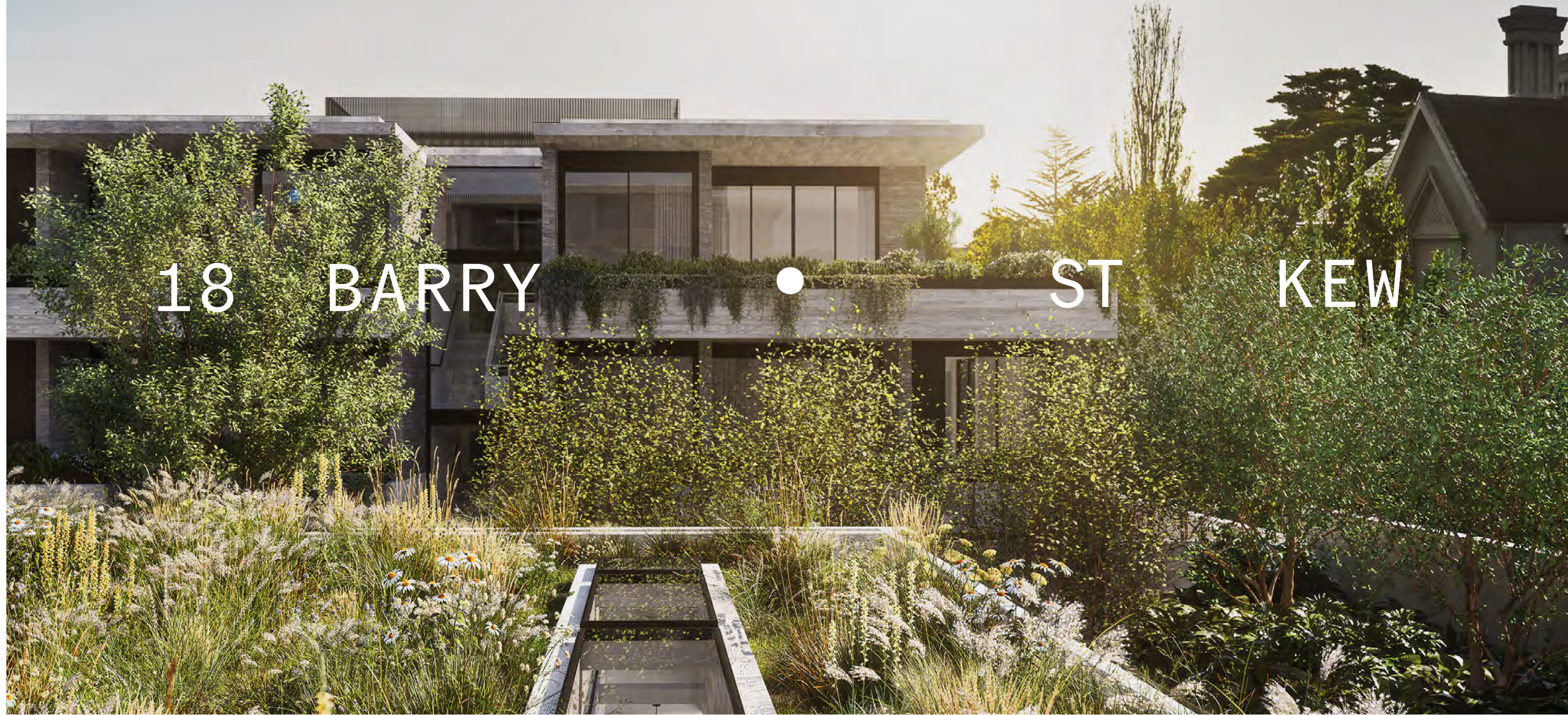


# PICCOLO



# HOUSE



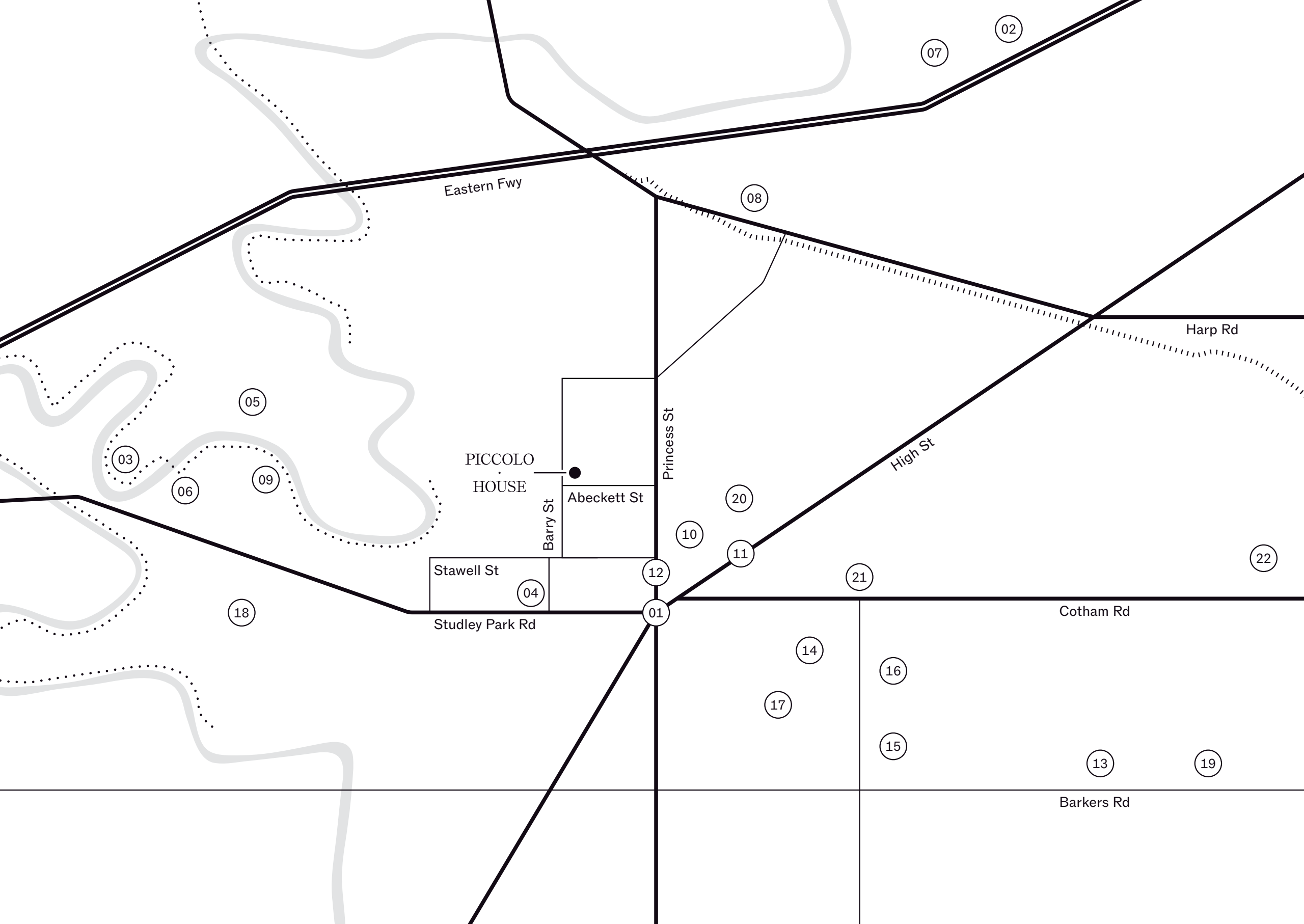
Piccolo House – 18 Barry Street is a rare opportunity to live within one of Kew’s most tightly held enclaves. It is a premium site that demands care, respect and design of the highest calibre. In response are five finely scaled buildings that emerge gently from the landscape, their form and materiality shaped by the rhythm of the street and the beauty of the surrounding tree canopy. These are homes in the truest sense – spacious, quiet and deeply connected to their locale.

With a new level of luxury and amenity – from concierge services to wellness spaces and curated communal areas – every element has been considered to support a life of ease and comfort. Piccolo House – 18 Barry Street reimagines apartment living through a lens of community connection, architectural clarity and domestic warmth.

# Rhythmic Beauty

Piccolo House – 18 Barry Street sits quietly in one of Kew’s most established pockets – a leafy street known for its heritage homes and peaceful, neighbourly feel.

Just moments from Studley Park and Yarra Bend, the location offers an immediate connection to nature but is also only minutes to the vibrancy of Kew Junction. This rare, elevated corner site brings together the best of both worlds – green and serene yet embedded within the suburb.



- Piccolo House
- 
- |           |                                  |                |                           |
|-----------|----------------------------------|----------------|---------------------------|
| Landmarks | 01 Kew Junction                  | Grocery Stores | 10 Woolworths             |
|           | 02 Kew Golf Club                 |                | 11 Toscano's              |
|           | 03 Studley Park Boathouse        |                | 12 Leo's Fine Food & Wine |
|           | 04 St Vincent's Private Hospital |                |                           |
- 
- |                |                             |         |  |
|----------------|-----------------------------|---------|--|
| Parks & Trails | 05 Yarra Bend Park          | Schools | 13 Carey Baptist Grammar School        |
|                | 06 Studley Park Picnic Area |         | 14 Trinity Grammar School              |
|                | 07 Willsmere Park           |         | 15 Methodist Ladies' College           |
|                | 08 Outer Circle Rail Trail  |         | 16 Ruyton Girls' School                |
|                | 09 Bushland Circuit Trail   |         | 17 Xavier College – Senior Campus      |
|                |                             |         | 18 Xavier College – Burke Hall         |
|                |                             |         | 19 The Margaret Lyttle Memorial School |
|                |                             |         | 20 Independent Co-educational          |
|                |                             |         | 21 Sacred Heart School                 |
|                |                             |         | 22 Genazzano FCJ College               |



The architectural vision for 18 Barry Street is grounded in restraint and connected to context. Designed by Woods Bagot, the project takes its cues from the neighbourhood – a quiet street canopied in green, lined with heritage homes and layered gardens.

Rather than a single mass, the architecture is broken into a series of pavilion-like buildings, each rigorously positioned to maximise light, privacy and outlook.

There's a deliberate softness to how the buildings meet the ground with generous setbacks and lush landscaping blurring the edge between built form and garden. Internally, layouts have house-like proportions, with high ceilings and dual aspects that create flow and openness.

The result is architecture that is confident but quiet, shaped by its environment and intended to endure.

# Grounded Yet Soft



Ana Sá, Peter Miglis : Woods Bagot



# Timeless Elegance

Designed by Hecker Guthrie, the interiors are tailored to the practicalities of real life.

Spaces are light-filled and flexible, with soaring three-metre ceilings. From full-size laundries to custom storage solutions that accommodate everything from golf clubs to suitcases, every detail has been considered.



Stacey van Harn, Hamish Guthrie, Paul Hecker : Hecker Guthrie



# Embedded In Nature

Drawing on Kew's layered character Acre has crafted a planting scheme that feels both familiar and fresh. Inspired by the formality of traditional European landscapes, the design introduces seasonal variation, sculptural hedging and soft, perennial planting.



Brett Robinson : Acre



# Life Made Effortless

Inspired by the refined ease of luxury hotels, the lifestyle considerations at Piccolo House – 18 Barry St blend wellness and respite with social connection. It's a place where privacy is protected, and shared spaces encourage gentle interaction without obligation.

In addition, a dedicated concierge is on-hand to assist with the everyday, from accepting deliveries to coordinating guest arrivals. It's a smooth tier of assistance that brings ease and comfort – attentive, yet unobtrusive support.





“To create a sense of community, we start by designing the right spaces, spaces where people can gather if they choose to. The concierge is a big part of it too. Their role isn’t just to look after the building, it’s to create opportunities for residents to come together, hosting events, making introductions.”

Michael Piccolo, Managing Director







The amenities are akin to the most sought-after resorts from around the world, drawing references to Japanese Zen and European spa traditions. Set within the garden-level wellness centre, the facilities foster a quiet connection to nature – a theme carried throughout the project.

The wellness precinct includes:

- A compact yet efficient gym with a well-curated selection of equipment.
- A flexible yoga studio space for one-on-one or small group classes.
- A dedicated golf simulator room adds another element to the lifestyle offering.
- The spa includes thermal pool, cold plunge, sauna and private treatment room.

The gym is fully equipped with a curated selection of equipment. But most importantly, the room opens to garden views, which makes for an inviting and light-filled space to exercise in.

# Restorative Wellbeing





# Nourishing The Soul

A subterranean wine cellar offers a refined and intimate experience. Residents can access their own generously sized, lockable wine fridge to keep their collection in perfect condition. A tasting table invites relaxed gatherings, ideal for sharing a special vintage or hosting an informal tasting with friends and family. Evoking the richness of a traditional wine cave, the space is a moody, atmospheric retreat.





Designed as a rich and immersive zone, the golf simulator suite draws on the atmospheric tradition of the sport's Scottish origins.

Whether playing solo to unwind after work or enjoying a round with a friend, the space accommodates social and individual needs.



Kew is made for walking. Its leafy streets and rich mix of Victorian, Edwardian and mid-century homes make every stroll a visual delight. Nearby is Studley Park, which is perfect for daily dog walks with its long, meandering trails through native bushland and along the Yarra River.

To make life even easier, there is a dedicated on-site dog wash, a thoughtful touch to make everyday living more convenient.



# Natural Pace

# Available Residences

Piccolo House – 18 Barry St, Kew, features a selection of spacious two, three-bedroom, and penthouse residences. Designed by Hecker Guthrie, these homes are crafted to suit everyday living and boast impressive three-metre ceilings. With full-sized laundries, butler's pantries, and bespoke storage solutions, every aspect has been carefully considered.

Two-bedroom residences from \$2,200,000  
Three-bedroom residences from \$2,880,000  
Penthouse residences \$POA

## Exclusive Preview Opportunity

Be one of the first to experience Piccolo House - 18 Barry St, Kew.  
Book now to secure your preview of our display residence

0407 422 656 or [barryst@piccolo.house](mailto:barryst@piccolo.house)  
[www.barryst.piccolo.house](http://www.barryst.piccolo.house)

