

49Wangara



49 Wangara Road and 7 Melaleuca Drive
Cheltenham 3192

Wangara sets a new standard for industrial and commercial developments in the
south-eastern suburbs.

INTRODUCTION

Developed by Matter Projects, Wangara is the result of a shared vision: future-proof spaces for future-forward businesses.

Designed to respond to the ever-changing ways of business, Wangara encapsulates the contemporary entrepreneurial spirit and offers the flexibility and adaptability required to succeed in the modern age. From the site's ease-of-access to the wide variety of spaces provided, every detail has been considered to foster success and help businesses thrive.

Situated in the industrial heart of Bayside, Wangara has exceptional levels of access for businesses of all kinds. Featuring warehouses, offices, showrooms and personal storage spaces of various scales, lots can be accessed from two frontages along Wangara Road and Melaleuca Drive, while swift connection to the Nepean Highway ensures staff, goods and products can come and go with ease.

“We set out with the goal to deliver a practical and sustainable development that benefits businesses, their people and the local Bayside community - and we couldn't be more proud of the result.”

Adaptable for Tomorrow





Location

Beyond its address, Wangara is benefited by easy connection to the Nepean Highway, Beach Road and Peninsula Link; is close to the CBD and Westfield Southland, with public transport options in walking distance.

Wangara also finds itself surrounded by many hospitality, retail, and parkland options with multiple world class golf courses, including Royal Melbourne and Victoria Golf Club in this famous sand belt area just a chip away.

Wangara's location supports work, life and health; making Wangara one of Melbourne's best places to work, whilst setting a new standard for commercial developments and spaces in Melbourne's south-eastern suburbs.

Cheltenham

Just 17 kilometres from the CBD, well connected to major arterial roads including Nepean Highway, and accessible from across Melbourne via train or bus, Cheltenham is ideal for business operations. A variety of amenities add to the appeal, including great cafes, restaurants and bars, and some of Melbourne's most popular golf courses and beaches.



Cheltenham Station, Cheltenham



Westfield Southland, Cheltenham



Bakery - Cheltenham
Bad Shepherd - Cheltenham
The Cerberus Beach House, Black Rock
Fitness First, Bayside



Location and Amenity

Wangara's proximity to a wide range of amenities makes daily life a pleasure. Cafes, restaurants and bars ensure there's space to relax at any time of day, while Westfield Southland can cater to any and all retail needs. Start the day with a workout at the gym, enjoy lunch at one of many nearby restaurants, then take in a movie at Village after work. Life's made easy at Wangara.

Public Transport and Airports

1. Cheltenham Railway Station
2. Highett Railway Station
3. Moorabbin Airport
4. Southland Railway Station

Amenity and Retail

5. ALDI Cheltenham
6. Bowens Timber
7. Bunnings Mentone
8. Coles Mentone
9. Dan Murphy's Cheltenham
10. DFO Moorabbin
11. Officeworks Highett
12. Park Road Timber & Hardware
13. Westfield Southland
14. Woolworths Highett

Leisure and Lifestyle

15. Cheltenham Golf Club
16. Fitness First Bayside
17. Half Moon Bay
18. Sandringham Family Leisure Centre
19. Royal Melbourne Golf Club
20. Sandringham Golf Club
21. Victoria Golf Club

Dining

22. Bad Shepherd Brewing Co
23. Hot Lips Hacienda
24. Hawker Bar
25. Franks
26. Sandringham Hotel
27. The Odd Room
28. True South

Education

29. Sandringham East Primary School
30. Tulip Street Early Learning Centre

 Parks and Golf Courses

 Wangara



E commerce

Wangara is designed to make e-commerce work seamlessly.

Warehouses are equipped with seven-metre high ceilings that can facilitate three-pallet high internal racking, ensuring stock can be stored and accessed with ease.

Private driveways along Melaleuca Drive provide optimal truck access so that goods can be picked up and dropped off swiftly and without hassle.

Wangara is also a stone's throw away from the AusPost Moorabbin Business Centre and StarTrack Courier service, making it the definitive place for Bayside e-commerce businesses to thrive.

- Australia Post Moorabbin Business Centre
- StarTrack
- Wangara by Matter Projects





Connected Spaces

Many of the offices look out on the communal space at the centre of Wangara, while intersecting walkways connect offices to gardens, cafes and other businesses. Landscaping is complemented and activated by park seating, benches and break-out zones; ensuring the office isn't confined to the built space.

Site & Form

Wangara's architecture reflects the optimism, openness and focus on community that's at the heart of the project.

Brickwork used throughout has been chosen to complement the surrounding area and respect the existing streetscapes of Cheltenham. The facade has been designed to age gracefully and develop its own character across the next decades.

Generous and meticulous landscaping, including a rooftop garden softens the facade, contrasts the built form and brings nature into the site for the benefit of all. The plant life chosen has been carefully considered to flourish over the years, cascade down the facade and soften the overall appearance of the site.

An on-site cafe/hospitality venue provides a great space for people to come together over good food and coffee, whilst also providing a perfect space to host clients, and staff catch ups.



Adaptable Environments

The variety of spaces on offer mean your business will feel at home at Wangara—whatever its size, offering and commercial needs. Warehousing is made easy by generous racking solutions and great access for trucks and commercial vehicles; meanwhile, high-end showrooms serve as world-class shop-fronts to host clients. These secure showrooms are also ideal, modern garages for collectors.

Planting

Designed to foster healthy and productive environments that make people feel good, Wangara features plant life throughout. In combination with the ample natural light in all spaces, greenery offers connection with nature across the work day.



Parking and Access

Accessing Wangara is made easy by ample on-site parking, its close proximity to Cheltenham Station and its swift connection to Nepean Highway. Wangara's two frontages assist traffic flow to ensure walking the site is also a pleasure.





Space and Function

Wangara's interiors are modern in form and function, with emphasis on timeless, elegant finishes.

With every detail carefully considered to facilitate your business needs, these spaces are utilitarian to a fault.

Recognising that every business has different needs and objectives, Wangara is guided by a non-format approach to design. While the interiors vary in scale, each space offers superior temperature control and receives generous natural light across the day.

Whether it's a warehouse, an office, a showroom, a wellness centre, or an extension of the home, these spaces can accommodate your every need.





Warehousing

Warehousing is made easy at Wangara. Each lot includes generous racking space and open floor plans to facilitate seamless activity, while an office situated upstairs and overlooking the floor ensures everyday activities can be monitored and managed with ease.

Offices

Offices are state of the art, with modern conveniences and human-focused design details that ensure people always feel comfortable and content when at work. Open, spacious, connected to the outdoors and bathed in natural light across the day, these offices make coming to work a pleasure.







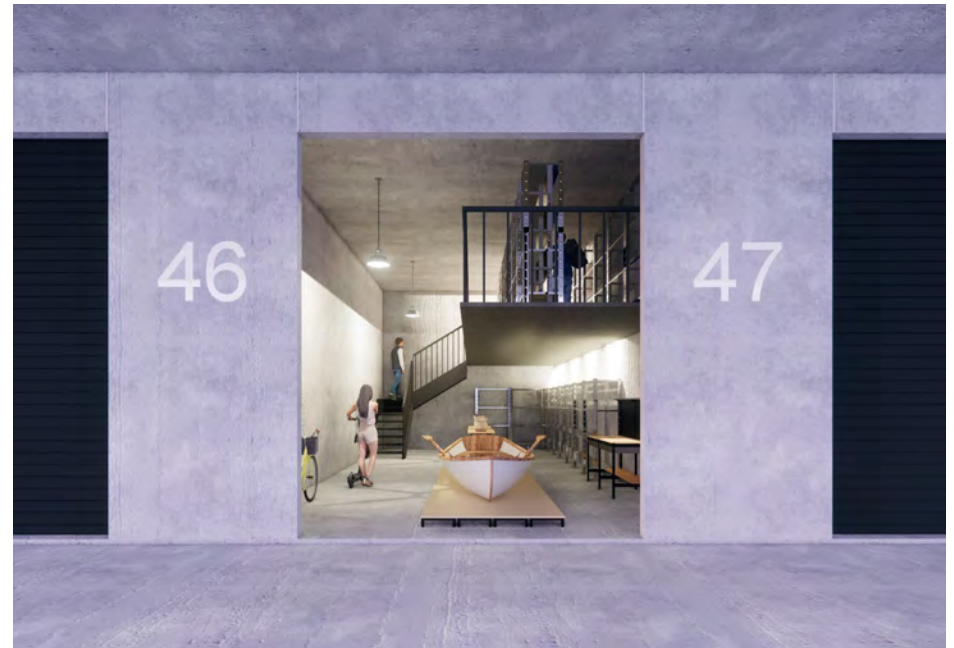
Personal and Wellbeing

The comfortable and contemporary design of these spaces makes them a perfect fit for businesses with a focus on health and wellness. From yoga and pilates studios to day spas, massage spaces and beauty clinics, wellbeing is made easy at Wangara. These warm and welcoming spaces can feel like an extension of home.



Storage Spaces

In the bustling industrial district of Wangara, the new Storage Spaces facility has emerged as a beacon of versatility and affordability. Offering a diverse range of storage solutions, it puts the ultimate outcome squarely in the hands of the owner. With customizable options and a flexible approach, the use and format of the storage space are entirely at the discretion of the purchaser. Whether it's for warehousing, distribution, or personal storage needs, Wangara's Storage Spaces empowers individuals and businesses to tailor their storage experience according to their unique requirements, fostering a sense of ownership and control over their stored possessions or merchandise.







Wangara is the result of a shared vision to deliver world-class commercial precincts in Melbourne's Bayside. Having long believed that the key to great work is authentic collaboration, we're pleased to partner with Inhaus Design and Urbis to deliver this exciting new project. We're united in our goal to deliver projects that improve the way we live, work and play; spaces that improve day-to-day activity, facilitate business growth, bring people together, and provide for them in the long term.

Team

Matter Projects

Matter Projects is a Melbourne-based property developer, builder and asset manager specialising in commercial, industrial and residential real estate. As our business continues to evolve, our focus remains the same: creating spaces that enrich the lives of those who occupy them. We will continue to do this through a holistic approach that focuses on people, emphasises practicality and purpose, and looks to the future of architecture, design and commerce.

Inhaus Design

Inhaus Design crafts residential, commercial and mixed-use buildings of the highest quality through a tailored approach that responds to the unique considerations of each project. The studio is celebrated for its keen eye for detail, focus on usability, and consistent delivery of elegant spaces that deliver both in form and function.

Urbis

Urbis provides professional consulting services across Australia, Asia and the Middle East, with a focus on the use, development, investment and governance of property, cities and communities. Comprised of world renowned experts, the consultancy provides critical advice, guidance and problem solving that's driven by evidence, insight and experience.



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