

FEEHAN ROW *Honey and Fenaces*

Inspired by the lush,  
green landscape of  
Moonee Valley Park,  
Feehan Row Homes  
& Terraces are carefully  
crafted and meticulously  
designed. A timeless  
classicism overlaid with  
modern flourishes guides  
the philosophy behind  
each home.  
*One of a kind*

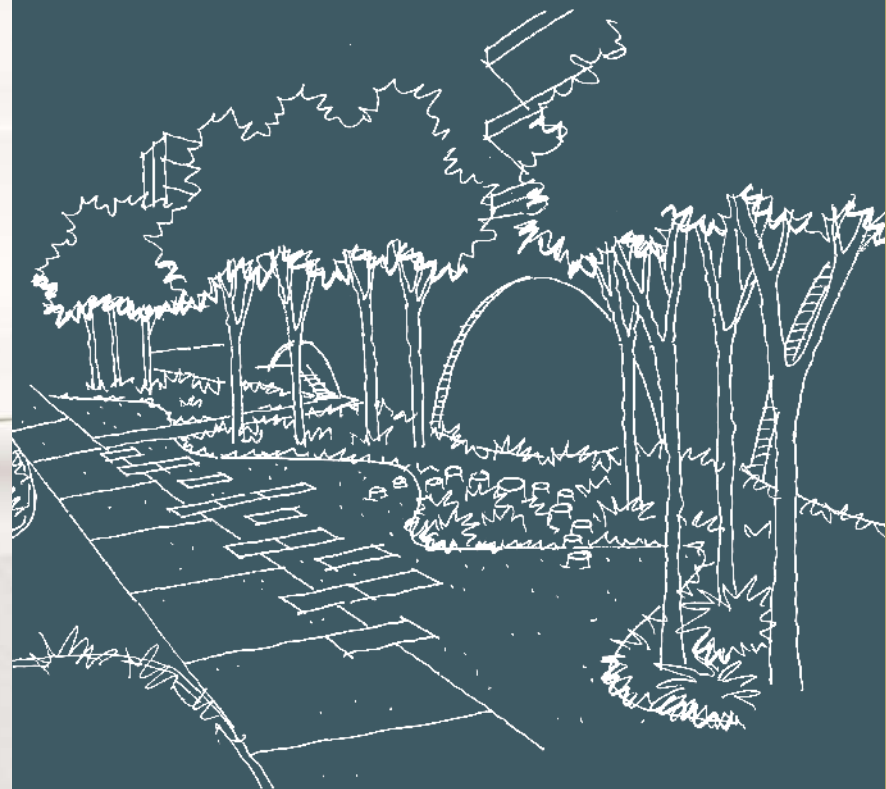
In 1882, W.S. Cox leased Feehan's Farm for use as a racecourse. Feehan Row's modern Homes and Terraces are nestled in a botanical setting that are reminiscent of the picturesque farmland of this historic valley.



Facade — Artist's impression

LANDSCAPING

# A Botanical Vision



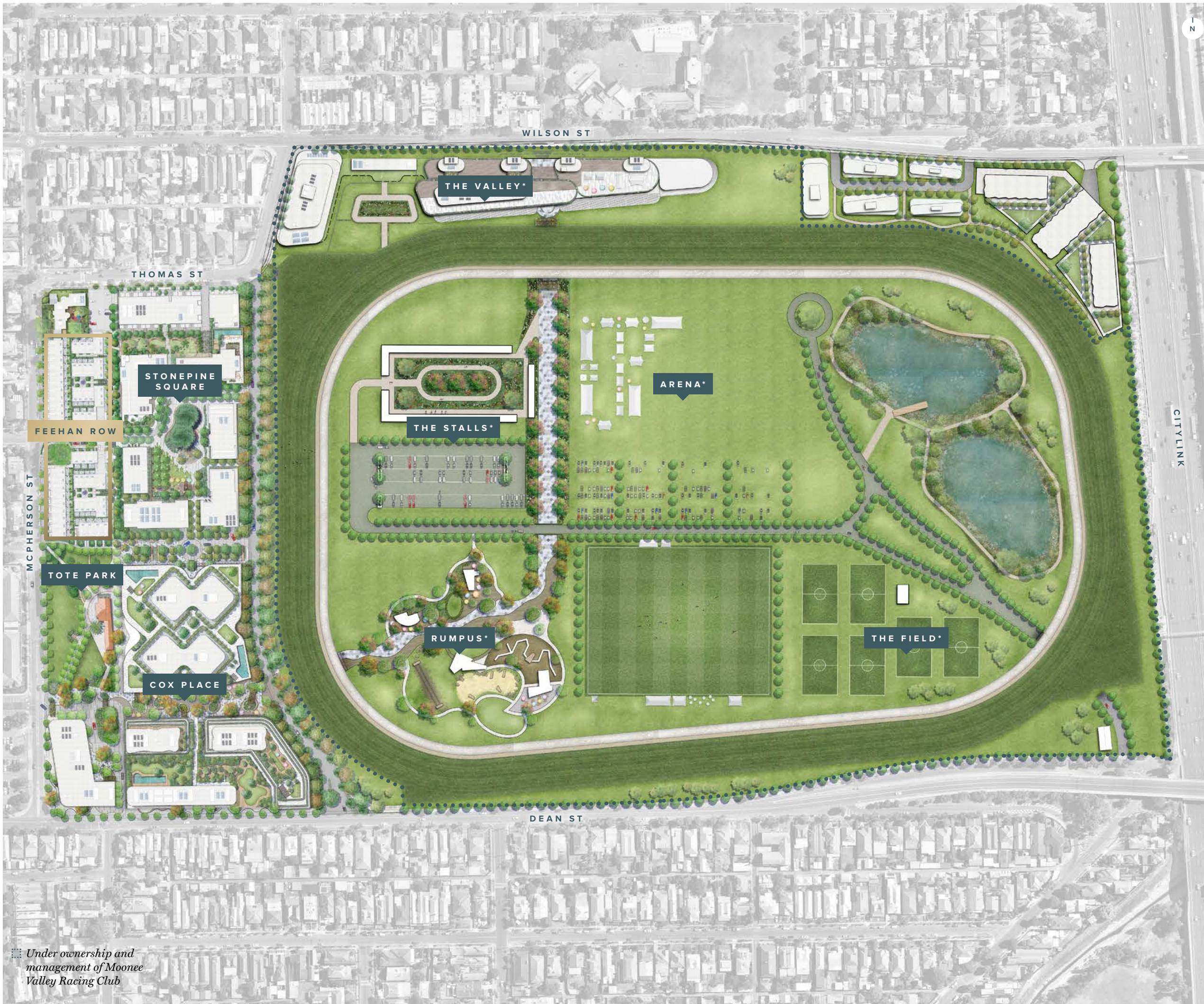


*Mike Stokes*

**MIKE STOKES**  
DIRECTOR OF LANDSCAPE ARCHITECTURE  
TRACT LANDSCAPING

It's important that the landscaping of Feehan Row is inseparable from the architectural design as Moonee Valley Park is led by a botanical vision: to create a neighbourhood within a park. To complement the Victorian features of these Homes and Terraces, we wanted to evoke the classical gardens of Melbourne and contemporise them for modern-day residents. The result is meticulous landscaping that unifies the elements of Moonee Valley Park – the architecture, the heritage elements and the historic trees all resolve into a visionary garden overlay.

# Nestled in More Than 20 Hectares of Green Open Space



Under ownership and management of Moonee Valley Racing Club

Botanical green spaces form the cornerstone of Moonee Valley Park's vision. This biophilic approach – connecting the environment and architecture – encourages wellbeing and quality of life. Every day offers an immersion in nature, from parklands to bike paths, walking trails to sporting fields, and playgrounds to green community spaces. These refreshing natural spaces will be easily accessible to Feehan Row residents.

# A New Park on your Doorstep



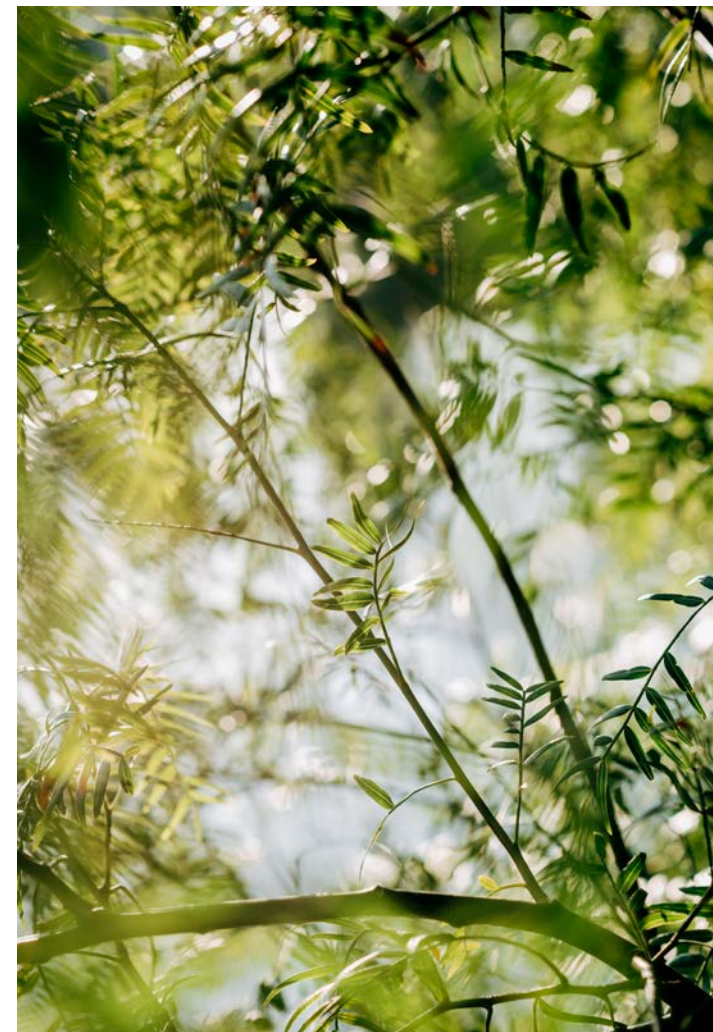
Set over half a hectare, this new park will provide amenity and green open space for Feehan Row residents and their guests to enjoy from when they first move in. Whilst the kids or grandchildren play in the expansive park, enjoy breakfast, lunch or a private function in a new destination cafe for Melbourne's inner North within the restored heritage Tote building.

*Tote Park & Tote Cafe — Artist's impression*



*Tote Park — Artist's impression*

# Tote Park



This flourishing entry to Moonee Valley Park evokes the charm of a village green. Active and relaxing options will be on offer at Tote Park. Whether it's yoga classes or small group training - health and wellness will be nourished in this beautifully curated botanical space.



# Botanical Surrounds

- Feehan Row Homes
- Feehan Row Terraces
- Delivered in First Stage
- Future Development

Enveloped by greenery, the heritage-inspired Homes and Terraces of Feehan Row epitomise premium Moonee Ponds living. The residences are bordered by the new Tote Park, the charming leafy corridor of Glenara Walk and Poplar Garden. Take a short stroll to the Secret Garden (when completed as part of the following stages) where you can find a wellness sanctuary with a rooftop pool deck.



*Indicative/proposed street names only.*

# Glenara Walk

Long-time chairman of Moonee Valley Racing Club from 1917, Alistair Clark was a well-known horticulturist who loved to grow roses on the grounds. Glenara Walk is named after a vintage rose that he created. This pedestrian friendly, landscaped walkway provides a secure and leafy address for the Terraces and connects Feehan Row to Tote Park and the nearby streets.

*Glenara Walk — Artist's impression*



Secret Garden - Artist's impression

FEEHAN ROW

NATURAL WELLNESS

# Secret Garden



A secluded garden will sit in reach of Feehan Row residents - to be completed in the following stages of Moonee Valley Park. As part of the optional wellness membership, residents will be able to retreat into a shady garden to relax and unwind.

WELLNESS SANCTUARY

# Healthy Living

Delivered in the next stages following Feehan Row, the Wellness Centre will be available to Feehan Row residents on an opt in basis. Opening into the beautifully landscaped Secret Garden, here you can take a yoga class, meditate in the fresh air, or enjoy a range of wellbeing therapies such as massage and acupuncture.

*Wellness Sanctuary — Artist's impression*

# Exclusive Oasis



Overlooking the city skyline and race track, the Wellness Centre will include resort-like facilities, including a pool deck and fully equipped gym in the following stages of Moonee Valley Park. Swim morning laps, relax on a sun lounge or gather for an evening BBQ with friends. Should Feehan Row residents wish to enjoy access to this spectacular rooftop facility, they can elect to do so with an optional wellness membership.



*Rooftop Pool — Artist's impression*

ARCHITECTURE

# Enduring Design





*Chris Hayton*

CHRIS HAYTON  
PRINCIPAL  
ROTHELOWMAN

In designing Feehan Row, we went back to the early days of Melbourne architecture and looked at the evolution of terrace housing. Feehan Row gave us an opportunity to reinvent the grander Victorian terraces from a hugely influential period in Melbourne's history. The resulting design is not ostentatious or overt – it creates a strong presence in a restrained, elegant and contemporary way.



McPherson Street Homes — Artist's impression





*Facade — Artist's impression*

# A Distinguished Entrance



*Facade — Artist's impression*

*Each Feehan Row home has an individualised entry that makes a statement.*

At Feehan Row you'll enter into a space that's all your own. Each home has a securely gated, grand individual entrance that is a modern interpretation of a Victorian terrace. Landscaped frontages and fringing greenery offer privacy and seclusion.

# On Another Level

*All Homes feature the luxury and convenience of a private, remote-controlled basement garage, with direct access to your residence above.*

Feehan Row features secure, weatherproof, underground car parking or private garages. Homes and Terraces will enjoy the luxury of internal stair access to residences above. Homes at Feehan Row will be able to upgrade to a private lift for additional convenience. For a roomier existence, some garage spaces include bike racks and additional adjacent storage spaces that could make for an ideal wine cellar.



*Lower Ground Garage — Artist's impression*



INTERIORS

# Timeless Interiors





*Miriam Fanning*

MIRIAM FANNING  
PRINCIPAL  
MIM DESIGN

When we design interiors, it's really important that we can picture ourselves living there. That's why walking through these Homes and Terraces will be a lovely, joyful experience. We made sure to maximise all of the rooms in terms of dimension, liveability and placement. Each home at Feehan Row is treated as being unique. We're also deeply inspired by the connection with the historic nature of the racecourse. There are beautiful, subtle references to stables and horse racing throughout the interiors which give these homes another level of character.

# Space & Light



Expansive and light filled living spaces naturally flow on from the kitchen and dining areas of Feehan Row. Homes feature spacious double height ceilings to allow for even brighter days. With floor-to-ceiling doors and windows, these airy interiors seamlessly open out to large, landscaped backyards that include space to play and alfresco dining areas perfect for entertaining.

*Living Room — Artist's impression with optional upgrades shown*



*Kitchen — Artist's impression with optional upgrades shown*

KITCHEN & DINING

# Quality Design & Craftsmanship

*With architectural flourishes, these heritage-inspired living spaces offer the height of modern comfort married to the charms of Victorian Classicism.*

Enjoy a full suite of contemporary features in your functional and stylish kitchen, which includes integrated-European appliances and ample storage space. Begin the day by preparing breakfast on your stone bench top in this light-dappled space and in the evening, entertain dinner guests overlooking the outdoors.

OUTDOOR TERRACE

# Gather & Entertain



Grand glazed doors are the portal to a private and secluded outdoor space fringed with greenery where you can indulge your green thumb. Spend summer evenings dining and entertaining friends and family in the backyard.

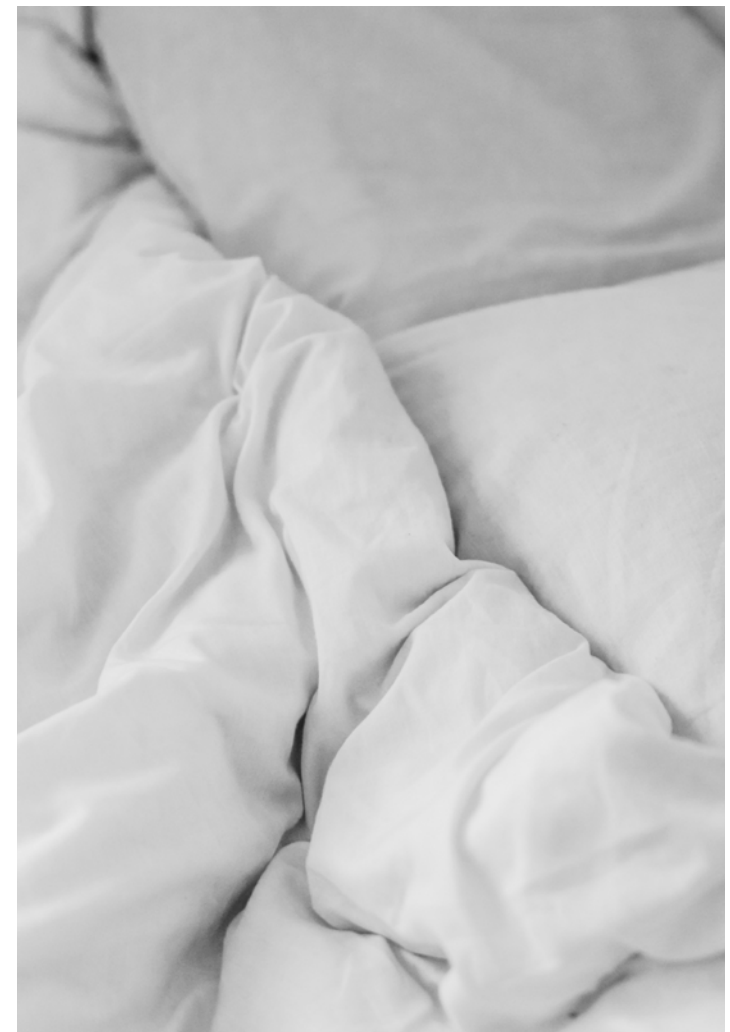
*Outdoor Space — Artist's impression with optional upgrades shown*



Master Suite — Artist's impression with optional upgrades shown

MASTER SUITE

# Private Sanctuary



Luxuriously appointed whole floor master suites have been thoughtfully crafted to evoke calm and tranquillity. Smoothly panelled joinery, plush carpets and natural light create a truly restful atmosphere, and generous walk-in robes allow for unparalleled organisation.





*Walk-in Robe — Artist's impression with optional upgrades shown*

# Reflect & Rejuvenate



*Soak, refresh and reflect in generously appointed, light-drenched master ensuites that offer the ultimate in relaxation and creature comforts.*

Unwind in your luxurious and generous master ensuite, replete with timeless stone, ceramic tiling and metallic touches. Many of the ensuites feature premium elements including double basins, freestanding baths and double showers.



*Master Ensuite — Artist's impression with optional upgrades shown*

# An Established Neighbourhood

*Moonee Ponds is one of the most sought after and established inner city suburbs in Melbourne's North-West.*

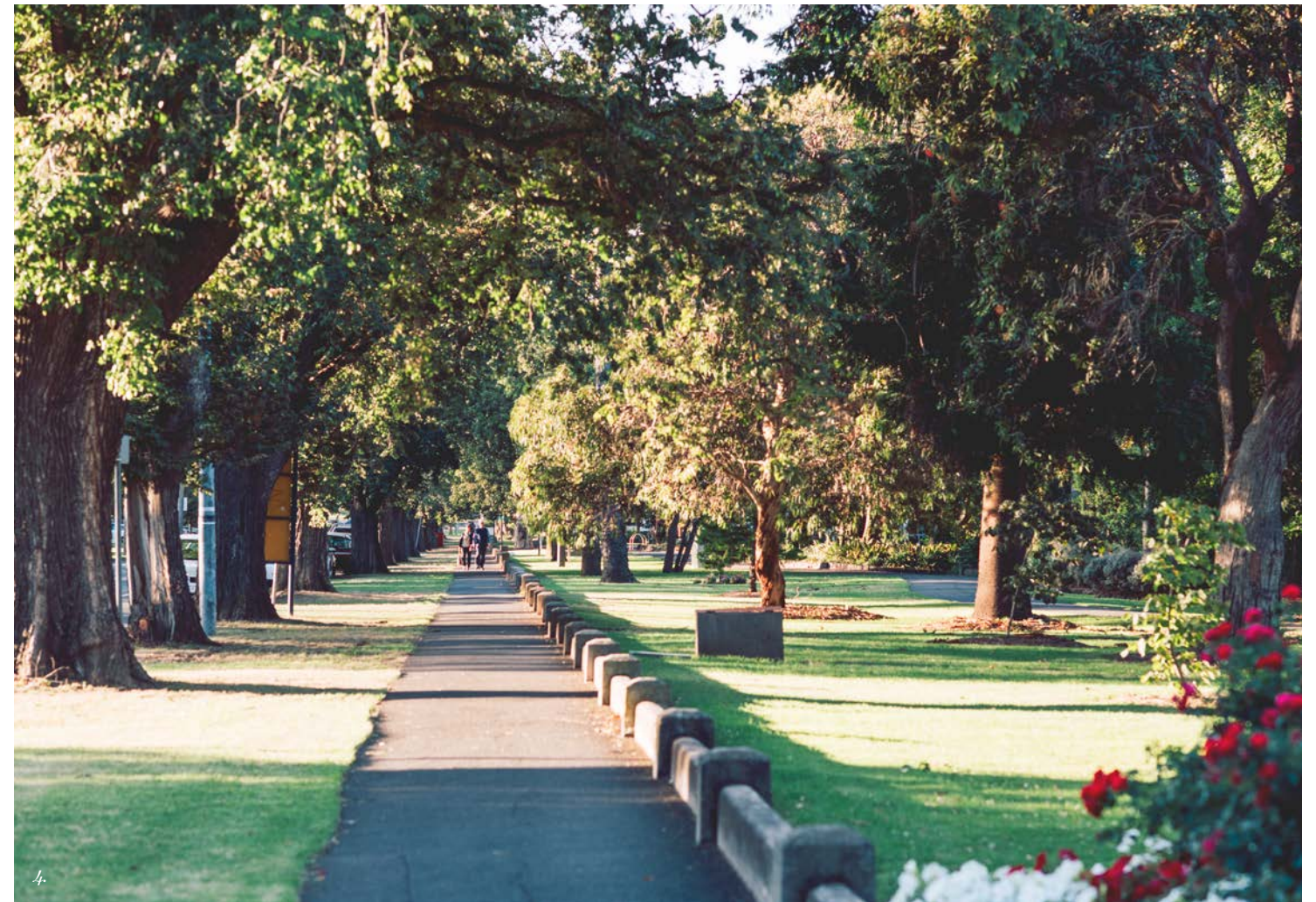


- 1 *Moonee Ponds Clock Tower*
- 2 *Moonee Ponds Education*
- 3 *Moonee Ponds Heritage*
- 4 *Queens Park*

Just 6km North-West of Melbourne's CBD, Moonee Ponds is an oasis of calm, right at the heart of it all. Ideal for those seeking a quiet tranquil community just a short train or tram ride away from the excitement of the city arts and culture. Dating back to the 1840s, Moonee Ponds has the architectural roots of an established suburb.



Moonee Ponds is a premier education location with easy access to numerous excellent schools in the suburb and nearby, including the outstanding Penleigh and Essendon Grammar School's junior girls' campus in Moonee Ponds, their junior boys' campus, in Essendon, and their middle and senior campuses, in Keilor East. The prestigious Lowther Hall in Essendon offers well-rounded education for girls from kindergarten to year 12 along with local high schools, including St Columba's and Mount Alexander College.



# An Enviably Location

## PARKLANDS

- 1 Tote Park
- 2 Queens Park
- 3 Ormond Park
- 4 Maribyrnong Park
- 5 Aberfeldie Park

## RETAIL

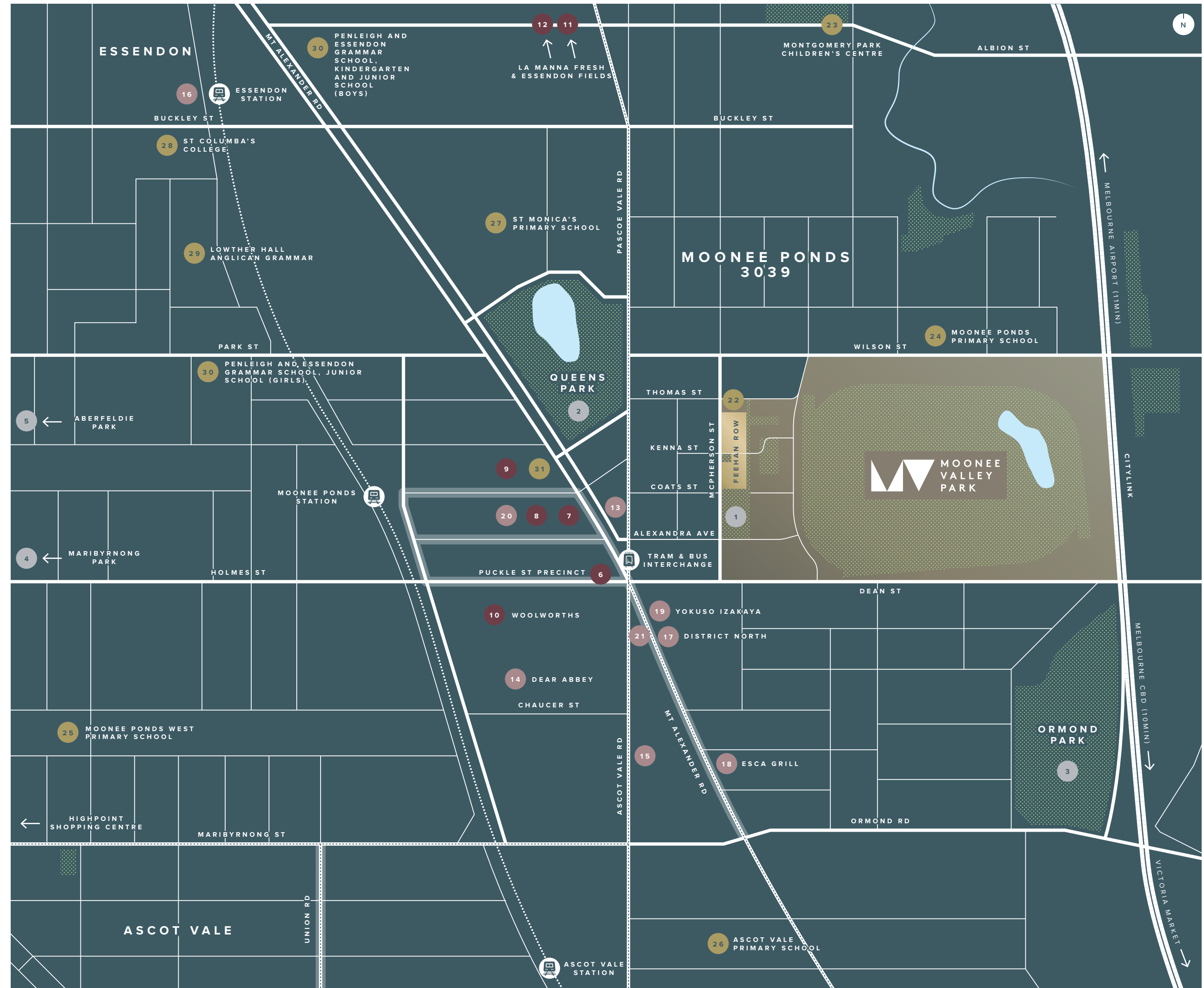
- 6 Puckle Street Precinct
- 7 Moonee Ponds Central
- 8 Kmart
- 9 Coles
- 10 Woolworths
- 11 La Manna Fresh
- 12 Essendon Fields

## CAFÉS, RESTAURANTS & BARS

- 13 The Clocktower Centre
- 14 Dear Abbey
- 15 Ascot Food Store
- 16 St Rose Café
- 17 District North
- 18 Esca Grill
- 19 Yokoso Izakaya
- 20 The Valley Cellar Door
- 21 Strangeloves Wine Bar

## EDUCATION

- 22 Nido Childcare Centre
- 23 Montgomery Park Children's Centre
- 24 Moonee Ponds Primary School
- 25 Moonee Ponds West Primary School
- 26 Ascot Vale Primary School
- 27 St Monica's Primary School
- 28 St Columba's College
- 29 Lowther Hall Anglican Grammar
- 30 Penleigh and Essendon Grammar School
- 31 Kangan Institute of Tafe



LOCAL AMENITY

# A Refined Lifestyle

*It's just a short walk from home to high street shopping, cafés, colourful eateries and public transport connections.*



1.



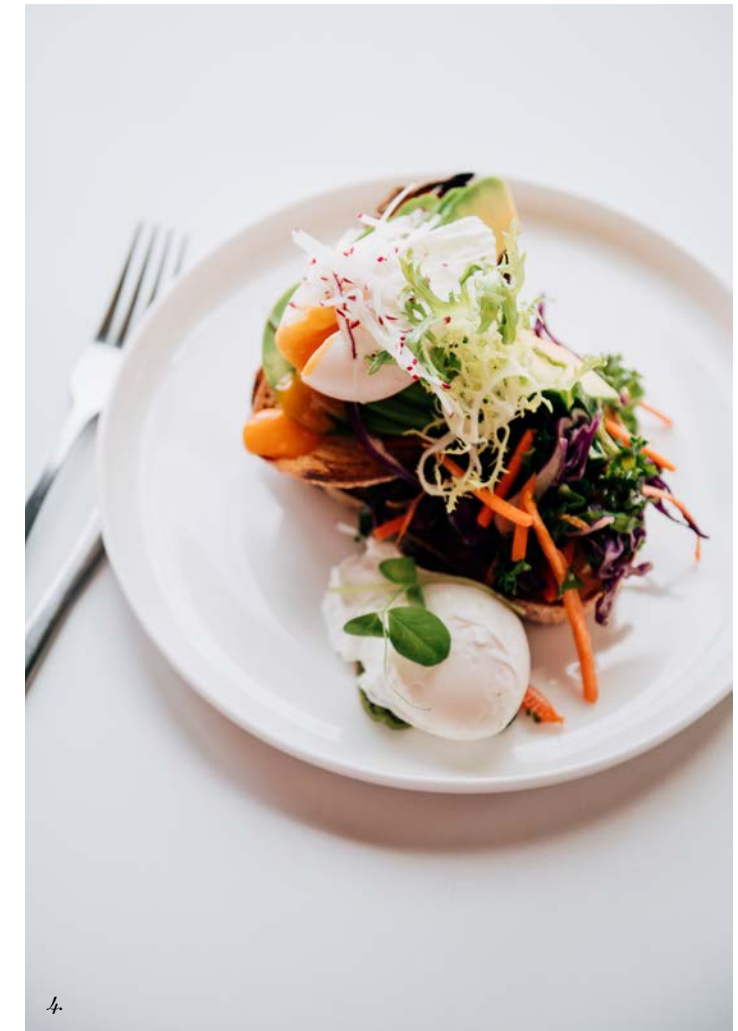
2.

- 1 *District North Café*
- 2 *Moonee Ponds Bus and Tram Interchange*
- 3 *Puckle Street Precinct*
- 4 *Brunch at Moonee Ponds*



3.

Puckle Street offers an established lifestyle of convenience with abundant boutiques, eateries and the shopping heart of Moonee Ponds Central. Well connected by trams and buses at Moonee Ponds junction, and the adjacent train station, this hub allows you to get to and from the city and beyond with ease.



4.

# Hamton



*Matt Malseed*

**MATT MALSEED**  
MANAGING DIRECTOR (LEFT),  
HAMTON

*Paul Hameister*

**PAUL HAMEISTER**  
EXECUTIVE CHAIRMAN (RIGHT),  
HAMTON

“This is much more than just another development project. This is a once in a generation opportunity to transform the Valley into an iconic legacy for Melbourne and a reference point for developers around the world as to a new way to approach master planning – one that starts with the botanical landscape and pedestrian experience and then the built form follows.”





INVESTMENT  
**Hostplus**

*David Elia*

**DAVID ELIA**  
CHIEF EXECUTIVE OFFICER  
HOSTPLUS

“Partnerships work best when there is an alignment of values and a shared focus on outcomes. We are very excited to be working with Moonee Valley Racing Club and Hamton to create a new dynamic lifestyle precinct and in the process enable our members to grow their retirement savings, whilst supporting the industries that make Australia great.”



CUSTODIANS  
**Moonee Valley Racing Club**

*Don Casboul*

**DON CASBOULT**  
CHAIRMAN  
MOONEE VALLEY RACING CLUB

“Moonee Valley Park represents a truly unique opportunity to realise an unprecedented shared vision with our respected partners. We’re extremely proud to deliver a landmark urban precinct that will create a legacy for the community and define the next chapter of Moonee Valley Racing Club’s 136 year history.”



ARCHITECTS  
**Rothelowman**

*Chris Hayton*

**CHRIS HAYTON**  
PRINCIPAL  
ROTHELOWMAN

“Feehan Row will establish a contemporary version of the grand Australian terraces – many of which can be found throughout the leafy suburb of Moonee Ponds. We believe that residents will love living at Feehan Row because in addition to the timeless design of these homes, they can access a rich environment of amenities and parkland.”



INTERIOR DESIGNERS  
**Mim Design**

*Miriam Fanning*

**MIRIAM FANNING**  
PRINCIPAL  
MIM DESIGN

“Moonee Ponds is unique. It is a beautiful, established suburb that is full of history. We were really conscious of making sure that Feehan Row delivers residences that mean something to the Moonee Ponds community and offer homes that people want to embrace and live their lives within.”



LANDSCAPE ARCHITECTS  
**Tract Landscape Architects**

*Mike Stokes*

**MIKE STOKES**  
DIRECTOR OF LANDSCAPE ARCHITECTURE  
TRACT

“We have worked with Hamton on many projects in the last decade and a half and Feehan Row is a rare opportunity to create a truly unique residential experience that will make its mark around the world – and will naturally stitch into the local fabric of Moonee Ponds.”

As the only town residences offered in the extraordinary new neighbourhood of Moonee Valley Park, Feehan Row is truly one of a kind. With access to first class amenities and expansive parkland, Feehan Row is an exclusive opportunity to live an unparalleled lifestyle.

*One of a kind*

#### IMPORTANT INFORMATION

This brochure has been prepared for information purposes and reflects the present intentions of Hamton Hostplus JMV Pty Ltd in respect of the staged, mixed use development known as Moonee Valley Park. All images are artist impressions, may not be to scale and are intended as a guide only. The designs, specifications and layouts depicted may not reflect the development as constructed. Images are enhanced and include artistic licence.

Moonee Valley Park is a proposed staged development which is intended to be carried out over a period of several years. No representation or warranty is made as to the timing, development or use of any future stages of the development. The development of future stages may be postponed, abandoned or materially changed to reflect site conditions, design considerations or market factors. Any depiction of the development of future stages is merely conceptual, an artist impression and is subject to change in all respects at the discretion of Hamton Hostplus JMV Pty Ltd.

All racecourse facilities within or adjacent to the Moonee Valley Park precinct, including grandstands, the racetrack, "infield" areas and other facilities, are and will remain privately owned and under the management and control of Moonee Valley Racing Club Inc (the Club). Hamton Hostplus JMV Pty Ltd is not responsible for and has no control over the use or development of these racecourse facilities, which future development (if any) remains at all times at the sole discretion of the Club. The Club may in its discretion refuse, limit or control access to any part of the racecourse facilities, including the "infield", for any reason (or entirely) at the Club's discretion. No representation or warranty is given that any future racecourse facilities, including the "infield", will be made available to residents of Moonee Valley Park or the general public at any times or at all. Any depiction of the future development of racecourse facilities, including the "infield", is merely conceptual, an artist impression and is subject to change in all respects at the discretion of the Club.

Fittings, fixtures, finishes and other items depicted are subject to change. Furniture and whitegoods are shown for illustrative purposes and, unless expressly provided by contract, are not included with any property. Optional Additions may attract additional costs. Dimensions, areas and layouts are approximate and may differ from the property as sold or constructed. Area measurements of residential properties are approximated based upon the "Property Council of Australia's Method of Measurement: Residential" which is not a measure of useable or internal floor space. Balconies are measured separately. Plant and equipment necessary for services (or bulkheads containing them) are not depicted. No representation is made as to the availability of views from any property which may be affected by future development or other factors.

Certain recreational facilities, including the wellness centre, roof top pool and gymnasium, are intended to be developed in later stages of Moonee Valley Park. The scope and design of such facilities is subject to change in all respects. It is presently intended that recreational facilities will be under the management and control of an owners corporation and Hamton Hostplus JMV Pty Ltd will not have any ongoing management or control of these areas. Feehan Row residents will not be a member of the owners corporation which manages access to and use of the recreational facilities. Access to and use of the recreational facilities are intended to be subject to contractual licence arrangements between residents and the owners corporation which manages the recreational facilities and will require a membership fee. The future management and conduct of owners corporations may restrict or otherwise affect the availability of access to such recreational facilities.

The information in this brochure does not constitute a representation for the purpose of any contract of sale which will constitute the entire agreement in respect of any purchase. Prospective purchasers should review the contract of sale carefully and seek independent advice.







