

EMPRESS

WATERLINE PLACE

WILLIAMSTOWN 3016

AVJennings®

An address of commanding grace.

Waterline Place is about bayside living with a village feel. At Empress, AVJennings proudly introduces a new collection of large-scale residences designed by Elenberg Fraser, one of Australia's most respected architectural practices.

Empress was a popular Williamstown theatre in the first half of the 20th century that began life as an open-air cinema in 1907. Today, Empress at Waterline Place also celebrates the area's outdoor lifestyle, with spacious balconies for every residence and a rooftop garden with unparalleled views.

Empress has been inspired by everything that makes Williamstown such a coveted part of Melbourne. Smaller numbers of residences to each elevator creates a rare sense of community and exclusivity, while angled terraces capture the location's superb views and sea breezes.

After 85 years, AVJennings is one of the country's most trusted developers of thriving communities. Empress continues this tradition as Williamstown's new home address for effortless living.

"The sculptural form of Empress reflects the nautical heritage of Williamstown, with profiled corners inspired by the classic bow-wave of the ships slicing through the water.

The horizontal profiles of the upper storeys give the building a lightness while reducing glare within the interior spaces."

Caleb Smith, Principal Architect, Elenberg Fraser



Your empire by the bay.

Living at Empress means enjoying the best of Williamstown at your door, surrounded by city & water views. The heart of a bustling village is in walking distance and the CBD is in easy reach just 9km away.

This is a place to savour moments of serenity and panoramic vistas, as well as the lifestyle that a highly connected address affords. From Empress, it's just a short stroll to Williamstown railway station, a quick drive to the Westgate Freeway, or a scenic ferry ride across the bay.



BE IN THE CITY IN 25 MINUTES BY TRAIN



TAKE A SCENIC RIDE ALONG THE HOBSONS BAY BIKE TRAIL



WALK TO BUZZING NELSON PLACE FOR CAFÉS & RESTAURANTS



DRIVE TO THE CITY & GREATER MELBOURNE VIA THE WEST GATE FREEWAY





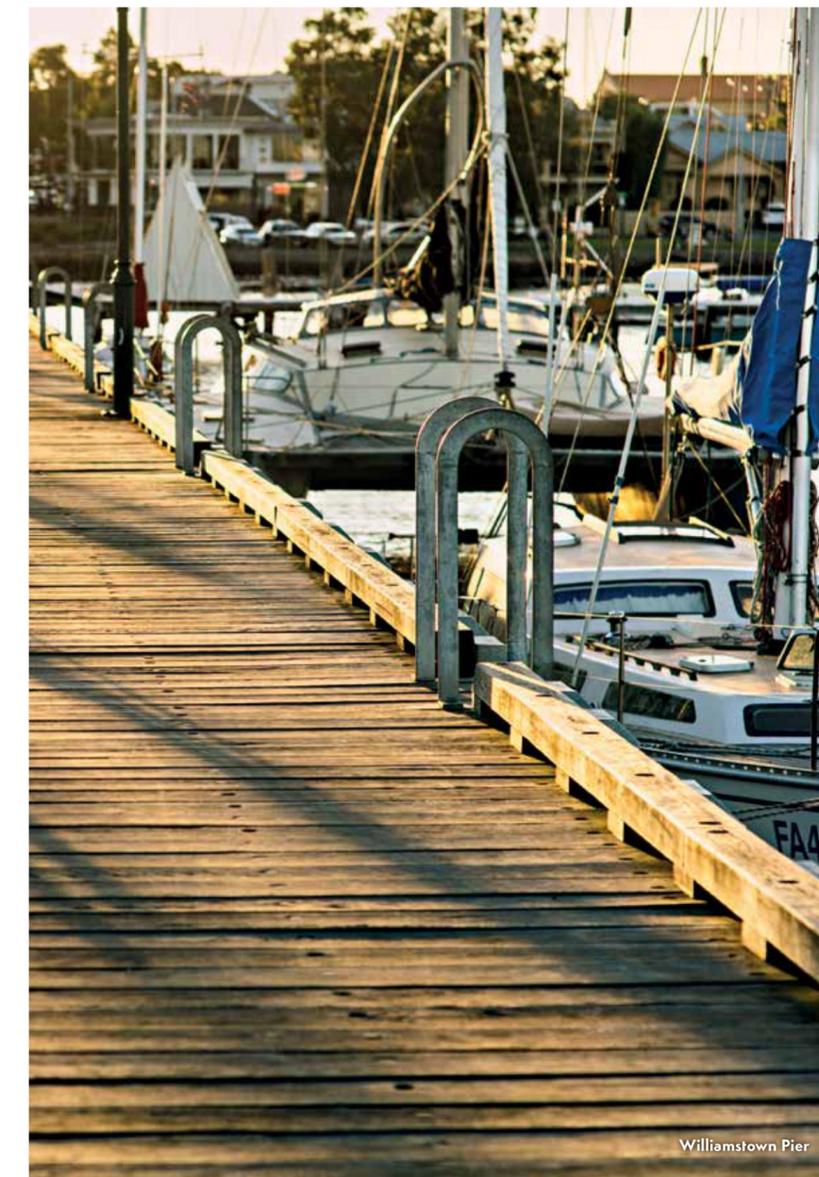
For every pace of life.

From beachfront parks and the Williamstown Botanic Gardens, to the dining scene of Nelson Place & Douglas Parade, your days at Empress are easily filled.

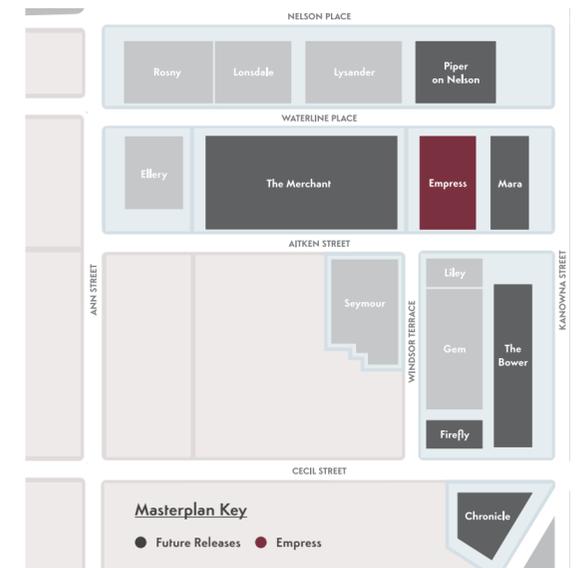
Just step outside.



Williamstown Botanic Garden



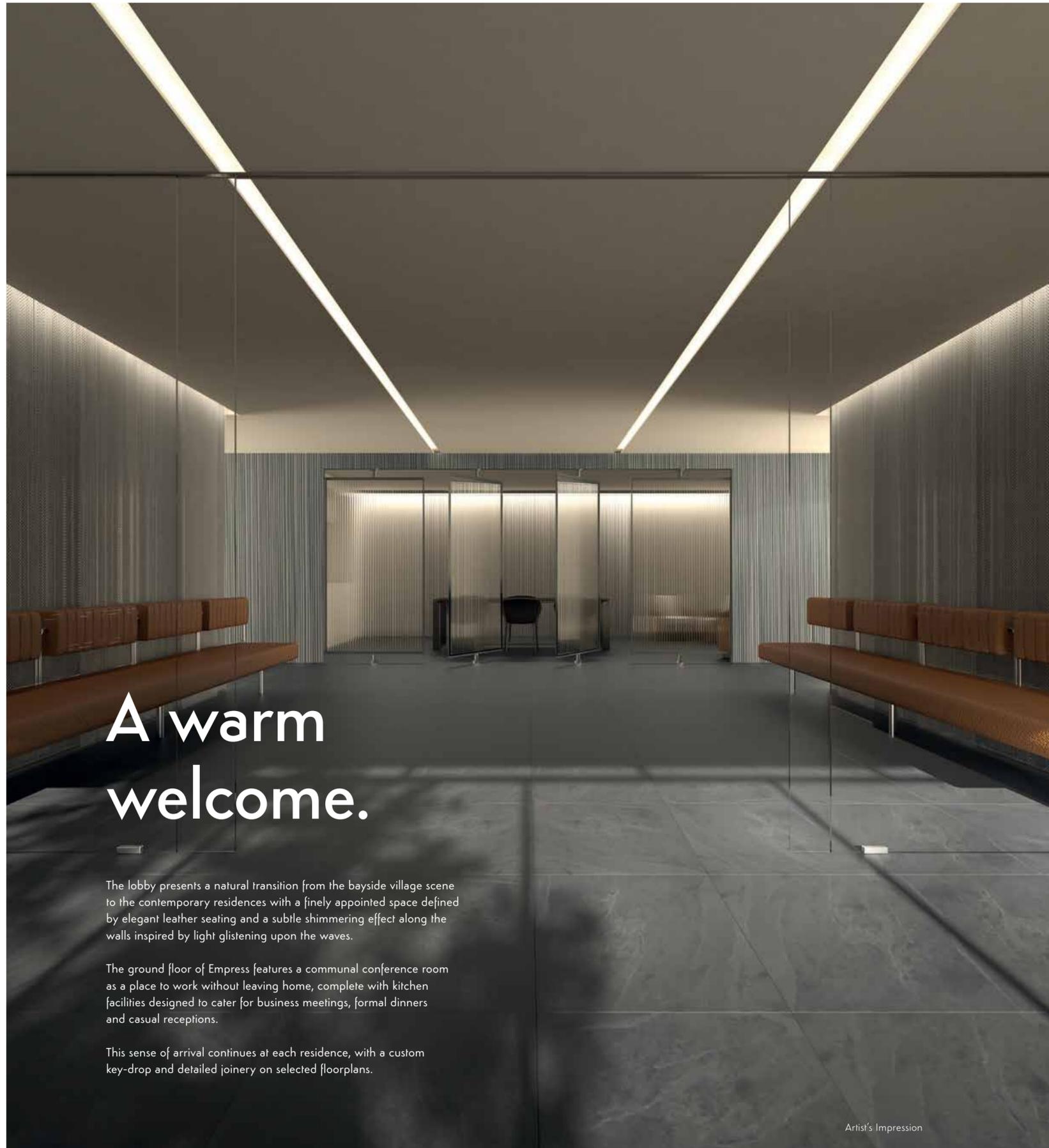
Williamstown Pier





“The balconies have been carefully designed to maximise the exceptional views over Williamstown, across the bay and towards the city skyline.”

Caleb Smith, Principal Architect, Elenberg Fraser



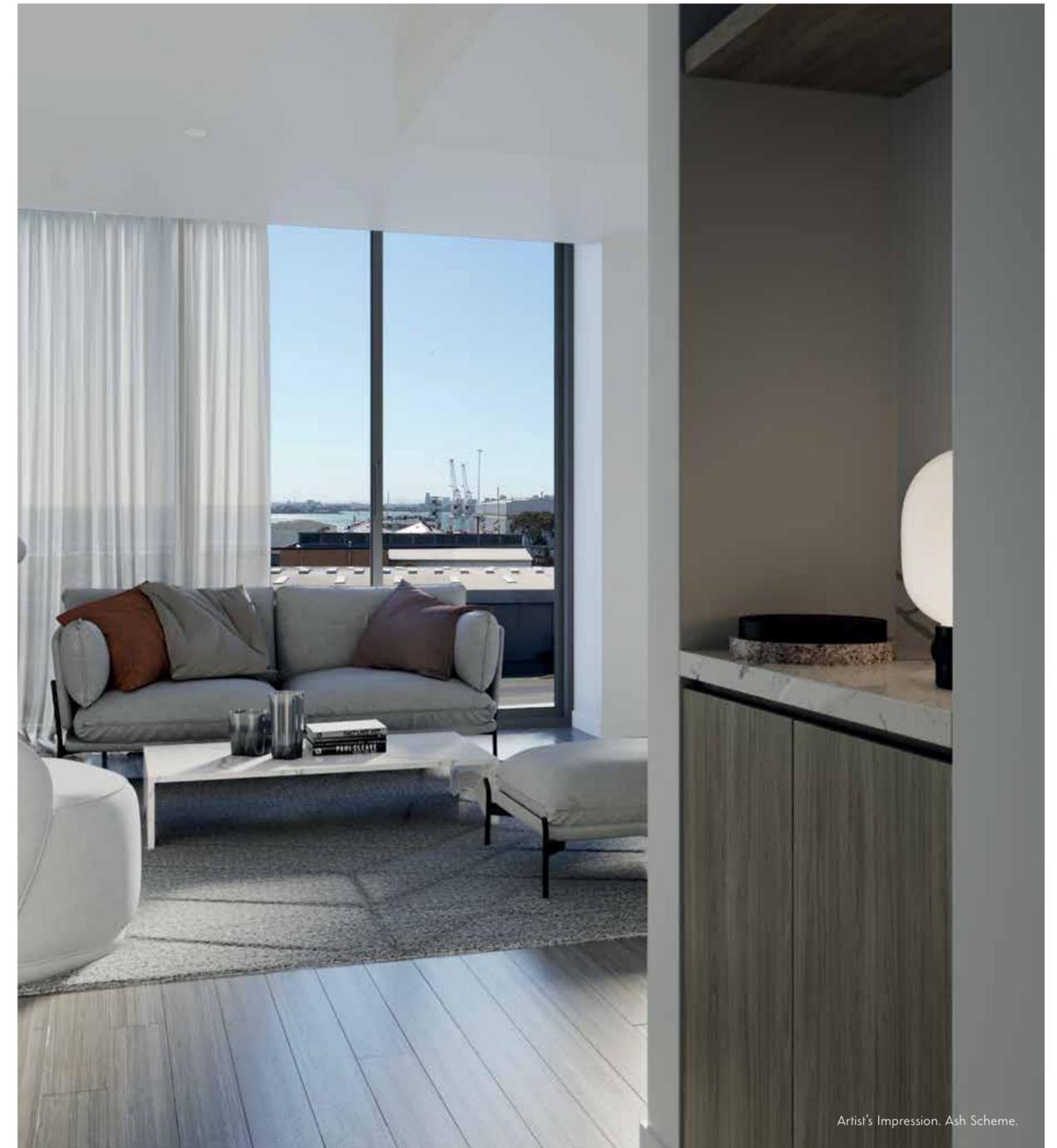
A warm welcome.

The lobby presents a natural transition from the bayside village scene to the contemporary residences with a finely appointed space defined by elegant leather seating and a subtle shimmering effect along the walls inspired by light glistening upon the waves.

The ground floor of Empress features a communal conference room as a place to work without leaving home, complete with kitchen facilities designed to cater for business meetings, formal dinners and casual receptions.

This sense of arrival continues at each residence, with a custom key-drop and detailed joinery on selected floorplans.

Artist's Impression



Artist's Impression. Ash Scheme.

“The journey from the arrival lobby through to each residence has been choreographed to create an immediate feeling of belonging. The unique micro-lobby design creates an environment where residents are part of a community while maintaining security and privacy.”

Caleb Smith, Principal Architect, Elenberg Fraser



Artist's Impression. Ash Scheme.

“The interiors have been thoughtfully designed to take full advantage of breathtaking bay scenes and abundant natural light. Extensive glazing to all apartments draws the views into the interior spaces, while the dual and corner aspects layouts are designed to capture the sea breezes.”

Caleb Smith, Principal Architect, Elenberg Fraser



Artist's Impression. Blonde Scheme.



Empress is home to a range of generously sized residences, ready for hosting visiting family and friends.

Kitchens feature wide benches, abundant storage space and SMEG appliances, all of which have been thoughtfully considered with the home entertainer in mind. Stone detailing, timber floors and brushed nickel accents create a refined and contemporary aesthetic.

Both colour schemes, ash and blonde, offer a range of neutral tones, allowing residents to introduce a personal style to their home.



Artist's Impression. Ash Scheme. Integrated Fridge Shown



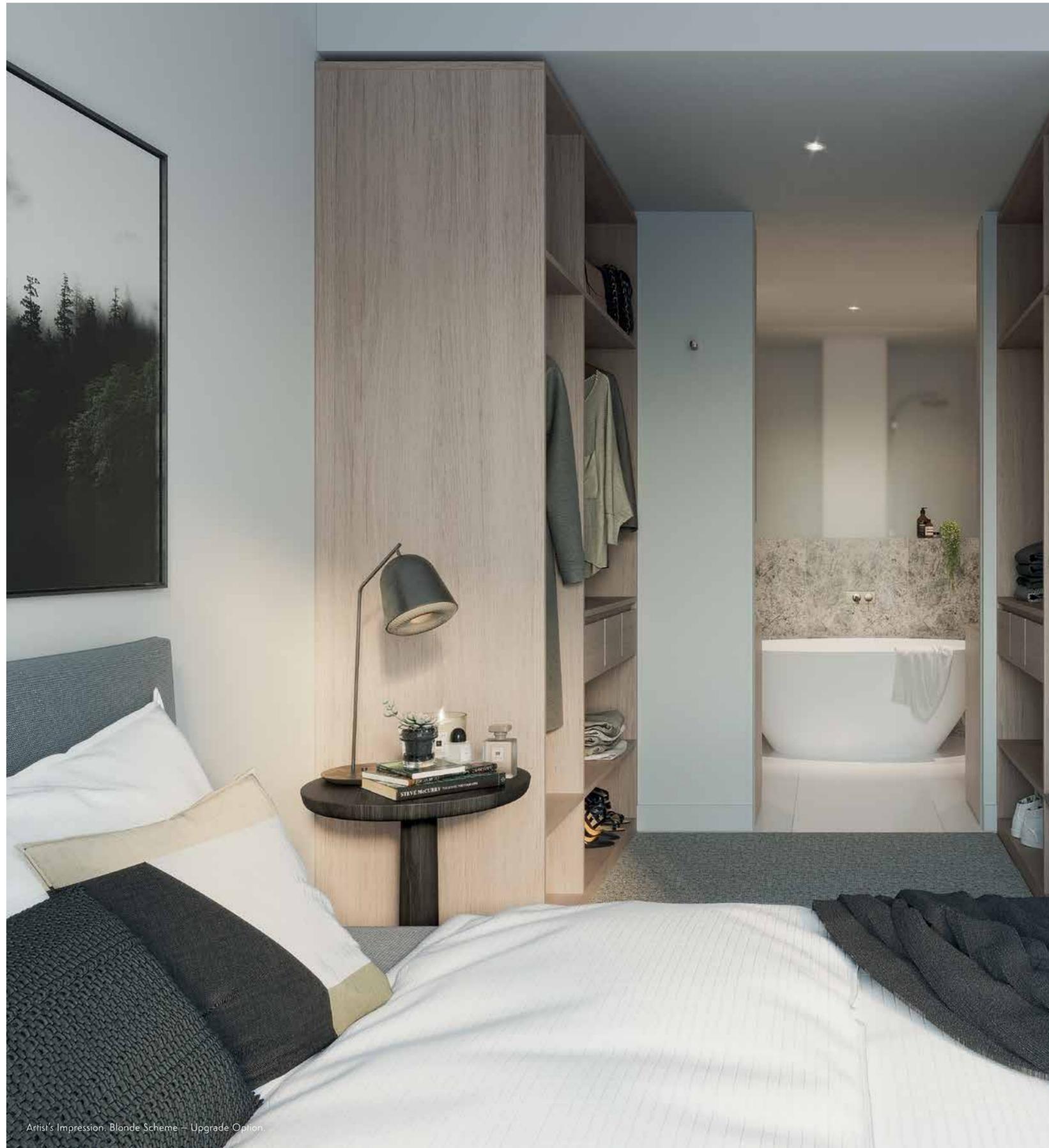
At Empress, AVJennings and Elenberg Fraser have created homes of considered design. From every angle, these are residences to be proud of.

Selected floorplans offer master bathrooms featuring an elegant freestanding bath, as well as a custom mirror and shelf unit, while the master bedroom suites include an exquisite custom dresser with stone detailing.

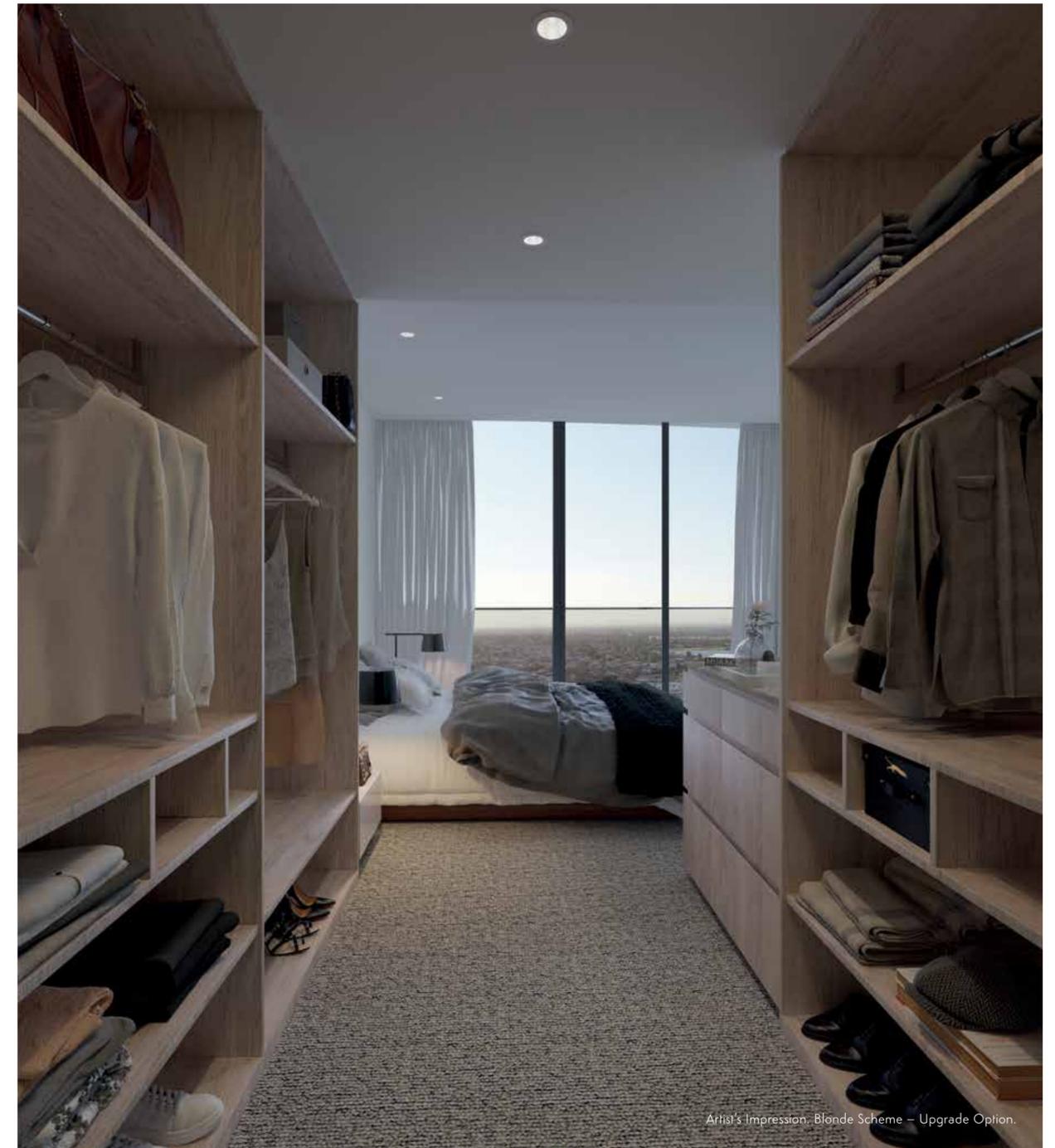
Beyond the finishes, however, the flexibility of these residences is just as considered. Empress offers a variety of floorplan options to meet the needs of every lifestyle, while a range of optional upgrades provide a rare opportunity to create a home tailored to each resident.

“The interior spaces are conceived as a continuous experience, linked together through a consistent material palette. The high quality stone and timber surfaces extend from the entrance joinery to the kitchen, through to the bathroom and the bedroom.”

Caleb Smith, Principal Architect, Elenberg Fraser



Artist's Impression. Blonde Scheme – Upgrade Option.



Artist's Impression. Blonde Scheme – Upgrade Option.

Empress is about celebrating a luxury of space – a theme that continues in the expansive master suites. Filled with natural light and featuring walk-through floor-to-ceiling robes, these rooms are designed to create a feeling of sanctuary.



Artist's Impression. Blonde Scheme. Upgrade BBQ Joinery Shown

More to life.

The balconies have been designed as an additional living area, with plenty of room for outdoor dining, entertaining and enjoying the spectacular outlook.

Soak in the views.

The crowning glory of Empress is its rooftop terrace. With its built-in barbecues and bench seating, this is a place of private retreat for residents and friends, encircled by stunning panoramic views.



ELENBERG FRASER

Elenberg Fraser – not your average architecture firm. An integrated design practice operating across the Asia-Pacific region, our buildings prove that good design leads to economic, social and cultural benefits. But what makes us so special?

Rather than applying a house style, our buildings are conceived in their own right, responding to their specific site, location and purpose. We don't generalise across projects either – our job is to uncover and express the unique identity of each project, through built form.

The outcome is sensory – architecture that people can feel, not just see. Architecture that makes people think, acknowledging the origins of architecture and its plethora of influences, both ancient and modern.



Artist's Impression



Artist's Impression

401 ST KILDA ROAD, MELBOURNE

AVJennings®

For over 85 years we've helped build brighter futures by creating communities people want to belong and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure open spaces, community hubs and pathways are incorporated into every development.

It's why we locate our developments close to schools, shops and transport. It's why AVJennings is your community developer.

waterlineplace.com.au

Sales & Information Centre

For further information please
visit our Display Suite located at
3 Ann Street, Williamstown
(corner of Nelson Place & Ann Street)

AVJennings®

Call **131 878** or visit avjennings.com.au