



ADVANTAGE

BAYSIDE

13-15 ADVANTAGE RD, HIGHETT



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WELCOME TO ADVANTAGE BAYSIDE

Introducing Advantage Bayside - a boutique collection of twelve architecturally crafted creative spaces in one of Bayside's most connected and coveted precincts.



CURATED SPACES. CREATIVE FREEDOM.

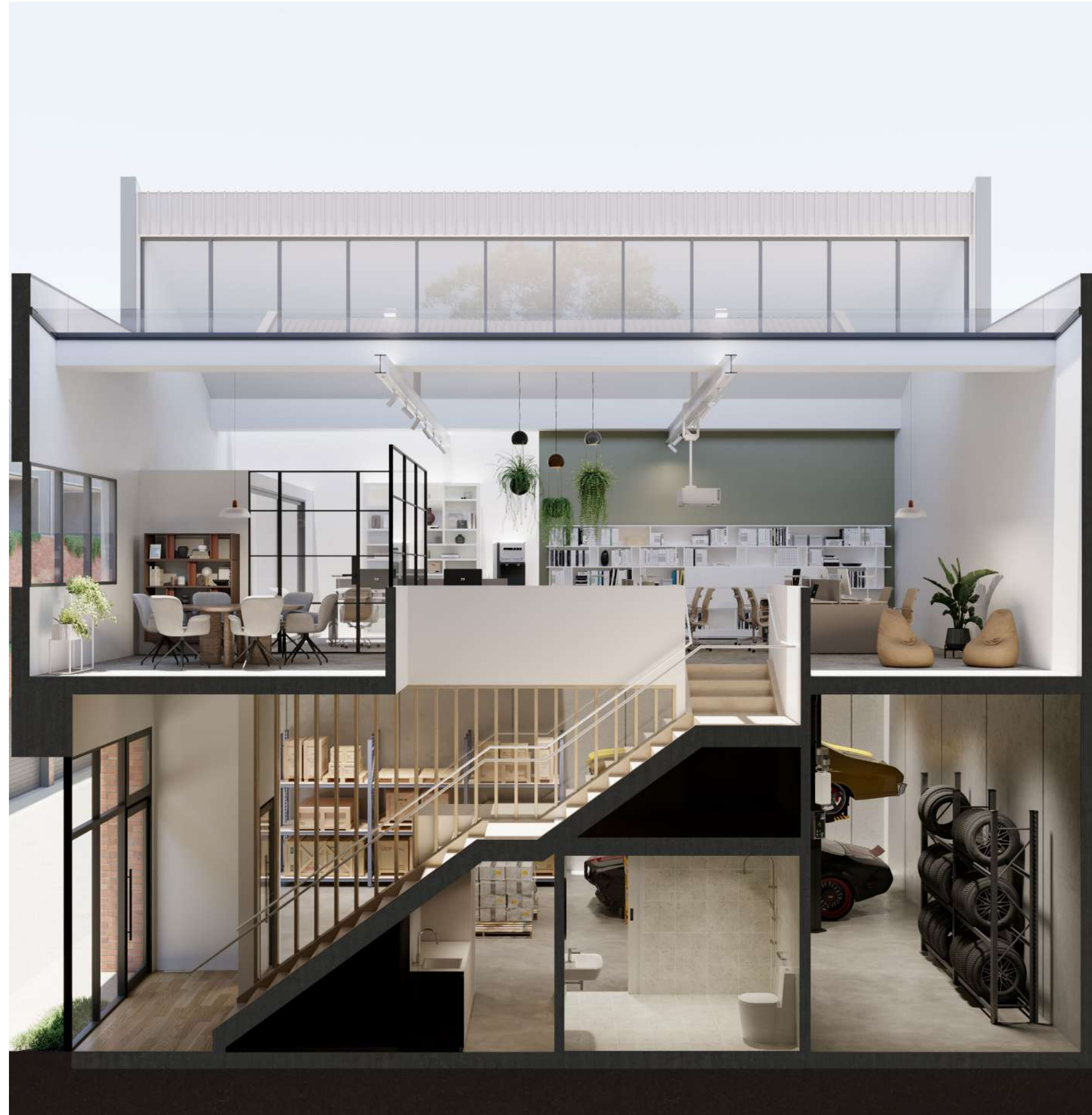
Crafted for visionary businesses and discerning individuals, these 2 and 3 level premises channel the site's industrial heritage with a bold red-brick facade and an iconic sawtooth roofline, thoughtfully retained to preserve the site's character while flooding each space with natural light, heightening the sense of scale, volume, and possibility





YOUR
SPACE.
YOUR
WAY.

From refined retail and hands-on studios to high-end storage or display, the ground level is designed for flexibility and impact. With generous proportions, each space invites creative expression while supporting practical functionality.



TAILOR TO YOUR VISION

Explore 2 and 3 level configurations designed for creative versatility. These adaptable floor plans balance form and function, maximising space, light, and utility.





STRUCTURE DEFINED BY LIGHT

The top level is defined by the building's iconic sawtooth roofline, with generous glazing set within black steel frames drawing natural light deep into the plan. Oak flooring brings warmth and material richness, offset by exposed structural

elements that speak to the building's architectural expression. Elevated and open, it offers a composed setting with the flexibility to support focused work, quiet retreat, or creative use. Each layout is complemented by a private outdoor terrace.



DAYLIGHT CHANNELLED THROUGHOUT

Expansive skylights run both sides of the building, flooding interiors with abundant daylight. High ceilings, clean architectural lines and premium finishes set a new benchmark.





1. Westfield & Southland Station
2. Highett Station & Retail Precinct
3. Cheltenham Station & Retail Precinct
4. Sandringham Station & Retail Precinct
5. Sandringham Golf Club
6. Royal Melbourne Golf Club
7. Victoria Golf Club
8. Golf Driving Range
9. Black Rock Yacht Club
10. Half Moon Bay Beach
11. Sandringham Beach
12. Sandringham Yacht Club
13. Hampton Beach
14. Kingston Heath Gold Club
15. Capital Golf Club
16. DFO Moorabbin
17. Moorabbin Airport
18. Fitness First Bayside Platinum



CENTRAL LOCATION

Advantage Bayside is perfectly positioned in the heart of Highett - one of Bayside's most connected and livable suburbs. Just minutes from Southland Shopping Centre, the beach, and a growing network of cafés, restaurants, and retail, the location offers an ideal balance of coastal ease and urban accessibility. With Highett Station and major arterials nearby, you're seamlessly linked to Melbourne's CBD, the Mornington Peninsula and everything in between.



IN THE HEART OF THE GREEN

Advantage Bayside is surrounded by expansive greenery, with lush fairways and open parkland in every direction. Nestled among some of Victoria's finest golf courses, including the iconic Victoria Golf Club, the location offers a rare sense of space and serenity, where natural outlooks and outdoor lifestyle are part of daily life.



Victoria Golf Club, Cheltenham. Photography by Gary Libson.

COASTAL LIFESTYLE

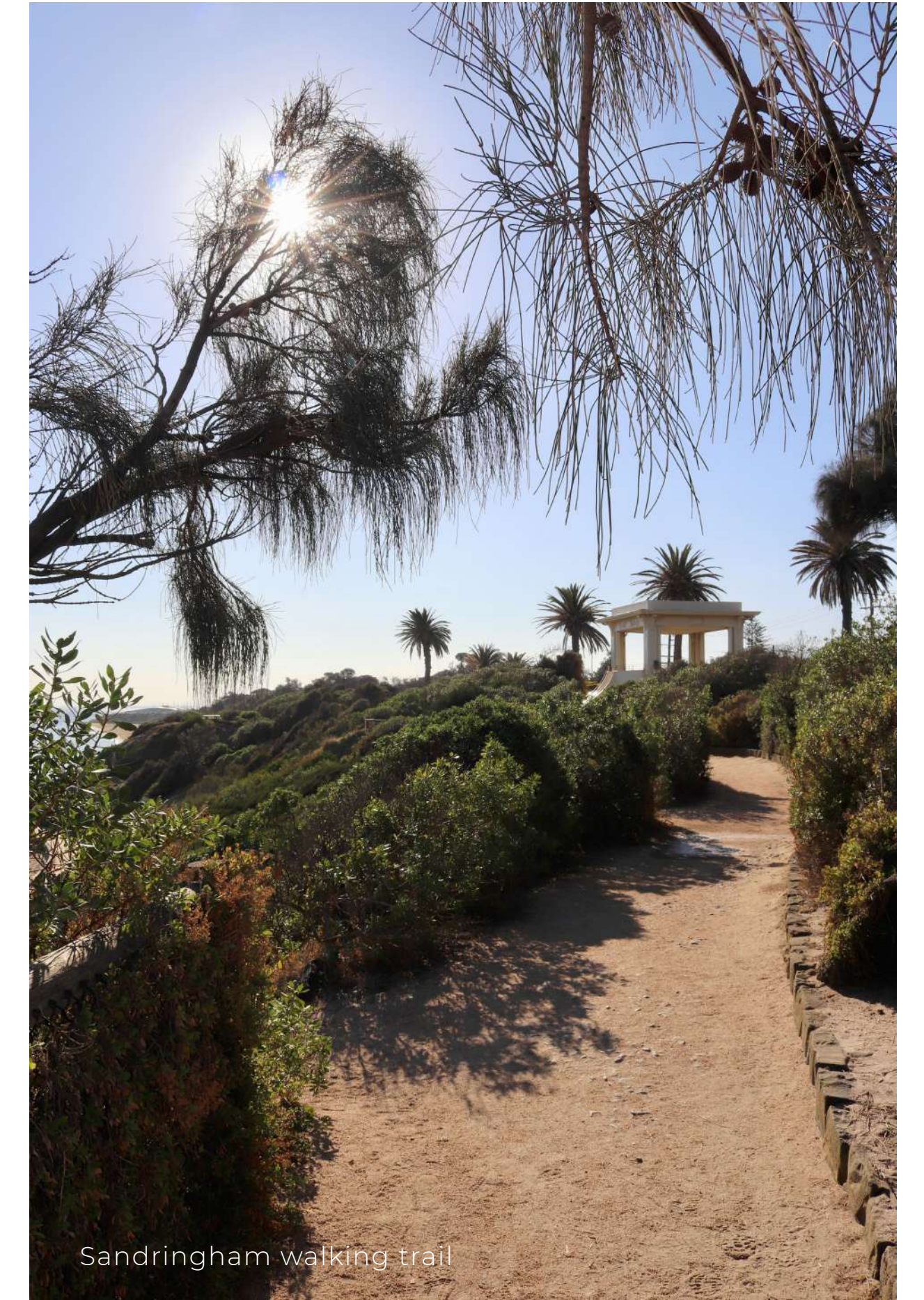


Sandringham beach



Sandringham Yacht Club

Embracing its Bayside setting, Advantage Bayside offers close access to Sandringham Yacht Club, scenic walking trails, and the wide horizon of Port Phillip Bay. Just minutes from Sandringham beach, the area provides a natural rhythm – where fresh air, open space, and a connection to the bay are always within reach.



Sandringham walking trail

IMMERSED IN BAYSIDE'S VIBRANT SCENE

Hawker Bar, Highett



You're perfectly placed between two of Bayside's most vibrant precincts – the lively Highett and Sandringham shopping strips, where cafes, eateries, and bars create a dynamic local scene. Nearby on Highett Road, Hawker Bar and neighbouring Typhoon Restaurant blend Vietnamese cuisine with a vibrant bar scene. Just around the corner on Reserve Road, Bad Shepherd Brewery pairs craft beer with slow-cooked favourites in a warm, welcoming space.



Bad Shepherd, Highett

BAIA DI VINO

By the bay in Sandringham, Baia di Vino is a renowned restaurant and wine bar that pays homage to the simplicity of European coastal life. With seasonal food, world-class wine, and warm hospitality, it brings a touch of the Mediterranean to Bayside.



Baia di Vino, Sandringham



THE TEAM

The Advantage Bayside development is driven by a highly experienced team of industry leaders – Toby Warburton of QB Constructions, David Dubois of Dubois Building Design, and Damian Thomas of Thomas Constructions – whose shared vision and collaborative approach have shaped a broad range of standout projects across Melbourne, Victoria, and beyond. With decades of combined expertise across residential, commercial, and hospitality sectors, their individual portfolios span everything from high-end apartments and bespoke residences to sophisticated office spaces, grand-scale hotels, and luxury lodges.

CONSTRUCTION



TOBY Warburton

Toby Warburton brings over 30 years of construction experience to the project through QB Constructions. Known for his reliability and depth of expertise, he has delivered a wide range of residential and commercial projects across Melbourne, consistently upholding strong industry standards and client trust. Image 1: 32 Black Street, Brighton: 10 Luxury Apartments. Image 2: Interior of 32 Black St Apartment.





INTERIOR DESIGN & ARCHITECTURE

DAVID DUBOIS

Dubois Building Design boasts a diverse portfolio spanning industrial-style offices, luxury lodges, townhouses, apartments, and iconic hospitality spaces. Principal David Dubois is renowned for blending functionality with distinctive visual identity, creating spaces that are both practical and inspiring. Image 1: Lodge in Mount Mullaghin, Cairns. Image 2: Ever Elwood: 5 Boutique townhouses. Image 3: Portsea Hotel.

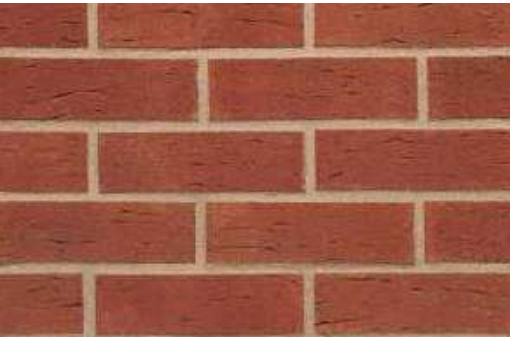
PROJECT MANAGEMENT

DAMIAN THOMAS

Damian brings over 25 years of experience as a respected builder and property developer to the project. His portfolio spans more than 20 commercial, apartment & residential projects, including award-winning homes known for their quality, longevity, and attention to detail. Image 1: Marlu Hampton: 7 Luxury townhouses. Image 2: Home in St Andrews Beach. Image 3: Home in Hampton.



FINISHES



external facade
factory red brick



external facade
pre-cast concrete



doors & windows
double glazed window & door frames



external driveways
exposed aggregate concrete



internal ground floor
smooth troweled concrete



internal floors, stairs & landings
vinyl plank timber look flooring



internal floors
carpet tile



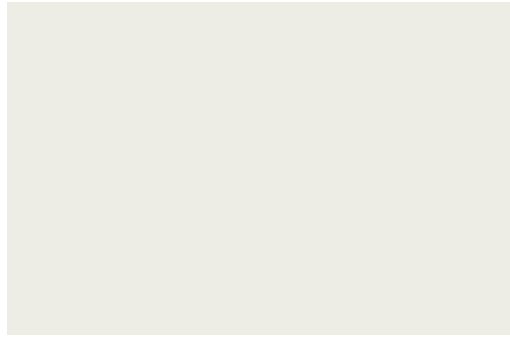
bathroom & kitchenette floor & walls
ceramic tile



kitchenette bench-top
engineered stone



kitchenette floor
timber look laminate



walls & ceilings
paint finish

FIXTURES



wall mount vanity basin
white porcelain



basin mixer
brushed nickel



basin trap
brushed nickel



toilet suite
white porcelain



shower rail
brushed nickel



shower mixer
brushed nickel



paper holder
brushed nickel



robe hook
stainless steel



kitchenette sink
stainless steel



sink mixer
brushed nickel

GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



LEVEL 1 FLOOR PLAN





WWW.ADVANTAGEBAYSIDE.COM

CONTACT US



David Lamond
0416 422 279
david@noorden.com.au



Luke Pitcher
0417 055 578
luke@crabtrees.com.au