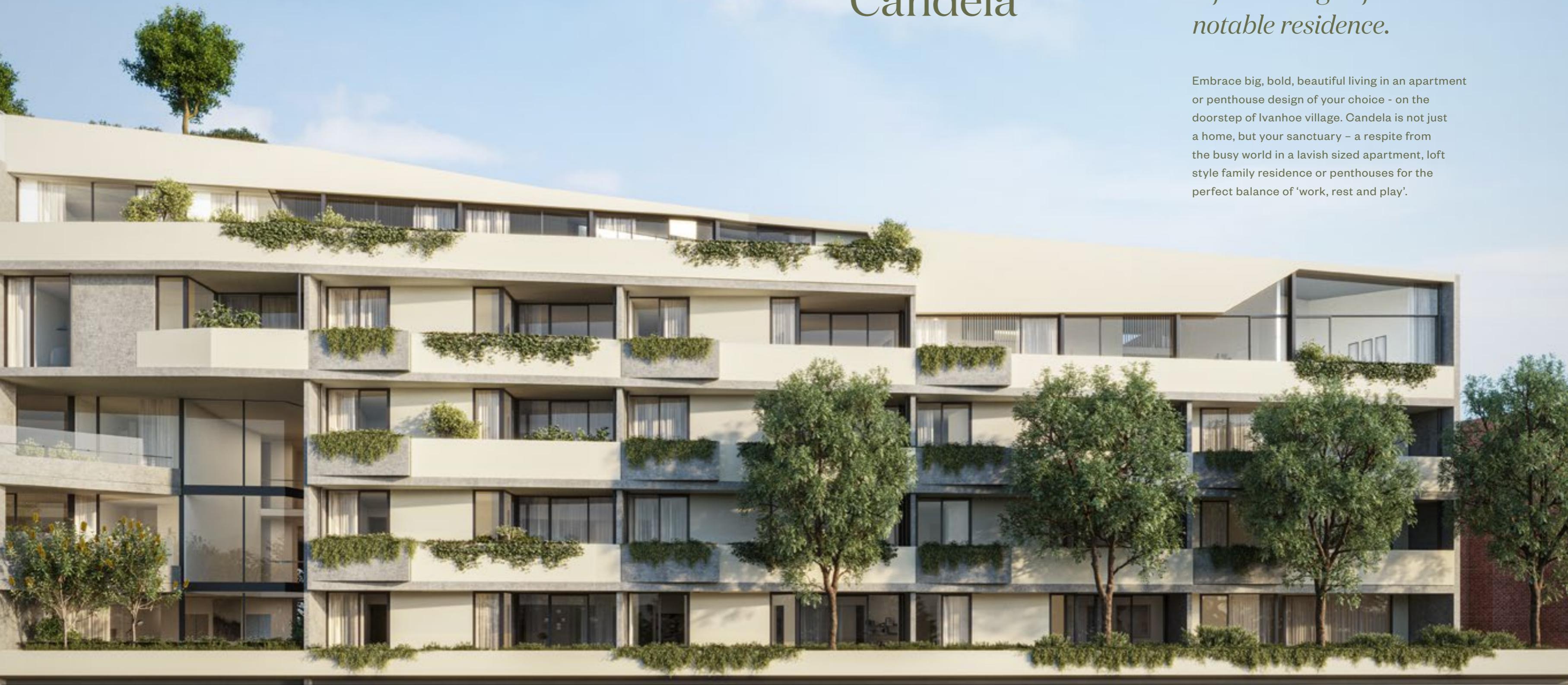


CANDELA  
IVANHOE

# Ignite the senses at Candela

*The influence of light, referred to as Candela, inspires the distinctive and refined design of Ivanhoe's notable residence.*

Embrace big, bold, beautiful living in an apartment or penthouse design of your choice - on the doorstep of Ivanhoe village. Candela is not just a home, but your sanctuary - a respite from the busy world in a lavish sized apartment, loft style family residence or penthouses for the perfect balance of 'work, rest and play'.



# The sweeping curves of a glass facade

*Candela soars through six luminous levels, wrapping its designer residences in a stunning glass façade.*

Building facade, Artist Impression





# Visionary design powered by the sun



Candela is powered by the sun for sustainable, low-cost living. Double glazed windows, and a rooftop 25kW solar array deliver a 7-star average energy rating (NatHERS certified), powering communal areas to reduce your Owner's Corporation costs.

# Progressive Design

*Beyond Candela's smart and flexible floor plans, we've paid attention to sustainable features that promote energy efficiency and reduce the cost of living.*



## Energy Efficiency

Candela consists of energy efficient homes that exceed the 6 star energy rating average outlined in the Building Code of Australia. Overall, the development will achieve an average of 7 stars.



## Natural Light

All apartments are designed to enhance daylight access in both living areas and bedrooms. This will reduce reliance on electric lighting and increase the wellbeing of residents.



## Renewable Energy

A 25kW Solar PV system will be installed on the roof of the development to help power the communal areas and reduce Owner's Corporation contribution.



## Community

A landscaped communal rooftop terrace and ground floor residential lounge will be provided, for all to use.



## Water-Efficient

Rainwater tanks will collect water to reuse for ground and level 1 toilet flushing and landscape irrigation. Water-efficient tapware and fixtures will also help reduce your household's overall water consumption.



CANDELA  
IVANHOE

Aurora  
Brillante  
Halo  
Lustre

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# Design

*Our residences draw inspiration from Candela – the influence of light – inspiring four bold designs across six light-filled levels to suit singles, couples and families. With a choice of 1, 2, 3 and 4 bedroom apartments, penthouses and loft style residences.*

# Aurora

## One Bedroom

There are only four Aurora one bedroom apartments within Candela. These are not your average one bedroom apartments. Aurora offers a formal entrance, the distinction of two spacious living zones, and a west facing aspect for gorgeous light.

### Features include:

- Fully equipped kitchen with full size dishwasher
- High quality Miele appliances including 600mm gas cooktop and electric oven
- Island bench with built in breakfast bar
- Uniquely shaped large open plan living area creating a separate dining area
- Beautiful timber floorboards throughout
- Lush wool carpets and separate TV or study area within the bedroom
- Oversized undercover balcony

Bedroom	1
Bathroom	1
Carpark	1
Storage Cage	1





# Brillante

## Two Bedrooms

The Brillante designed two bedroom apartments present abundant living space, the convenience of two bathrooms and a unique feature curved wall in the master bedroom.

### Features include:

- Fully equipped kitchen with full size dishwasher
- High quality Miele appliances including 600mm gas cooktop and electric oven
- Island bench perfect for meal preparation and social entertainment
- Storage cupboards
- Built-in pantry
- Large open plan living area
- Timber floorboards
- Lush wool carpets in the bedrooms for comfort
- Master bedroom features ensuite bathroom and built-in robes
- Feature curved wall in master perfect for TV, study or nursery area

Bedrooms	2
Bathrooms	1 & 2 options
Carpark	1
Storage Cage	1



DESIGN - BRILLANTE



Aurora

Brillante

Halo

Lustre

# Halo

## Three Bedrooms

The Halo three bedroom apartments are smartly designed with stylish open-plan living, and private position for the bedrooms.

### Features include:

- Kitchen with ample storage
- Full size dishwasher
- High quality Miele appliances including 600mm gas cooktop and electric oven
- Double sinks
- Island bench perfect for meal preparation and social entertainment
- Walk in pantry and extra bench space
- Lush wool carpets throughout bedrooms
- Dedicated area for home office/study
- Master bedroom with ensuite bathroom

### Some apartment design features:

- Walk in robes to all bedrooms
- Single level living (no stairs)
- Large walk-in pantry
- A dedicated area for a home office/study
- Undercover balconies for all seasons
- Uninterrupted views of the Dandenongs

Bedrooms	3
Bathrooms	2 & 2.5 options
Carpark	2
Storage Cage	1



Aurora

Brillante

Halo

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DESIGN - HALO

Aurora

Brillante

Halo

Lustre



DESIGN - HALO

Aurora

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Halo

Lustre



Aurora

Brillante

Halo

Lustre

# Halo

## Penthouse

The Halo penthouses are beautifully designed with a private foyer, uninterrupted views to the west, a large entertainer's terrace perfect for watching the sunset and unwinding. The three bedroom penthouse welcomes you to the upper echelons of luxury living.

### Features include:

- Private entrance foyer
- Fully equipped kitchen
- Gaggenau appliances including 900mm gas cooktop and 600mm electric oven
- Double sink
- Integrated refrigerator
- Walk in pantry including wine fridge
- Timber floors throughout open plan living area
- Lush wool carpets in bedrooms
- Powder room
- Laundry room
- Walk in robes in all bedrooms
- Large master en-suite with bath and double basins
- Huge internal and external areas

Bedrooms	3
Bathrooms	2.5
Carparks	2
Storage Cage	1



Aurora

Brillante

Halo

Lustre

# Lustre

## Loft Style Residences

Candela's unique Lustre designed loft style residences accommodate a young family with space, privacy and separate living zones in a New York style double level loft. Including a terrace big enough for play equipment, BBQs, hosting birthday parties and private entry from the master suite.

### Lower level features include:

- Large fully equipped kitchen
- Double sink
- High quality Miele appliances including 600mm gas cooktop and electric oven
- Massive walk in pantry with plenty of cupboards and shelving
- Enormous open plan living area
- Timber floors through open plan living area
- Laundry room
- Huge terrace
- Powder room
- Lush wool carpets in master bedroom
- Master bedroom with its own access to the terrace and features an oversized ensuite bathroom, walk in robe and built in dressing table

### Upper level features include:

- Dedicated space for children or guests
- Large lounge/entertaining area with lush wool carpets
- Dedicated space for a wide study desk
- Powder room
- 3 large bedrooms with built in robes
- Upper level master bathroom designed as a wet area, combining both the bath and shower making bath time hassle free

Bedrooms	4
Bathrooms	2+2
Carparks	2
Storage Cage	1





DESIGN - LUSTRE

Aurora

Brillante

Halo

Lustre



DESIGN - LUSTRE

Aurora

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DESIGN - LUSTRE



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Halo

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DESIGN - LUSTRE



Aurora

Brillante

Halo

Lustre

# Lustre

## Grand Residence

A grand apartment residence unlike any other within the development, this unique living space offers a mezzanine level layout that is both luxurious and expansive. Boasting uninterrupted views of the picturesque Dandenong Ranges, this residence provides a truly breathtaking living experience. This residence sets a new standard for sophisticated and spacious living in a prime location.

### Lower level features include:

- Large fully equipped kitchen
- Expansive Island bench
- Gaggenau appliances including 900mm gas cooktop and 600mm electric oven
- Double sink
- Massive walk in pantry with plenty of cupboards and shelving
- Built in bottlerack room
- Enormous open plan living area
- Ducted heating & cooling in living and master bedroom
- Feature Fire place
- Timber floors through open plan living area
- Double glazed windows
- Laundry room
- Powder room
- Outdoor terrace balcony with BBQ
- Lush wool carpets in Master & Guest bedrooms
- Master bedroom retreat including walk through wardrobes and ensuite complete with double vanities, bath and dressing vanity table.

### Mezzanine level features include:

- Dedicated space for children or guests
- Lounge/entertaining area with lush wool carpets
- Dedicated space for a study desk
- 2 large bedrooms with built in robes
- Master bathroom
- Large Storage room

Bedrooms	4
Bathrooms	3+1
Carparks	2
Storage Cage	1





DESIGN - LUSTRE

Aurora

Brillante

Halo

Lustre



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# Location

*Step into a connected location, where the  
village pulse beats just outside your door.*



# Prime Position

*A 'WalkScore' of 90 out of 100, makes this location a walker's paradise.*

Ivanhoe Park, Lower Heidelberg Rd



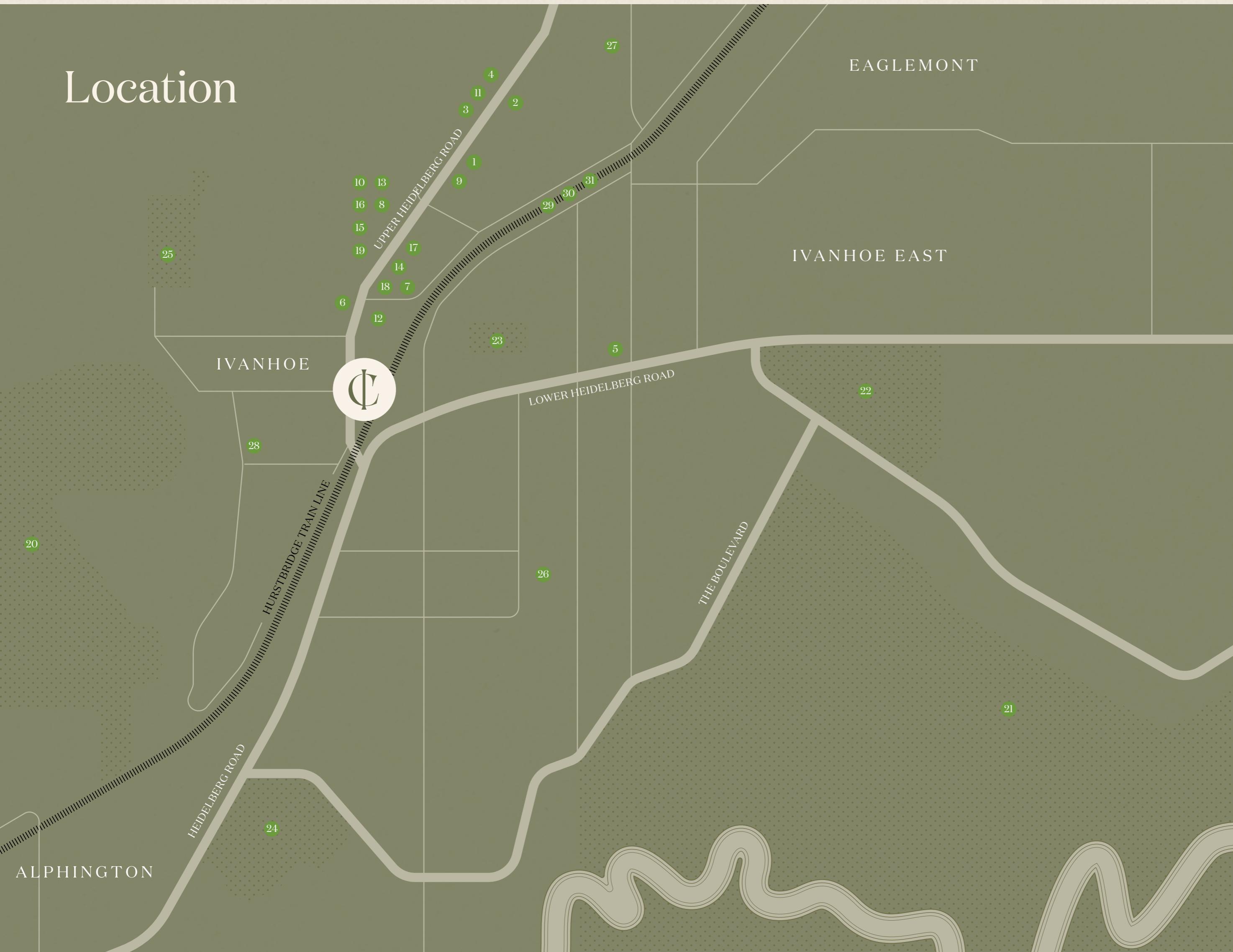
Ivanhoe Park, Lower Heidelberg Rd

Surrounded by a swathe of beautiful parkland along the Yarra River, and a magnificent foodie trail stretching along Upper Heidelberg Road, Candela assures you pedestrian access to parks, restaurants and prestigious schools. This spectacular corner presents Melbourne's

landscape as 'living art' – moving east from sunrise over the Dandenong Ranges to dramatic sunsets colouring Melbourne's CBD. Being a stroll away from Ivanhoe train and bus station equals 'less' alarm and 'more' sleep.



# Location



## Hospitality

1. Pinkie Cafe
2. Vatutto
3. Wood Fire Pizza & Cucina
4. The Foreigner
5. Do Casa
6. L'Artigiano Ivanhoe
7. Ivanhoe Hotel

## Shopping

8. Laurent
9. Issa Homewares
10. Ivanhoe Plaza
11. Vino Central
12. Woolworths
13. Coles
14. Ivanhoe Health Store
15. Mounts Pharmacy
16. Cannings Butcher
17. Eco.D
18. Australia Post
19. Rockdale Hair

## Parks & Recreation

20. Darebin Parklands
21. Ivanhoe Public Golf Course
22. Ivanhoe Park
23. Ivanhoe Tennis Club
24. Sparkes Reserve
25. Nellie Ibbot Park

## Education

26. Ivanhoe Grammar
27. Ivanhoe Girls' Grammar
28. Mary Immaculate Primary

## Transport

29. Ivanhoe Station
30. 546 Bus
31. 246 Bus



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# Connected Living

*Live the 'good life' at Candela's in-house café,  
atrium, providore and rooftop garden.*

*Unwind with your loved ones in a lush garden setting. The alfresco atrium creates a relaxed meeting place for the Candela community.*



Natural light fills the lobby via soaring windows. Artist Impression



*Close enough to wake up  
and smell the coffee. Enjoy  
the delights of your personal  
café and providore on the  
ground floor.*



*Indulge in life's pleasures  
– artisan food, fresh air  
and fitness.*

Embrace European style pleasures from Candela's in-house café, providore and rooftop garden. These vibrant communal meeting points bring a holiday mood to everyday living – ready to welcome you with barista fresh coffee, spectacular sunsets, or an exercise class to lift your heart rate and your mood.

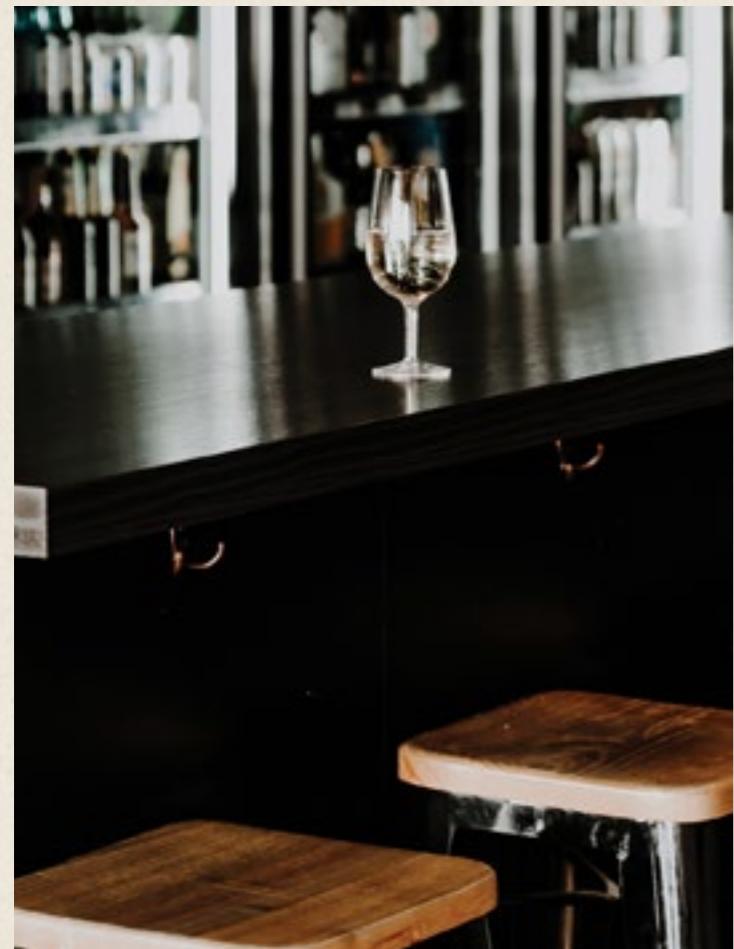


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# Lifestyle

*Celebrate the village lifestyle, with enviable  
access to food and everyday essentials.*

*Make a date with coffee, cake or the whole 3-course menu. Work it off at Ivanhoe's fine selection of parks, golf courses and Pilates studios.*

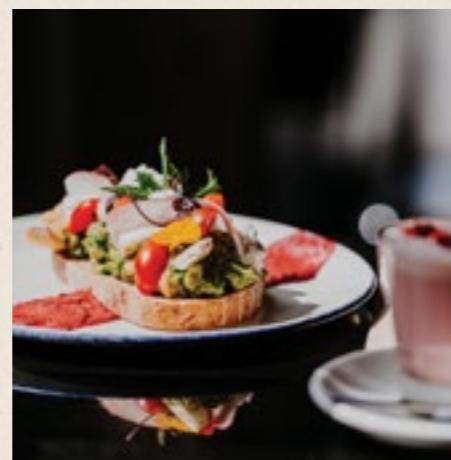


Vino Central, 211 Upper Heidelberg Rd

### Vino Central Where good wine is central

Wine lovers will be in their element at this friendly local gem. Come for the world-class selection of Australian and European wines, stay for the tasty charcuterie platters and acoustic live music.

Pinkie, 1 Westley Ave



### Pinkie A pinkie lifting experience

A cafe dedicated to the colour pink is a cafe worth knowing about. Ivanhoe's favourite morning pitstop, Pinkie is a destination for gourmet brunch, speciality coffee and Instagrammable interior design.



Woodfire Pizza e Cucina, 199 Upper Heidelberg Rd

### Woodfire Pizza e Cucina The pizzazz is in the pizza

Part of Ivanhoe Village since the 90s, this stylish Italian haunt is famous for its traditional Neapolitan pizzas and fresh, homemade pastas. Here, mouth-watering recipes are enhanced by warm hospitality and sophisticated decor.

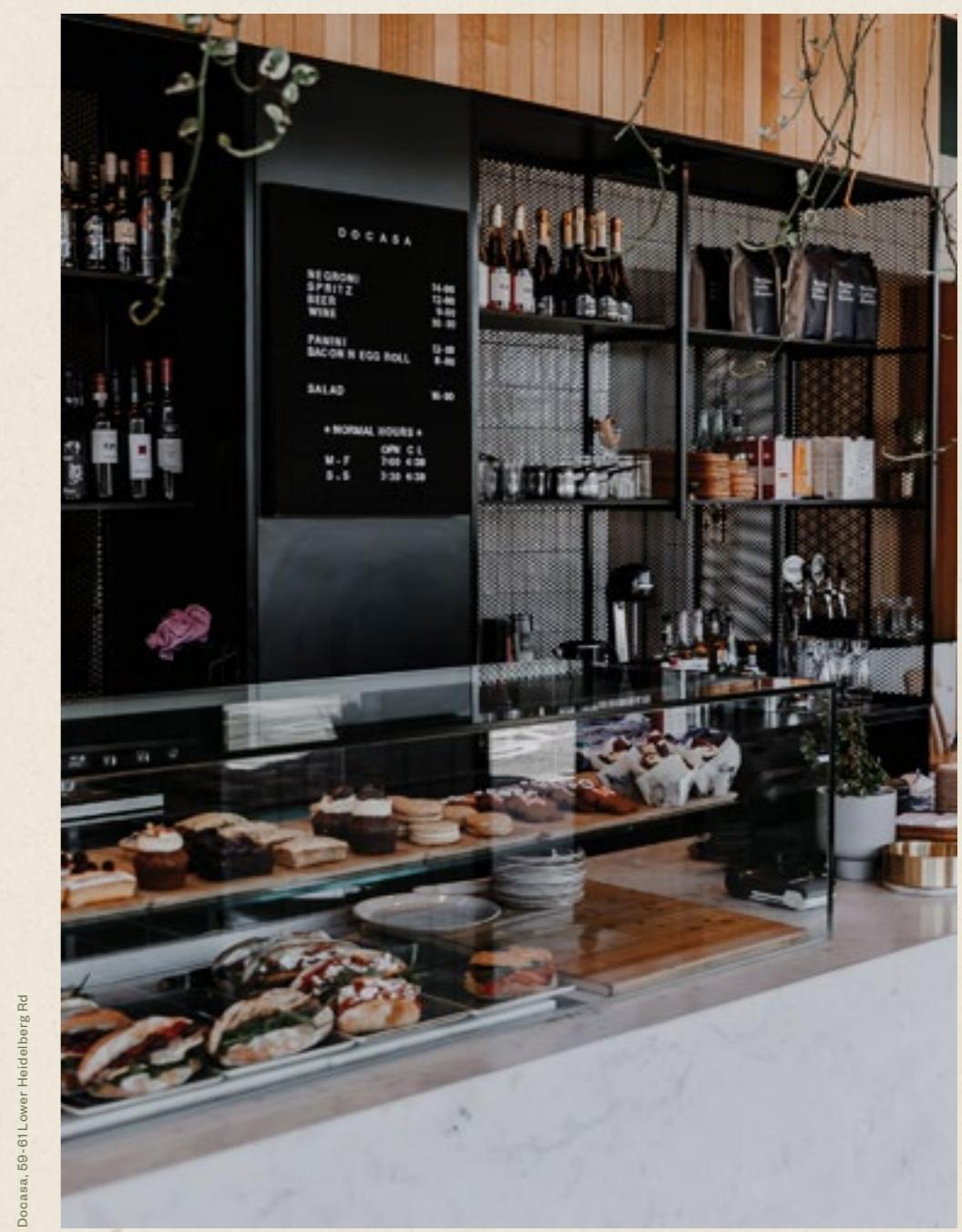
*For brunch, lunch or a  
cheeky drink, there's always  
a door open.*



Docasa, 59-61 Lower Heidelberg Rd



Laurent, 189 Upper Heidelberg Rd



Docasa, 59-61 Lower Heidelberg Rd

Ivanhoe Girls, 123 Marshall St



## Education

*Pursue excellence  
from prestigious  
schools*

Ivanhoe proudly stands as an education enclave – home to some of Melbourne's most revered schools including Ivanhoe Grammar, Ivanhoe Girls' Grammar, Mary Immaculate Primary and Bialik College. A Candelia address puts you in the coveted school catchment for Ivanhoe Primary, which ranks above the state average for its performance in maths and literacy and offers extra curricula activities including chess and tennis.

Ivanhoe Grammar, 41 The Ridgeway



# Parkland Paradise

*Explore the great outdoors  
from Ivanhoe's beautiful  
parks, walking trails and  
golf courses.*





## Ivanhoe Golf Course

### Join the Club

Encompassed by native vegetation and bordered by the Yarra River, this 18 hole course is one of Melbourne's most sublime. After a morning on the fairways and greens, enjoy a coffee and bite to eat at their homey clubhouse cafe.



## Ivanhoe Park

### Park Yourself Here

A favourite amongst dog owners and their canine companions, this lush expanse comprises an off-leash oval and lively bowls club. Head down on weekends to watch the local footy team play.



## Ivanhoe Tennis Club

### Serving Up Good Times

Established in 1912, Ivanhoe Tennis Club is one of the oldest in Melbourne and an iconic part of the suburb's history. From coaching and tournaments to social games with friends, this well-equipped club has you covered.



Ivanhoe Park, Lower Heidelberg Rd

*Being just steps to Ivanhoe Village gives you the freedom to shop, eat and socialise close to home.*



Extracted, 215 Upper Heidelberg Rd



Envi, 119 Upper Heidelberg road

# Rich History

*A suburb filled with a rich history and surrounded by artefacts of the past*

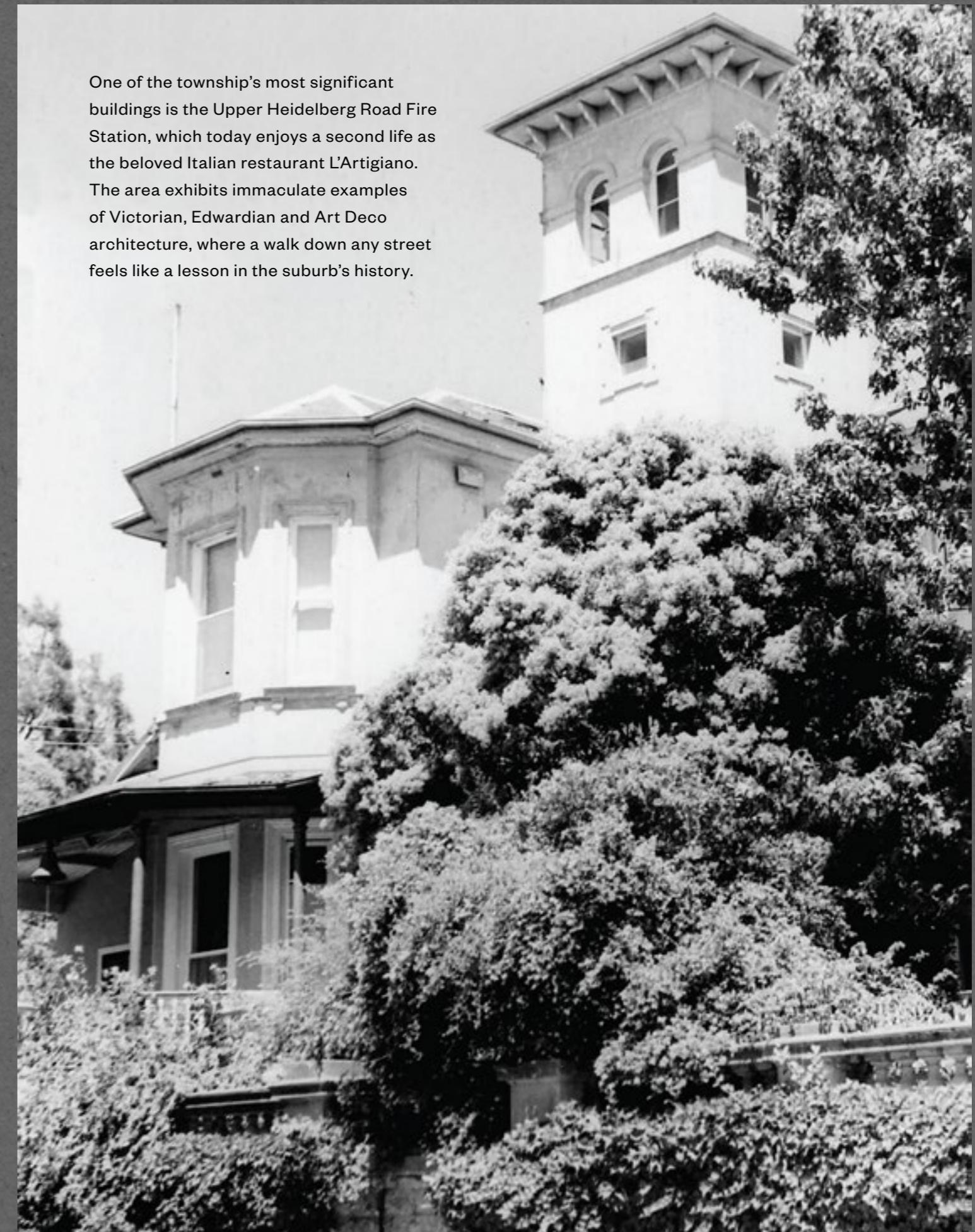
Only 10 kilometres from the heart of the city, Ivanhoe is one of Melbourne's most historically rich neighbourhoods. First surveyed in 1837, the land Ivanhoe now occupies was quickly recognised as an area with great vitality and landscape appeal, bordered by Darebin Creek to the west and the Yarra River to the south.

In 1853, the suburb was named after Sir William Scott's novel 'Ivanhoe', with many of the streets named after characters in the novel. Already, it was considered to be one of Melbourne's most prestigious suburbs, coined the "Toorak of the North". During the 1850s, Ivanhoe Primary School was established, followed by two hotels, public gardens, orchards, an elementary racecourse and villas.



Upper Heidelberg Road, 1920-1954

One of the township's most significant buildings is the Upper Heidelberg Road Fire Station, which today enjoys a second life as the beloved Italian restaurant L'Artigiano. The area exhibits immaculate examples of Victorian, Edwardian and Art Deco architecture, where a walk down any street feels like a lesson in the suburb's history.



Upper Heidelberg Road, 1920-1954



CANDELA  
IVANHOE

# The Developer

*Born from a collaboration between industry  
leading designers and property experts.*



# The Developer

*A team focused on creating a place of architectural excellence in a landmark Ivanhoe location.*



Paul Salter (left), Robert Salter (right)

Salter Brothers is proud to present Candela – a place of architectural and design excellence that embraces the very best of this landmark location in Ivanhoe. With panoramic views across to the Dandenong Ranges and Melbourne's skyline, and its proximity to the CBD, this is a unique place for you to call home.

As one of Australia's leading alternative investment managers with over \$4 billion in assets under management, we have a focus on enhancing and creating value across various properties in Australia, Asia and the USA. Our portfolio includes hotels, restaurants, residential, and mixed-use developments.

Since 2014, we have developed a deep understanding on how to generate real value for residents, guests and investors. Candela offers us a rare opportunity in an exceptional location that is likely to attract significant interest.

There are very few locations close to Melbourne that rival Candela's position and 270 degree views, and when combined with thoughtful architecture and design, the result is a high quality, luxury penthouse and apartment development which connects Ivanhoe to an inner-Melbourne lifestyle. Core to the success of Candela, as with all of our projects, are the partnerships forged with like-minded partners who share our vision and philosophy.

Our collaboration with John Demos Architects and designer, Kathy Demos, whose genuine passion and experience in designing architecturally unique homes to be lived in and enjoyed, means that the residences and lifestyle brought to you at Candela represent a new landmark for Ivanhoe of which we are proud.



*Salter Brothers' impressive portfolio comprises luxury residences, hotels and restaurants in some of Australia's finest locations.*

Keyborough Residential Townhouse, Artist Impression



Crowne Plaza Coogee Beach

# News



## *Discover Candela Ivanhoe's unique loft style apartments*

The unique charm and potential of Ivanhoe was what attracted developers Salter Brothers, who have taken to the unique location in the heart of Ivanhoe village to deliver their latest residential project, Candela Apartments. The investment group's impressive portfolio comprises luxury residences, hotels and restaurants in some of Australia's most desirable locations. Salter Brothers engaged John Demos Architects to design the apartments for his deep architectural experience and knowledge of the uniquely shaped site with uninterrupted views across to the Melbourne skyline and Dandenong Ranges.

“The apartments are considered as a retreat for rest and rejuvenation. Generously sized and designed with options to suit all purchasers whether they be downsizers, first home buyers, couples or families without compromising on amenity, location or quality.”

Alison Waters, property journalist for Urban.com.au

**Urban**  
.com.au

## *How much can a view add to a property's value?*

A new development in Melbourne's inner north-east is offering home buyers views to the city. Candela in Ivanhoe sits atop one of the suburb's highest peaks to frame city views in one direction and the Dandenong Ranges in the other. These vantages set the project apart from others on the market, said Mark Dayman, director at Marshall White Projects. “All apartments and penthouses at Candela have views. It's a highly sought-after but rarely found feature in off-the-plan projects,” he said. A ground floor cafe, wine bar and providore will satisfy the taste buds and give residents a place to grab a quick bite or enjoy a more leisurely meal.

“There are great places to gather before you pop upstairs to watch the sunset,” Dayman said. “Then, as the city lights go on, there's a wow factor.”

Kate Jones, Domain.com.au

**Domain**

# CANDELA IVANHOE

[candelaivanhoe.com.au](http://candelaivanhoe.com.au)

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