

LIVE NORTHSIDE



The Avenue COBURG

A project by





CONNECTED, CONVENIENT COBURG LIVING.

Just a short stroll from the buzz of Sydney Road, a new place to live is taking shape. This is The Avenue in Coburg, a welcoming collection of studio, one, two, and three bedroom apartments designed to deliver comfortable, convenient living that reflects the character of Coburg.



WELCOME TO THE AVENUE



Artist's Impression.

WATTLE FACADE

**A place to call home
in the heart of Coburg.**

The Avenue – Coburg strikes a rare balance between urban convenience and the comfort of a design-led home. Set back from the lively atmosphere of Sydney Road, The Avenue's architecturally designed buildings surround a central green courtyard with lush landscaping. As soon as you step out of your home, you will notice the area humming with an inner-city energy, connecting you to the best of this vibrant neighbourhood.

Delivered by Development Victoria and designed by Hayball, The Avenue has been built with care for the area's history and an eye to a more sustainable future. Its design reflects a deep commitment to responsible living, from exemplar sustainability credentials to new landscaped gardens and trees.

You can look forward to a walkable, low-maintenance lifestyle, where the community vibe is welcoming and everything you need is close.

MERRI CREEK

MELBOURNE
CBD

MERRI-BEK
PRIMARY SCHOOL

DONATELLO'S

TERRA
MADRE

THE WOODLANDS
HOTEL

UPFIELD
BIKE PATH

MORELAND
STATION

MELBOURNE
AIRPORT

A1 BAKERY

PENTRIDGE
SHOPPING CENTRE

GEMINI
WINE BAR

GANDOLFO
GARDENS



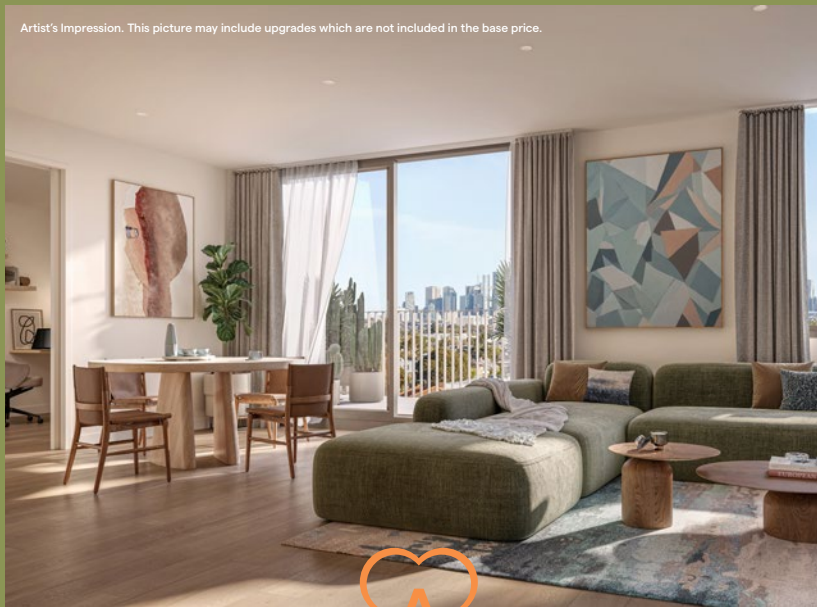
MORELAND RD

THE AVENUE

SYDNEY RD

THE GROVE

Artist's Impression. This picture may include upgrades which are not included in the base price.



Artist's Impression. This picture may include upgrades which are not included in the base price.

STYLE MEETS SMART DESIGN.



Artist's Impression. This picture may include upgrades which are not included in the base price.

Step inside The Avenue.

Come home to an apartment that actually feels like home. The architecturally designed spaces are packed with style, smart layouts, and top-quality finishes; think high ceilings, engineered timber floors, stone benchtops, spacious balconies, and abundant natural light that all work together to enhance your connection to nature.

ALIVE WITH CULTURE & WELCOMING SPACES.



UPFIELD BIKE PATH

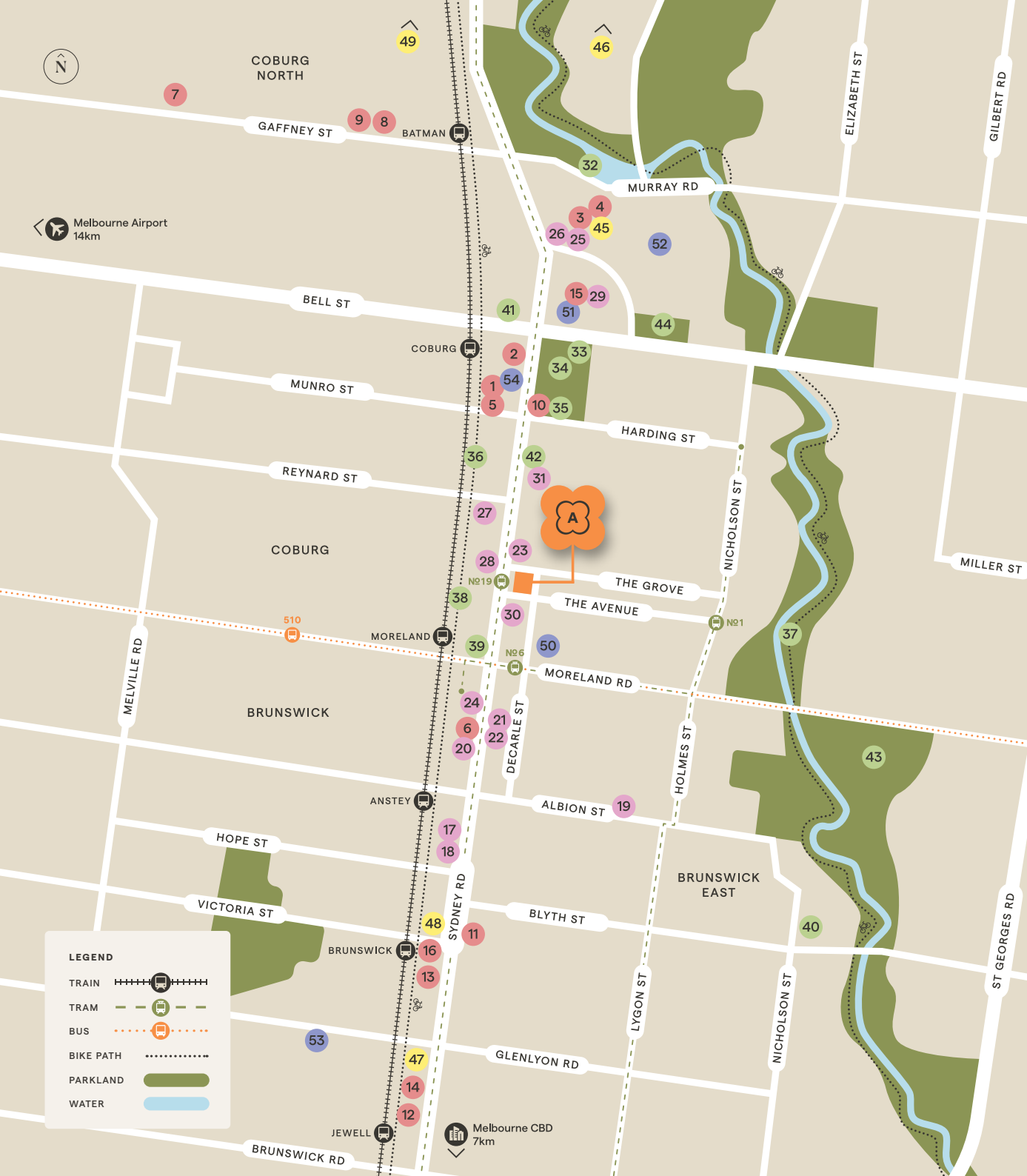
Home to a strong community, Coburg is a blend of long-time locals and new arrivals bringing experiences and tastes from around the globe to Melbourne's north.

The dining and shopping scene is rich and immersive. Walk along Sydney Road or hop on a tram and you'll find some of the best cafés, restaurants and bars in the north. Browse gourmet Italian grocers or discover long standing, family-run Lebanese bakeries where the food is just as good as the atmosphere.

Green spaces are also part of the neighbourhood, from walking and bike trails to parks and reserves. Life here is rooted in community, a sustainable way of living and an active lifestyle.



LIVE NORTHSIDE.



SHOPPING & RETAIL

1. Woolworths
2. Coles
3. Pentridge Shopping Centre
4. Ritchies IGA
5. Dan Murphy's
6. Terra Madre
7. Sacca's Fine Foods
8. Bunnings
9. Officeworks
10. KFL Supermarket
11. Mediterranean Wholesalers
12. Record Paradise
13. Mr Kitly
14. Mutual Muse
15. Coburg Farmers' Market
16. Otto & Spike

CAFÉ & DINING

17. A1 Bakery
18. Lobbs
19. A Minor Place
20. Balha's Pastry
21. Bhang
22. Donatello's
23. Gemini
24. Madonna Electric
25. Olivine Wine Bar
26. North & Common
27. Post Office Hotel
28. Roza Restaurant
29. The Glass Den
30. The Woodlands Hotel
31. Wild Timor Coffee Coburg

PARKS & RECREATION

32. Coburg Lake Reserve
33. Bridges Reserve (Dog Off-Leash Area)
34. Coburg Leisure Centre
35. Coburg Common
36. Upfield Bike Path
37. Merri Creek Trail
38. Public Bike Repair
39. Peloton Cyclery
40. CERES Community Environment Park & Cafe
41. Anytime Fitness
42. Jetts Gym Coburg
43. Northcote Public Golf Course
44. East Coburg Tennis Club

ART & ENTERTAINMENT

45. Palace Cinemas
46. Village Cinemas Drive-In
47. Counihan Gallery
48. Beinart Gallery
49. Pink Ember Studio

EDUCATION

50. Merri-Bek Primary School
51. Coburg Primary School
52. Coburg High School
53. Brunswick Secondary College
54. Coburg Library

TRANSPORT

- Upfield Train Line
- No19, No1, No6 Tram Lines
- 510 Bus Route

LEGEND

- TRAIN
- TRAM
- BUS
- BIKE PATH
- PARKLAND
- WATER



SYDNEY RD

The heart of the Coburg community, Sydney Road offers something for everyone with plentiful dining and shopping options, as well as a vibrant nightlife. The multicultural make-up of the neighbourhood is on full display here with authentic flavours, wares and characters lining the street.

A1 BAKERY 643 Sydney Rd

A local institution, A1 Bakery, has been serving tasty Lebanese fare from its Sydney Road store for over 30 years. However, with lines of eager patrons out the door every weekend, you'd be forgiven for thinking that you'd stumbled into a grand opening. In an area renowned for its traditional Middle Eastern cuisine, A1 Bakery is leading the way.



TERRA MADRE 775 Sydney Rd

Another pillar of the northside community, Terra Madre has been providing the biggest range, highest quality and most affordable organic produce since 1996. Their passion for doing good and leaving a positive impact permeates all aspects of their business, from implementing sustainable solutions like biodegradable packaging to achieving organic wholesaler certification from the ACO.



MERRI-BEK PRIMARY 157 Moreland Rd

Merri-bek Primary School is located just an easy 250m stroll from The Avenue, making it quick, easy and safe to take your child to class. Boasting a beautifully designed campus, the school is committed to providing a supportive and inclusive environment for all students, helping them learn and grow.



LOBBS

589 Sydney Rd

Lobbs is the locals' go-to cafe and it does everything well, from its perfectly brewed coffee by Vacation to its curated menu of brunch and lunch favourites. The green chilli scramble is a staple on the menu, as is the more eclectic peanut butter and tomato on toast. With a little over a 100 seats, the high-ceilinged space is great for both groups and intimate catch ups.



GEMINI

158 Sydney Rd

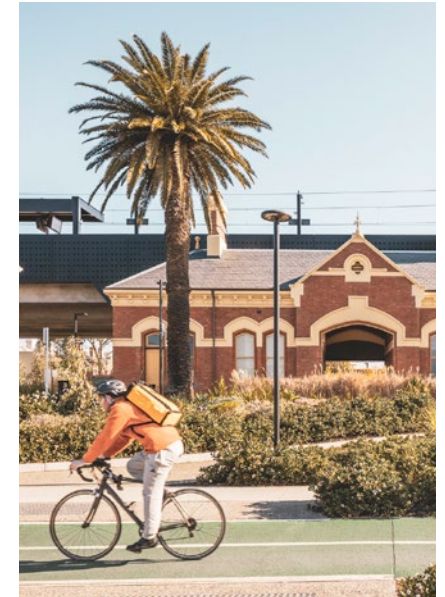
Gemini is an elegant wine bar located in a charming heritage bluestone building on Sydney Road. The venue is broken into three distinct spaces, a beautiful bar at the front, a well-stocked pantry in the middle and the chef's table, alongside the open kitchen at the rear. It's the perfect place to enjoy a drink and some delicious food with friends.



THE WOODLANDS HOTEL

84 Sydney Rd

Residing in a venue originally built in the 1850s, The Woodlands Hotel combines the old world charm of a classic pub with a whimsical interior and focus on providing modern Australian cuisine. As wonderful as the food is though, it is the local wine and almost limitless beer options that steal the show. The bar features many local beers on tap, with a further 60-plus bottled varieties on offer!



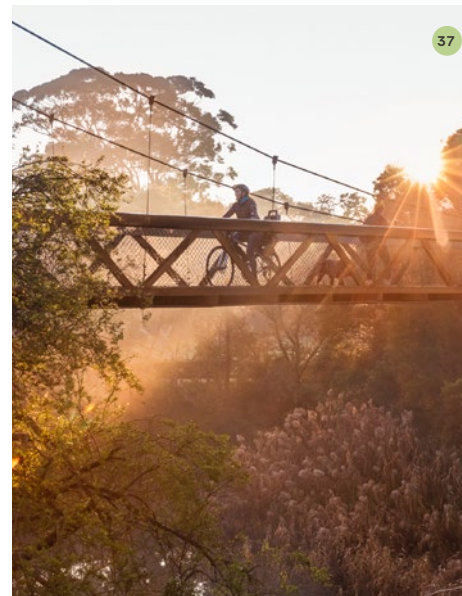
MORELAND STATION

Station St

Located just 500m from The Avenue, Moreland Train Station is one of the quickest and easiest ways to travel around the metro area. As part of the Upfield line, trains run north to Upfield and south to Flinders Street Station in the centre of Melbourne's CBD. Commuters can arrive in the city in just 27 minutes, with trains running every 20 minutes.

UPFIELD BIKE PATH

The Upfield Bicycle path is a 10km trail that follows the railway line from Fawkner, down to Royal Park in Parkville, where it connects to the Capital City Trail. A safe, convenient and sustainable way for cyclists to get around town, the path is also popular with walkers and joggers.



MERRI CREEK

A picturesque green haven in the heart of the urban environment, Merri Creek runs through Coburg, Brunswick East and Northcote, flowing into the iconic Yarra River. The Merri Creek Trail runs beside the river providing 21km of beautiful walking and cycling track that can take you all the way into the heart of the CBD.



PENTRIDGE SHOPPING CENTRE

1 Champ St

The neighbourhood shopping centre opened in late 2020 in the revamped Pentridge prison precinct. Anchored by a Ritchies IGA Supermarket and Palace Cinemas, the centre offers easy access to a range of vital services, as well as a host of cafes, restaurants and bars.

COBURG LAKE RESERVE

Murray Rd

Coburg Lake Reserve is a beautifully landscaped park with ample open space, all set around the central lake. It's the perfect spot for a picnic with barbecue facilities, tables and shelter. The park also has a playground and nature play facilities for the kids to enjoy, as well as an outdoor gym, walking and cycling paths for the grown-ups to stay fit.



EXPERIENCE 1:

ARTS & CULTURE



THE AVENUE

Catch a gig, visit a gallery or just wander and take it all in.



MORNING

Kick off your day at **1** Lobbs for a well-brewed latte and breakfast (if you're hungry, the Lobbs Board is a must). Then hop on the tram and make your way down Sydney Road for some window shopping; browse the shelves at **2** Mr Kitly, **3** Otto & Spike and **4** Record Paradise or search the racks at **5** Mutual Muse.



Afterwards, stroll to **8** That Paper Joint and take part in a collage workshop for an afternoon of creative play.



EVENING

Come evening, visit an exhibit at **9** Pink Ember Studio before enjoying elevated pub grub and drinks at **10** The Woodlands Hotel (check their What's On page for special events such as blues night). Follow it up with a stop at **11** Howler for the night's DJ set.



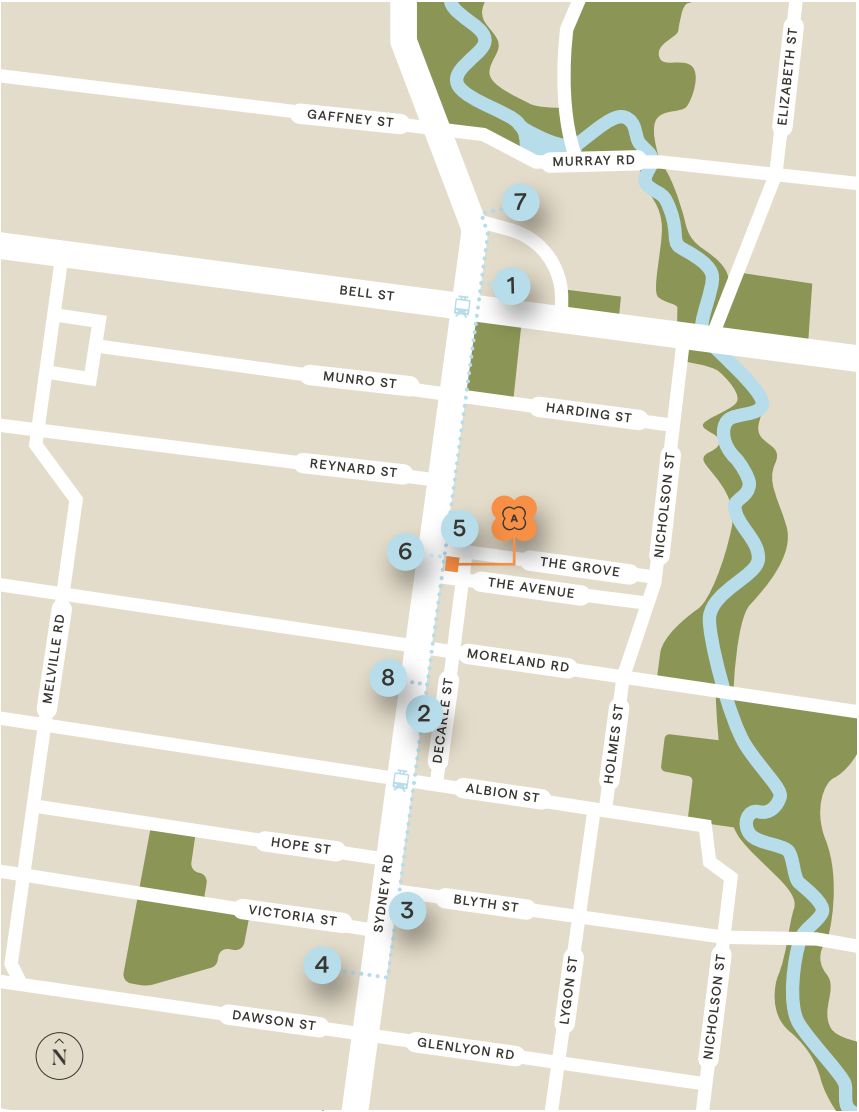
AFTERNOON

At noon, head to **6** Blak Dot Gallery, the leading gallery for contemporary First Nations art in Australia, to take a look at their latest exhibition.

For a casual but seriously satisfying lunch, stop in at **7** A1 Bakery, a local icon specialising in traditional Lebanese breads, pizzas and pies, all made fresh daily.

EXPERIENCE 2:

FOOD & DRINK



THE AVENUE

You will find fantastic food from all over, right around the corner.



MORNING

Start your day at the **1** Coburg Farmers' Market, open every Saturday from 8am. Stock up on fresh fruit and veggies, eggs and bread before popping into **2** Donatello's for their latest viral drink (banana cream matcha, anyone?).



Continue shopping for the best ingredients at **3** Mediterranean Wholesalers, who import top-quality produce from Europe (including over 250 varieties of pasta!).

AFTERNOON

It's time to get inspired with a cooking class at **4** Brunswick Kitchen. There's a delicious mix of cuisines to choose from, from Vietnamese and Sri Lankan to Middle Eastern and Italian, and you get to enjoy what was cooked for lunch.

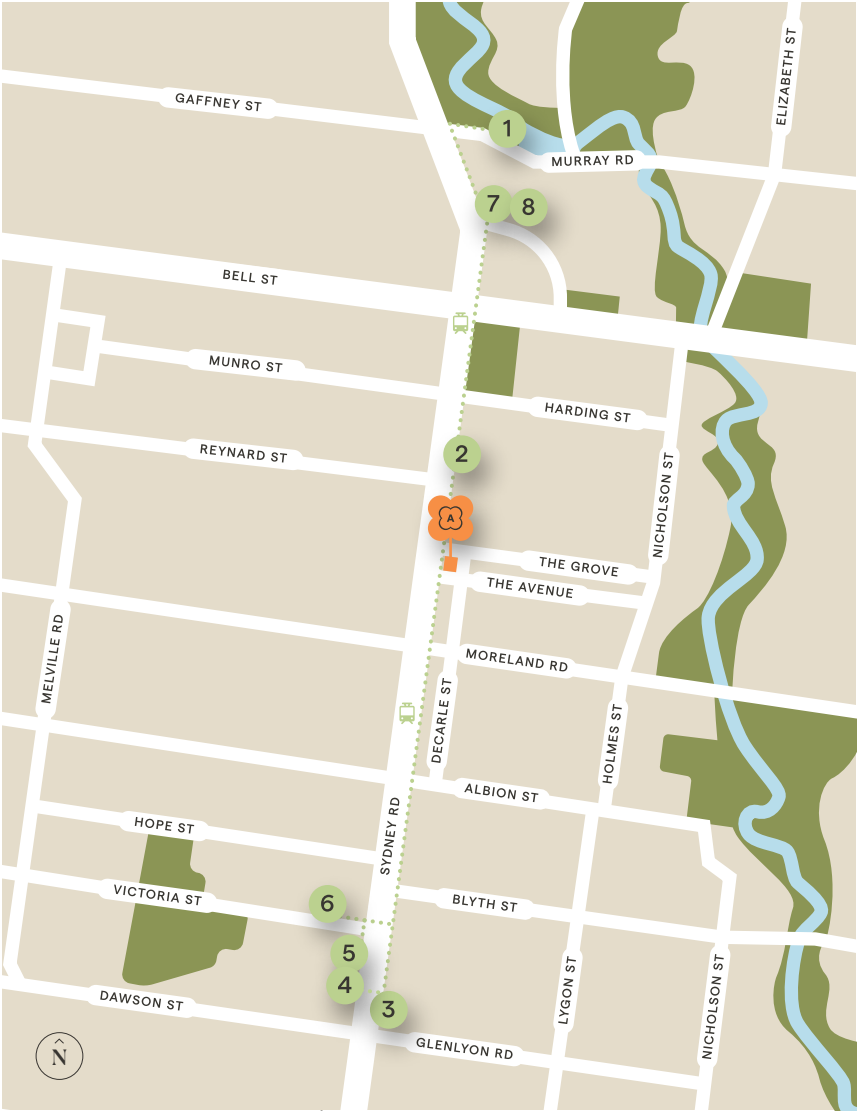
EVENING

After a busy day, there's no better way to relax than with oysters and happy hour at **5** Gemini, your local wine bar. Follow it up with a hearty dinner at **6** Roza, serving family-style African and Middle Eastern dishes, before catching the latest movie release at **7** Palace Cinemas Pentridge. Round out the night with a nightcap at **8** Madonna Electric for bold kitschy vibes and playful cocktails.



EXPERIENCE 3:

ADVENTURE



THE AVENUE

Embrace your spirit
of adventure while
staying local.



MORNING

Ease into your day with a stroll around **1** Coburg Lake, before having breakfast at **2** Wild Timor Coffee. The team use a natural hybrid of Arabica and Robusta beans, only found in Timor-Leste, with every cup providing support for a developing community.



AFTERNOON

Venture down Sydney Road to search for treasures in op shops, vintage stores and bookshops such as **3** Savers, **4** Scavengers and **5** Brunswick Bound. For something a little more vigorous, try your hand at rock climbing at **6** Northside Boulders.



EVENING

Make your way to Pentridge for dinner at **7** North & Common, an elevated dining experience inside the bluestone heritage walls of the former **8** Pentridge prison.



LIVE NORTHSIDE

EXPERIENCE 4:

FAMILY DAY OUT



There's plenty to keep the family entertained close to home.



MORNING

Take the family down to **1** The Glass Den café for a hearty breakfast (sweet tooths will love the Biscoff French Toast) before cycling to **2** CERES Community Environment Park. Wander the 4.5-hectare grounds and explore its nursery, organic grocery and bakery, cafe, market garden and playspace.



AFTERNOON

Pop in to **3** Bahla's Pastry for a bite to eat; their range of sweet and savoury Lebanese pastries pair perfectly with a cup of coffee (or iced chocolate for the kids).



Then make your way to **4** What The Putt mini golf for an afternoon of competitive fun, before rounding out the day at the mouthwatering **5** Luther's Scoops ice-creamery.

EVENING

Tuck into pub classics at the **6** Post Office Hotel before bundling everyone into the car and heading to the **7** Coburg Drive-In for the latest family film. Be sure to pick up snacks from the retro diner and bring a blanket for the cooler months.

YOUR TRUSTED TEAM.



DEVELOPER



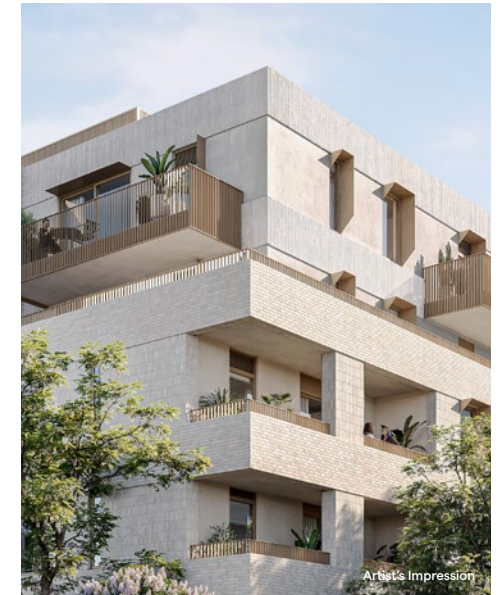
We're a government agency partnering with industry leaders and local communities to transform ambitious ideas into reality.

We build great homes and communities where people can thrive, catering for different budgets, lifestyles and needs. Our homes are designed to be sustainable and affordable – giving more Victorians the opportunity to live where they want to be, without having to compromise on quality.

ARCHITECT & INTERIOR DESIGNER



Hayball is an award-winning practice designing a positive future for our cities and communities that integrates architecture, interior design and urban design expertise. We design for social and environmental sustainability and believe that social value is the wellbeing generated through the places we co-create with our clients, partners and communities.



LANDSCAPE ARCHITECT



Tract is a national planning and design practice with 50 years of experience specialising in town planning, urban design, landscape architecture and associated digital media. As planners and designers, our charter is to deliver sustainable and memorable solutions, shaping places for living, leisure and work, and the infrastructure that supports and connects these places.



The Avenue

COBURG



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**HAVE ANY QUESTIONS
OR WANT TO LEARN MORE?
GET IN TOUCH**

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