LOAM HOUSE

212 BAY ROAD

SANDRINGHAM

FACADE - ARTIST IMPRESSION

An architectural masterpiece in perfect harmony with its setting.

CONTEMPORARY COASTAL DESIGN

Nestled amongst verdant greenery, the bold architecture of Loam House emerges gracefully from its surrounds. Crafted in response to the earth's geological formations, the facade architecture pays homage to natural layers of rock that form over time, creating an enduring connection to natural strata.

BAY ROAD FACADE - ARTIST IMPRESSION

EARTH

FORM

ENTRY FACADE - ARTIST IMPRESSION

Loam House's architecture draws inspiration from the exposed geological formations of Red Bluff, echoing the distinctive coastal habitat of Sandringham.

RED BLUFF SANDRINGHAM

The rugged cliffs of Red Bluff frame a beloved beach, with their rich red tones forming a dramatic contrast against the deep blue water and golden sands.

This iconic Sandringham location formed the vision for the pinnacle of Loam House, a breathtaking artwork commissioned from renowned bayside artist Antoinette Ferwerda.

ARTWORK BY ANTOINETTE FERWERDA

EARTH

Our connection to the natural world is as fragile as it is enduring. The overarching theme within this art piece is finding joy in that connection, marvelling at the rugged beauty of Sandringham and exploring the unique colours of Red Bluff. The lines within the cliffs tell a fascinating story of the elements that have carved the layers of rock away over time.

FROM THE ARTIST

"The art piece is designed to tell an organic story of enduring timelessness, expressed through linework, texture, and a raw colour palette'.

Antoinette Ferwerda
Fine Artist

"I wanted the artwork to complement the previous piece I created for Sea & Sky, but to have its own energy and align with the unique story of Loam House. It presented an opportunity to explore the Hills Art story and tie this piece back to Half Moon Bay and Red Bluff in an abstract and conceptual way.

The evolution of the Hills Art story came naturally, from very graphic and literal Hills with clean lines to a more symbolic landscape. Introducing a more natural colour palette helped the Hills to evolve and take on the personality of the raw colours themselves, adopting the freedom of expression that helped create them.

The colours of the cliffs change constantly depending on the time of day, revealing different textures, lines, and tones. To bring these ethereal colours to life, I cascaded delicate layers of tissue paper on canvas, embellished by richly pigmented ink which illuminated the surfaces, in homage to the layering of the cliffs in Red Bluff. The more you look, the more you see them.

The architecture of Loam House demonstrates synergy and linearity of these layers. The interplay of texture through stone and timber, alongside intricate linework in the façade design, tells an authentic story of quality, timelessness, and commitment to sustainable design."

An arrival experience enhanced by captivating works of art.

RESIDENT'S LOBBY

The elegant lobby entrance unveils a welcoming blend of rich materiality, with warm timbers, sophisticated lighting and soft furnishings creating an inviting ambience.

At its heart, an original Antoinette Ferwerda art piece is the hero of the space, complemented by a stunning textural sculpture by Pietro Giordano.

LOBBY - ARTIST IMPRESSION

FORM

Renowned sculpture artist Pietro Giordano has created two original sculptures for Loam House, representing a unique fusion of human diversity and expression in a created habitat.

FROM THE SCULPTOR

Born in Italy, Pietro Giordano loved to explore his creativity from a young age. Inspired by the raw, earthy landscapes of his hometown in Sicily, Pietro's pieces depict the strong connection between the human entity, the diversity of natural and urban landscapes, and the effects of time.

The narrative behind the sculptures comes from ideas and visions derived from the words 'Journey - people, place, and time.' These thoughts and images are real and unreal, abstract and figurative, past, present, and future. Layers of texture and earthy colours complement the geometric forms to create a natural figurative composition, aligning with the essence of Loam House.

"The rugged landscapes of my hometown, Sicily, will always be embedded in my creative work."

Pietro Giordano
Sculptor

VERDANT HORIZONS

APARTMENT 509 - ARTIST IMPRESSION

Immerse yourself in breathtaking natural vistas.

Explore a selection of expertly designed two and three bedroom residences, offering spacious open-plan living areas which are seamlessly integrated with outdoor spaces.

On the higher levels, balconies overlook the surrounding treetops, offering a serene natural backdrop that encourages an escape from the bustle of day-to-day life.

APARTMENT 509 - ARTIST IMPRESSION

Savour your own private landscaped oasis.

Ground floor residences feature landscaped courtyards, creating private spaces for entertaining, exercise, or relaxation. Surrounded by greenery, residents will benefit from this close connection to nature, enhancing their everyday living experience, and promoting their sense of peace and wellbeing.

APARTMENT G08 - ARTIST IMPRESSION

Personalise your kitchen with a choice of two curated colour palettes.

Elevate your kitchen with your choice of a light colour scheme that imbues your space with warm, inviting tones, or a dark scheme that exudes a rich sophisticated elegance.

Materials have been meticulously selected for functionality, durability, and aesthetic appeal, ensuring the perfect balance of form and function.

LIGHT SCHEME KITCHEN - ARTIST IMPRESSION

Expansive, luxuriously appointed gourmet kitchens.

Each bespoke kitchen features premium appliances and hand-selected mirrored splashbacks that invite the outside in, enhancing the kitchen's connection with the rest of the home.

Layouts are generous and have been expertly planned to ensure functionality and maximise storage, finished with custom joinery and statement stone benchtops.

DARK SCHEME KITCHEN - ARTIST IMPRESSION

Masterfully designed bathrooms in two colour schemes.

Exuding an air of sumptuous elegance, bathrooms are elevated by full-height tiling that invites subtle, refined texture into the space.

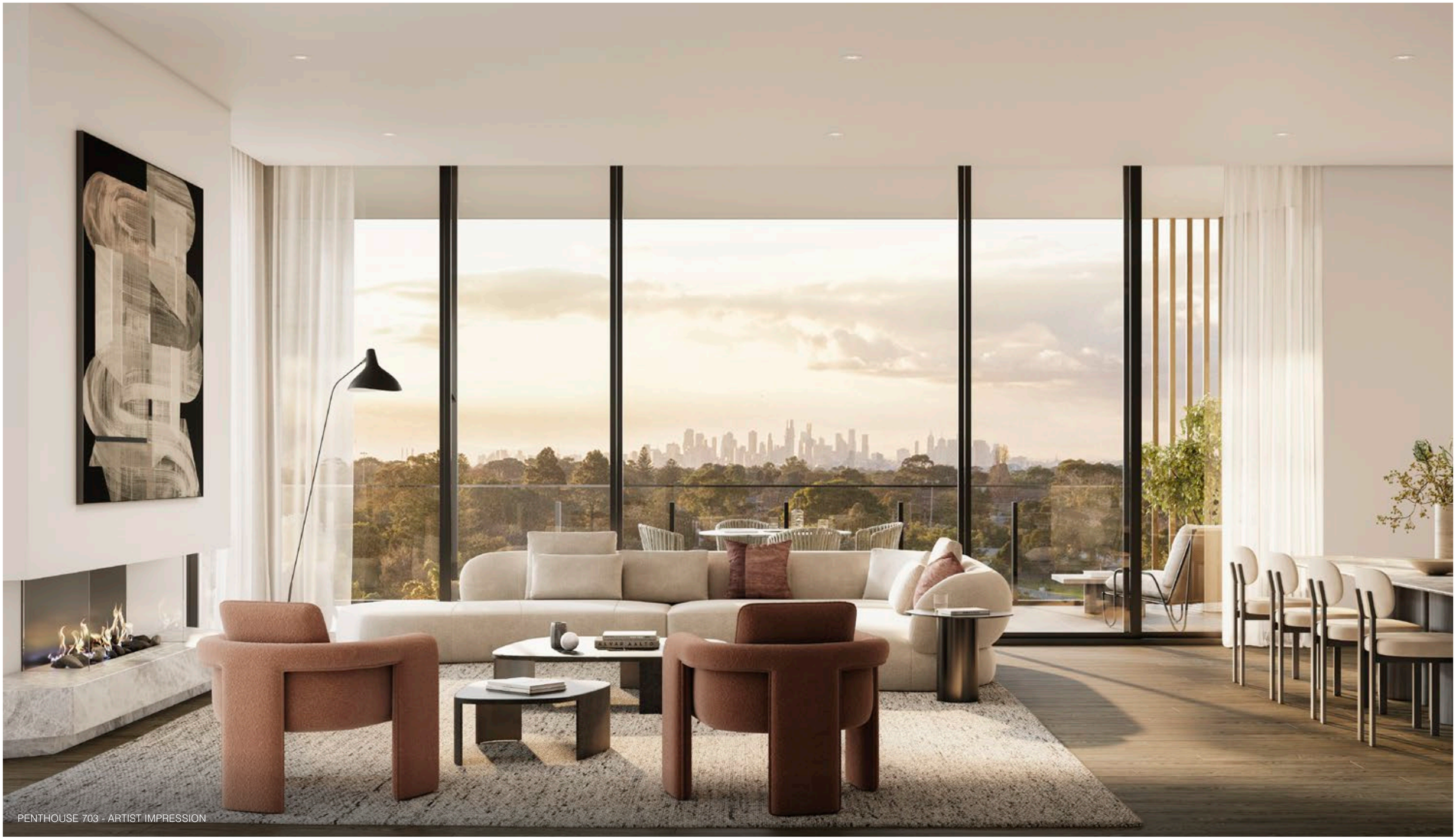
Dual vanities are strategically positioned to maximise functionality, while their generous storage options provide practicality and convenience.

LIGHT SCHEME BATHROOM - ARTIST IMPRESSION

DARK SCHEME BATHROOM - ARTIST IMPRESSION

Framed by soaring panoramic city and bay views.

At the apex of Loam House, a limited collection of premium penthouses enjoys spectacular views across the Melbourne CBD and Port Phillip Bay. Designed with meticulous attention to detail, each penthouse features a stunning stone fireplace, a luxe Italian kitchen with full butler's pantry, and large skylights that bathe the interior in natural light, complemented by an expansive entertainer's terrace.



PENTHOUSE 703 - ARTIST IMPRESSION

Meticulously crafted to embody the highest level of opulence.

An exquisite collection of penthouses features custom finishes including rich travertine stone and elegant brass tapware. High-quality Miele appliances including dual ovens and a full butler's pantry allow for convenient hosting, while luxury and functionality seamlessly converge with the abundant shelving and cupboard space.

PENTHOUSE KITCHEN - ARTIST IMPRESSION

Discover a sense of indulgence with the sumptuous master ensuite.

Retreat to a luxurious master sanctuary with built-in joinery, a walk-in wardrobe, oversized ensuite with freestanding bath and dual vanities, and private adjoining living retreat.

The custom finishes of travertine stone, brass tapware, high quality floor-to-ceiling tiles and feautre lighting continue into each penthouse bathroom for an unrivalled modern aesthetic.

PENTHOUSE ENSUITE - ARTIST IMPRESSION

Explore

FLOORPLANS

GARDEN
APARTMENT

G05

LOAM HOUSE

Bedrooms	3
Bathrooms	3
Carparks	2

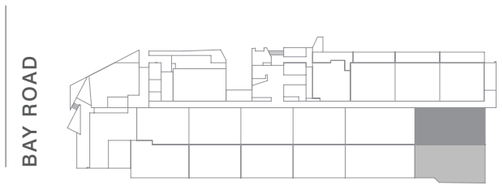
AREA

Apartment area	156.5m²
External area	154m²
Total area	310.5m²

LEGEND

Broom cupboard	B
Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P

GROUND FLOOR



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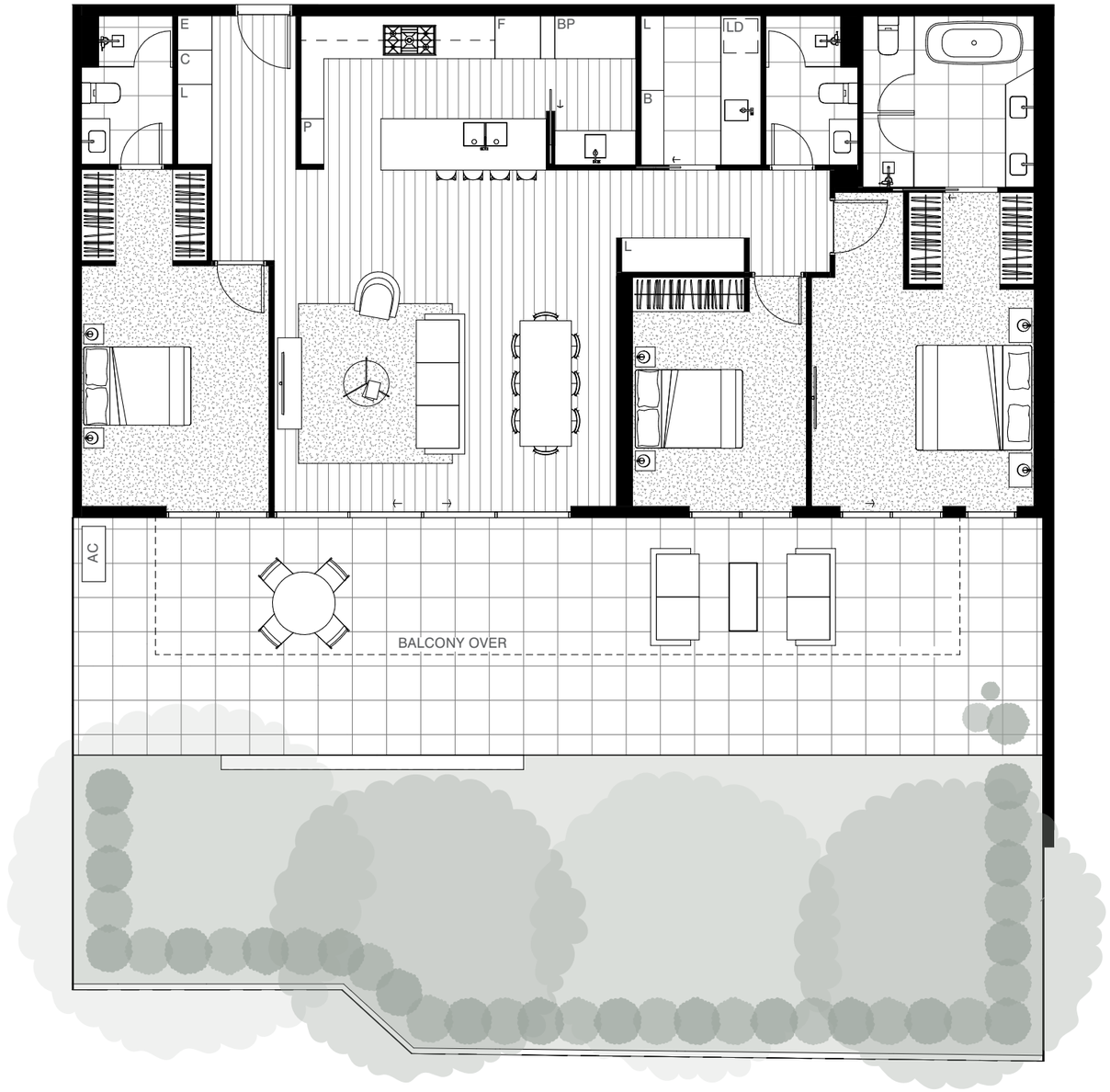

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GARDEN
APARTMENT

G10

LOAM HOUSE

Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

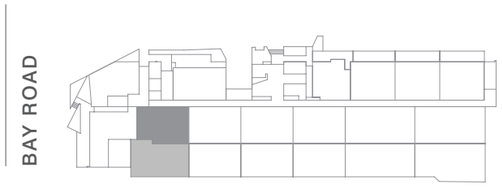
AREA

Apartment area	112.5m²
External area	122m²
Total area	234.5m²

LEGEND

Broom cupboard	B
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P
Study nook	S

GROUND FLOOR



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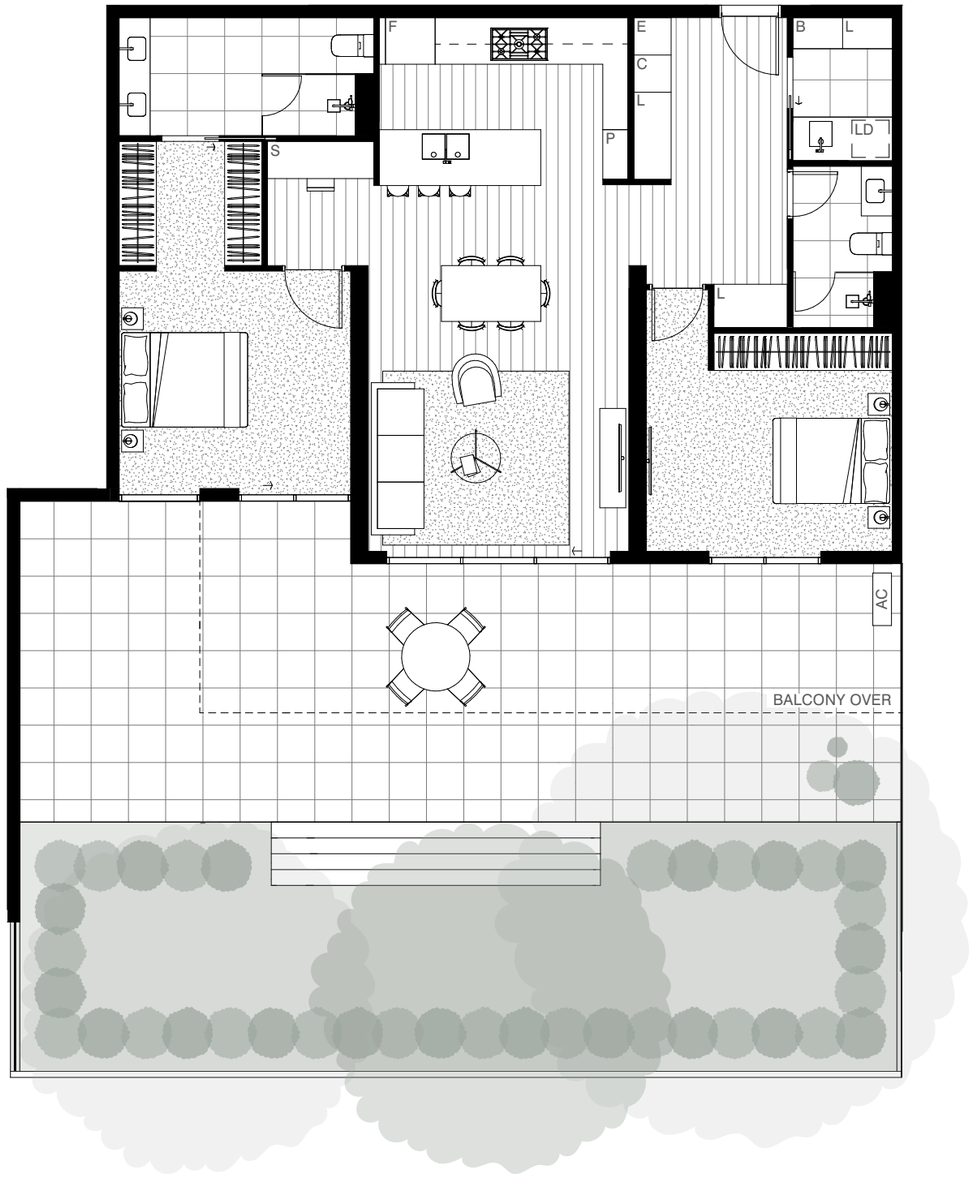

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LIFESTYLE
COLLECTION

106

LOAM HOUSE

Bedrooms	2
Bathrooms	2
Carparks	1

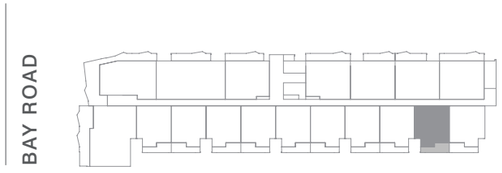
AREA

Apartment area	80m²
External area	13.5m²
Total area	93.5m²

LEGEND

Broom cupboard	B
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P

FIRST FLOOR



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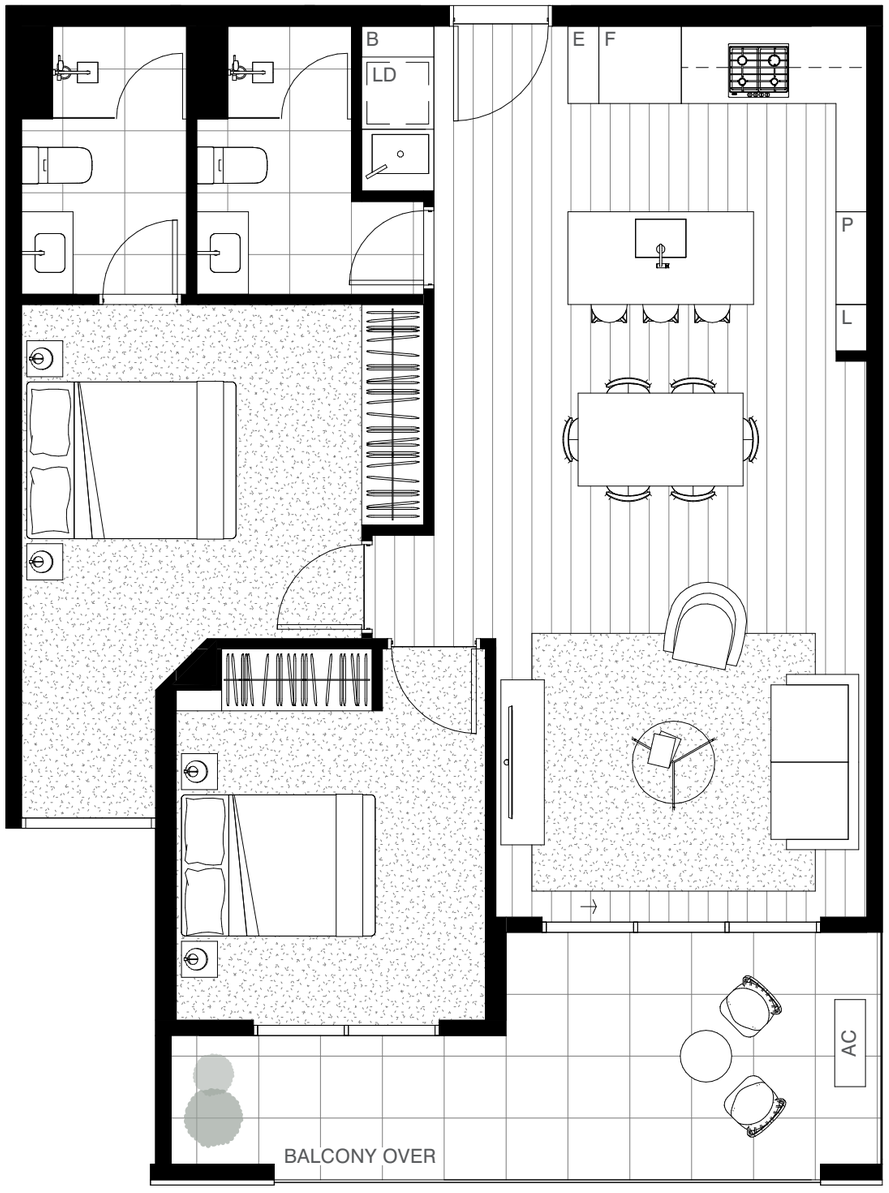

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PREMIUM COLLECTION

G02

LOAM HOUSE

Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

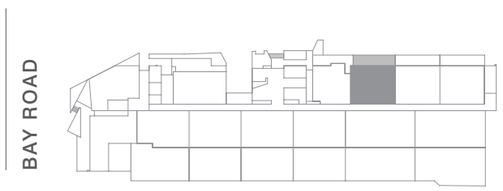
AREA

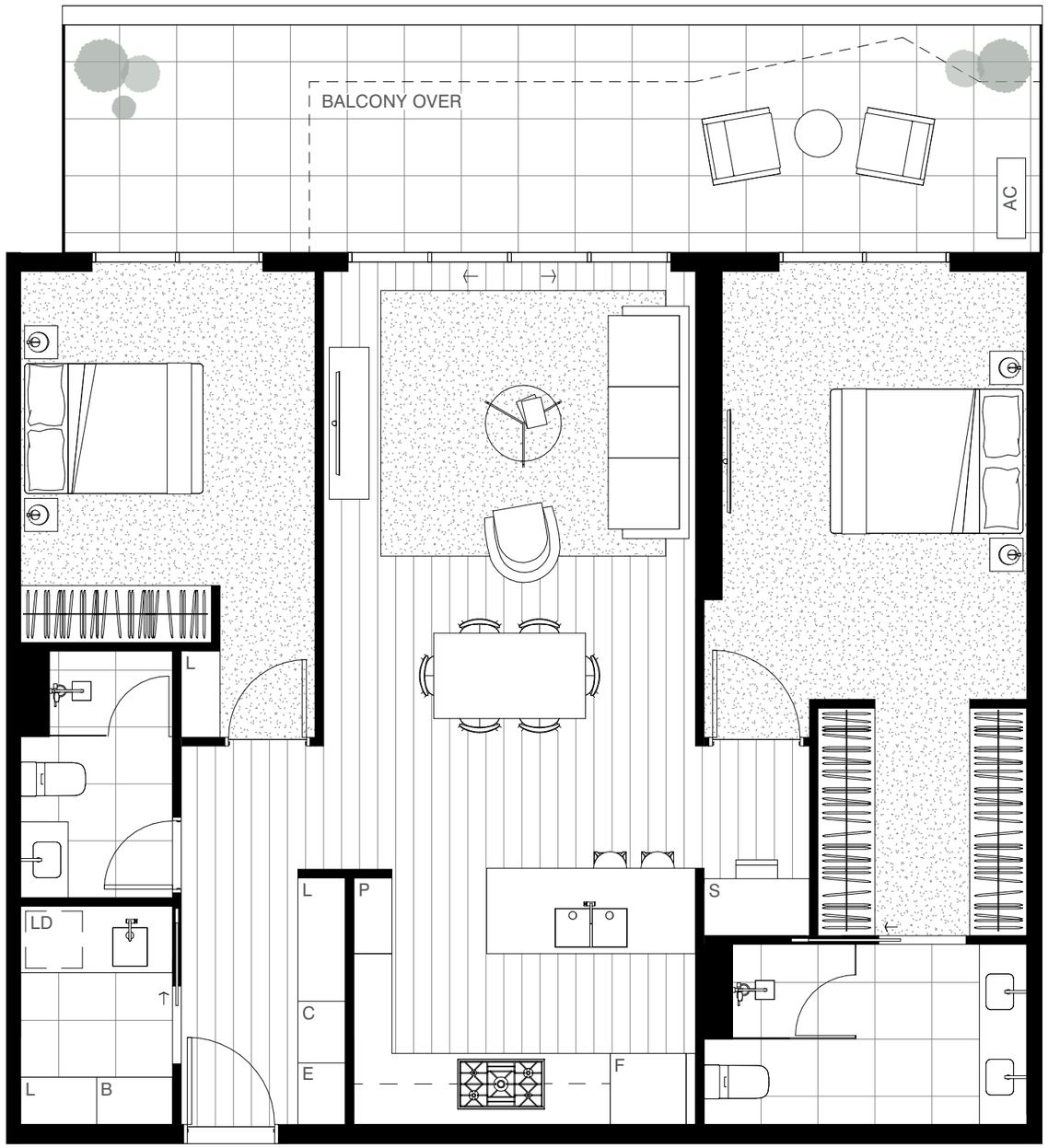
Apartment area	103.5m²
External area	27m²
Total area	130.5m²

LEGEND

Broom cupboard	B
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P
Study nook	S

GROUND FLOOR





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PREMIUM COLLECTION

116

LOAM HOUSE

Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

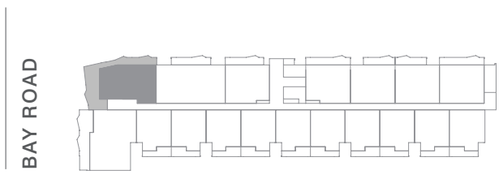
AREA

Apartment area	120.5m²
External area	66.5m²
Total area	187m²

LEGEND

Broom cupboard	B
Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P

FIRST FLOOR



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PREMIUM COLLECTION

117

LOAM HOUSE

Bedrooms	3
Bathrooms	3
Carparks	2

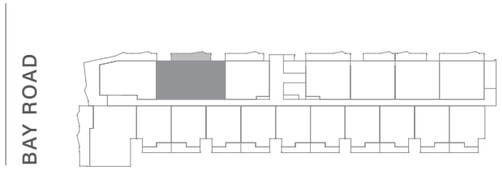
AREA

Apartment area	160m²
External area	18m²
Total area	178m²

LEGEND

Broom cupboard	B
Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P

FIRST FLOOR



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PREMIUM COLLECTION

214

LOAM HOUSE

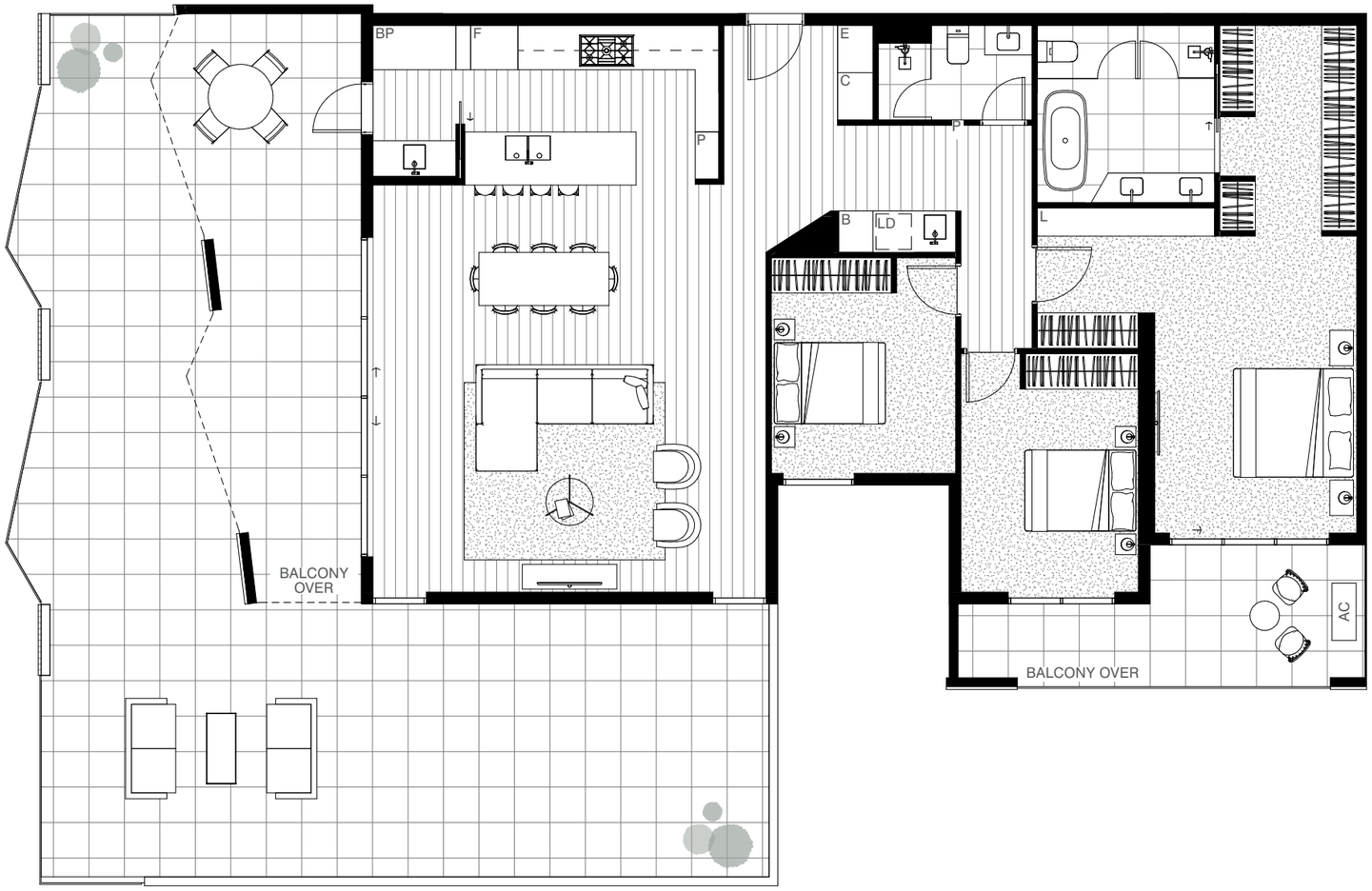
Bedrooms	3
Bathrooms	2
Carparks	2

AREA

Apartment area	162.5m²
External area	128.5m²
Total area	291m²

LEGEND

Broom cupboard	B
Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P



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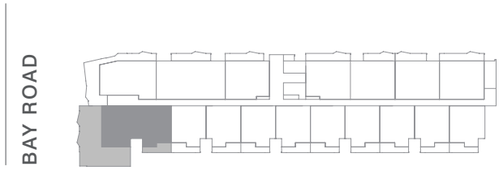

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PREMIUM COLLECTION

215

LOAM HOUSE

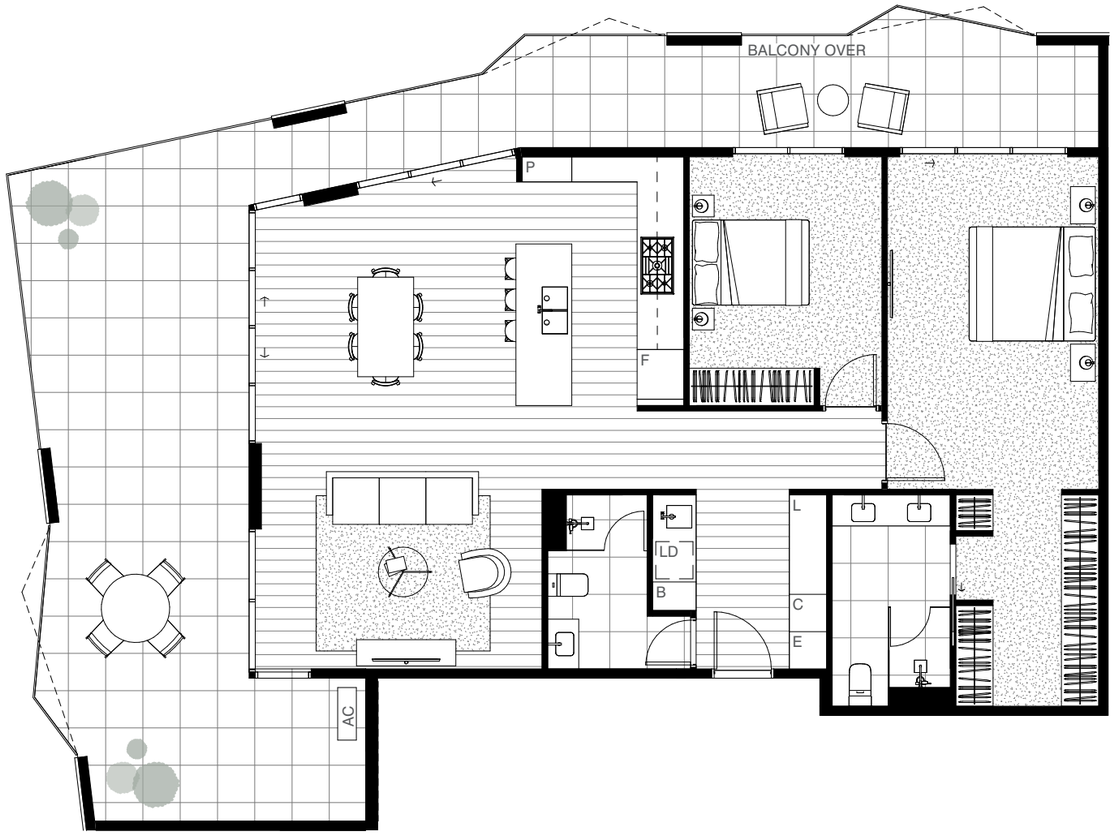
Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

AREA

Apartment area	120.5m²
External area	66.5m²
Total area	187m²

LEGEND

Broom cupboard	B
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P



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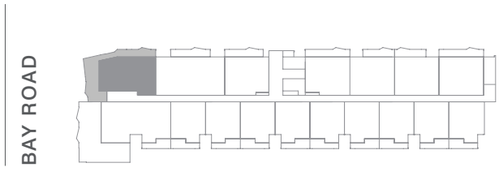

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PREMIUM COLLECTION

410

LOAM HOUSE

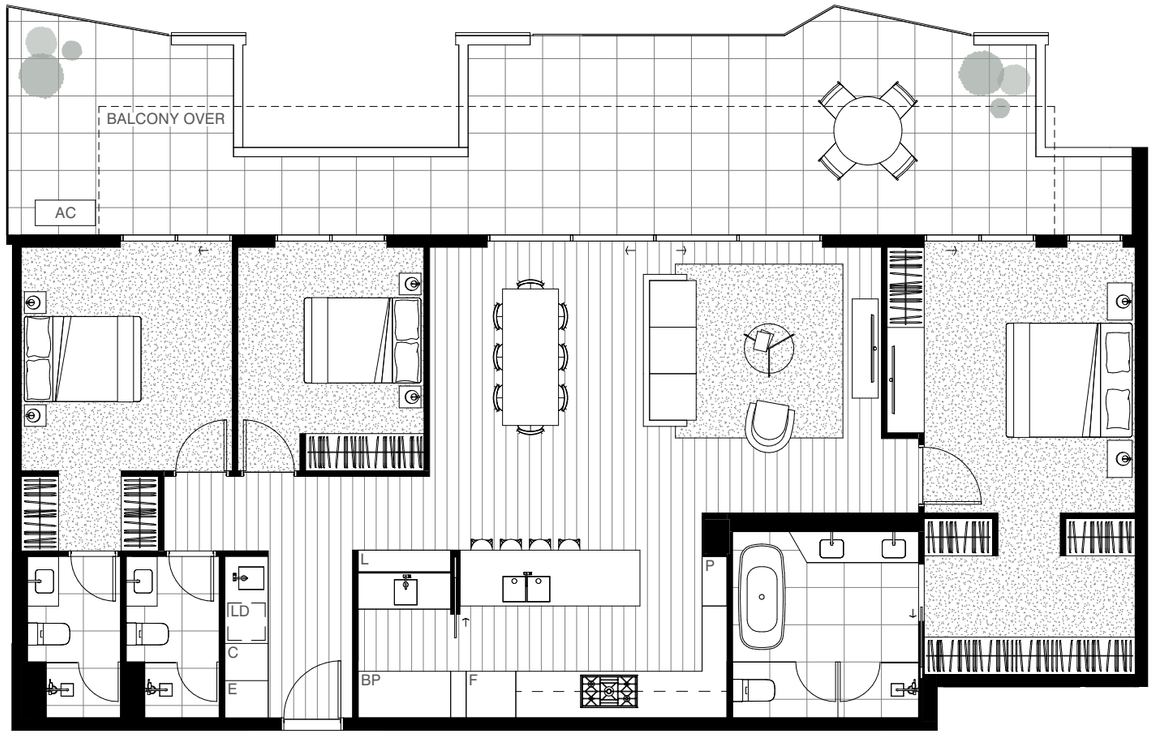
Bedrooms	3
Bathrooms	3
Carparks	2

AREA

Apartment area	146.5m²
External area	51m²
Total area	197.5m²

LEGEND

Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P



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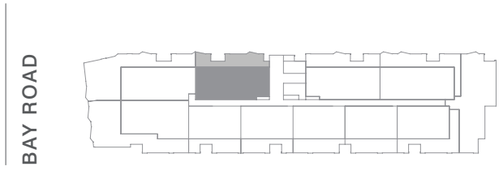

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PREMIUM COLLECTION

508

LOAM HOUSE

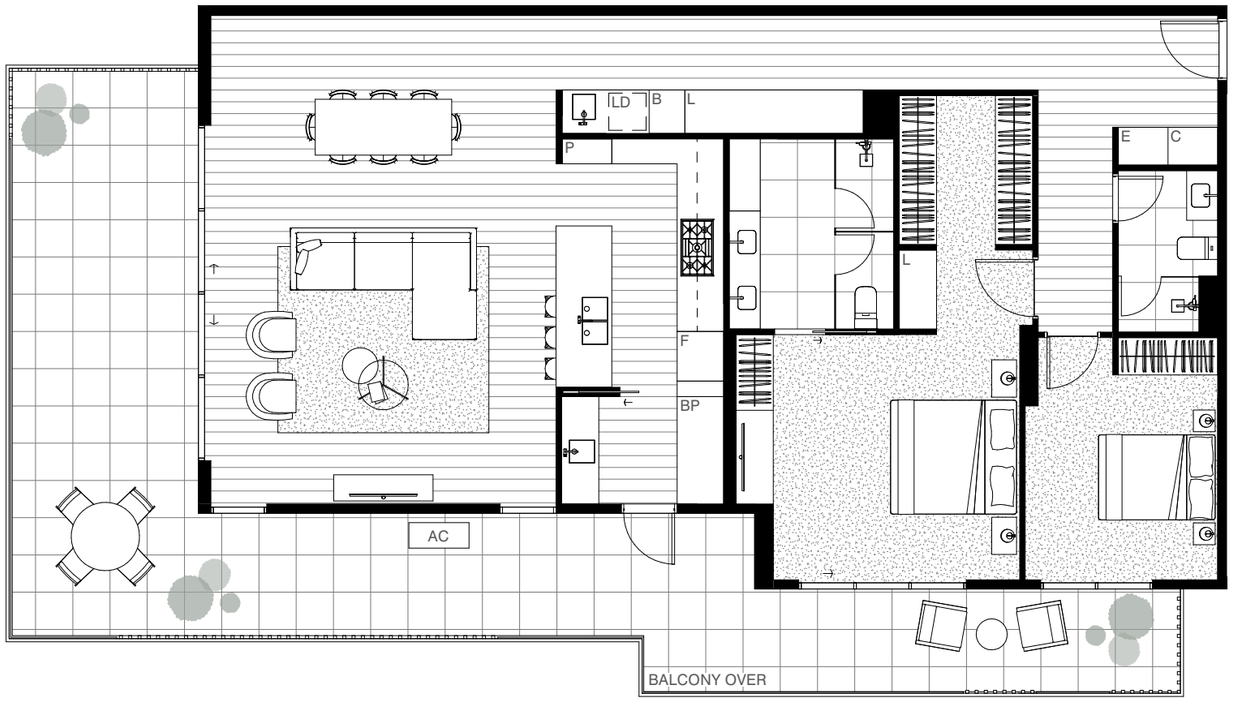
Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

AREA

Apartment area	147m²
External area	59.5m²
Total area	206.5m²

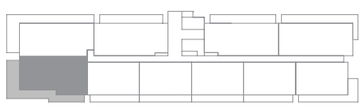
LEGEND

Broom cupboard	B
Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Linen	L
Laundry	LD
Pantry	P



FIFTH FLOOR

BAY ROAD



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PENTHOUSE COLLECTION

601

LOAM HOUSE

Bedrooms	3
Bathrooms	3.5
Carparks (private double garage)	2

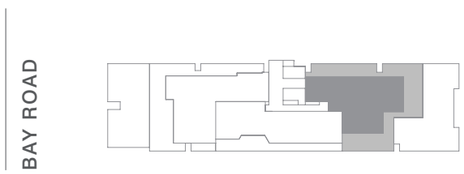
AREA

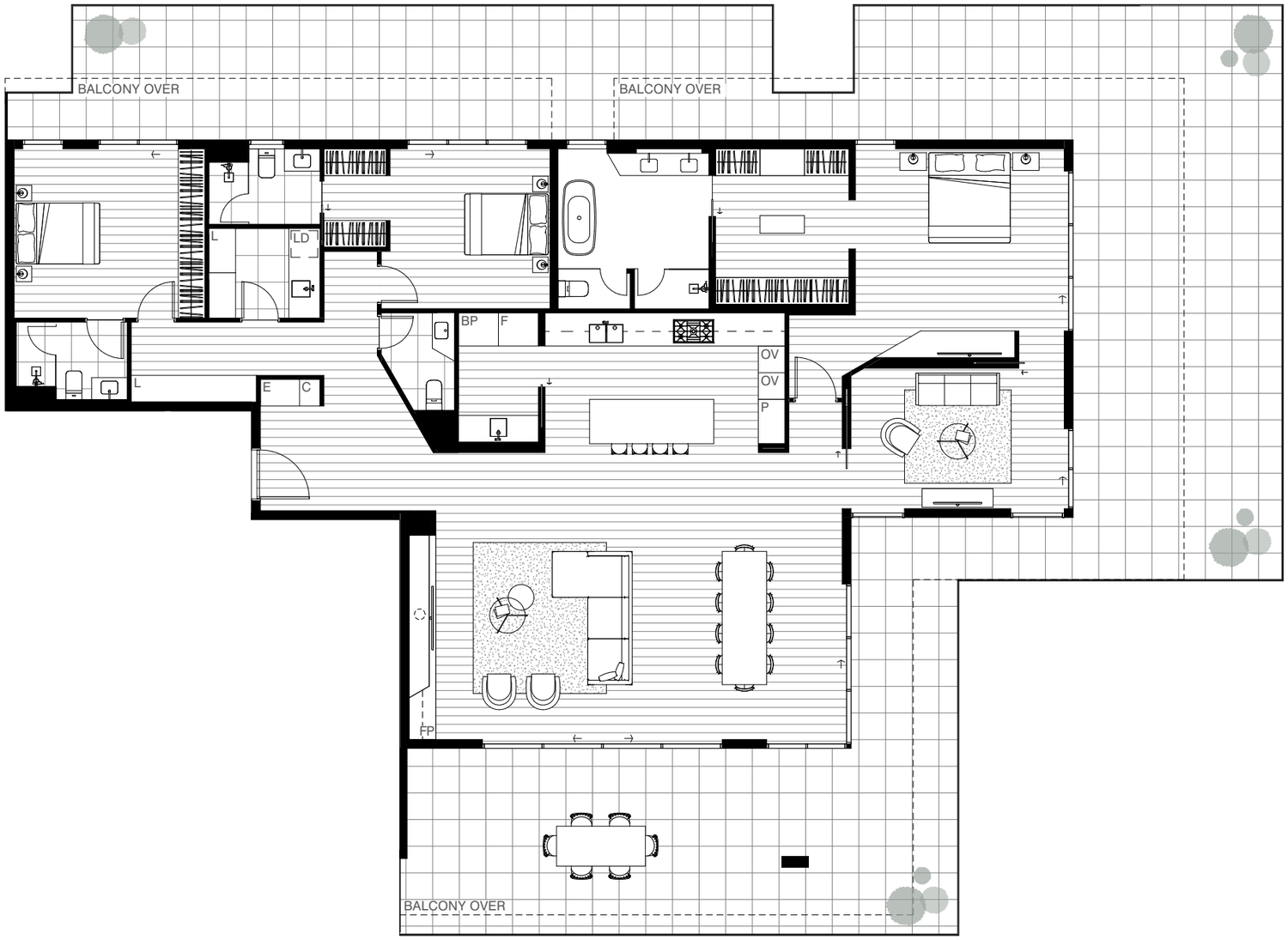
Apartment area	246.5m²
External area	213m²
Total area	459.5m²

LEGEND

Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Fireplace	FP
Linen	L
Laundry	LD
Oven	OV
Pantry	P

SIXTH FLOOR





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PENTHOUSE COLLECTION

702

LOAM HOUSE

Bedrooms	3
Bathrooms	3.5
Carparks (private double garage)	2

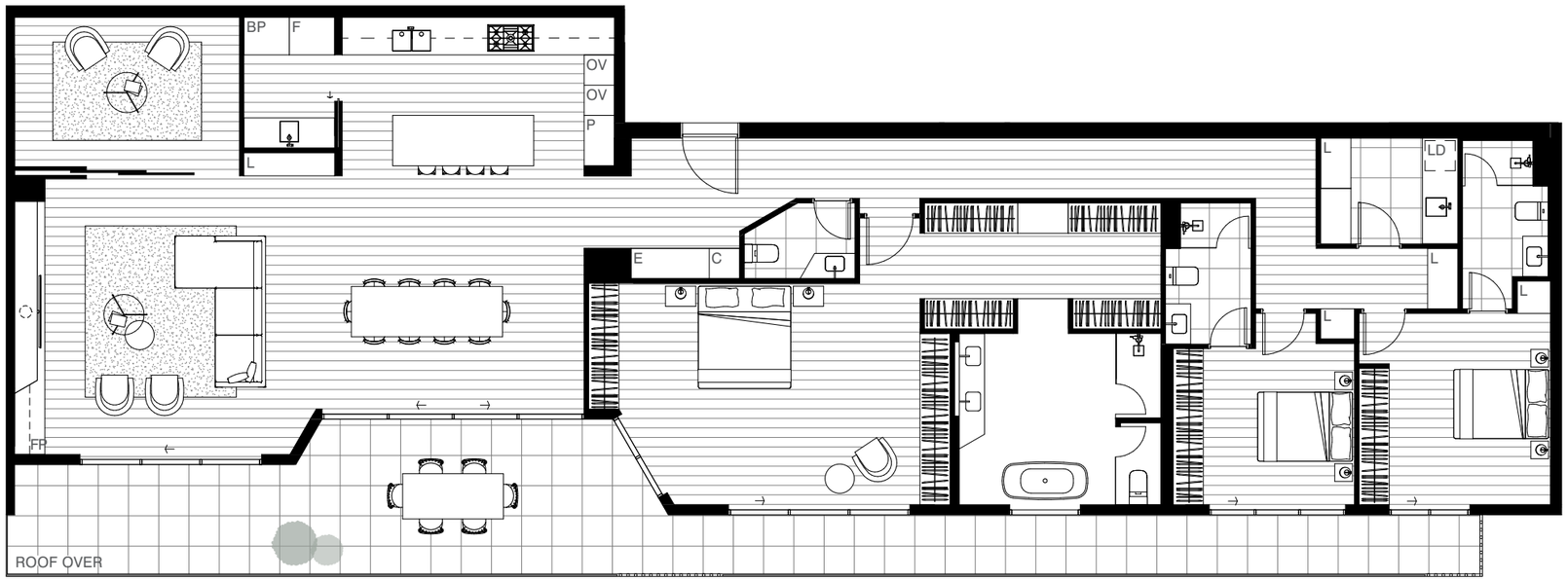
AREA

Apartment area	252.5m²
External area	56.5m²
Total area	309m²

LEGEND

Butler's pantry	BP
Coat cupboard	C
Entry unit	E
Fridge	F
Fireplace	FP
Linen	L
Laundry	LD
Oven	OV
Pantry	P

SEVENTH FLOOR



BAY ROAD

SCALE

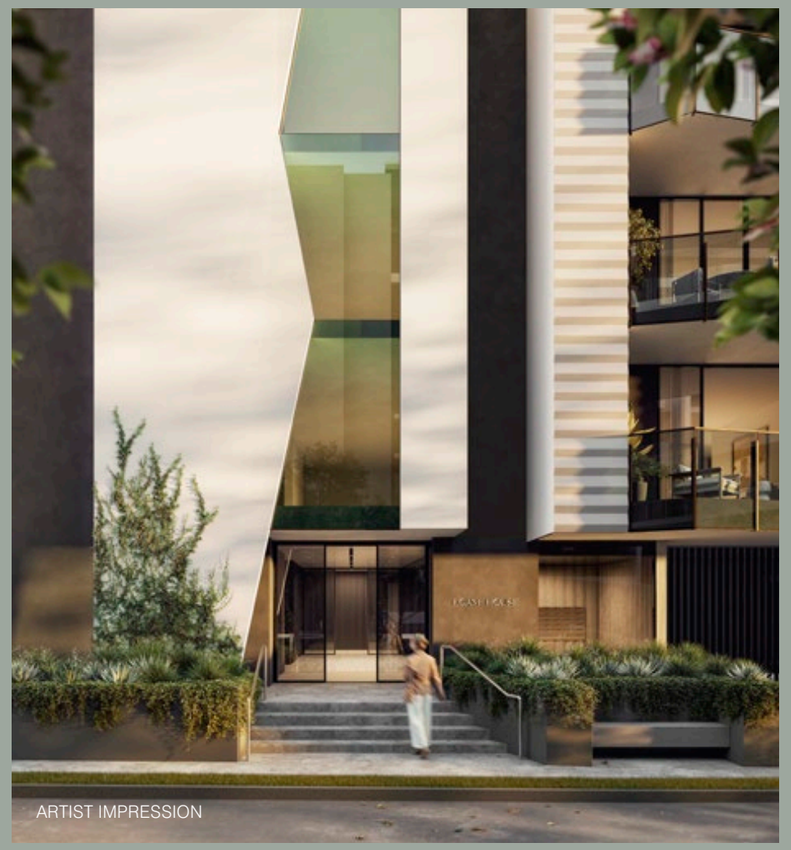
0 1m 2m 3m 4m

E N S W

The information provided is illustrative only and may not be relied upon. In particular, the final area dimensions of any apartment sold will be determined by the contract of sale and may differ from the depicted. Whilst every effort is made to provide accurate and complete information, the developer does not warrant or represent that the information in this floor plan is free from errors or omissions or is suitable for your intended use. Subject by any terms implied by law which cannot be excluded, the developer accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) by you as a result of any error, omission or misrepresentation in information. All information is subject to change without notice.

loamhouse.com.au CBG Auyin

Nestled within a corridor of established greenery, your new home of health and wellness awaits.

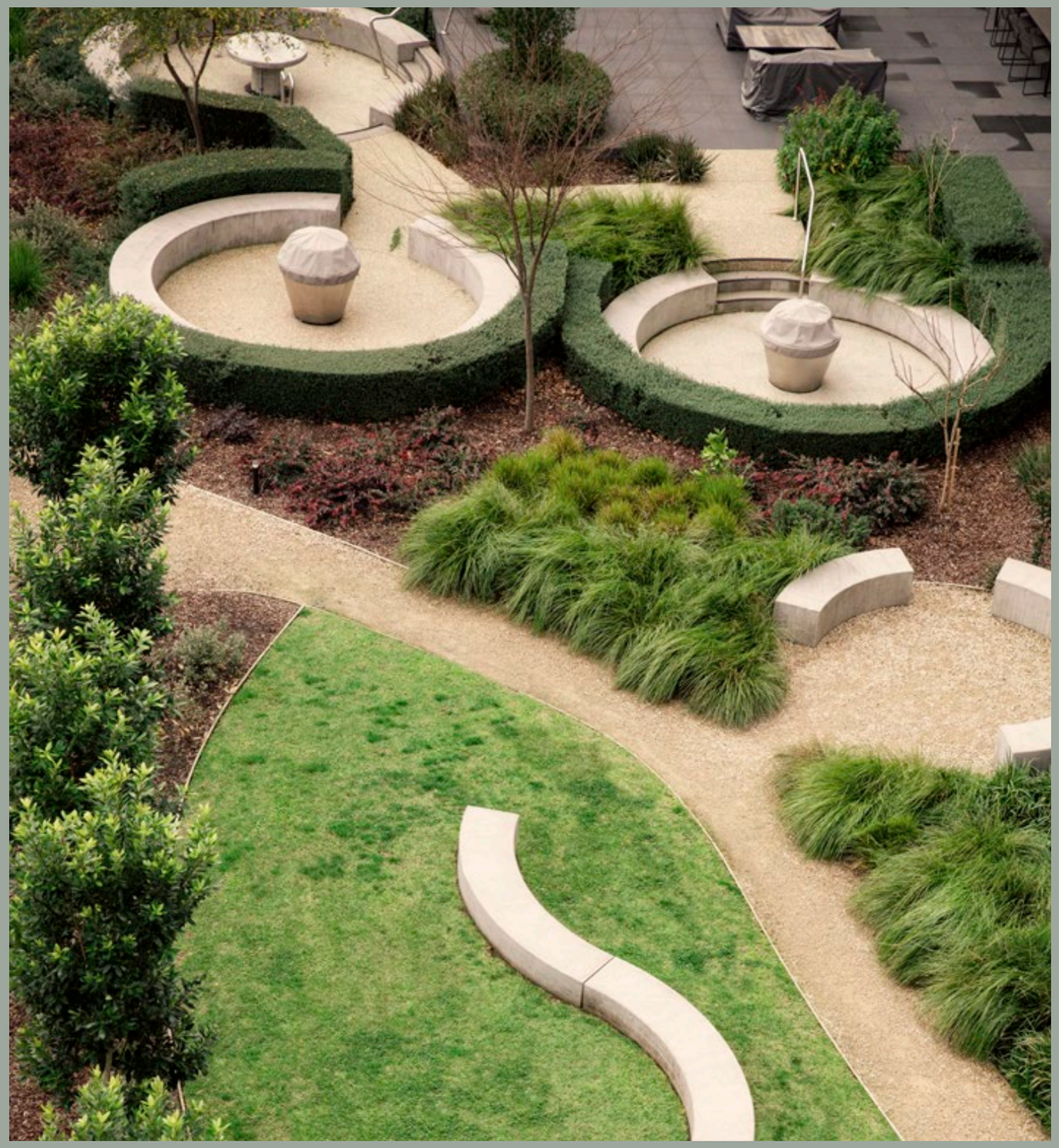


Above Loam House entrance

Welcome to your oasis of greenery, featuring relaxed seating areas, lush gardens and warm sundecks by John Patrick Landscape Design.

As you enter the precinct, well-established landscaping greets you, offering a range of outdoor green spaces perfect for exercise, leisure, or relaxation.

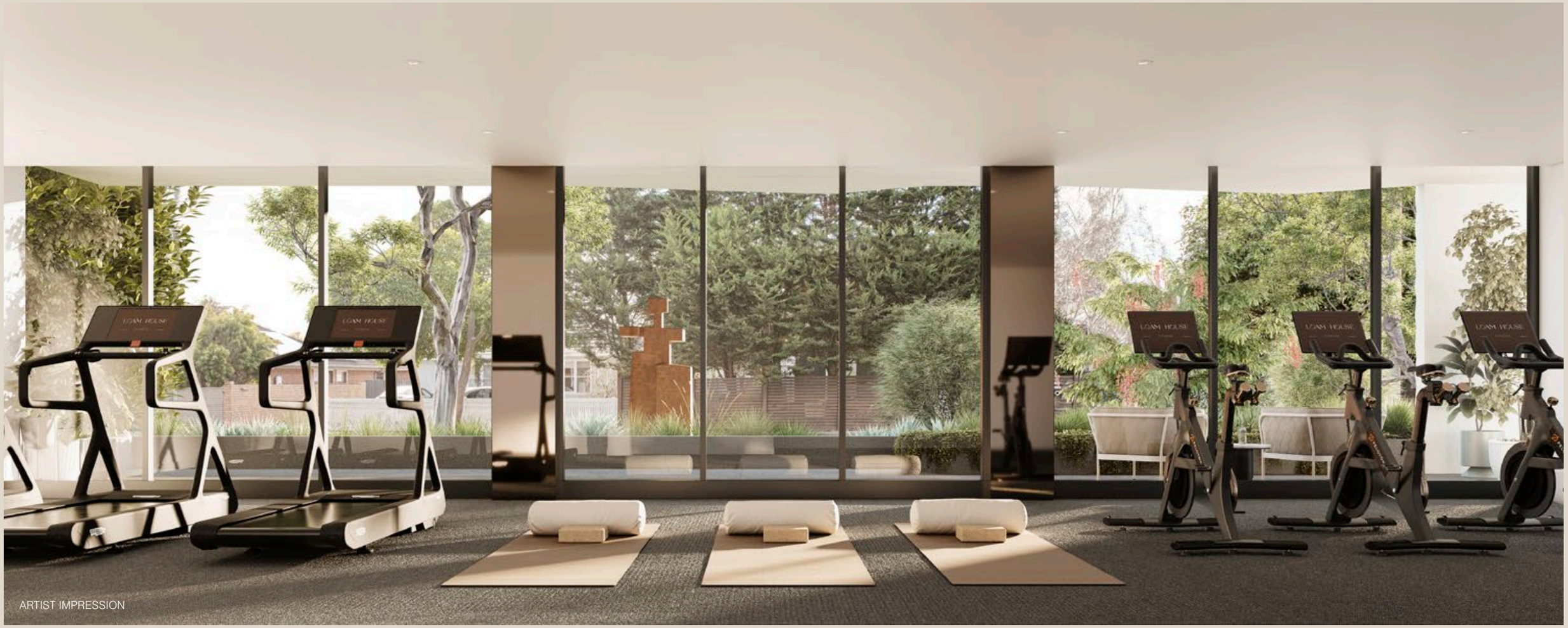
Top	Community catch-ups
Middle	Established gardens
Bottom	Spaces to relax
Right	Resident gardens



Right Golf simulator

Bottom Multipurpose gym

Loam House offers a tailored wellness zone, with crafted spaces designed to nourish, revitalise, and restore.

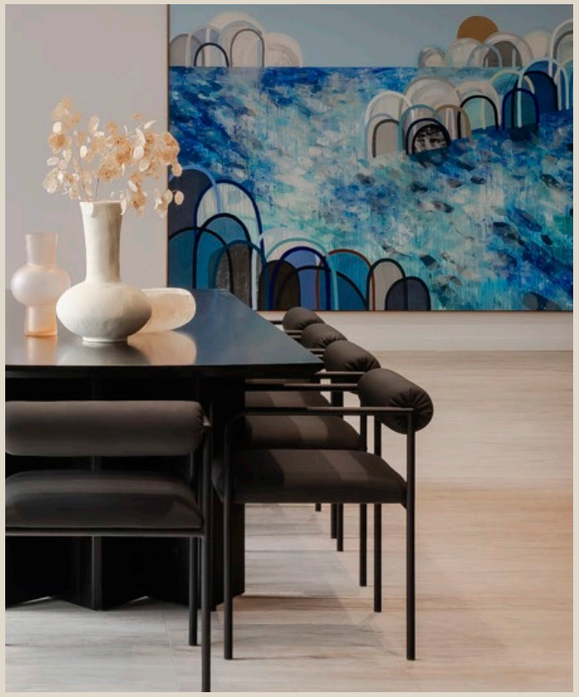


ARTIST IMPRESSION

ARTIST IMPRESSION

A vibrant range of completed amenities are available in the precinct.

In the neighbouring Sea & Sky building, explore the resident dining room, boasting a full kitchen and spacious ten-seater table. An ideal setting for memorable meals and lively celebrations, it is also serviced by a temperature-controlled Wine Room.



Left	Dining Room
Right	Ten-seater dining table
Bottom	Resident Wine Room

The Movie Room offers an indulgent space to take in a movie or favourite program. Residents in the precinct have organised a Movie Club, further enhancing the sense of community.

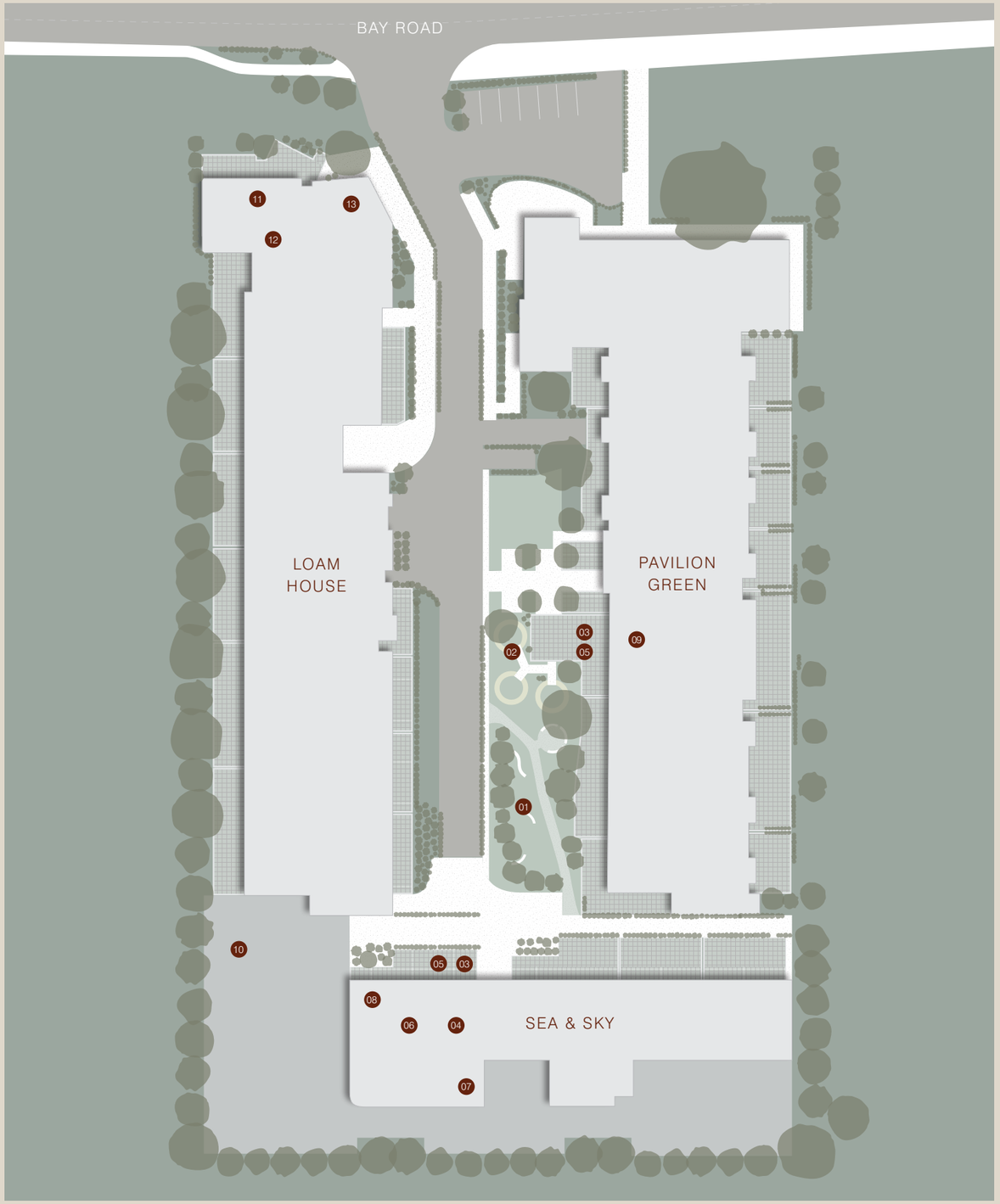
Thoughtfully designed spaces foster community connection.

AMENITY

Loam House is the final building to be delivered within the precinct. Its neighbouring buildings and architectural siblings, Sea & Sky and Pavilion Green, offer an established community with a wide selection of amenity spaces.

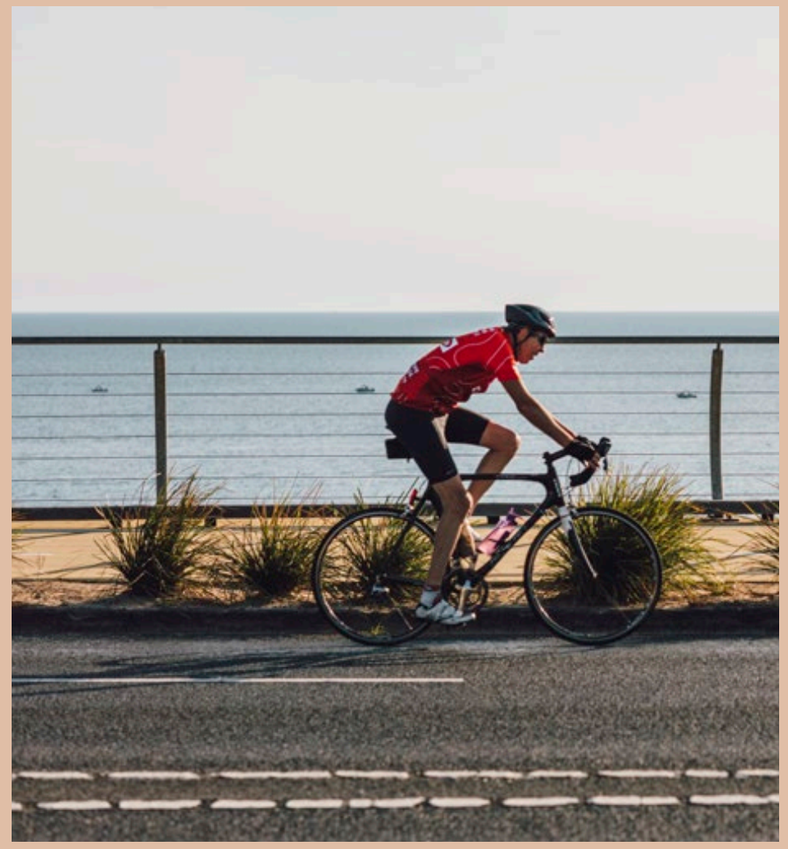
Amenities throughout all three buildings in the precinct have been designed to be utilised by residents across all buildings, in a strategic effort to foster a cohesive community.

01. Landscaped Gardens
02. Fire Pits
03. Barbeques
04. Resident Dining Room
05. Terrace
06. Wine Room
07. Movie Room
08. Work Space
09. The Retreat
10. Car and Dog Wash
11. Multipurpose Gym
12. Golf Simulator
13. Business Centre



BAYSIDE LIFESTYLE

Experience the pinnacle of bayside living with Sandringham's picturesque beaches and lush parks, complemented by the vibrant village shopping and dining just steps from your door.



Left Sandringham Yacht Club

Right Beach Road Cyclist

Sandringham offers a range of dining establishments that cater to all occasions. From relaxed cafes with specialty coffee to elegant restaurants and bars, Sandringham's diverse culinary scene accommodates every palate.

Top	Sandringham Village
Middle	Limoncellio
Bottom	Beach House
Right	Baia Di Vino

Discover an impressive selection of boutiques and unique stores, offering a wide range of goods, from exquisite gifts and homewares to the latest high-quality fashion trends.

Left Sandringham Village

Right Westfield Southland

Sandringham Hospital
Port Phillip Bay
Royal Avenue Tennis Centre
Sandringham East Primary School
Sandringham College 10-12 Campus
LOAM HOUSE
Sandringham Train Station
Sandringham Beach
Sandringham Yacht Club
Sandringham College 7-9 Campus
THE PRECINCT

LOCATION

Ideally located in sought-after Sandringham, just 16km from the CBD and offering seamless access to surrounding suburbs, the Mornington Peninsula, and beyond.

CAFÉS AND BARS

01. Full Turn Kitchen Bar
02. The Flour House
03. Bay Road Nursery & Café
04. Port of Call
05. Limoncello
06. Baia Di Vino
07. Vina e Vita
08. Ammos Greek Tavern
09. Stevie
10. Bad Shepherd Brewing Co
11. The Hamptons Bakery
12. True South
13. Au Citron Cafe
14. Fabrica

RETAIL

15. Sandringham Village
16. Ulysses Bookstore
17. Uncorked Wines
18. 7-Eleven Sandringham
19. IGA Sandringham
20. Westfield Southland
21. Coles Sandringham
22. Coles Hampton
23. ALDI Cheltenham
24. Woolworths Highett
25. Black Rock Village
26. Hampton Village
27. Trove Melbourne
28. Lobster Cave

RECREATION

29. Liquid Room Yoga
30. Sandringham Club
31. Sandringham Croquet Club
32. Sandringham Athletics Club
33. Dendy Park Tennis Club
34. Zenith Wellness Lounge
35. MoPA - Museum of Play and Art
36. Sandringham Library
37. Adult Ballet Centre
38. Hampton Cricket Club

SCHOOLS AND HOSPITALS

39. Sandringham East Primary School
40. Sandringham College 10 - 12 Campus
41. St Leonards College
42. Haileybury Brighton
43. Sandy Hill Medical Centre
44. Sandringham Medical Centre
45. Linacre Private Hospital

Loam House
Bus Stop
Train Line
Train Station

TEAM

The completion of Loam House fulfills the vision for the precinct, brought to life by the skilled experts at Auyin, CBG Architects, and John Patrick Landscape Architects.

Left	Leone Steele	Sales and Marketing Manager, Auyin
Middle	Tony Huang	Managing Director and Founder, Auyin
Right	Edwina Smith	Sales and Marketing, Auyin

"Delivering the final building within the precinct and witnessing the community flourish is the perfect culmination of the project's success."

Tony Huang
Managing Director
and Founder, Auyin

Founded in 2006, Auyin has an established track record of creating and delivering exceptional quality developments for discerning owner occupiers in Melbourne's prestigious bayside suburbs.

Loam House is the final chapter of the precinct that includes the now-complete buildings Sea & Sky and Pavilion Green. This iconic bayside community is the centrepiece of Auyin's highly regarded portfolio, delivering a resolved community of residents who love where they live.

The Auyin team understands that the keys to every successful development are liveability, location, design, and quality across every detail.

Inspired by a long-term vision to create a proud property legacy for Melbourne, Auyin has built its reputation with every new project by delivering on its promises, exceeding expectations, and adding value to built environments for generations to come.

"Loam House's design honours the earth's natural forms, completing the architectural narrative in harmony with Pavilion Green and Sea & Sky."

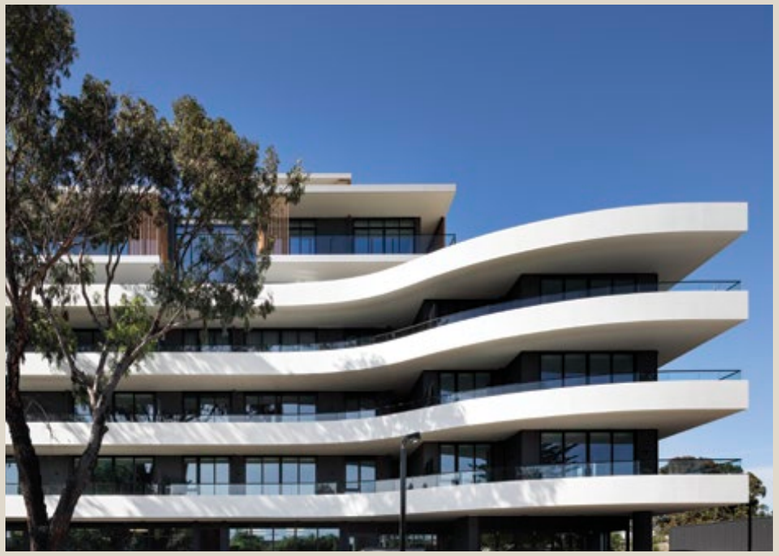
Bill Katsabis
Managing Director
CBG Architects

Holding an established legacy of delivering premium quality developments, Auyin is proud to deliver the final building of this sought-after bayside precinct.

Auyin Property Development is a full-service developer dedicated to the creation of meaningful residential projects that will stand the test of time. To achieve this goal, we work with a dedicated team of industry professionals to ensure every one of our projects exceeds the expectations of both owner occupiers and investors.

We are a close-knit team of property experts. Though we possess diverse professional backgrounds, our team share the same focus for creating true connections and treating everyone like family. It is for this reason that we make a point of employing Bayside locals in order to ensure that every development enjoys a genuinely considered touch.

At Auyin, we value our relationships with our partners, our suppliers and our community.



Top	Sky Homes Sandringham
Middle	Pavilion Green Sandringham
Bottom	Sea & Sky Facade

Auyin

The expert teams at CBG and John Patrick bring the final part of this collaborative vision to life.

CBG ARCHITECTS AND INTERIOR DESIGN

The CBG team consists of a talented team of established architects, architectural draftspersons, interior designers, and support staff.

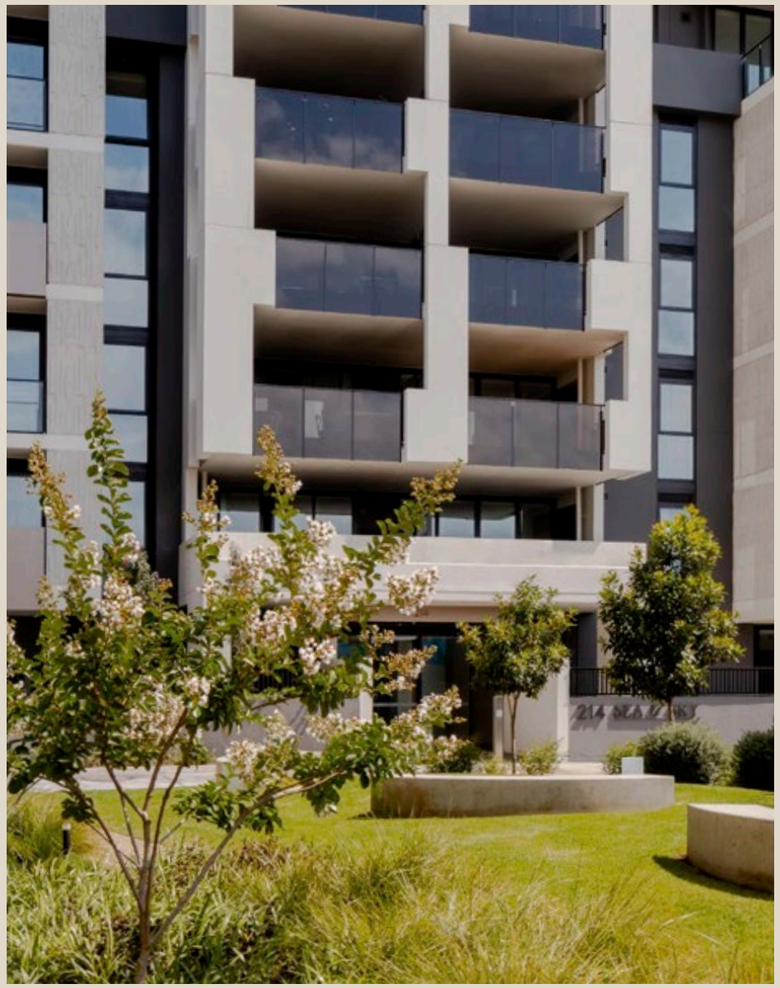
CBG has delivered quality projects across diverse industry sectors over its 40-year history, including residential, commercial, industrial, aged care, industrial, government, education, and hotels.

A strong history with Auyin, CBG operates with a fully integrated approach across across exterior and interior spaces, CBG strives to create projects that provide a legacy to their environments.

CBG prides itself on delivering an exceptional level of design, consideration, foresight, and value to every project.

CBG
ARCHITECTURE + INTERIOR DESIGN

JOHN PATRICK LANDSCAPE ARCHITECTS



Established over four decades ago, John Patrick Landscape Design is a Melbourne-based studio specialising in landscape architecture, arboriculture, landscape heritage and horticulture.

Bringing a wealth of expertise to every project, the team has worked on a vast range of projects locally, interstate, and internationally.

Led by a trio of Directors - John Patrick, Kate Dernelley, and Kylie May - the team's portfolio ranges from small commissions to large-scale projects, catering to private, corporate, and government clients.

The team at John Patrick takes great pride in this collaboration with Auyin and CBG to deliver the final stage of this unrivalled bayside community.

JOHN PATRICK

LOAM HOUSE

Auyin

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