

Brignton Est.

Your Life,  
Established



# Feels Like Home

Beautiful family homes in a cherished location.

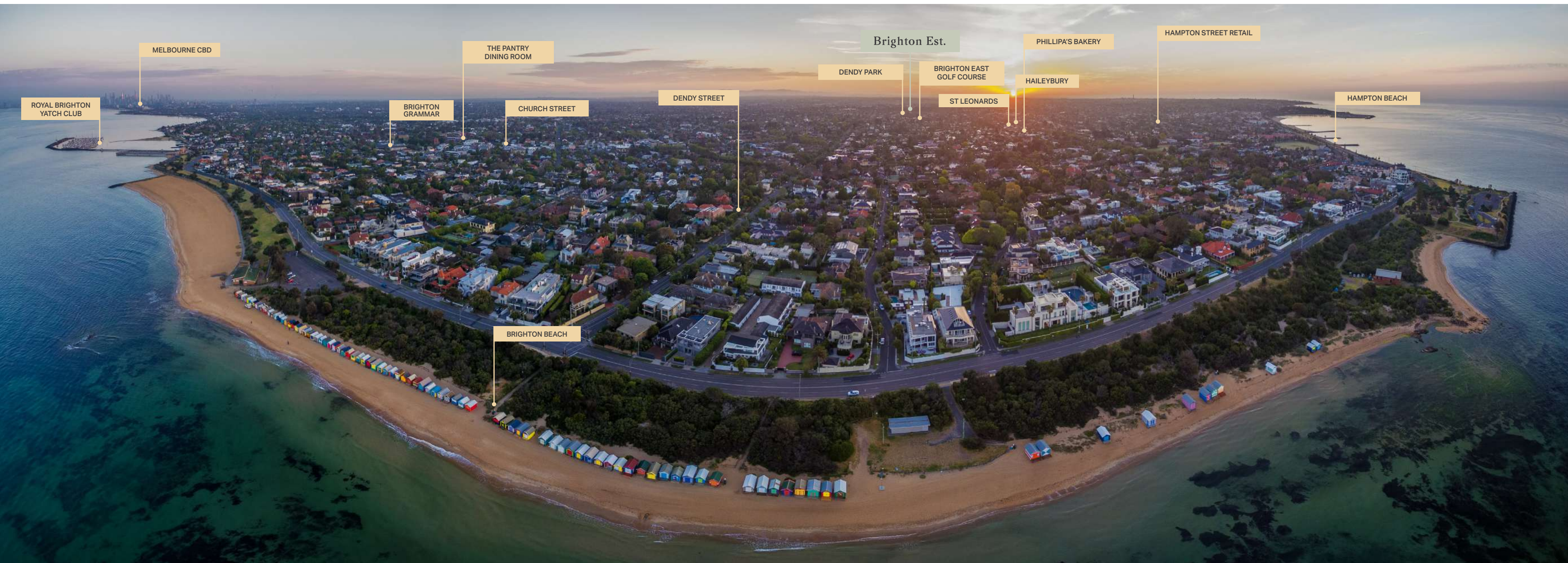
Welcome to Brighton Est's modern architecturally-designed homes, an outstanding collaboration between industry veterans Carpe, internationally renowned architects Warren and Mahoney, and acclaimed landscape designer Myles Baldwin.

Open the doors and you're immediately greeted by soaring voids and dramatic interior volumes, beautifully complemented by lush bespoke gardens. Expertly crafted, they bring together the easy appeal of a townhouse with the comforts of a traditional home, something rarely found in Melbourne today.

Enjoy the style and sophistication of seamless bayside village life in a place that's rich in amenity, premier schooling and a leafy cachet.







# Live life local

## Your coveted bayside suburb

Soak up the spirit of summer by the bayside. Peruse the stores in Hampton Street or drop in to Church Street's countless chic eateries and cafés for espresso and a casual bite. Duck out for essentials and daily errands nearby. Tennis, golf and yachting clubs, playgrounds and beautiful parklands. The suburb's abundant amenities add a special dimension to life through the seasons.

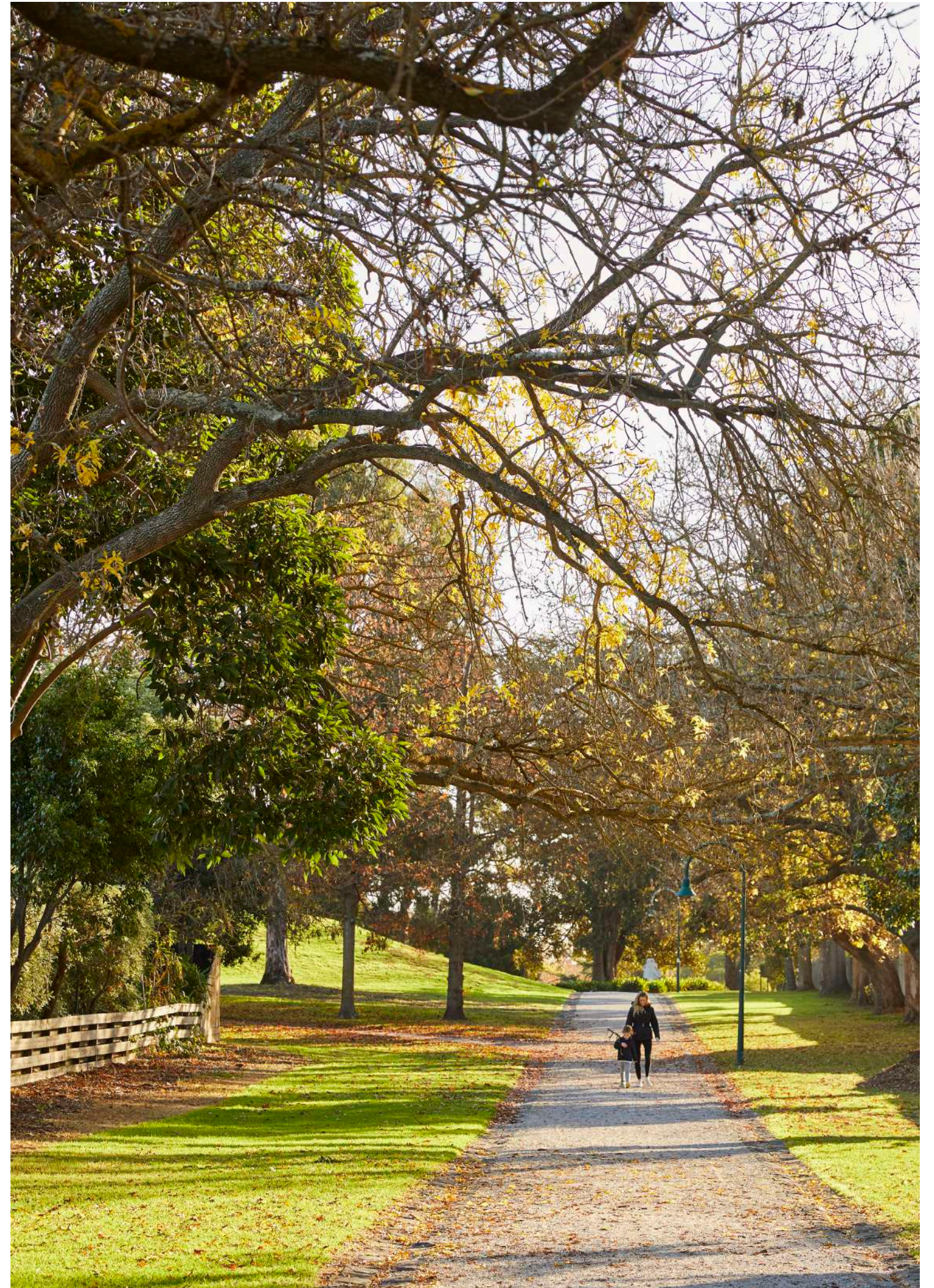




## So Close, So Easy

Brighton Est sits within easy reach of the city but feels a world away. Many of Melbourne's most prestigious schools are found close by including Haileybury, St Leonard's College and Brighton Secondary College, to name a few.

For commuters, nearby road and rail routes provide easy access to the CBD and surrounding suburbs.



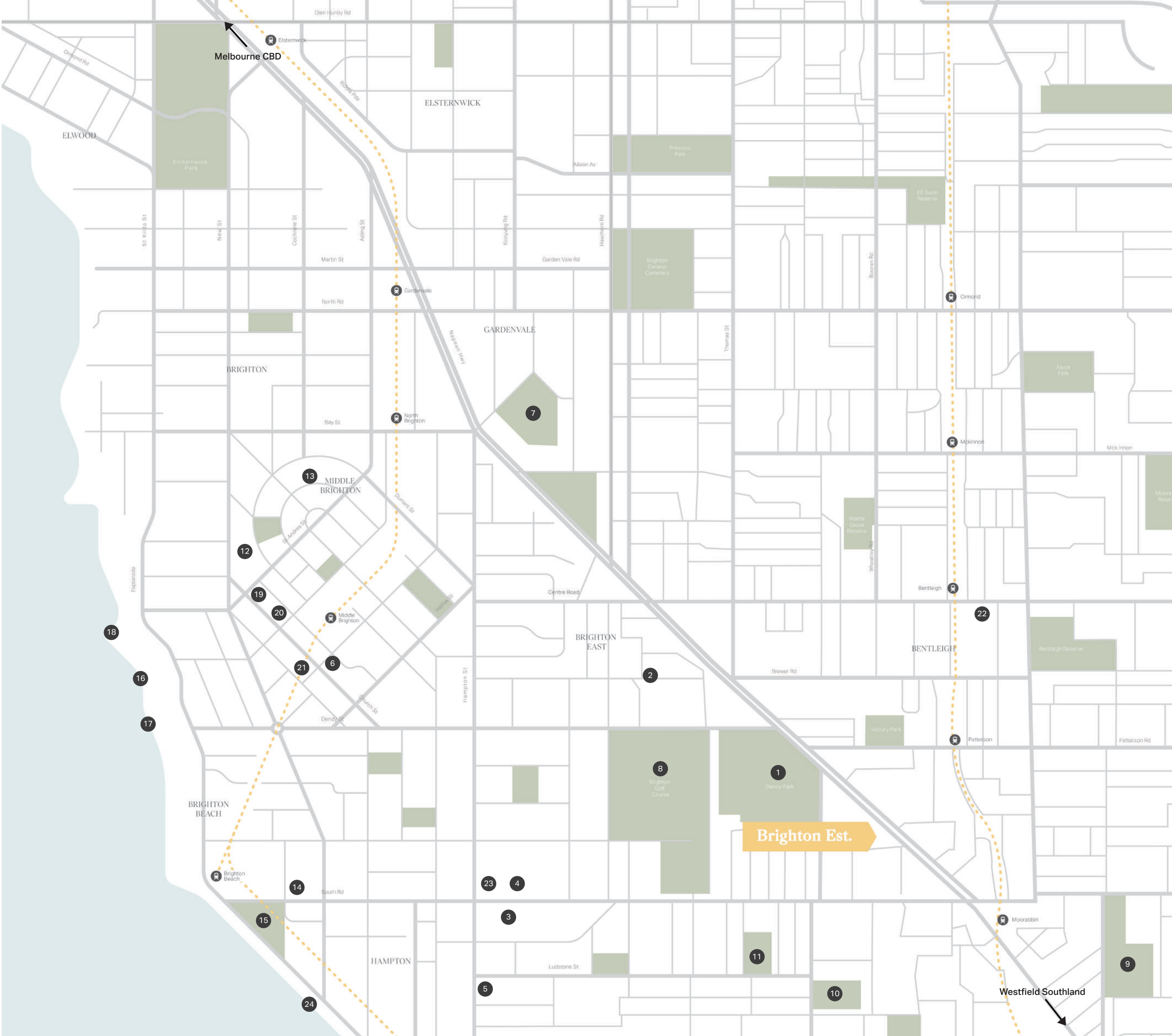


# Best of Brighton East

- 1. Dendy Park
- 2. Brighton Secondary College
- 3. Haileybury Brighton Campus
- 4. St Leonards Secondary College
- 5. Hampton Street Retail
- 6. Church Street Retail
- 7. Hurlingham Park
- 8. Brighton Golf Course
- 9. Morabbin Reserve
- 10. Wishart Reserve
- 11. RJ Siitoe Reserve
- 12. Brighton Grammar
- 13. Firkbank Grammar School
- 14. Xavier College
- 15. Brighton Beach Oval
- 16. Brighton Beach
- 17. Brighton Bathing Boxes
- 18. The Baths
- 19. The Pantry Dining Room
- 20. Hellenic Republic
- 21. Half Moon
- 22. Sonder Bar
- 23. Phillipa's Bakery
- 24. Hampton Beach

◆ 5mins to Westfield Southland  
◆ 25mins to Melbourne CBD

Brighton Est.







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## Created from the Outside in

Internationally renowned architects Warren & Mahoney have created an elegant fusion of life and living. A place to start a family, with room to grow and thrive. Brighton Est's residences are designed with discerning owner occupiers in mind.

Families will love the flowing front and rear gardens, perfect for children and pets to stretch out and feel real grass underfoot.

A home with space to spend time outdoors, to entertain, and enjoy the daily to-and-fro of family life. Where comfort is the ultimate luxury.

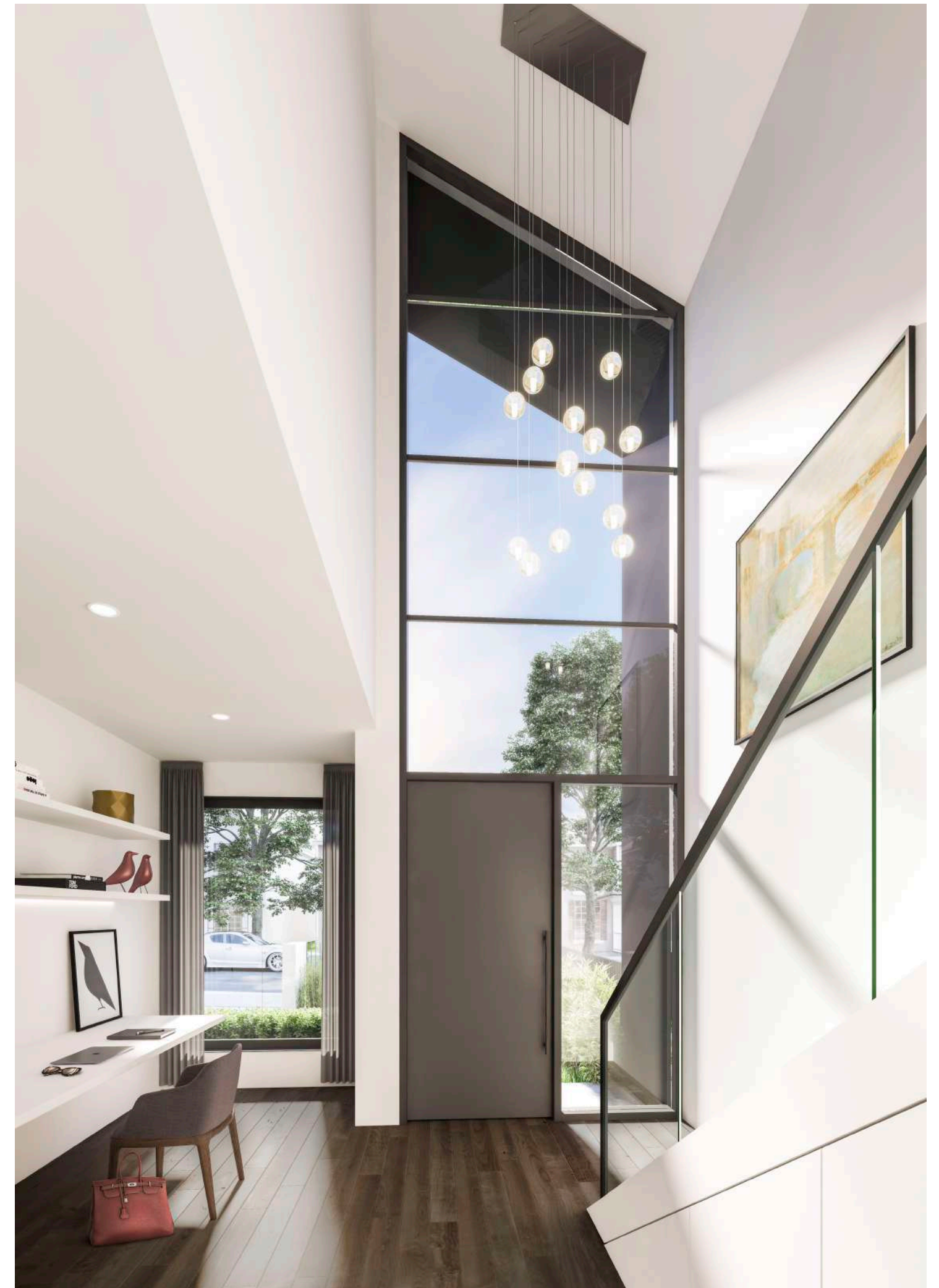
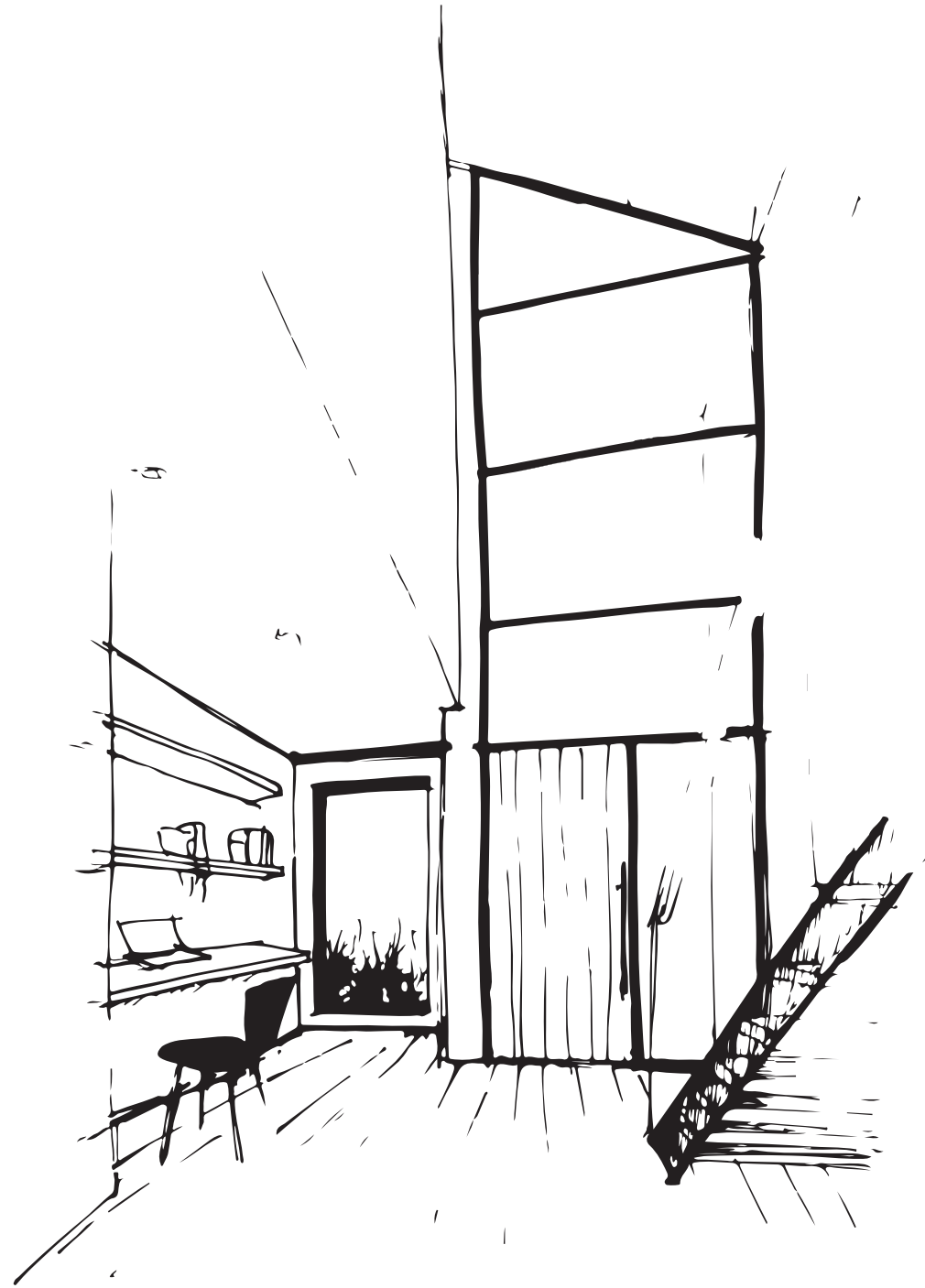


## Stunning Volume and Scale

As you enter the homes, remarkable vaulted ceilings form a truly uplifting entry. The refined architecture is inspired creating a dramatic sense of openness, volume and scale.

Striking timber facades, rhythmic metal pitched roofs and elegant landscaping shape a uniquely natural presence from the street while angular lines allow for a statement double-height ceilings to the foyers and stairwells.

Each townhouse is beautifully considered and ideally oriented to draw in plentiful sun, light and air. Warm, welcoming and secure, they are created for those with a desire for the best life can offer.











## Homes With Heart

Generous Miele kitchens and spacious islands form the heart of the open-plan homes with a natural flow to beautiful garden yards. They shape truly welcoming venues for families and friends to gather.

Soaring glazing and expansive picture windows invite the outside inside bringing greenery, life and sunshine deep into the homes. Timber and glass stairs keep the mood bright and airy while a superb spatial flow encourages seamless links between internal and external spaces for year-round enjoyment.

Bathrooms and ensuites are luxurious and indulgent. Freestanding bathtubs form the centrepiece of these private spaces that have clearly been crafted with great care.



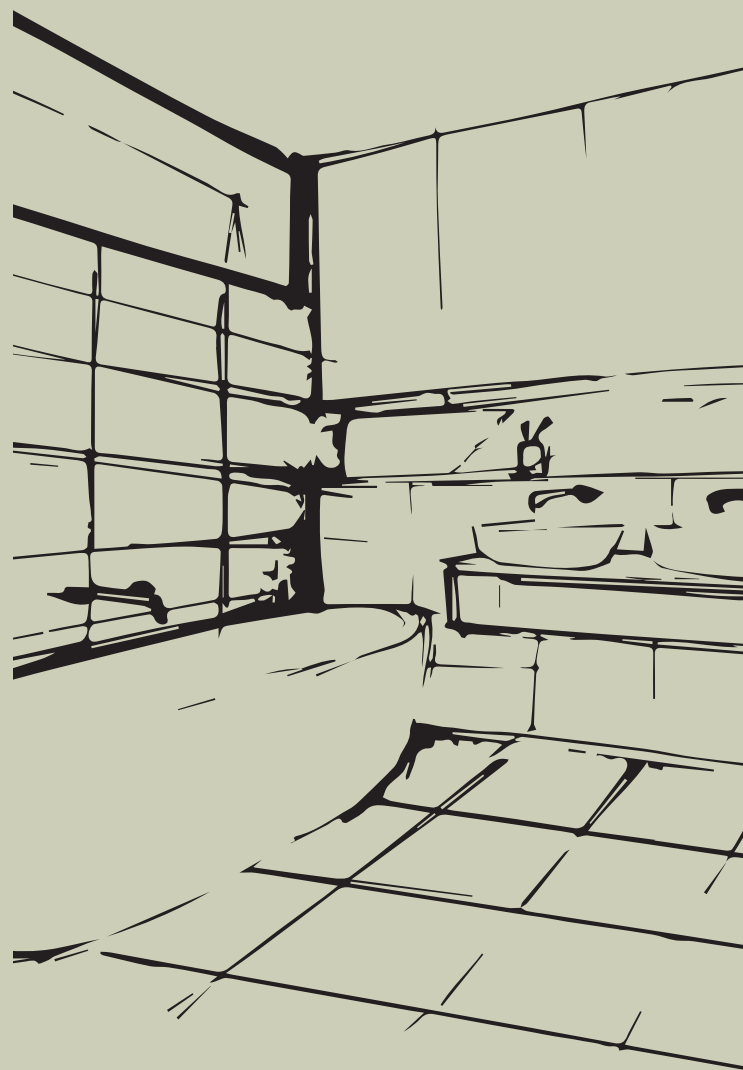




Brighton Est.







## Understated Elegance

Two beautiful colour schemes draw inspiration from the muted tones of nature. They bring together elegant expanses of stone, fine-grained timber floors and textural bedroom carpets, creating an air of easy luxury that permeates every space and every room.

Solid, quality finishes have been carefully chosen for their beauty, simplicity and low-maintenance style. Everywhere you look there's delight in the details from the strong big-picture design right down to the finger-tip storage and soft-close drawers.

The overriding organic mood produces a timeless backdrop, ready to dress with your own personal touches.







In the master suites,  
an emphasis on  
comfort and quality  
paired with subtle  
tone-on-tone colour  
produces a beautiful  
and enduring look  
and feel.











## Architect

Warren and Mahoney is an international architectural design practice based in Australia and New Zealand. With a 65-year history and a 270-strong team, the practice has been recognised with an impressive number of design awards.

Our core design philosophy is to create authentic, enduring design that reflects and strengthens its communities. The best architecture expresses identity through ideas fundamental to the form itself.

On Brighton Est we explored this through the dynamic roof forms that express individualism, but also work together to create a rhythmic expression, a ubiquitous pattern that imbues an emotive response,

a sense of belonging. Materiality and texture are the glue that strengthen the overall design philosophy, they provide moments of reflection, and connect to the human scale. We have gathered an elegant collection of materials, a minimalist palette that connects the external and internal spaces, and celebrates the angular roof forms, the hero of the design







Brighton Est.



## Landscape Architect

Myles Baldwin recognises that every site is different, and hence every garden has requirements like no other. Rather than complying with a 'popular aesthetic', Myles Baldwin values the opportunities that each piece of land brings to create a garden or landscape that is compatible with its corresponding architecture, its owners, its intended purpose, and its sustainability requirements.

His firm's 'bespoke' ideals are highly sought after for both specialised and heritage projects in Australia and overseas.



# carpe.

## The pursuit of perfection

Carpe is a place where clever thinking, design and determination come together. Through the pursuit of excellence, we create beautiful spaces that inspire calm in every moment of the day – and leave a legacy for the future.

Founder's Tim Campbell and Stuart Kacir draw on their experience working with leading Australian developers including Lendlease, Mirvac and Multiplex, and have represented some of the largest projects within Australia and the UK. Inspired by the elegance of simplicity, their primary focus is to make the impossible possible for each and every Carpe project.

We believe in a strong emphasis on detail and finishes which will enhance the experience of living within a project produced by Carpe, living within a space that is without compromise.





Settle into a place  
where you're seamlessly  
connected to your family,  
your village, and city. A  
beautifully crafted home  
in a neighbourhood  
loved by many. It's the  
kind of place you could  
see yourself living for  
many years to come.



**carpe.**