A milieu consists of the physical environment and social fabric in which we live, with the potential to influence and be influenced by the people and places within its boundaries. This duality consistently informs Milieu’s take on considered development, resulting in spaces attuned to their surrounds and designed to positively influence the lives of their inhabitants.

Until now, Milieu has focused on working in Melbourne’s north. With George & Andrew we are excited to bring our design-driven and context specific approach to a project located south of the Yarra. This collection of five, individually titled residences represents Milieu’s appreciation for the unique enclave of Windsor, where the cultural colour of Melbourne’s inner north meets the casual sophistication of its southern suburbs.

Windsor and its neighbouring precincts hold as much potential for spirited socialising as they do for moments of daily respite and inspiration. It is here – somewhere between a convivial meal and a quiet coffee, a bustling market shop and a solitary morning jog – that George & Andrew offers the best of both sides this city has to offer.

MICHAEL MCCORMACK, DIRECTOR
MILIEU PROPERTY
Windsor is best understood as an ideal anomaly: a unique pocket that captures the urbane elegance of South Yarra and Prahran, while channelling the cultural energy of its north-side neighbours, Fitzroy and Collingwood.
Ideally positioned within this coveted quarter, George & Andrew offers easy access to the vibrant retail of Chapel Street, the superior coffee and curios of Prahran’s Greville Street, and the culinary highlights of Fitzroy Street, St Kilda. Surrounded by ample parks, aquatic and leisure facilities, moments of reprieve and restoration remain part of the weekly routine.

While the CBD, Albert Park Lake and the Bay are easily accessible on foot or two wheels, direct proximity to trams, trains and buses opens the wider city for active exploration.
MILIEU
1. George & Andrew, Windsor
2. Borsch Vodka & Tears
3. College Lawn Hotel
4. Fonda Windsor
5. Hanri Hannah
6. Ladro
7. Morris Jones
8. Parlour Diner
9. Prahran Hotel
10. Saigon Sally
11. The Railway Hotel
12. Windsor Castle
13. Yellow Bird
14. Mr Miyagi
15. End Bistro
16. The Woods Bar & Kitchen
17. The Smith
18. L’Hôtel Gitan

CAFE
20. Journeyman
21. Fitzroy
22. St Edmonds
23. Tall Timber
24. Tusk
25. Mileu’s
26. Plane

LIFESTYLE
27. Aesop
28. P. Johnson
29. Plane
30. Prahran Market
31. Tarlo & Graham
32. The Astor Theatre
33. The Windsor Annex
34. Brumley & Co
35. Prahran Grocer

RECREATION
36. Albert Park
37. Fawkner Park
38. MSAC
39. Prahran Grocer

Tennis Courts

PORT PHILLIP BAY
The bold stepping form of George & Andrew’s exterior is a confident architectural response to the scale and density of its existing built surrounds. Vertical living has been enhanced by clever detailing and applied solutions, allowing for maximum flexibility of use across each floor and in response to changing needs over time. Borrowing from the sophistication of Windsor’s heritage terraces and including the best in recent architectural innovation and materials, Milieu have created George & Andrew as a new generation of home suited to the pace and particulars of contemporary inner-city living.

Inspired by the contemporary possibilities to re-think traditional townhouse architecture, the interior spaces at George & Andrew offer an intelligent update on sustainable, inner-city living. Working with a palette of premium natural materials, these refined and intuitive interiors feature warm oak floorboards, exceptional Coal Black joinery and accents of light timber and white marble throughout. The considered layout makes best use of available sunlight and cross ventilation, while internal courtyards, integrated landscaping and access to individual rooftop balconies allow elements of the outside to be enjoyed from within, all year round.
Milieu:

1) The context or environment in which one lives and by which one is influenced. 2) A boutique property development company dedicated to creating spaces of influence, inside and out. We are inspired by Melbourne’s physical and social setting and aim to positively contribute to its built environment with each of our projects.
With more than sixty years of combined professional experience, Milieu is the result of a shared expertise and passion for contemporary urban design. The firm’s philosophy of conscious action and considered design informs each of its projects, creating spaces that both respond and contribute to their surrounding environment.

Following the earlier success of their Whitlam Place, Fitzroy and Waterloo Street, Carlton projects – both of which were recognised among Domain’s ‘Best Developments of 2014’ – Milieu will release George & Andrew, its first project south of the Yarra. Located at the corner of Windsor’s George & Andrew Streets, it comprises five design-driven, individually titled town houses. This is the first of four Milieu projects planned for 2015, with forthcoming developments in Fitzroy, North Fitzroy and Collingwood.

1. 50 Moor Street, Fitzroy
2. George & Andrew, Windsor
3. Whitlam Place, Fitzroy
4. 1 Waterloo Street, Carlton
5. 1 Bedford Street, Collingwood
6. 100 Albert Street, Preston
7. 120 Campbell Street, Collingwood
8. Peel Street, Collingwood (Coming Soon)
9. St Georges Road, Fitzroy North (Coming Soon)
10. Hertford Street, Fitzroy (Coming Soon)
Milieu

FOR MORE INFORMATION ON PAST AND PRESENT PROJECTS PLEASE VISIT: MILIEUPROPERTY.COM.AU
LIVING (ARTISTIC IMPRESSION)
INTERIORS

BEDROOM (ARTISTIC IMPRESSION)

BATHROOM (ARTISTIC IMPRESSION)
These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent ... or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally calculated using the Australian method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchaser price of the apartment, including any ... particulars of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping are indicative only. Refer to level plans for further information.
These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual layout or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally measured in the Australian method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchaser price of the apartment, including details of sale. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping are indicative only. Refer to level plans for further information.

DW Dishwasher
F Fridge Freezer space
WM Washing Machine space
P Pantry
C Cupboard / Storage
STY Study Desk alcove
FP Fireplace
Q Queen size Bed
AC Air Conditioner Unit
SP Solar Panel
These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual sizes or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally calculated using the Australian method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchaser price of the apartment, including the underfloor area.

Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping are indicative only. Refer to level plans for further information.
These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual buildings or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. The areas are generally calculated using the method of measurement of the Real Property and the Australian method of measurement. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchaser price of the apartment, including but not limited to, the items indicated in the plan. Loose furniture and planters are not included. Extent of floor finishes may vary. External space and landscaping are indicative only. Refer to level plans for further information.
**SPECIFICATION**

**DESIGN FEATURES**
- **Miele Appliances**: Stainless steel gas cook-top, electric oven, concealed range-hood
- **Rogersen Kitchen Fixtures**: Pull-out kitchen sink mixer tap
- **Island Bench**: Steel and timber feature island bench with marble block
- **Fireplace**: Gas fireplace to living area – option

**ENVIRONMENTALLY SUSTAINABLE DESIGN**
- **Hot Water**: Solar hot water
- **Solar Control**: Awnings to balcony and vertical screen where shown
- **Appliances**: Energy efficient appliances
- **Fixtures**: Water efficient fixtures

**GENERAL**
- **Windows**: Performance glass
- **Parking**: Secure garage car parking with remote access control
- **Flooring**: Carpet to bedrooms – dark grey loop pile wool blend
- **Timber flooring**: To living, kitchen, study and ground floor entry – engineered timber white smoked oak
- **Tiles**: To laundry, bathroom and toilet – porcelain grey stone look
- **Walls / Ceiling**: Painted plasterboard – white
- **Air Conditioning**: Wall mounted split system – reverse cycle heating and cooling to living room
- **Heating**: Electric panel heaters to all bedrooms – option
- **Door Furniture**: Lever handles – satin stainless steel
- **Lighting**: Selected down lights throughout – LED
- **Security**: Secure entry with audio intercom to front entrance

**EXTERIOR**
- **Facade / Cladding**: Timber finish cladding – stained
timber
- **Concrete block**: – natural grey
- **Metal cladding / awnings**: – black
- **Metal roof / capping**: – dark grey
- **Terrace**: Timber and glazing
- **Decks**: Timber decking – stained
- **Fence / Gate**: Steel and timber fence and gate
- **Courtyards / Entry**: Landscaped

**KITCHEN**
- **Sink**: Under mount full bowl stainless steel integrated into bench top
- **Tapware**: Rogerseller – pull-out kitchen sink mixer tap
- **Appliances**: Miele Appliances – stainless steel gas cook-top, electric oven, concealed range-hood
- **Benchtops**: Stainless steel
- **Island Bench**: Steel and timber feature island bench with marble block
- **Splashback**: Marble – honed finish with sealer
- **Cupboards / Joinery**: Charcoal laminate
- **Kick Storage**: Feature kick storage

**TOILET / BATHROOM**
- **Sink / Cabinet**: Stainless steel trough
- **Tapware**: Chrome sink mixer
- **Cabinetry / Joinery**: Charcoal laminate

**BEDROOMS**
- **Moments in detail**: George & Andrew’s carefully chosen and elegantly executed details make for casually remarkable homes that are more than the sum of their parts. The inclusion of a purpose built, marble-topped kitchen bench allows the living space to take on a range of functions, working as a preparation island, display table or dining area during evenings of entertaining. Thoughtful flourishes, such as Miele appliances, Roger Seller fixtures and abundant concealed storage, are perfectly paired with sensible elements of sustainable design.
**DKO**

Recognising the importance of sustainability and the fragile nature of the Australian landscape, DKO designs sustainable buildings that respect the sites, embellish the lands and create benefits for the communities that inhabit them. DKO Architecture’s enviable reputations has developed through the meticulous planning of living environments and the integration of internal and external living space, all of which embody the needs of the contemporary lifestyle.

**Milieu Built**

Milieu Built is the construction arm of Milieu Property, created to ensure that the built outcomes of each Milieu project are realised to the highest standards of quality and detailing. By incorporating the construction of our projects in-house, Milieu is able to control and direct each stage of a project’s development, investing time and thought from conception to completion. With over seventy years of combined industry experience, Milieu Built is committed to producing exceptional homes that fully deliver on the promises made at point of sale.
Movement in detail

Milieu’s vision for George & Andrew finds its full expression in a subtle and cinematic motion film clip by Melbourne-based photographer, Leigh Crow. Having worked abroad for the likes of Vivienne Westwood, Leigh explores Windsor as the meeting point for the creative currents of Melbourne’s north and refined routines of its south side. The full clip is available for viewing online at milieuproperty.com.au
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Milieu®
Spaces Of Influence®

Design by studiohiho.com

DISCLAIMER
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Furniture is not included. All furniture shown is for illustrative purposes only. Artists impressions, floor plans and the project specification depict and or detail upgrade options which are not included in the purchase price unless noted in the contract of sale. Changes may be made to the detail layouts during development and construction 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 upon their own enquiries.