

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

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.



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.

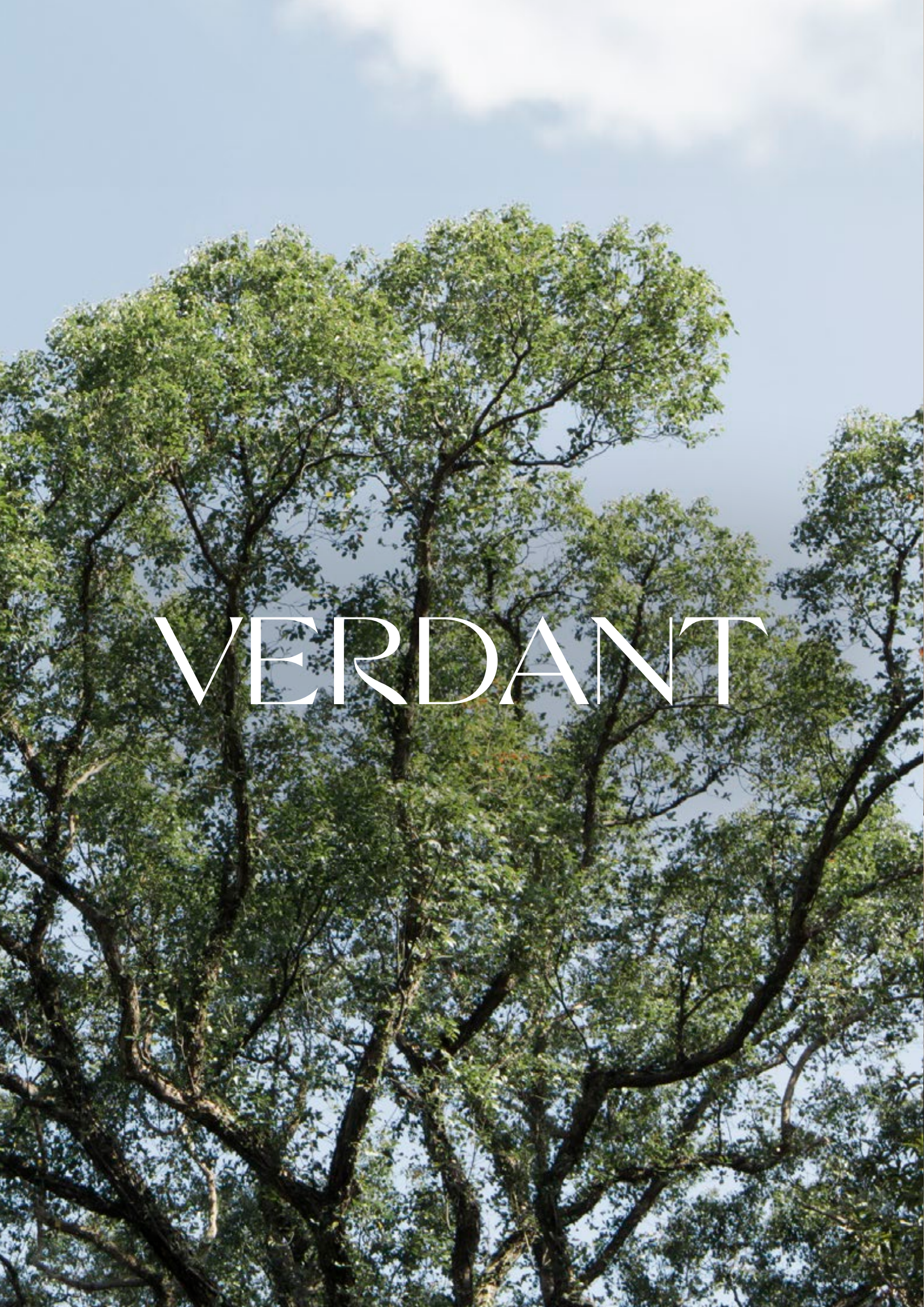
The narrative behind the sculptures comes from ideas and visions derived from the words 'Journey - people, place, and time.' These thoughts and images are real and unreal, abstract and figurative, past, present, and future. Layers of texture and earthy colours complement the geometric forms to create

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

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
feature lighting continue into each
penthouse bathroom for
an unrivalled modern aesthetic.



PENTHOUSE ENSUITE - ARTIST IMPRESSION

Explore

FLOORPLANS

Bedrooms	3
Bathrooms	3
Carparks	2

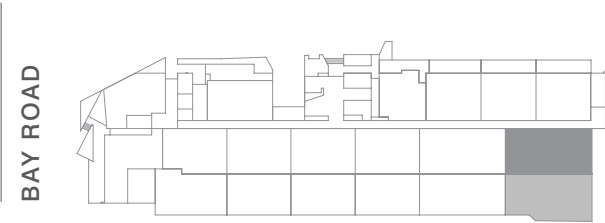
AREA

Apartment area.....	156.5m ²
External area.....	154m ²
Total area.....	310.5m ²

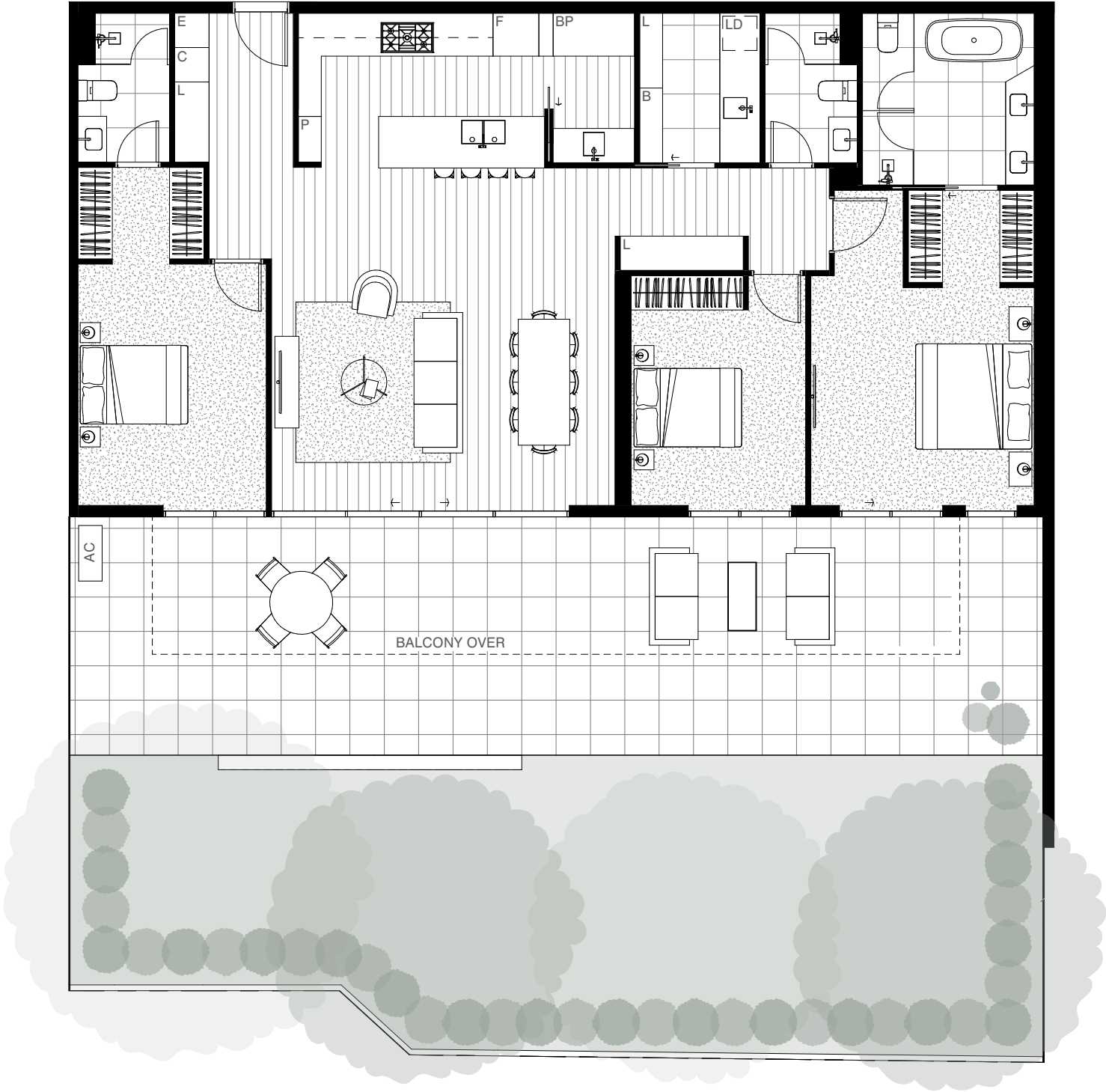
LEGEND

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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Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

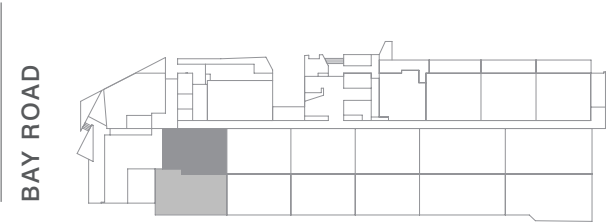
AREA

Apartment area.....	112.5m ²
External area.....	122m ²
Total area.....	234.5m ²

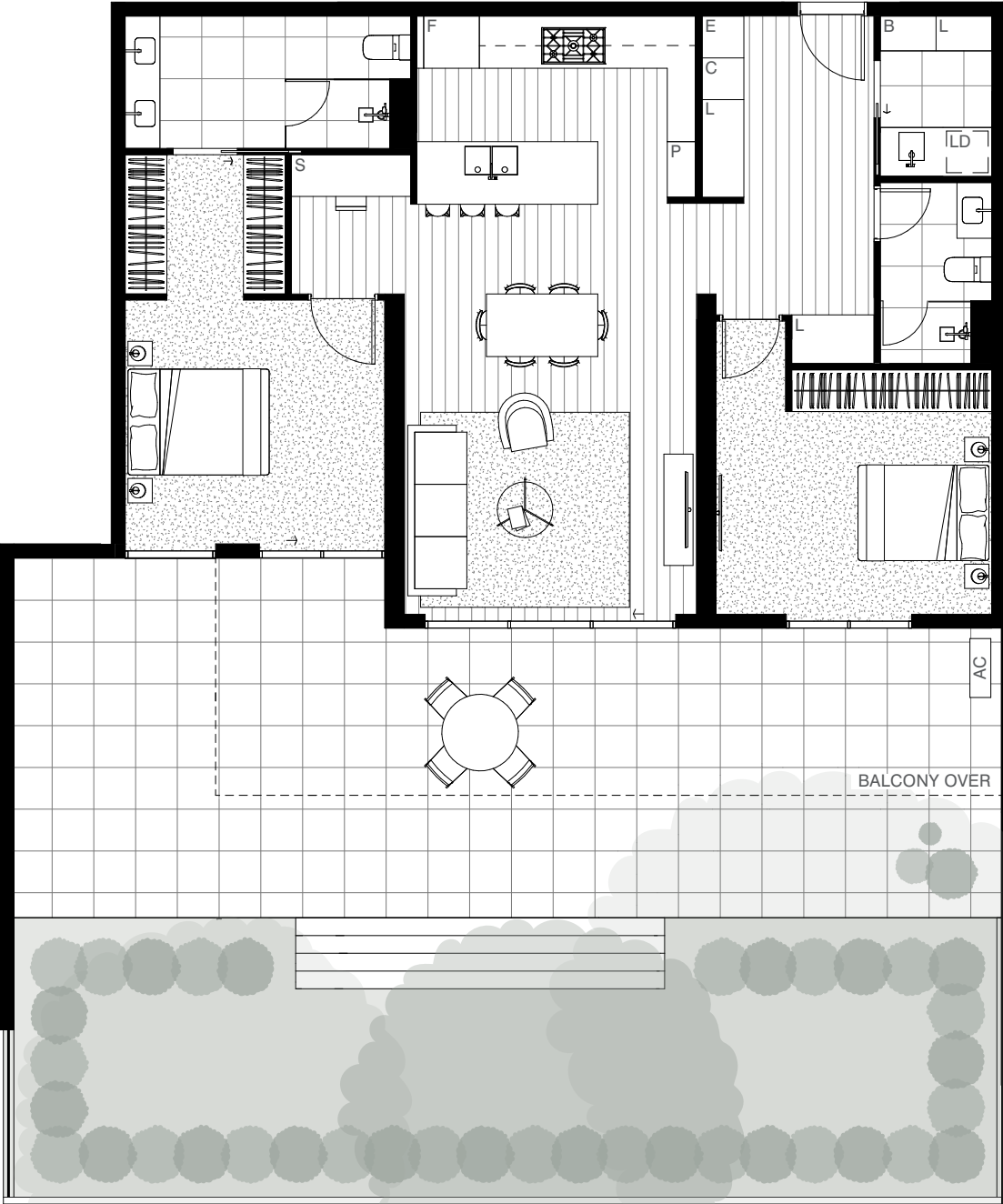
LEGEND

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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Bedrooms	2
Bathrooms	2
Carparks	1

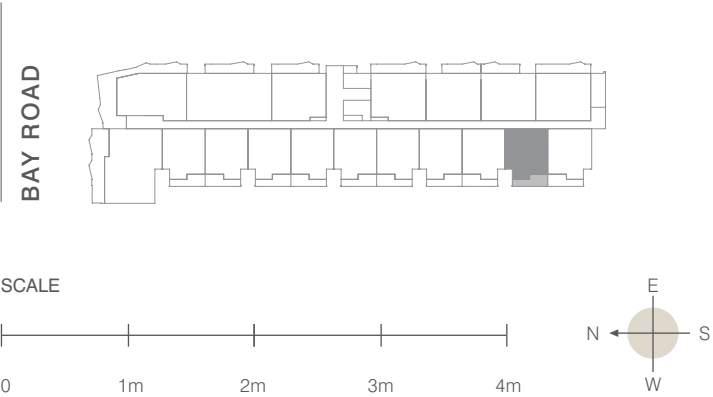
AREA

Apartment area.....	80m ²
External area.....	13.5m ²
Total area.....	93.5m ²

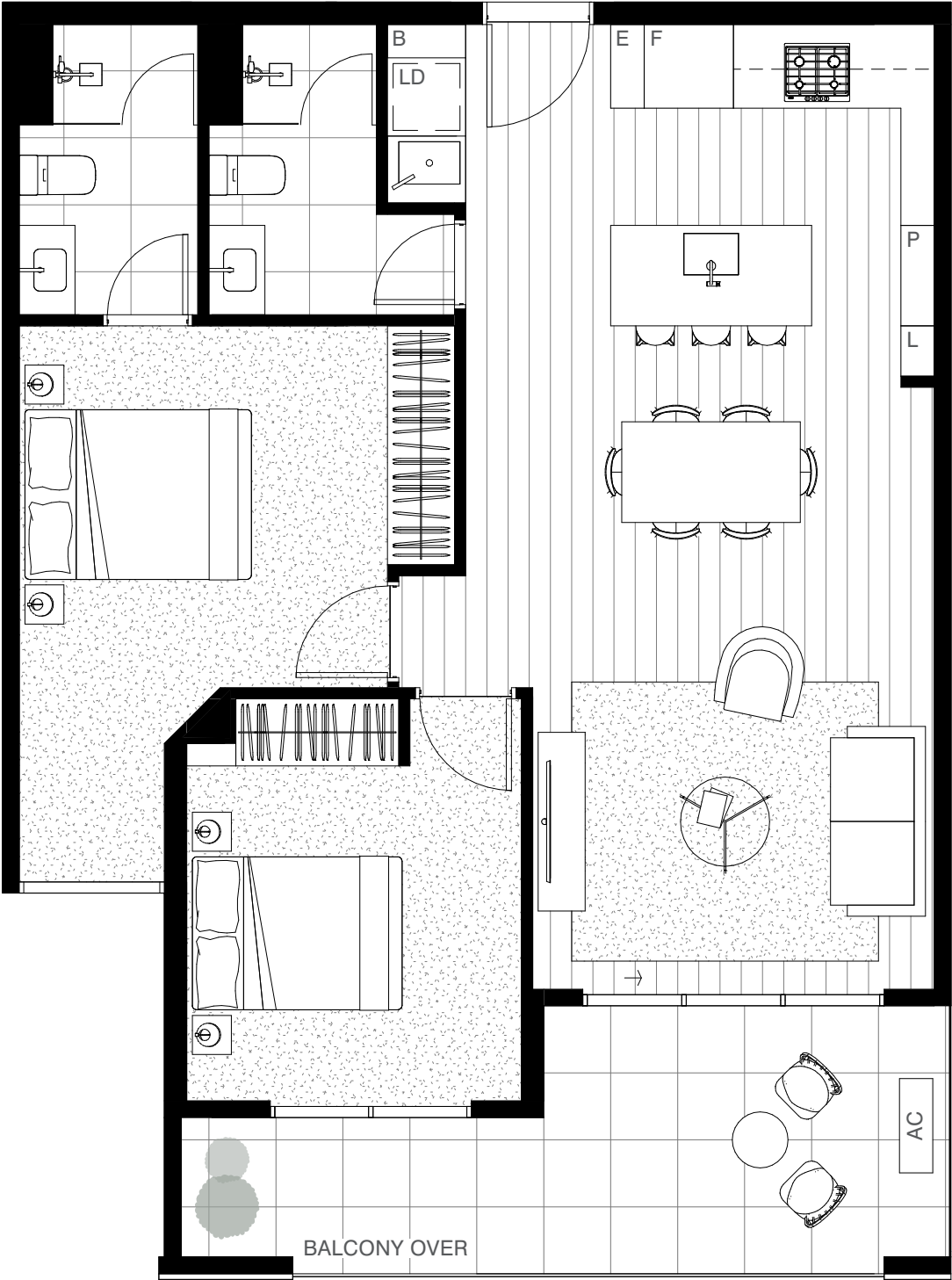
LEGEND

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

FIRST FLOOR



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Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

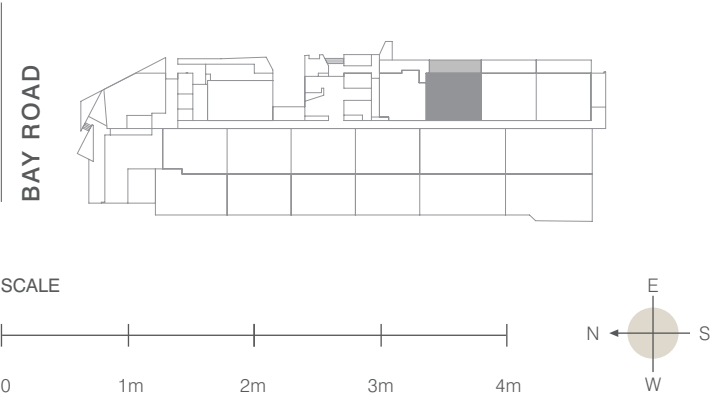
AREA

Apartment area.....	103.5m ²
External area.....	27m ²
Total area.....	130.5m ²

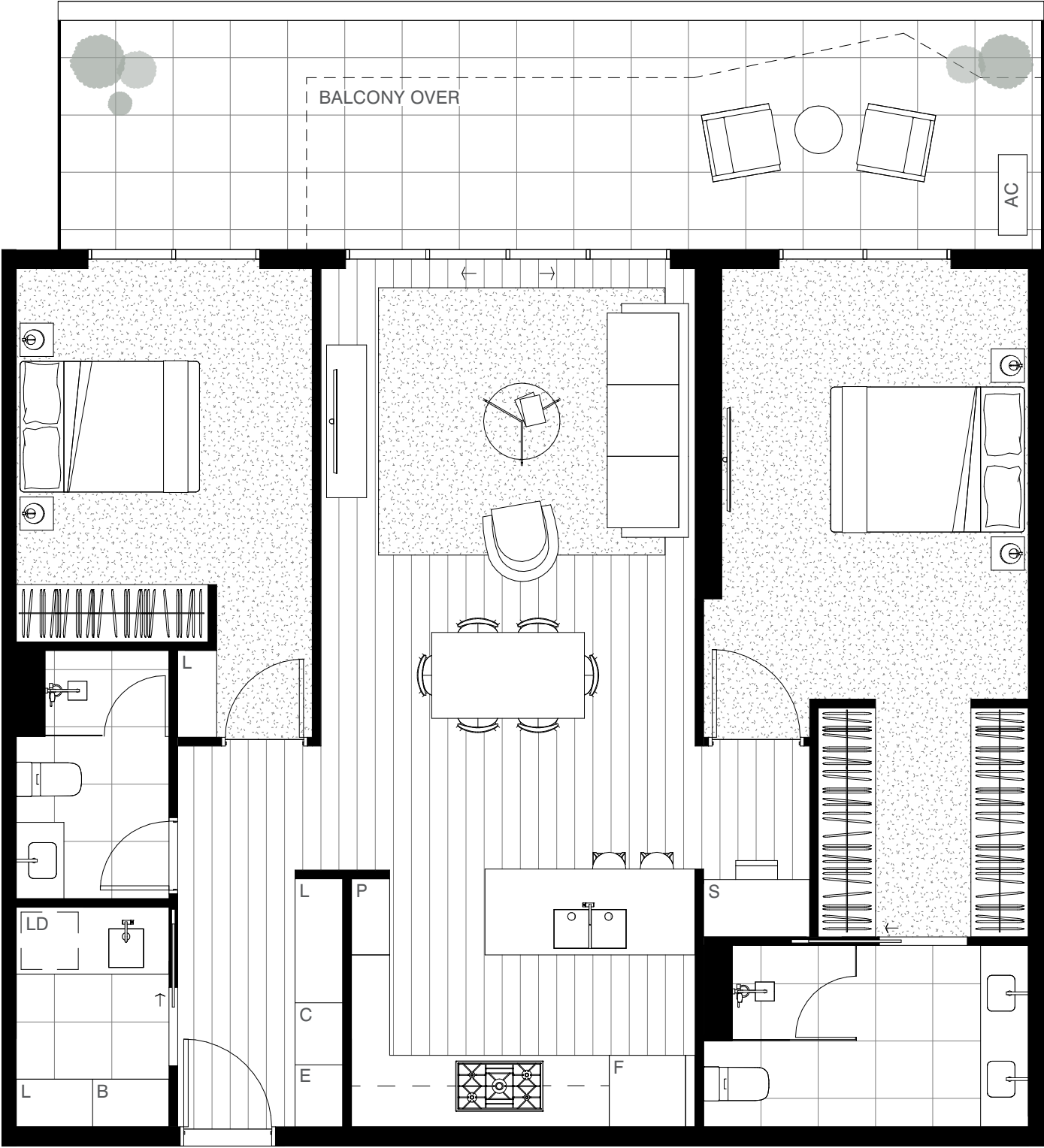
LEGEND

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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Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

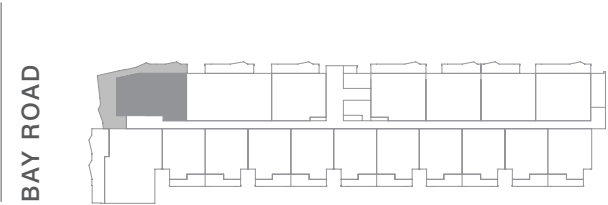
AREA

Apartment area.....	120.5m ²
External area.....	66.5m ²
Total area.....	187m ²

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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Bedrooms	3
Bathrooms	3
Carparks	2

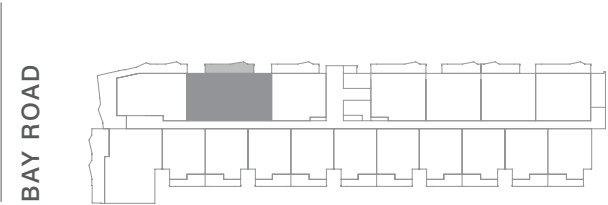
AREA

Apartment area.....	160m ²
External area.....	18m ²
Total area.....	178m ²

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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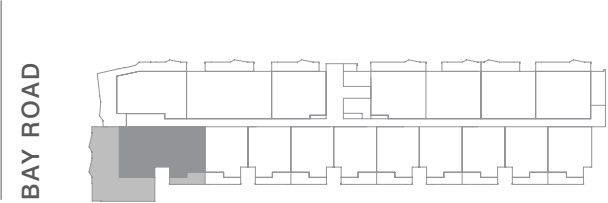


Bedrooms	3
Bathrooms	2
Carparks	2

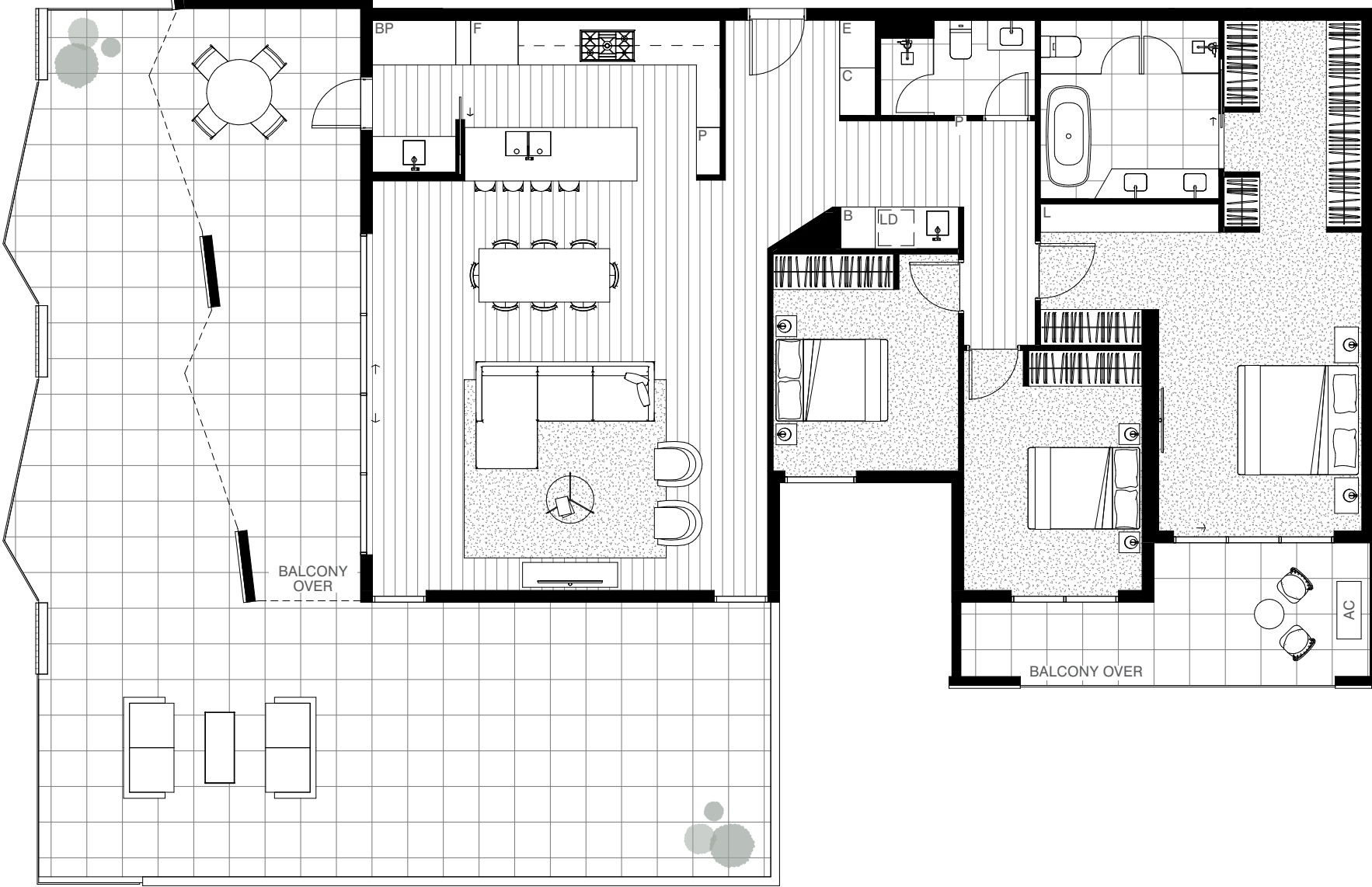
AREA	
Apartment area.....	162.5m ²
External area.....	128.5m ²
Total area.....	291m ²

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

SECOND FLOOR



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Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

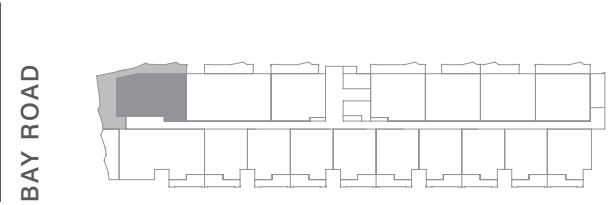
AREA

Apartment area.....	120.5m ²
External area.....	66.5m ²
Total area.....	187m ²

LEGEND

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

THIRD FLOOR



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Bedrooms	3
Bathrooms	3
Carparks	2

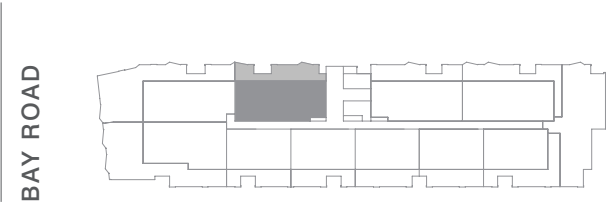
AREA

Apartment area.....	146.5m ²
External area.....	51m ²
Total area.....	197.5m ²

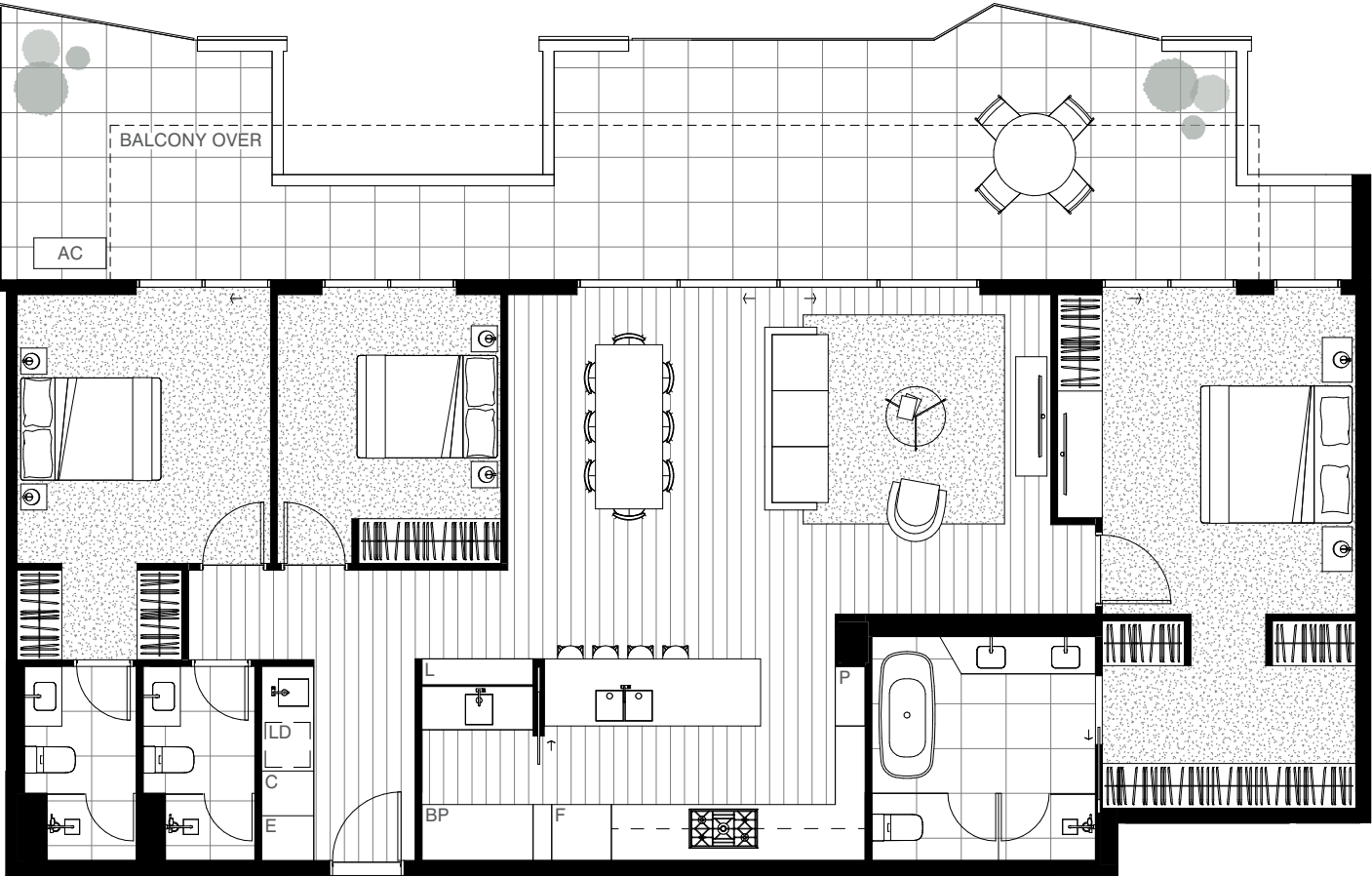
LEGEND

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

FOURTH FLOOR



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Bedrooms	2
Bathrooms	2
Carparks (tandem)	2

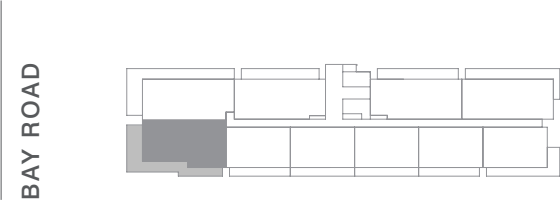
AREA

Apartment area.....	147m ²
External area.....	59.5m ²
Total area.....	206.5m ²

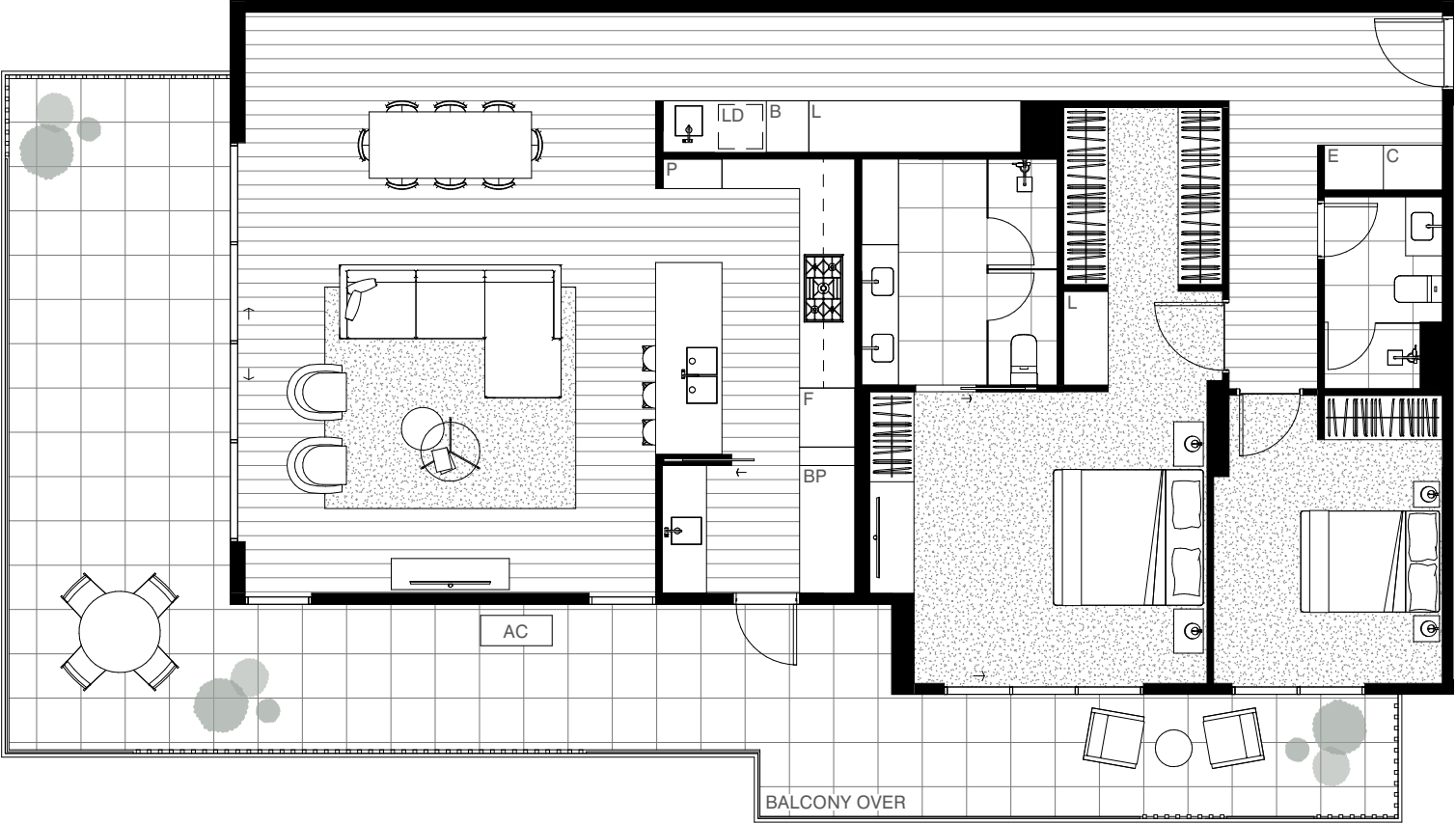
LEGEND

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

FIFTH FLOOR



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Bedrooms	3
Bathrooms	3.5
Carparks (private double garage)	2

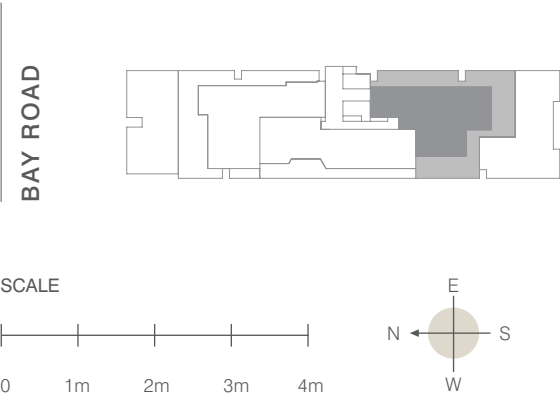
AREA

Apartment area.....	246.5m ²
External area.....	213m ²
Total area.....	459.5m ²

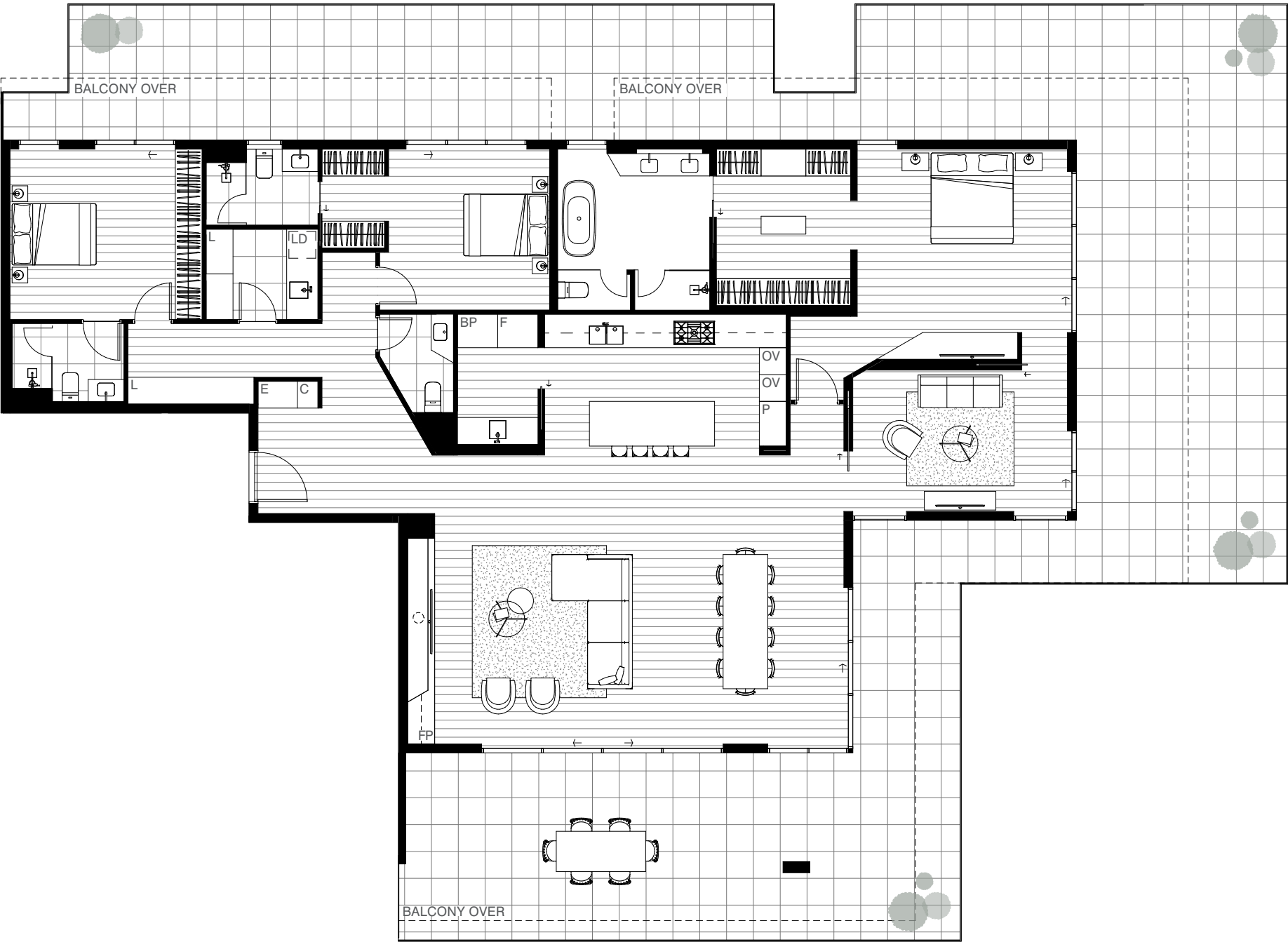
LEGEND

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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Bedrooms	3
Bathrooms	3.5
Carparks (private double garage)	2

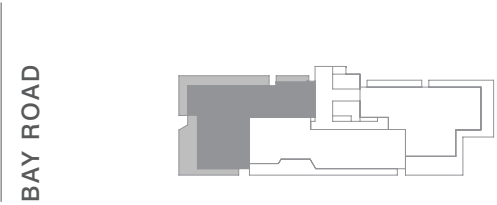
AREA

Apartment area.....	275m ²
External area.....	105m ²
Total area.....	380m ²

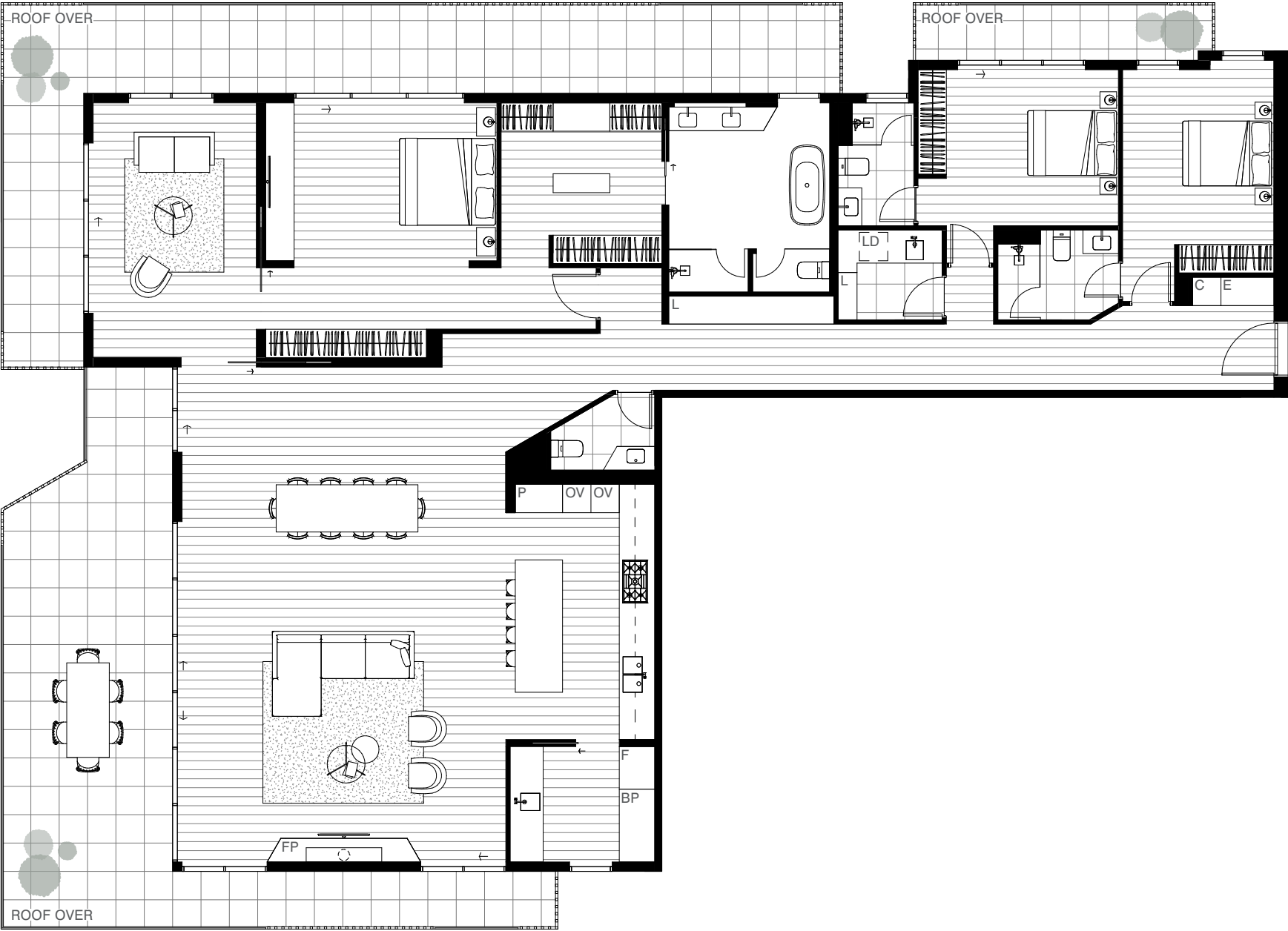
LEGEND

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

SEVENTH FLOOR



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EVER

GREEN

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



ARTIST IMPRESSION

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

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



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.

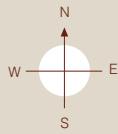


Left	Dining Room
Right	Ten-seater dining table
Bottom	Resident Wine Room

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.

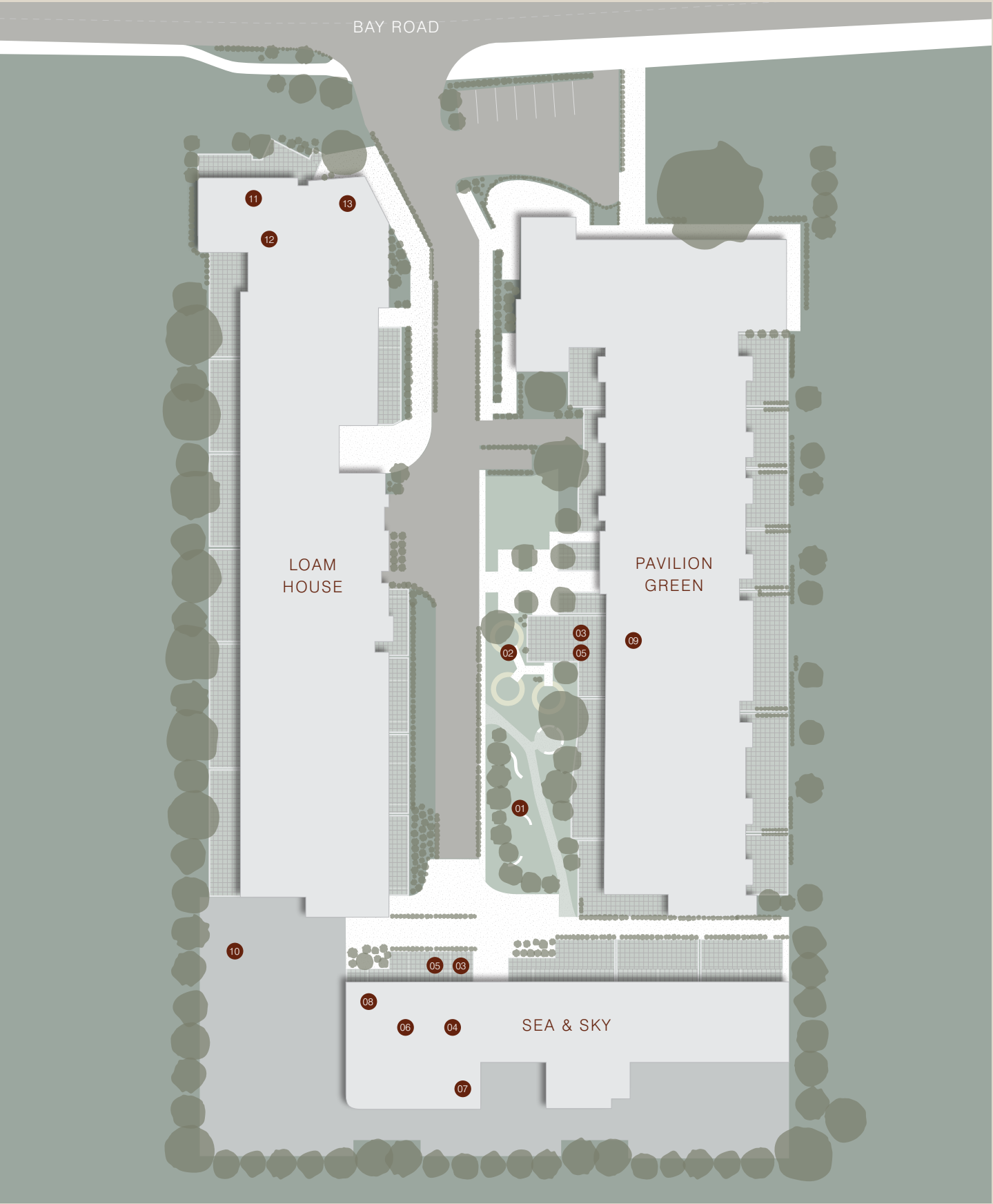


AMENITY

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



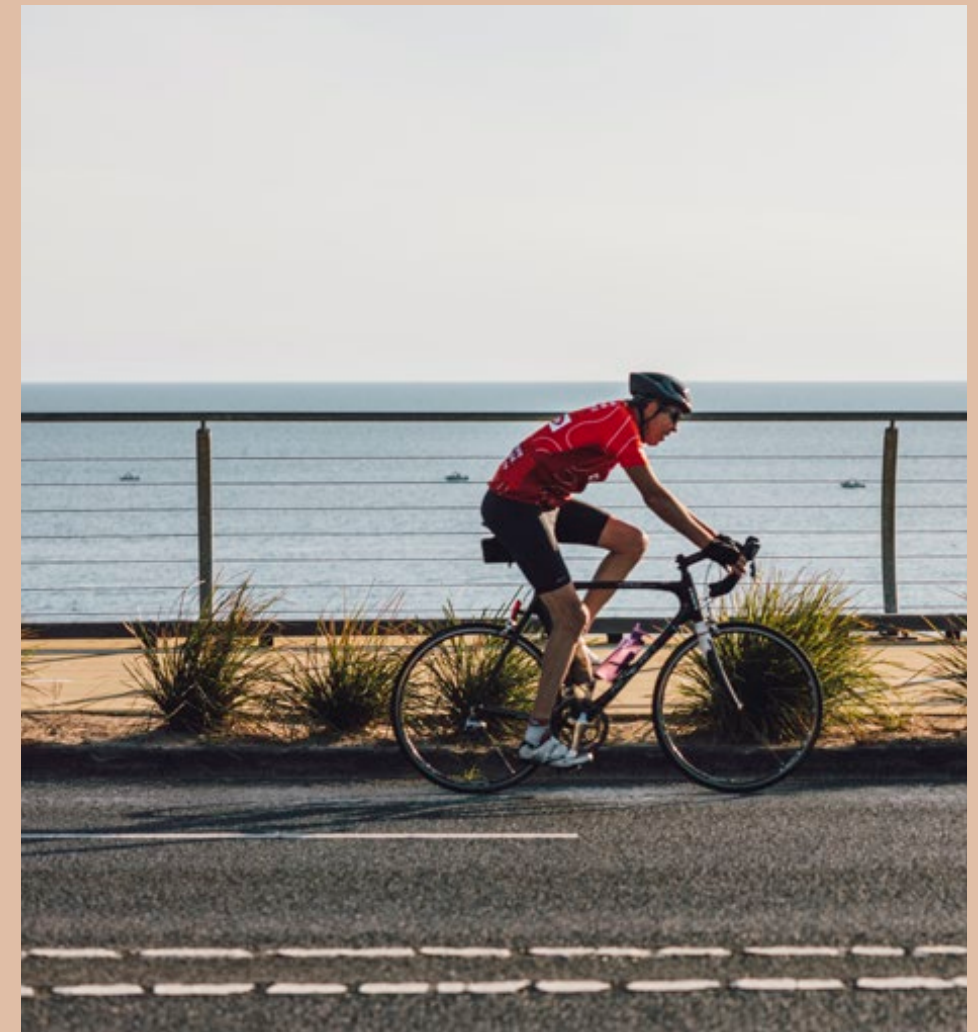


STONES

THROW

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.

BAYSIDE LIFESTYLE



Left Sandringham Yacht Club

Right Beach Road Cyclist

DINING ESTABLISHMENTS



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

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Loam House

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Bus Stop

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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

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 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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