

COMO TERRACES

MODERN NATURE

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The Yarra is an enduring and captivating element of Melbourne's identity. Sculpting the terrain with its sinuous curves, the river breathes life into its surroundings, with fresh water and native flora playing a central backdrop to the city. Against this natural habitat, Como Terraces stands as a modern expression of quiet luxury—an architectural landmark embedded in a verdant, light-filled landscape.

Created with scrupulous attention to detail by Sterling Global, Carr and Taylor Cullity Lethlean, the project presents a rare opportunity to join a coveted locale. Positioned moments away from South Yarra on a tightly held stretch of Alexandra Avenue, the location blends convenience and proximity with a tranquil outlook towards the river and beyond.

Across a collection of 39 spacious residences, Como Terraces is conceived as a singular gesture of harmonious design inspired by Australian modernism. Eight unique buildings—each with individual access—cascade across an elevated site extending up from the Yarra River embankment. Two, three and four bedroom layouts offer dual and triple aspects, inviting natural light in through large-format windows looking out to multiple view lines. A restrained selection of materials including travertine and timber creates a refined interior palette of timeless quality.

Mediating between internal and external worlds, each residence is designed and crafted in reverence to its surroundings. Generous proportions within each extend into private terraces or gardens, where residents find further respite amongst cultivated greenery. Canopies of mature Silver Birch and Eucalyptus trees filter sunlight through expansive glazing, while native and exotic flora pay homage to South Yarra's iconic gardens. A dramatic central staircase carries residents through to a light-filled piazza, lounge and private dining room. At the crest of the site, a communal garden offers a private space for residents to enjoy quiet moments in verdant surrounds.

From a leading team of unparalleled experience, Como Terraces is imbued with South Yarra's distinctive character. Here, nature and modernism work together to create an address where residents can take pride of place.

THE

NATURE

OF

PLACE

In 1909, the lauded Australian artist Frederick McCubbin completed the impressionist masterpiece *Moonlight*. Capturing an atmosphere of ethereal warmth, the painting focuses on a stretch of the Yarra River adjacent to the Como House estate. Hazy twilight filters across a verdant landscape. *Moonlight* preserves the alchemy of light, land and water found in this unique patch of river edge—a deep curve of land adjoined by Como Terraces today.

The Yarra River has long been a wellspring of poetic significance. Before it was the ‘Yarra’, the river was ‘Birrarrung’. Translated as ‘river of mists’, the Birrarung is the traditional home of the Wurundjeri people. Home to a rich variety of native flora and fauna, the flow of water over millenia carries with it an enduring legacy of natural beauty.

Here, the smooth white bark of Lemon Scented Gum leads to canopies hosting pods of native birds. The air is traced with the honeyed scent of Silver Wattle, which filters through the Yarra River bank in shocks of bright yellow. Woolly brushes of Banksias dot the terrain with stains of creamy orange and red, while the sight of Rainbow Lorikeets and Crimson Rosellas provide flurried bursts of bright colour.

Renowned landscape architecture practice Taylor Cullity Lethlean has carefully researched the character of this immersive and unique setting to create a sensitive response to the site. Combining native and exotic flora, the team has envisioned a singular expression of the surrounding environment. In each considered element, Como Terraces is inspired by the nature of place. Recessed upon a limestone bank, its tableau of buildings is immersed in the surrounding terrain. Mature trees stand against minimalist façades, overlaying the architecture with verdant veils.

Inside, spaces are designed as canvases for natural light. Large windows frame the changing seasons. From multiple vantage points, residents are connected to the landscape, immersed in an ever-changing natural world. Shaped by the site’s unique geology and inspired by the local flora and fauna, Como Terraces is a development borne of the natural landscape.

Right
Hairpin Banksia,
Banksia Spinulosa

Following Page
Crimson Rosella,
Platycercus Elegans

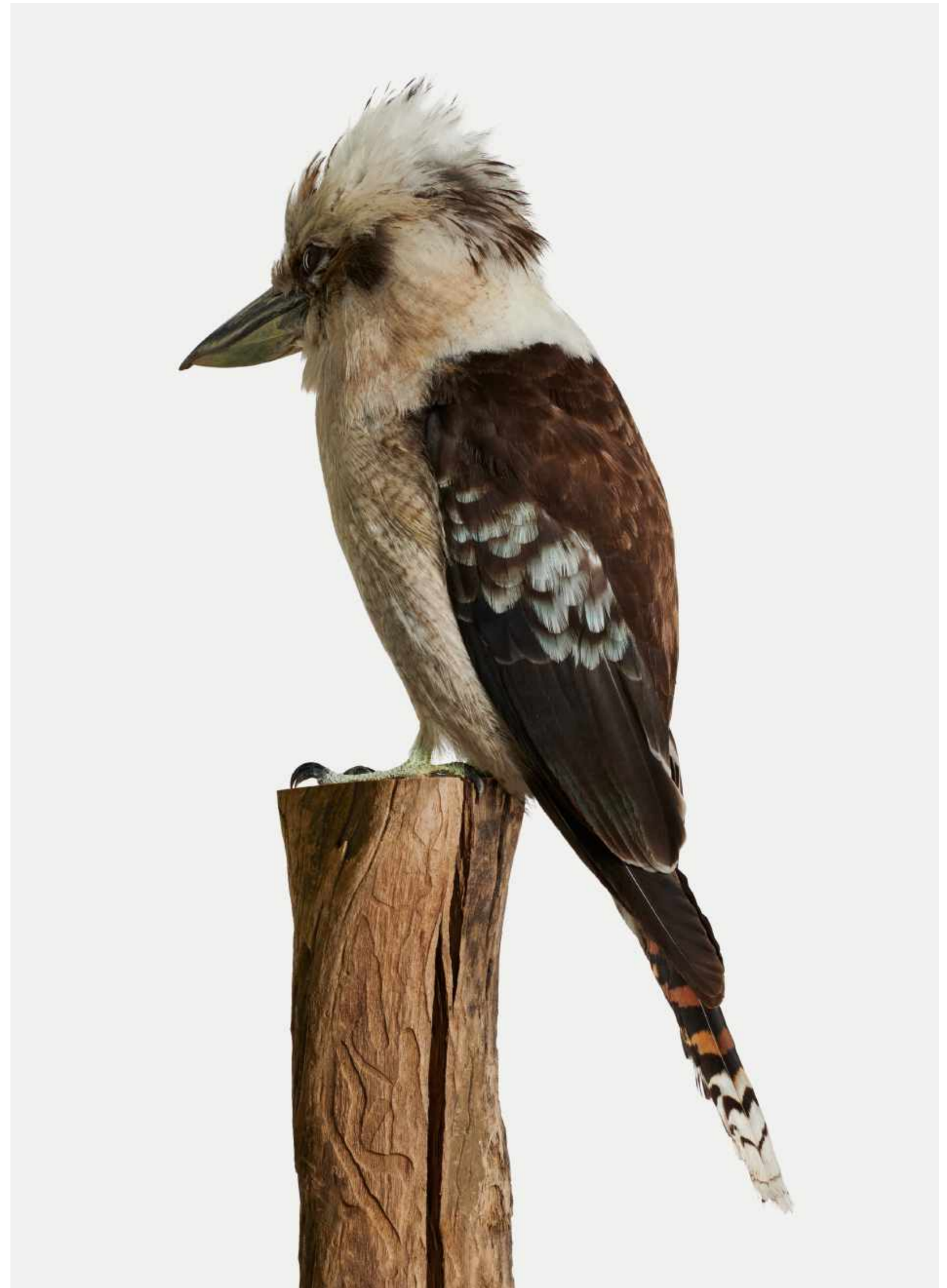
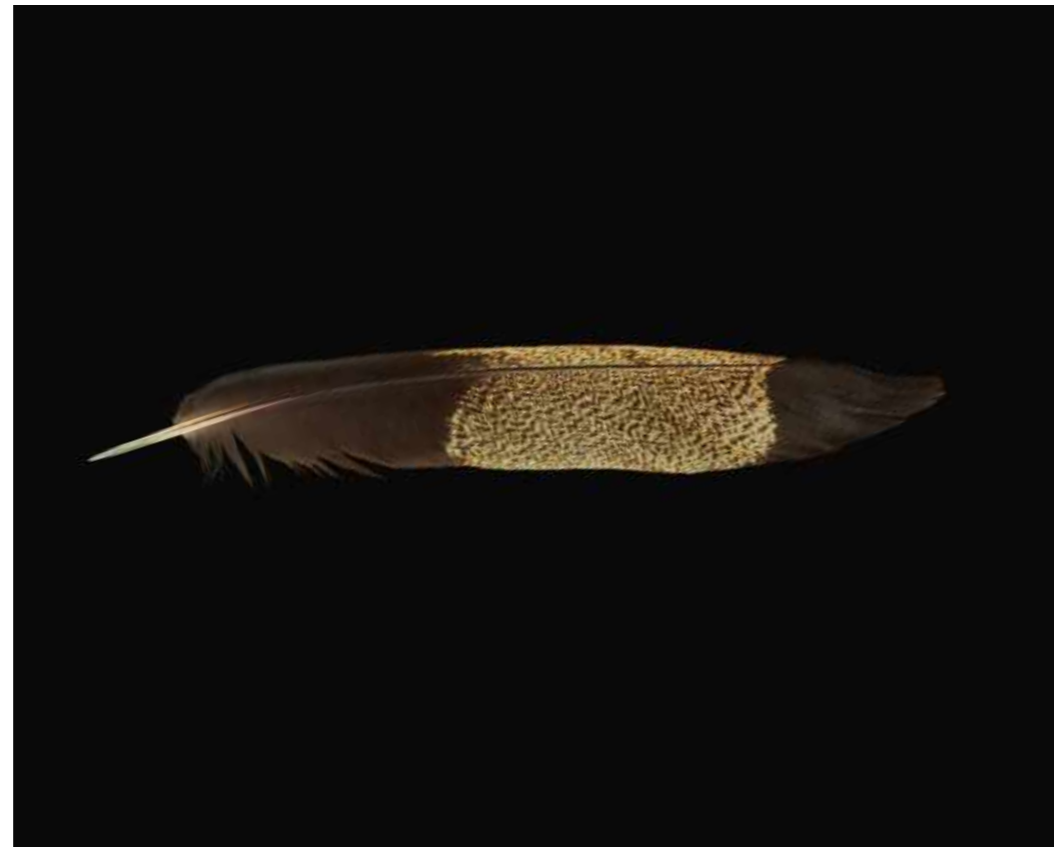




Right
Yellow-tailed Black Cockatoo,
Calyptorhynchus Funereus (Feather)

Below
Bryozoa Limestone

Opposite Page
Laughing Kookaburra,
Dacelo novaeguineae





Left
Lemon Scented Gum,
Corymbia citriodora

Right
Rainbow Lorikeet,
Trichoglossus moluccanus (Feather)

Below
Silver Wattle,
Acacia dealbata





AN

EXPRESSION

OF

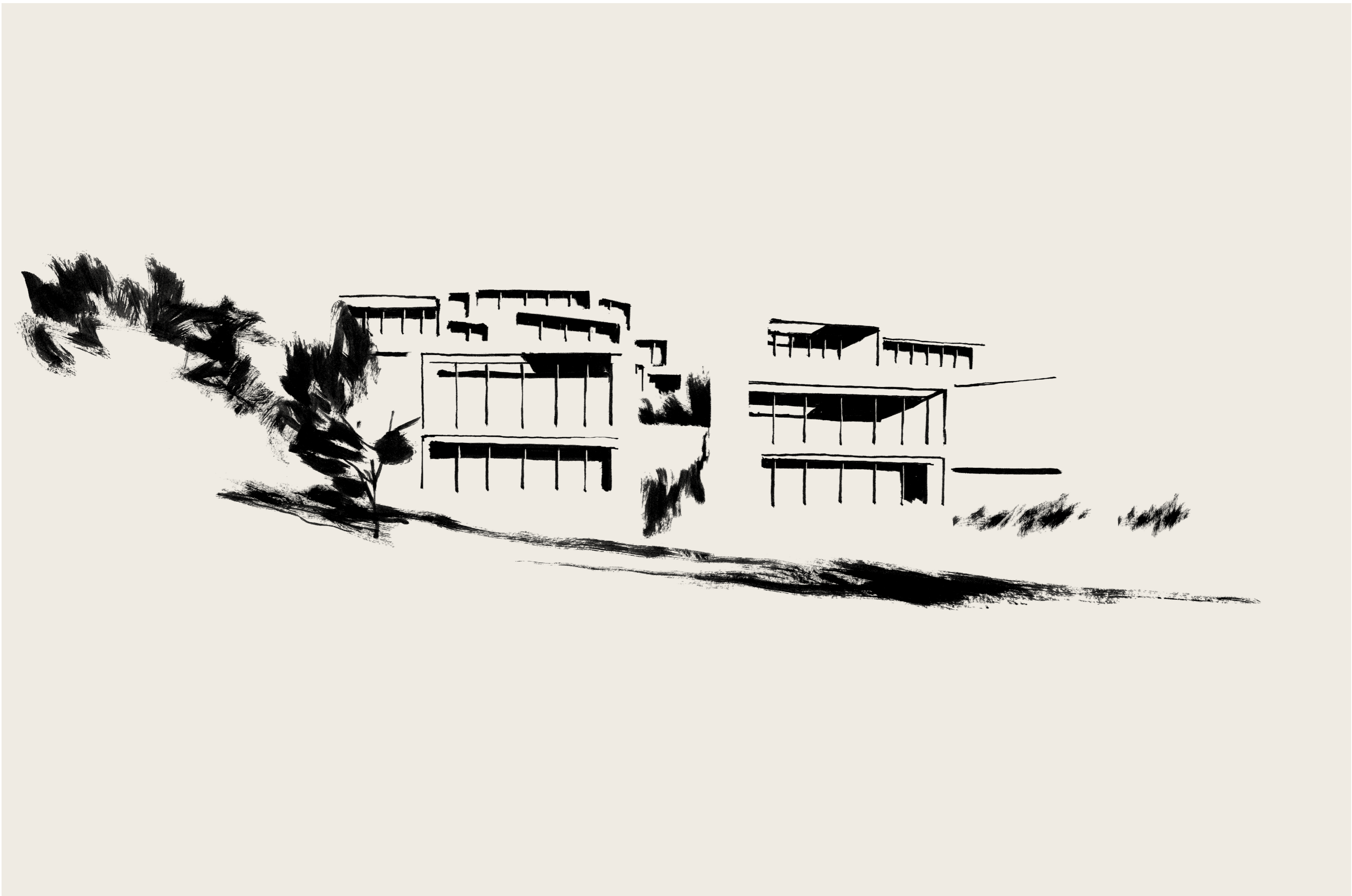
NATURE

Como Terraces is an architectural landmark defined by generous proportions, abundant light and understated refinement. With restraint of form and considered aspects of the Yarra River and beyond, Como Terraces defers to the minimalist contours of modernism to blend seamlessly with the surroundings.

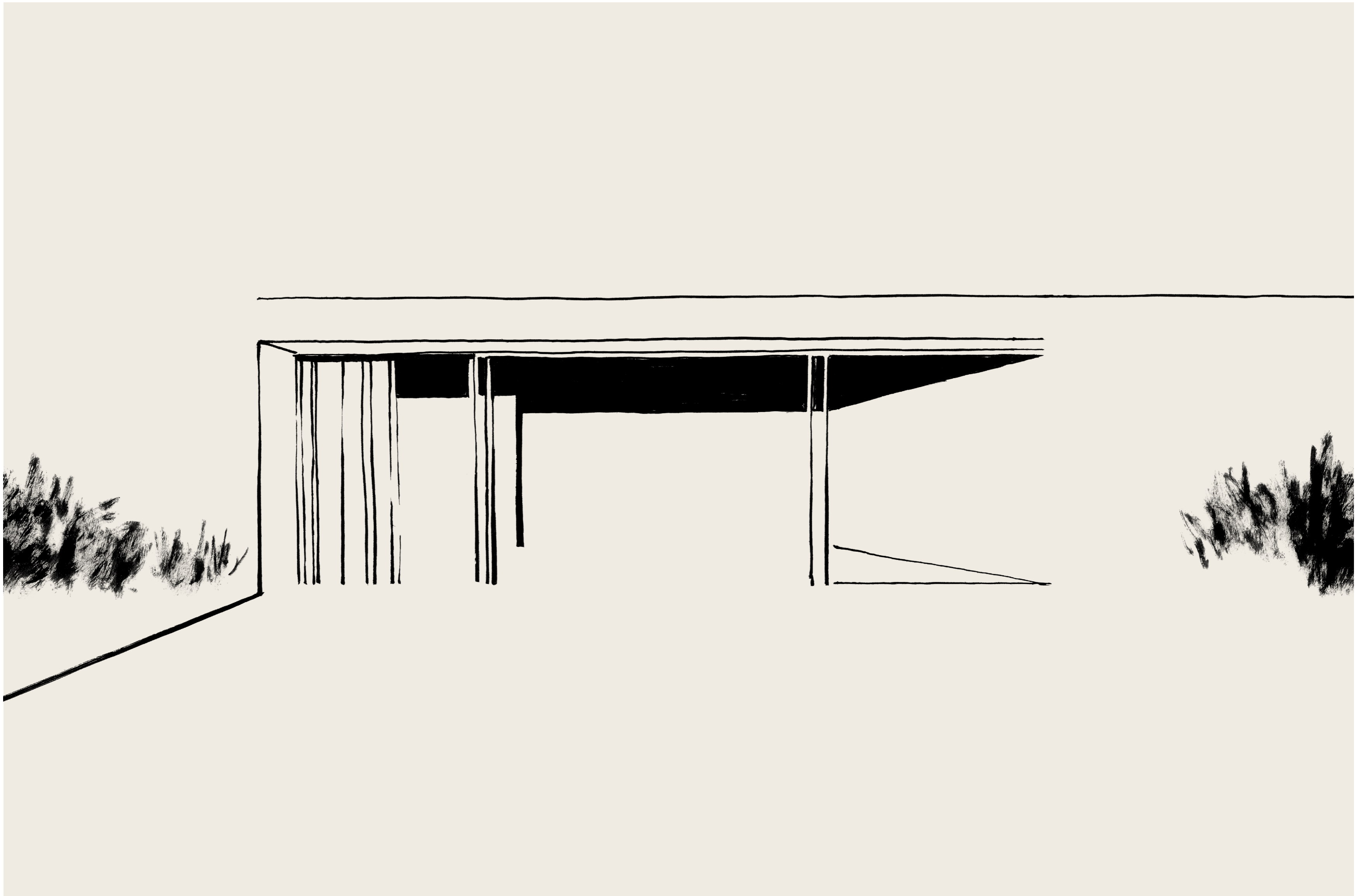
Designed by renowned architects Carr, the development offers 39 residences across a cascading collection of eight unique terrace forms. A tactile façade rendered in sand-blasted and bush hammered concrete is complemented by bronze metal work. Large format glazing imparts a distinctly modern character, with vertical balustrades and textured façade providing an assured framework for lush landscaping. Generous proportions within each two, three and four bedroom residence allows for a sense of ease and space. Multiple aspects and cross-ventilation as standard create airy environments, with private gardens or large balconies providing immediate access to the outdoors. View lines are carefully controlled with architectural ingenuity to ensure each residence enjoys expansive vistas while retaining utmost privacy. A concierge and underground car park ensure residents enjoy a seamless living experience.

Both externally and within shared and private spaces, references to the Arts and Crafts architectural movement are found in a considered use of natural materials. Rammed earth, polished concrete, travertine and timber provide tactile connections to nature in a sophisticated, muted colour palette of neutral shades. A central staircase—imagined by Carr as the project’s own ‘Spanish Steps’—takes residents on a journey through native and exotic gardens leading to a mid-level Grotto, lounge area and private dining room, where residents can entertain guests. The communal spaces at Como Terraces culminate at the peak of the site with a peaceful garden, where residents are invited to immerse themselves in nature.

Designed to sit elegantly amongst the architectural icons of the Alexandra Avenue corridor, Como Terraces is expressive in form and subtle in its refinement. Rigorously conceived and crafted, the project is an uncompromising vision of harmonious design from one of Australia’s pre-eminent architecture and interior design practice.

















THERE I MAKE A COMMA, AND THERE,
WHERE A MORE DECIDED TURN IS PROPER,
I MAKE A COLON... NOW A FULL STOP, AND
THEN I BEGIN ANOTHER SUBJECT.





Neutral tones, tactile finishes and abundant natural light combine to create calming shared spaces. Large windows in the Residents Lounge offer verdant outlooks and a sensory connection to the outdoors.



A set of dark-colored armchairs with a wooden frame and a floor lamp with a white shade and a black adjustable arm. The chairs are positioned near the large window, and the floor lamp is placed behind them.

A collection of decorative ceramic vessels, including a tall, textured vase and several smaller, smooth white vases, arranged on a low concrete ledge against the wall.

A round, light-colored wooden coffee table with a stack of books on top. One of the books is titled "BODY OF ART". The table is positioned in the foreground, and a portion of a dark-colored sofa is visible in the lower right corner.

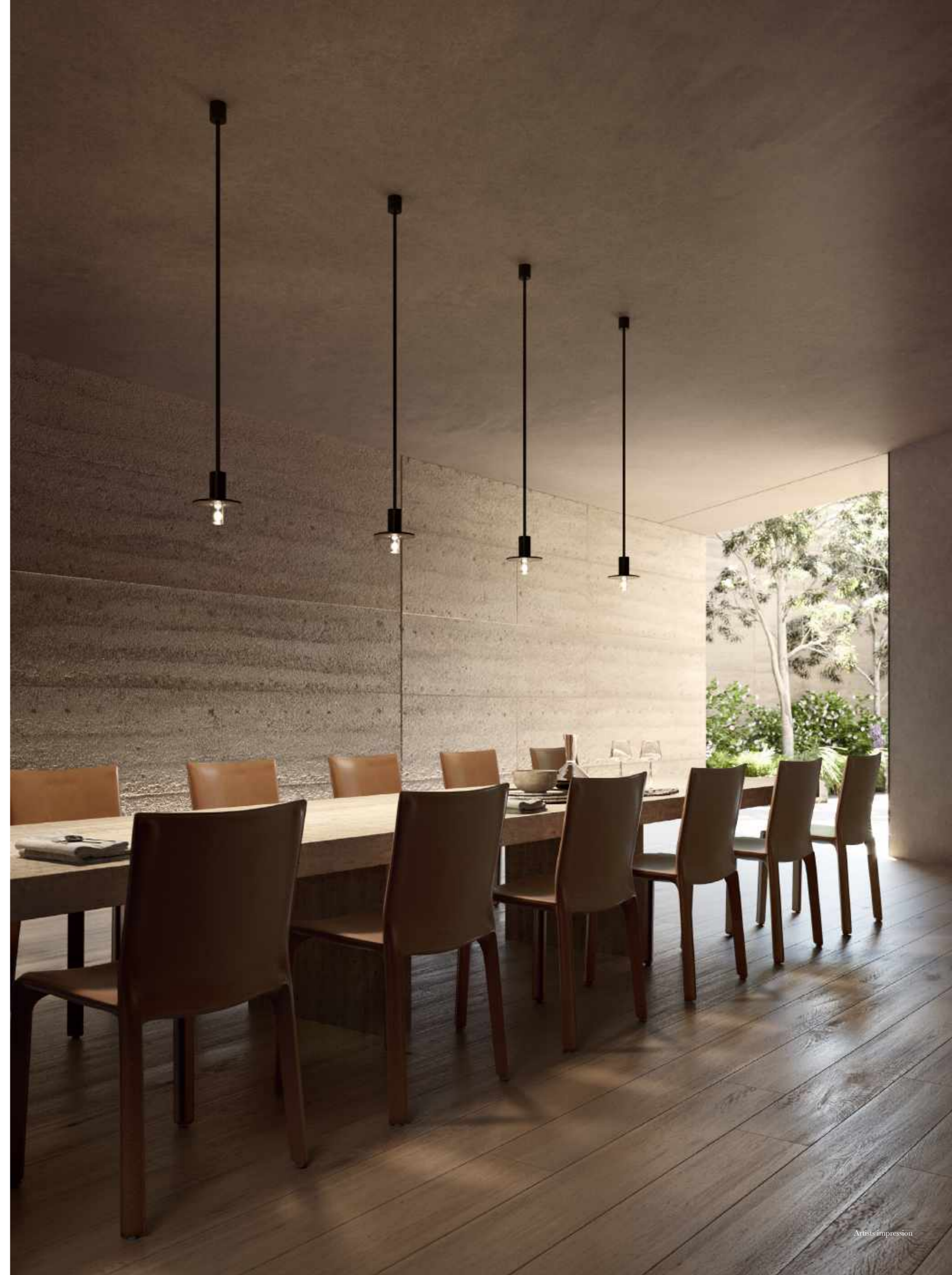


The Spanish Steps wind gracefully through Como Terraces, connecting generous light-filled courtyards where residents can relax amongst greenery. Landscaped with native and exotic flora, the site harmoniously blends modernism with nature.





Residents can enjoy a generously-proportioned private dining room equipped with its own kitchen. Seating up to ten people, the dining room room is an elegant space, detailed with rammed earth walls and atmospheric lighting.





An upper-level courtyard landscaped in native and exotic greenery provides a light-filled sanctuary for residents to unwind, with timber benches affording moments of respite in dappled light.



Soft light filters across the entrance to the residents lounge and mid-level lobby, articulated with fluted concrete, timber sliding door and sand-blasted concrete overhead.



ALUMINIO E VETRO
CERAMICA E MARMMA
COPERTURE E PAVIMENTI
SISTEMI DI AERAZIONE
E RISCALDAMENTO

Residents of 61 Kensington Road enter via a tree-lined street leading to an intimate pathway filled with exotic and native greenery.



NATURE

BATHED

IN

LIGHT

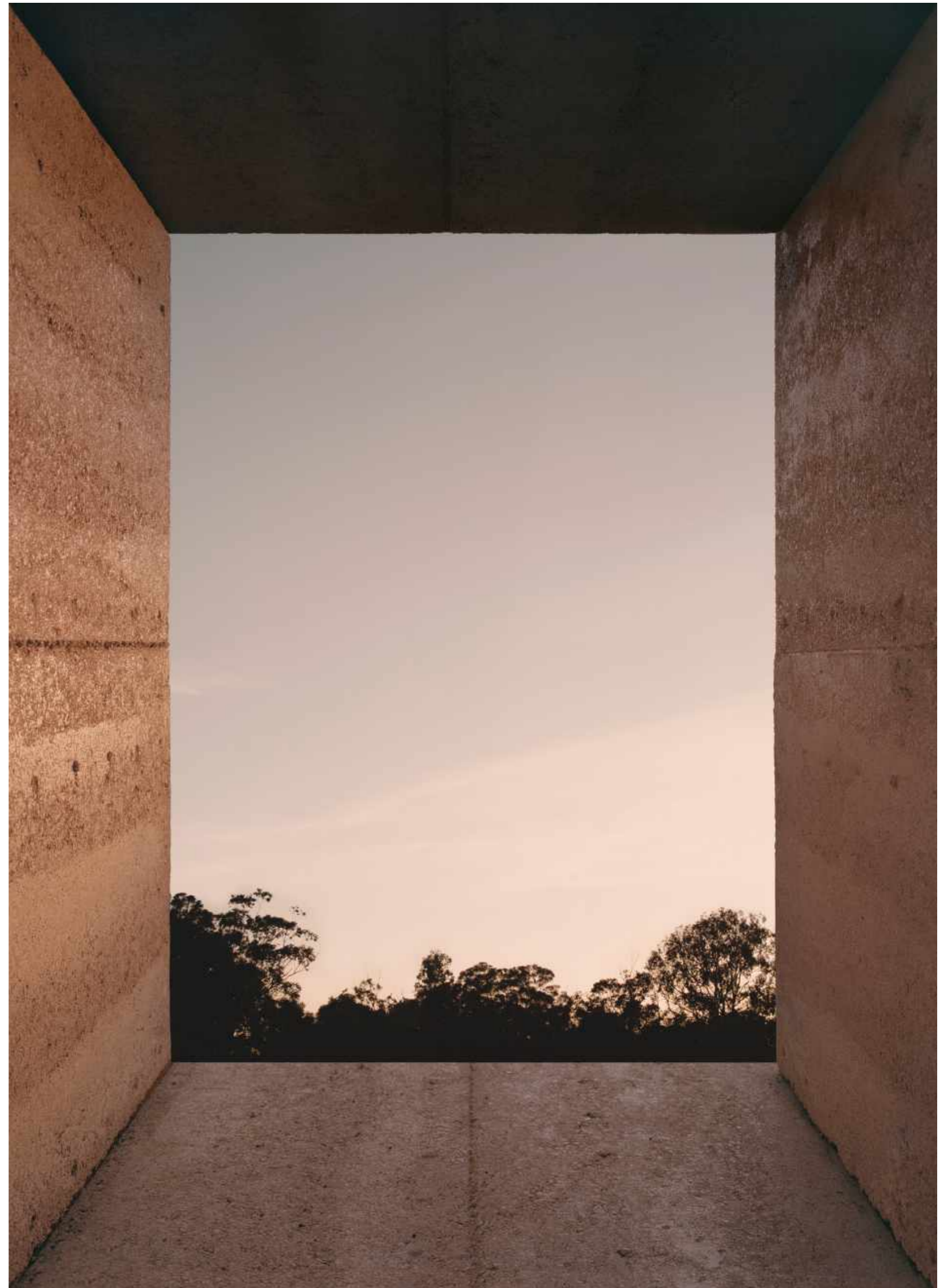
Together with ample space and refined materiality, abundant natural light creates residences of subtle and quiet refinement. Positioned on a prime northerly aspect, Como Terraces is well-situated to benefit from the changing seasonal light and landscapes of the Yarra River. As sunlight filters through mature tree canopies, the bold architectural forms of Como Terraces are bathed in dappled warmth. View lines are composed to ensure a continuous and uninterrupted connection to nature throughout shared and private environments. With architectural consideration and finesse, Carr has framed each space to soak in the surrounding atmosphere.

From ground floor terraces to penthouse apartments, residences are designed to draw in green outlooks while preserving privacy. Inside, a refined neutral palette and minimal detailing allows light and nature to take centre stage. An elegant scheme of European Oak and creamy travertine offers a tactile and timeless material canvas for living. Kitchens are furnished with large stone island benches, mirrored splashbacks and Swiss-made V-ZUG appliances. Dimmable lighting allows for control, with fixtures recessed into ceilings to create seamless surfaces. Residences may be further enhanced with a range of amenities including separate laundry space, integrated fireplace, bath, built-in bar and library or home office.

At ground floor, residences benefit from lush private gardens, while elevated terraces offer substantial balconies to take in verdant views towards the city skyline. In the communal mid-level lounge, a rammed earth wall evokes a hearth, absorbing and reflecting light from surrounding floor-to-ceiling windows. At every turn, the project seeks to enhance comfort through an intrinsic connection to nature. With protected views over the Yarra River ensuring natural light remains a constant, Como Terraces is an enduring expression of architectural distinction.









Residents can have generously-proportioned, lush private gardens designed by Taylor Cullity Lethlean, where sunlight filters through verdant trees. Large sliding doors are purposefully designed to encourage a seamless flow between indoor and outdoor living.







Residences are designed with a generosity of light and space, with strong connections to the outdoors through large private terraces and courtyards. A sophisticated palette ensures a timeless finish, with an optional 'dark' scheme adding depth and contrast to interiors.







Large, well-appointed kitchens are enhanced with stone benchtops and high-end fixtures and appliances from Swiss-made V-ZUG. Oriented towards surrounding views of neighbouring landscapes, kitchens at Como Terraces allow for a seamless flow between living and dining areas.

















Artists impression



Artists impression

Every detail is carefully considered, with fixtures and materials selected for their timeless and enduring qualities. A choice of 'light' or 'dark' schemes ensures residences can tailor their habitats to suit individual tastes.

LOCATION

Revered as Melbourne's most liveable suburb, South Yarra blends lifestyle and amenity with an enduring legacy of sophistication. Set within this coveted locale, Como Terraces offers a rare opportunity to take pride of place along Alexandra Avenue.

Here, renowned Art Deco apartment buildings rise dramatically from the river bank, recessed into the slope in earthy shades and sensuous detailing. Como House, the Royal Botanic Gardens and Fawkner Park are moments away, offering easy access to the lush green spaces of the city's historical gardens. A cosmopolitan mix of restaurants, bars and cafes offer a multitude of dining options, while notable fashion, beauty, retail and leisure establishments uphold the area's perennial reputation for style and refinement. A number of pilates and yoga studios in the immediate area further enhance the vibrant offering at the doorstep.

Closer to home, an underground car park for residents ensures ease and convenience. Close proximity to Citylink provides easy access to the CBD and Melbourne Airport, with the Mornington Peninsula an hour's drive away. Along with nearby connections to public transport, residents of Como Terraces benefit from walking and cycling tracks adjacent to Alexandra Avenue, providing open-air exercise against a backdrop of native flora and fauna. Protected views of the Yarra River towards northerly aspects of the city offer a lasting connection to Melbourne's unique blend of modernity and nature.

COMO TERRACES

PORT PHILLIP BAY

CHAPEL STREET

ROYAL BOTANIC GARDENS

MAIN YARRA TRAIL

ARTS CENTRE

MELBOURNE CBD

MCG / SPORTS PRECINCT

CITYLINK



● CAFES & RESTAURANTS

- 01 France Soir
- 02 Gilson
- 03 Pillar of Salt
- 04 Kong
- 05 Baby Pizza
- 06 Top Paddock
- 07 Steers Dining
- 08 Darling Café
- 09 The Meat & Wine Co
- 10 Burch & Purchase
- 11 Royal Saxon
- 12 Union House
- 13 Cosi Bar Ristorante
- 14 Ned's Cafe
- 15 South Press Winehouse
- 16 Entrecôte
- 17 Yagiz
- 18 Thirty Eight Chairs
- 19 Bar Carolina
- 20 Bacash
- 21 Kanteen

● HEALTH

- 22 The Alfred
- 23 Medicentre
- 24 The Epworth

● RETAIL

- 25 David Jones Food Hall
- 26 Coles Express
- 27 Woolworths
- 28 IGA
- 29 Aesop
- 30 Country Road
- 31 Mecca Cosmetica
- 32 Marimekko
- 33 Le Louvre

LEGEND

- Parks & Gardens
- 🚉 Train Stations
- - Train routes
- Tram routes

● EDUCATION

- 34 Melbourne High School
- 35 Melbourne Girls Grammar
- 36 South Yarra Primary School
- 37 Christ Church Grammar School
- 38 St Catherine's School
- 39 Richmond Primary School

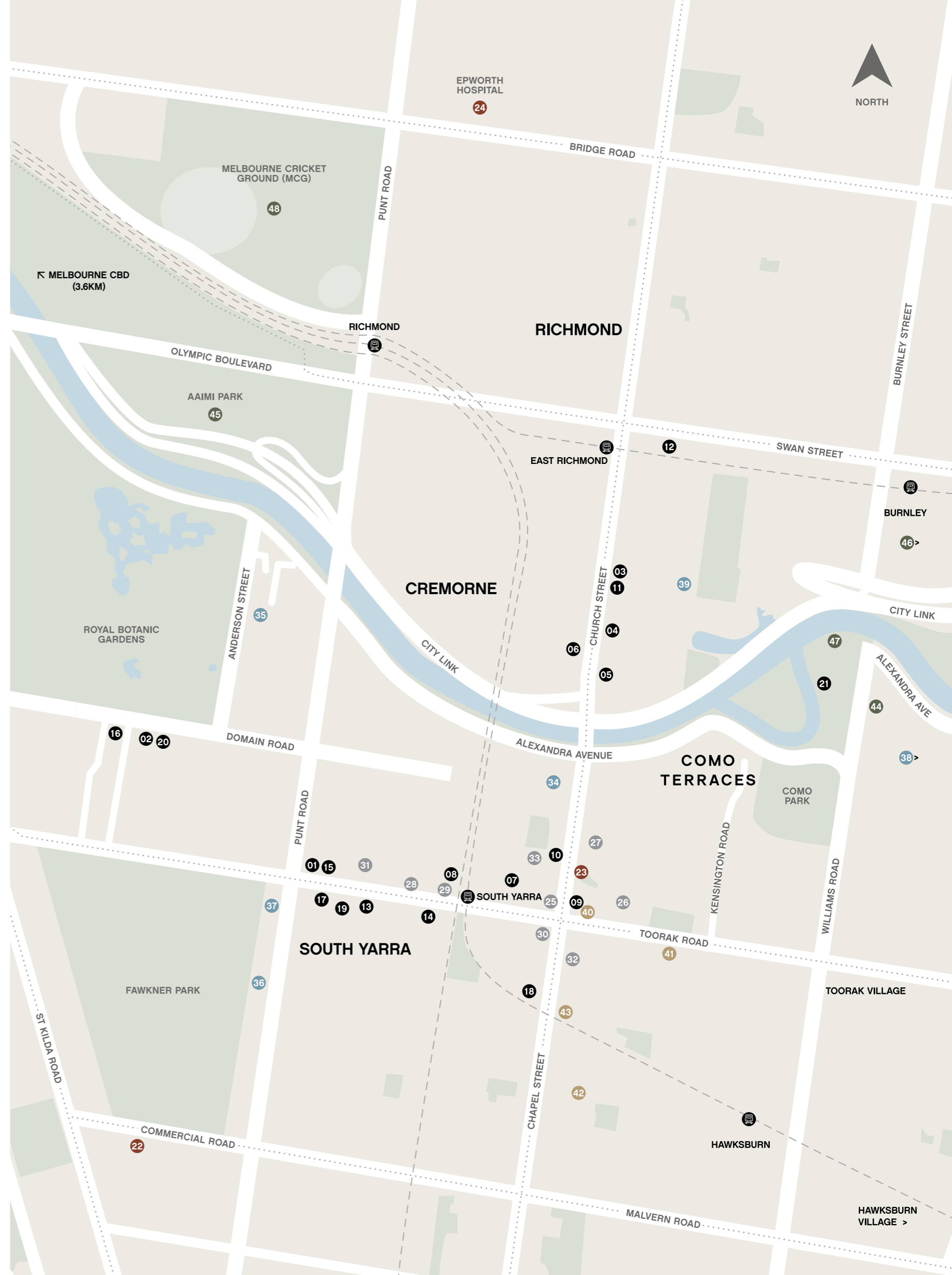
● ARTS, CULTURE & ENTERTAINMENT

- 40 Palace Como Cinema
- 41 South Yarra Library
- 42 Station Gallery
- 43 Jam Factory

● SPORTS & RECREATION

- 44 Royal South Yarra Lawn Tennis Club
- 45 AAMI Park
- 46 Burnley Golf Course
- 47 Power House Rowing Club
- 48 Melbourne Cricket Ground (MCG)

South Yarra	1.2km
Royal Botanic Gardens	1.7km
Fawknor Park	2.5km
Melbourne Cricket Ground	2.6km
Arts Precinct	3.5km
CBD	4.3km



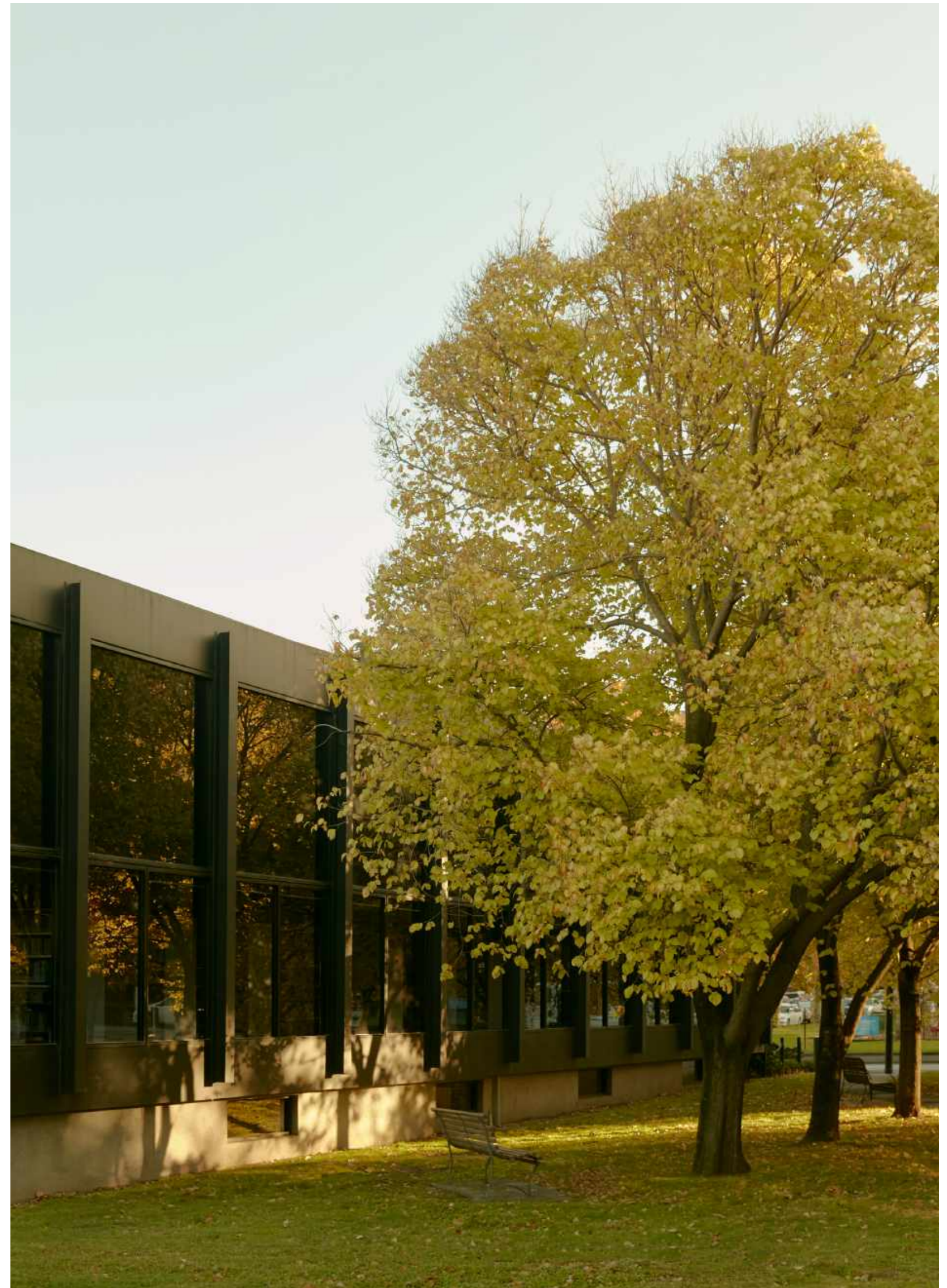


Clockwise
Yarra River Walking Trail
Como House
The Stables, Como House
Gardens, Como House



Clockwise
The Lawson Grove Shop
Botanical Hotel
Chapel Street





Clockwise
Beverly Hills Apartments
Como Park
South Yarra Library
Royal Botanic Gardens



Clockwise
Fawkner Park
Yagiz
Palace Cinemas
Prahran Market

Following Page
Gardens, Como House





TEAM



Sterling Global is a leading Australian private property developer and investment group comprising a formidable team of experienced partners with proven track records. Established in 2012, the Melbourne-based company is committed to market leading outcomes—a resolution that drives leading collaborations with pre-eminent design practices and organisations. Through conception, design and build, Sterling Global projects are guided by strong relationships and an innate architectural literacy, resulting in built environments marked by high quality, rigorously executed design. With a property portfolio of over \$350 million and a pipeline of more than \$1.2 billion, the group demonstrates a dynamic and ambitious approach, bolstered by sound financial expertise and strong project development positioning and marketing.

The group takes pride in non-formulaic responses that tell a unique story. Addresses of authenticity and distinction are realised in coveted locations across Australia's eastern seaboard. Renowned for considered site selection, Como Terraces is the latest in a line of Sterling Global developments in the South Yarra locality, which includes retail holdings and significant luxury residential projects. Taking a long-term view, the group carefully selected and acquired the Como Terraces site to create a landmark project that champions modern design while preserving and enhancing the natural beauty of the site. By integrating the surrounding environment with confident, contemporary design, Sterling Global leads a reimagining of the Como Terraces location to create a unique and timeless proposition for the market.

sterlingglobal.com.au



carr

An exemplar of excellence and award-winning design, Carr creates timeless spaces through a multi-disciplinary approach. Founded in 1971 by industry leader Sue Carr, the architecture and interior design practice is bolstered by a cross-disciplined leadership team each recognised for their specialty knowledge and depth of experience.

Carr is behind a venerable collection of Australia's most recognised architectural landmarks including Jackalope, United Places Botanic Gardens, and a large cohort of award-winning multi-unit and private residences. The practice has been recognised by the Australian Institute of Architects Architecture Awards (United Places, Jackalope), Australian Interior Design Awards, Interior Design Excellence Awards and Houses Awards, as well as by numerous leading publications including *Vogue Living*, *est Living*, *The Fifth Estate* and *Indesign*. With a reputation for innovation, Carr strives to uphold a vision of connection through timeless design. The practice approaches each project with ingenuity and care, combining holistic design expertise with rigorous attention to sustainability, materiality and form.

Looking to Como Terraces, Carr sought to offer a new housing typology that sits seamlessly within its surroundings. Drawing on the historical significance of neighbouring 1930s Hollywood-style apartment blocks, the practice developed a site-specific response that evokes its own unique distinction within an area laden with architectural landmarks, reimagining the terrace typology. The team imagined a tableau of cascading forms that maximise space, light and views over the Yarra River and beyond, applying their extensive experience to ensure residences benefit from multiple aspects and a cross flow of ventilation. The resulting project exemplifies Carr's multifaceted approach towards creating spaces of lasting value.

carr.net.au



T.C.L

Taylor Cullity Lethlean is Australia's foremost landscape architecture practice. A globally-recognised firm, TCL has garnered awards for its vast range of projects across public and private realms. These include recognition from the World Architecture Festival twice winning the 'Landscape of the Year' award, the highly coveted Rosa Barba International Landscape Prize, National Architecture and Landscape Architecture Awards and the Victorian Premier's 'Design Award of the Year'.

Over the past 25 years, the practice has built a strong reputation for national and international excellence in landscape architecture, delving into the detail of context, site and community to create sensitive project responses.

With offices in both Adelaide and Melbourne, TCL has been entrusted with major projects including Australian Garden Cranbourne, National Arboretum Canberra, Birrarung Marr, Auckland Waterfront, and the Flinders Ranges National Park. From urban waterfronts to desert walking trails, the practice is well-versed in creating sympathetic spaces that blend a poetic interpretation of the site with contemporary design. Their work can be found in Japan, Germany, Middle East, New Zealand and France, underscoring their global repute for excellence and rigour.

When presented with the opportunity to develop a significant landscape response for Como Terraces, TCL investigated the diverse and layered context of the native and exotic vegetation of South Yarra and the Birrarung (Yarra River) corridor. Juxtaposing native flora with lush introduced species to reflect the distinctive character of the surrounding environment, the project mediates between two divergent worlds. Cascading paths immersed in vegetation echo the pathways of neighbouring 1930s buildings, while communal gardens are imagined as sanctuaries for residents to relax in a garden setting.

tcl.net.au

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Location Photography by Tom Ross

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