



# URBAN SPACES

IVA

## The selling point

Larger, house-sized apartments with high-end design and features, including oak parquetry, marble benchtops, fireplaces and butler's pantries; walk to Ivanhoe's main shopping strip in two minutes.

### SPECIAL PROMOTION

When a team of Ivanhoe locals decided to design and build boutique apartments close to home, they asked other Ivanhoe residents what they wanted in apartment living.

The result is Iva, a newly released five-level development of 35 large one, two and three-bedroom apartments with high-end features and finishes and neighbourhood and city views. It is two minutes' walk from Ivanhoe's main shopping strip in Upper Heidelberg Road.

Half of the apartments have substantial three-bedroom layouts of up to 131 square metres with private outdoor space of up to 96 square metres. Three-bedroom apartments have gas fireplaces and wine fridges (an option for two-bedroom apartments). Some have butler's pantries and freestanding baths.

All apartments have herringbone oak parquetry, marble island benches, top-end Swiss V-Zug kitchen appliances, integrated Liebherr refrigerators and integrated heating and cooling. They also have private garden courtyards or terraces and secure parking and storage in two basement levels.

Kris Burt is the founder of Kincaid Projects, the company designing and developing Iva. He grew up in Ivanhoe and is raising his own family there, so he understands exactly why Ivanhoe is such a tightly held enclave.

"Our philosophy is that these residences should reflect what it means to be a true Ivanhoe local, someone who has lived here



(SUPPLIED)

PRIVATE SPACES WITH CITY VIEWS

all their life or is now returning to where they grew up," he says. "We believe that sentiment will also appeal to those new to Ivanhoe."

Iva's architects have softened the mass of the five-level building by setting back its upper levels. A red-brick podium accommodating the first two levels is anchored by black metal window hoods that give the scale and appearance of a house.

Levels three and four are deeply set back and wrapped in cream sandstone. The top

level, with just three large apartments, is pulled further back and clad in dark metal.

A six-metre setback from the street and wide perimeter setbacks will provide space for generous terraces and canopy tree planting.

Each aspect has a different planting scheme. A box hedge will edge third-floor terraces and expansive ground-level decking will be matched with grasses and canopy trees. ●

LIZ McLACHLAN

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## Location, location

Opposite Ivanhoe Plaza and two minutes' walk from Upper Heidelberg Road shops; six minutes' walk to Ivanhoe station; a 10-minute walk to Darebin Parklands via a trail. The Main Yarra Trail is a 10-minute cycle away. Ivanhoe Primary is a three-minute walk and Ivanhoe Girls' Grammar and Ivanhoe Grammar are also nearby.

### THE BUILD

Address \ 15-17 Livingstone Street, Ivanhoe

Developer \ Kincaid Projects

Building design \ Kincaid Projects

Interior design \ Bergman & Co

Sales \ Savills - John Kravaritis  
0413 561 225

Display \ 15-17 Livingstone Street, Ivanhoe

Open \ 2-4pm Saturday and Sunday

» [iva-residences.com.au](http://iva-residences.com.au)

Living area \ 52-131 square metres

Outdoor space \ 9-96 square metres

Facilities \ secure basement parking and storage (no stackers)

#### Pricing guide \

One-bedroom \$425,000 - \$600,000  
Two-bedroom \$785,000 - \$870,000  
Three-bedroom \$889,000 - \$1.45 million



### DESIGN

Interior designer Wendy Bergman marries classic and contemporary elements in Iva's interiors. In living areas, leafy neighbourhood views will be accentuated through full-height windows that fill the homes with natural light and connect to outdoor areas. The large floor plans have expansive bedrooms, spacious bathrooms and flexible living areas. Internal areas range from 52-70 square metres for one-bedroom apartments, 81-95 square metres for two-bedroom apartments and from 95-131 square metres for three-bedroom layouts. ●

### BATHROOM

Iva's timelessly elegant bathrooms give classic materials a contemporary edge with two-tone oversized tiles and graphite tapware from Rogerseller. Deep-grey veined marble and crisp white countertop basins top floating vanities with timber-grained storage below. Larger layouts have double vanities for the main en suite and some also have freestanding baths. Showers have full-height frameless glass screens and graphite shower heads and mixers from Rogerseller. Mirrored cabinets sit above the countertop vanity basins and toilets have concealed cisterns. ●



### KITCHEN

The kitchens highlight Iva's classic-meets-contemporary aesthetic, with two styles of marble on islands and rear benchtops. Custom-designed timber-grained and matt laminate cabinetry ensures each kitchen complements its residence's layout. Appliances include black-glass combi oven and steam oven stacks, induction or gas cooktops, built-in rangehoods and integrated dishwashers by V-Zug. Integrated Liebherr refrigerators are standard. Some larger two and three-bedroom layouts have butler's pantries. ●