





Tucked away in a quiet enclave – 50m from Chapel St and Toorak Rd, Bower embodies effortless living, perfectly positioned.

Comprising six half-floor 3-bedroom residences and a sweeping penthouse, this prestigious corner location is enclosed by laneways and city views – a haven of peace and privacy, only moments from vibrant South Yarra.





A haven of space, peace and comfort, the living room welcomes with warm sophistication. Ample floor-to-ceiling glazing floods the interior with light, opening out to a generous terrace and city views. Inside, the custom joinery, sculptural stone hearth and gas fireplace are luxurious additions – perfect for lounging by alone, or in good company, any time of day or night.







“The interior design offers bold gestures captured in robust forms, balanced by the earthy aesthetic of timber flooring and joinery, rich wool carpets and stunning natural stone, creating a subliminal connection back to nature and a sense of relief and retreat.”

Simone MacGinley — Interior Designer, Ewert Leaf





Table for ten or dinner for two, the kitchen is the hero of each residence. Calm and curated, the clean-line aesthetic allows the materiality to come to the fore – and conceals an array of clever inclusions. The appliances and amenity are seamlessly integrated into the joinery, heightening the contemporary aesthetic while offering optimum functionality and extensive storage throughout.









Drenched in sunlight, space and privacy, the expansive outdoor terraces are made for entertaining and unwinding in equal measure. Embraced by lush landscaping and surrounding views, these personal 'escapes' emanate a faraway feeling, even when you're perfectly at home.





Imbued with an earthy palette and rich wool carpet, each bedroom offers a subliminal connection to nature. Sunlit, quiet, with ample wardrobe space and views, every detail has been carefully considered to establish a sense of relief and retreat – a calming juxtaposition to the buzz of the outside world.





Embedded with exquisite finishes and materials, the bathrooms exude textural luxe. The custom-routed stone, slimline benchtops and integrated basins maintain a sleek aesthetic, coupled with a unique tactile quality. Beautiful, soothing and luxurious – an inner sanctum of indulgence.





01

Set amongst enviable amenity and easily accessible transport links. Private, yet on the cusp to it all, the lifestyle of 'Bower' embodies the best of both worlds.

- Thirty Eight Chairs  
1 min walk
- The Jam Factory  
4 min walk
- France-Soir  
10 min walk
- South Yarra Train Station  
3 min walk
- Toorak Road/Chapel  
Street Tram Station  
3 min walk
- Surrey Park  
7 min walk
- Fawkner Park  
20 min walk



02

03



- 01 Koko Black
- 02 Chapel street
- 03 Fawkner Park





01 The Benson  
33 Newcastle Street  
Rose Bay, Sydney

02 Ode  
589 Toorak Road  
Toorak, Melbourne



Comprising industry-leading professionals, Fortis is one of Australia’s foremost developers. Meticulous in our attention to detail, we partner with renowned architects, designers and builders who share our vision – and passion: to bring beautiful, bespoke homes uncompromisingly to life.

For us, a home must elevate on every level. Be imbued with quality, functionality and beauty. Above all, it must bring joy and instil pride in those who live there, and leave a positive legacy for the community.



03 Balmoral  
1571 Malvern Road  
Glen Iris, Melbourne

04 Fortis  
Charles Mellick and Dan Gallen

Bruce Henderson Architects

Inspired by form and space, light and shadow, colour and texture; Bruce Henderson Architects create beautiful, sustainable buildings of quality and innovation. This, along with functional and financial considerations, ensures practical, viable, better-built environments for the community.



Ewert Leaf

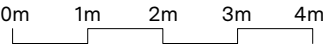
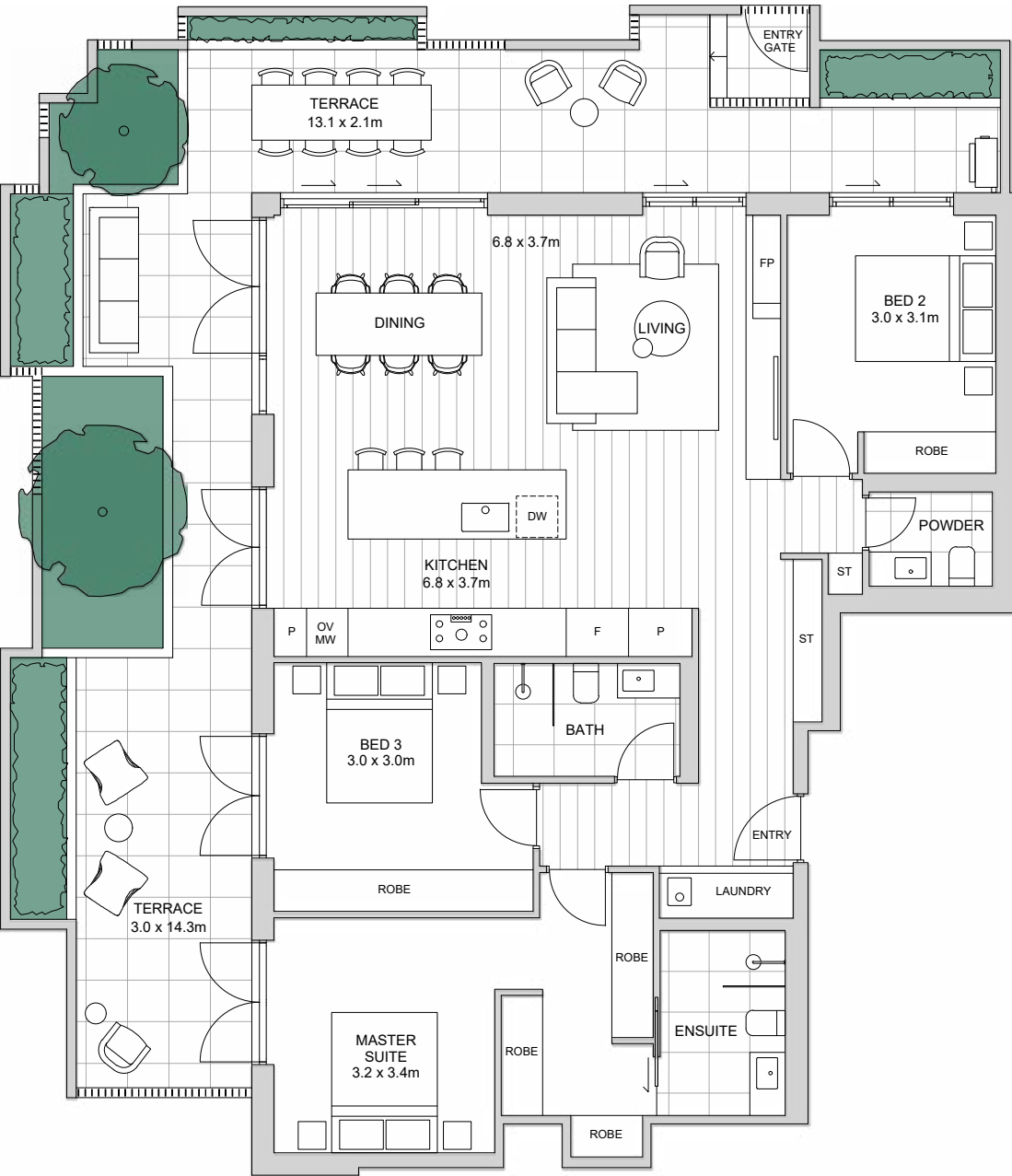
Ewert Leaf is a dynamic, multi-disciplinary design firm with experience in all aspects of architecture, interiors, urban design and landscape architecture. Balancing creativity and practicality, the team creates innovative yet pragmatic design solutions that are both contemporary and enduring.





# Residence No.1

18 Chambers Street, South Yarra

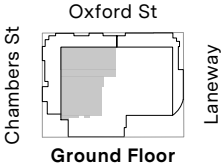


3  
Bedrooms

2.5  
Bathrooms

2  
Carparks

Residence Area	129m <sup>2</sup>
Terrace Area	76m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Car Parking Area	25m <sup>2</sup>
<b>Total Area</b>	<b>233m<sup>2</sup></b>

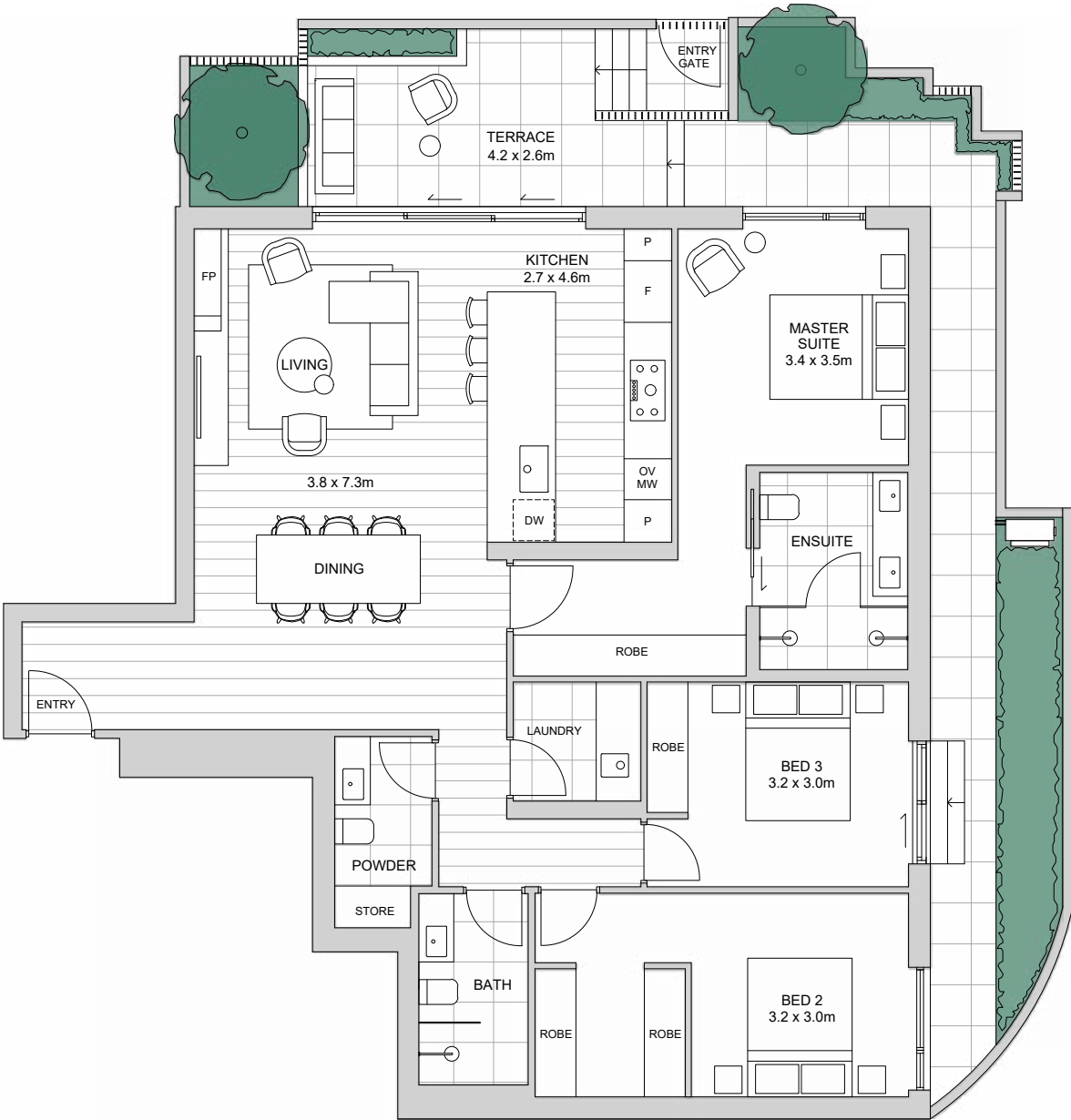


Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. Prospective purchases must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale.

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Development  
Group**

# Residence No.2

18 Chambers Street, South Yarra



0m 1m 2m 3m 4m

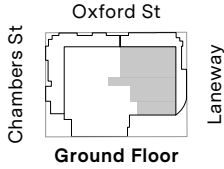


3  
Bedrooms

2.5  
Bathrooms

2  
Carparks

Residence Area	135m <sup>2</sup>
Terrace Area	50m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Car Parking Area	25m <sup>2</sup>
<b>Total Area</b>	<b>213m<sup>2</sup></b>



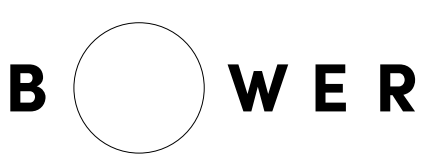
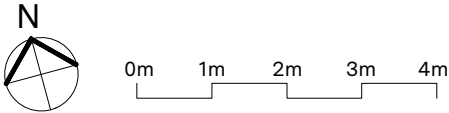
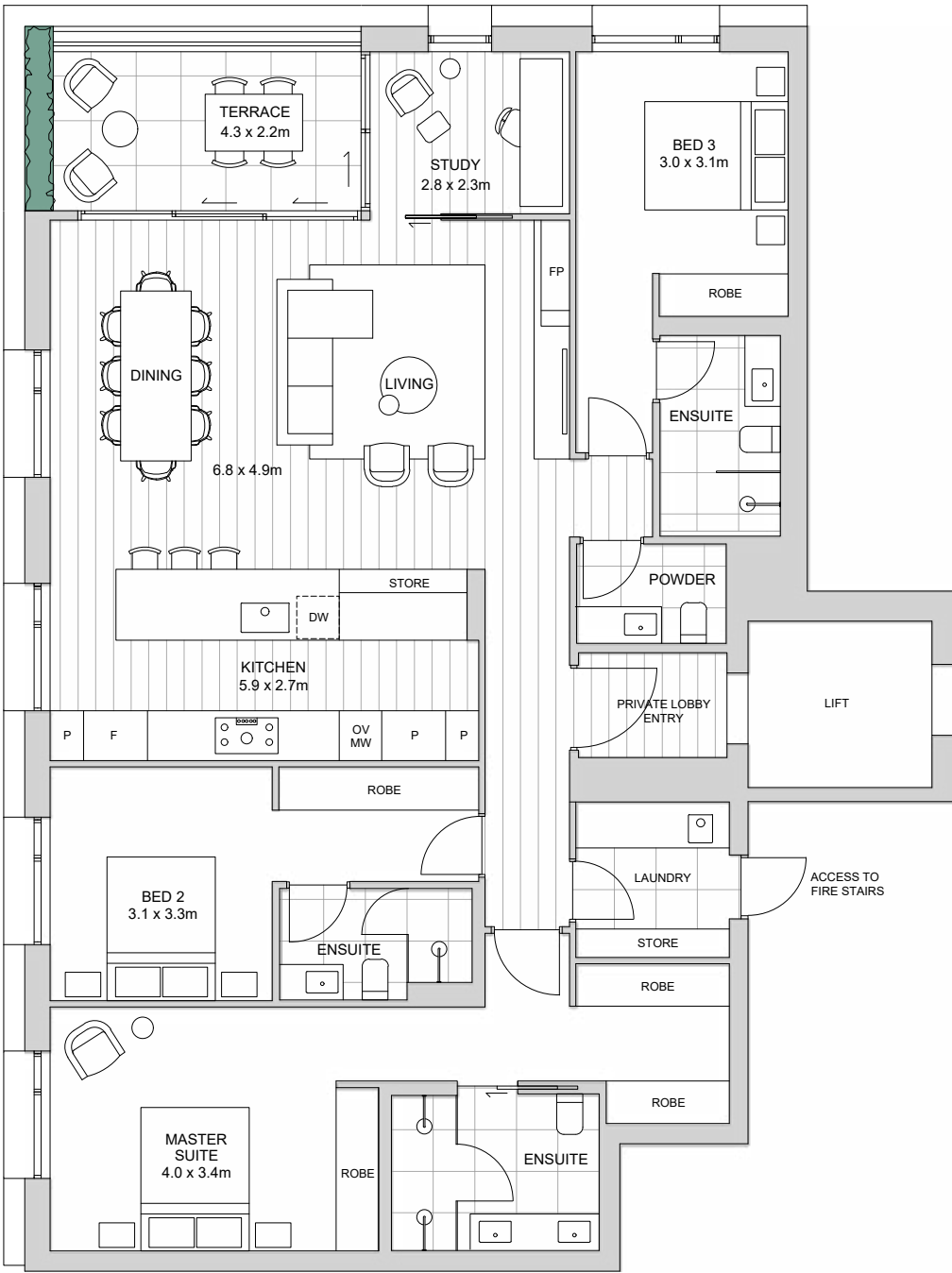
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# Residence No.3

18 Chambers Street, South Yarra



3  
Bedrooms

3.5  
Bathrooms

2  
Carparks

Residence Area	167m <sup>2</sup>
Terrace Area	12m <sup>2</sup>
Storage Area	14m <sup>2</sup>
Car Parking Area	25m <sup>2</sup>
<b>Total Area</b>	<b>218m<sup>2</sup></b>

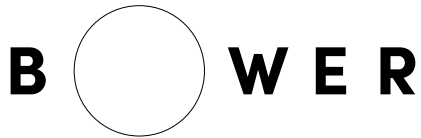
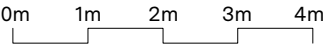
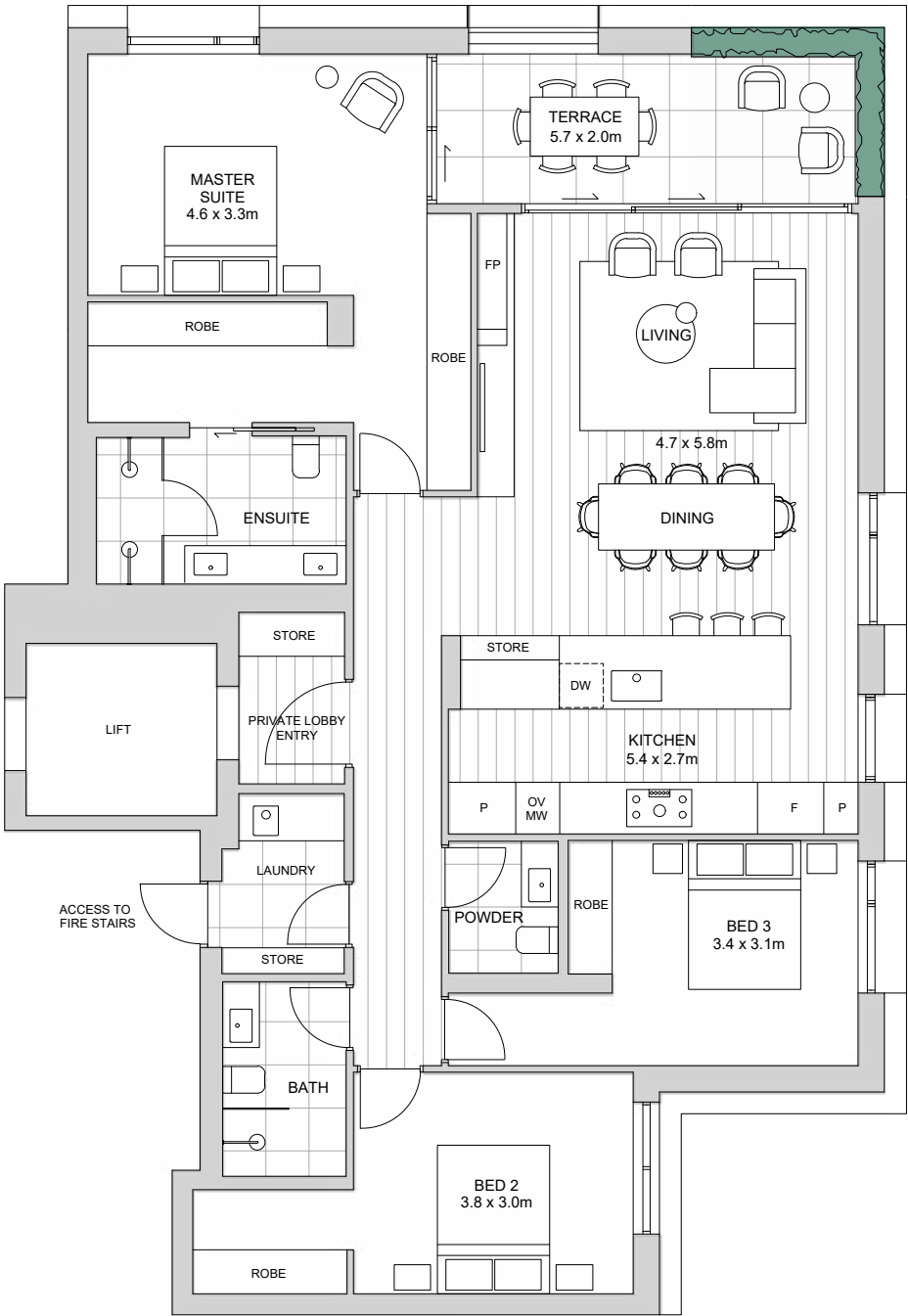


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# Residence No.4

18 Chambers Street, South Yarra



3  
Bedrooms

2.5  
Bathrooms

2  
Carparks

Residence Area	150m <sup>2</sup>
Terrace Area	14m <sup>2</sup>
Storage Area	3m <sup>2</sup>
Car Parking Area	25m <sup>2</sup>
<b>Total Area</b>	<b>192m<sup>2</sup></b>



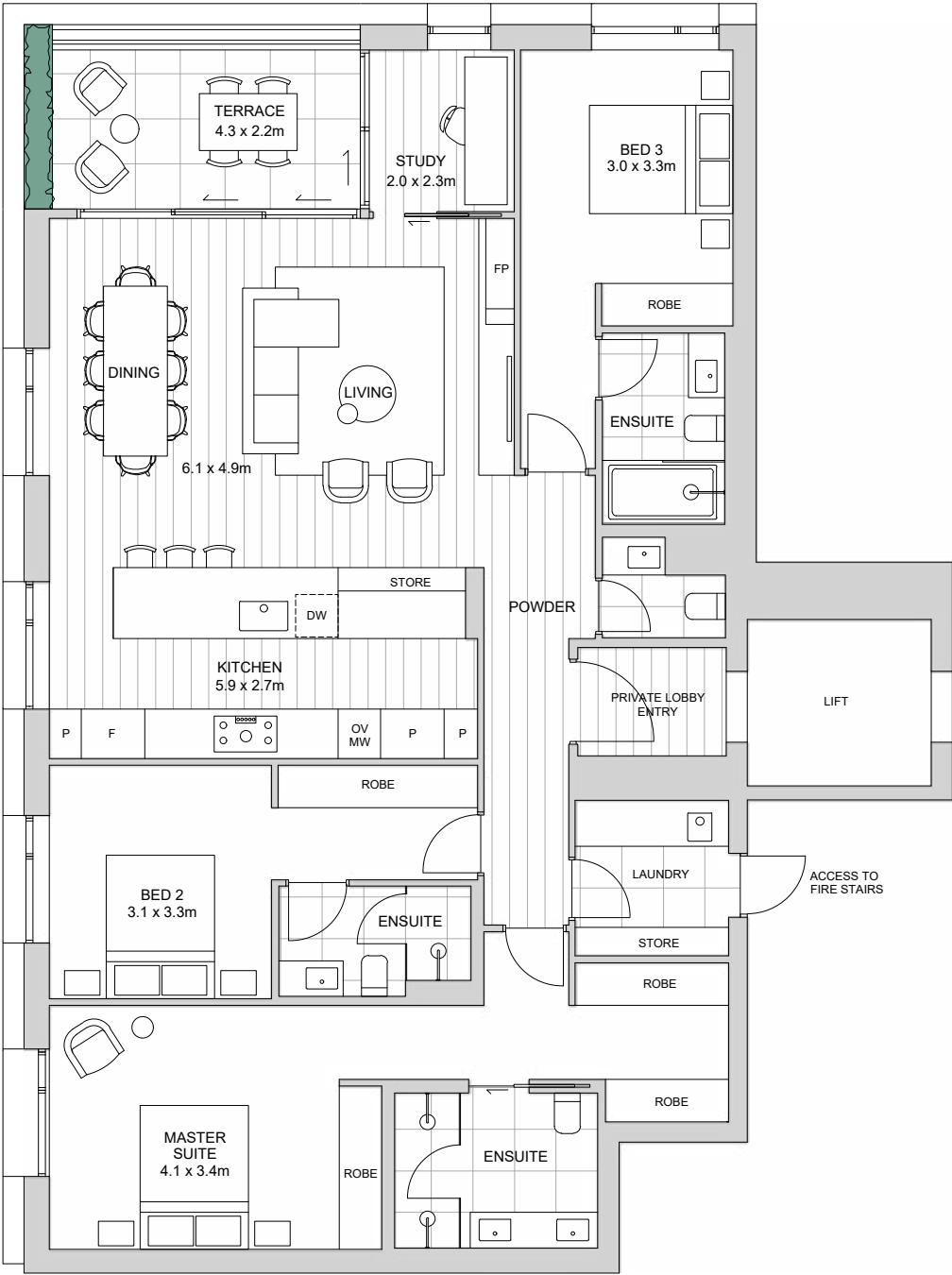
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# Residence No.5

18 Chambers Street, South Yarra



0m 1m 2m 3m 4m

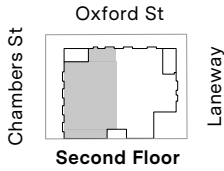


3  
Bedrooms

3.5  
Bathrooms

2  
Carparks

Residence Area 162m<sup>2</sup>  
Terrace Area 12m<sup>2</sup>  
Storage Area 8m<sup>2</sup>  
Car Parking Area 25m<sup>2</sup>  
**Total Area 207m<sup>2</sup>**

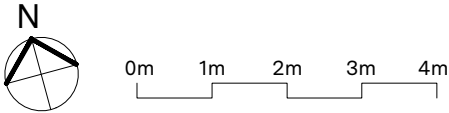
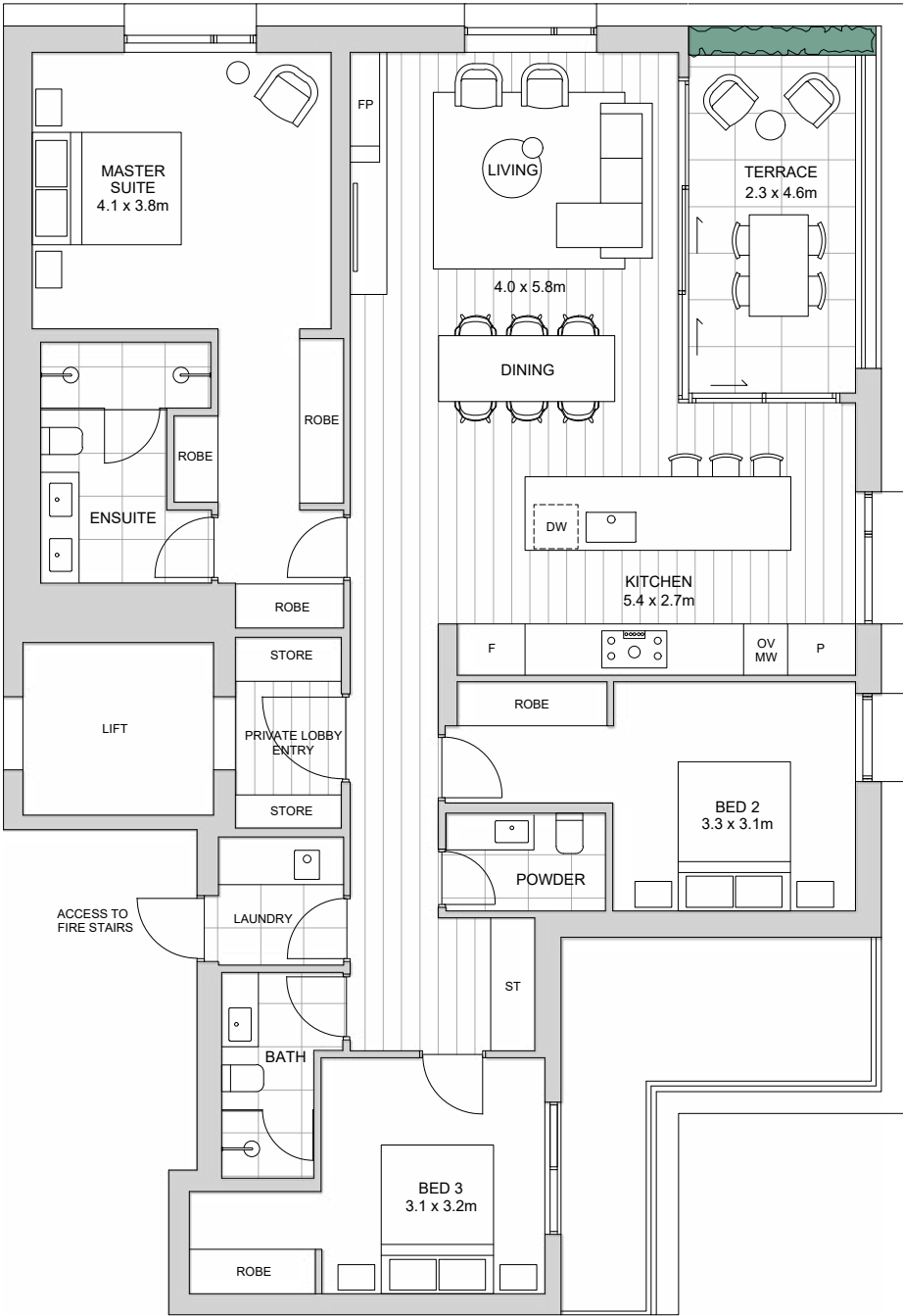


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# Residence No.6

18 Chambers Street, South Yarra

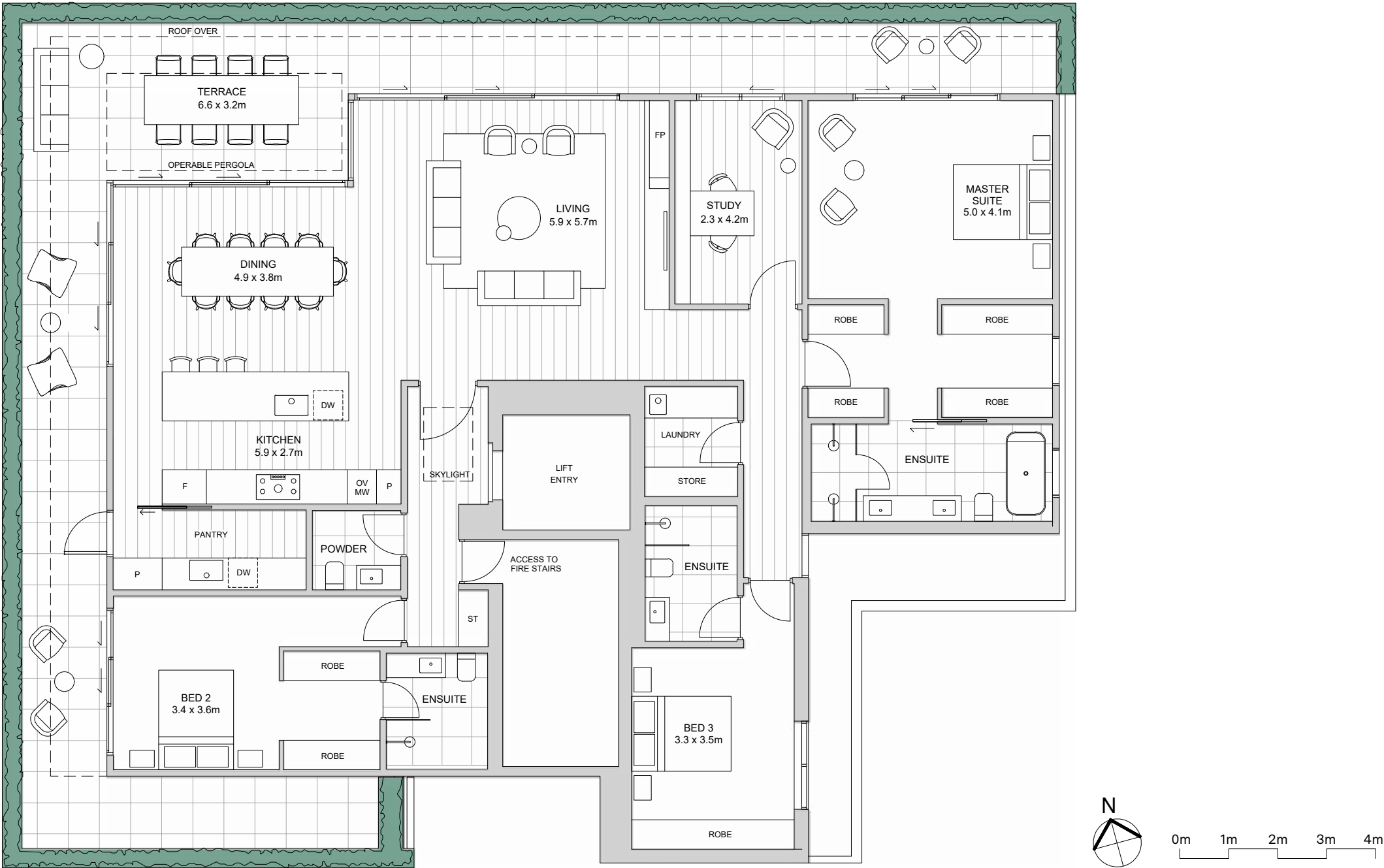


<div> <div>B</div> <div>W E R</div> </div>	<div>3</div> <div>Bedrooms</div>	<div>2.5</div> <div>Bathrooms</div>	<div>2</div> <div>Carparks</div>	<div> <div>Residence Area</div> <div>144m<sup>2</sup></div> <div>Terrace Area</div> <div>13m<sup>2</sup></div> <div>Storage Area</div> <div>5m<sup>2</sup></div> <div>Car Parking Area</div> <div>25m<sup>2</sup></div> <div>Total Area</div> <div>187m<sup>2</sup></div> </div>	<div> <div>Oxford St</div> <div>Chambers St</div> <div>Laneway</div> <div>Second Floor</div> </div>	<div>Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. Prospective purchases must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale.</div>	<div>Fortis Development Group</div>
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# Residence No.7

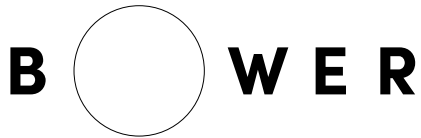
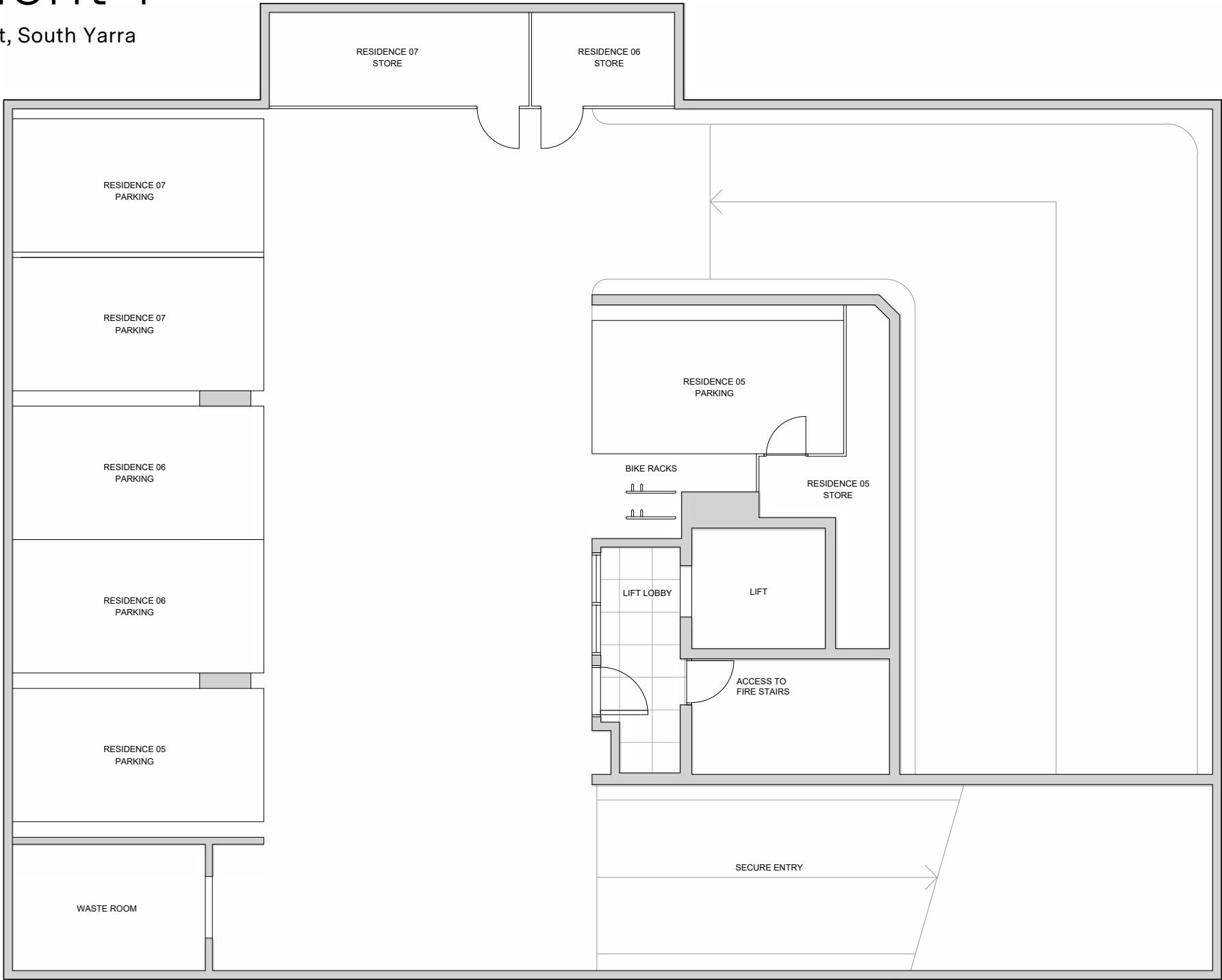
18 Chambers Street, South Yarra



<div><div>B</div><div>W E R</div></div>	3 Bedrooms	3.5 Bathrooms	2 Carparks	Residence Area	221m <sup>2</sup>	<div><div>Chambers St</div><div>Oxford St</div><div>Laneway</div></div> <div>Third Floor</div>	<p>Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. Prospective purchases must rely on their own enquiries and should refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale.</p>	<div>Fortis Development Group</div>
				Terrace Area	94m <sup>2</sup>			
				Storage Area	9m <sup>2</sup>			
				Car Parking Area	25m <sup>2</sup>			
				Total Area	349m <sup>2</sup>			

# Basement 1

18 Chambers Street, South Yarra



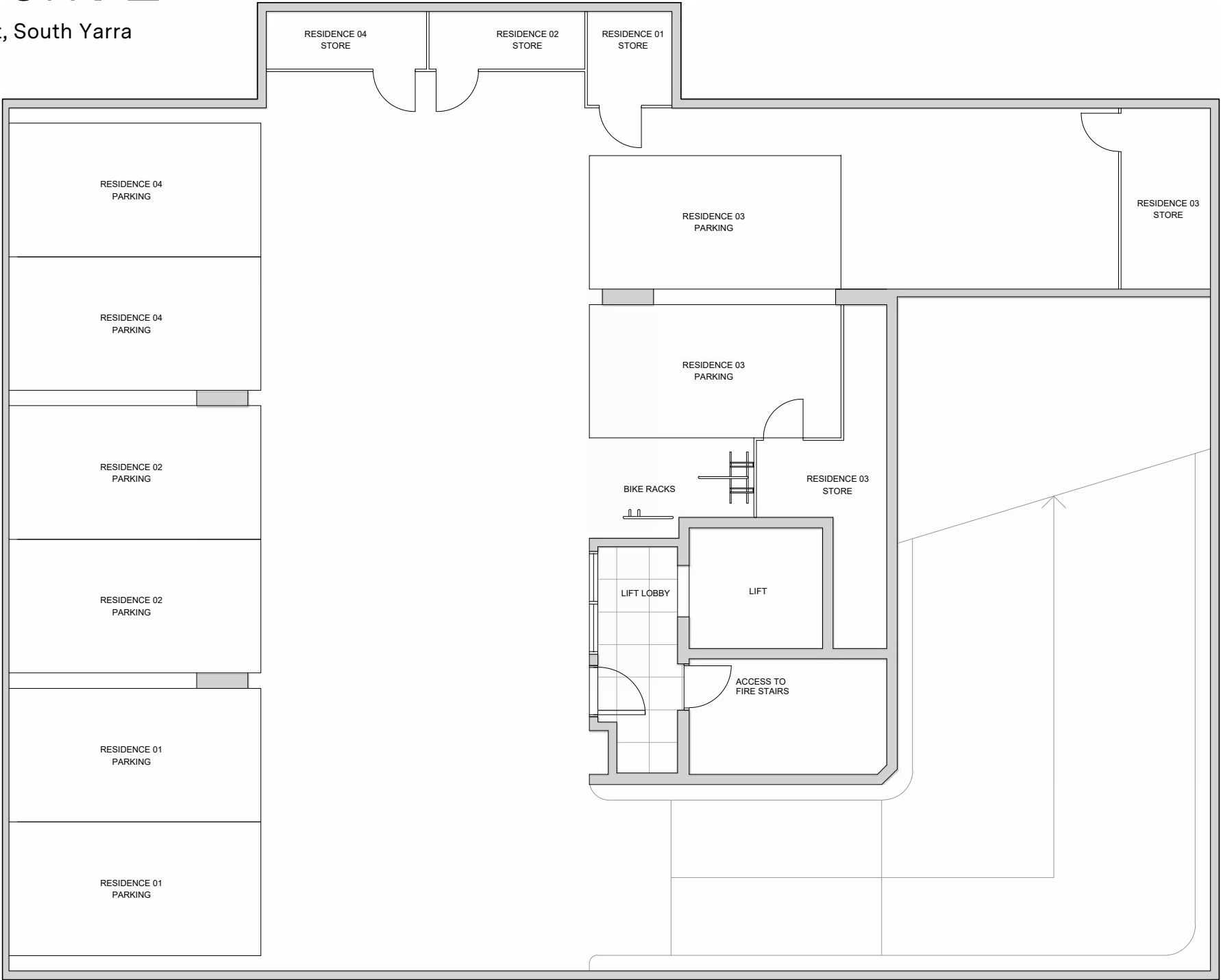
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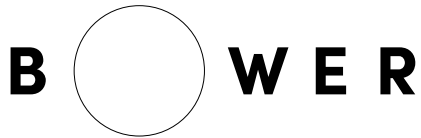


# Basement 2

18 Chambers Street, South Yarra



0m 1m 2m 3m 4m



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Fixtures and fittings

- 01

Natural stone slab routing profile
- 02

Concealed cistern with soft-close lid
- 03

Timber veneer
- 04

Mirror storage cabinet with concealed power point
- 05

Natural stone tile
- 06

Tapware brushed nickel
- 07

Hand held shower brushed nickel
- 08

Ceiling rain shower brushed nickel
- 09

Shower recess
- 10

Porcelain tile matt white





Fixtures and fittings

- 01

Aluminium double glazed windows
- 02

Concealed pelmet
- 03

Engineered veneer dark scheme
- 04

Outdoor porcelain paver grey
- 05

Glazed gas fireplace
- 06

Natural stone slab
- 07

Engineered timber floorboards throughout





Fixtures and fittings

- |    |   |    |  |
|----|---|----|--|
| 01 | Miele appliances<br>cooktop, oven, rangehood,<br>microwave & dishwasher | 07 | Porcelain slab dark scheme<br>benchtops & splashback,<br>laundry |
| 02 | Concealed strip<br>lighting LED   | 08 | Fisher & Paykel<br>integrated door fridge                        |
| 03 | Engineered veneer<br>dark scheme  | 09 | Natural stone<br>kitchen island                                  |
| 04 | Pendant light<br>warm white LED   | 10 | Engineered timber<br>floorboards throughout                      |
| 05 | Oversized undermount<br>sink stainless steel finish                     | 11 | Aluminium double<br>glazed windows                               |
| 06 | Tapware<br>brushed nickel   | 12 | Outdoor porcelain paver  |



Appliances

- 01

Miele 5 burner gas cooktop
- 02

Miele built-in rangehood
- 03

Miele built-in microwave
- 04

Miele integrated dishwasher
- 05

Miele built-in oven
- 06

Fisher & Paykel integrated french door fridge



01



02



03



04



05



06

Disclaimer: The fixtures and finishes are intended as a guide only. Locations of fixtures and finishes may vary during construction and are for illustrative purposes only. Prospective purchases must rely on their own enquiries and refer to the Contract of Sale and its schedules for all matters to be included in the purchase price of the residences, including plans, finishes, fixtures, fittings, appliances and other particulars of sale.

Finishes

- 01

Porcelain slab to select joinery elements
- 02

Engineered veneer to select joinery elements
- 03

Two-pac paint finish to select joinery elements
- 04

Natural stone throughout
- 05

100% wool carpet bedrooms
- 06

Engineered timber floorboards general flooring



01



02



03



04



05



06

Plants

- 01

Exmouth Bull Bay  
Magnolia tree
- 02

Silver Falls Dichondra
- 03

Oriental Pearl  
Indian Hawthorn
- 04

Climbing Fig
- 05

Butcher's Broom
- 06

Xanadu





Bower

Enquiries

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Or visit [bowersouthyarra.com.au](http://bowersouthyarra.com.au)

Fortis