

# ODE

By Fortis



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‘The design vision for Ode was to create a strong, clean form without unnecessary detail. The building’s exterior is bold yet refined through the selection of quality materials and subtle design elements. This outer strength creates contrast with the calming sense of home inside.’

Welcome to Ode  
589 Toorak Road, Toorak.

Experience the  
freedom of elegant  
and effortless  
Toorak living.





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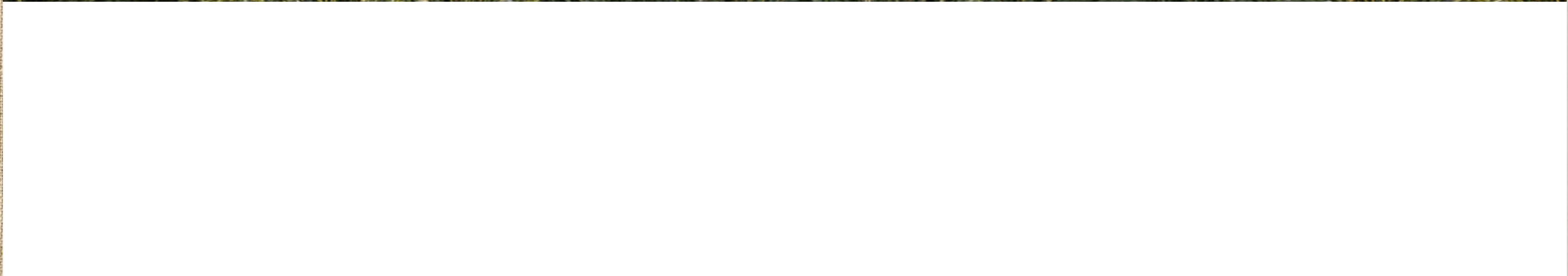


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Fortis Development Group



01

At Fortis Development Group, our passion has always resided in small-scale, high quality developments. Meticulous in our attention to detail, we bring a distinctly personal touch to all we do, partnering 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. It should be imbued with quality, functionality and beauty. But, above all, it must bring joy and instil pride in those who live there, and create a richly positive legacy for the community that surrounds it. Ode manifests this ethos in every way, the perfect expression of Toorak's past, present and future in living harmony.



02

01  
Shaun Mets and  
Nick Van Leeuwen

02  
Charles Mellick  
and Dan Gallen



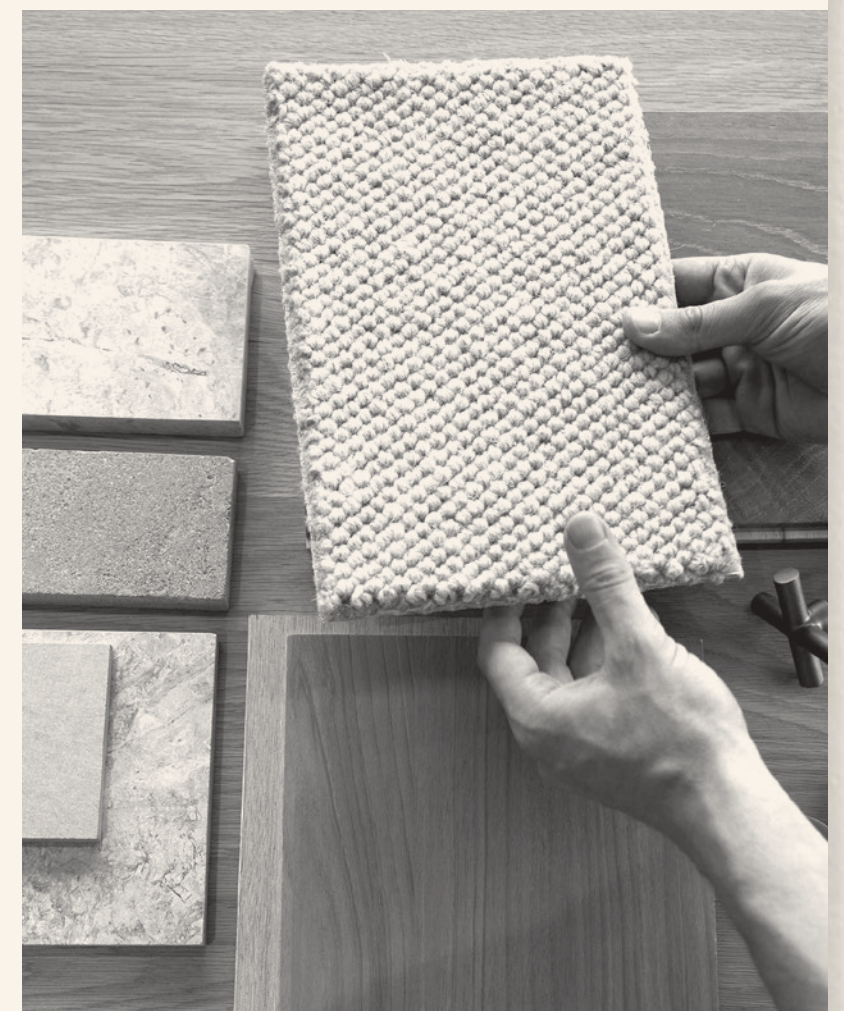
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Ewert Leaf, Architect

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.



01



01  
Cathryn Tattersall and Michael Bradley  
Ewert Leaf



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Cobild, Builder

Big-picture construction specialists with an eye for detail, Cobild's craftsmanship and creative problem-solving practices are second-to-none. Their vision and expertise has made them the builder of choice for some of Melbourne's most respected developers, architects and designers.







Perfectly positioned  
in the heart of Toorak.

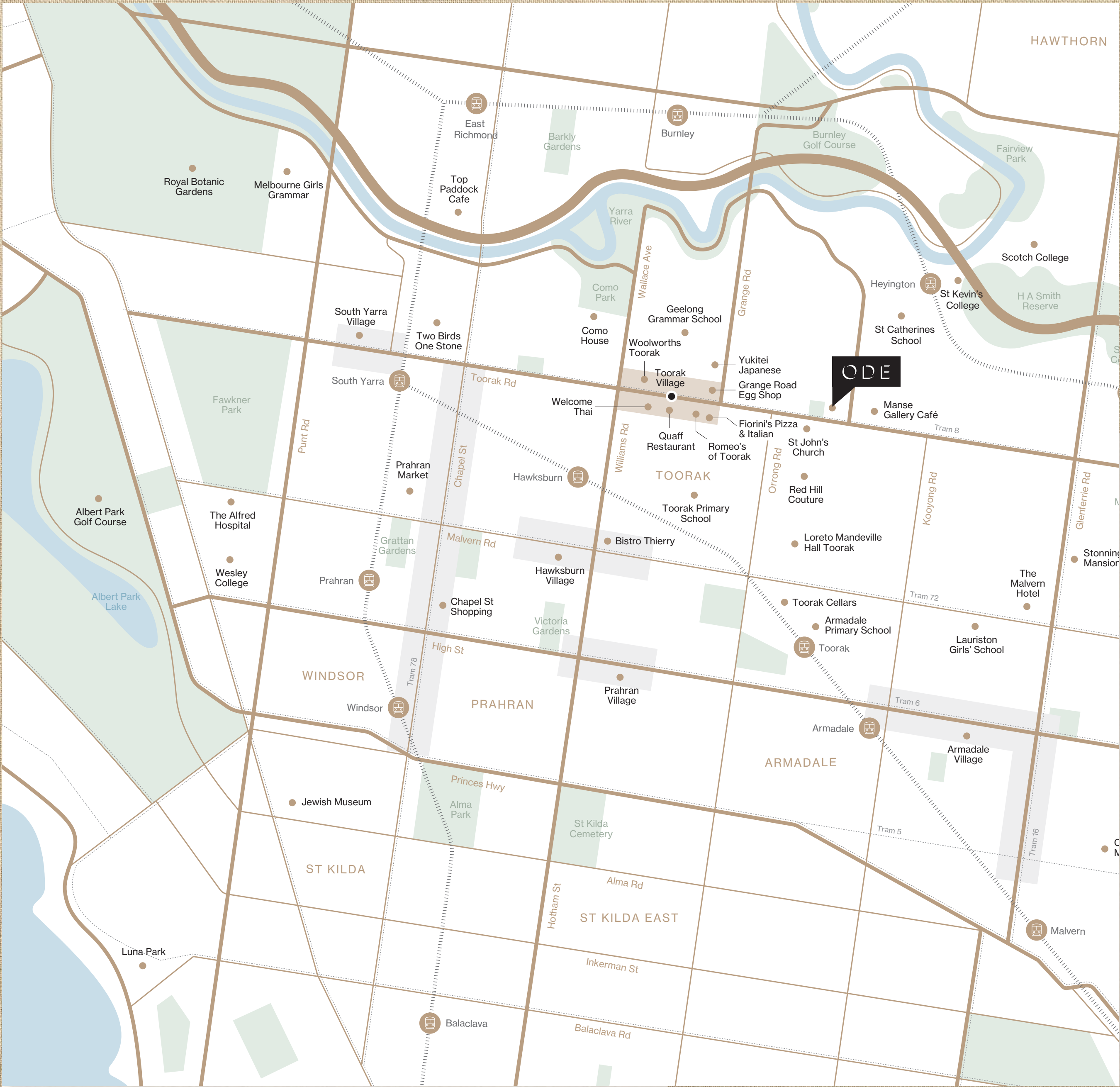


Location

Details

Floorplans







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Toorak Lifestyle

Intimate, cosmopolitan and always surprising. Toorak is home to a rich and vibrant story that continues to be written today. Stroll the winding tree-lined streets, day and night, and be immersed in an inner-city community where local parks, rambling gardens and historic architecture mingle effortlessly with all the convenience of modern living. Venture along Toorak Road by foot, car or bicycle, and discover a buzzing high street village featuring many of Melbourne's most renowned cafes, restaurants and speciality retailers. Toorak has also been a centre for the Arts for many years, with annual events including Opera In The Park, Symphony Under The Stars, Jazz In The Park and the Toorak Village Sculpture Exhibition.



Details



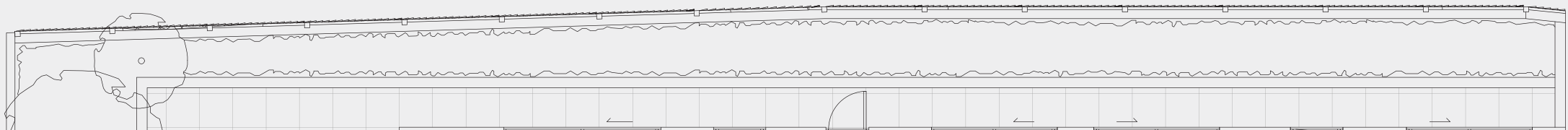


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589 Toorak Road, Toorak

# Ground Floor Residence 01

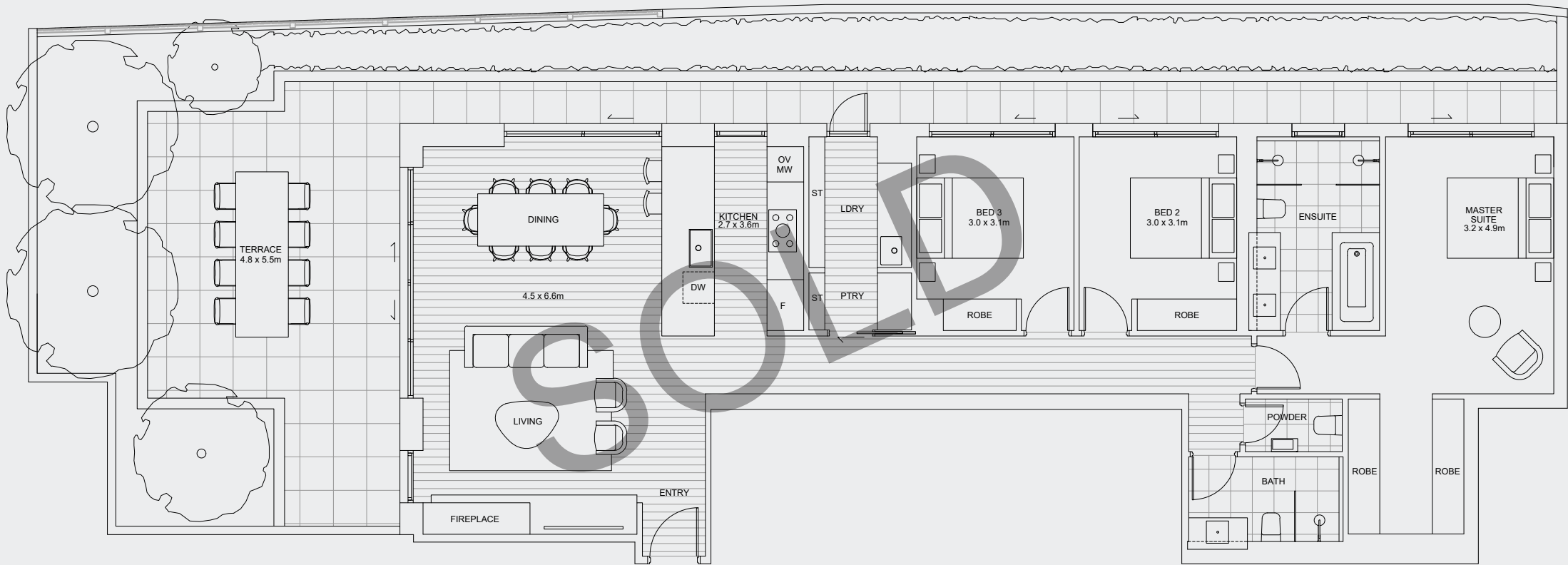
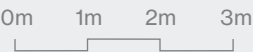
0m 1m 2m 3m



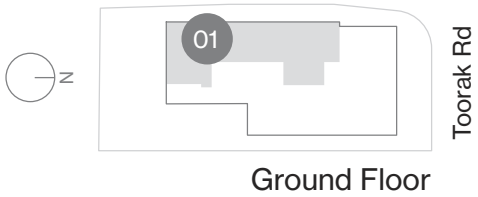
Six half-floor  
residences and a  
sweeping whole-floor  
penthouse.



# Ground Floor Residence 01



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Ground Floor

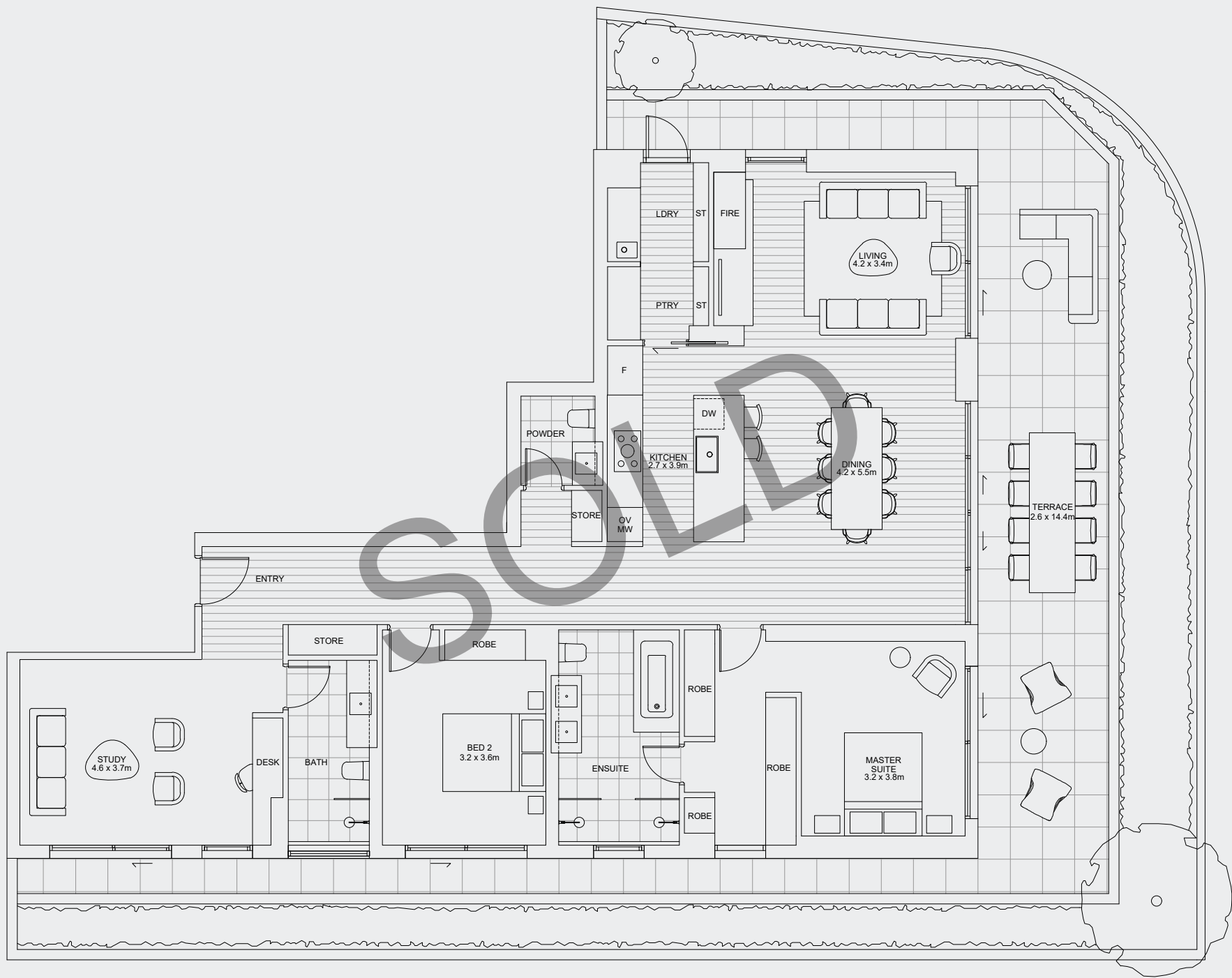
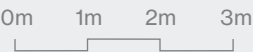
Toorak Rd



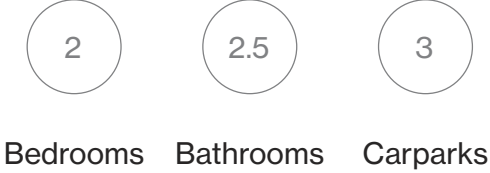
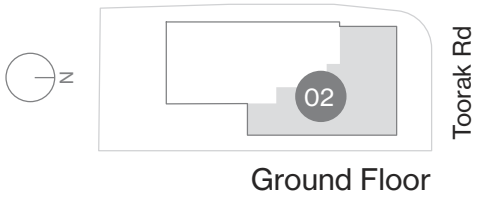
149m <sup>2</sup>	Residence
113m <sup>2</sup>	Terrace
3m <sup>2</sup>	Storage
27m <sup>2</sup>	Car Parking
292m <sup>2</sup>	Total



# Ground Floor Residence 02



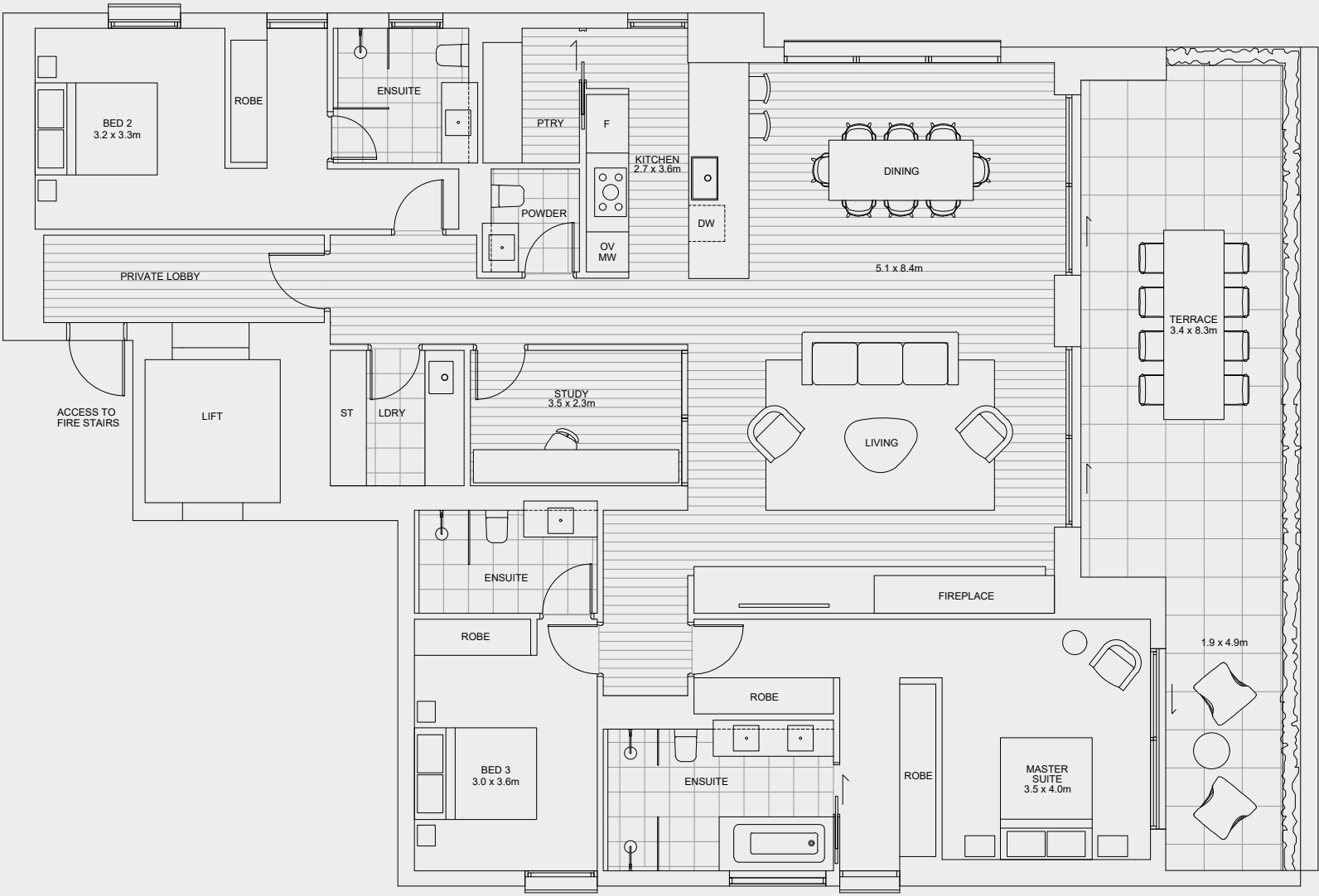
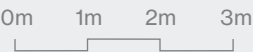
Disclaimer: These plans are intended as a guide only. The dimensions and areas are approximate only and may not accurately represent the actual dimensions and areas of the residences/car spaces or the spaces within them and are subject to change without notice. In addition, locations of utilities may vary during construction and fittings and fixtures on these plans are for illustrative purposes only. Prospective purchasers 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.



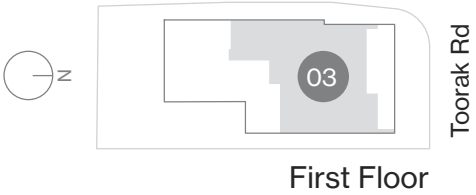
173m <sup>2</sup>	Residence
131m <sup>2</sup>	Terrace
3m <sup>2</sup>	Storage
41m <sup>2</sup>	Car Parking
349m <sup>2</sup>	Total



# First Floor Residence 03



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First Floor



Bedrooms



Bathrooms



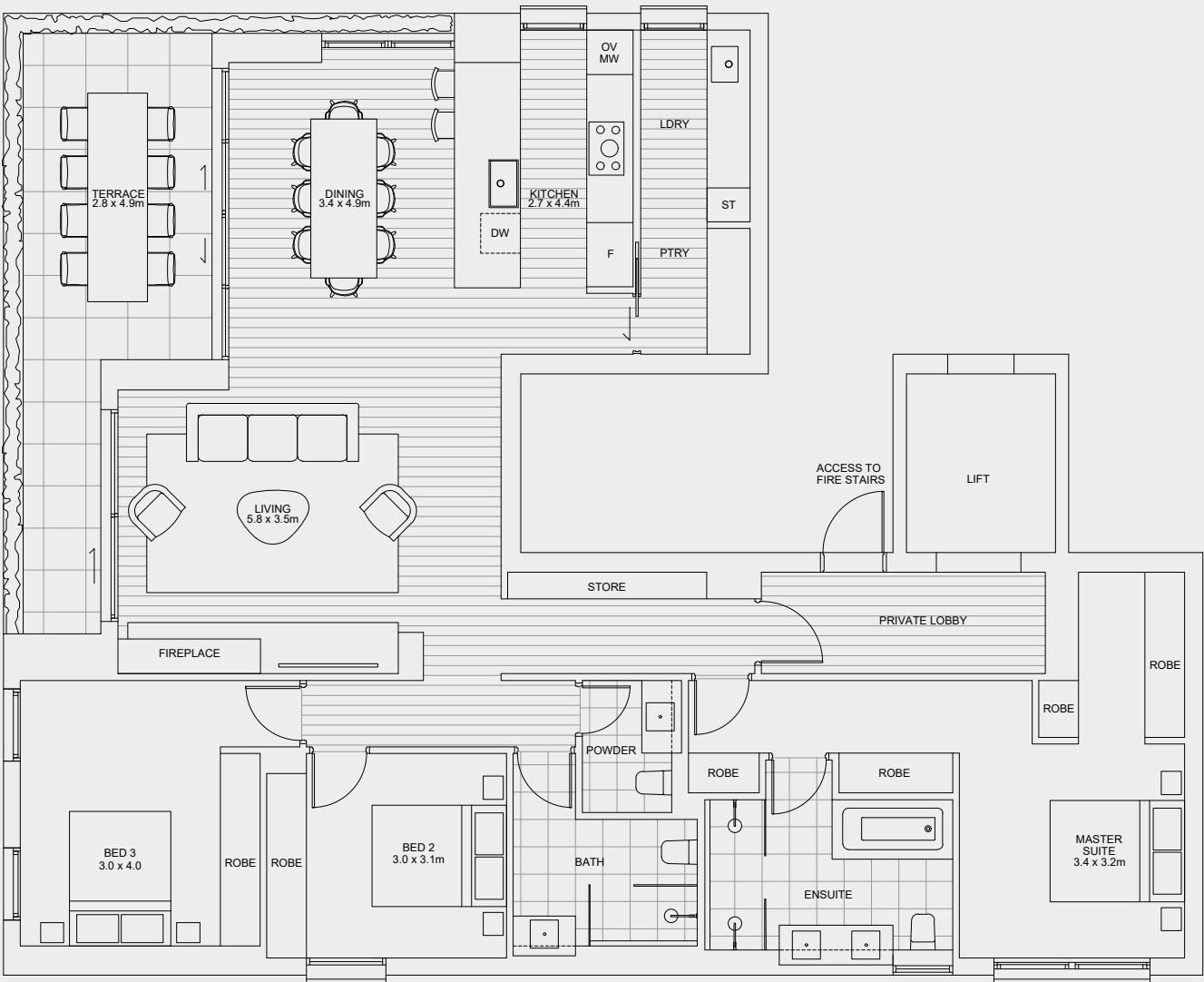
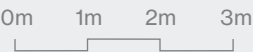
Carparks

205m<sup>2</sup> Residence  
44m<sup>2</sup> Terrace  
3m<sup>2</sup> Storage  
40m<sup>2</sup> Car Parking  
**292m<sup>2</sup> Total**

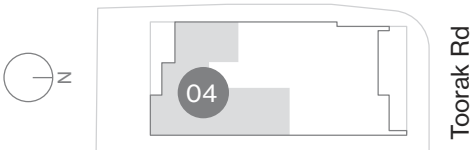
Residence  
Terrace  
Storage  
Car Parking  
**Total**



# First Floor Residence 04



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First Floor



Bedrooms



Bathrooms



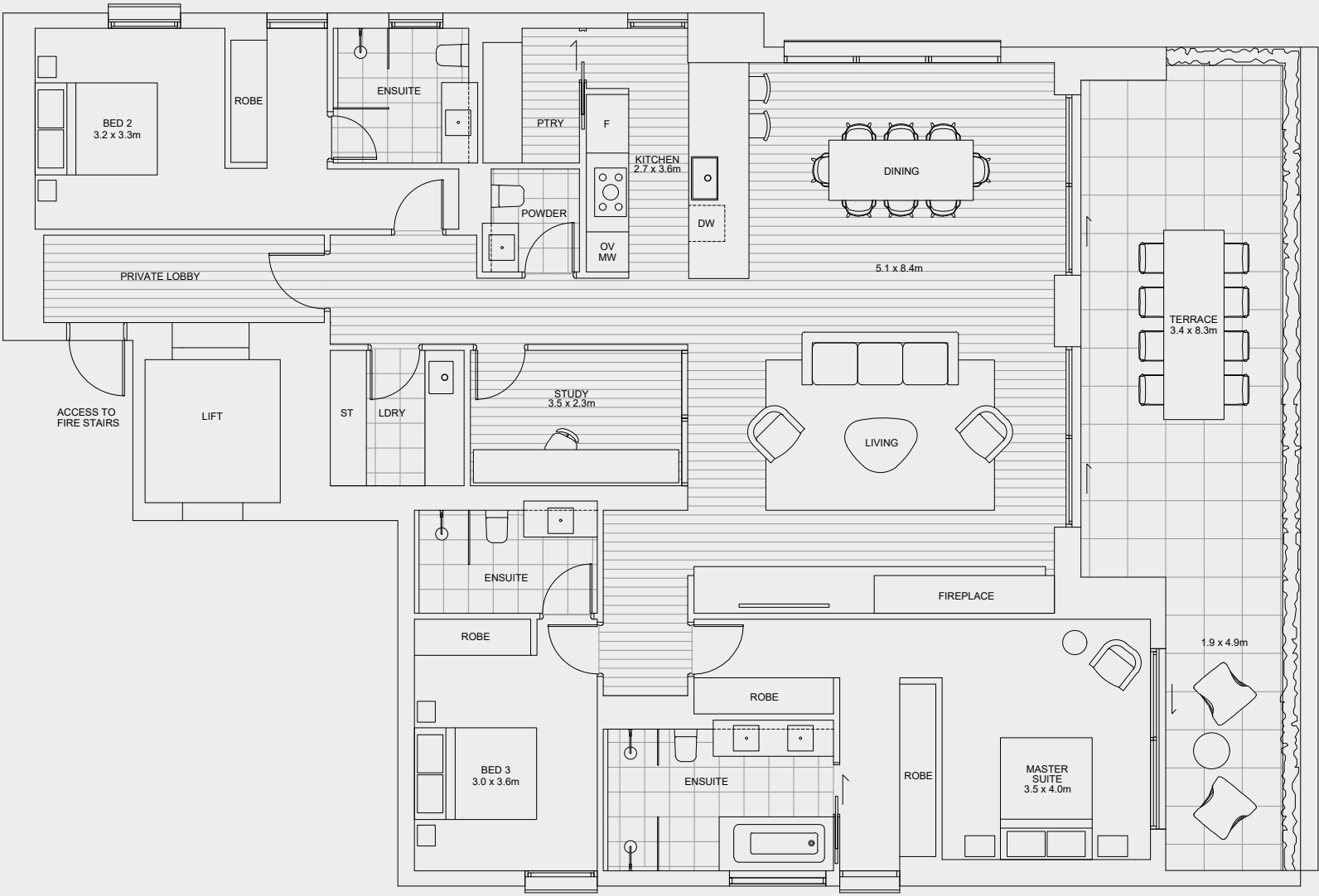
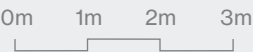
Carparks

172m<sup>2</sup> Residence  
23m<sup>2</sup> Terrace  
3m<sup>2</sup> Storage  
40m<sup>2</sup> Car Parking  
**236m<sup>2</sup> Total**

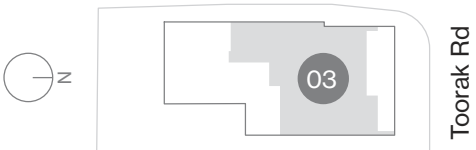
Residence  
Terrace  
Storage  
Car Parking  
**Total**



# First Floor Residence 05



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Second Floor



Bedrooms



Bathrooms



Carparks

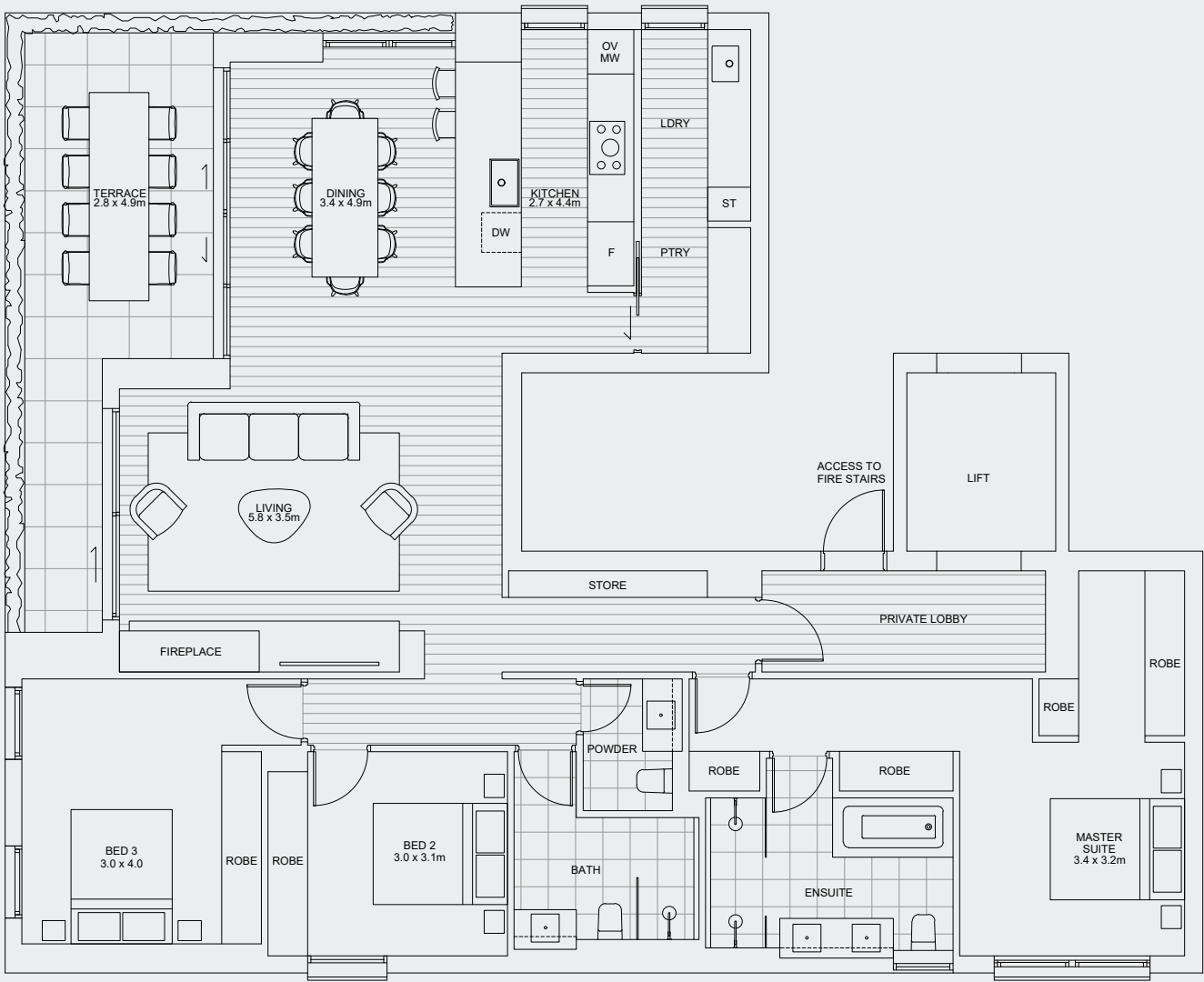
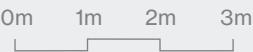
205m <sup>2</sup>	Residence
44m <sup>2</sup>	Terrace
3m <sup>2</sup>	Storage
54m <sup>2</sup>	Car Parking
306m <sup>2</sup>	Total



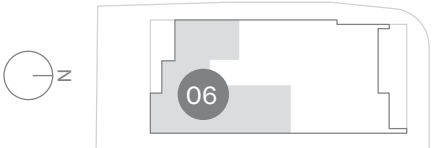
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# Second Floor Residence 06



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Second Floor



Bedrooms



Bathrooms



Carparks

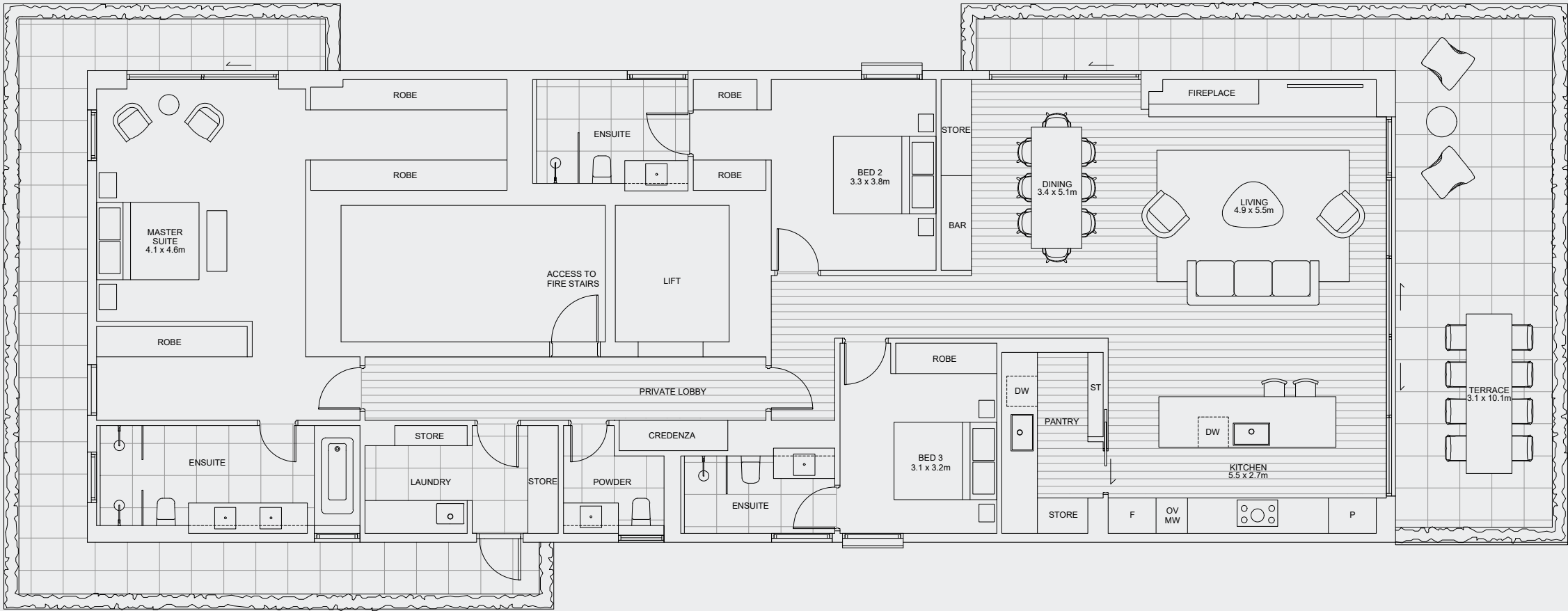
170m <sup>2</sup>	Residence
23m <sup>2</sup>	Terrace
4m <sup>2</sup>	Storage
40m <sup>2</sup>	Car Parking
237m <sup>2</sup>	Total



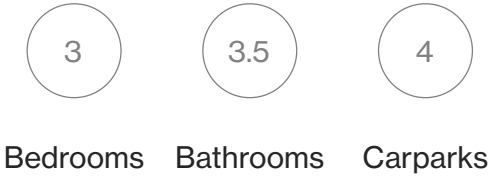
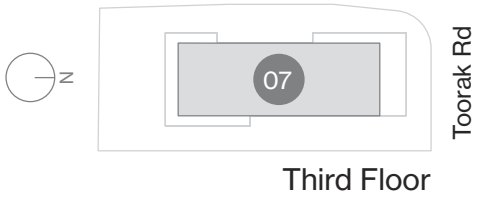
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By Fortis

589 Toorak Road, Toorak

# Penthouse Residence 07



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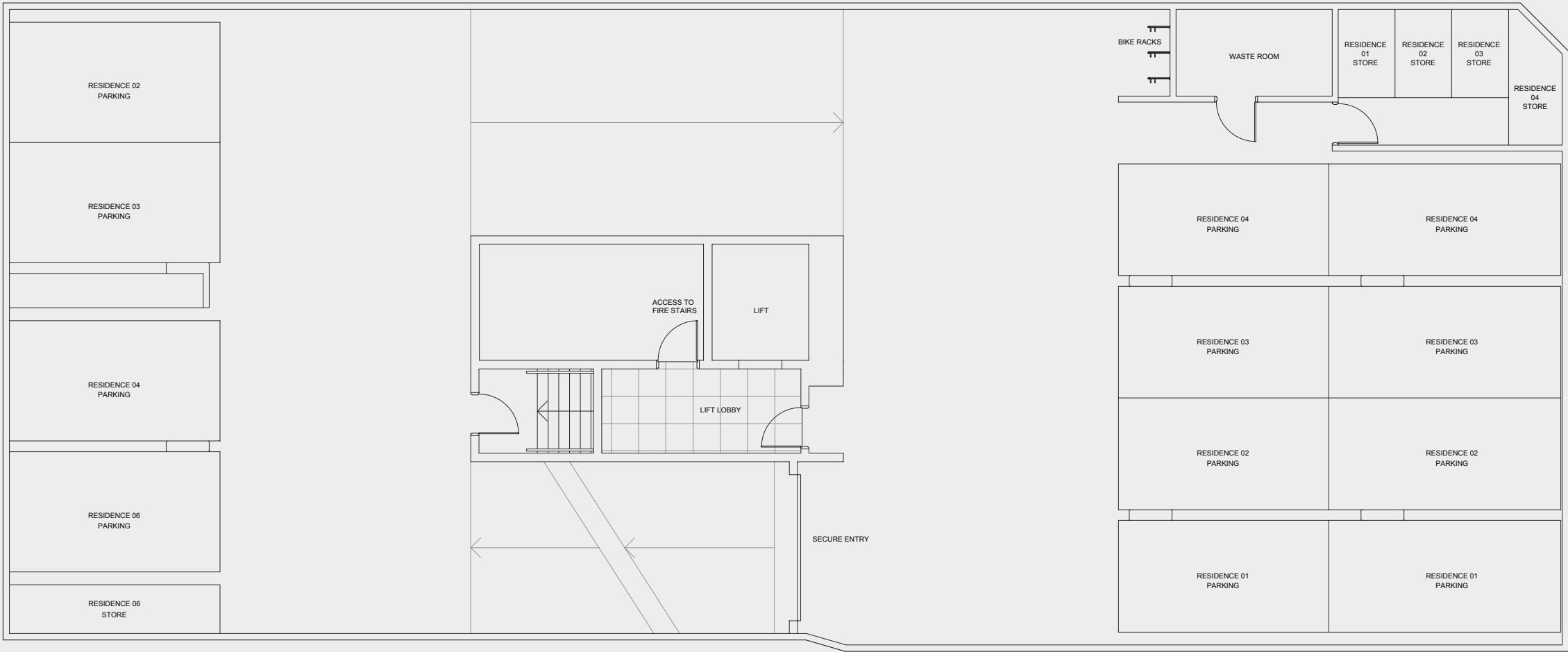


213m <sup>2</sup>	Residence
86m <sup>2</sup>	Terrace
7m <sup>2</sup>	Storage
54m <sup>2</sup>	Car Parking
360m <sup>2</sup>	Total



# Basement 01

0m 1m 2m 3m

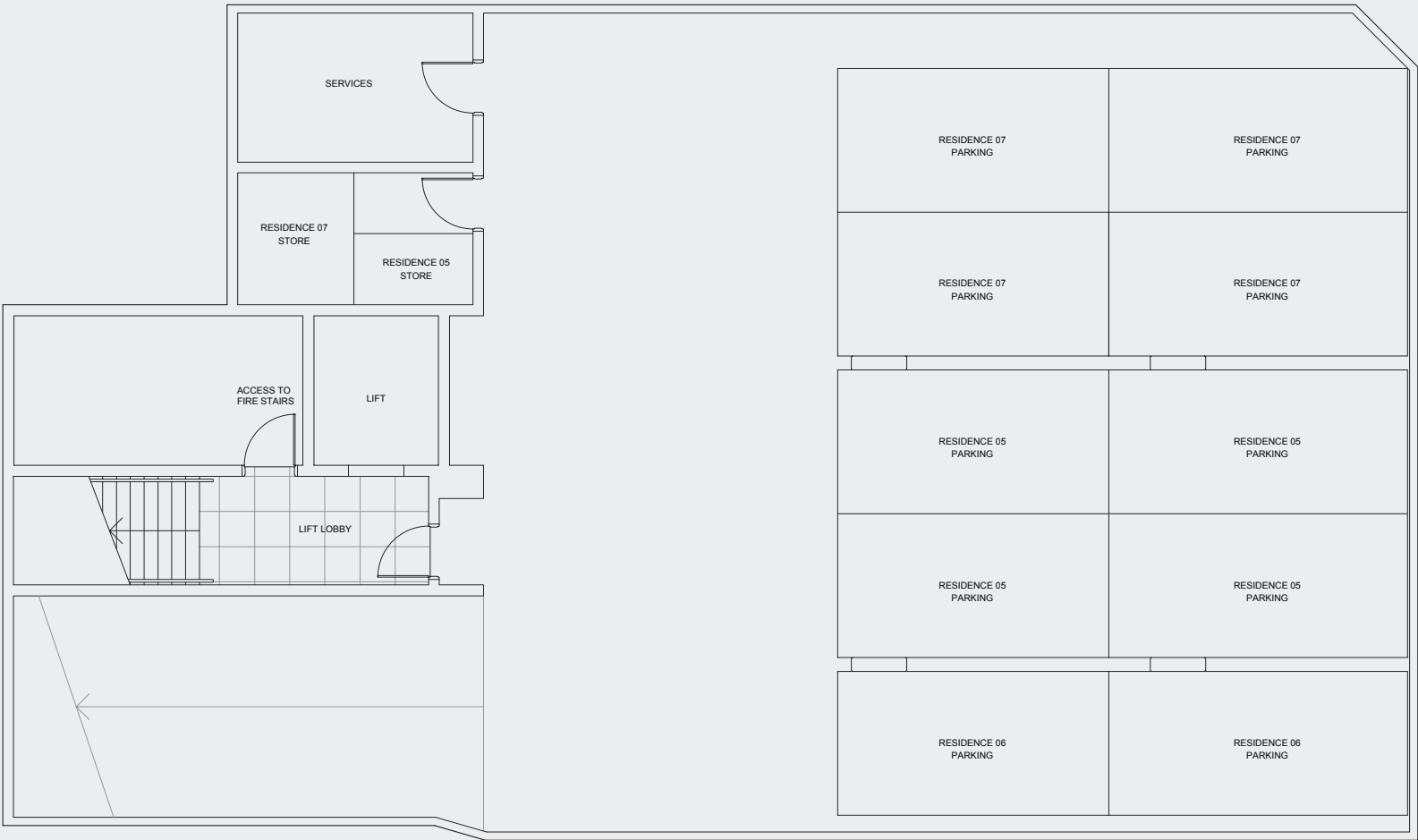


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# Basement 02



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- 1 Glass Fronted Gas Fireplace
- 2 Natural Stone *Fireplace Hearth*
- 3 Timber Look Finish to Feature Joinery
- 4 Engineered Timber Floorboards  
*General Living Areas*
- 5 Aluminium Framing to  
Double Glazed Windows
- 6 Outdoor Porcelain Paver *Light Grey*

Quality materials  
add layers of texture  
and comfort.





Ode  
By **Fortis**

- 1 Glass Fronted Gas Fireplace
- 2 Natural Stone *Fireplace Hearth*
- 3 Timber Look Finish to Feature Joinery
- 4 Engineered Timber Floorboards  
*General Living Areas*
- 5 Aluminium Framing to  
Double Glazed Windows
- 6 Outdoor Porcelain Paver *Light Grey*





Ode  
By **Fortis**

- 1 Outdoor Porcelain Paver *Light Grey*
- 2 Aluminium Framing to Double Glazed Windows
- 3 Miele Appliances *Cooktop, Oven, Rangehood, Microwave & Dishwasher*
- 4 Surface Mount LED Feature Lighting
- 5 Two-Pac Paint Finish to Joinery
- 6 Fisher & Paykel *Integrated Fridge*
- 7 Natural Stone *Island, Benchtops & Splashback*
- 8 Engineered Timber Floorboards  
*General Living Areas*





Ode  
By **Fortis**

- 1 Inset Bath
- 2 Recessed LED Strip Lighting
- 3 Mirror Vanity Storage Cabinet with Concealed Power Point
- 4 Tapware *Graphite*
- 5 Feature Wall Lights
- 6 White Porcelain Wall Tile
- 7 Dual Shower Combination Rail *Graphite*
- 8 Shower Shelf Recess
- 9 Natural Stone *Vanity & Splashback*
- 10 Two-Pac Paint Finish to Joinery
- 11 Floor Mount Toilet Pan with Soft-Close Lid
- 12 Natural Stone Floor Tile





Fixtures

- 1 Miele 5 Burner Gas Cooktop
- 2 Miele Built-In Rangehood
- 3 Miele Built-In Microwave
- 4 Miele Integrated Dishwasher
- 5 Miele Built-In Oven
- 6 Fisher & Paykel Integrated French Door Fridge



1



2



3



4



5



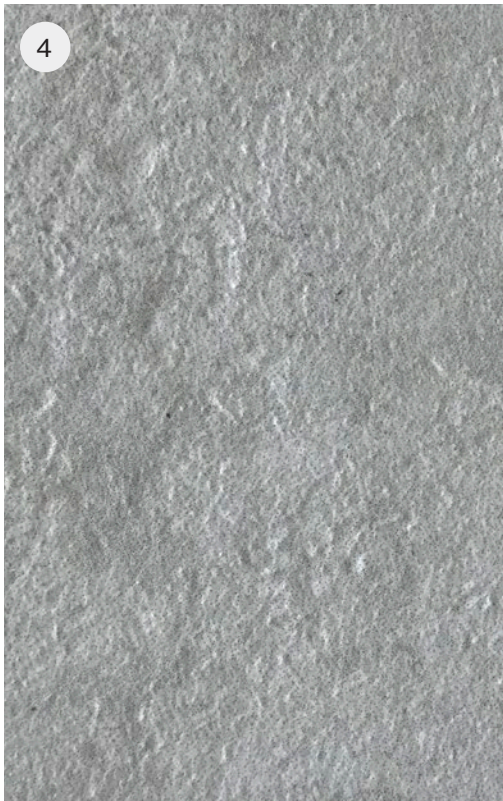
6

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

- 1 Tufted Loop Pile Broadloom Carpet, 100% Wool *Bedrooms*
- 2 Natural Stone Slab *Benchtops and splashbacks to Kitchen, Bar, Fireplace, Bathrooms, Ensuites, Powder Rooms*
- 3 Engineered Timber Floorboards *General living areas*
- 4 Porcelain Floor Tile *Ground Floor Lobby*
- 5 Porcelain Wall Tile *Bathrooms, Ensuites, Powder Rooms*
- 6 Stone Tile *External*

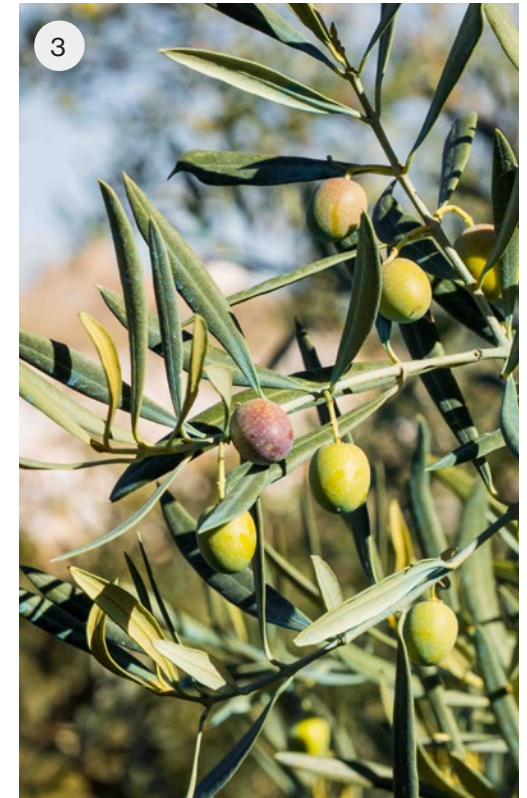




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By **Fortis**

Plants

- 1 Exmouth Bull Bay Magnolia *flower*
- 2 Exmouth Bull Bay Magnolia *tree*
- 3 Olive
- 4 Climbing Fig
- 5 Silver Falls Dichondra
- 6 Star Jasmine





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