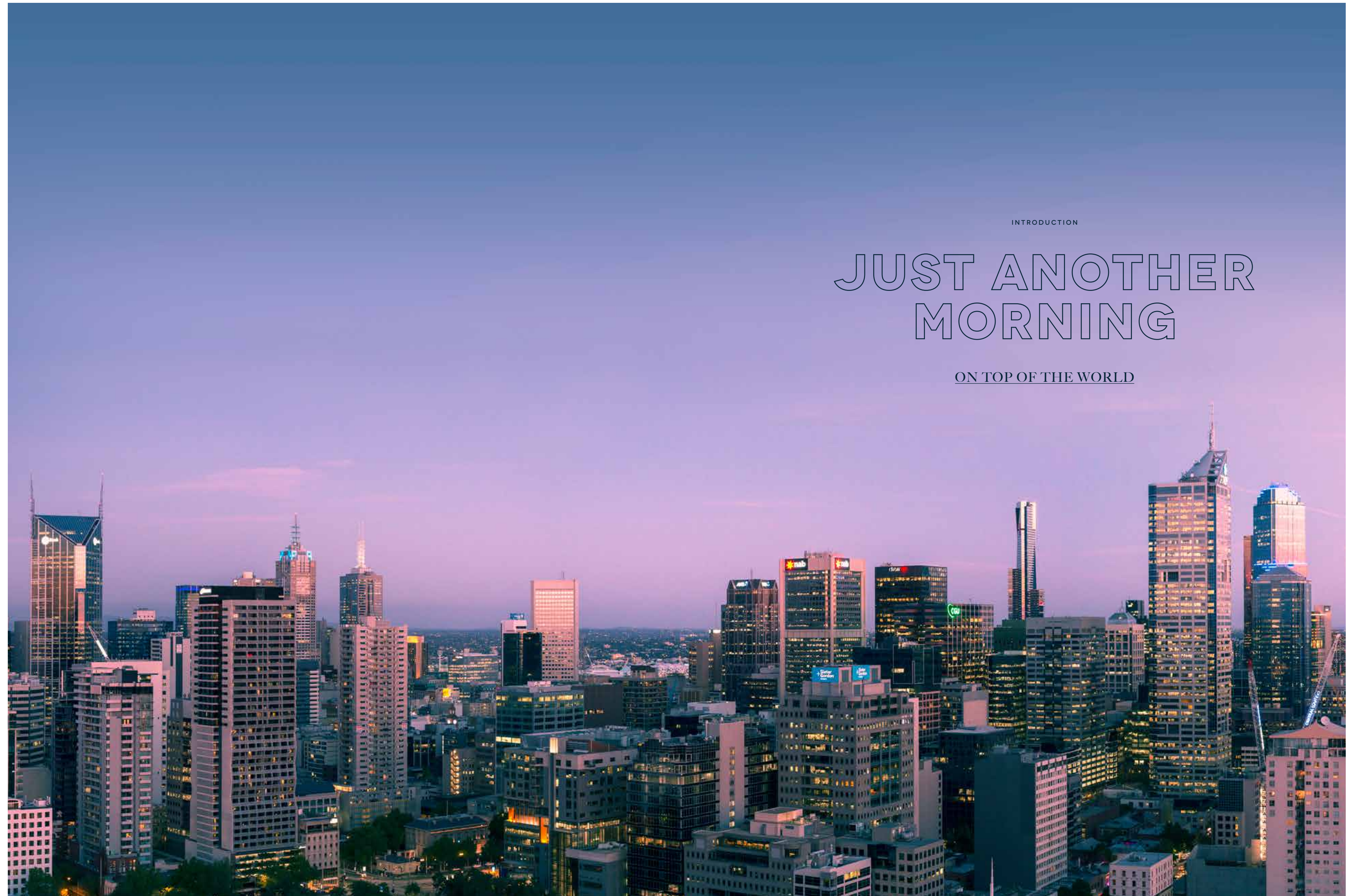


INTRODUCTION

JUST ANOTHER MORNING

ON TOP OF THE WORLD







Blending modern and heritage in groundbreaking ways.

420 Spencer Street has always been a striking building. As one of Melbourne’s premier examples of art deco architecture, Spencer Apartments are building upon the existing 1930s building in order to bring old and new together to groundbreaking effect. 420 Spencer is your unique opportunity to be a part of Melbourne’s history, living in a beacon of its future.

ARTIST IMPRESSION OF EXTERIOR



The laid-back luxury of intuitive interiors.

With intuitive spaces designed for ease of movement and tactile surfaces crafted from quality materials, the interiors of 420 Spencer impart an inherent sense of luxury to all of your daily movements.

ARTIST IMPRESSION OF KITCHEN



Brighter days and better views.

Floor-to-ceiling walls in all apartments allow residents to make the most of their privileged city outlook. Breaking down the barriers between outside and in, these generous windows fulfil the dual role of enhancing views and letting in the light.

ARTIST IMPRESSION OF LIVING









THE POWER OF PROXIMITY

100 metres from Flagstaff Gardens and 300 metres from Queen Victoria Market, 420 Spencer places you on the doorstep of Melbourne’s rich cultural assets.

From parklands to offices to riverside promenades, Melbourne’s unique beauty comes from its marriage of concrete and canopy; a skyline that is defined as much by high rises as it is by naturescapes.

EAT & DRINK.

- 01. Chin Chin
- 02. China Town
- 03. City Wine Shop
- 04. Coda
- 05. Flower Drum
- 06. Gingerboy
- 07. Market Lane Coffee
- 08. Movida
- 09. Pellegrini’s
- 10. Siglo
- 11. Stokehouse City
- 12. The Press Club
- 13. Tonka

SHOP.

- 14. Aésop
- 15. Bally
- 16. Block Arcade
- 17. Bvlgari
- 18. Chanel
- 19. Emporio Armani
- 20. Emporium
- 21. Hermés
- 22. INCU
- 23. Louis Vuitton
- 24. Nudie Jeans
- 25. Prada
- 26. Queen Victoria Markets

RECREATION.

- 27. Etihad Stadium
- 28. Federation Square
- 29. MCG
- 30. Melbourne City Baths
- 31. National Gallery of Victoria
- 32. Princes Theatre
- 33. Regent Theatre
- 34. Victoria State Library

EDUCATION.

- 35. Australian National University
- 36. Haileybury College
- 37. La Trobe University
- 38. Melbourne Girls Grammar
- 39. Melbourne Grammar
- 40. Melbourne University
- 41. RMIT University
- 42. The School of Life

TRANSPORT.

- 43. Flagstaff Station
- 44. Flinders Station
- 45. Melbourne Central Station
- 46. Parliament Station
- 47. Spencer Street Station
- 48. Tram Routes
24, 30, 35, 75, 86 & 95





BVLGARI | COLLINS STREET, MELBOURNE

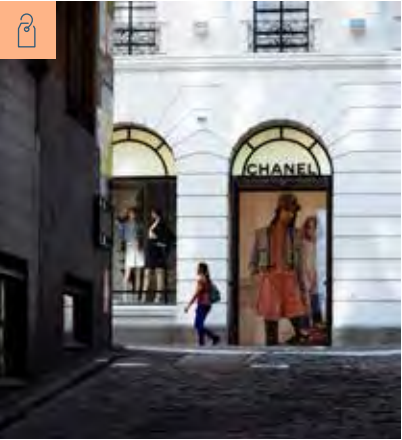


BLOCK ARCADE | LOUIS VUITTON | HERMÈS

ARTS, FASHION, FOOD & DRINK

YOUR LOCAL GUIDE TO MELBOURNE CITY LIVING

With a community that prides itself on good taste, the diverse and discerning palettes of Melburnians can be experienced in everything from high cuisine to haute couture. This is nowhere more evident than in the city centre; the privileged location that an abundance of global brands and revered chefs have chosen to call home.



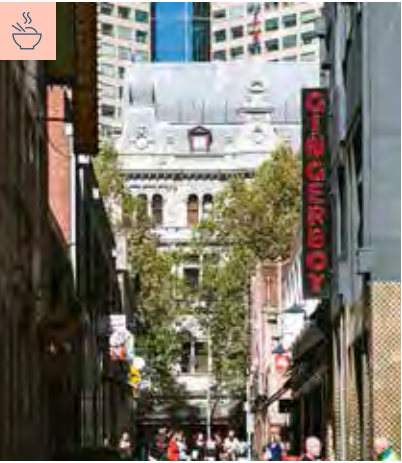
TAILORED TASTES

If Melbourne is Australia's best-dressed city, it's only because they are privileged with the highest density of fashionable options. As well as boasting the largest shopping centre in the country and a vibrant 'makers' scene, the sartorial savviness of Melbourne's residents makes the city an obvious choice for the biggest names in global fashion.



PALETTE PLEASERS

Spencer places you right in the centre of Melbourne's signature culinary diversity, where top tables sit alongside unassuming restaurants dishing out superb international cuisine. From high end to low, cultivated to comforting, the one thing that ties together this melting pot of choice is a passion for quality and a propensity for palette-pleasing.



GINGERBOY CROSSLEY STREET, MELBOURNE

Inspired by South East Asian hawker-style food but with a distinctly urban edge, Gingerboy's whole purpose is to provide walopping punches of flavour, time and again. With a menu divided into small dishes and larger share plates, come here for a fancy snack or a high end dining experience. After all, this isn't your average street food.



CODA FLINDERS LANE, MELBOURNE

With such a dense population of upscale eateries in Melbourne, it takes something special to stand out. At Coda, a diversity of elements — a globe-trotting menu, a seasoned sommelier, a designer fit-out and an energetic floor staff — come together to create a unique energy that is both relaxed and high-end. It is this addictive energy — as well as their addictive menu — that makes Coda one of the city's best.



PELLEGRINI'S BOURKE STREET, MELBOURNE

It seems like you encounter the same friendly faces each time you walk into Pellegrini's, a local Melbourne institution that celebrates all things authentically Italian. Kind-faced and riddled with smile lines, the passionate owner of this establishment consistently delivers old favourites that are just as reliable as the warmth of his welcome.



FLOWER DRUM MARKET LANE, MELBOURNE

Having won Restaurant of the Year by two different publications, hosted a procession of celebrities and been inundated with awards since opening its doors in 1975, Flower Drum is the very definition of iconic dining in Melbourne. They haven't let it get to their heads, either. Unlike most nascent stars, the team behind Flower Drum have managed to stay true to their original mission: to dish up the best Chinese food this side of the equator.



MOVIDA HOSIER LANE, MELBOURNE

It only takes one visit to MoVida to understand why it's lauded as one of Melbourne's best. Solely responsible for initiating the city-wide infatuation with Spanish tapas, sometimes it's incomprehensible how so much flavour could be packed into such tiny bites. Maybe it's chef Frank Camorra's annual visits to Spain to source the best produce, or maybe it's the perfectlymatched wine menu. Either way, it's a mystery worth unlocking with a number of return visits.



MARKET LANE COFFEE TERRY STREET, MELBOURNE

Easily identifiable by a signature window sign that reads 'We love to make coffee for the city that loves to drink it', it seems that Melburnians are equally as smitten with these deft baristas. With three locations throughout Melbourne, the closest to home sits just next to Queen Victoria Markets. Aside from the small selection of cakes and pastries available, the sole focus of Market Lane is on coffee in all shapes and forms. And this narrow focus is paying off: Market Lane is a lesson in caffeinated enlightenment.

CHIN CHIN FLINDERS LANE, MELBOURNE

Chin Chin is another great example of Melbourne's love for upscale yet informal dining, fusing a thoroughly contemporary Asian-inspired menu with a laid-back come-anytime approach to seating. It is this cool approachability — as well as its pop art décor and unapologetically loud music — that has gained Chin Chin its cult popularity.



CITY WINE SHOP SPRING STREET, MELBOURNE

With triple appeal as well-balanced wine retailer, intimate wine bar and purveyor of masterfully-prepared dishes, City Wine Shop is where to go if you want sophisticated dining without the blow-out. With alfresco-style seating that spills out onto Spring Street, sit back and admire the complexity of flavours in your glass while observing the diversity of theatre patrons cascading out of the adjacent Princess Theatre.



INCU OV & FLINDERS LANE, MELBOURNE

All you need to do to stay up-to-date with what's happening in the world of fashion is to pay regular visits to Incu. With one women's and two men's stores in Melbourne CBD, each location is home to a carefully-curated selection of cult clothing, flawlessly arranged in store layouts that demonstrate a keen eye for space and beauty. Everything about Incu is enviable, and everything about your wardrobe soon will be too.



AËSOP COLLINS STREET, MELBOURNE

Now ubiquitous in homes and magazines the world over, Aesop originally started in Melbourne with a quest to create products that celebrated the best of science and botany. Now the skincare brand of choice for intellectuals and sartorialists alike, Aesop's flagship store still sits proudly on Collins St, championing the brand's commitment to superlative products and superb architectural design.

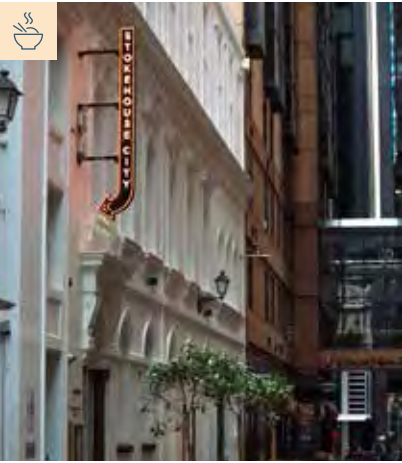
TONKA DUCKBOARD PLACE, MELBOURNE

Whether you're a diner, a drinker or an in-between, it is Tonka's mission to satisfy. As Melbourne's first serious attempt at modern Indian cuisine, this elegant space fuses the heat and comfort of an Indian-inspired menu with the edgy glamour of Melbourne's laneway culture. While this space is never unapproachable, it is also guaranteed never to disappoint.



BLOCK ARCADE COLLINS STREET, MELBOURNE

Look up, find a sprawling glass canopy overhead. Look down, find your feet looking slightly better than they did before set against a backdrop of mosaic tiles. As one of the finest examples of a 19th Century shopping arcade on the planet, people come to The Block Arcade as much for the stores as for the ambience. Each retailer under this roof has all the charm and refinement associated with 'boutique' shopping, adding to the charm of this heritage shopping experience.



WALK TO PARIS COLLINS STREET, MELBOURNE

If you want your buildings heritage and your labels designer, take a walk to the 'Paris End' of Collins Street where luxury brands reign supreme. As Melbourne's best-known fashion 'high street', this strip also boasts some of the city's most impressive buildings. When walking from Hermès to Chanel, make sure to look up and drink in the architectural beauty.



STOKEHOUSE CITY ALFRED PLACE, MELBOURNE

Stokehouse City is the second installation of the iconic St. Kilda restaurant and bar of the same name. Having re-located to a classic Melbourne heritage building, Stokehouse City brings all of the restaurant's signature beachside charm to its new city location, with an expansive menu that's just as unforgettable as ever.

PLAY, LEARN & MOVE

YOUR LOCAL GUIDE TO MELBOURNE CITY LIVING

420 Spencer is heralding a new era for connected living in Australia’s culture capital. Sitting confidently on the periphery of Melbourne’s centre of commerce, convenience and quality of life reign in this series of luxury apartments designed for ease of living and ease of access.

SMART PICKINGS

The internationally-renowned Australian education system benefits from a well-balanced curriculum and a strong multicultural perspective. High academic achievement is particularly noticeable throughout Melbourne’s system of selective, private and high-performing public schools.

HAILEYBURY COLLEGE

Ranked #1 and #2 in Australia respectively for primary and secondary coeducation, Haileybury College is an institution steeped in a broad history of success. With three existing Melbourne campuses, the school is slated to open their fourth campus by early 2017 — a five-minute walk from Spencer.



MELBOURNE UNI

PARKVILLE, MELBOURNE

Long-touted as Australia’s Number #1 University, Melbourne University provides a full spectrum of internationally-recognised undergraduate and postgraduate degrees. Ranked #13 in the world for graduate employability, Melbourne is your passport to success.

RMIT UNIVERSITY

LA TROBE STREET, MELBOURNE

As a global, 5-star university for technology and design, RMIT students learn from lecturers who are experts in their fields, benefiting from their vast industry experience as well as gaining their own first-hand experience as part of their degree.

MAKE TRACKS

Melbourne’s efficient transport system consists of tram, train, bus and ferry. Living in the middle of all the action, Spencer residents will benefit from proximity to a strong network of transport options into and out of the city centre. Or, if you want to appreciate the city’s beauty, just hit the pavement — from your privileged location, it’s easy to reach most attractions by foot.

CNR SPENCER & LA TROBE ST
TRAM ROUTES 24, 30, 35, 75, 86 & 95



RACING ROYALTY

EPSOM ROAD, MELBOURNE

Each November, the eyes of the globe are fixed squarely on Flemington Race Course, as the well-heeled and well-hoofed partake in the main event of one of the nation’s favourite pastimes: the Melbourne Cup Carnival. Be part of the action, as legends are made and royalty is crowned at this prestigious horse racing event.

MUSIC AND MAJESTY

COLLINS ST, MELBOURNE

Every building has a story, and the rich history of Regent Theatre seems to emanate from the very walls. Having survived a fire, a flood and twenty years of darkness, this majestic theatre re-opened from a massive refurbishment in 1996 without having lost any of its former glory. It is now a beloved landmark of Melbourne’s cultural scene, playing host to the biggest theatre productions to hit our shores.



FLOWER POWER

WEST MELBOURNE, MELBOURNE

In the heart of the city but on the edge of the world, Spencer’s proximity to Flagstaff Gardens gives residents easy access to both the life of the metropole and the serenity of nature. Vast avenues of elms and lush beds of roses give this park an otherworldly bucolic touch, and make it the ideal environment to ease both into and out of busy city days.



YARRA RIVER

MELBOURNE

The City of Melbourne sprang from the banks of the Yarra River, and even today it remains an essential part of the city’s identity. Home to bike paths, picnic areas, river cruises and rowing clubs, many locals start and end their days along these dynamic banks.



QUEEN VICTORIA MARKET

CNR VICTORIA ST & ELIZABETH ST

Historic landmark, tourist attraction and fresh food market all in one, Queen Victoria Market forms a vital part of Melbourne’s cosmopolitan makeup. As a reflection of the city’s signature diversity, here you can find everything from artisanal cheeses to organic vegetables to hot donuts to kitschy souvenirs. A world under one roof, this fresh food mecca is a more connected alternative to the traditional supermarket experience.



OPEN SEASON

OLYMPIC BOULEVARD, MELBOURNE

Just as the city is re-awakening from its Christmas slumber, the action begins again each January with the commencement of the Australian Open Tennis Tournament. During this time, global superstars and future legends make their mark on Melbourne’s soil, sweating it out to defend their name — but there can only be one winner.

ON THE BALL

BRUNTON AVE, RICHMOND

Melbourne Cricket Ground (often shorted to MCG, in classic Australian fashion) keeps landscapers busy with the diversity of sporting events held there. Often switching from cricket to AFL in a matter of days, there is always drama to be found on this iconic field.



THE STATE LIBRARY

SWANTSON STREET, MELBOURNE

With a world-class collection housed within some of the city’s most beautiful walls, the State Library of Victoria is both beauty and brains. Whether you’re a university student, an architecture enthusiast, a bookworm or a self-appointed genealogist, the State Library will leave you a little wiser and a little more inspired each time you visit.



FRESH AIR FESTIVITIES

KINGS DOMAIN GARDENS, MELBOURNE

Set in the Kings Domain Gardens, the Sidney Myer Music Bowl is a hugely popular summertime events venue. Its iconic status and city-wide popularity is derived from a unique landscape design that gives it natural acoustic engineering and a picnic-style viewing experience. Here, the impact of popular music acts is amplified by their enjoyment under sun or moon.



FEDERATION SQUARE

CNR SWANSTON ST & FLINDERS ST

Fed Square is Melbourne’s answer to the town squares of old, as a mixed-use meeting space where Melbourne’s diverse population comes together to indulge in a diverse range of pursuits. From yoga to festivals to pop-up bars and travelling exhibitions.



NGV

ST KILDA ROAD, MELBOURNE

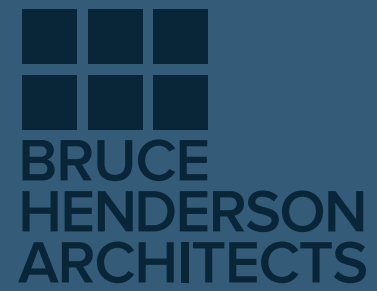
The National Gallery of Victoria — more commonly known as the NGV — spans two buildings, 70,000 works and one of the most significant collections in the country. As well as their cornerstone permanent collection, the NGV also plays host-of-choice to the biggest temporary exhibitions to hit our shores, having provided a fleeting home to the likes of Jean-Paul Gaultier, Paolo Pivi and David Shrigley in recent times.



BOTANICAL GARDENS

BIRDWOOD AVENUE, MELBOURNE

An important resource for man, nature and science alike, Melbourne’s Royal Botanic Gardens offer city-dwellers a chance to breathe deep and re-connect with nature. Considered one of the finest examples of Victoria-era landscaping in the world, from here visitors are also able to enjoy stunning views over Melbourne CBD — which always feels a world away.



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