





HUB  
BENTLEIGH

322-328A Centre Road

developed by



E D E N H E M  
PROPERTY GROUP



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For those who want to be at the heart, Hub puts you at the centre of everything.

Located on Bentleigh's bustling Centre Road, Hub offers elegant design with an industrial edge.

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[hubbentleigh.com.au](http://hubbentleigh.com.au)

## History

Originally known as Brighton East, the suburb was named Bentleigh in 1908, after Thomas Bent, Victoria's 22nd Premier.

The area was first occupied by stock runs but was gradually given over to market gardens and orchards, like much of Melbourne's sandbelt.

By the turn of the century, a retail strip was establishing itself along Centre Road and, by 1910 there were two general stores, three bakers, three mixed businesses, a newsagent and a draper along the strip. In 1947, Broadbent nursery was established on the Hub site.



Load of baled straw ready for delivery.  
Photo circa 1920



J.L. Smith's General Produce Store was on the south-west corner of Centre Road and Jasper Road, Bentleigh. In front of the store, a kerosene lamp and horse-hitching post can be seen along with several loads of wagons waiting to have their hay milled to chaff.  
Photo circa 1910

Below: Ninety bushel bags of corn being delivered. Photo circa 1918





Photograph taken at the proposed height from the balcony of apartments 5.01 and 5.02.

## Design

### Curated lifestyle

At Hub, the emphasis is on industrial sophistication. The geometric facade of the building slots easily into the busy retail landscape whilst inside, texture, warmth and elegant design come together to create welcoming spaces.

Each apartment offers either a balcony or terrace allowing the full-height windows to seamlessly transition from inside to out. Fittings and fixtures have been carefully curated to complement the design ethos, and buyers can choose from selected upgrades to suit their preferences.

Retail space will occupy the ground floor and functional elements of the building, like parking and storage, are provided for in the basement.



Artist impression



Artist Impression

## Interior

### Modern style, classic finish

There is a choice of one, two or three bedroom residences. The interiors have been designed to deliver perfect contrast. White walls provide a backdrop to black and grey fittings and surfaces, including the kitchen, where white exposed brick walls add texture and warmth to raw concrete ceilings overhead and engineered timber floorboards underfoot.

The black granite island bench adds a dramatic touch whilst elsewhere, rugged concrete benchtops serve the dual purpose of offering easy maintenance and a visually striking aesthetic. Integrated fridges (optional upgrade) and dishwashers keep lines consistently clean and overhead shelving adds plentiful storage. Upgrading with a copper pendant over the island bench offers a modern element to the design.

## Detail



### Understated luxury

In Hub's bathrooms, oversized concrete-look tiles travel from the floor to the shower and the crisp white hand basin and mirrored shaving cabinet are set against shiny black subway tiles.

In a nod to the history of the industrial site, the full European laundries can be upgraded to include a rustic sliding barn door.

Adding further luxury, many of the residences have a study allowing more workable space.



Artist impression



## Your new neighbourhood



Little Tommy Tucker



Fresh Fresh Flowers



The Owl & The Baker



The Barber Club

Hub is in the heart of Bentleigh's bustling retail precinct, Centre Road. Supermarkets, specialty shops, trendy cafes and restaurants are all a short stroll away resulting in ultimate convenience. Whilst a quick drive has you on the Nepean Highway with the city in one direction and a weekend away at the beach in the other.



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### Map key



- Cafe
- Restaurant
- Bank
- Chemist/Pharmacy
- Supermarket
- Post Office
- Library
- Train Station
- Bus Station
- Medical & Health
- Education
- Green Spaces



Allnut Park



## Out and about



### Leisure

Leisure options abound. Brighton Beach is a 10-minute drive and, for winter swimming, Glen Eira Sports and Aquatic Centre is just around the corner. As one of Melbourne's leafy suburbs, there are plenty of parks and recreation reserves, and Melbourne's world-famous sandbelt golf courses are all within close proximity.

### Transport

Whether it be by train, bus or car, getting about is easy in Bentleigh. Public transport includes Bentleigh station a few hundred meters away. Buses are plentiful and frequent. And for the motorist, level crossing removal heralds a smoother era of traffic flow, whether you're heading to the beach just down the road or further a field.

## Team



### Developer

#### E D E N H E M

Edenhem is a specialist property development group with an emerging presence in Melbourne's property market. It creates environments with thought and consideration, spaces that are made to live in. Edenhem collaborates and engages top-tier experts in architecture, design, project sales and construction to bring high-quality residences to Melbourne's most desirable suburbs.

### Architects

Max Architects is a vibrant and innovative design practice that specialises in high-end residential developments, with particular emphasis on the livability, quality and amenity of each residence. Max Architects has completed several notable large-scale residential, as well as many luxury private residences, in exclusive Melbourne suburbs for its valued clients. Company directors Anthony Tesoriero and Damian Parras have more than 50 years combined experience in the field of bespoke residential design and remain committed to exceeding client expectations in all aspects of project delivery encompassing an unsurpassed standard of service, process and end product.

### Builders

Liberty Builders is a multi award-winning boutique construction company that has been successfully delivering medium-rise apartment projects, commercial buildings and high density-housing developments throughout Victoria for more than 15 years.

### Landscape Architects

John Patrick Landscape Architects Pty Ltd was formed in 1982. The principal, John Patrick, has managed the company since its inception. The practice is based in Melbourne and serves a range of clients locally, interstate and internationally. Patrick is also a presenter on *Gardening Australia*, has written several books and was previously a university lecturer. The practice has carried out a broad range of commissions encompassing both small and large-scale projects for private, corporate and government clients including Government House, Melbourne, and Crown Metropol.



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