

Co Do

03

Cornershop

04

Dumbo

05

Gold Leaf

06

Grind Coffee Bar

07

Little Rays

08

Mr West

09

Sunshine Social

10

Thuan An

11

West 48
- Retail

12

City West Plaza

13

Cupcakes by Paolo

14

Footscray Market

15

Highpoint Shopping Centre

16

Niche Interiors

17

Sunshine Marketplace

18

Sunshine Plaza

19

Vari's Organics
- Parks and Recreation

20

Dempster Park

21

Duke Street Reserve

22

Flemington Racecourse

23

K Wheelahan Gardens

24

Kororoit Creek and Buckingham Reserve

25

Maribyrnong River

26

Matthews Hill Reserve and Tom O'Brien Park

27

Medway Golf Club

28

RecWest Braybrook

29

Sunshine Leisure Centre

30

The Sun Theatre

31

Sunvale Community Park

32

Village Cinemas

33

Whitten Oval
- Education

34

Braybrook College

35

Footscray City College

36

Sunshine Harvester Primary School

37

Sunshine Heights Primary School

38

Sunshine Primary School

39

Sunshine Secondary College

40

Victoria University, Sunshine campus
- Transport & Amenities

41

Albion Train Station

42

Footscray Hospital

43

No. 216/219/408/410 Bus

44

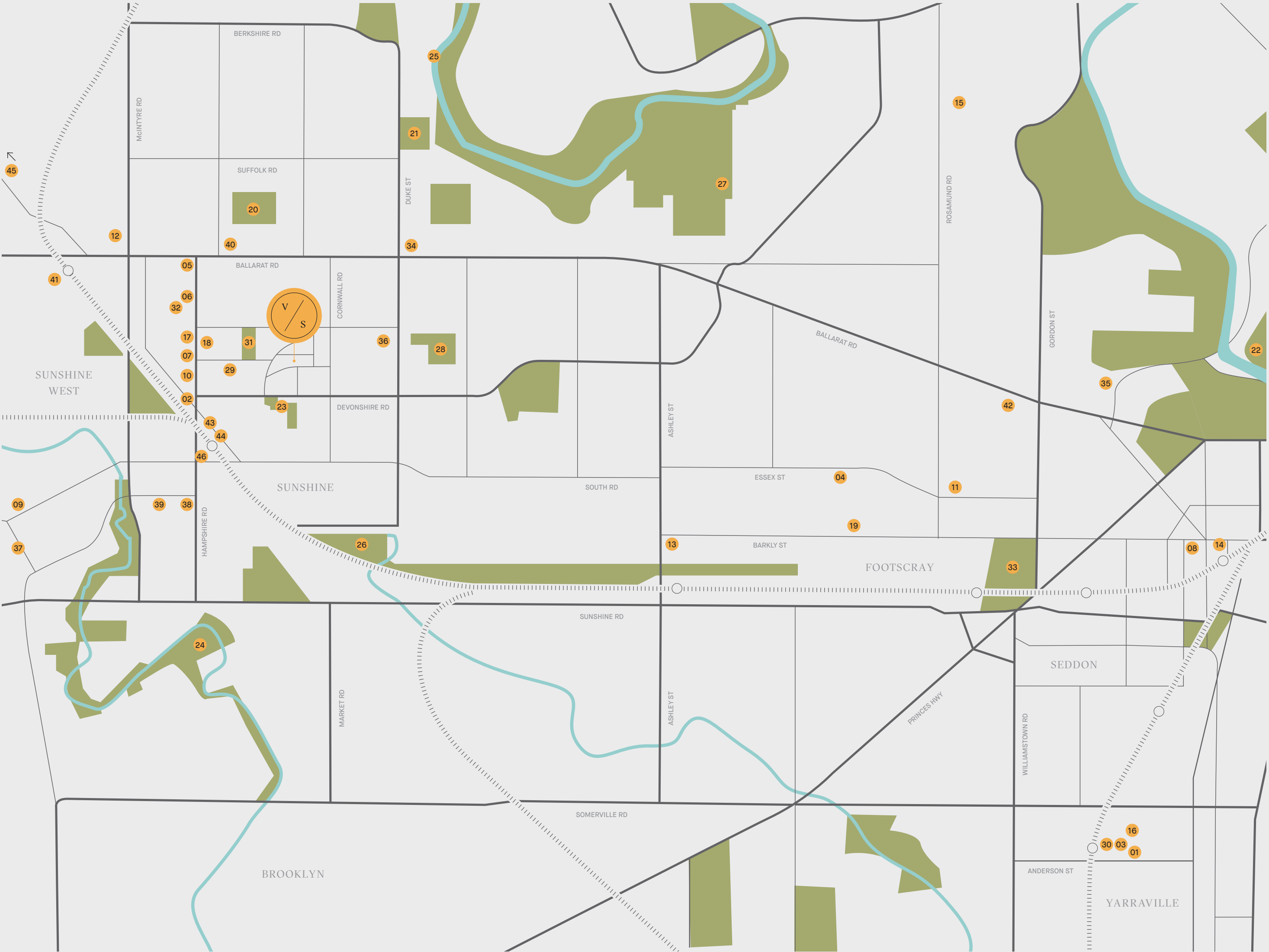
No. 220 Bus

45

Sunshine Hospital

46

Sunshine Train Station





A masterpiece of Verse's stature comes as a result of ingenious minds working together in perfect synergy. Every aspect of this project, from conception through to creation, has been shaped and inspired by a team of professionals impassioned by the idea of bringing these residences to life. Where envisioned architecture works in harmony with considered landscaping, Verse represents an assembly of the utmost expertise.



Masterful architects.

Chamberlain Architects

Led by award winning director, Glen Chamberlain and principal, Ella Leoncio, Chamberlain Architect’s approach is built on the relationships they establish with their clients – distilling needs and aspirations into beautiful and thoughtful dwellings. A fascination with light, space and material is woven through every project, but their style evolves from the dialogue that develops with their clients and an appreciation of the site. Chamberlain Architects see multi-residential work as an exciting opportunity to bring their philosophies from single residence design to apartment and townhouse living. They consider each multi-residential project with the same level of care and attention as a single family house, and Verse demonstrates this approach.

CHAMBERLAIN ARCHITECTS



Ingenious landscape designers.

John Patrick Landscape Architects

John Patrick Landscape Architects conducts a broad range of landscape design and management projects, covering everything from heritage sites, to park master plans and residential projects. Headed by John Patrick himself, the firm conducts work both nationally and internationally.





Premium developers.

Paragon Development Group

Paragon Development Group aims to ethically deliver well-researched, high quality projects in prime locations for both owner-occupiers and investors. Paragon targets projects in unique locations where demand outstrips supply. They focus on areas that are of close proximity to the CBD, public transport, shopping, prestigious schools and other high capital value suburbs. This ensures that properties will stand the test of time and achieve sustainable, above average growth. Paragon integrates stunning architectural design with impeccable finishes, that would satisfy even the most discerning buyer.



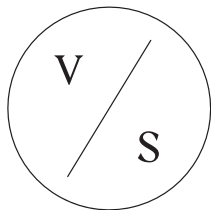
Trusted property experts.

Investorsprime Real Estate

Investors Prime Real Estate is a boutique, specialist real estate company which sources premium properties located in Melbourne’s Inner ring blue-chip suburbs. As Investors Prime Real Estate was founded by property investors for property investors, we appreciate the importance of providing the very best performing residential property solutions to our clients, who are seeking properties that will deliver above market, high capital growth potential, over the medium to long term.







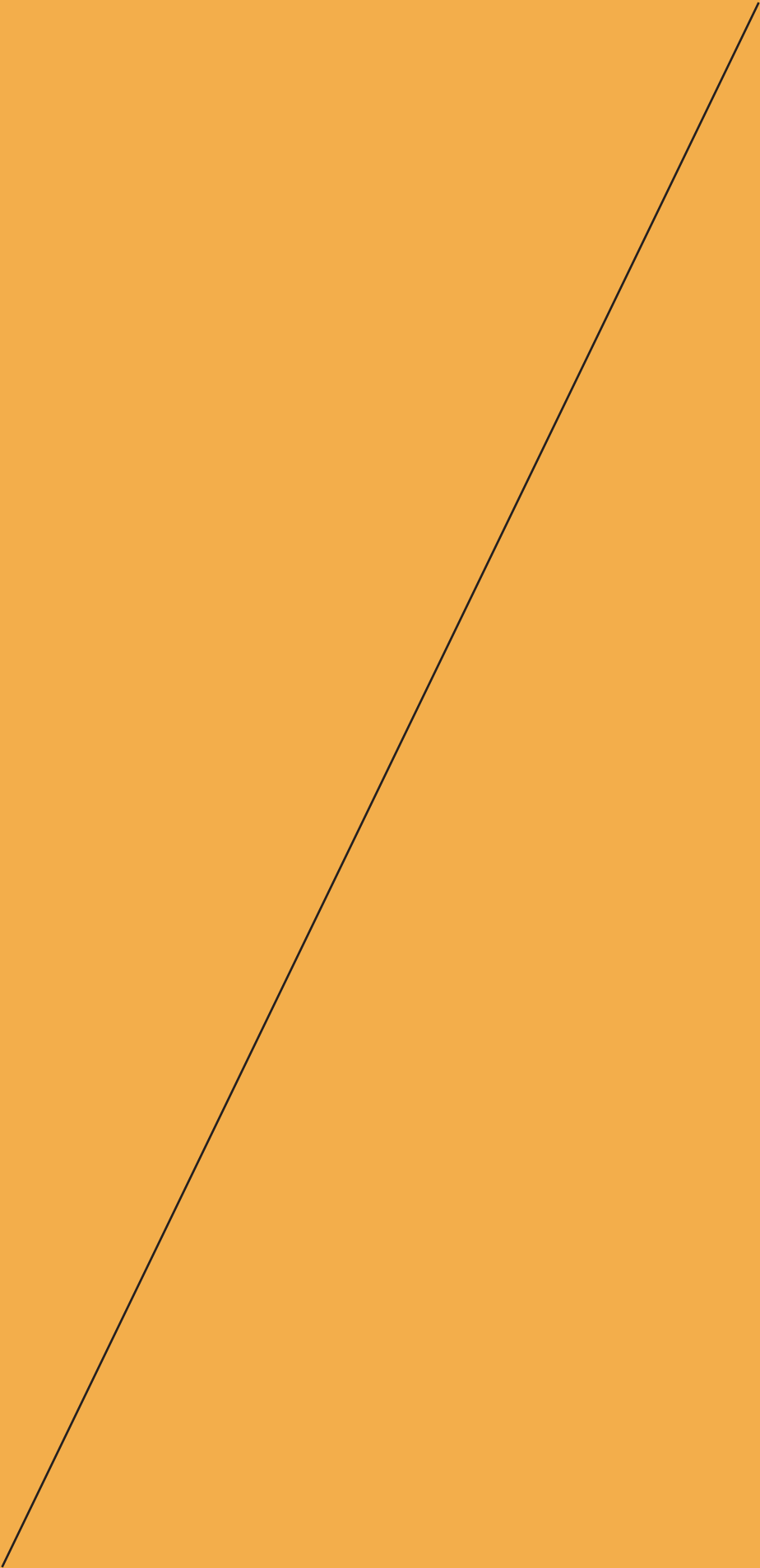
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18-28 Wilkinson Road, Sunshine



VERSE:



Sunshine