Resort-Style Living In
The Heart Of Hawthorn

KOOYONGKOOT

Artist Impression | Kooyongkoot Road Facade

The Vision

MINDFUL. MODERN. MADE FOR YOU.

A Reimagining of Boutique Residential Living

Kooyongkoot is not a project that was simply drawn and delivered. Thousands of hours have been invested in its design, ensuring every decision responds to the evolving needs of those who will live here. The result is a building that offers resort-style living on a scale rarely seen. Boutique. Refined. Unrepeatable.

At its core is a complete wellness retreat: infrared and traditional saunas, cold therapy, a treatment room, yoga studio and gym. Leisure flows naturally through the immersive golf simulator, residents' lounge, even dedicated pet grooming and car-wash facilities. These are not just amenities, but expressions of a lifestyle attuned to comfort, calm, and connection.

Beautiful tree-lined Kooyongkoot Road

Scotch College
Monash Freeway
Kevin Bartlett Sporting & Rec Complex
Yarra River
Burnley Golf Course
No. 70 + 75 Tram Stop
MCG
CBD 6km
Glenferrie Road

The Experience

REFINED. RESOLVED. MADE FOR YOU.

Artist Impression | Entry Lobby – Light Court

Exceptional Amenity Built Into Every Detail

Fitness Studio

Bathed in natural light and equipped with a range of premium gym equipment, pilates reformer beds, and yoga mats, the fitness studio invites movement and focus. Whether it's a morning workout or an evening yoga reset, it's a space where energy flows and wellbeing finds its rhythm.

Infrared & Traditional Sauna

Within the private wellness centre, a traditional sauna and infrared suite offer dual modes of restoration. Choose your heat, steady or subtle, and step into stillness. Designed to soothe, these spaces restore balance, energy and a deeper sense of presence.

Cold Therapy Shower

Offering clarity and invigoration, the cold therapy shower (as low as 4 degrees) sharpens the senses and reawakens the body. Paired with heat, it completes a revitalising wellness cycle centred on balance, vitality and mindful restoration.

Therapy Room

Dedicated to massage and restorative treatments, the therapy room is a serene inclusion within the private wellness centre. A space where calm is cultivated, presence is prioritised, and every detail supports a renewed sense of wellbeing.

Residents' Lounge

Beautifully furnished and softly lit, the residents' lounge feels like an extension of home. Ideal for entertaining or time alone, it offers a refined balance between privacy and connection. This is a welcoming retreat that elevates the everyday.

Golf Simulator

An immersive golf simulator invites skill, play and precision. With a viewing lounge just steps away, this entertainment space balances performance with ease. It offers a refined experience designed for leisure, connection and a personal sense of mastery at any hour.

Premium Car Wash Facilities

Positioned within the basement for convenience, the car wash facilities makes vehicle care effortless. Designed for ease and longevity, it reflects a commitment to service and allows residents to maintain their cars with the same care as their home.

Professional-Grade Dog Wash

The dog wash is a refined solution for pet care, offering professional-grade fixtures in a clean, spacious environment. With simplicity and functionality at its core, it ensures that caring for your four-legged companions is both convenient and thoughtfully resolved.

Storage Rooms

Generously sized and easily accessed, the dedicated storage rooms offer practical space for life's extras. Unlike unsightly cages, these enclosed rooms provide a practical space to organise, store and simplify.

Bike Storage

Secure and convenient, the bike storage encourages sustainable travel. Whether commuting or exploring, this thoughtful amenity supports a life in motion where the journey is as purposeful and considered as the destination itself.

Artist Impression | Fitness Studio

Artist Impression | Residents' Lounge

Artist Impression | Car & Dog Wash

The Residences

ELEGANT. ENDURING. MADE FOR YOU.

Garden Residences

Stepping into the garden residences, life immediately feels connected to nature's rhythm. Wide glass doors slide open to reveal courtyards and terraces that blur the line between indoors and out, where dappled light filters through established trees and seasonal planting. Mornings begin with the scent of fresh blooms and the sound of birdsong drifting through expansive living spaces, designed for quiet reflection and moments of connection.

Stone, timber and greenery weave a layered narrative, evoking the intimacy of a secluded sanctuary within the suburb. As the day unfolds, shifting light animates the architecture, casting gentle shadows across textured finishes. Evenings invite relaxation amongst lush surrounds, where the garden becomes an extension of the home – a place to dine, converse and unwind beneath the stars.

Artist Impression | Garden Residence Study

Artist Impression | Garden Residence Living Area

Artist Impression | Primary Bedroom Ensuite

Terrace Residences

The terrace residences rise gracefully above their leafy setting, offering a daily rhythm shaped by light and space. From the moment you step inside, interiors flow seamlessly towards expansive terraces that frame views across treetops and neighbourhood streetscapes. Morning coffee is savoured as the sun gently illuminates the horizon, while open-plan living areas welcome gatherings that spill naturally outdoors. Crafted with layered materials and refined finishes, every detail enhances a sense of ease and sophistication. As seasons shift, the terraces become ever-changing stages – vibrant with afternoon warmth in summer, tranquil under crisp autumn skies. Evenings unfold beneath a canopy of stars, where conversation lingers long after dusk. Here, the city feels present and distant, a backdrop to a life elevated by design.

Artist Impression | Terrace Residence Kitchen

Artist Impression | Terrace Residence Kitchen

LEFT: Artist Impression | Powder Room
RIGHT: Artist Impression | Primary Bedroom Ensuite

Sub-Penthouses

From the moment you arrive at the sub-penthouse, there is a sense of grandeur shaped by space, light and outlook. With direct lift access shared with only one neighbour, privacy and exclusivity define the experience. Expansive interiors of true penthouse proportions extend outward, where horizon views become part of daily life. Designed to the same scale and level of finish typically reserved for penthouses in boutique projects, these residences offer a standard of living rarely found. An abundance of light dances across generously sized rooms, illuminating natural stone and rich timber surfaces that speak of refined craftsmanship. The kitchen, anchored by a sculptural island, is designed for culinary theatre and intimate gatherings alike. Indoors and outdoors merge seamlessly, inviting conversations to linger longer over good food and better company, all whilst framed by greenery and distant vistas. Secure three-car garages include oversized storage set apart from the parking spaces, ensuring both convenience and capacity. As twilight settles, tranquil sanctuaries offer respite, with high-end finishes and layered textures creating balance and calm.

Artist Impression | Sub-Penthouse Living Area

Artist Impression | Sub-Penthouse Living Area

Artist Impression | Primary Bedroom Ensuite

Penthouses

At the summit of Kooyongkoot, the penthouse unfolds as a world apart, a private realm suspended above the treetops where life is experienced on a grander scale. With lift access opening directly into your home, exclusivity is absolute, while a private staircase and lift connect seamlessly to an expansive rooftop terrace crowned by a pool. Four privately garaged car spaces with separate oversized storage add rare convenience. Within, dual living zones and dedicated studies provide both retreat and flexibility, setting this residence apart as a truly unique offering in the heart of Hawthorn. Enveloped by walls of glass, an endless panorama shifts with light and season, while vast terraces cultivate celebration beneath open skies. Palatial interiors are sculpted with an artisan's touch, with natural stone, refined timber and bespoke joinery forming a symphony of texture and proportion. By nightfall, intimate quarters reveal stillness, where curated details nurture serenity and elevate the art of living.

Artist Impression | Penthouse Key Drop

Artist Impression | Penthouse Kitchen & Dining Area

Artist Impression | Penthouse Terrace

Artist Impression | Penthouse Rooftop

Developed by

PQD FROM LAND TO LANDMARKS
POMEROY QUATTRO DEVELOPMENTS

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POMEROY

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Eckersley Garden Architecture

Built by

ESPIRE™

Creative by Earl.St

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Cnr Kooyongkoot Road
and Riversdale Road