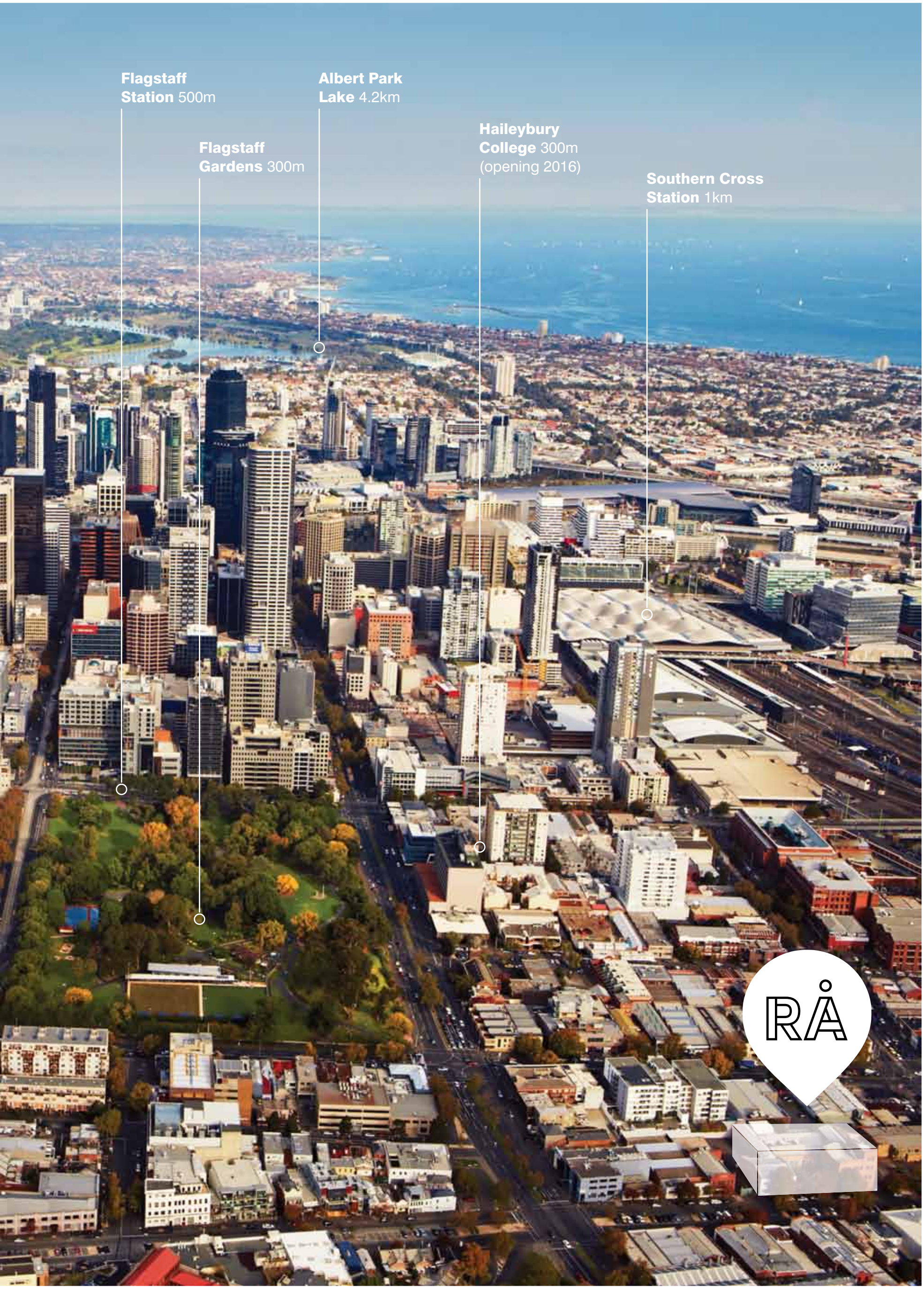
Rosslyn
Apartments

RA

Rosslyn Apartments

133 Rosslyn St
West Melbourne

MCG 3km
AAMI Park 3.4km
Queen Victoria Market 500m
Royal Botanic Gardens 3.2km
Federation Square 1.9km
Flinders Street Station 1.7km
Victoria University 1km
CBD 300m


Flagstaff Station 500m
Flagstaff Gardens 300m
Albert Park Lake 4.2km
Haileybury College 300m (opening 2016)
Southern Cross Station 1km
RÅ

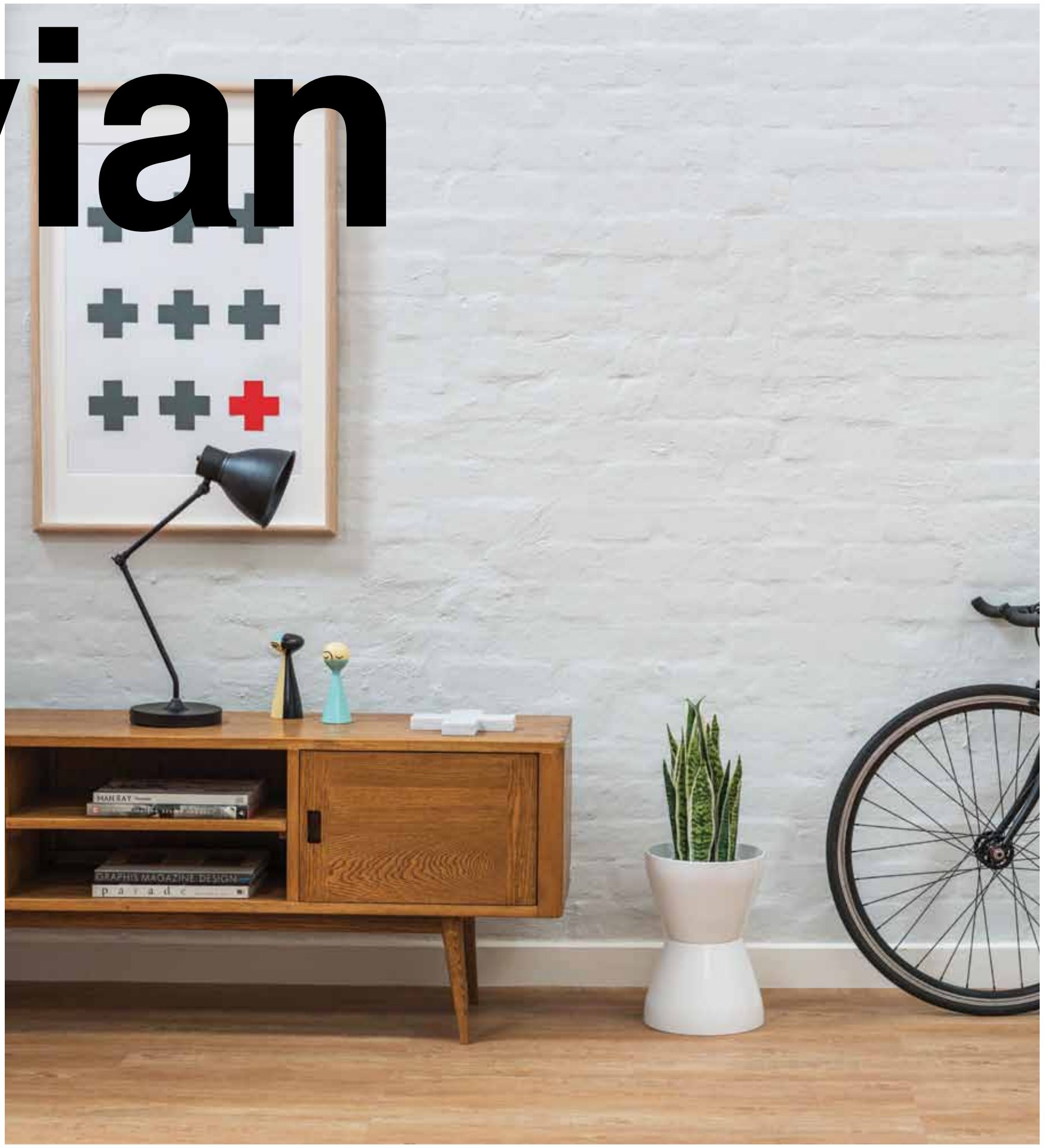
Hero exterior
Artist's impression

Scandina
inspired
living

Channel raw, elegant Scandinavian style in an utterly Melbourne location at Rosslyn Apartments, an exclusive selection of meticulously designed apartments. Set in a tranquil garden setting at 133 Rosslyn Street, West Melbourne, the expansive,

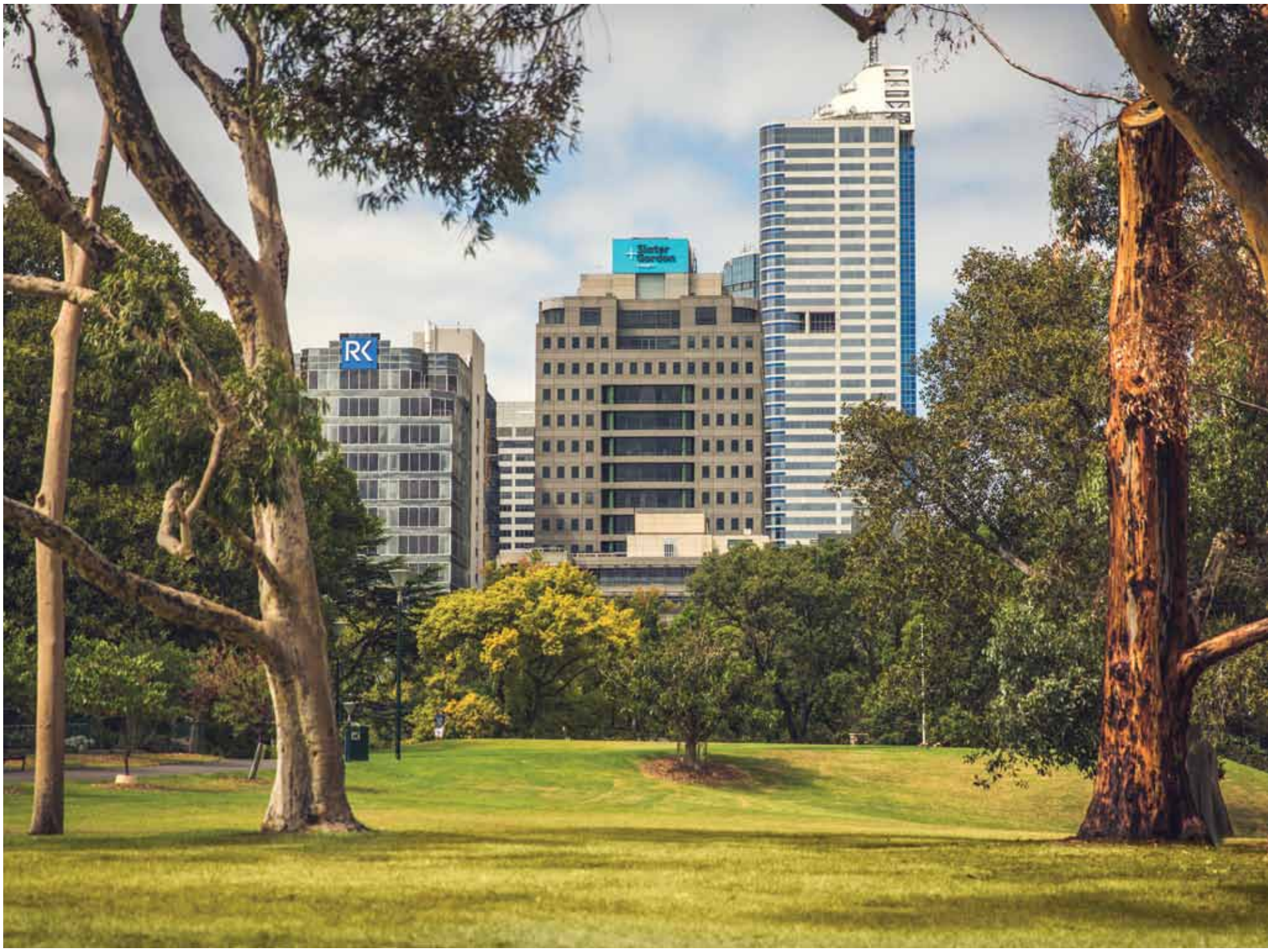
sundrenched Rosslyn Apartments encourage indoor-outdoor living just minutes from the city centre and on the doorstep of North Melbourne's boutique café strip. The Rosslyn Apartments introduces uncomplicated designer living to West Melbourne.

vian



Green spaces
Rosslyn Street

Market Lane Coffee
Queen Victoria Market



Boasting views over West Melbourne rooftops, lush parklands and the cityscape

High end fashion
Abundant retail options

Flagstaff Gardens
On your door step

Rosslyn Apartments introduces uncomplicated designer living to West Melbourne

City living
Bike paths and
transport options

Design Archite

Private dining facilities
Artist's impression

The clean lines and pure, pared back style of Rosslyn Apartments is immediately eye-catching, at one with its tranquil, park-side location while elevating the local apartment offerings. The simple, flawless craftsmanship and understated elegance hint at the warmth and sophistication to be discovered inside Rosslyn Apartments. The private sundrenched rooftop decking beckons for year-round indoor-outdoor living.

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Simple, flawless craftsmanship and understated elegance

Aurorå Sky Lounge
Artist's impression

Courtyard
Artist's impression

Communal living
Artist's impression

Foyer entrance
Artist's impression

RÅCAFFÈ
RÅ

Crisp, contempo Scandina interiors

orary

vian

Simple, understated and beautiful, Rosslyn Apartments combine form and functionality to be eminently liveable. The crisp, contemporary apartments are generously sized and can be tailored to suit individual needs for the ultimate bespoke lifestyle. Rosslyn Apartments are bathed in natural light, highlighting the meticulous attention to detail and carefully selected fine materials.

Living
Artist's impression

Kitchen and living
Artist's impression
All purchaser upgrades
shown in image

Bedroom and study
Artist's impression

Enjoy the serenity while working or studying from home

Kitchen
Artist's impression
All purchaser upgrades
shown in image

Rosslyn Apartments combine form and functionality

Bathroom
Artist’s impression

City lifesty
just mom
away

There’s an irrepressible lightness to everyday living at Rosslyn Apartments. The crisp interiors combine with the tree-lined Rosslyn Street to extend a sense of calm beyond the front door. Positioned on the edge of the CBD, Rosslyn Apartments is close to everything you need. Find a place amid the fresh produce and provedores of Queen Victoria Market, beneath the avenues of elms in Flagstaff Gardens, amid the bustle of Melbourne’s city centre shopping emporiums, or while being served your coffee as you like it at a North Melbourne café. Whether relaxing at home or exploring the lively neighbourhood, every day is to be enjoyed at Rosslyn Apartments.

yle
ents

Hole-in-the-wall cafés
Flinders Ln, CBD

Coffee culture
Artisan roasters on every corner
of Melbourne's laneways

Princes Hwy
Queensberry St
The Courthouse Hotel
Toast Cafe
North Melbourne SUPA IGA
The Comics Lounge
Di Bella Coffee
Hot Poppy
El Sabor Mexican Grill & Bar
The University High School
University of Melbourne
Victoria St
Common Ground Coffee
Eades Place
Rosslyn Pizzeria
Le Taj Fine Indian
Li Li's
Embassy Cafe
Rosslyn St
RÅ
Queen Victoria Market
500m
Franklin St
Muleta's Cafe
Frances Food and Coffee
Cat Cafe Melbourne
A Beckett St
Melbourne Central Station
Dudley St
Flagstaff Gardens
La Trobe St
Haileybury College (opening 2016)
Sarim's Cafe
Flagstaff Station
The Mint Bar & Restaurant
Victoria University
Lt Lonsdale St
Lonsdale St
Lt Bourke St
duNORD
Dominos Cafe
Queen St
Bourke St
Melbourne Hwaro Korean BBQ
Kins Steak & Seafood
Deakin University
William St
King St
Lt Collins St
Coles Supermarket
Spencer St
The Mail Exchange
Latrobe University
Collins St
Souther Cross Station
The Savoy Tavern
The Royal Melbourne Hotel
CSU Study Centre
Etihad Stadium
Immigration Museum

Key

- Education
- Shopping/Fashion
- Cafes
- Food/Restaurants
- Parks & Gardens
- Transport
- Places of Interest
- Bars

Carlton Gardens
RMIT University
Old Melbourne Goal
RMIT University of Fitness
1Km
1.5Km
Nicholson St
QV
Bomba Tapas Bar
Her Majesty's Theatre
Grossi Florentino
Spring St
St Patrick's Cathedral
Russell St
Exhibition St
Emporium Melbourne
Swanston St
European Bier Cafe
Parliament Station
Fitzroy Gardens
Melbourne GPO
Gin Palace
Hairy Canary
Ill Bacaro
Stokehouse
Paul Smith
Koko Black
Mamasita
Collins Place
Pei modern
Treasury Gardens
Elizabeth St
New Guernica
Royal Arcade
Athenaeum Theatre
Melbourne City Town Hall
Athenaeum Club
Prada
Cumulus
Wellington Pde
Block Arcade
MontBlanc Boutique
Gucci
Chin Chin
Tag Heuer
Tiffany & Co.
Lindt Chocolate Cafe
Movida
Swinburne University of Technology
St Paul's Cathedral
Flinders Ln
Degraves St
Federation Square
Victoria School of Business
Flinders St
Flinders Street Station
Birrarung Marr

Du Nord
Lt Bourke St, CBD

GPO
Elizabeth St, CBD

Queen Victoria Market
Elizabeth St, Melbourne

Prada
Collins St, CBD

Du Nord
Lt Bourke St, CBD

City of treasures
Movida, Hosier Ln
High end retail on Collins St
Emporium, Melbourne's
world-class mall

Chanel
Collins St, CBD

Chin Chin
Flinders Ln, CBD

A walk score of 95/100 which is a walkers paradise

Laneway dining
Flinders Ln & Degraves St

Tranquil gardens and open spaces

Australian and Scandinavian cultures collide at Rosslyn Apartments, with its strong connection to outdoor living. Surrounded by city gardens, tree-lined streets, open spaces and tranquil courtyards, Rosslyn Apartments becomes the envy of the neighbourhood with exclusive access to a five-star private rooftop club.

The sundrenched decking promises long summer evenings with friends as the sun sets on the horizon, while indoor-outdoor fireplaces are perfect for year-round entertainment, adding a Scandinavian warmth to the prospect of snug winter evenings.

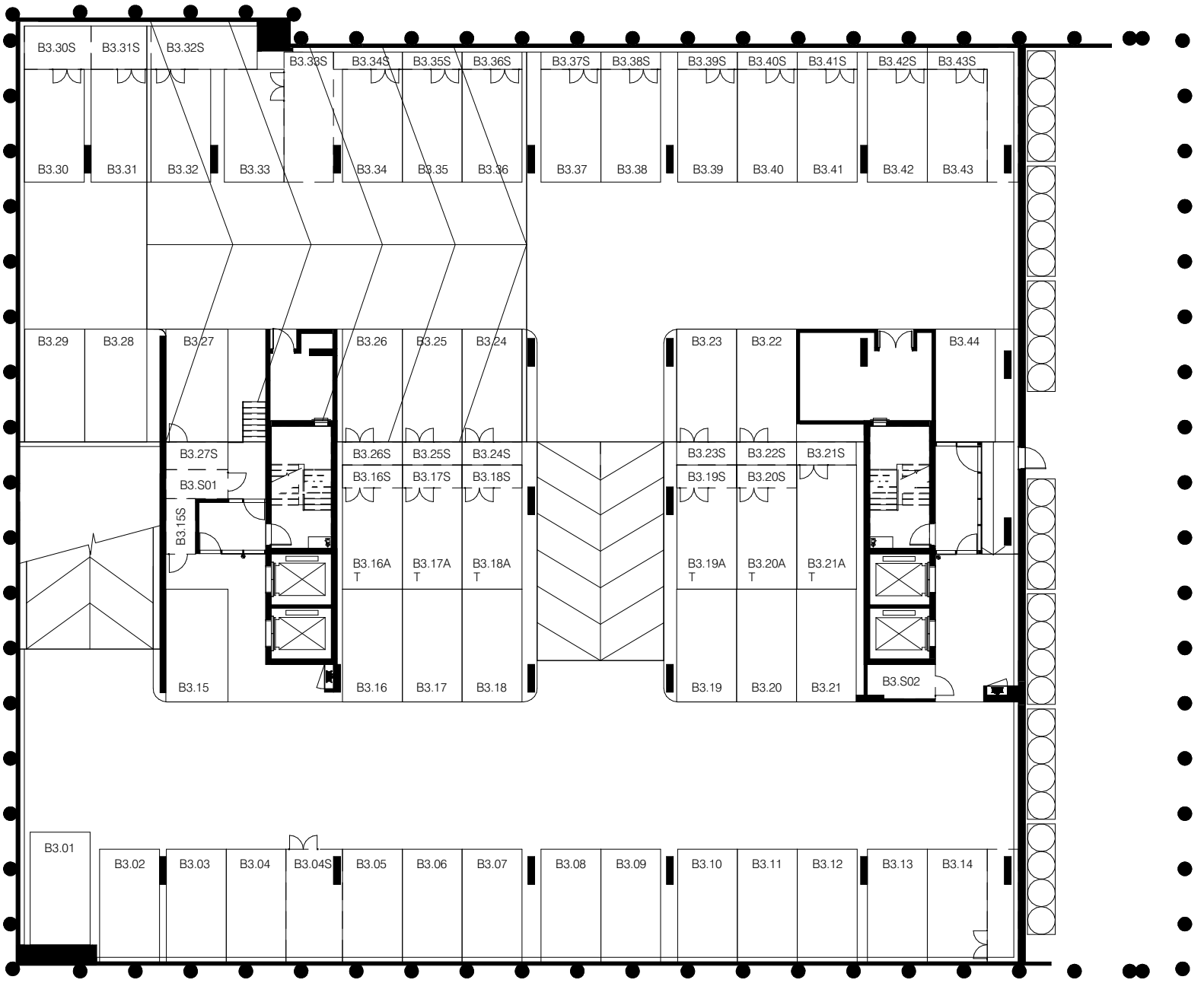
Green oasis
Flagstaff Gardens

DIVIDER TAB FLOOR PLATES (FRONT)

DIVIDER TAB FLOOR PLATES (BACK)

Basement Level 3

Rosslyn Street



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Rosslyn Apartments

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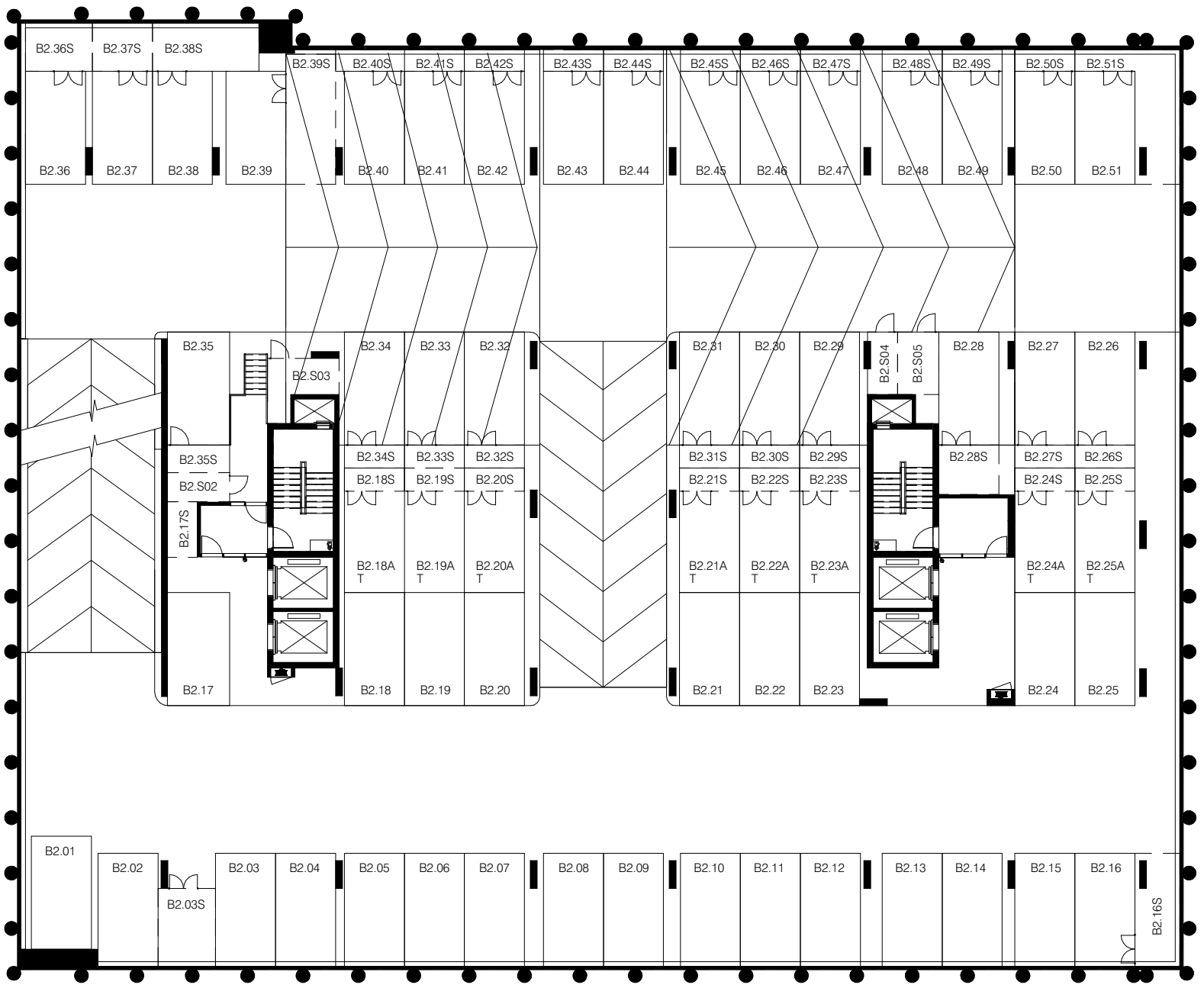
Basement Level 2

Rosslyn Street



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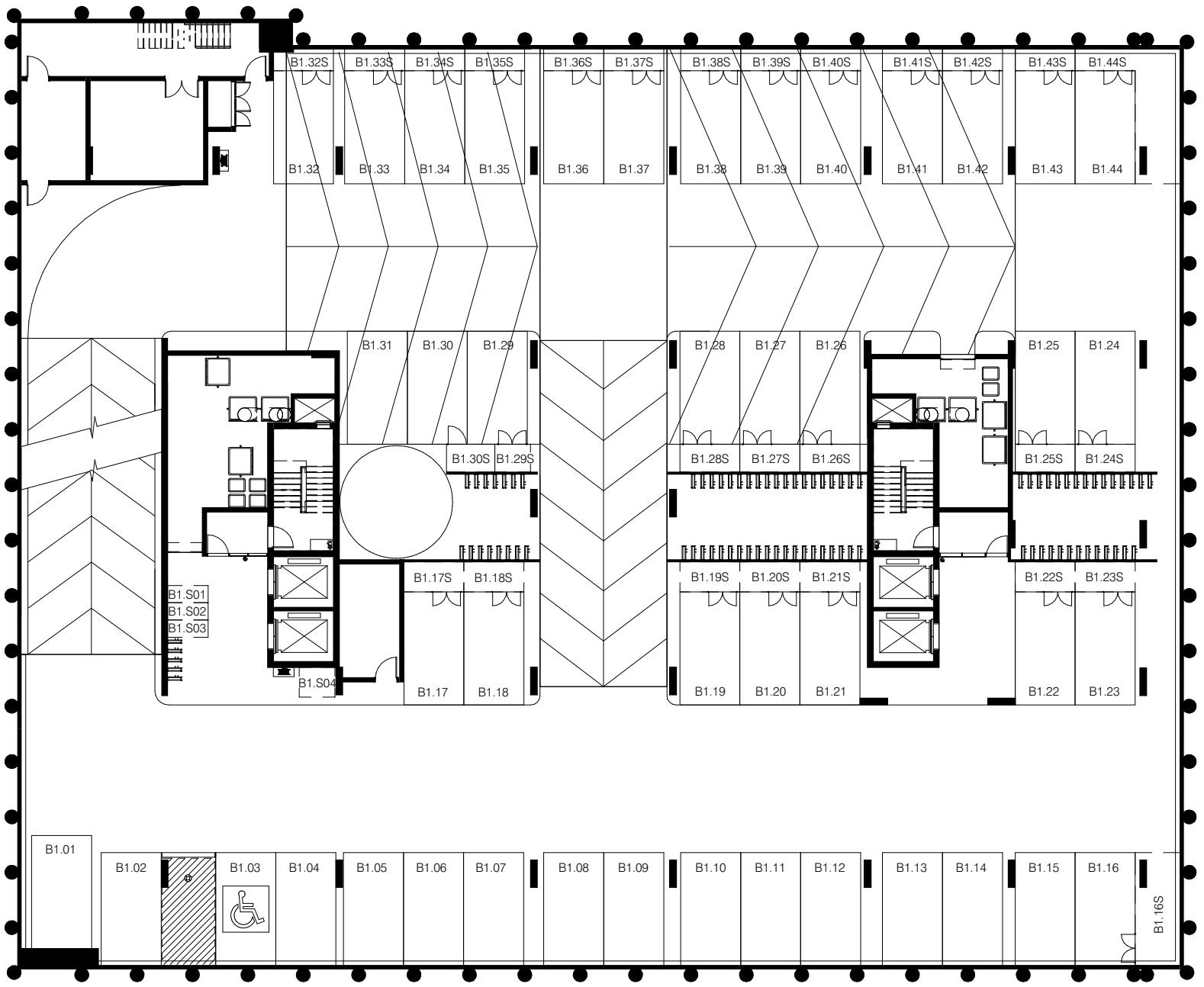
Basement Level 1



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Rosslyn Apartments

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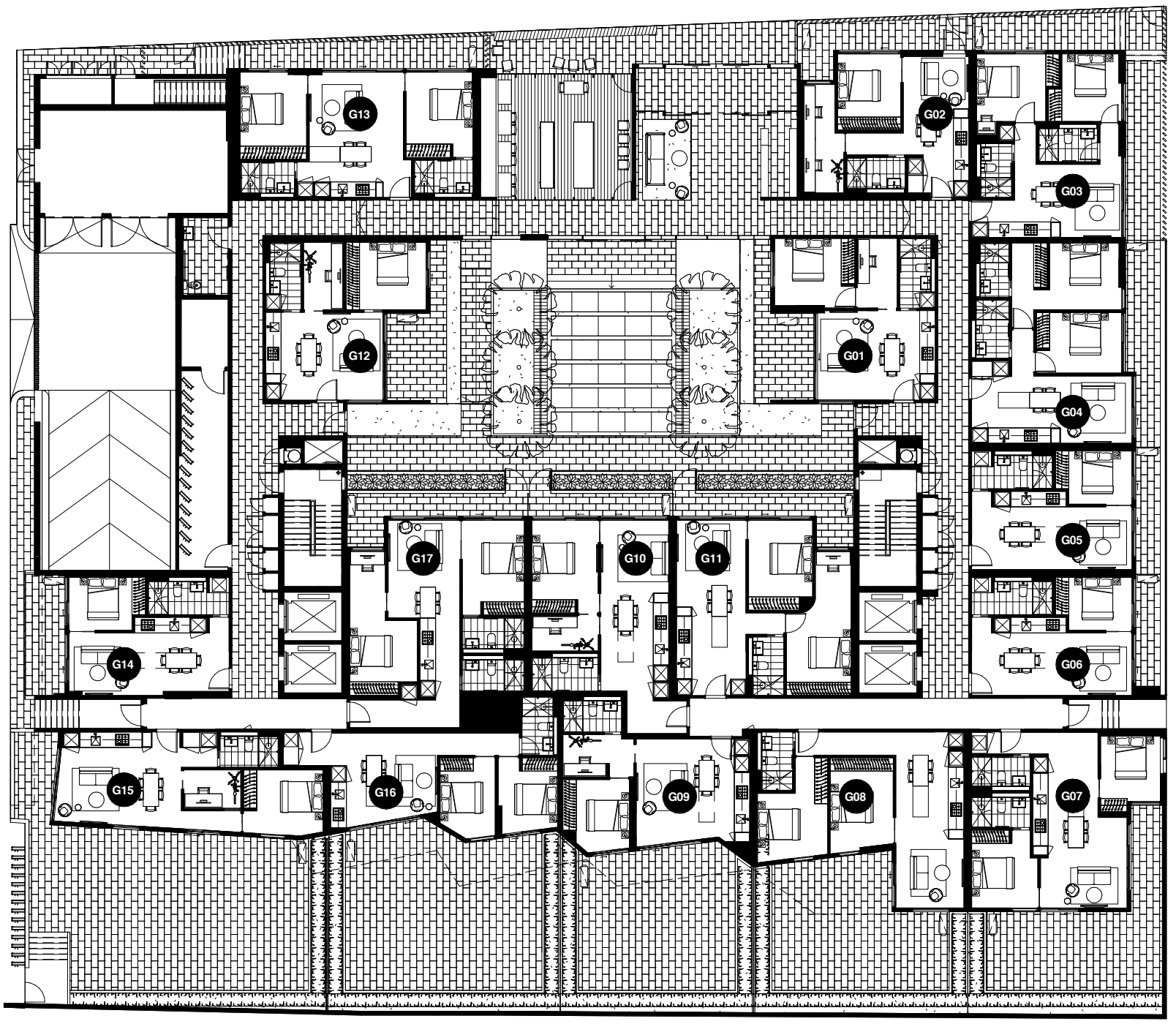
Ground Floor

Rosslyn Street



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Rosslyn Apartments

0 2 4 6 8 10

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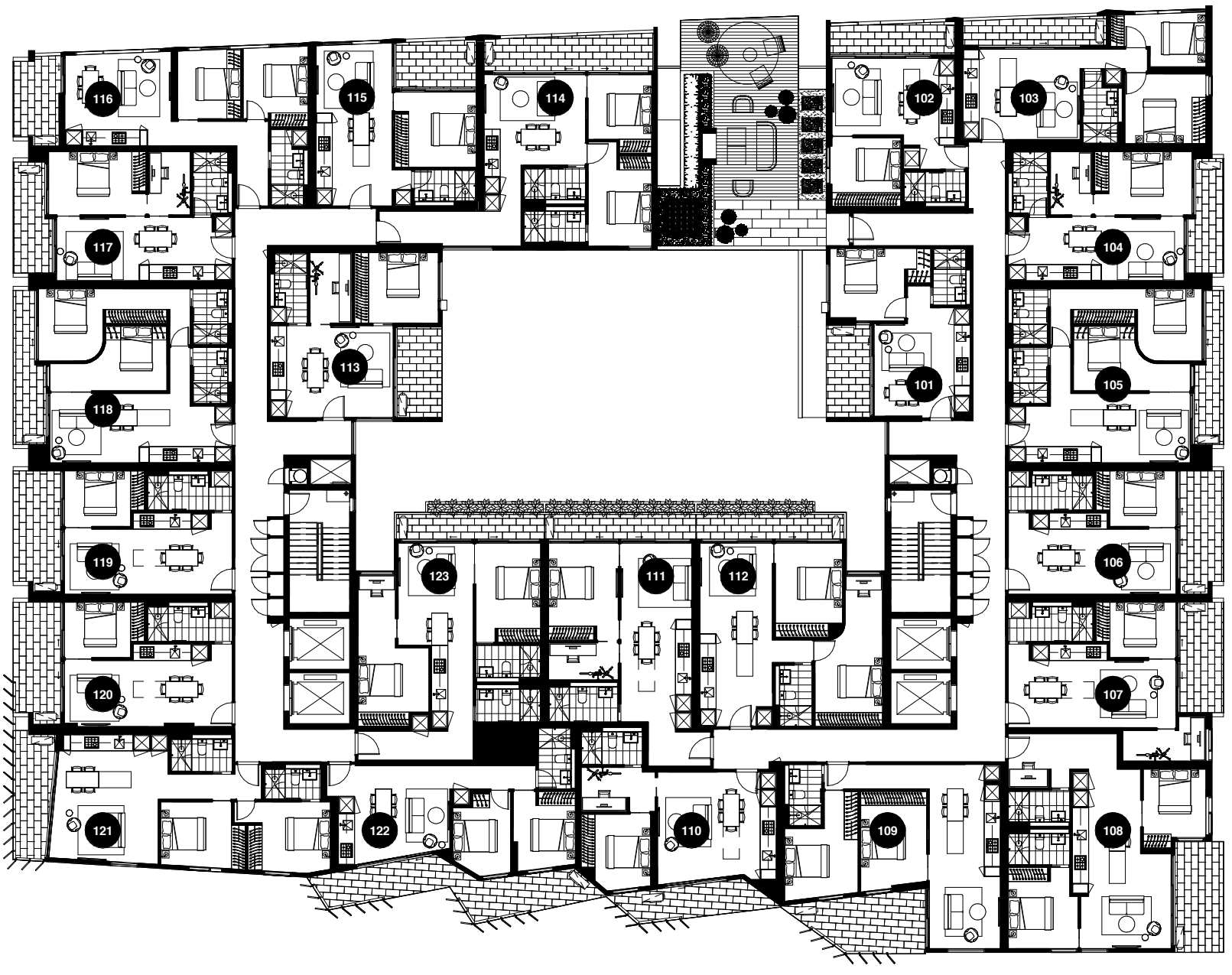
Level 1

Rosslyn Street



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Rosslyn Apartments

0 2 4 6 8 10

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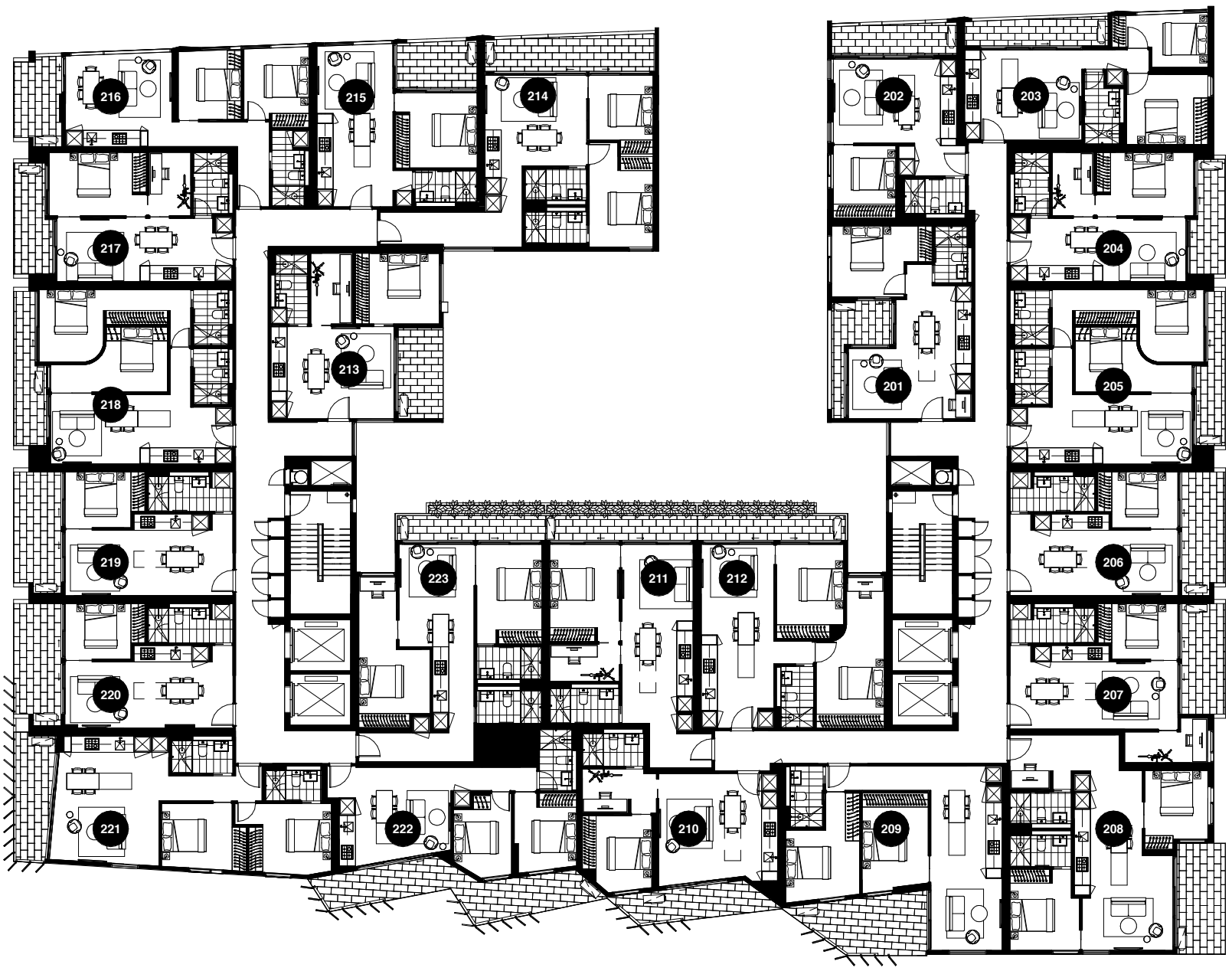
Level 2-4

Rosslyn Street



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Rosslyn Apartments

0 2 4 6 8 10

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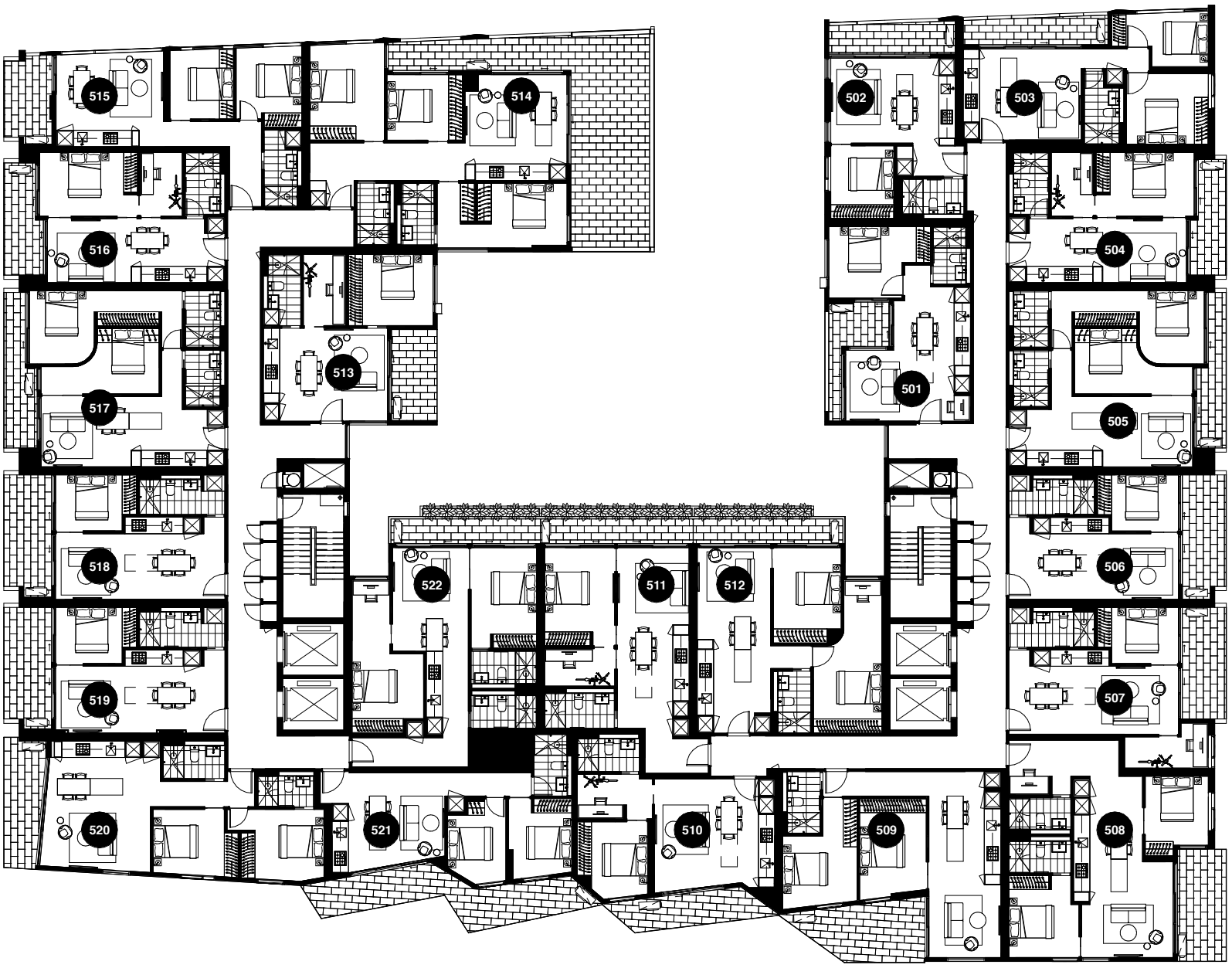
Level 5

Rosslyn Street



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Rosslyn Apartments

0 2 4 6 8 10

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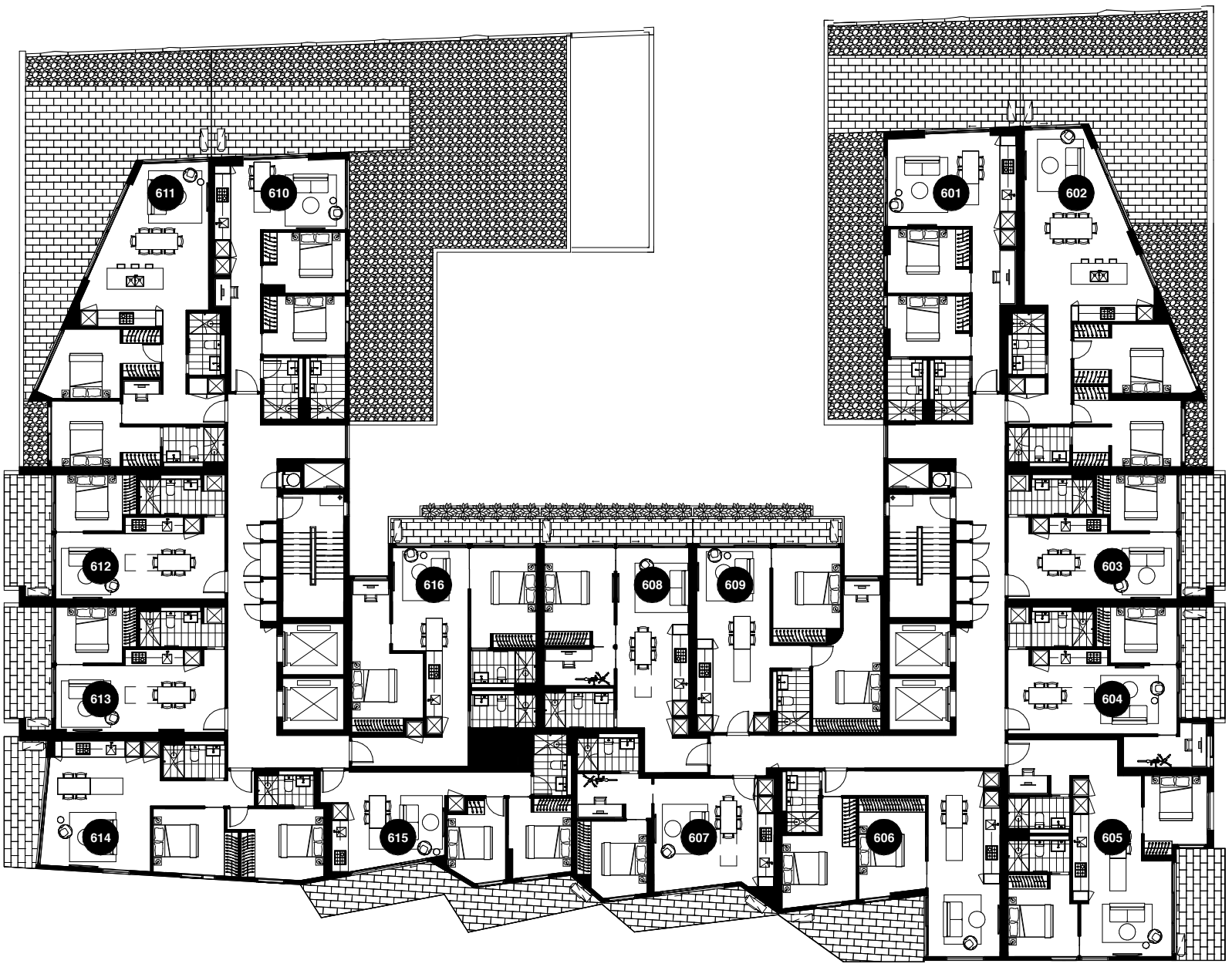
Level 6

Rosslyn Street



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Rosslyn Apartments

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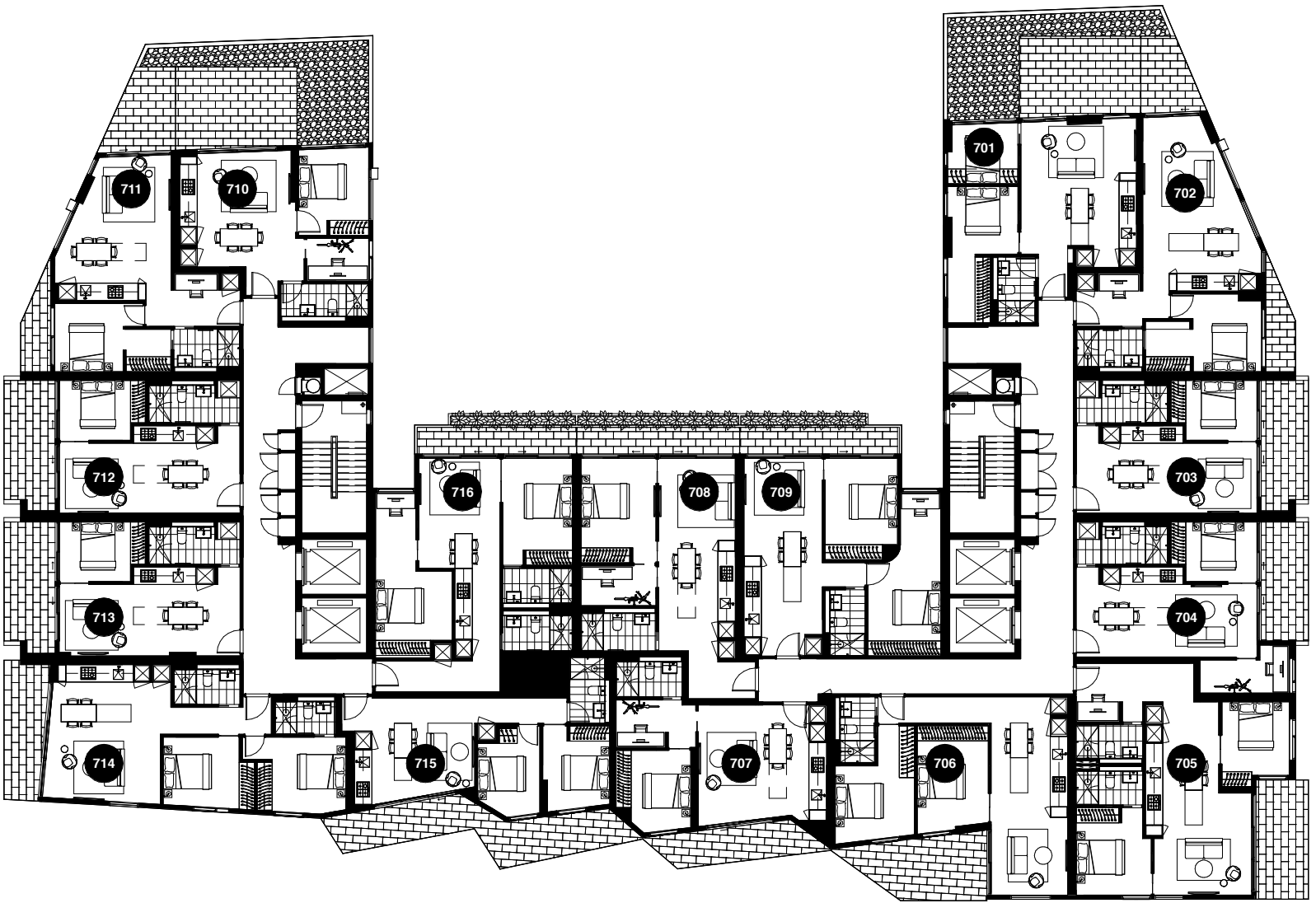
Level 7

Rosslyn Street



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Rosslyn Apartments

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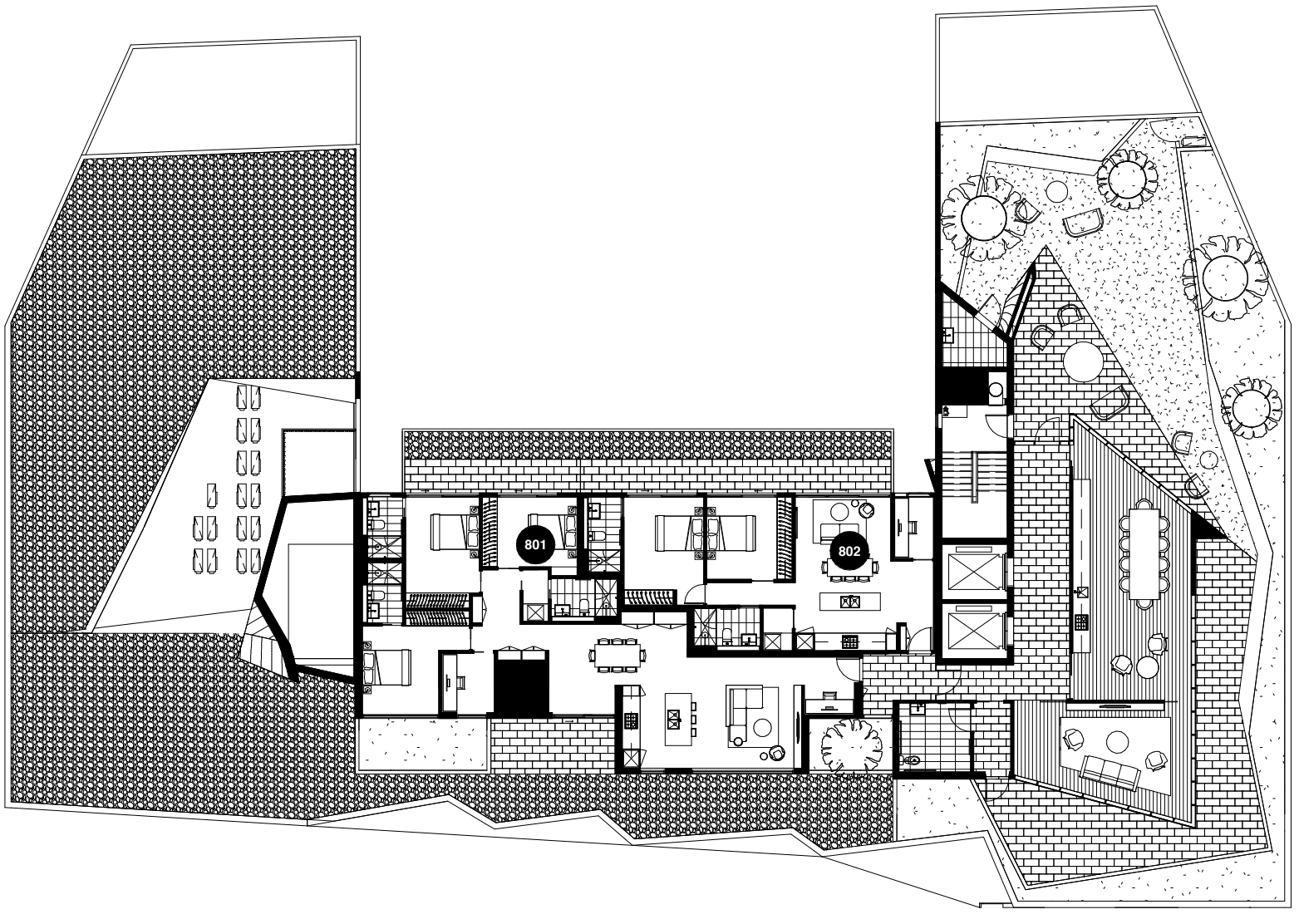
Level 8

Rosslyn Street



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RÅ
Rosslyn Apartments

0 2 4 6 8 10

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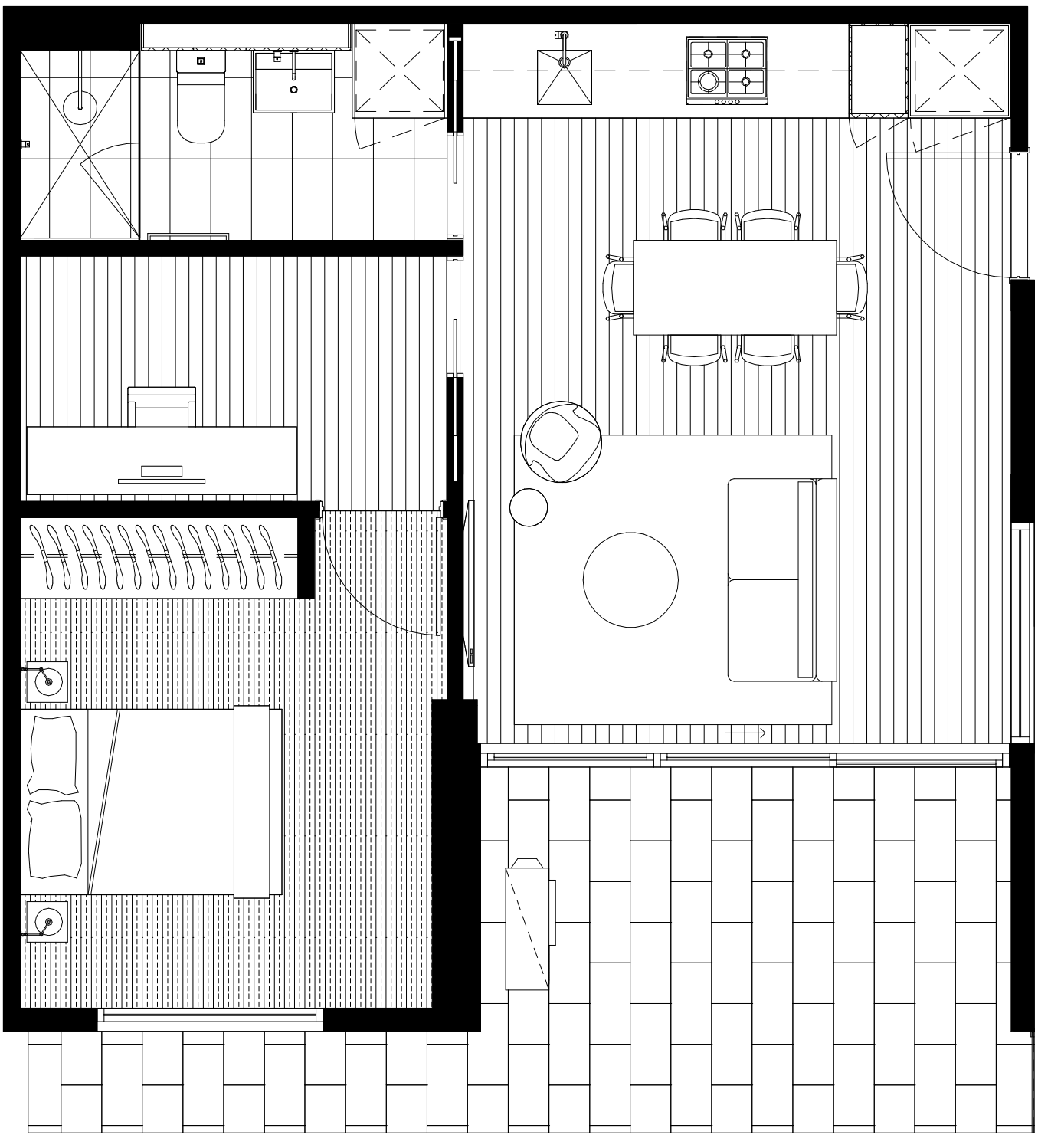
DIVIDER TAB
FLOOR PLANS
(FRONT)

DIVIDER TAB
FLOOR PLANS
(BACK)

Apartment

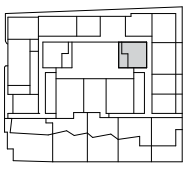
G01



1 bedroom
1 bathroom

Internal area 49sqm
External area 18sqm
Total area 67sqm

Ground Floor



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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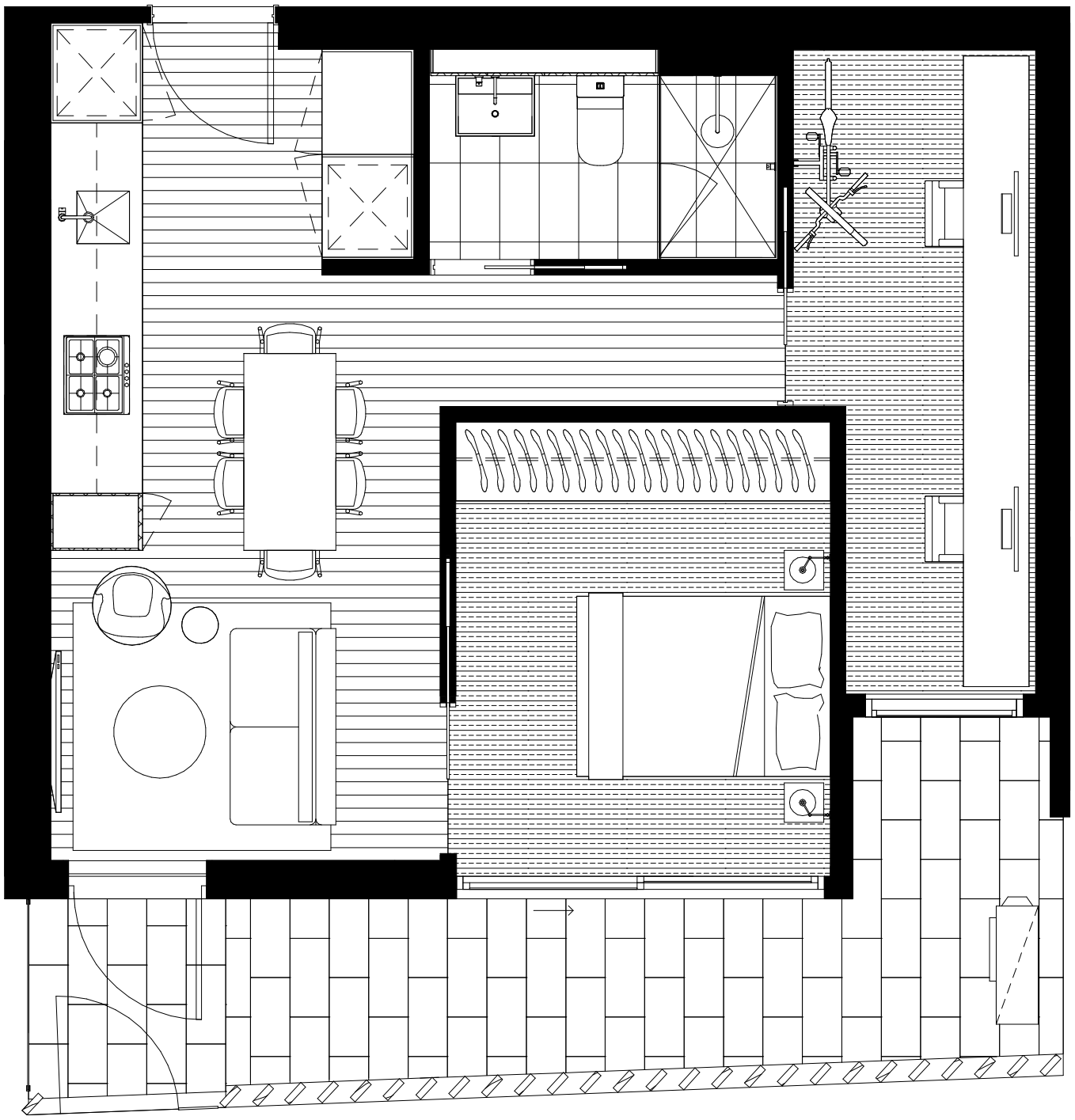
Apartment

G02



1 bedroom
1 bathroom

Internal area 52sqm
External area 14sqm
Total area 66sqm

Ground Floor

RÅ

Rosslyn Apartments

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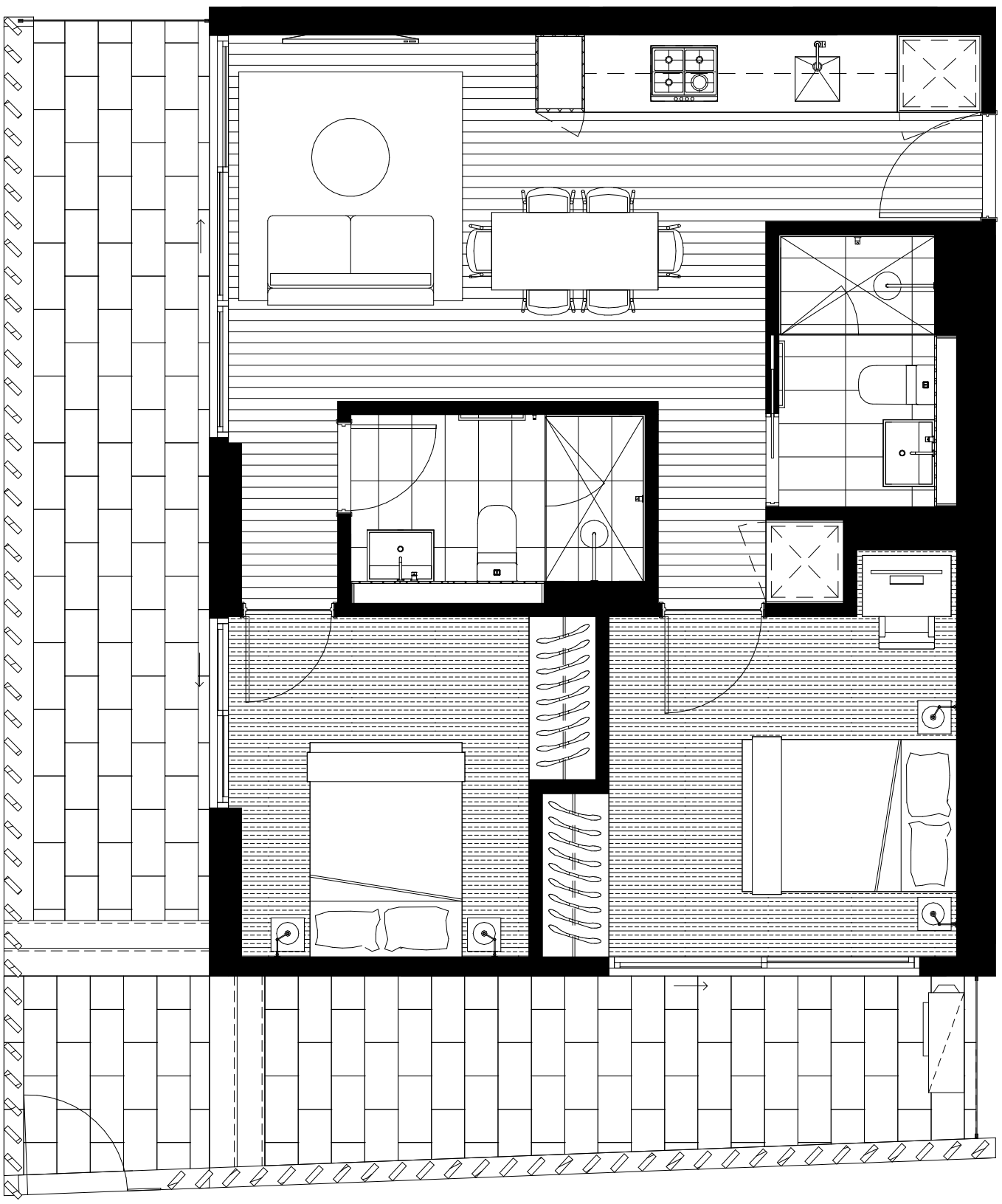
Apartment

G03



2 bedroom
2 bathroom

Internal area 60sqm
External area 32sqm
Total area 92sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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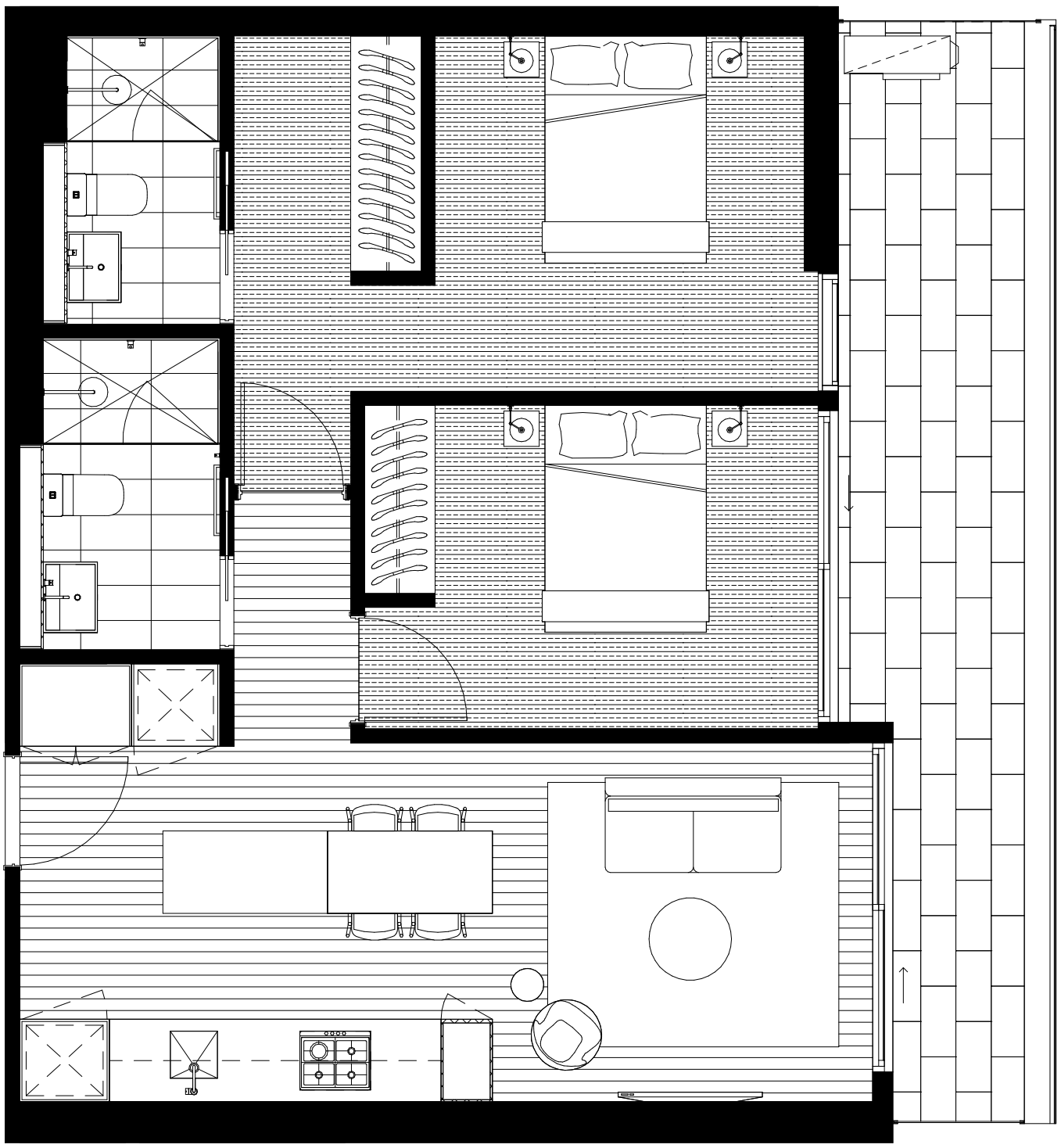
Apartment

G04



2 bedroom
2 bathroom

Internal area 68sqm
External area 16sqm
Total area 84sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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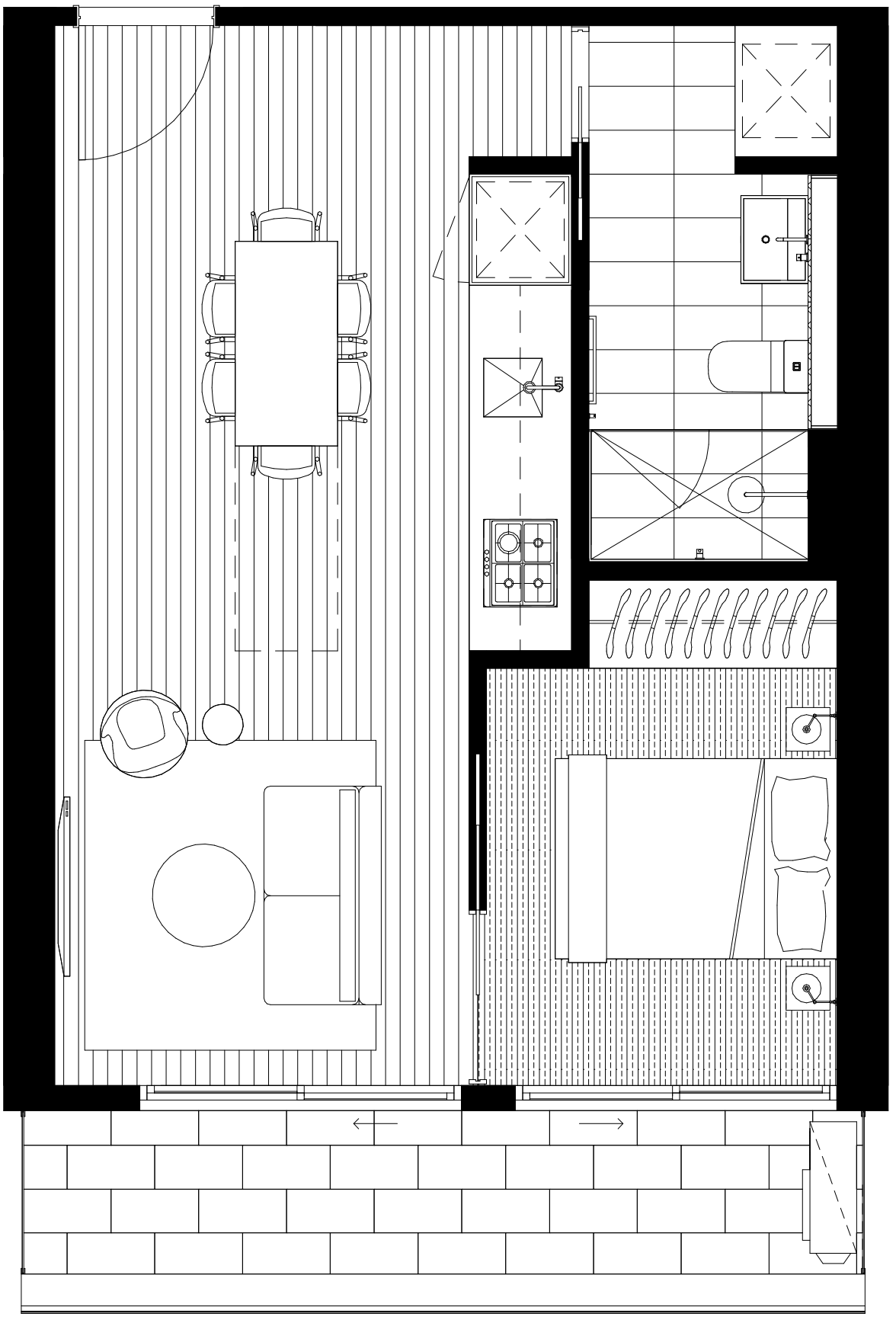
Apartment

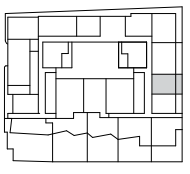
G05



1 bedroom
1 bathroom

Internal area 43sqm
External area 8sqm
Total area 51sqm

Ground Floor



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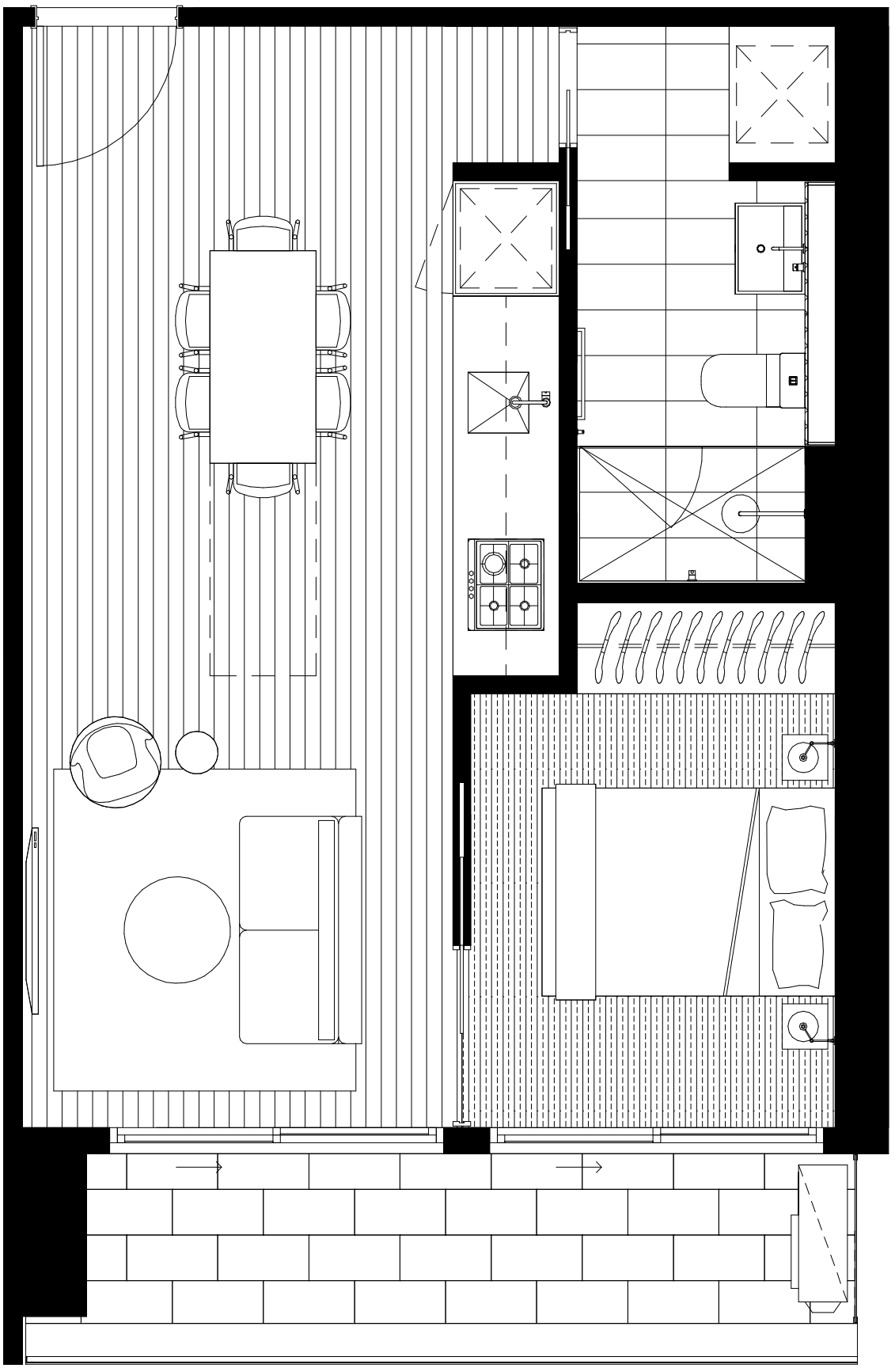
Apartment

G06



1 bedroom
1 bathroom

Internal area 43sqm
External area 8sqm
Total area 51sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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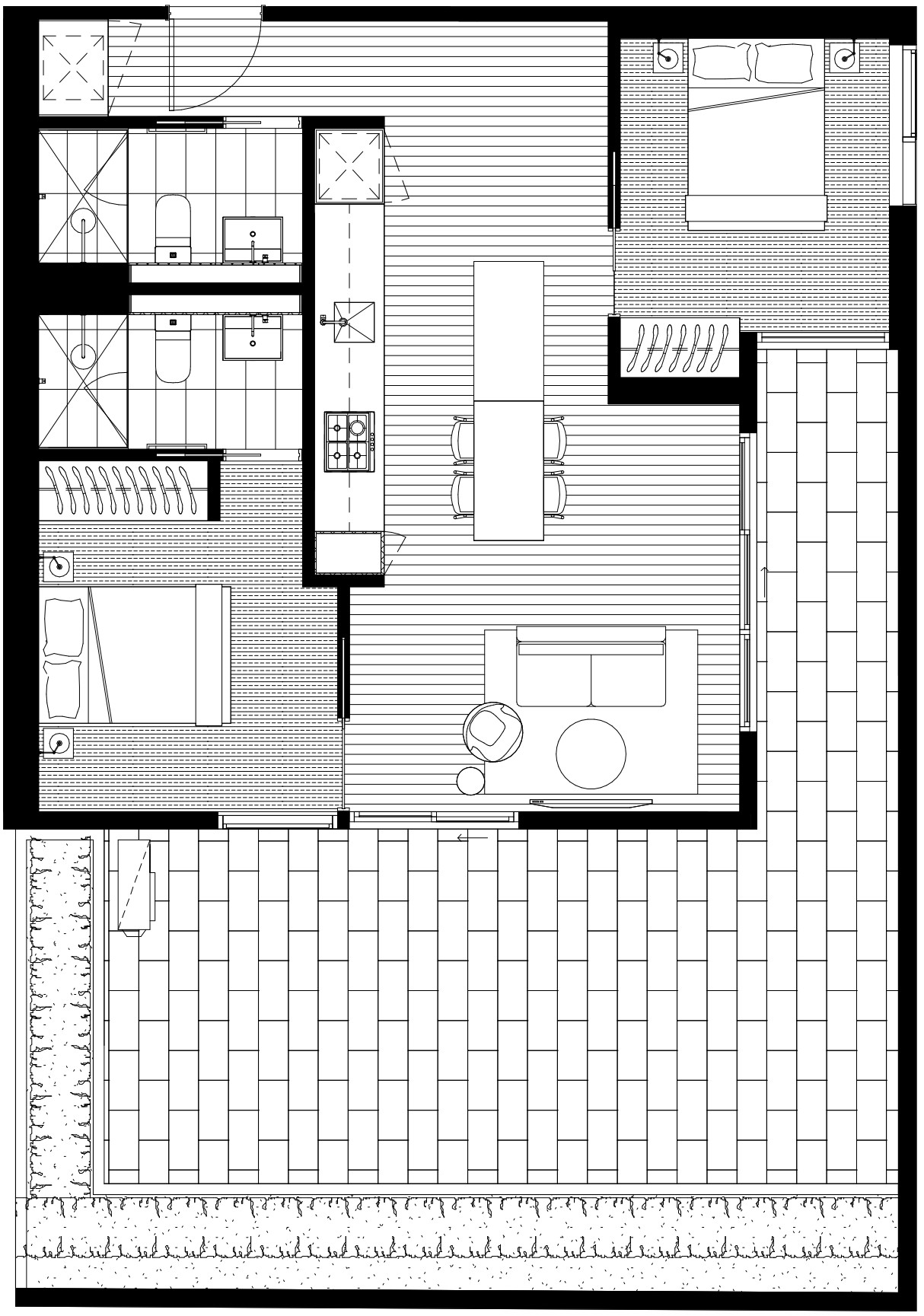
Apartment

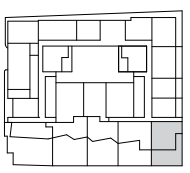
G07



2 bedroom
2 bathroom

Internal area 66sqm
External area 50sqm
Total area 116sqm

Ground Floor



RÅ
Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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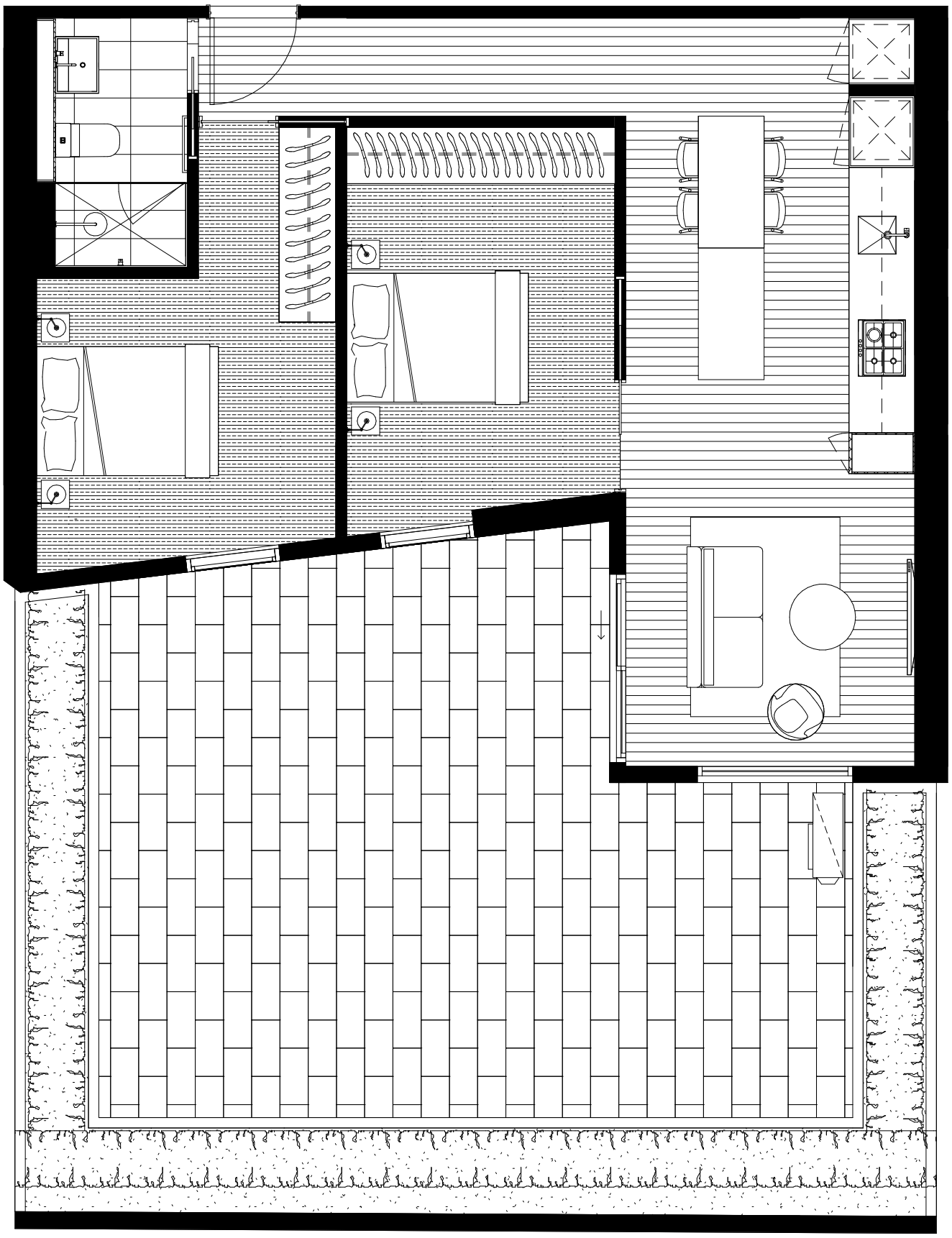
Apartment

G08



2 bedroom
1 bathroom

Internal area 65sqm
External area 59sqm
Total area 124sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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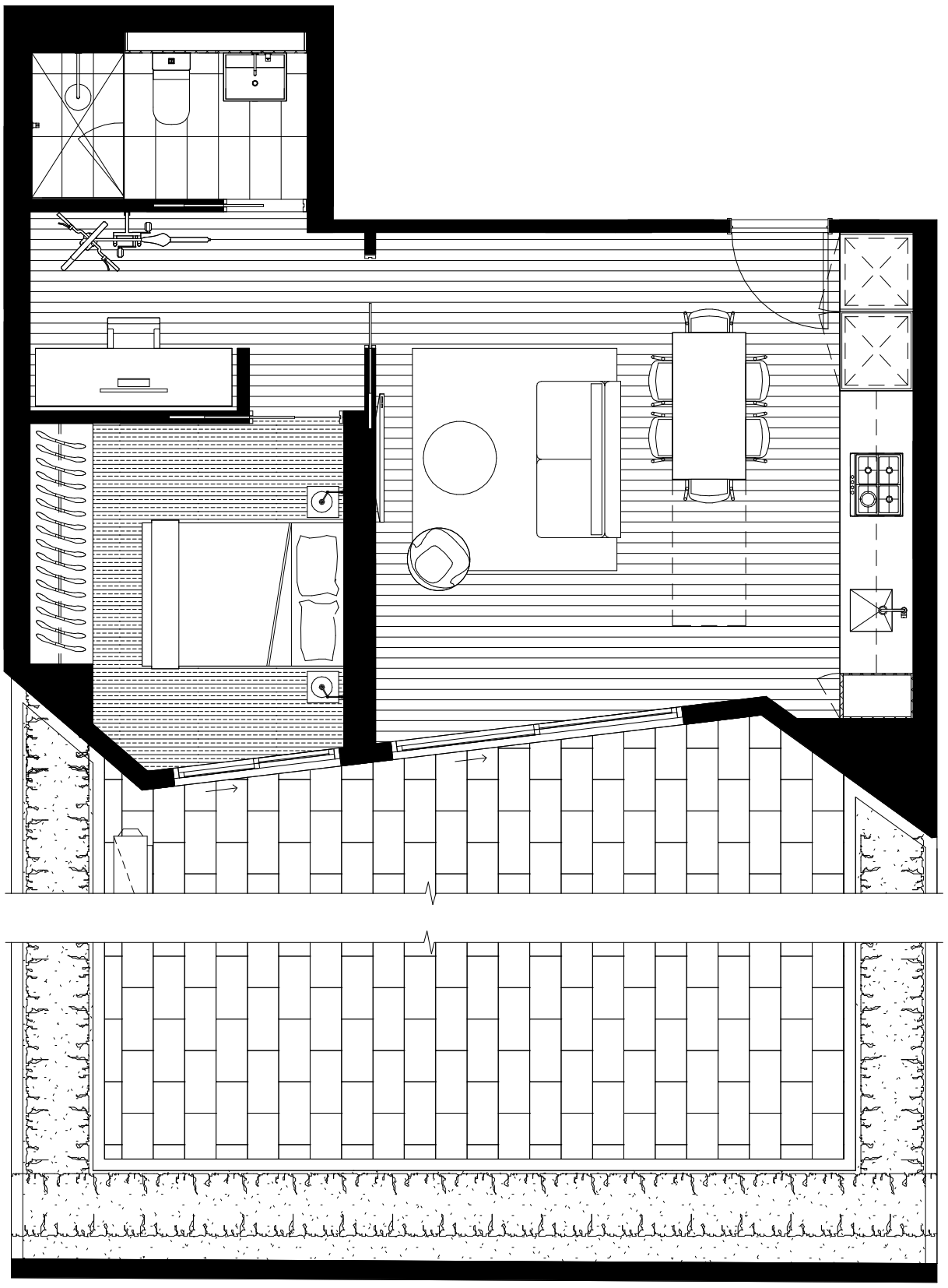
Apartment

G09



1 bedroom
1 bathroom
1 study

Internal area 50sqm
External area 65sqm
Total area 115sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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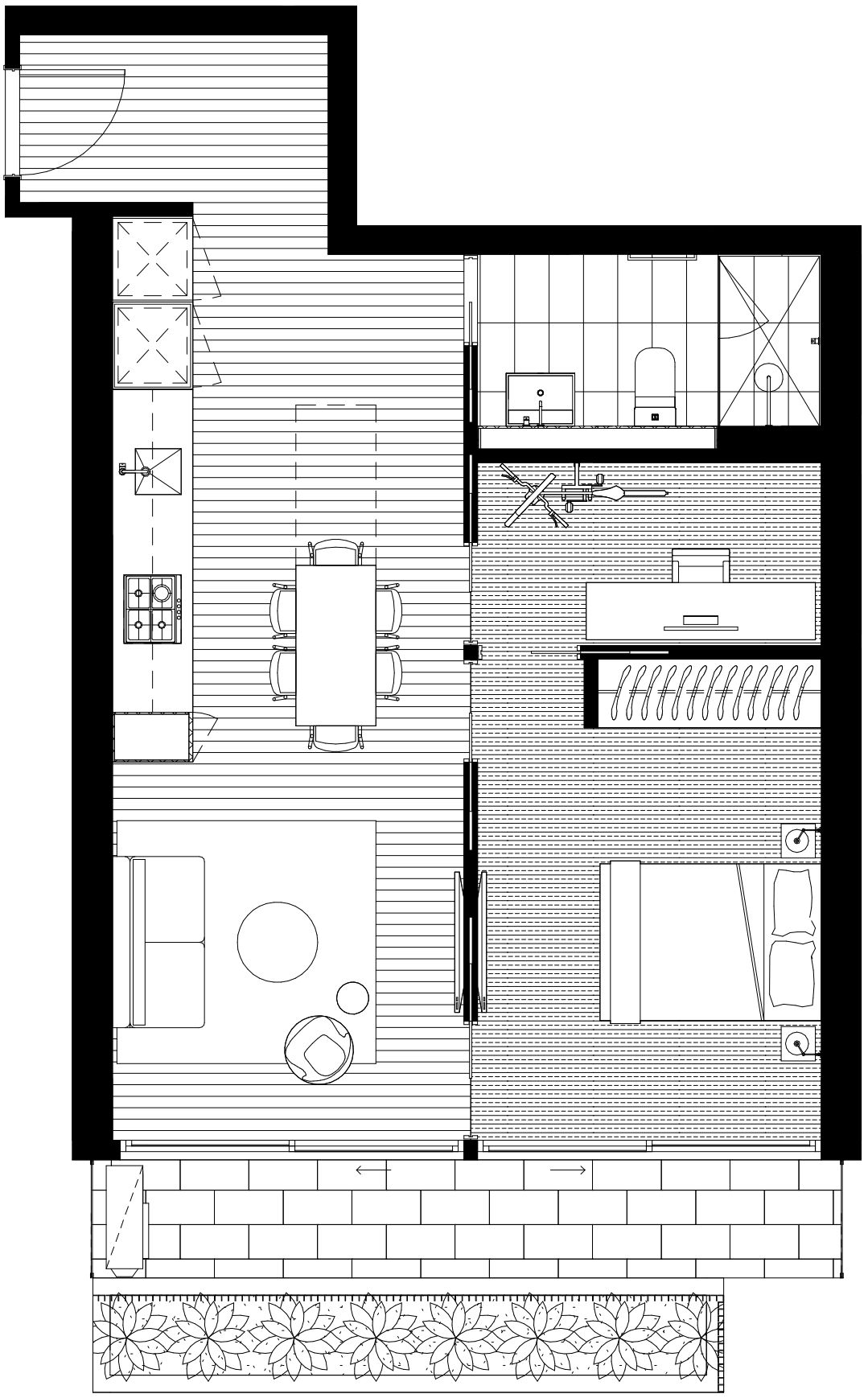
Apartment

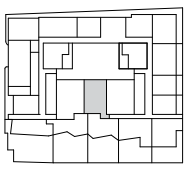
G10



1 bedroom
1 bathroom

Internal area 58sqm
External area 7sqm
Total area 65sqm

Ground Floor



Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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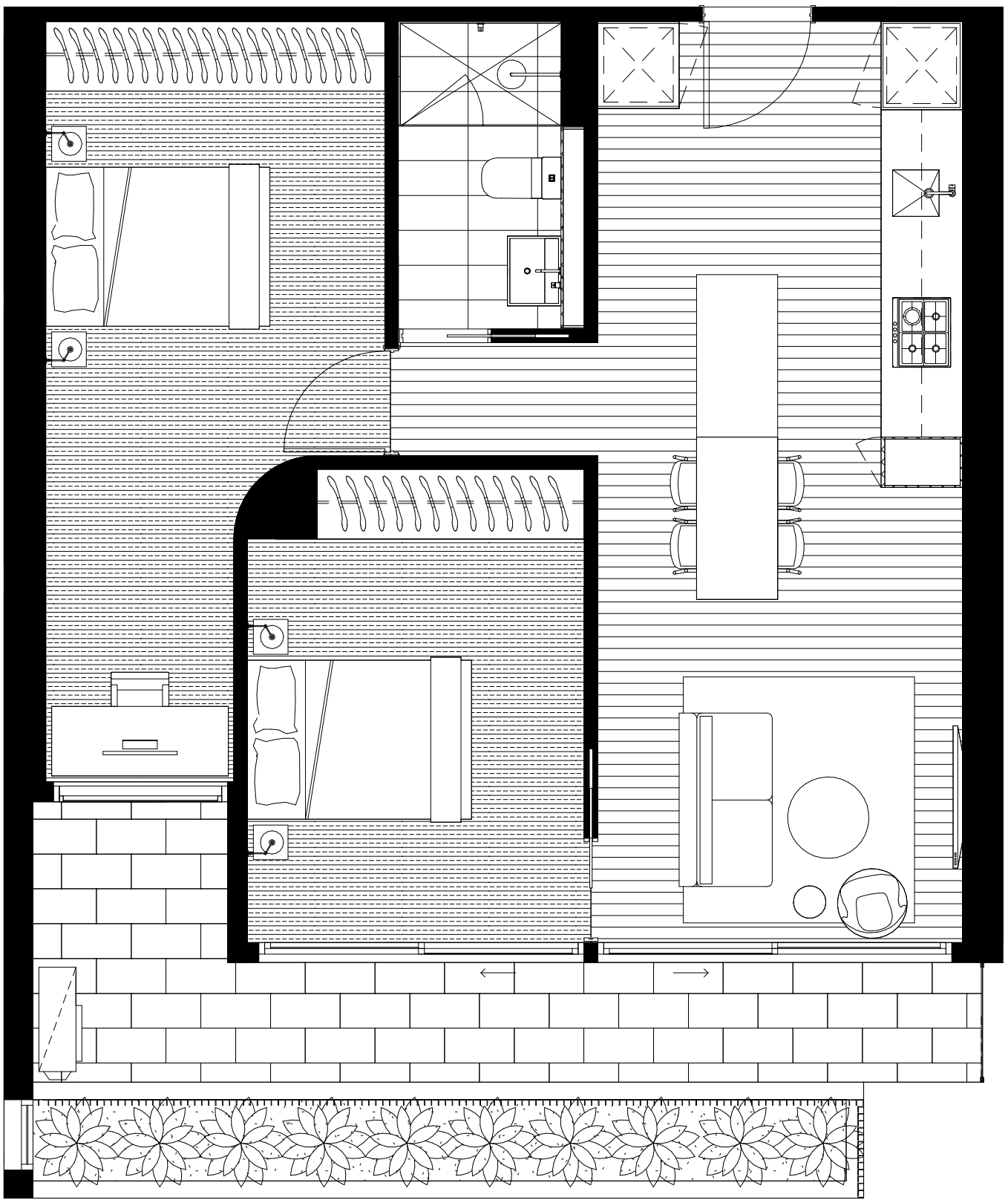
Apartment

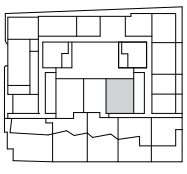
G11



2 bedroom
1 bathroom

Internal area 65sqm
External area 11sqm
Total area 76sqm

Ground Floor



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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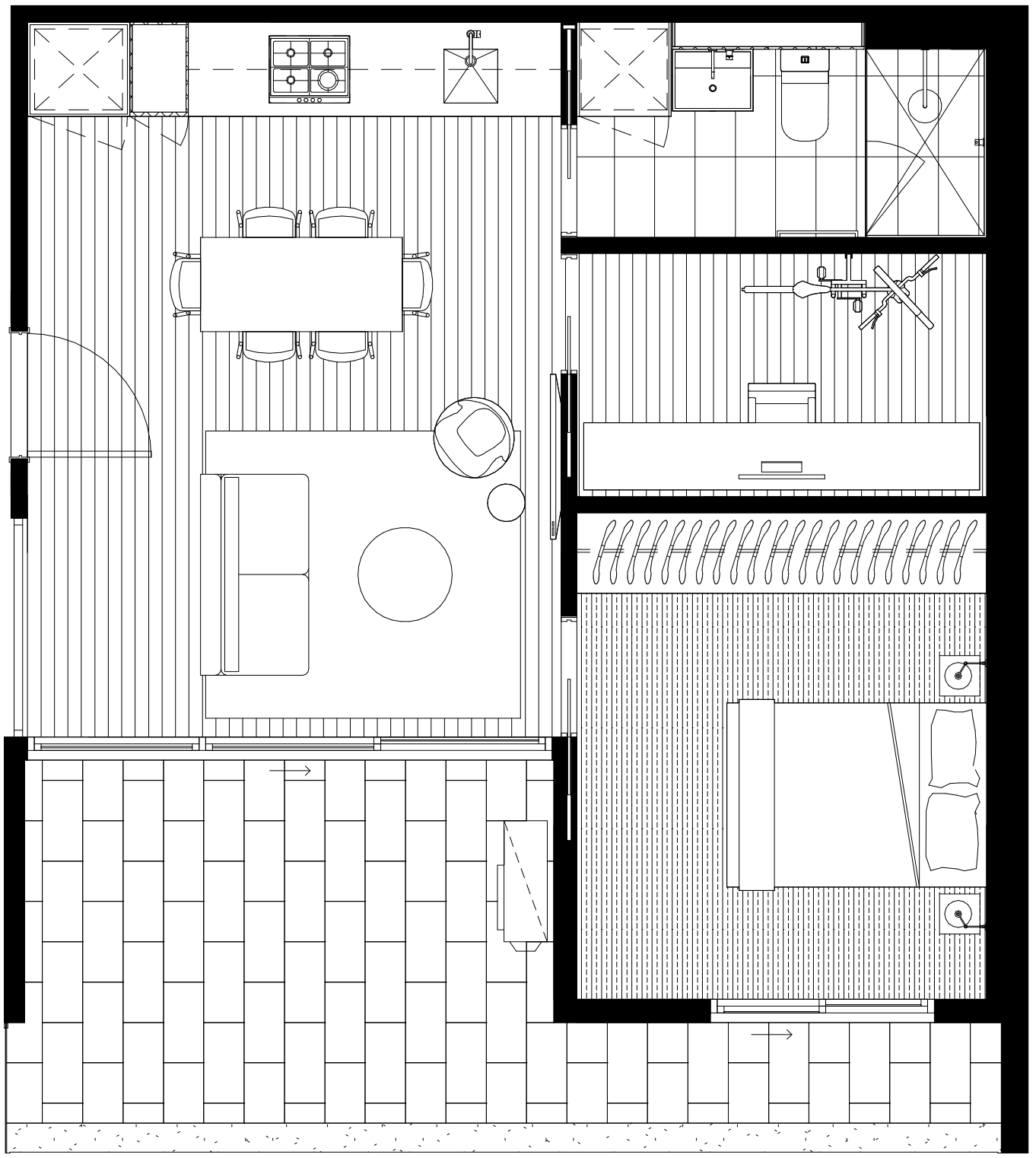
Apartment

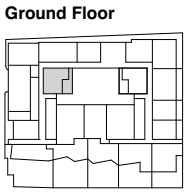
G12



1 bedroom
1 bathroom

Internal area 49sqm
External area 18sqm
Total area 67sqm

Ground Floor



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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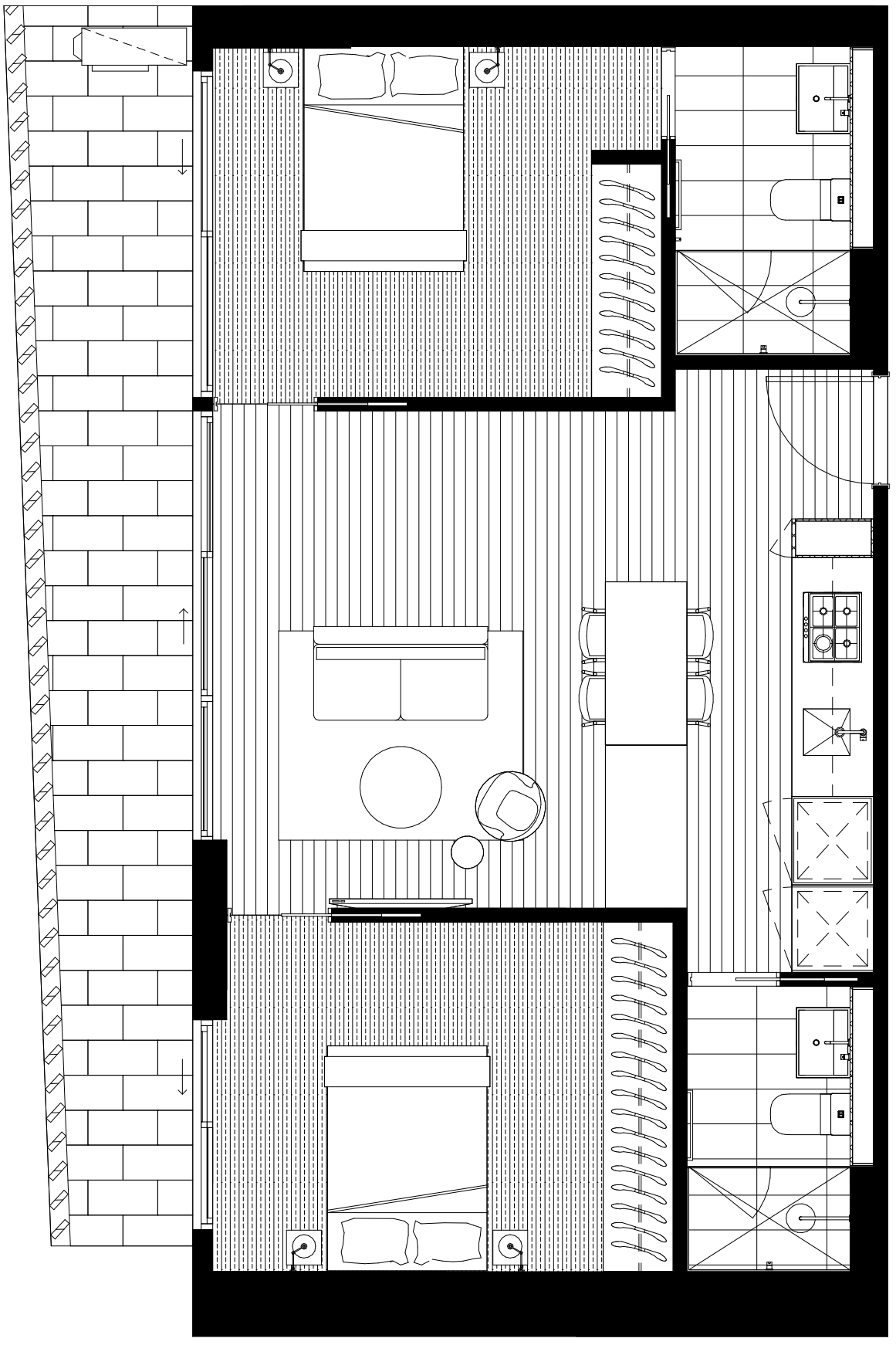
Apartment

G13



2 bedroom
2 bathroom

Internal area 64sqm
External area 16sqm
Total area 80sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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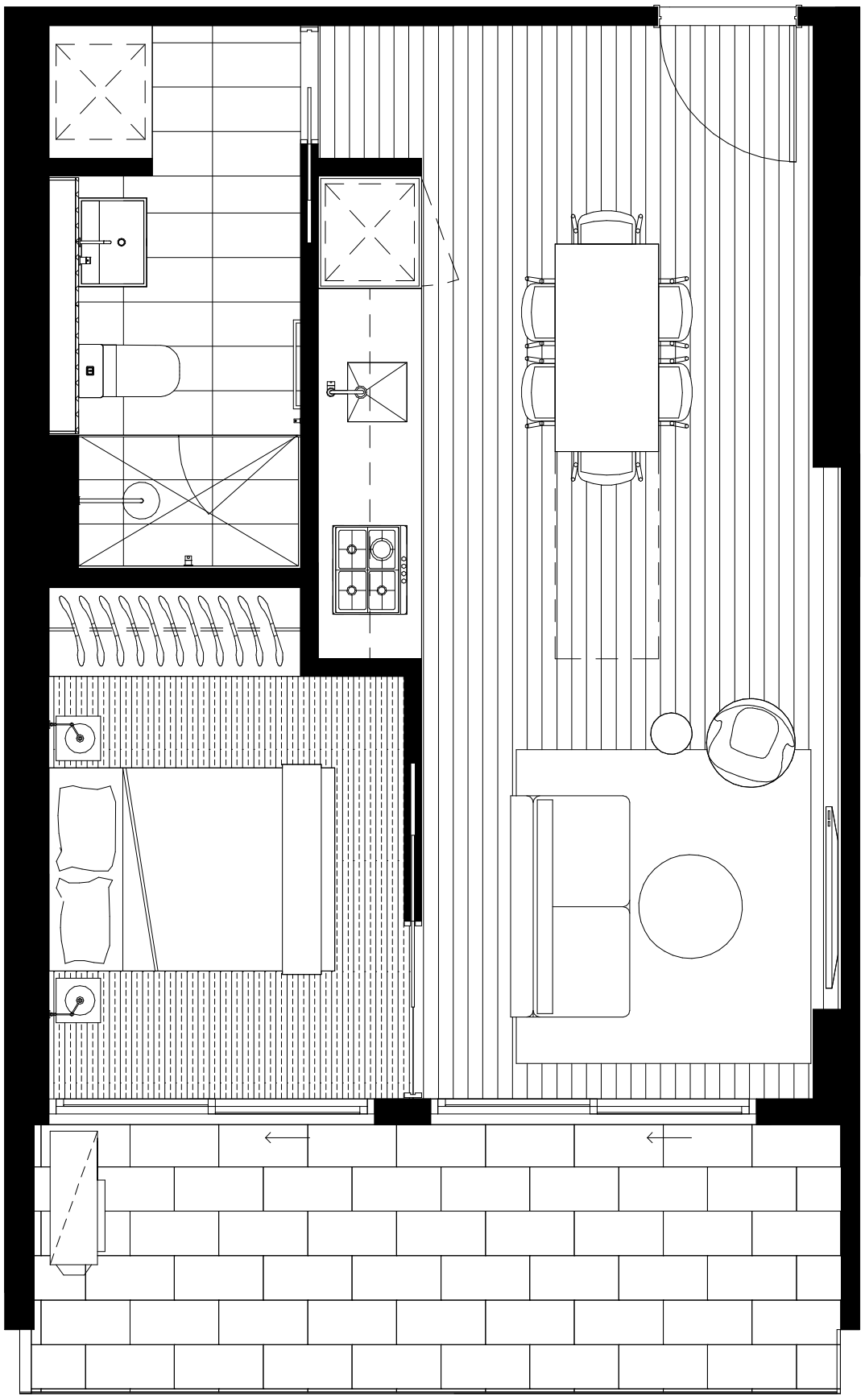
Apartment

G14



1 bedroom
1 bathroom

Internal area 44sqm
External area 10sqm
Total area 54sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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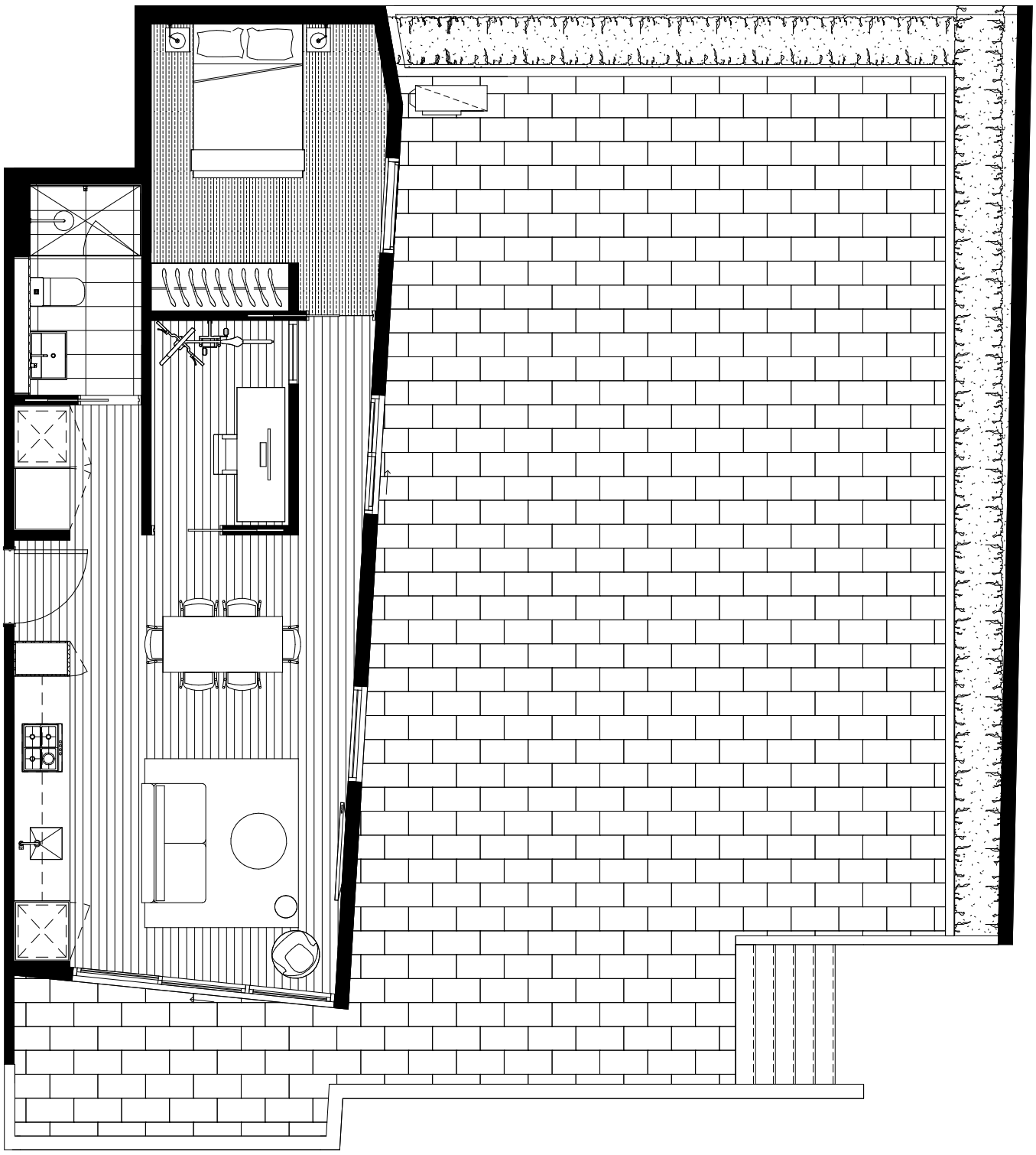
Apartment

G15



1 bedroom
1 bathroom

Internal area 54sqm
External area 117sqm
Total area 171sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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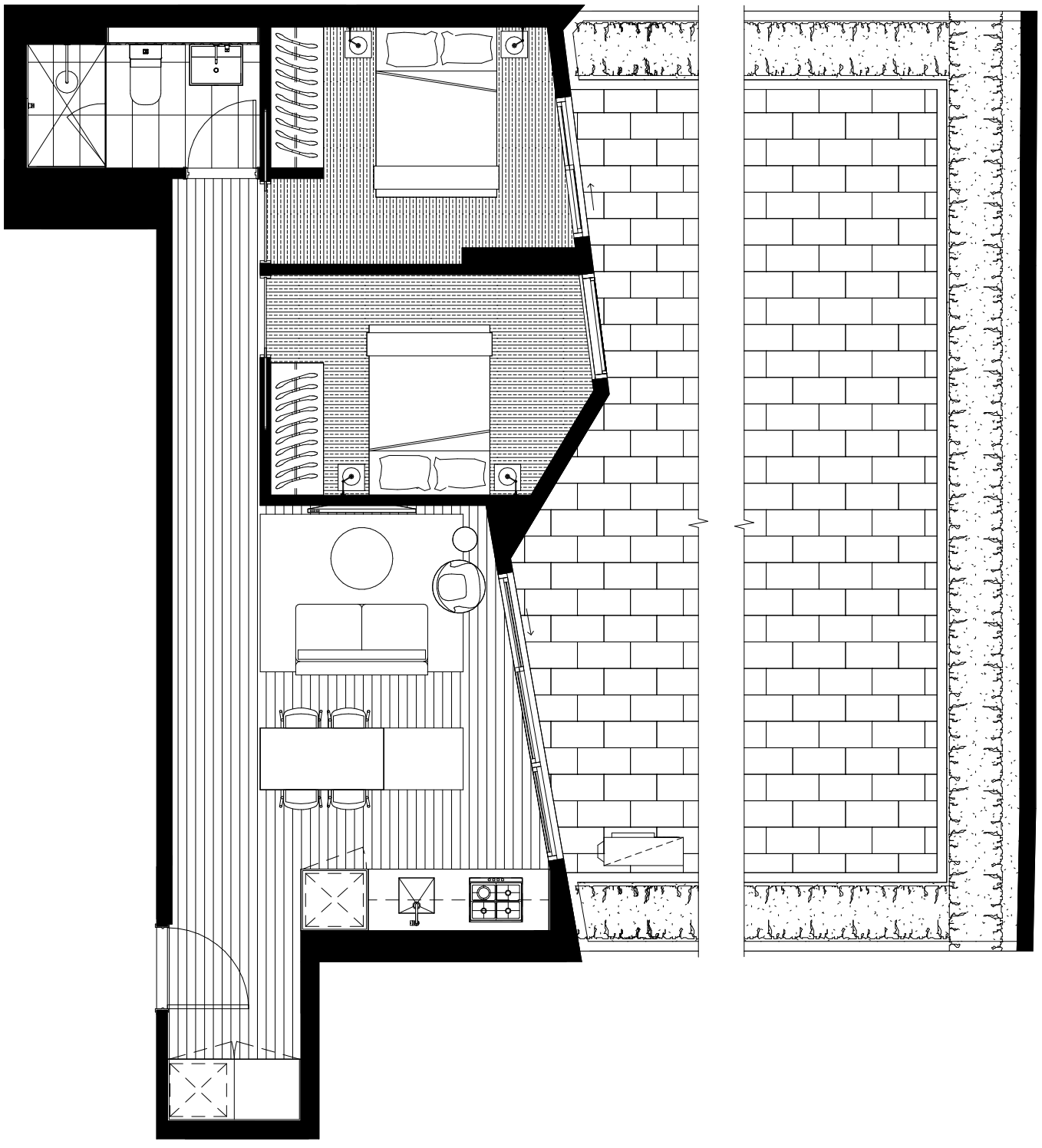
Apartment

G16



2 bedroom
1 bathroom

Internal area 55sqm
External area 86sqm
Total area 141sqm

Ground Floor

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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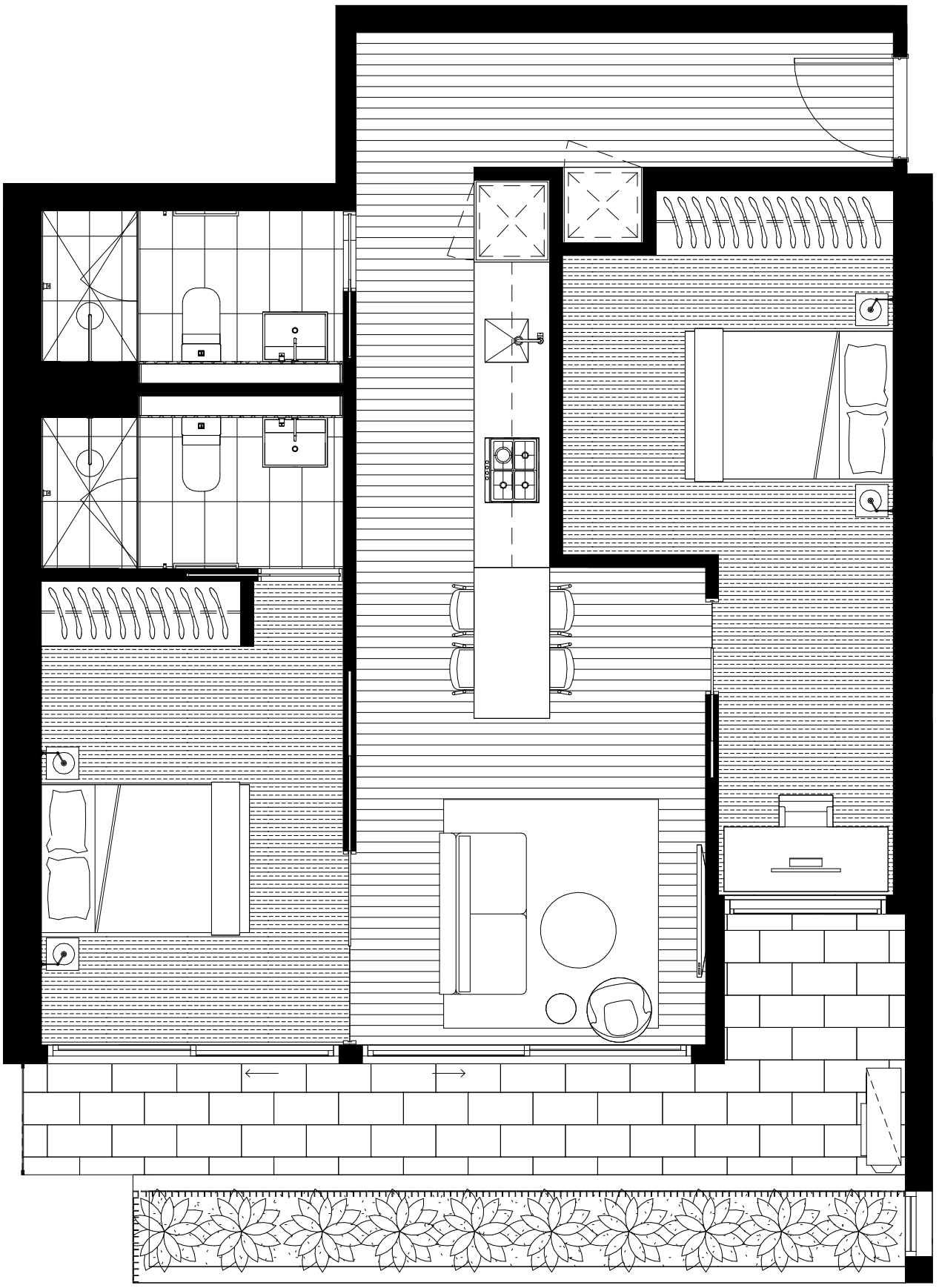
Apartment

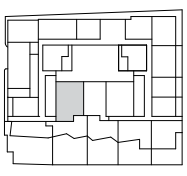
G17



2 bedroom
2 bathroom

Internal area 73sqm
External area 11sqm
Total area 84sqm

Ground Floor



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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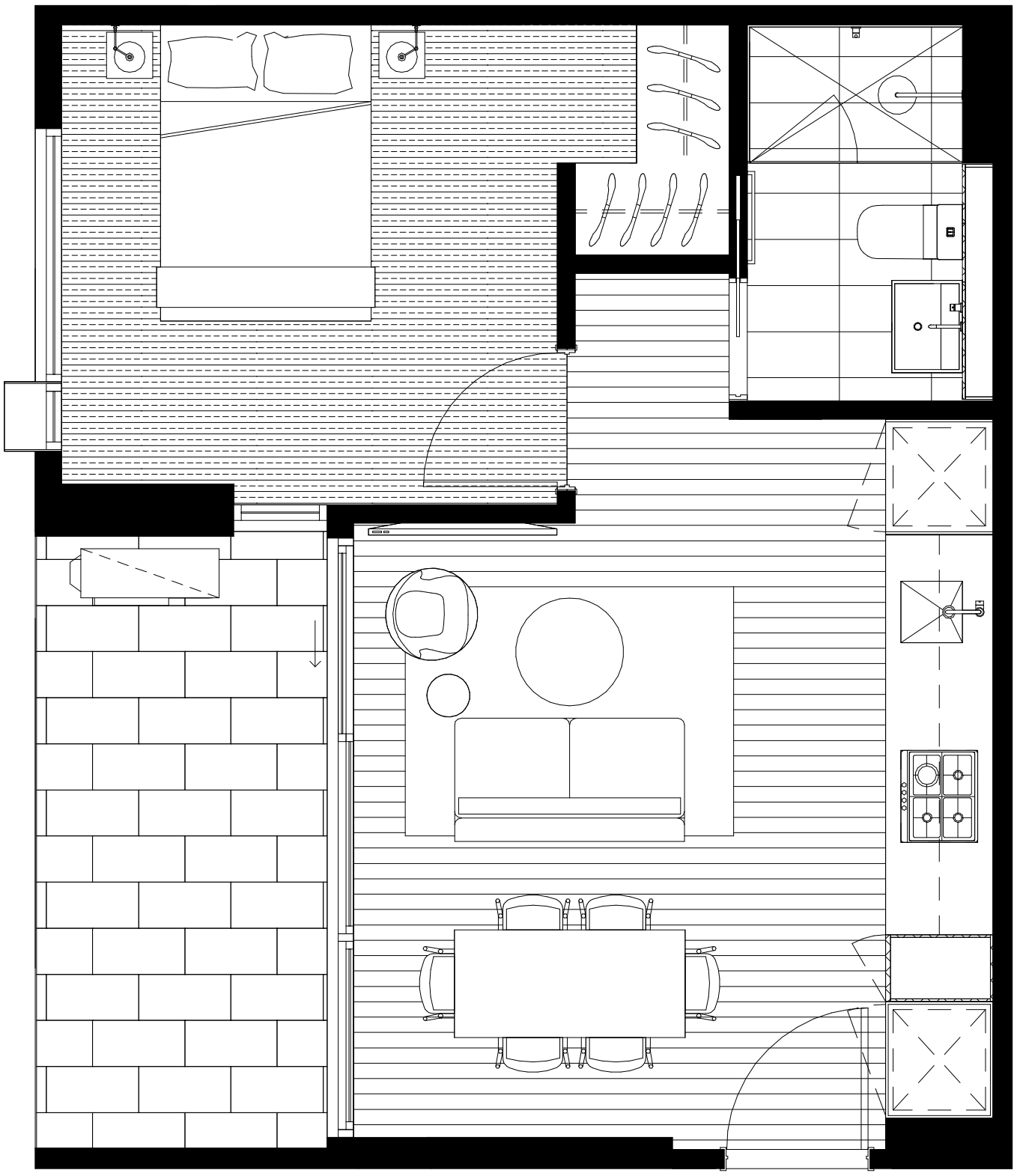
Apartment

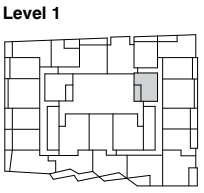
101



1 bedroom
1 bathroom

Internal area 40sqm
External area 8sqm
Total area 48sqm

Level 1



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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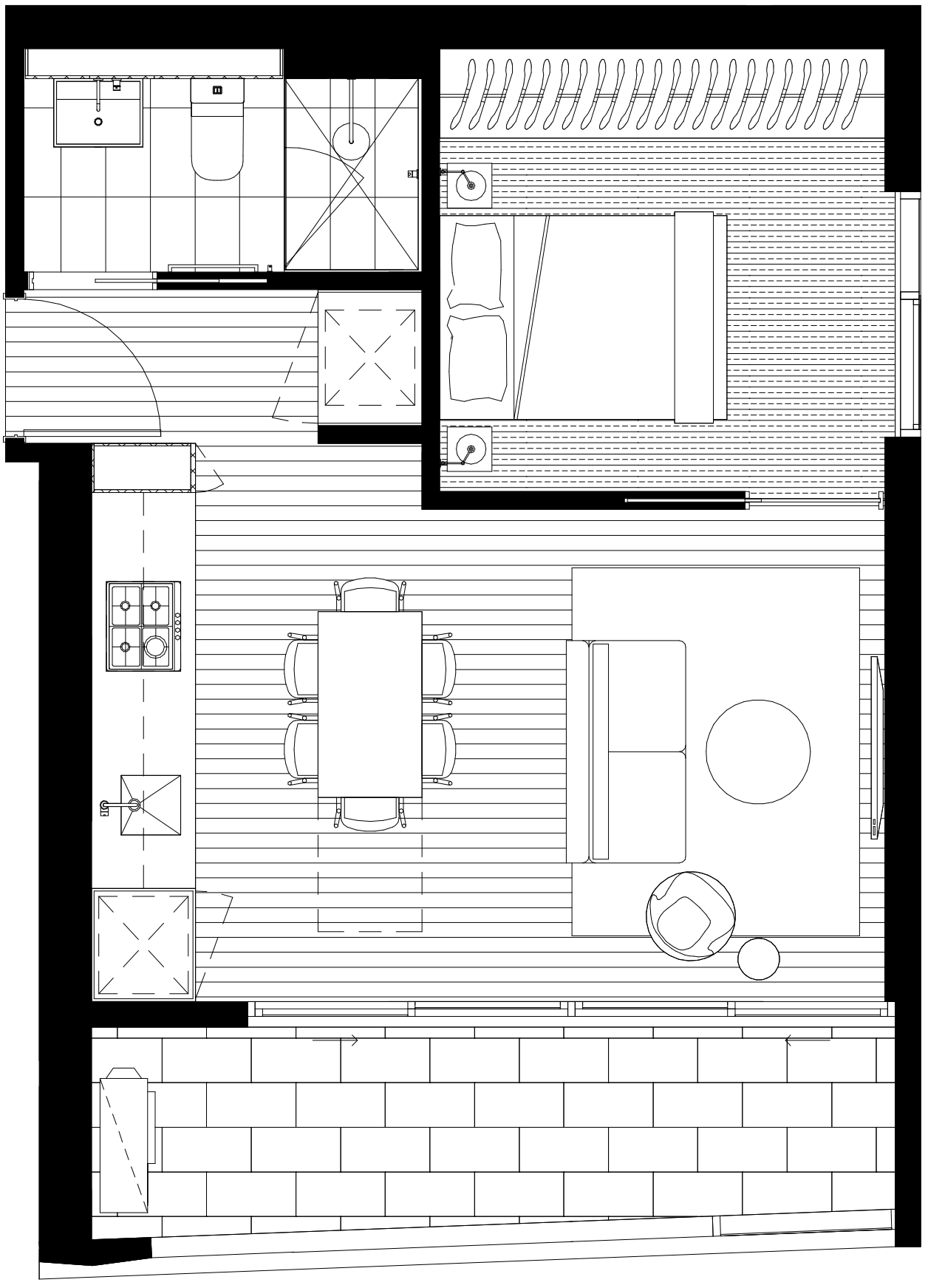
Apartment

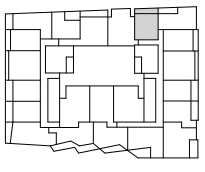
102



1 bedroom
1 bathroom

Internal area 41sqm
External area 8sqm
Total area 49sqm

Level 1



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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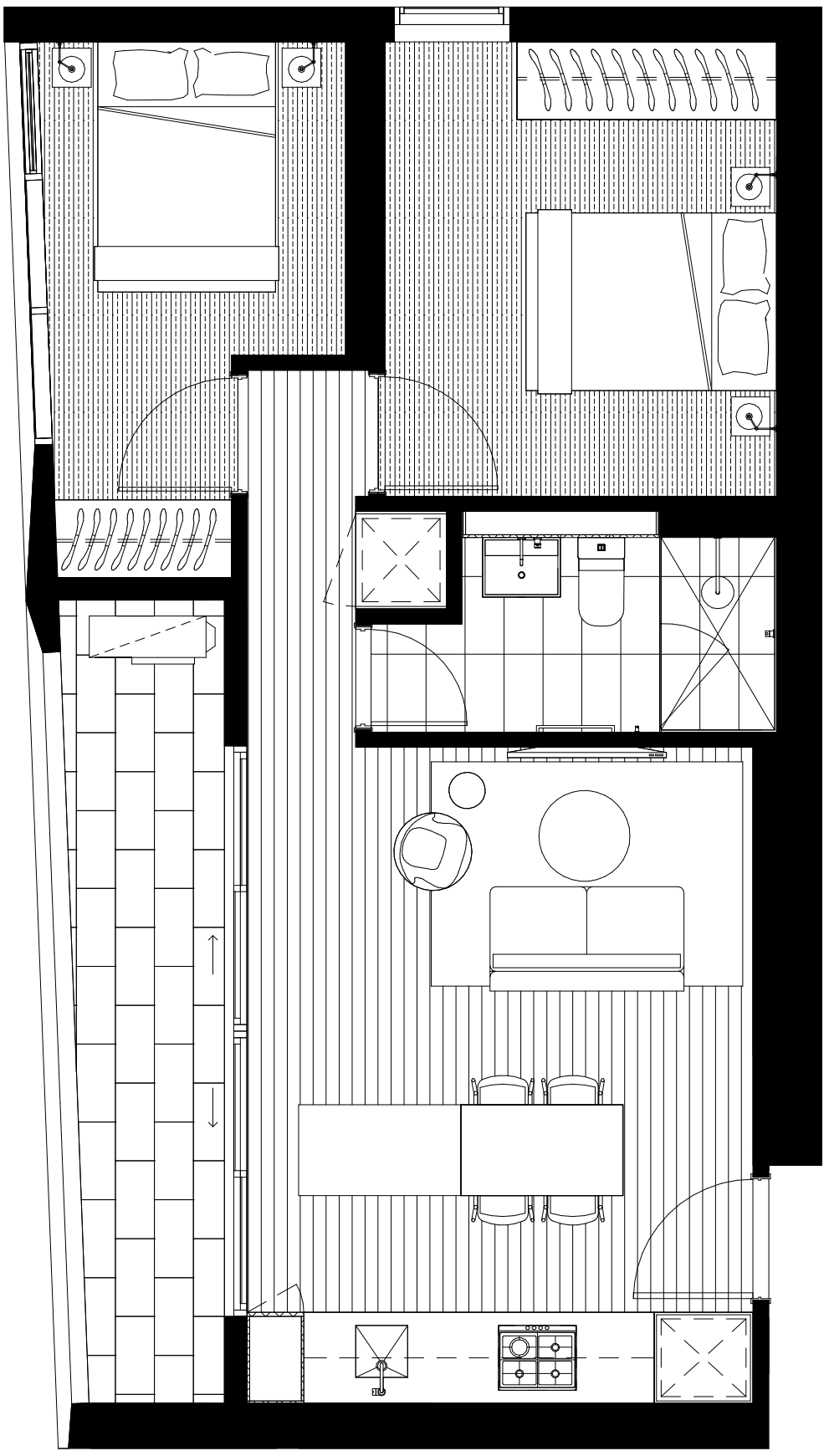
Apartments

103-503



2 bedroom
1 bathroom

Internal area 55sqm
External area 8sqm
Total area 63sqm

Level 1-4

Level 5

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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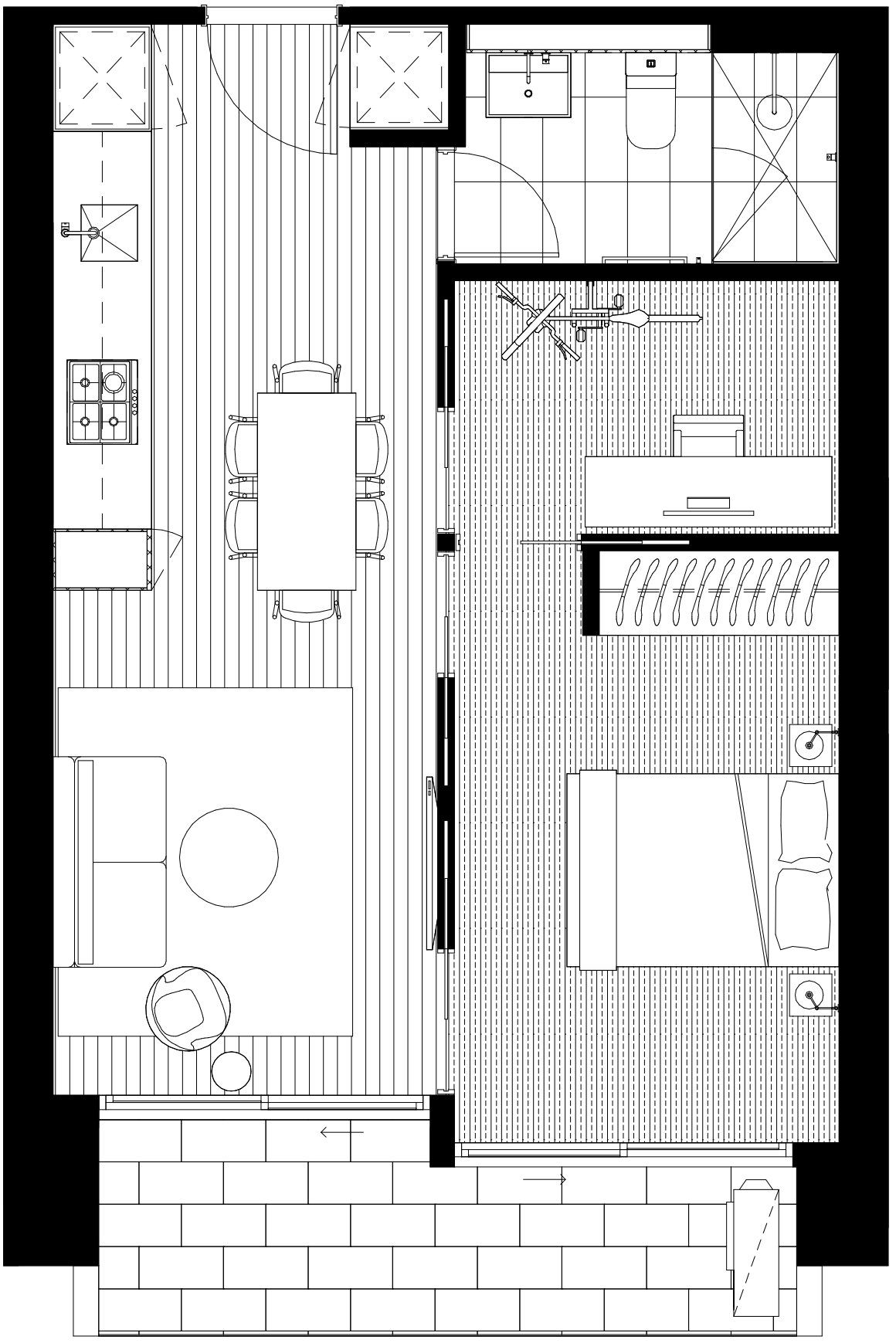
Apartments

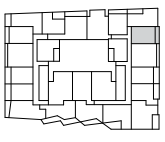
104-504



1 bedroom
1 bathroom

Internal area 48sqm
External area 8sqm
Total area 56sqm

Level 1-4



Level 5

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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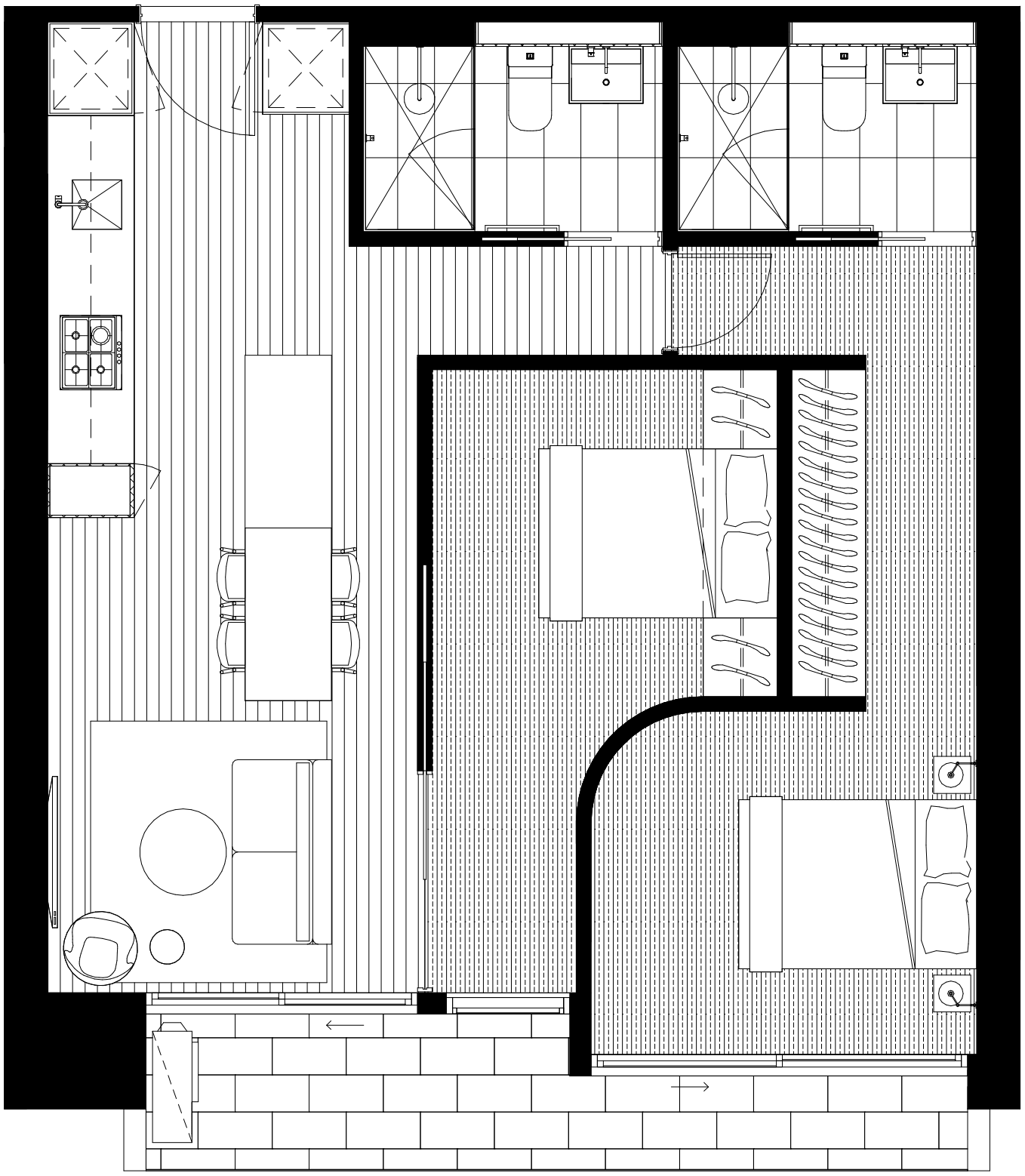
Apartments

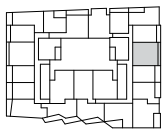
105-505



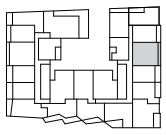
2 bedroom
2 bathroom

Internal area 66sqm
External area 7sqm
Total area 73sqm

Level 1-4



Level 5



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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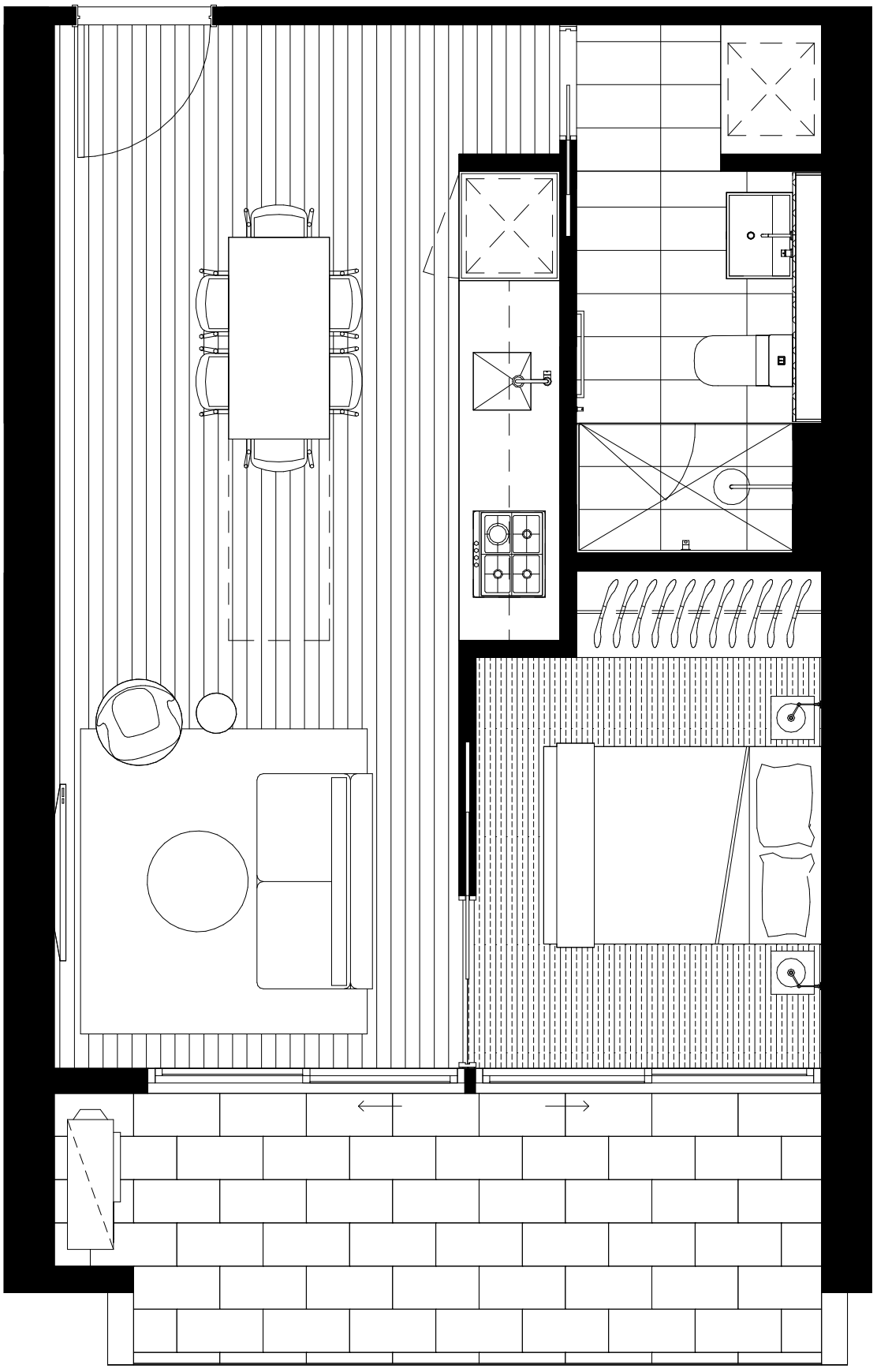
Apartments

106-506/ 603-703

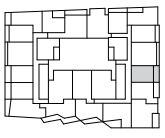


1 bedroom
1 bathroom

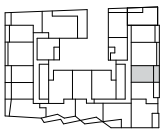
Internal area 43sqm
External area 10sqm
Total area 53sqm

Apartment 106
Internal area 43sqm
External area 11sqm
Total area 54sqm

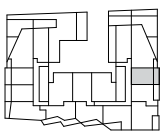
Level 1-4



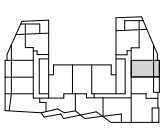
Level 5



Level 6



Level 7



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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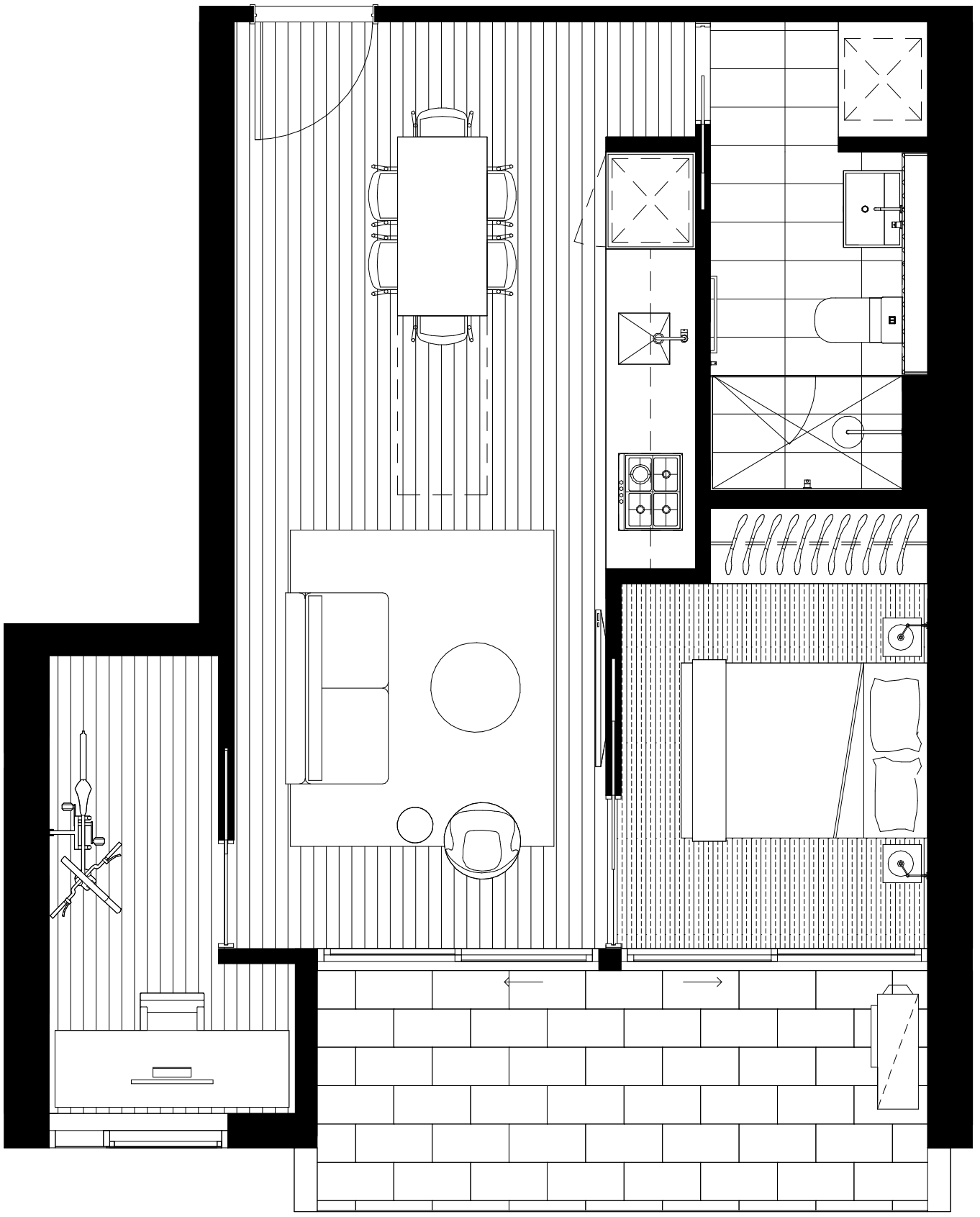
Apartments

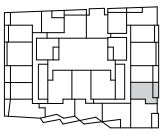
107-507/ 604-704



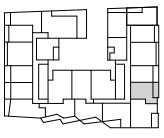
1 bedroom
1 bathroom

Internal area 50sqm
External area 9sqm
Total area 59sqm

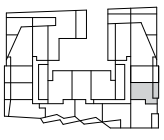
Level 1-4



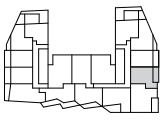
Level 5



Level 6

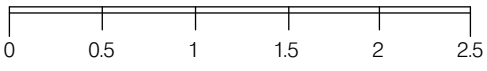


Level 7



RÅ

Rosslyn Apartments



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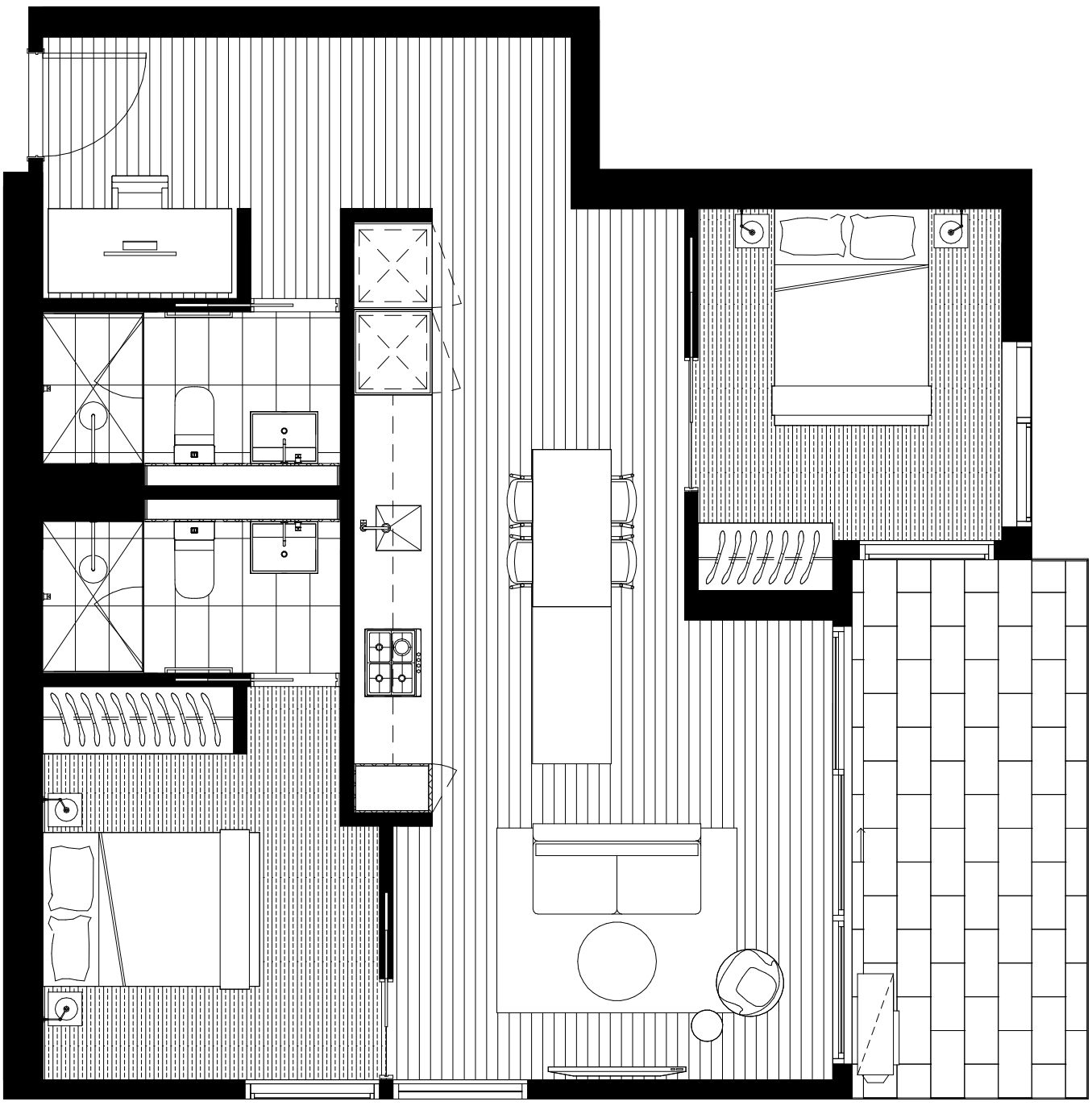
Apartments

108-508/ 605-705

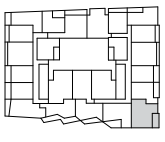


2 bedroom
2 bathroom

Internal area 73sqm
External area 10sqm
Total area 83sqm

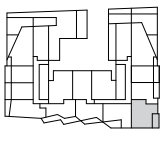
Apartment 108
Internal area 72sqm
External area 10sqm
Total area 82sqm

Level 1-4

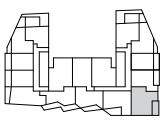


Level 5

Level 6



Level 7



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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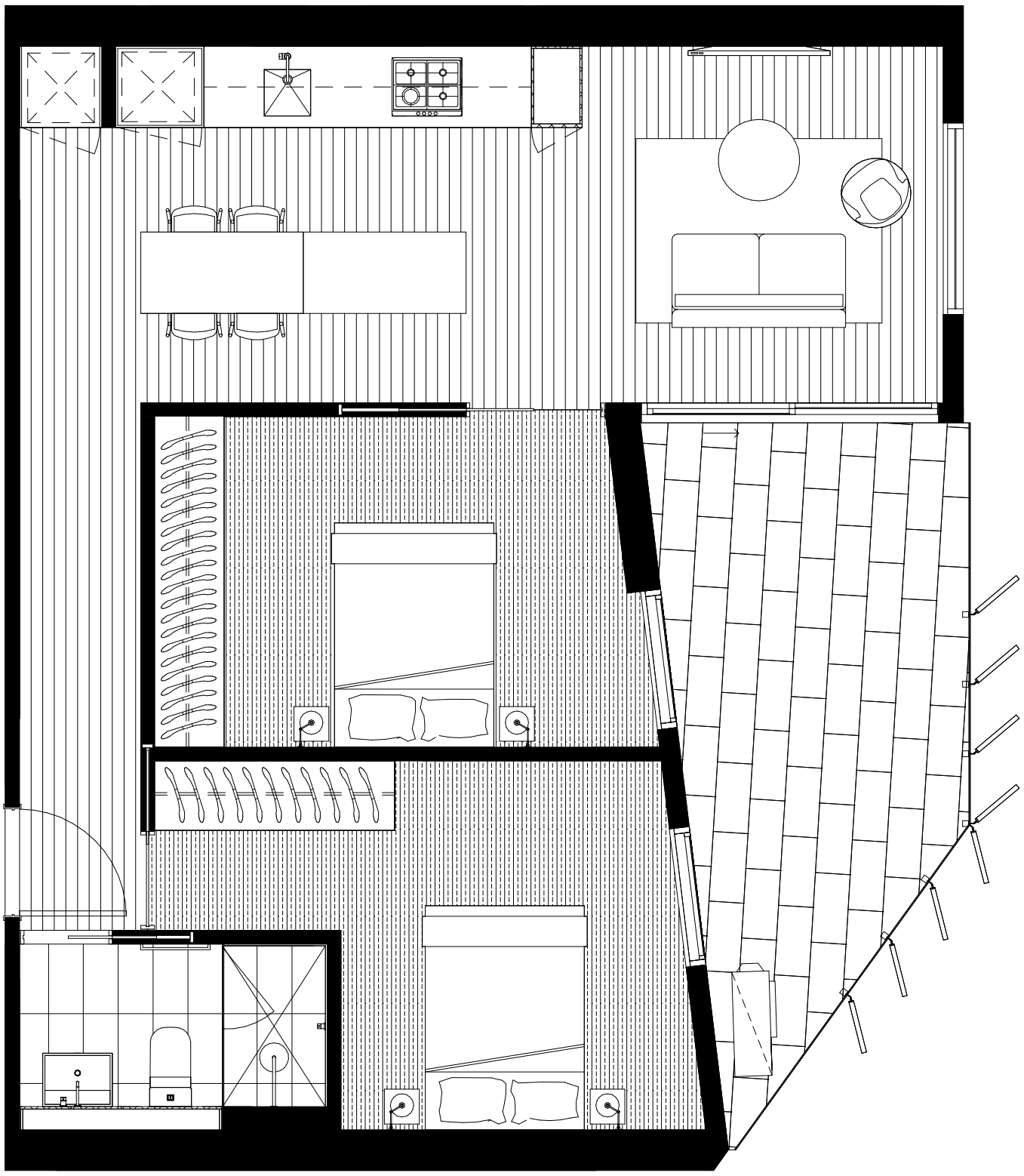
Apartments

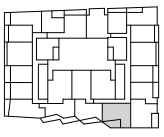
109-509/ 606-706



2 bedroom
1 bathroom

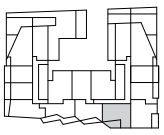
Internal area 65sqm
External area 13sqm
Total area 78sqm

Level 1-4

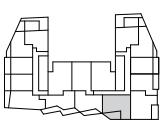


Level 5

Level 6



Level 7



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Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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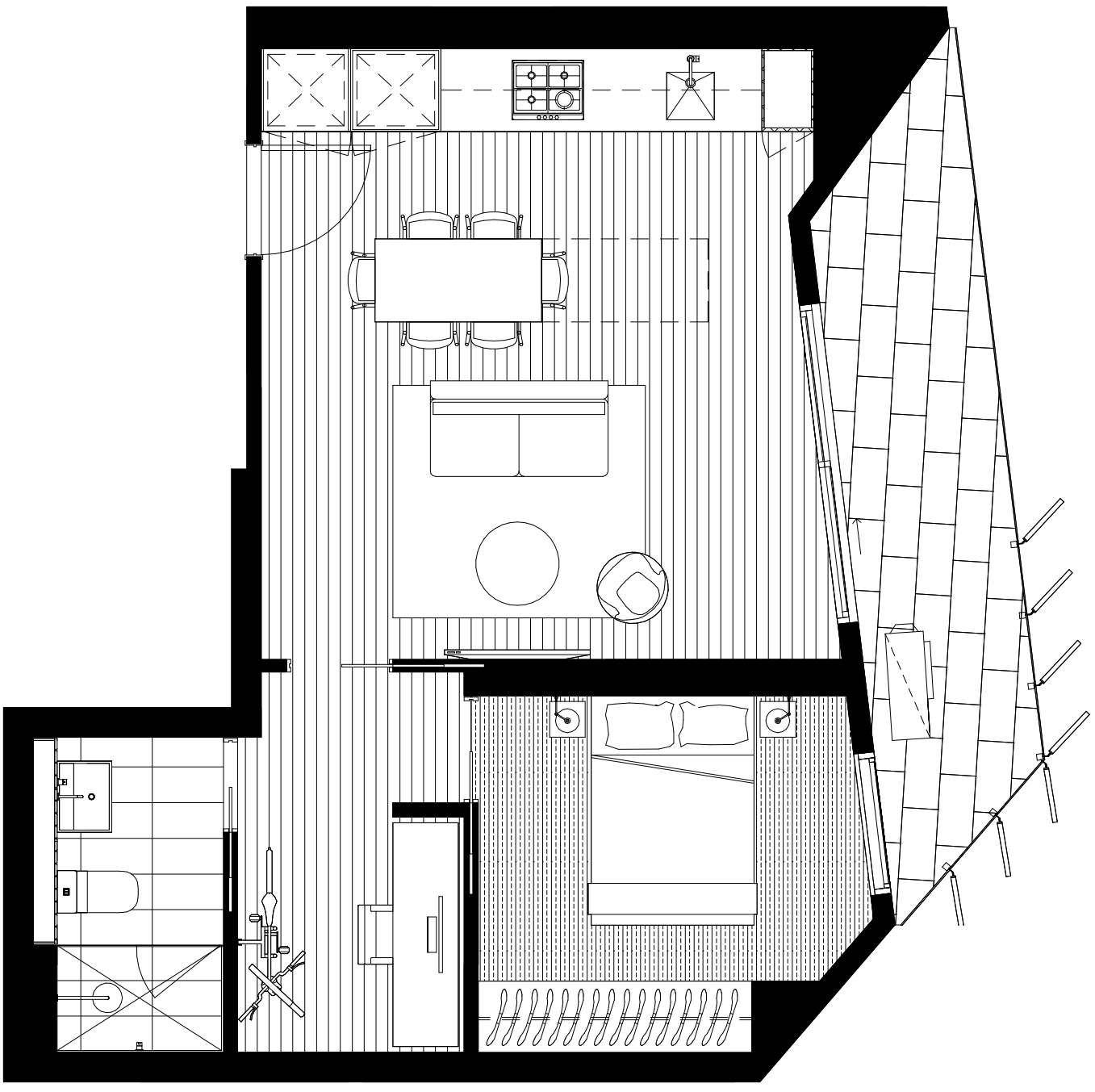
Apartments

110-510/ 607-707



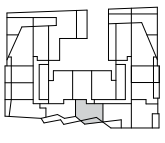
1 bedroom
1 bathroom

Internal area 50sqm
External area 9sqm
Total area 59sqm

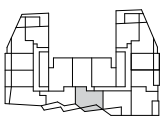
Level 1-4

Level 5

Level 6



Level 7



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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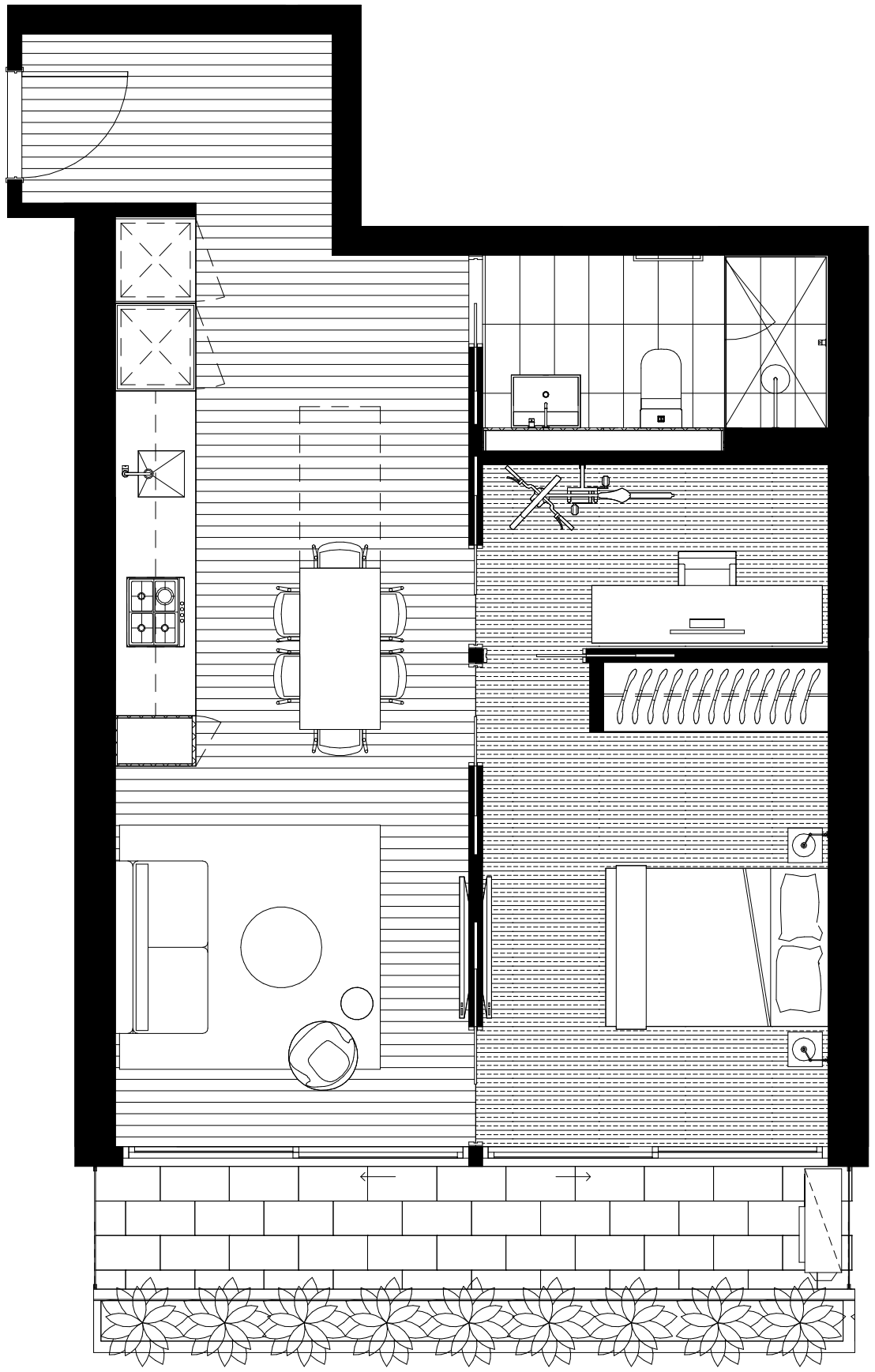
Apartments

111-511/ 608-708

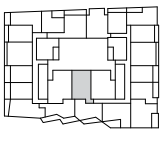


1 bedroom
1 bathroom

Internal area 58sqm
External area 10sqm
Total area 68sqm

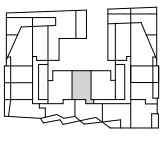
Apartment 708
Internal area 58sqm
External area 8sqm
Total area 66sqm

Level 1-4

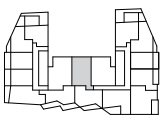


Level 5

Level 6



Level 7



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Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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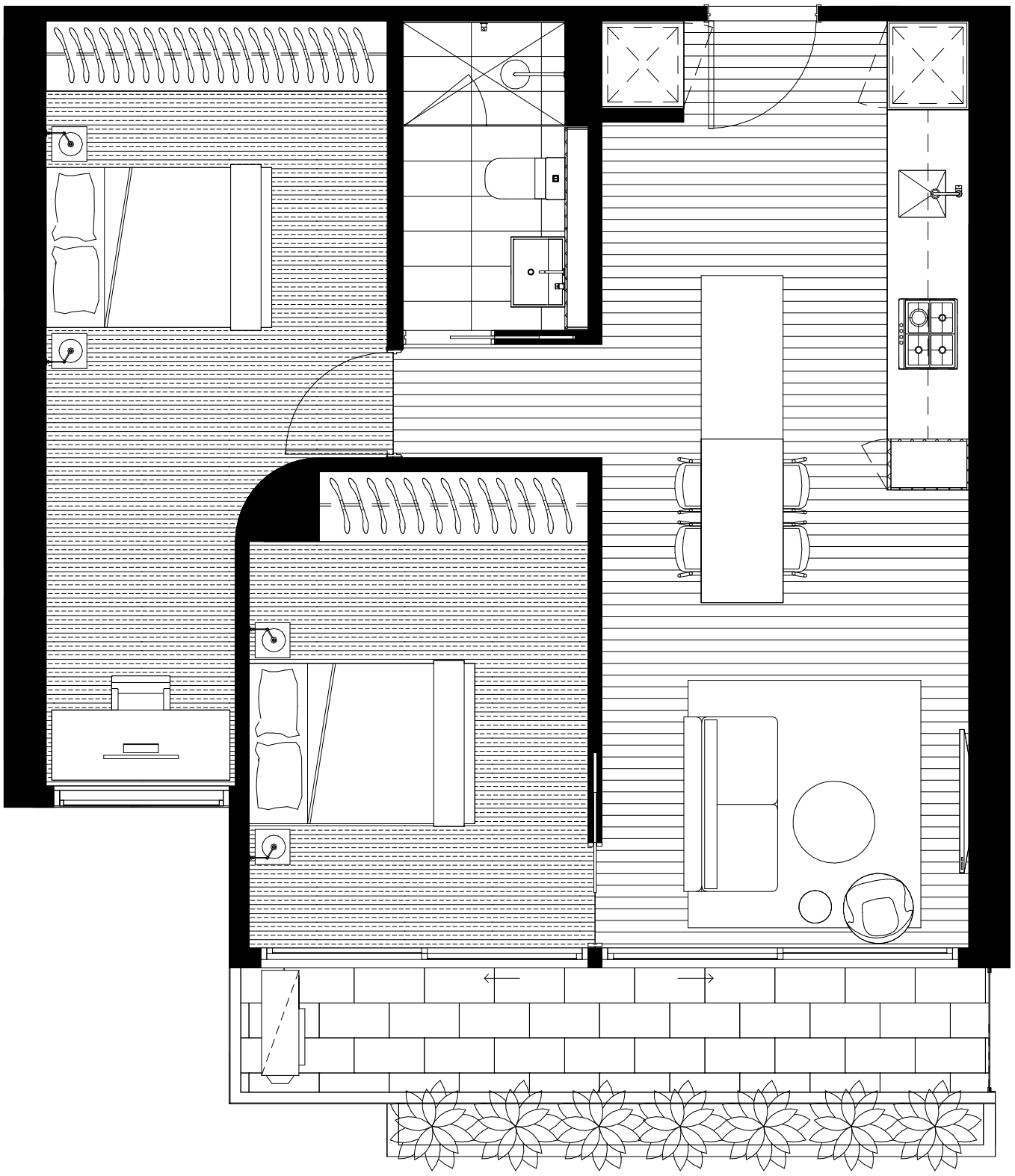
Apartments

112-512/ 609-709

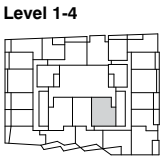


2 bedroom
1 bathroom

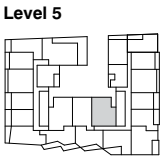
Internal area 65sqm
External area 9sqm
Total area 74sqm

Apartment 709
Internal area 65sqm
External area 8sqm
Total area 73sqm

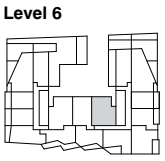
Level 1-4



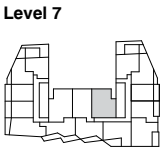
Level 5



Level 6



Level 7



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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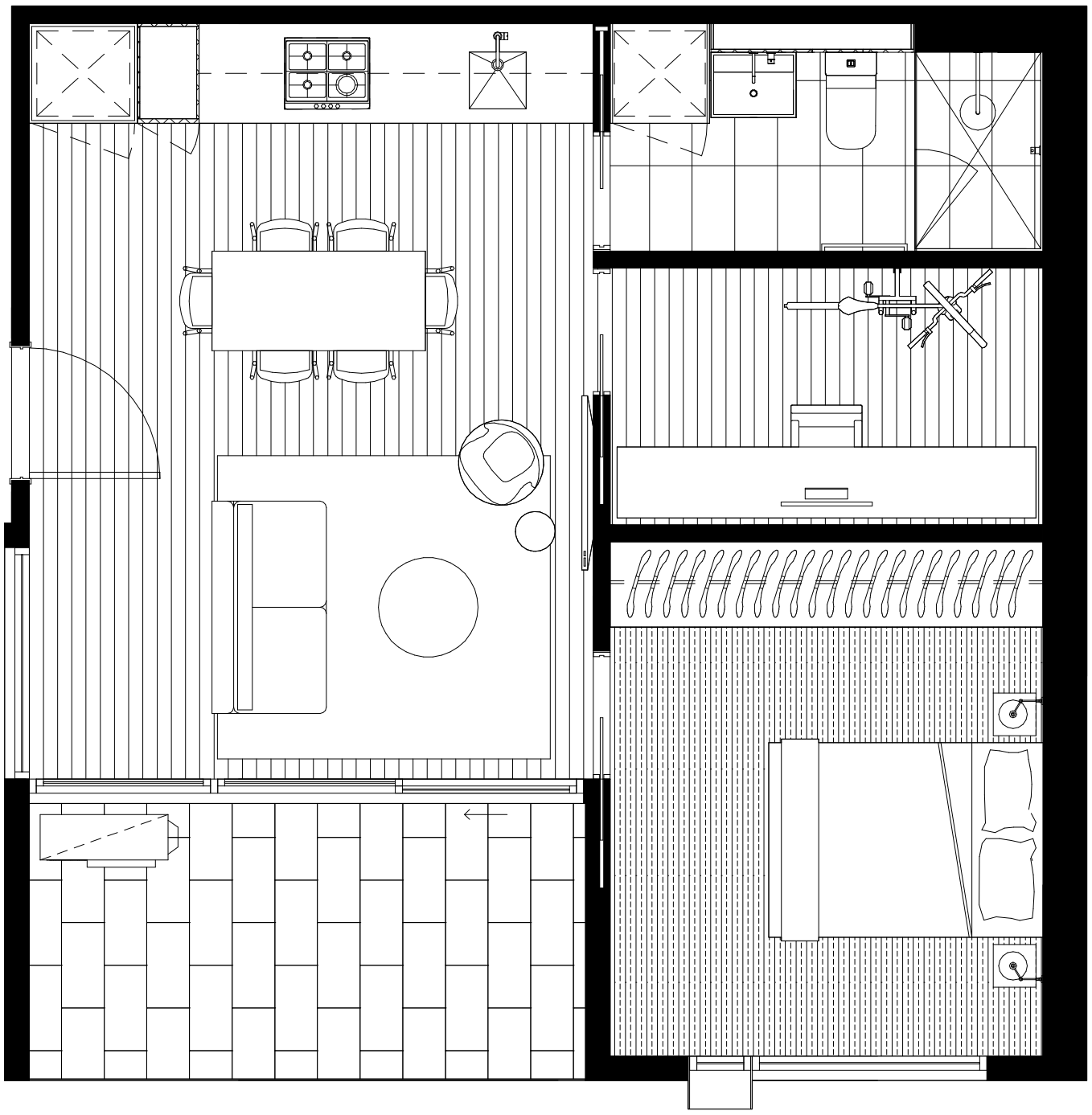
Apartments

113-513



1 bedroom
1 bathroom

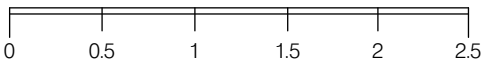
Internal area 49sqm
External area 8sqm
Total area 57sqm

Level 1-4

Level 5

RÅ

Rosslyn Apartments



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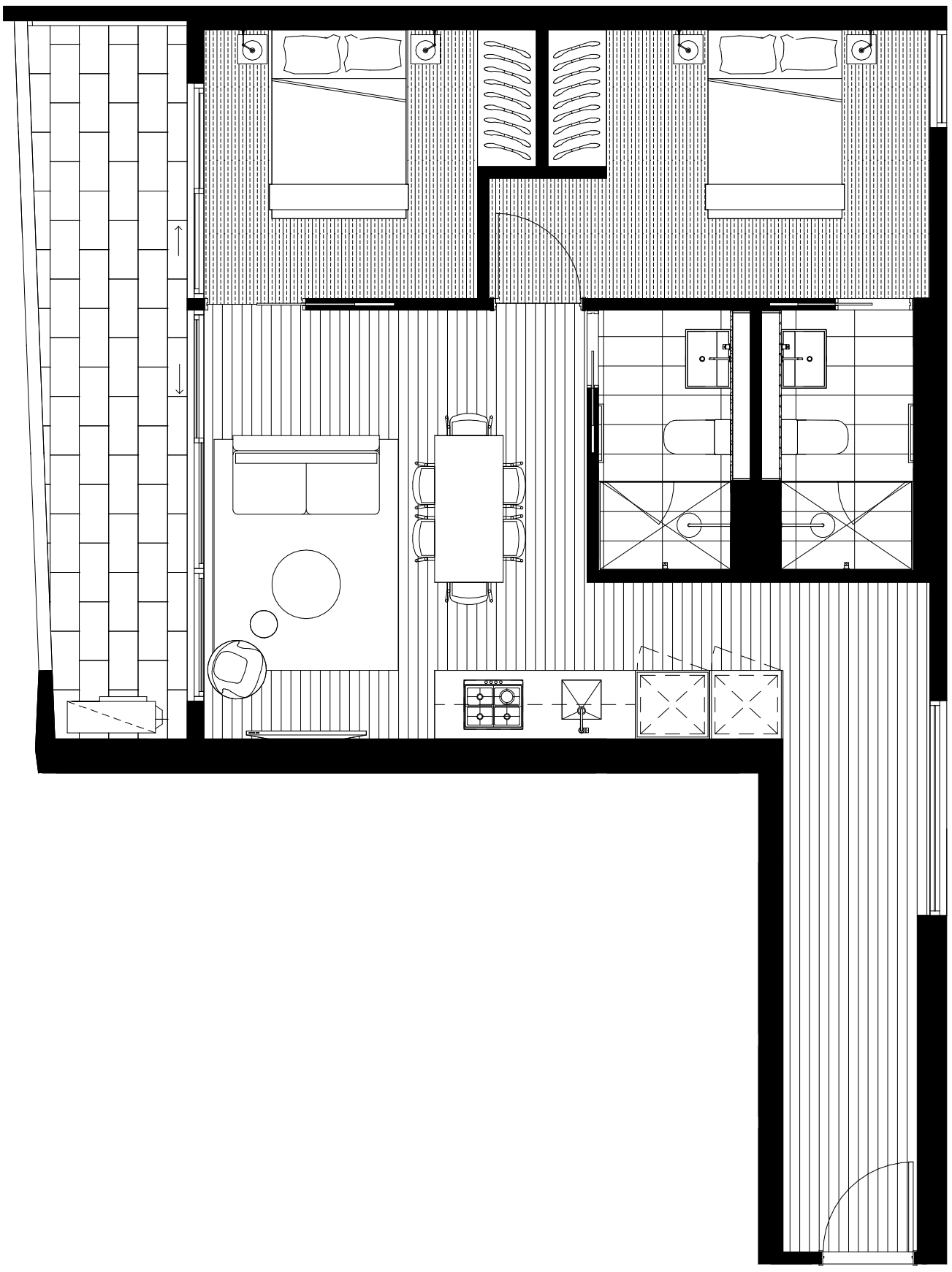
Apartments

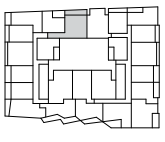
114-414



2 bedroom
2 bathroom

Internal area 66sqm
External area 11sqm
Total area 77sqm

Level 1-4



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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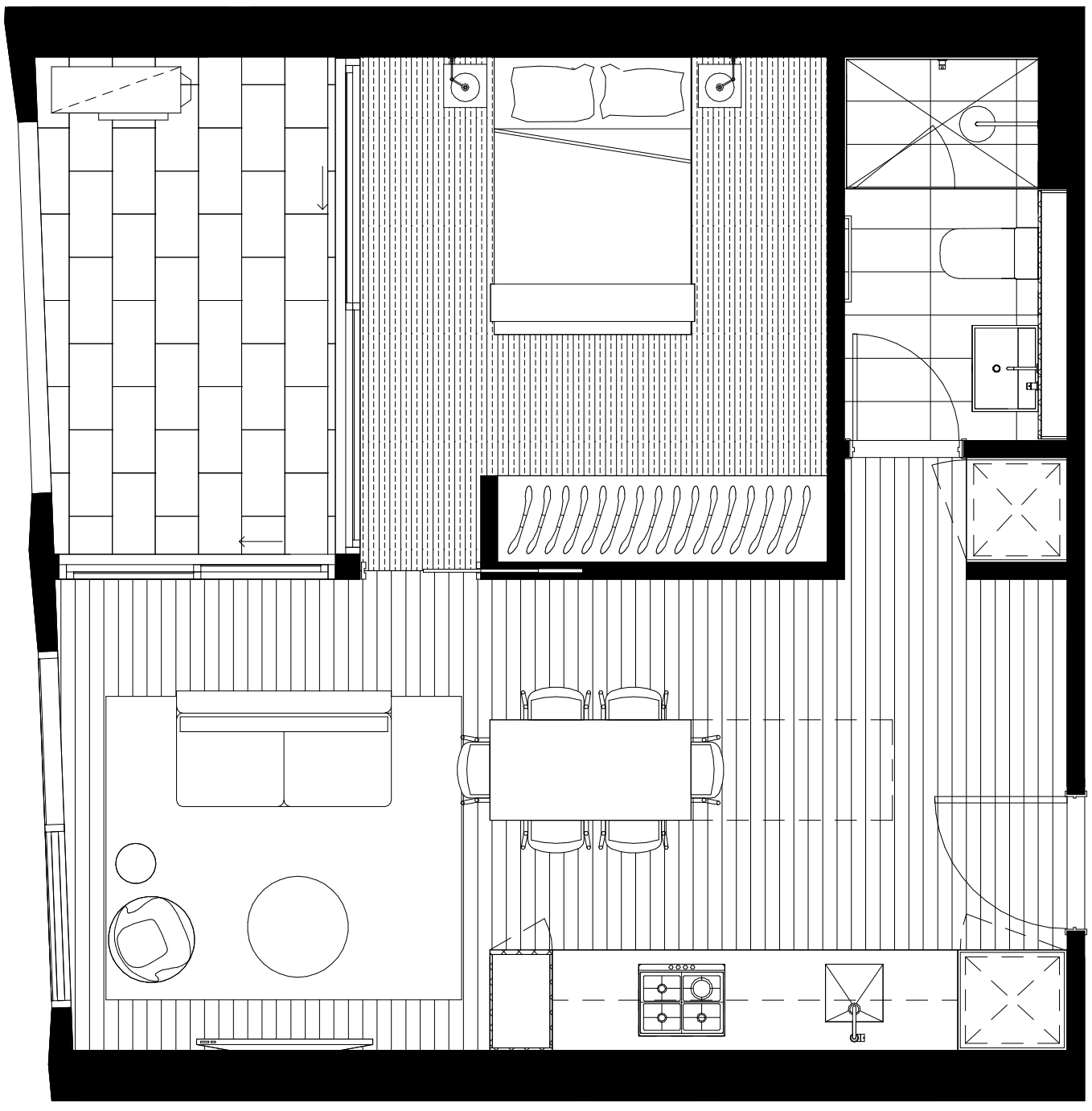
Apartments

115-415



1 bedroom
1 bathroom

Internal area 47sqm
External area 9sqm
Total area 56sqm

Level 1-4

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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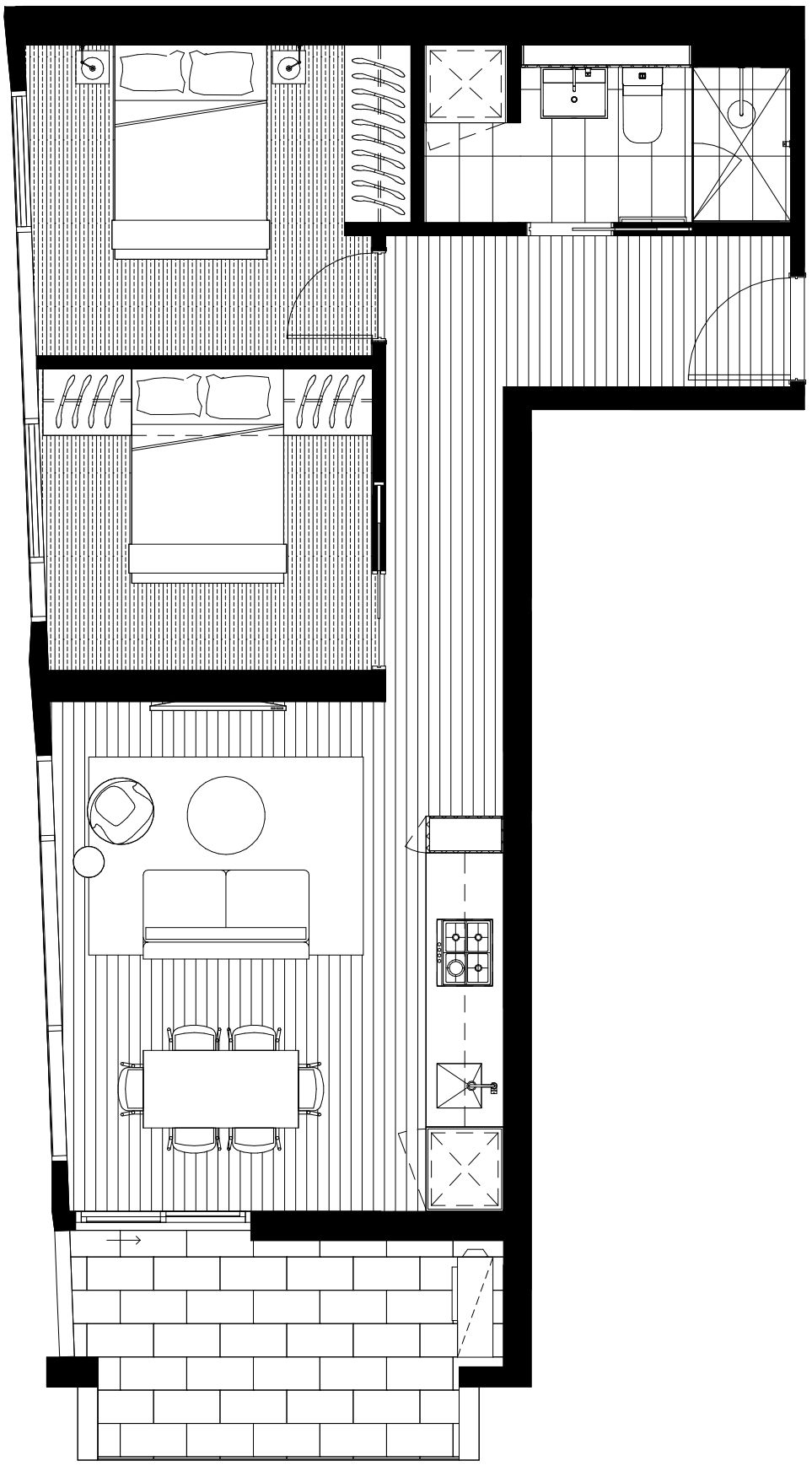
Apartments

116-416/ 515



2 bedroom
1 bathroom

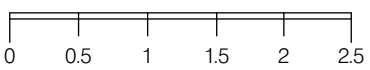
Internal area 57sqm
External area 8sqm
Total area 65sqm

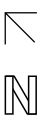
Apartment 116
Internal area 56sqm
External area 8sqm
Total area 64sqm

Level 1-4

Level 5

RÅ
Rosslyn Apartments





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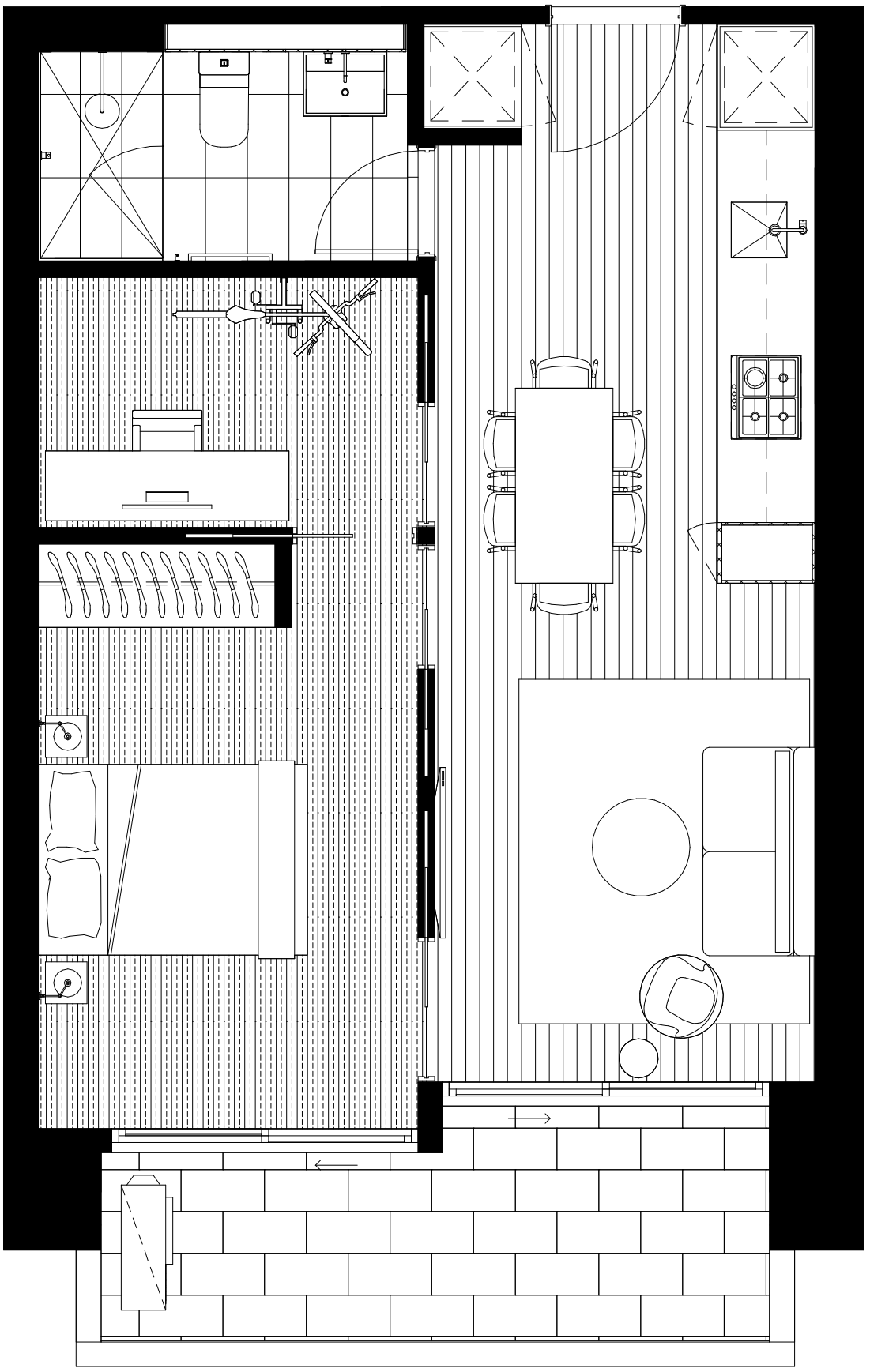
Apartments

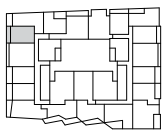
117-417/ 516



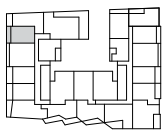
1 bedroom
1 bathroom

Internal area 47sqm
External area 8sqm
Total area 55sqm

Level 1-4



Level 5



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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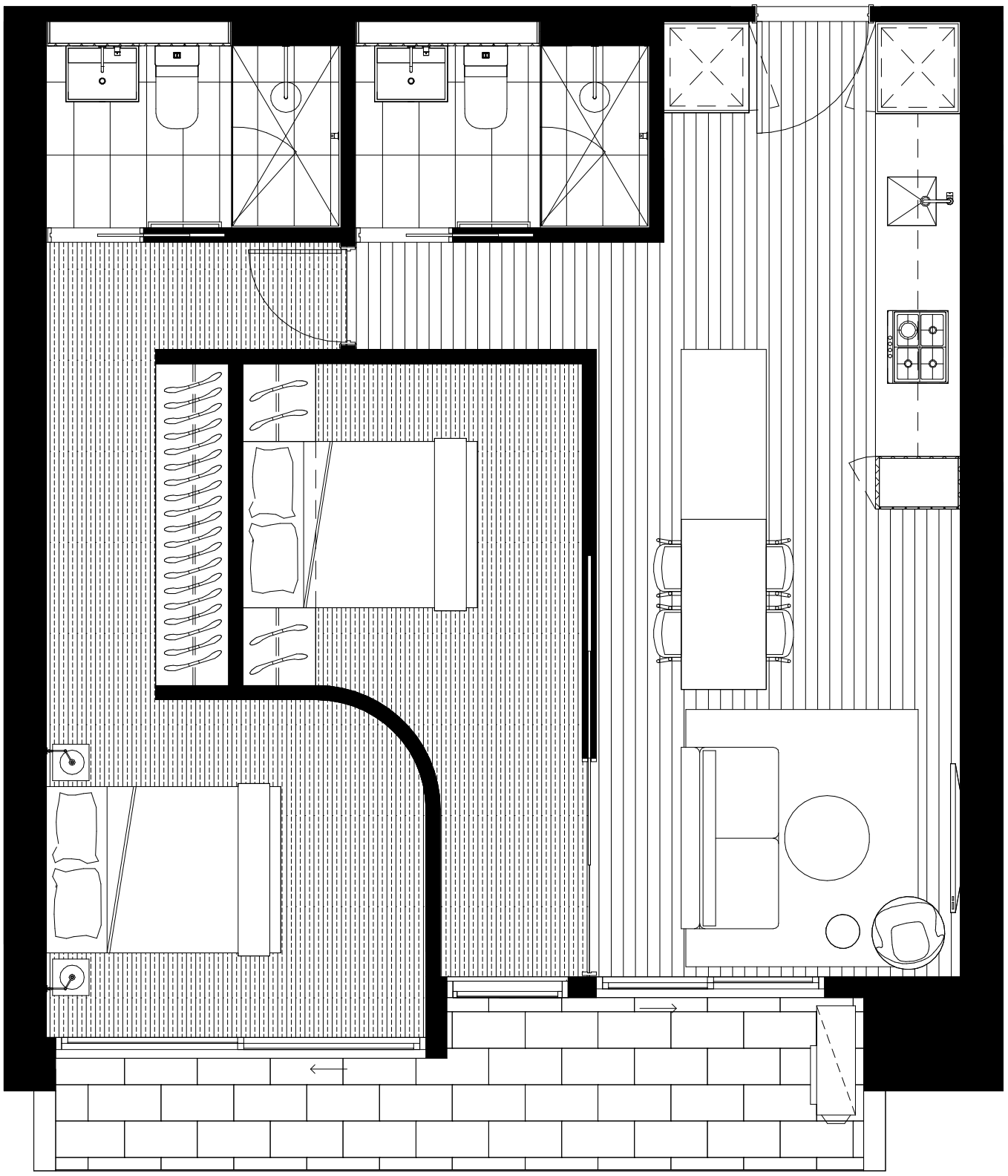
Apartments

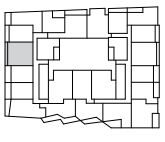
118-418/ 517



2 bedroom
2 bathroom

Internal area 66sqm
External area 9sqm
Total area 75sqm

Level 1-4



Level 5

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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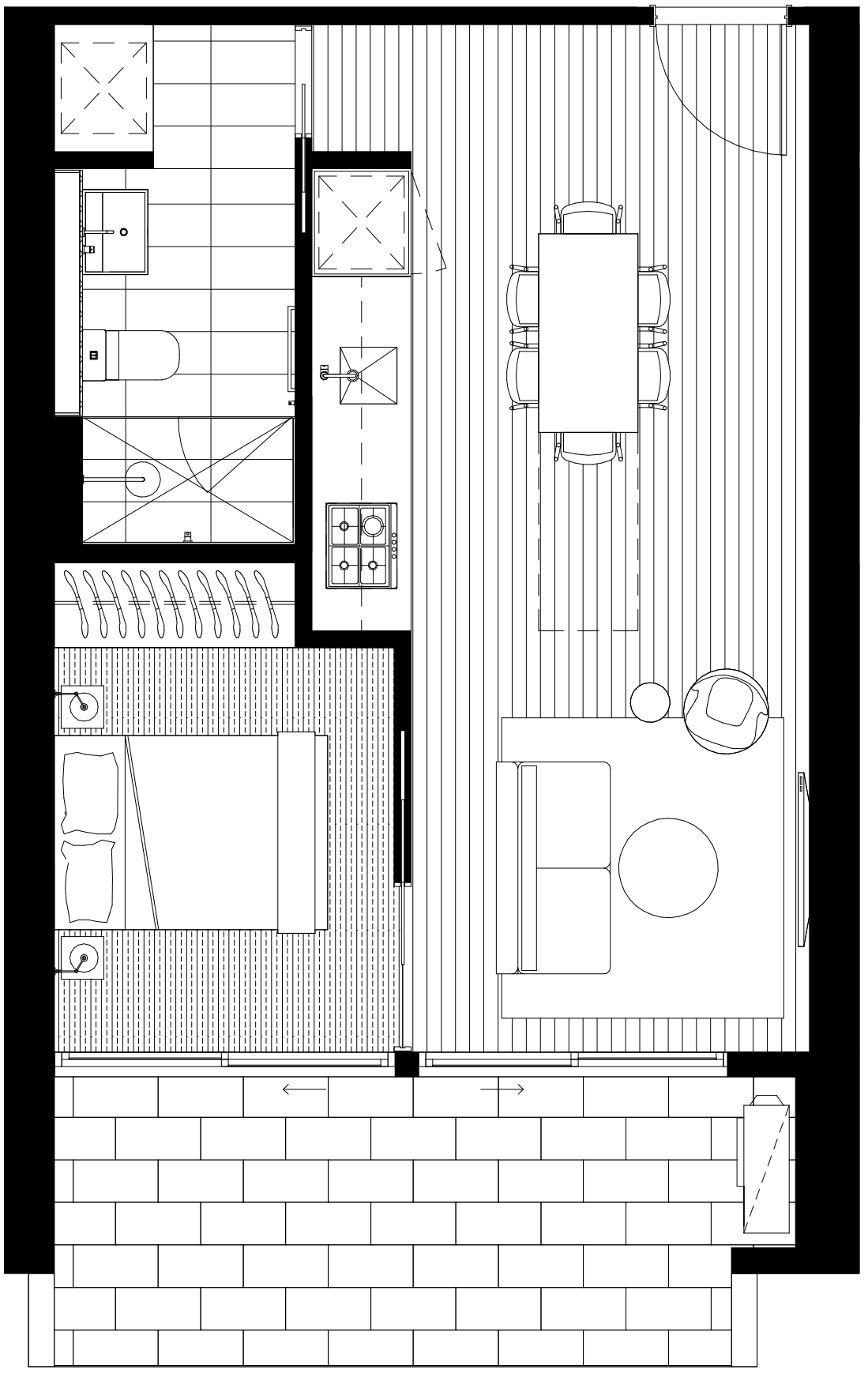
Apartments

119-419/ 120-420/ 518/ 519/ 612-712/ 613-713



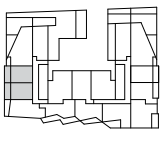
1 bedroom
1 bathroom

Internal area 43sqm
External area 11sqm
Total area 54sqm

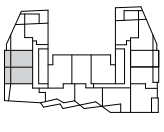
Level 1-4

Level 5

Level 6



Level 7



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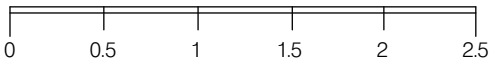
Rosslyn Apartments



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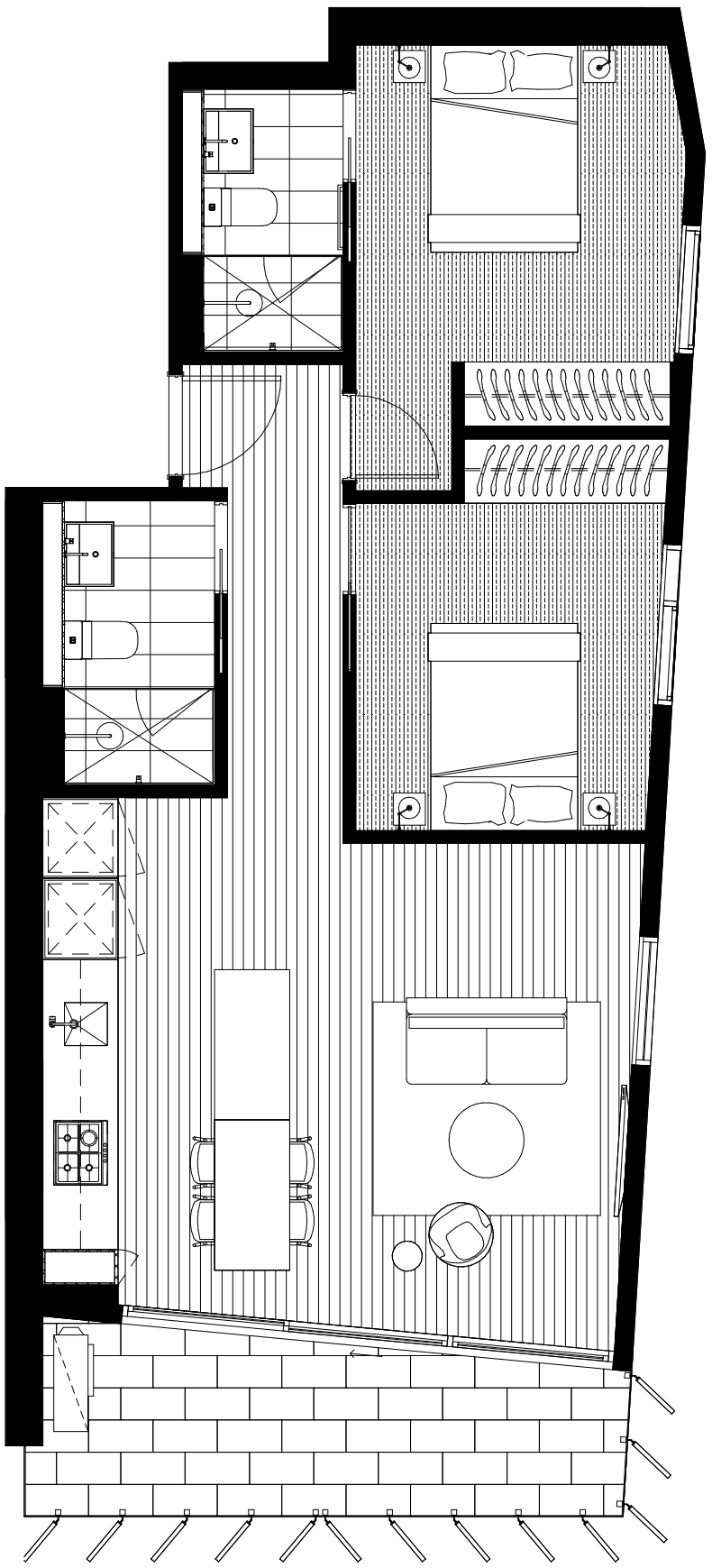
Apartments

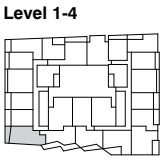
121-421/ 520/ 614/ 714



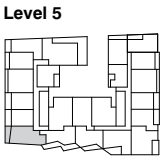
2 bedroom
2 bathroom

Internal area 68sqm
External area 9sqm
Total area 77sqm

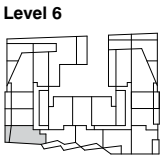
Level 1-4



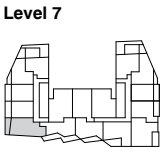
Level 5



Level 6



Level 7



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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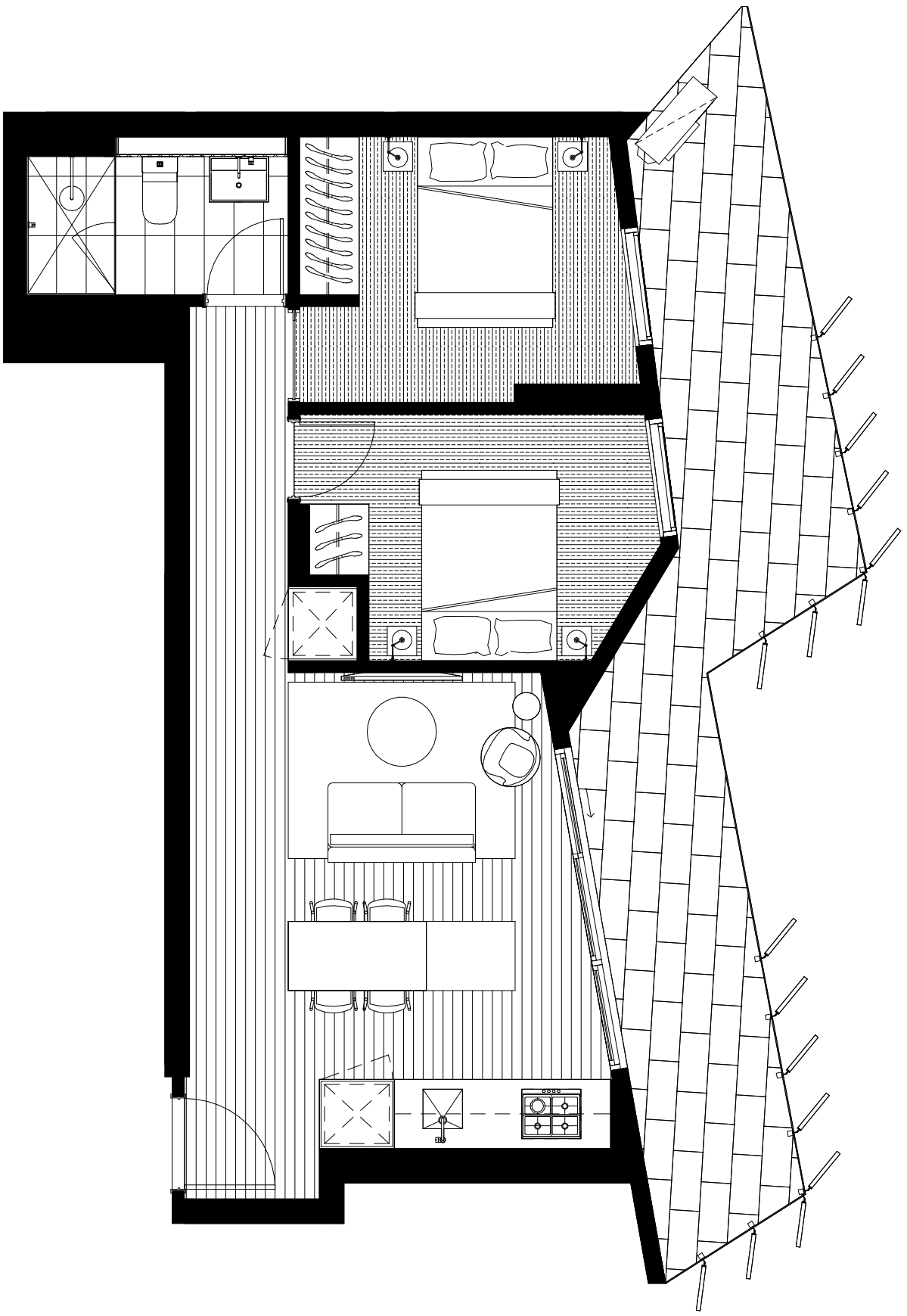
Apartments

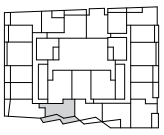
122-422/ 521/ 615/ 715



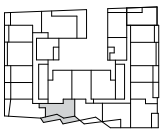
2 bedroom
1 bathroom

Internal area 53sqm
External area 19sqm
Total area 72sqm

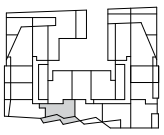
Level 1-4



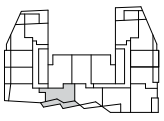
Level 5



Level 6



Level 7



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Rosslyn Apartments

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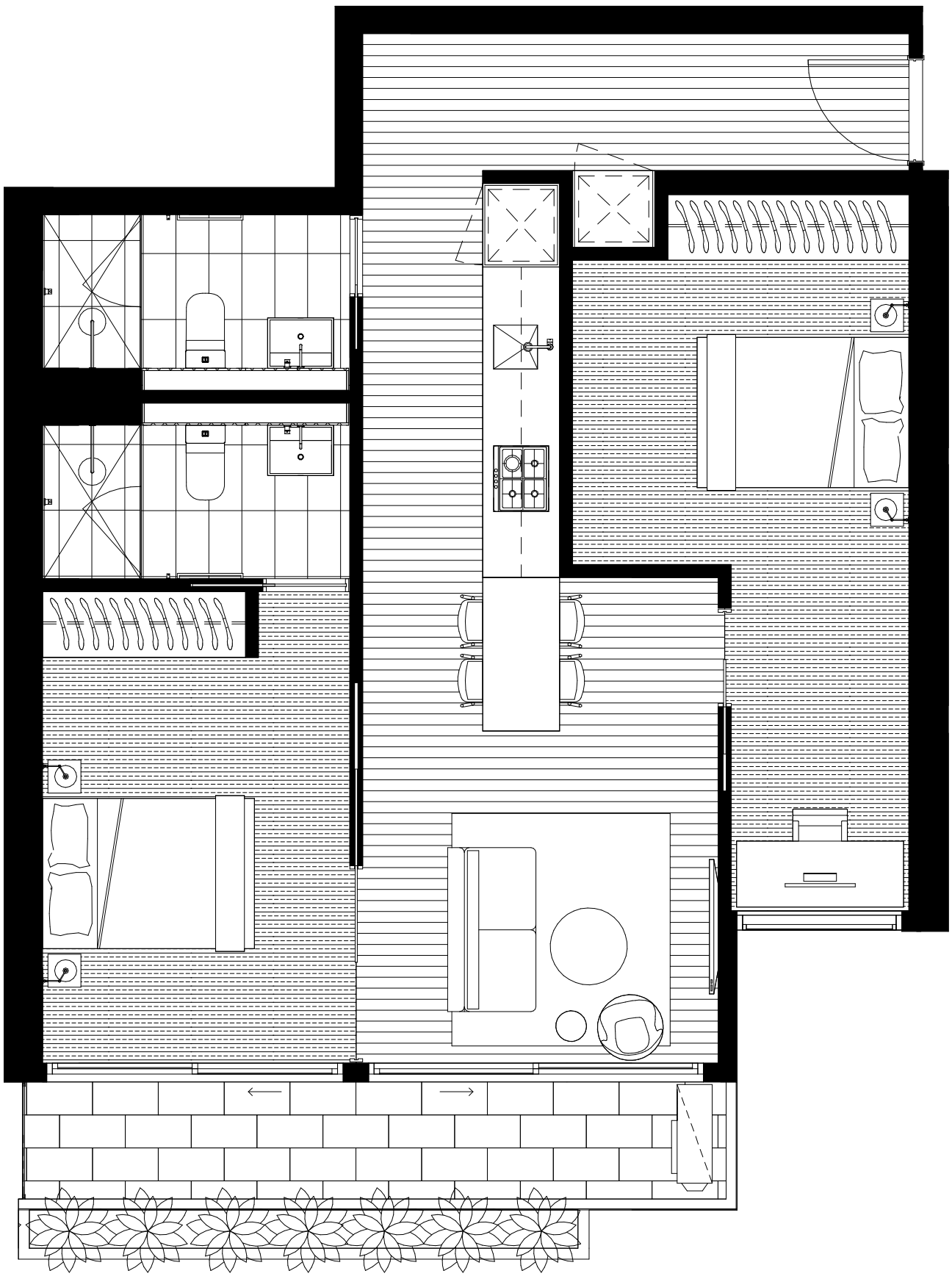
Apartments

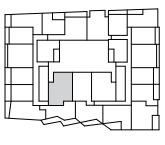
123-423/ 522/ 616-716



2 bedroom
2 bathroom

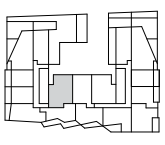
Internal area 73sqm
External area 9sqm
Total area 82sqm

Level 1-4



Level 5

Level 6



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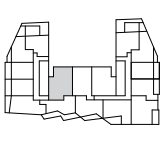

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Rosslyn Apartments

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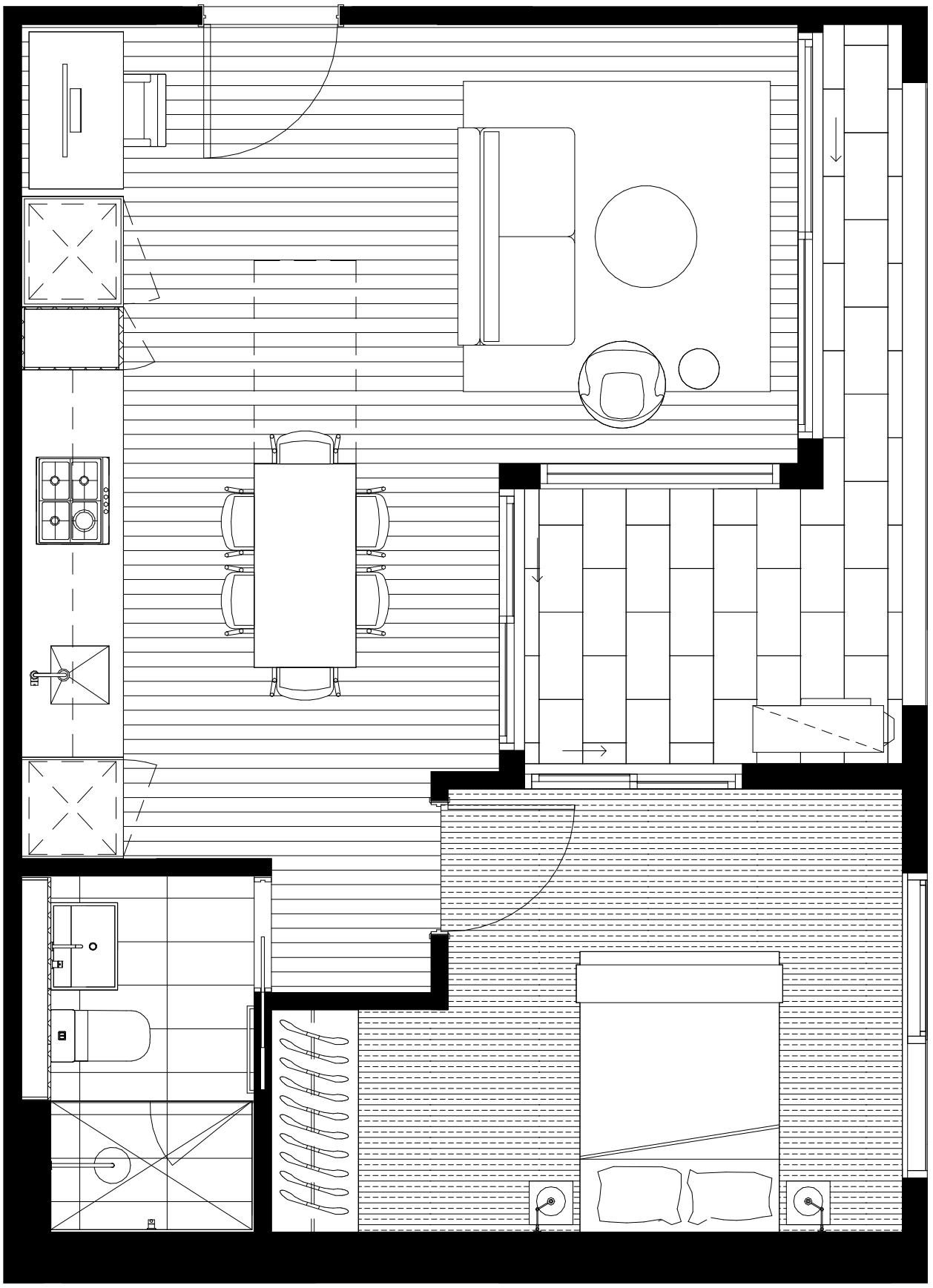
Apartments

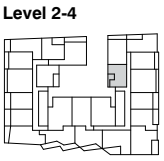
201-501



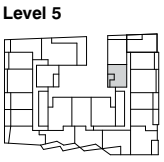
1 bedroom
1 bathroom

Internal area 47sqm
External area 8sqm
Total area 55sqm

Level 2-4



Level 5



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Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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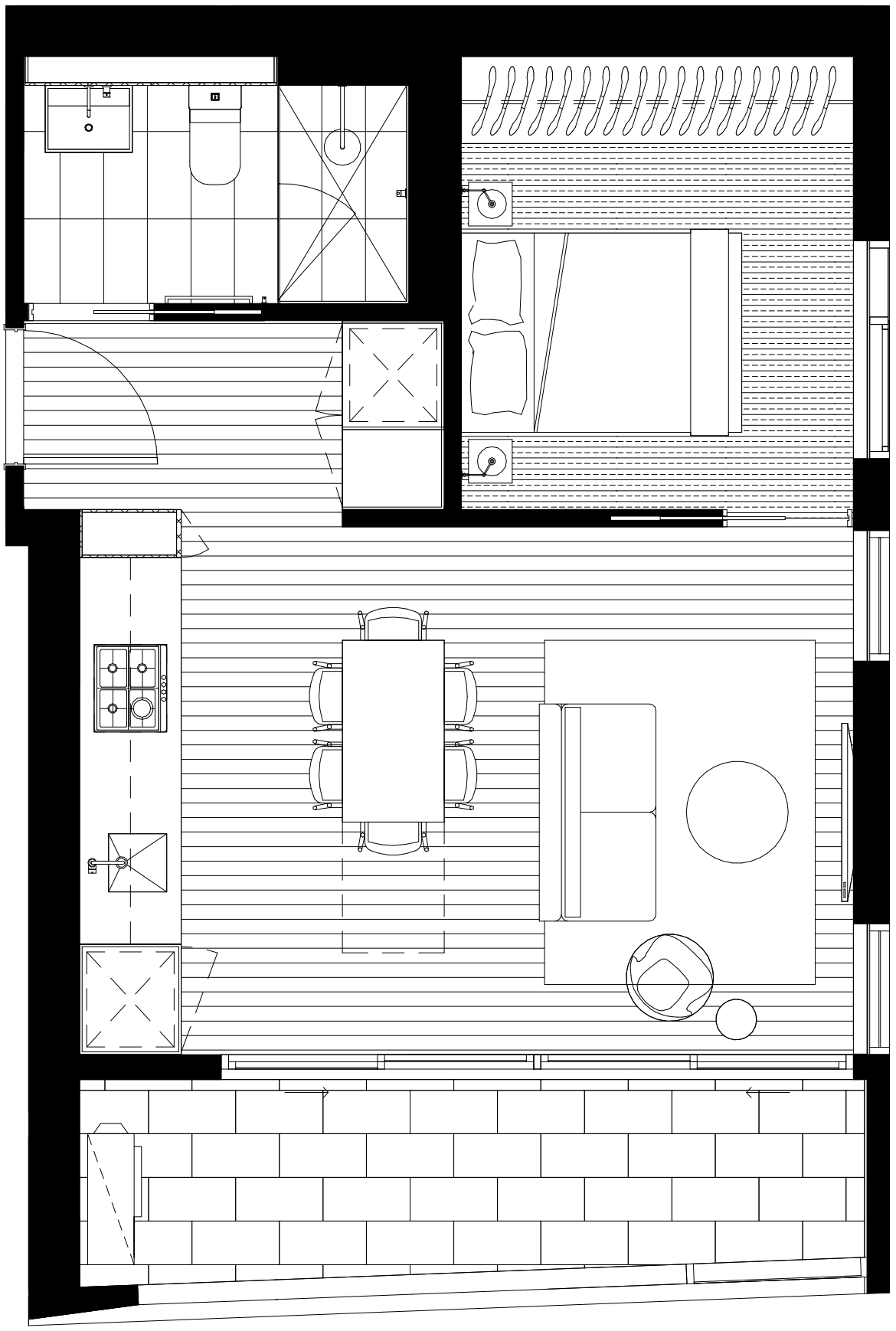
Apartments

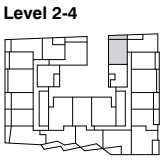
202-502



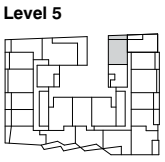
1 bedroom
1 bathroom

Internal area 43sqm
External area 8sqm
Total area 51sqm

Level 2-4



Level 5



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Rosslyn Apartments

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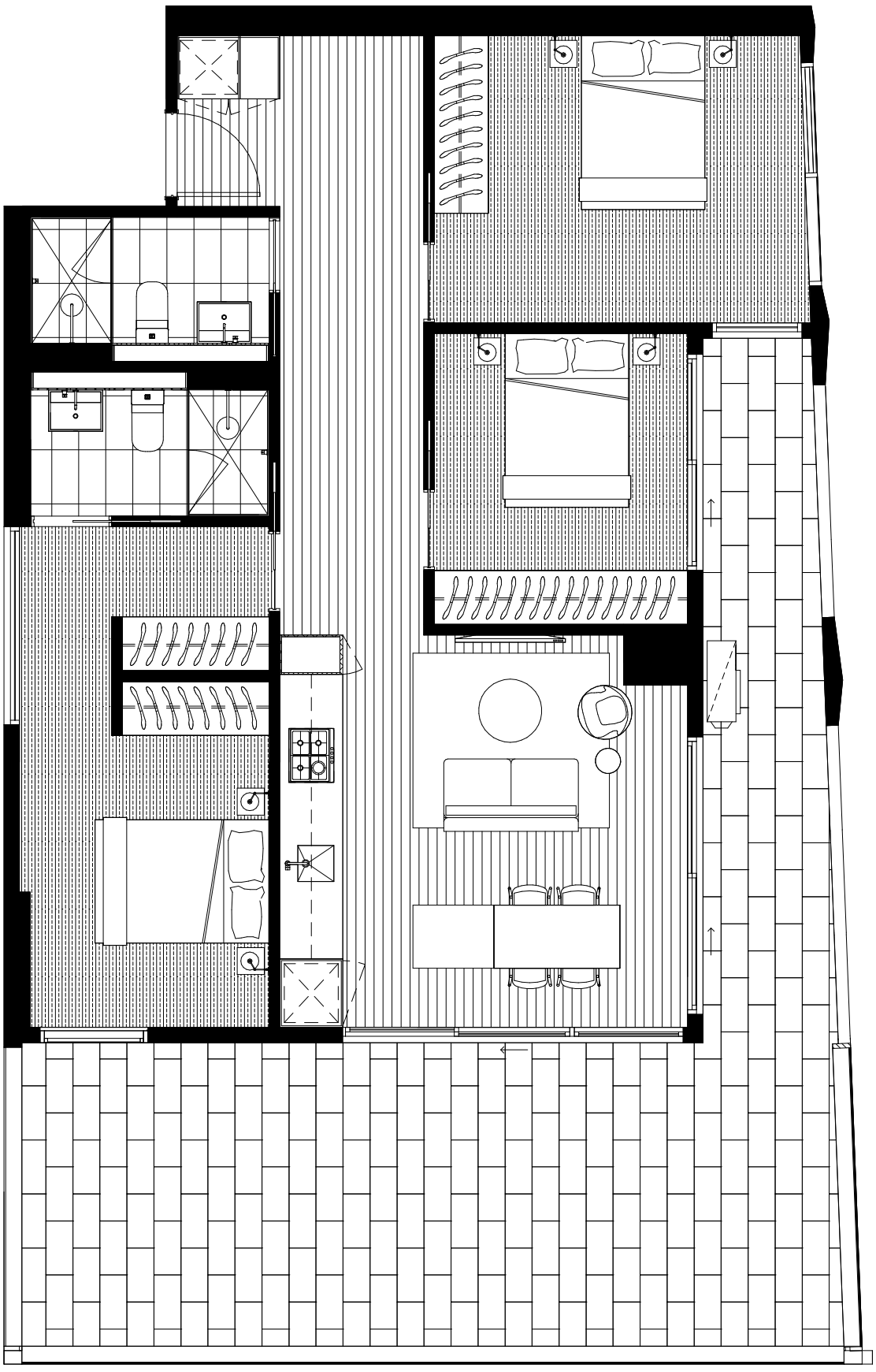
Apartment

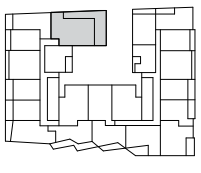
514



3 bedroom
2 bathroom

Internal area 89sqm
External area 45sqm
Total area 134sqm

Level 5



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Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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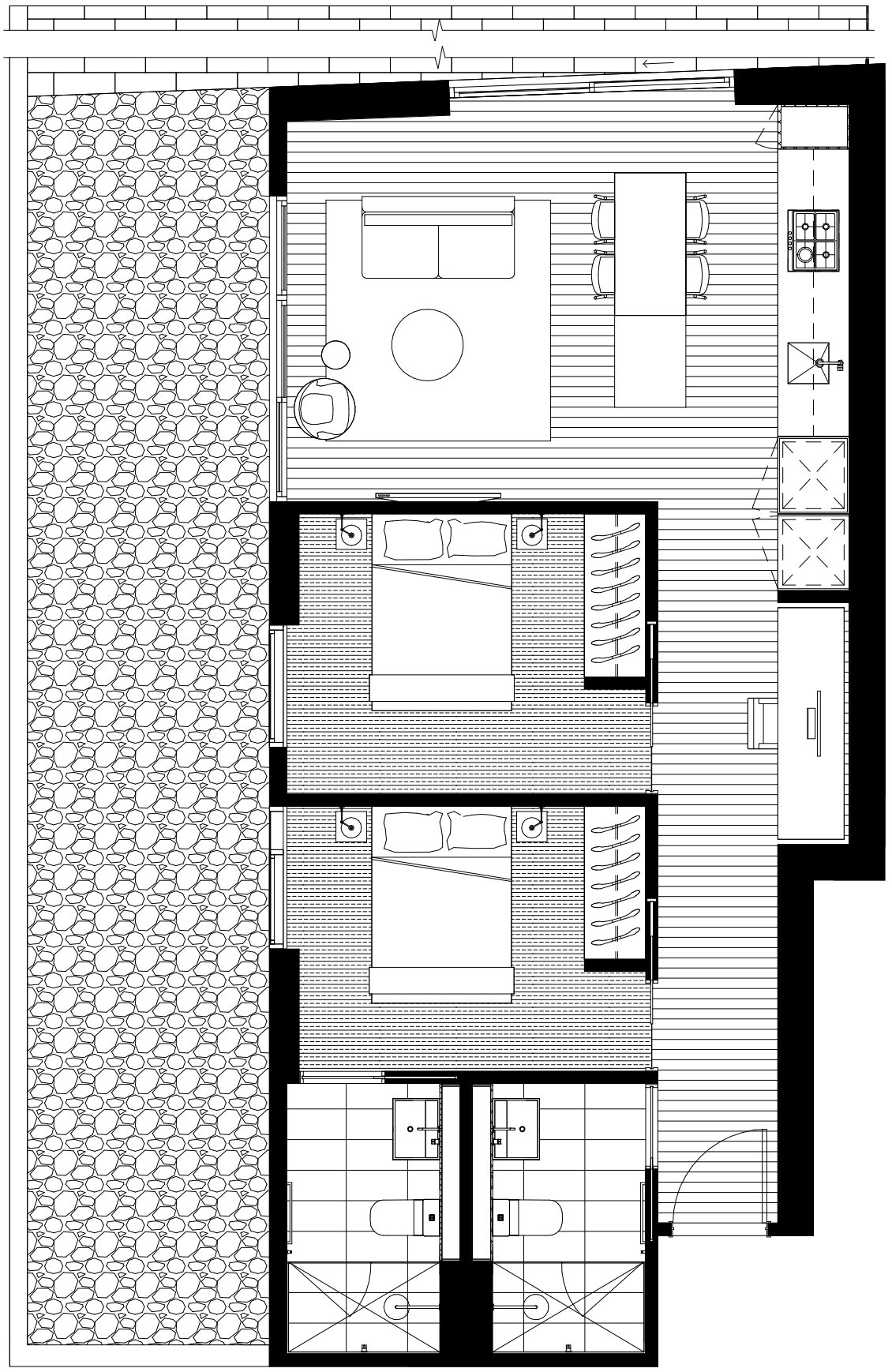
Apartment

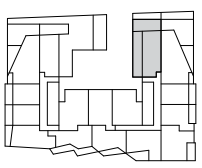
601



2 bedroom
2 bathroom

Internal area 69sqm
External area 26sqm
Total area 95sqm

Level 6



Rosslyn Apartments

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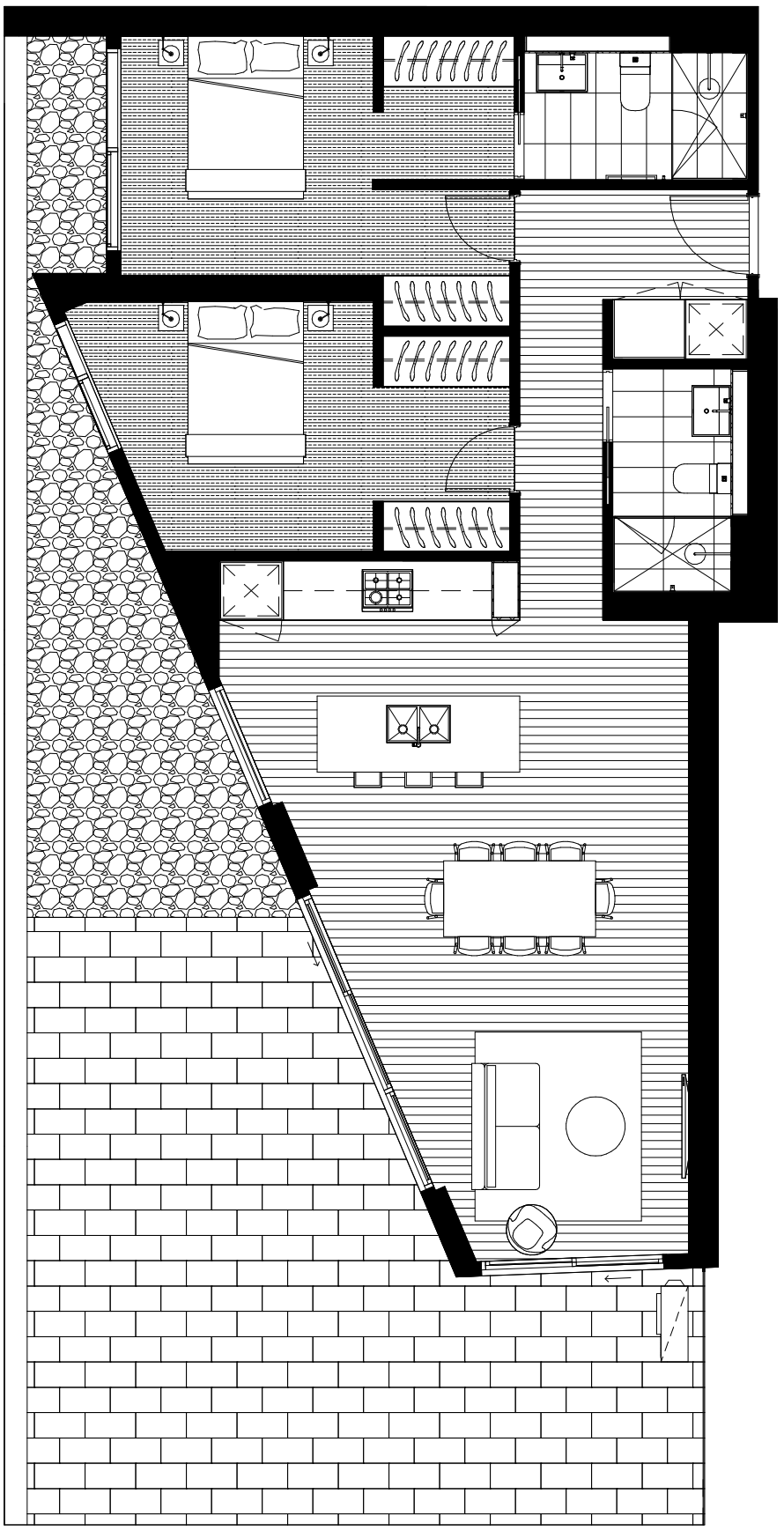
Apartment

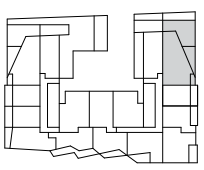
602



2 bedroom
2 bathroom

Internal area 90sqm
External area 42sqm
Total area 132sqm

Level 6



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Rosslyn Apartments

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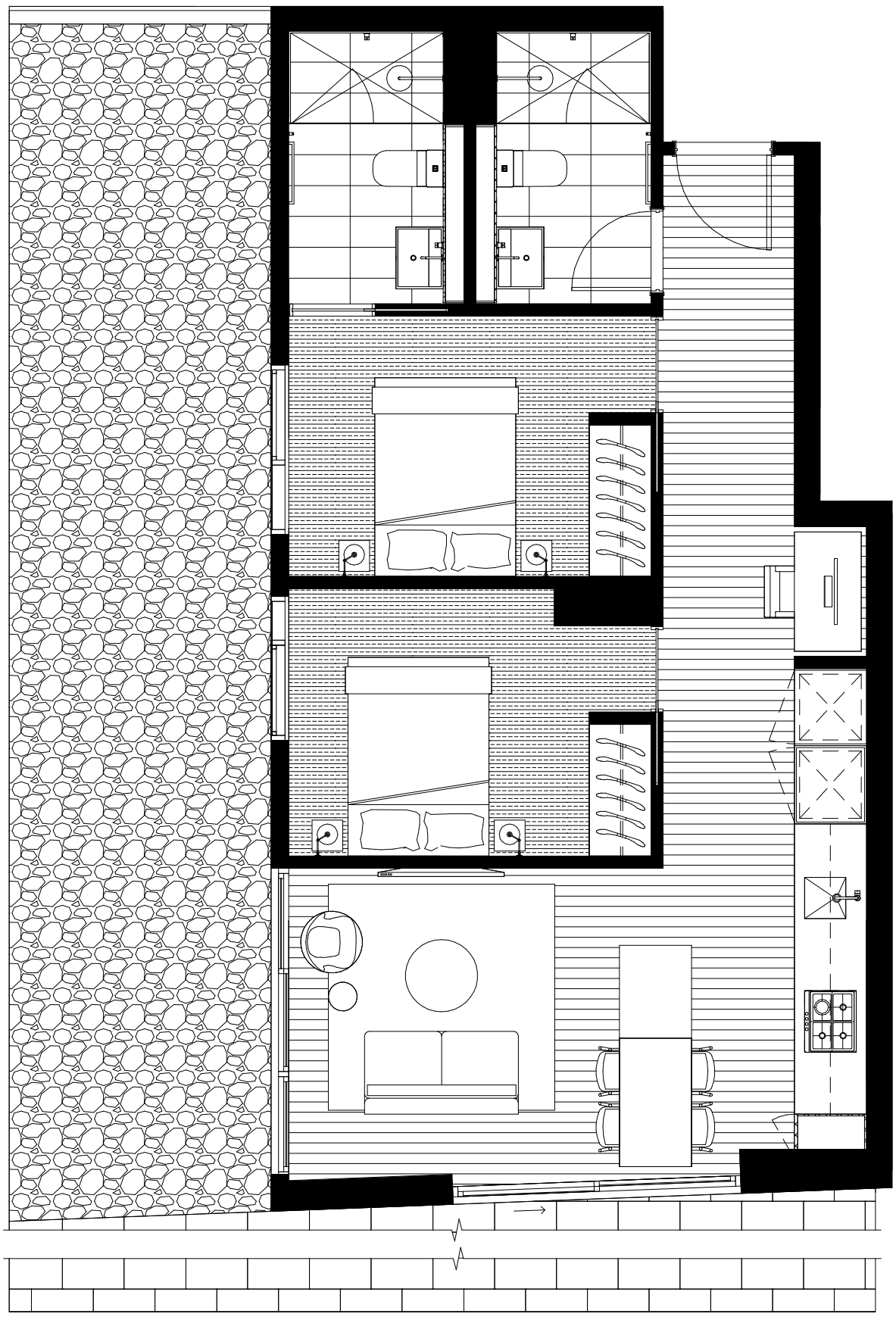
Apartment

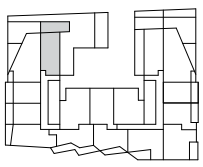
610



2 bedroom
2 bathroom

Internal area 63sqm
External area 24sqm
Total area 87sqm

Level 6



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Rosslyn Apartments

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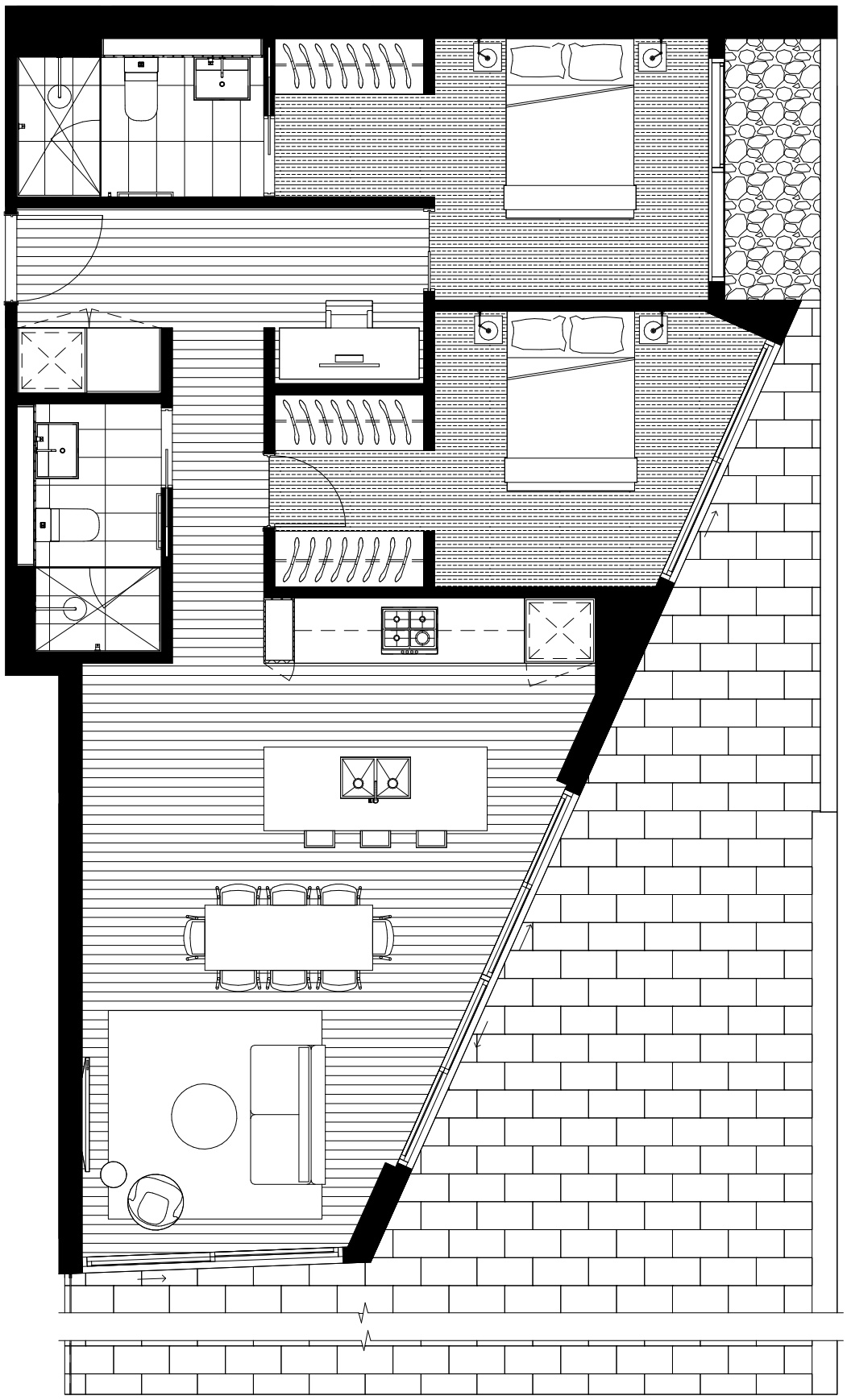
Apartment

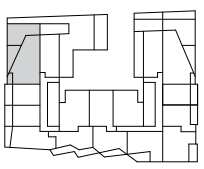
611



2 bedroom
2 bathroom

Internal area 83sqm
External area 50sqm
Total area 133sqm

Level 6



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Rosslyn Apartments

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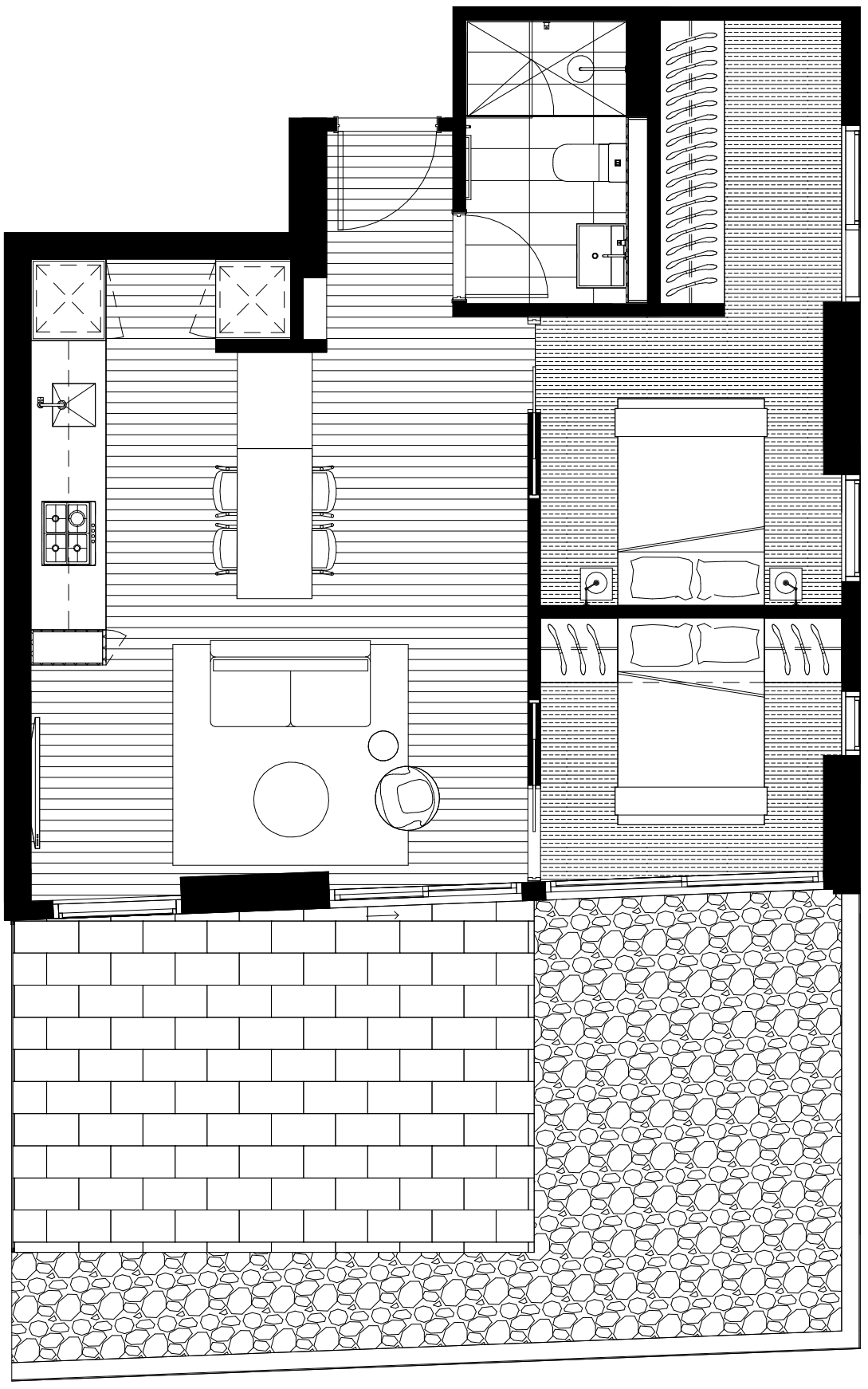
Apartment

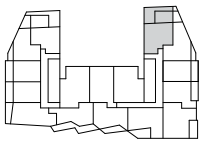
701



2 bedroom
1 bathroom

Internal area 59sqm
External area 15sqm
Total area 74sqm

Level 7



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Rosslyn Apartments

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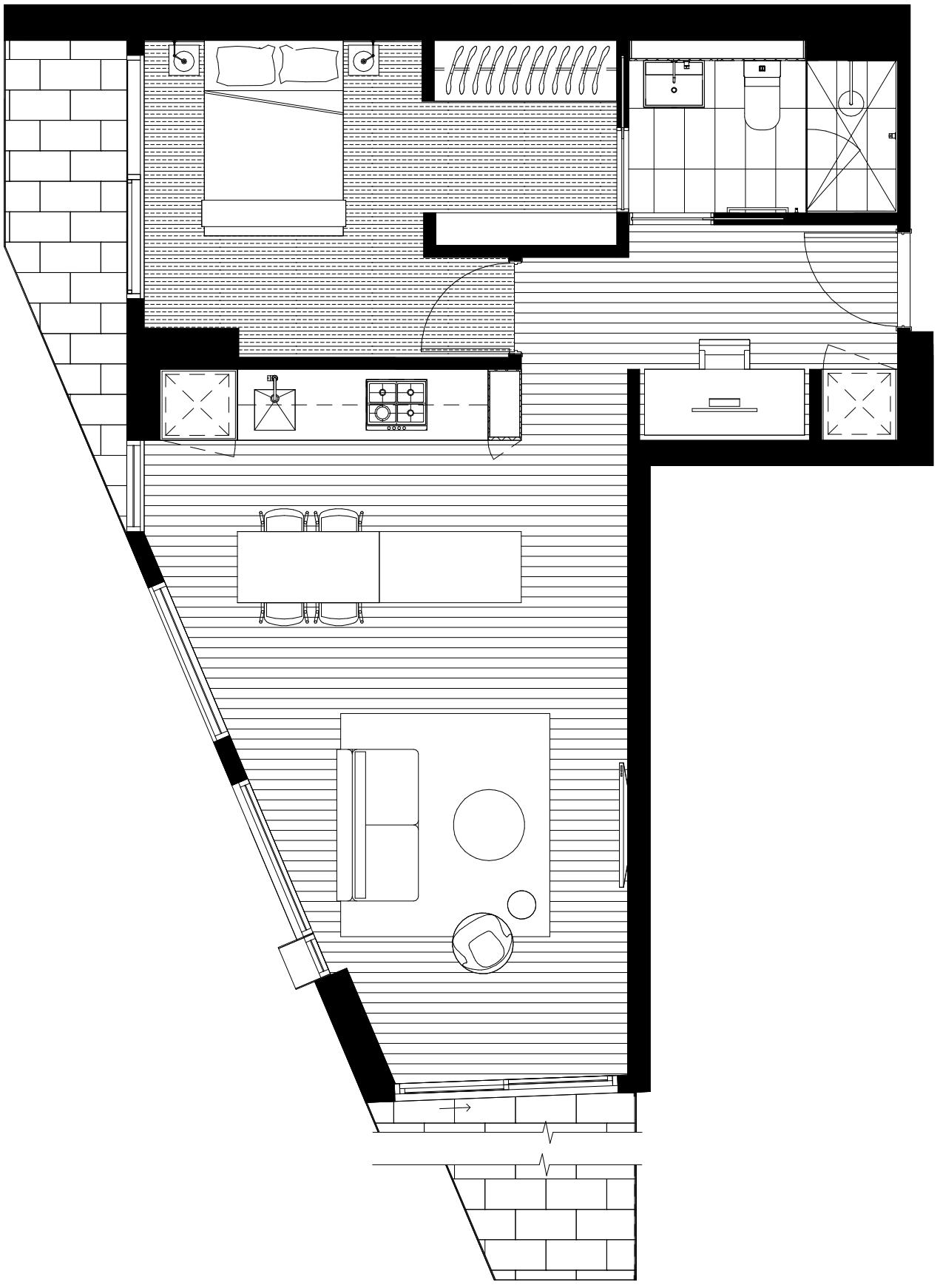
Apartment

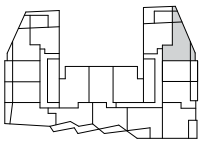
702



1 bedroom
1 bathroom

Internal area 58sqm
External area 10sqm
Total area 68sqm

Level 7



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Rosslyn Apartments

0 0.5 1 1.5 2 2.5

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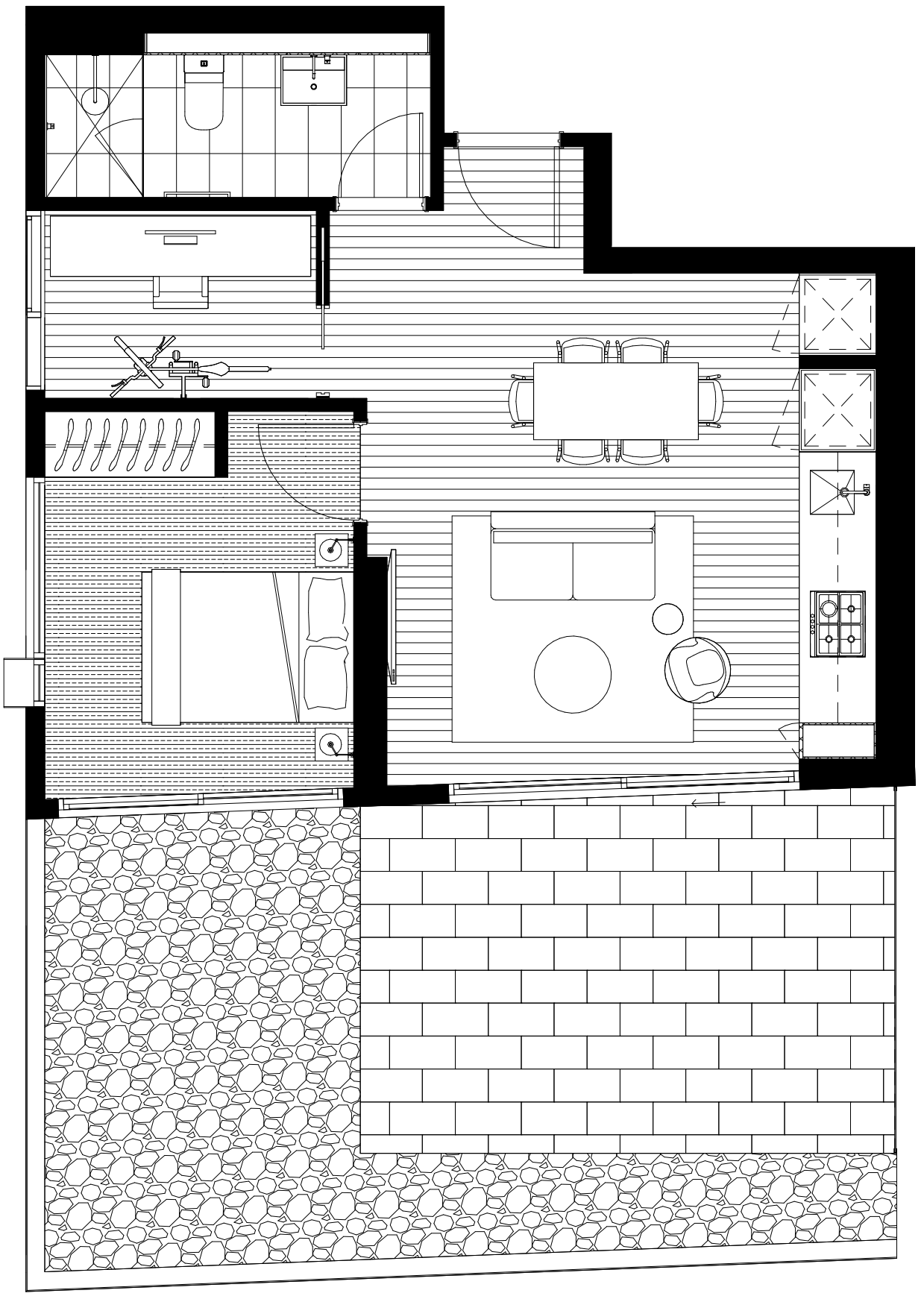
Apartment

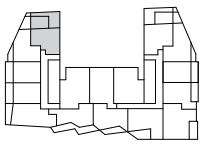
710



1 bedroom
1 bathroom

Internal area 50sqm
External area 16sqm
Total area 66sqm

Level 7



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Rosslyn Apartments

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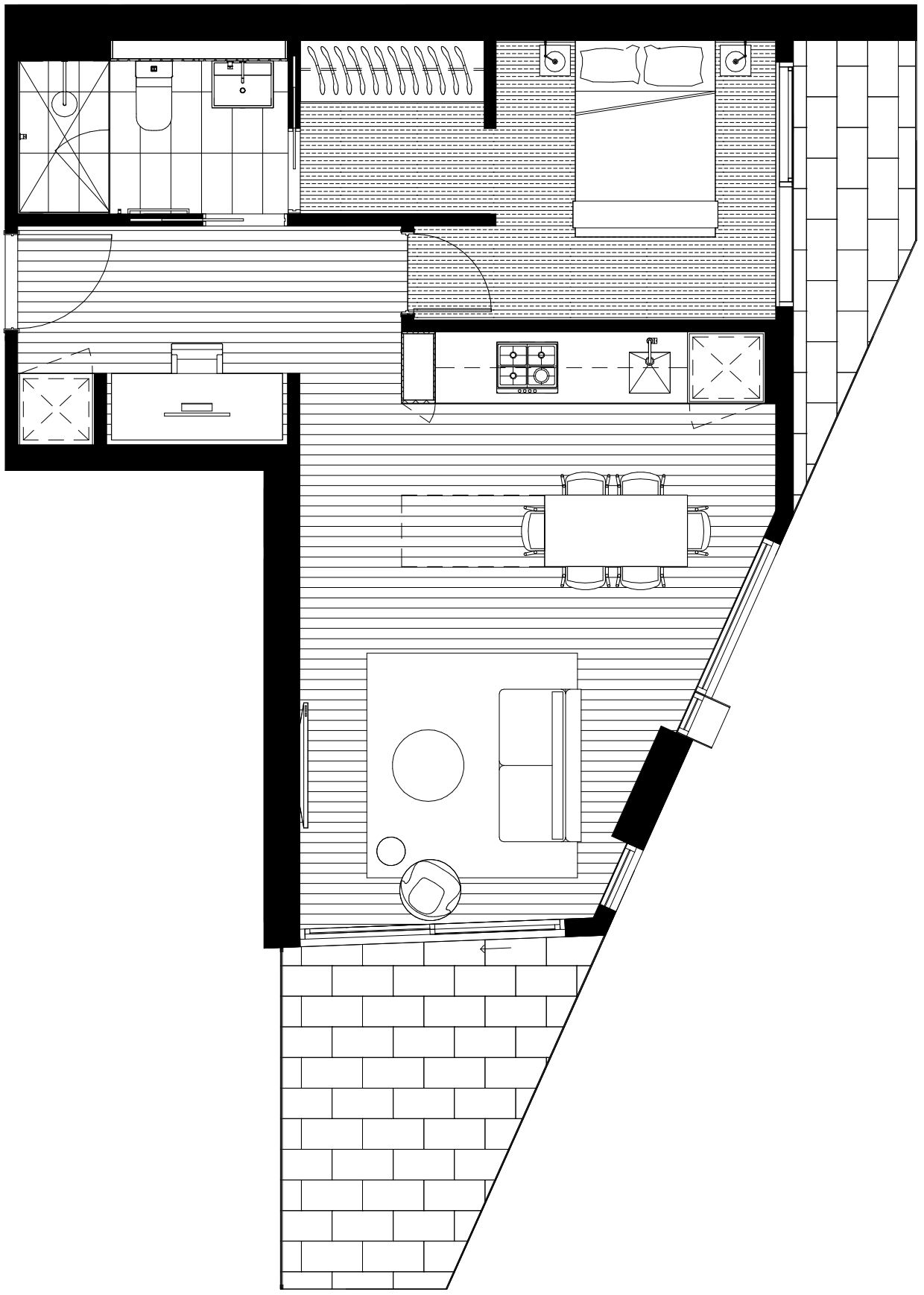
Apartment

711



1 bedroom
1 bathroom

Internal area 53sqm
External area 12sqm
Total area 65sqm

Level 7

RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

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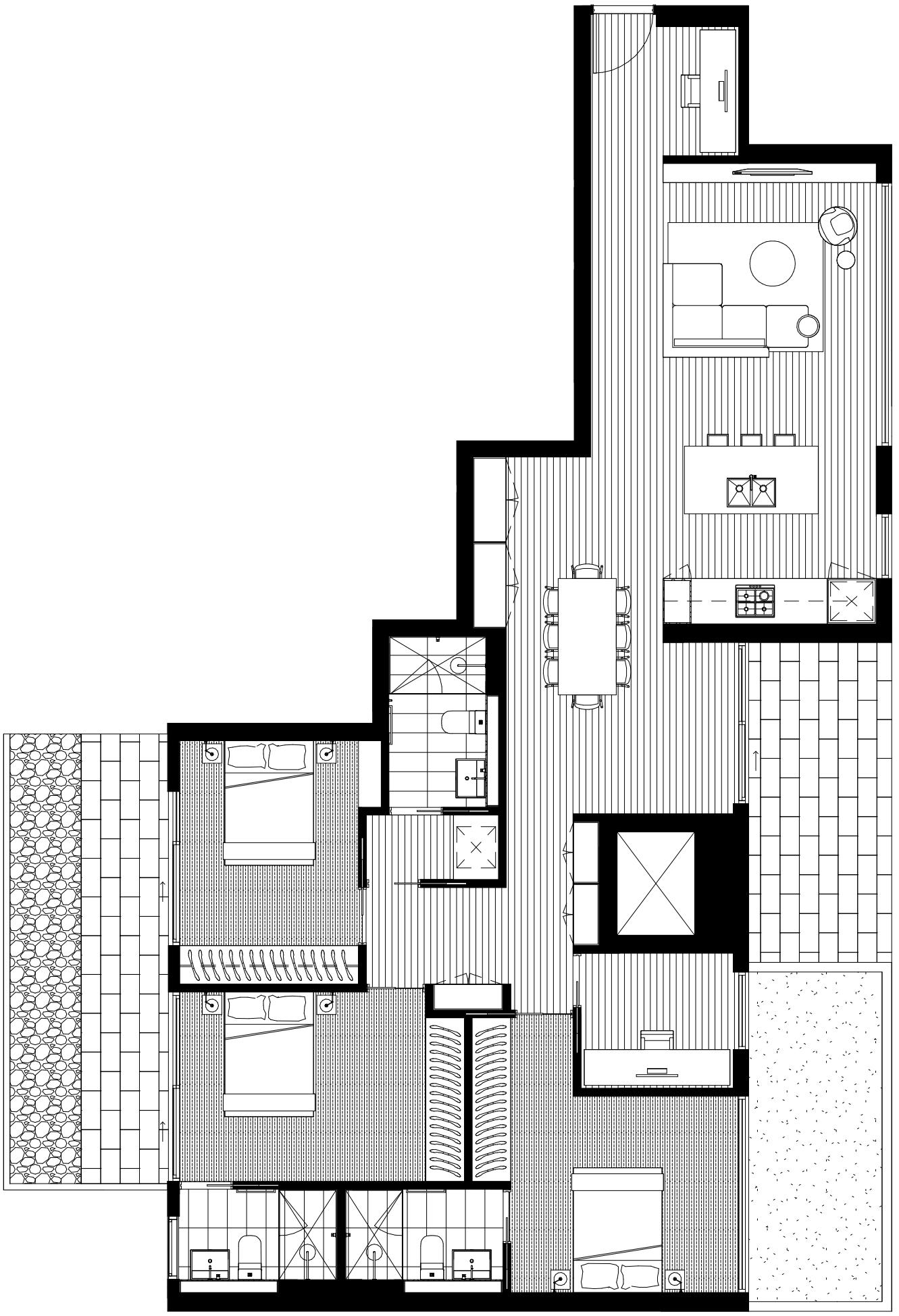
Apartment

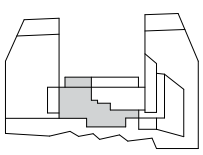
801



3 bedroom
3 bathroom
1 study
1 car space

Internal area 130sqm
External area 21sqm
Total area 151sqm

Level 8



RÅ

Rosslyn Apartments

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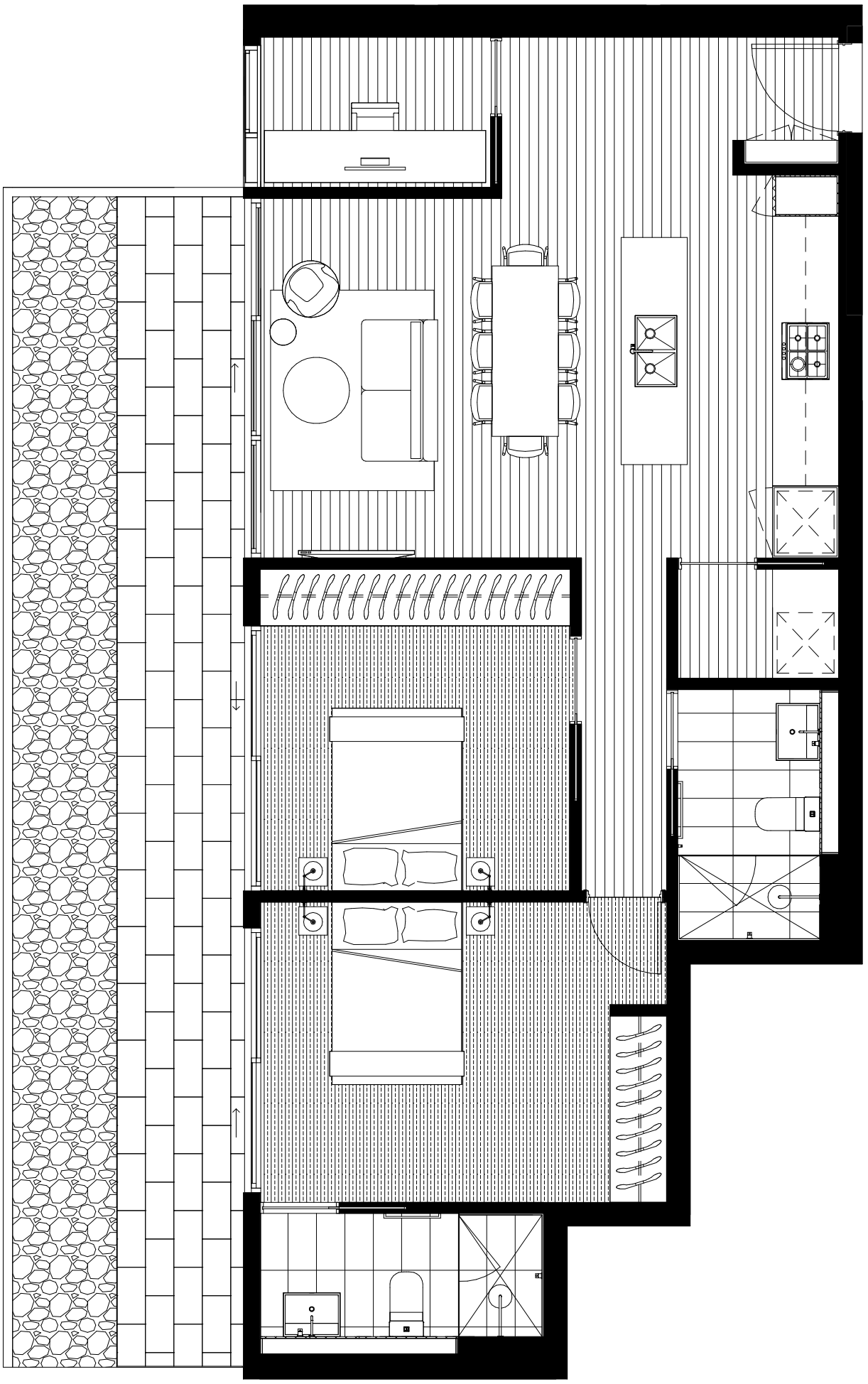
Apartment

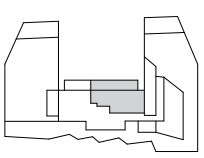
802



2 bedroom
2 bathroom
1 study
1 car space

Internal area 80sqm
External area 17sqm
Total area 97sqm

Level 8



RÅ

Rosslyn Apartments

0 0.5 1 1.5 2 2.5

N

Any dimensions, layout, design features, views, areas, images, photographs and artist's impressions are for presentation purposes and indicative only. They are also subject to change in accordance with the contract of sale. All area calculations are based on the Property Council of Australia method of measurement guidelines and are estimates only. Any dimensions or areas may differ from surveyed areas due to different methods of measurement. Final product may differ from that described. Purchasers should check the plans and specifications included in the contract of sale carefully prior to signing the contract of sale. Scale: Not to scale. Scale bar dimensions are approximate. Note: All loose furniture is excluded.

DIVIDER TAB SPECIFICATIONS (FRONT)

DIVIDER TAB SPECIFICATIONS (BACK)

Apartment Living / Kitchen

Kitchen
Reconstructed Stone

Timber Flooring

Rangehood
European Stainless Steel

Splashback Tile
White Wall Tile / Matt

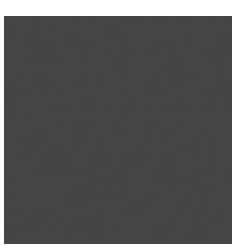
Bedroom Carpet

Dishwasher
Semi-integrated

Kitchen Joinery
Paint / 2-Pac

Kitchen Sink / Single-Bowl

Oven
Miele



Kitchen Joinery
Paint / 2-Pac

Kitchen Tapware
(Black)

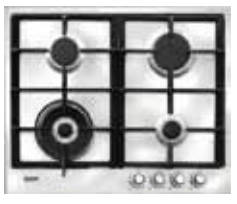
Cooktop
Miele
4 Burner Gas Cooktop

Kitchen Joinery
Light Scheme

Oven
European Stainless Steel

Rangehood
Miele

Kitchen Joinery
Dark Scheme



Cooktop
European Stainless Steel

Dishwasher
Miele
Semi-integrated Dishwasher

Apartment Bathroom

Bathroom Feature Wall Tile

Bathroom Basin

Shower Tapware

Bathroom Floor Tile

WC Suite

Shower Shelf

Bathroom Wall Tile

Basin Tapware

Toilet Roll Holder

Bathroom Wall Mirror
Clear

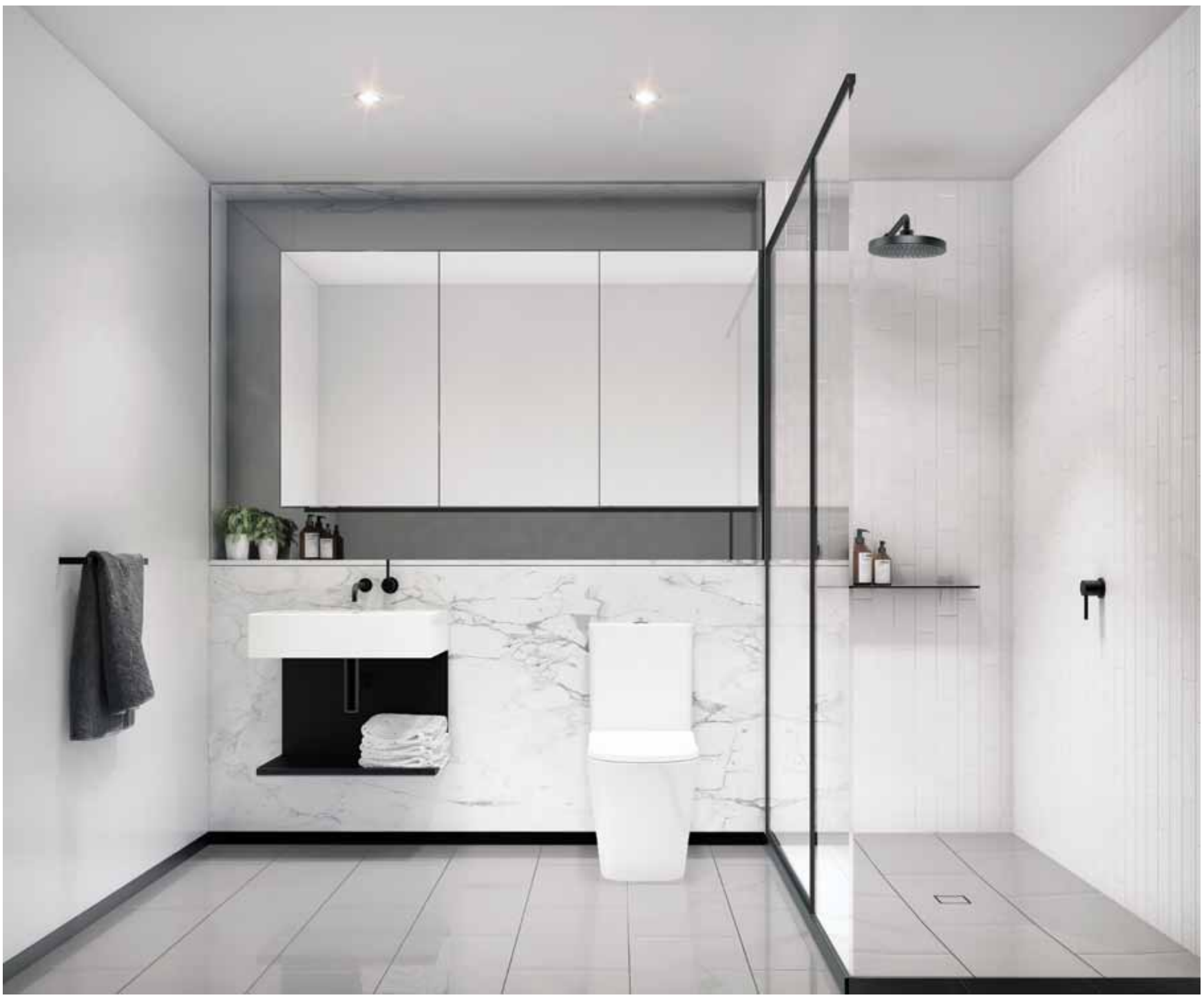
Bottle Tap

Towel Rail

Bathroom Wall Mirror
Dark Grey

Shower Rose

Robe Hook



Bathroom
Artist's impression

Project team

Viva Apartment
Morton Avenue, Carnegie

The Huntingdale
Chadstone

STARLAND™

Starland was established in 2008, it is privately owned, based in Melbourne and is a leading property group – active in property development and investment.

With a passion for design, we deliver boutique developments that lead the industry both creatively and commercially. From urban townhouses to large multi-residential developments, innovation is at the core of every project.

Starland works with leading architects, designers and project managers to provide the insight and unsurpassed experience to create and manage residential complex that continually redefine the parameters of innovation, quality, beauty and efficiency, and are always committed to providing the development of high quality projects.

Orbis & Momentum
South Melbourne

Alessi
West Melbourne

PDSGROUP

With experience in property industry sectors including residential, commercial, industrial, lifestyle and government, PDS Group knows how to deliver innovative development projects. As a leader in construction services, PDS Group provides comprehensive development and project management. One of the company's key strengths is medium to high-density residential development and the team is committed to delivering both high quality practical solutions for its clients and their customers.

Project team

Avant
Melbourne

FV Flatiron
Fortitude Valley

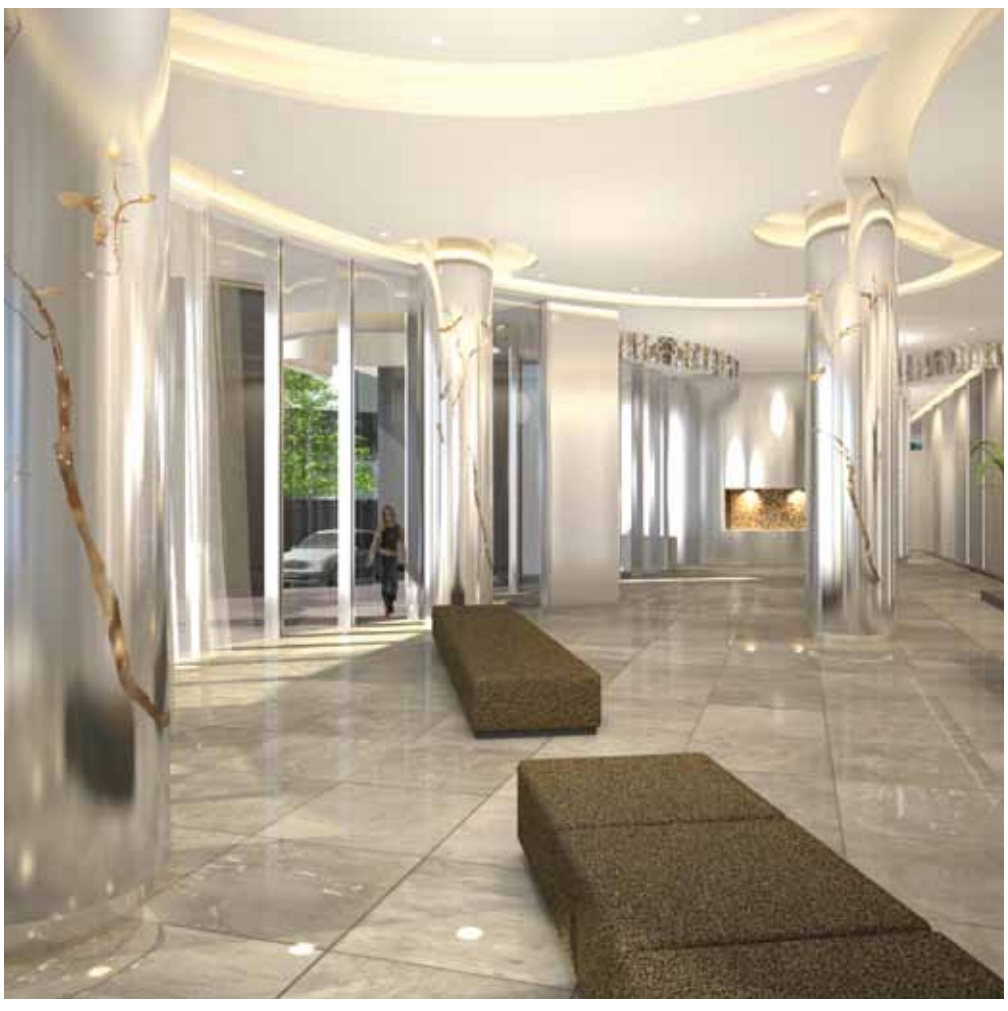
360 PROPERTY GROUP

360 Property Group is Australia's largest, privately owned residential development sales and marketing agency.

With over 30 years combined experience working with the country's largest public and private companies, 360 Property Group is responsible for over 25,000 off-the-plan apartment sales to date.

360 Property Group's outstanding reputation has been built on their thorough understanding of the off-the-plan sector and their ability to provide expert management on projects from start to finish.

The Emerald
Melbourne



Vogue Lobby
South Yarra

THEBUCHANGROUP
ARCHITECTS

The Buchan Group is one of Australia's leading multi-disciplined architectural practices. Anchored by its 125-year history in architectural design, The Buchan Group continues to shape public and private spaces, to convey the culture of a locality, and the vision of its Clients. We are proud to be associated with the development of the site of our former Melbourne Studio, our home for 25 years.

Over the past 10 years, The Buchan Group has delivered over 10,000 residential apartments, over 4,400,000sqm of retail space & leisure facilities, and more than 12,500 hotel rooms, in addition to several commercial office towers, civic buildings, art galleries and major casinos. Recognised internationally for its award-winning project designs, The Buchan Group is a leader in residential and five-star hotel projects.

One of the largest architectural and interior design groups in Australasia with a combined staff of over 400 professionals, the practice operates across Australia, New Zealand, London, Shanghai and Dubai, and is delivering some of the world's largest residential, retail & mixed-use projects.

The Buchan Group's talented staff of Architects, Interior Designers, Graphics, & 3D Visualization professionals, fully collaborate to craft residential developments, with a design aesthetic that is highly contemporary, yet fully informed by our context and brief.

Project team

Sutherland Road
Armadale

Sutherland Road
Armadale

JACK MERLO DESIGN

JMD is a boutique firm with vast experience working on high end residential and commercial developments with some of Australia's leading architects and developers.

JMD has earned a reputation in the industry as a leading landscape design firm, largely attributed to the fact that Jack Merlo is personally involved in every project they undertake, from concept to completion.

The JMD approach is tailored to each project ensuring that design results are recognisable but never repeated.

Designed by Canyon

Please note that all material contained herein has been produced prior to detailed design and construction. Visuals and positioning on items such as the map and aerial photography are indicative only and do not constitute a representation by the Vendor, Agent, or Vendor's consultant in respect to the size, form, dimensions, specifications or layout of an apartment or at all. The final product may change from that illustrated herein. Furniture is not included. All furniture shown is for illustration purposes only. Changes may be made to the detail layouts during the development in accordance with the provisions of the contract of sale or the building and or planning requirements or for compliance with relevant standards or codes. Prospective purchasers must make and rely on their own enquiries.