

Live.

Ryrie Home

At Geelong Quarter

GEELONG QUARTER
RYRIE HOME

ISSUE NO 01

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Everything you want to know about Geelong.

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LIFE'S SIMPLE MOMENTS
Geelong Quarter lets you live your best life. Discover how.

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LIVING
Geelong Quarter brings you life a connected community lifestyle.


D
DESIGN
Timeless aesthetic and enduring quality to suit your style.






WHERE CREATIVITY MEETS

Find out what's on at your arts centre...
geelongartscentre.org.au


CELLAR DOOR
 WINE BAR & STORE



A truly local wine bar and store
 97-99 Little Malop St, Geelong
geelongcellardoor.com.au




SIXTY THREE DEGREES

**CLEAN FOOD, GREAT COFFEE
 ALL WITH A SMILE**
 140 Pakington Street Geelong West
63degrees.com.au

6.

LIFE IN SLOW MOTION
 In Geelong, people take their time to appreciate life and everything it has to give.



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Artists Impression

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 Architectus imagines a new way of living where simplicity is celebrated, and quality is uncompromised.



1800 RYRIE HOME
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Life in slow motion.

**GEELONG: WHY PEOPLE
STAY AND NEVER LEAVE**
Discover the allure of Geelong,
Australia's best kept secret.

In Geelong, people take their time to appreciate life and everything it has to give. They celebrate simple joys, genuine connections, and pause to feel the sand beneath their feet.





Geelong is well-known and much loved for its big city feel, without the congestion. Affectionately called G-Town, everything is within easy reach, so you can spend more time doing the things you love, be it sports, shopping, or exploring the cafés and diverse eateries. In case you didn't know, Geelong gave us Furphy. Well, it's made here at the Little Creatures Brewery. It is also home to the Geelong Cats, and team spirit is thick in the air during the footy season.

Many choose to live in Geelong seeking a sea change or simply a change of pace. Those who love chasing the surf on the weekends, Geelong allows you to have the best of both worlds, only a 60-minute commute to Melbourne via the V-line and a half hour from the Bellarine Peninsula and Great Ocean Road.

One does not need to venture far to enjoy the beach and ocean breeze. The award-winning Geelong Waterfront is a popular destination and one of Australia's most stunning foreshores. Looking out to Corio Bay, it is a hive of activity with restaurants, cafés, landscaped gardens, playgrounds, and public art.

Along the waterfront, the famous Bollard Trail tells the story of Geelong's unique history, a two-hour walk starting from the Geelong Botanic Gardens, all the way to Rippleside Park. The iconic carousel is a pretty sight along the way, not to mention the picturesque pier. There is a full calendar of events throughout the year, and in the summer months, the Eastern Beach swimming promenade comes alive with enclosed sea baths, diving platforms and a children's pool.

The obsession with water is not limited to the sea. Barwon River is much loved by the locals, with parklands such as Balyang Sanctuary along its banks. It is a beautiful recreational spot frequented by water skiers and rowing regattas. The river begins upstream from the West Barwon Dam, a major source of Geelong's water supply.



1 The eclectic Little Malop Street precinct.

2 Geelong Performing Arts Centre.

3 Geelong Waterfront.



When it comes to lifestyle, culture and entertainment, Geelong has so much to offer. Westfield Geelong and Market Square Shopping Centre cater to shoppers of all ages, while the Geelong Arts Centre, art galleries, and local theatre companies contribute to a vibrant arts scene. A few minutes from the city centre, Pakington Street, or Pako to the locals, is the go-to destination for exciting night life, fine dining and trendy bars. Little Malop Street is another favourite for some of Geelong's best restaurants, cocktail and whisky bars.

For the ambitious set, Geelong is fast becoming an important central business district. With work-life balance becoming a key focus in working culture, more companies are choosing Geelong as their base, creating job opportunities in the region. Australian retail brands such as Cotton On have made Geelong their headquarters, while other major employers include Government organisations, the education industry, and respected healthcare institutions. Even the Spirit of Tasmania is moving their operations from Port Melbourne to Corio Quay.

For families, education is one of Geelong's greatest offerings with reputable schools attracting thousands of Australian and international students each year. Geelong Grammar boasts a very notable alumni, including HRH Prince Charles, media mogul Rupert Murdoch, and a long list of prominent politicians, businessmen, foreign royalty and celebrities. Deakin University offers over 200 courses and attracts over 4000 students annually. Located at the waterfront, the site was formerly a historic wool store, extensively renovated and transformed into a modern, impressive campus.

Ask anyone in Geelong why they love living here and you would probably hear a thousand different reasons. The one familiar sentiment is that it offers the perfect balance of lifestyle and opportunity. It is easy to get around and there is that easy going, relaxed vibe. Life is simpler in Geelong. You can take your time, and have everything you need for the way you want to live.

EASY TO NAVIGATE

60 MIN	Melbourne CBD via Car or V-Line
40 MIN	Bells Beach
25 MIN	Bellarine Peninsula
40 MIN	Great Ocean Road
4 KM	Bellarine Rail Trail





CENTRAL LOCATION

Life in Geelong Quarter's Ryrie Home is life in the thick of it. With the foreshore 500m north and the CBD 500m east—not to mention parks, theatres, galleries, cafés and restaurants all within walking distance—Ryrie Home offers a level of culture and connection unmatched in Geelong.

ARTS AND ENTERTAINMENT

- 01 GEELONG PERFORMING ARTS CENTRE
- 02 GEELONG GALLERY
- 03 VILLAGE CINEMA
- 04 COSTA HALL

RETAIL

- 05 WESTFIELD GEELONG
- 06 GOOSE
- 07 BOTTLES AND BARRELS
- 08 FRANK AND DOLLY'S
- 09 MARKET SQUARE SHOPPING CENTRE
- 10 COLES

DINING AND BARS

- 11 ANALOGUE ACADEMY
- 12 WAH WAH GEE
- 13 A SPOT FOR JOE
- 14 BEAR AND BEAN
- 15 LITTLE GREEN CORNER
- 16 COFFEE CARTEL
- 17 TULIP
- 18 MR UMAMI'S
- 19 63 DEGREES

BOX OFFICE CAFE

- 20 BOX OFFICE CAFE
- 21 BOSS BURGER
- 22 GEELONG SOCIAL CLUB
- 23 GEELONG BOATHOUSE
- 24 EDGE GEELONG
- 25 WAH BAH
- 26 WATERSHED CAFE
- 27 FISHERMANS PIER

SPORT

- 28 WONDER YOGA
- 29 EAST GEELONG GOLF CLUB
- 30 GHMBA STADIUM
- 31 EASTERN PARKLAND LAWN BOWLS CLUB
- 32 GEELONG SKATE PARK

EDUCATION AND HEALTH

- 33 DEAKIN UNIVERSITY
- 34 UNIVERSITY HOSPITAL GEELONG
- 35 THE GARDEN LIBRARY CITY CAMPUS
- 36 THE GORDON GEELONG CITY CAMPUS

LANDMARKS

- 37 THE PIER GEELONG
- 38 OLD GEELONG GAOL
- 39 NATIONAL WOOL MUSEUM
- 40 ROYAL GEELONG YACHT CLUB
- 41 CUNNINGHAM PIER
- 42 GEELONG STAR

BUS

TRAIN



Geelong Quarter is a new lifestyle precinct unlike anything this city has ever seen. Moments from the train station, shopping, dining, and the foreshore, welcome to an urban community imagined for easy living.



- 1 Ryrie Home
- 2 Ryrie Residences
- 3 Holiday Inn Hotel
- 4 Retail Precinct





Artists Impression

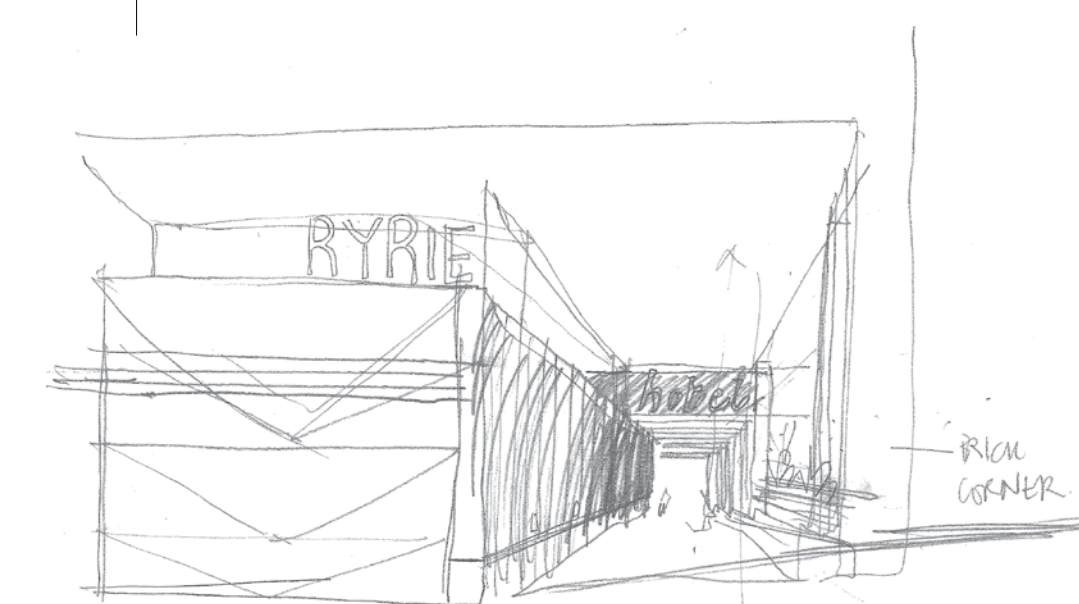
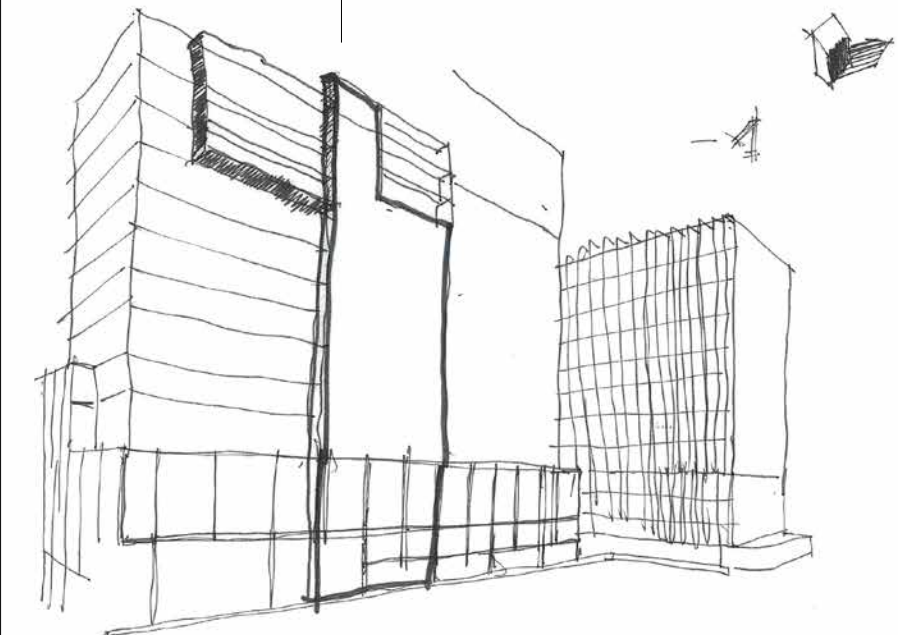
- 1 Artist Impression of Geelong Quarter from corner of Ryrie and Fenwick Streets.
- 2 Architectural studies by Architectus.

In a vibrant neighbourhood home to Geelong's thriving arts and culture scene, Geelong Quarter lets you live your best life—in your own time, at your own pace. Immerse in the lifestyle you've always wanted, focused on the simple things that matter most to you.

Set on the prominent corner of Ryrie and Fenwick Streets, Geelong Quarter is close to everything locals love about G-Town. A new address for easy living, and a new destination to love, it features the Holiday Inn Hotel & Suites, the luxurious Ryrie Residences, and the contemporary Ryrie Home, all in a well-connected village.

A five-minute walk from Ryrie Home, the eclectic Little Malop Street is home to some of Geelong's best restaurants as well as fantastic whisky, cocktail and wine bars. Stroll a few minutes further to the beach for a feast of fish and chips by the water at Geelong Waterfront.

More than ever before, people are realising the importance of a close-knit community and meaningful interactions. There is comfort in knowing your neighbours, and that you're looking out for each other, creating a wonderful place to be.



Ryrie Home is a unique opportunity to get into the Geelong property market. Quality one, two and three-bedroom apartments, many with views of Corio Bay, are the perfect choice for the first home buyer, young professional, downsizer or astute investor.



Life's

©
TAKE PLEASURE IN
SIMPLE MOMENTS

It is not how much you have, but how well you live. It is making every moment count, doing what you love. It is feeling joy in the simple things, awakening your senses, and real human connections.



simple moments.

Architectus imagines a new way of living where simplicity is celebrated, and quality is uncompromised. Many apartments enjoy views to Corio Bay, while all embrace the best of Geelong.

◦
A NEW WAY
OF LIVING

Designed for easy living.



Leonardo Da Vinci once said, "Simplicity is the ultimate sophistication". There is a quiet, confidence about its façade, reflecting the elegant, clean lines of the interiors within.

1 Apartments on the podium offer generous balconies.

2 Island bench with porcelain stone benchtops.

3 The light scheme is reminiscent of Geelong's sandy, sun-kissed beaches.

Ryrie Home exudes a bold character, a distinctive building of glass and sleek, contemporary lines. Apartments on the podium offer generous balconies while the upper apartments enjoy stunning view of the ocean. The interiors have been thoughtfully designed to ensure efficient, flowing spaces. Open plan living is oriented towards floor-to-ceiling windows, maximising views and natural light.

The material palette offers a timeless aesthetic with timber flooring, beautiful finishes, and fixtures of enduring quality. Kitchens boast island benches with porcelain stone benchtops and mirrored splashbacks, complemented by Fisher & Paykel appliances.

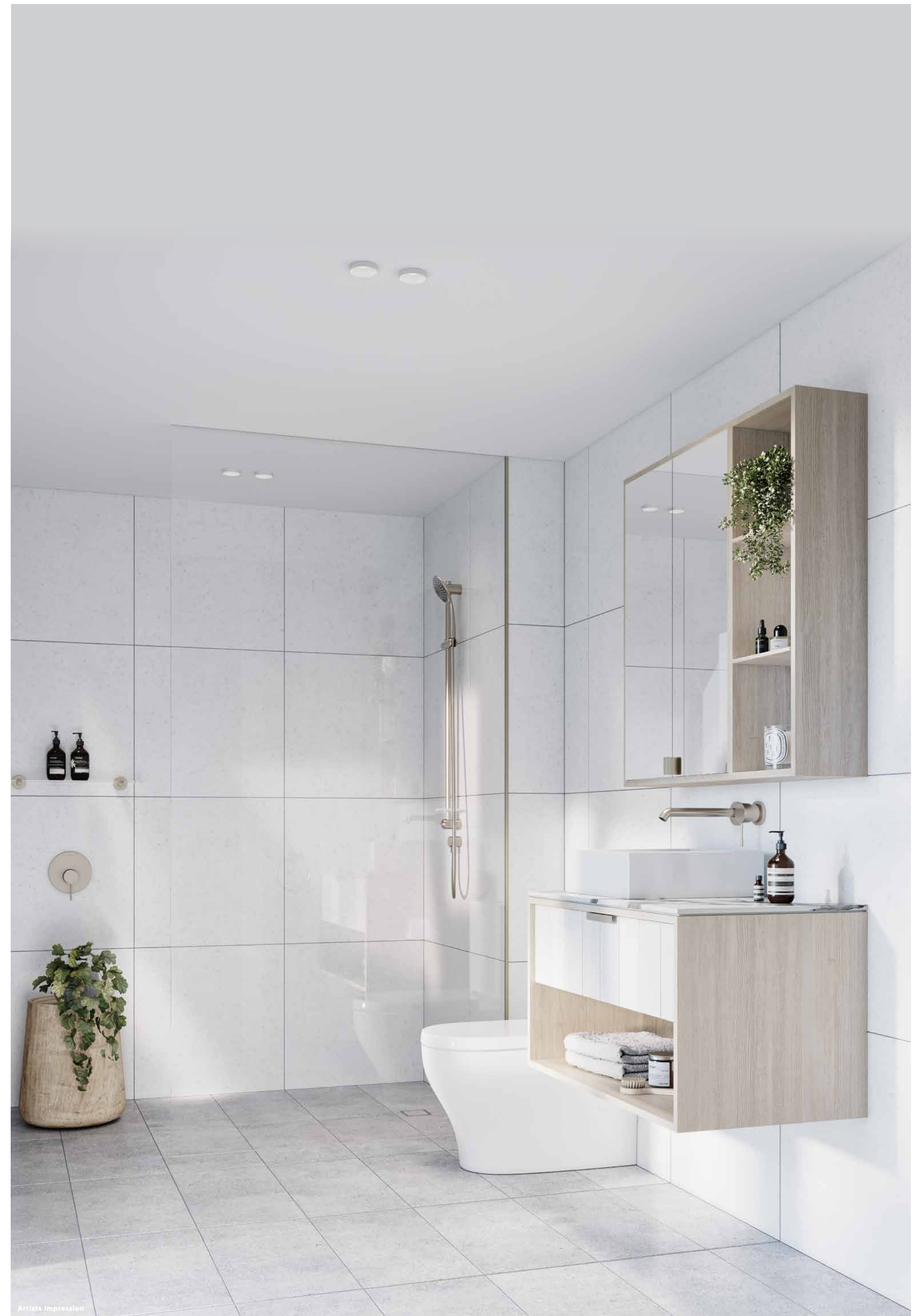
The bedrooms offer mirrored robes and plush carpets underfoot. Each apartment has been cleverly planned to deliver great amenity, comfort and abundant storage, including a dedicated laundry room, as well as reverse cycle cooling and heating. Choose from a light or dark colour palette to suit your personal style. The light scheme is reminiscent of Geelong's sandy, sun-kissed beaches, while the dark Melbourne palette has an inspired urban mood. Security has been carefully considered, with a video intercom in every apartment. Residents also enjoy access to a secure basement car park. There is freedom to simply lock up and leave with complete peace of mind.



Ryrie Home puts the focus on what really matters, and joy in the simplest pleasures. It means you are intentional about living a simpler life. It is where happiness is not defined by objects, but by who you are, what you do, and the people you are with.



Artists Impression



Artists Impression



Live where you belong.



Ryrie Home is a connected vertical village, where meaningful friendships can be made. Enjoy an exclusive communal rooftop lounge overlooking the bay, a beautiful space to relax, host private functions, or get to know your neighbours.





F

With decades of experience in property, Franzé Developments boasts a proven track record in developing, managing and delivering diverse projects concurrently—always within budget, on time and to exceptional standards. With intelligently conceived, well-designed and impeccably constructed projects, Franzé Developments continues to turn heads.

franzédevelopments.com.au

FRANZÉ



- 1 The Alexandra, Kew
- 2 The Alexandra, Kew
- 3 The Alexandra Penthouse, Kew
- 4 The Alexandra Penthouse, Kew





Architectus is a leading design studio that brings together the experience of more than 350 architects, interior architects, urban designers and urban planners. Distinguished by its specialist expertise across wide-ranging disciplines, Architectus works across all industry sectors and on projects large and small. Dedicated to understanding clients' needs, Architectus applies its research, experience and technology to develop solutions functional, elegant and inspired.

1 The Grounds, Ivanhoe, Melbourne.

2 Langston Place, Epping, Sydney.





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