

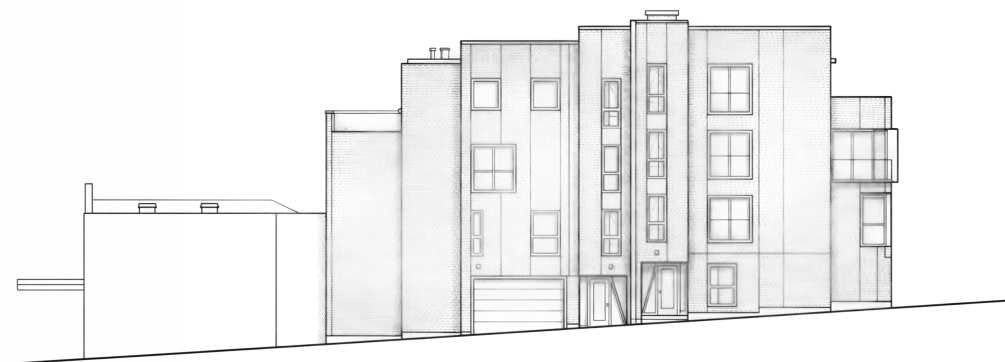


LITTLE SMITH

ATELIERS



PRIVATE LANEWAY RESIDENCES AT THE
INTERSECTION OF SMITH AND GERTRUDE.



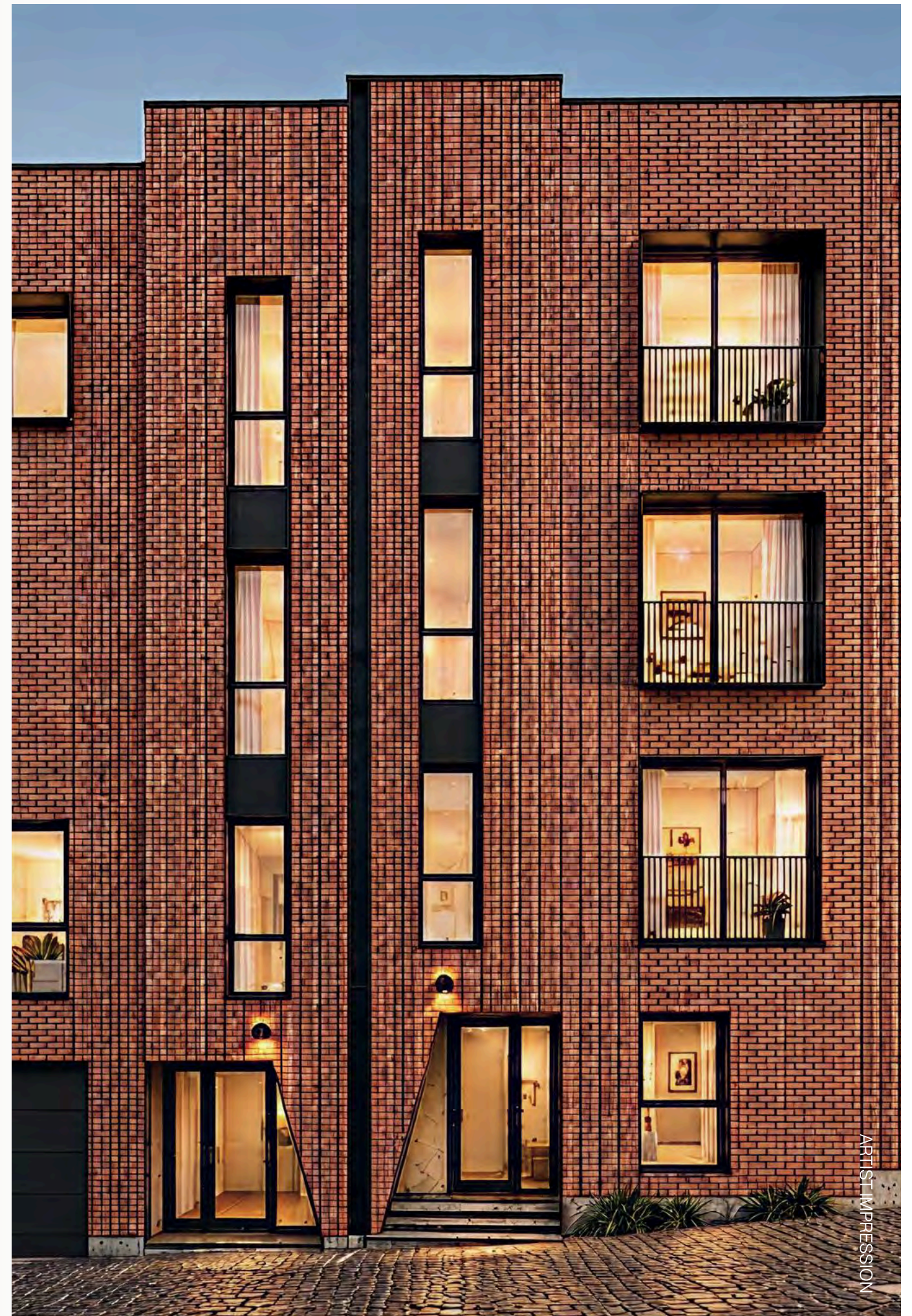
TWO FRONT DOORS SET OFF ONE OF MELBOURNE'S MOST CURATED STREETS.

Hidden in the heart of Melbourne's oldest suburb, behind iconic Smith Street, an address most people walk straight past.

Set behind a retained and refurbished heritage shopfront, each home takes its own private address on Little Smith Street: a quiet bluestone laneway running between the two.

Personal garage parking, private lift access and rooftop living, steps from the restaurants, bars, galleries and retail that define the inner north.

The atelier typology - the working warehouse, remade as a home and resolved for a Fitzroy laneway. This is the rare part of the city where energy and privacy meet: Smith and Gertrude at the door, Little Smith Street as the way home.





GROUNDING IN THE BELIEF THAT GOOD BUILDINGS ARE NOT IMPOSED ON PLACE. THEY EMERGE FROM IT.

On the corner of Smith and Gertrude, a heritage shopfront has held the street for more than a century. It is retained and refurbished as part of this project, preserving the presence of one of the suburb's long-standing retail buildings.

Behind it, on the laneway, two new loft residences are created at 46 and 48 Little Smith Street.

Contemporary homes shaped by Fitzroy's brick-and-steel character rather than borrowed from it. Croft's background in heritage gives the new work its restraint: it belongs to the street without pretending to be older than it is.

On one of Fitzroy's best-known corners, two private, highly resolved addresses live quietly off the lane.

A rare offering in this part of the inner city.

EVERYTHING YOU'D PLAN A WEEK AROUND.
ALL OF IT ON THE WAY HOME.



Galleries, wine bars, boutiques that have held their ground for decades. None of it requires a plan. All of it is on the way home or just out the front door.

Dinner at Cutler & Co. A glass at Marion, twelve seats above Smith Street at Above Board, the racks at Handsom and Leonard St.

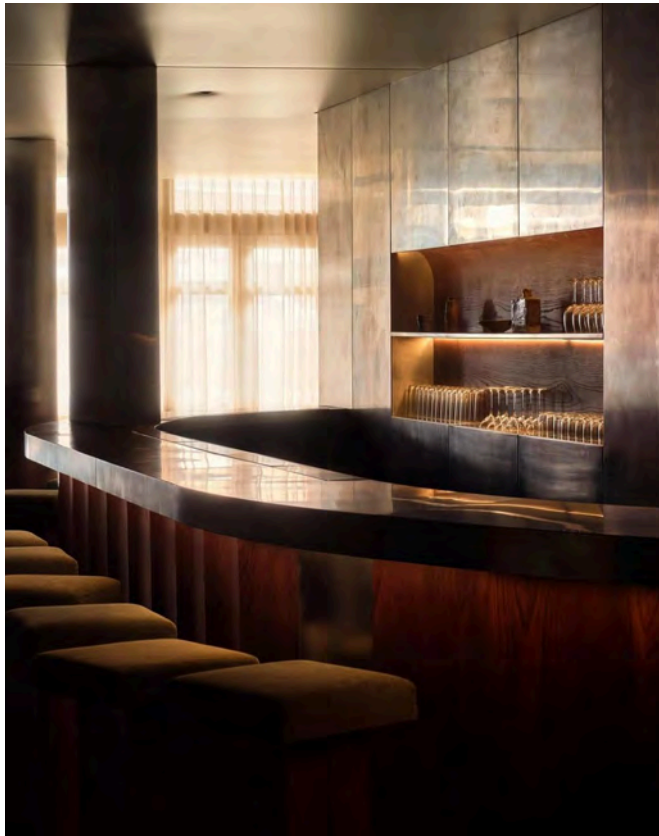
There is a rhythm to this corner of Fitzroy.

Gertrude Street moves slowly, more curated.

Smith Street moves at pace with an irreplaceable vibrance.

Both moments from your front door.

Between them both runs Little Smith Street: A bluestone laneway that most people walk past without noticing.



A neighbourhood that doesn't need explaining.



Renowned bars, cafés and restaurants seconds from the front door.



Victorian parapets, working shopfronts and a street life built over generations.



A creative energy unique to Smith & Gertrude.



Independent boutiques, run by the people behind the counter.

OVER 100 RESTAURANTS, WINE BARS, GALLERIES,
RECORD SHOPS, DESIGN STORES AND AMENITIES
LAYERED INTO MELBOURNE’S BEST ADDRESS



RESTAURANTS, WINE
BARS AND CAFÉS

- 1 Cutler & Co
55–57 Gertrude St, Fitzroy
- 2 Añada Bar & Restaurant
197 Gertrude St, Fitzroy
- 3 Ladro
224 Gertrude St, Fitzroy
- 4 Archie’s All Day
189 Gertrude St, Fitzroy
- 5 ARRA Coffee & Wine
13 Smith St, Fitzroy
- 6 Marion Wine Bar
53 Gertrude St, Fitzroy
- 7 Bistro Sousou
153 Gertrude St
- 8 Gaea Fine Dining
166 Gertrude St
- 9 Grace Darling Hotel
114 Smith St
- 10 Builders Arms Hotel
211 Gertrude St, Fitzroy
- 11 The Gertrude Hotel
148 Gertrude St, Fitzroy
- 12 Little House Wine Bar
98 Smith St, Collingwood
- 13 The Elysian Whisky Bar
113 Brunswick St, Fitzroy
- 14 Union Club Hotel
164 Gore St, Fitzroy



WELLNESS

- 15 Saint Haven
23 Wellington St
- 16 Plus Fitness
196 Gertrude St
- 17 Strong Zone
10 Wellington St



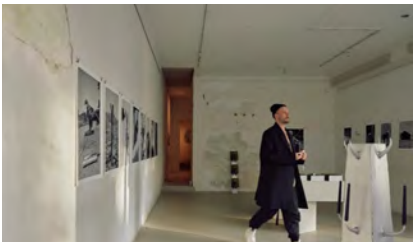
SHOPPING

- 18 Leonard St
123 Gertrude St, Fitzroy
- 19 Aesop
242 Gertrude St, Fitzroy
- 20 Mad About The Boy
126 Gertrude St, Fitzroy
- 21 Handsom
163 Gertrude St, Fitzroy
- 22 The Standard Store
159 Gertrude St, Fitzroy
- 23 About Space
175 Gertrude St, Fitzroy
- 24 Mud Australia
181 Gertrude St, Fitzroy
- 25 Phillip & Lea
65 Gertrude St, Fitzroy
- 26 HAVN
200 Gertrude St, Fitzroy



GALLERIES & MUSIC

- 27 Oigall Projects
122 Gertrude St, Fitzroy
- 28 Art & Collectors
165 Gertrude St, Fitzroy
- 29 Smith & Gertrude
73 Smith St, Fitzroy
- 30 Northside Records
236 Gertrude St, Fitzroy
- 31 SoundMerch
64 Oxford St, Collingwood



GREEN SPACES

- 32 Carlton Gardens
1-111 Carlton St, Carlton
- 33 Peel St Park
Peel St, Collingwood
- 34 Fitzroy Gardens
Wellington Pde, Fitzroy
- 35 Atherton Reserve
165 Napier St, Fitzroy



HOSPITAL

- 36 St Vincent’s Hospital
41 Victoria Pde, Fitzroy

THE CONVENIENCE OF A NEW BUILD, PLANNED
WITH THE PROPORTIONS OF A HERITAGE
RESTORATION.

The heritage of the site sits at Smith Street, where the existing retail frontage is retained and refurbished: its scale, rhythm and splayed entrance preserved as part of one of Melbourne's oldest commercial streets.

Behind it, the laneway tells a newer story. From Little Smith Street the residences read as contemporary loft architecture: brick, steel and glass drawn from Fitzroy's warehouse fabric, detailed for permanence rather than ornament.

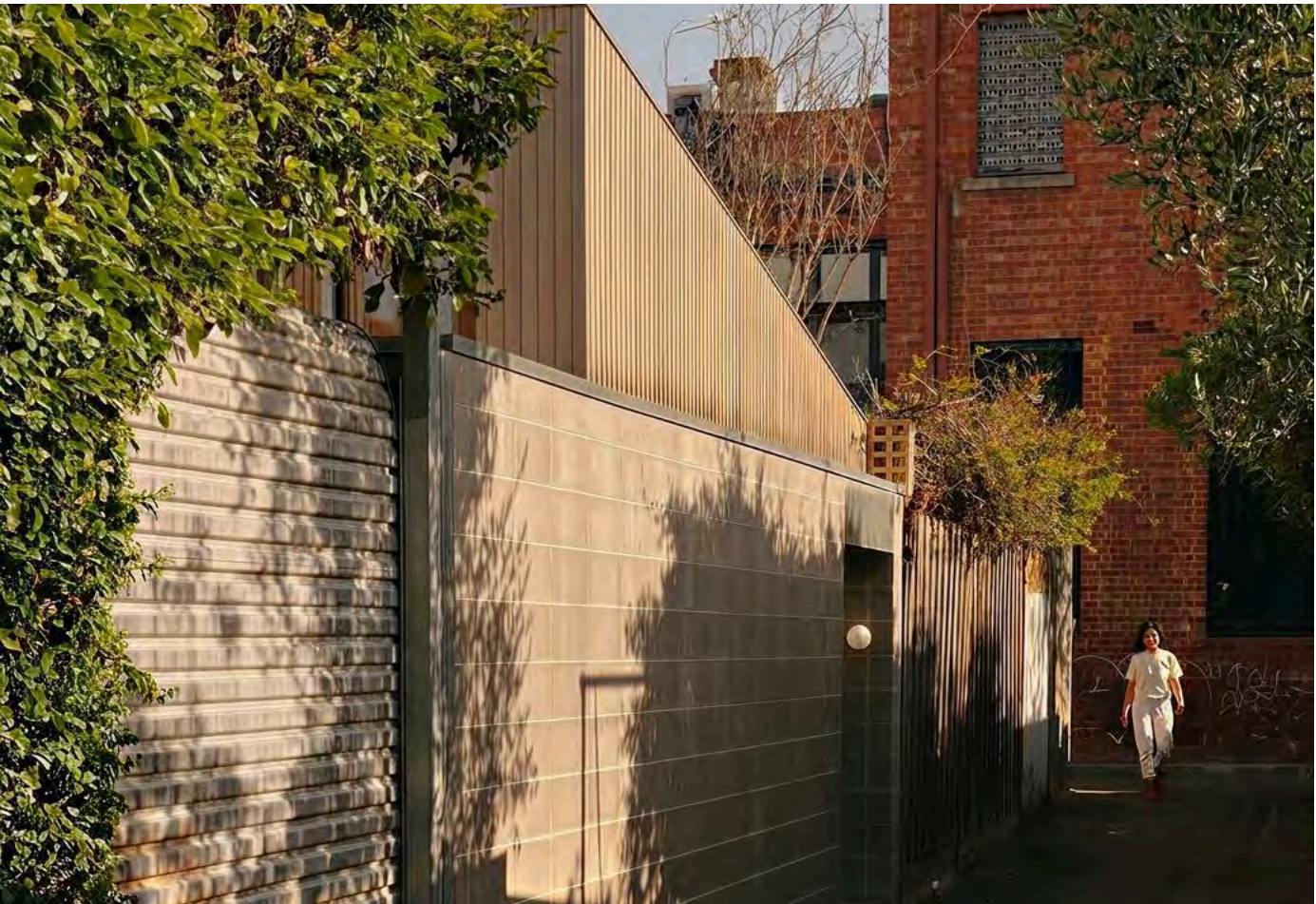
The work is deliberately reserved from the outside, its light and openness held within.

Each home is complete. Organised, open plan rooms that have been designed for how people live.

Every floor has been made to hold each part of the day: living, sleeping, working, and the spaces that connect them.

On each level, your private lift, enclosed in a perforated steel screen, rises through the core. The open stairs beside it act as a architectural statement between levels.

Daylight falls through the void from above and the windows creating consistent natural light across each level.





ROOMS THAT RISE TOWARD THE LIGHT.

The plan turns the narrow laneway footprint to its advantage. Each home uses the design to create spaces worth staying in.

The garage and entry at the base act as utility and buffer between the action and privacy. Sleeping floors held in the middle, living lifted to the top where the light and outlook are strongest.

It gives these residences something townhouses rarely have: The feel of a house, with clear separation between where you rest and where you gather, culminating in a rooftop space that belongs to you alone.

Light reaches deep into each floor, and every room is served by both lift and stair.

Behind the richly textured façade, Little Smith Ateliers offers a thoughtful approach to contemporary vertical living, with design focused on comfort, security, natural light and amenity.

Designed for the realities of inner-city life, the residences are efficient and well-crafted, with circulation, storage and outlooks resolved to support everyday living.

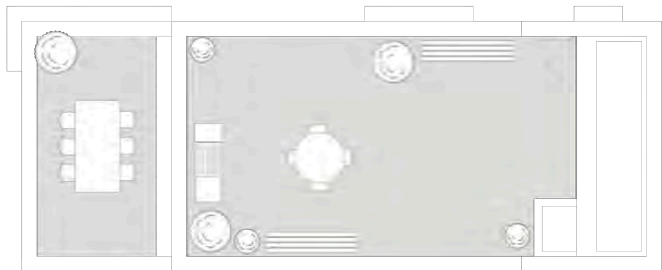
More than just a place to occupy, these homes are conceived as calm, architectural retreats in which to unwind and establish new daily rituals in the heart of Fitzroy.



46 LITTLE SMITH STREET

ROOFTOP

A private open-air access for dining, planting and lounging, set among the surrounding roofscape.



LEVEL 3

Kitchen and dining open to a terrace, the home's main living level, where the light is best.



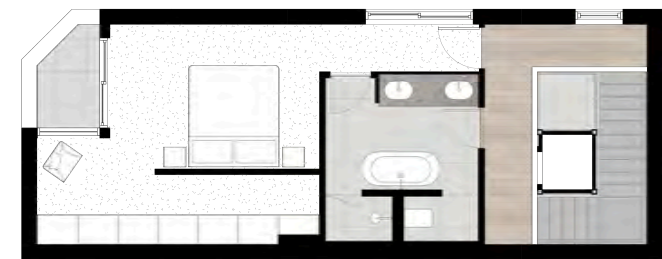
LEVEL 2

Second bedroom with robe and bathroom access, paired with a flexible lounge or study and its own balcony.



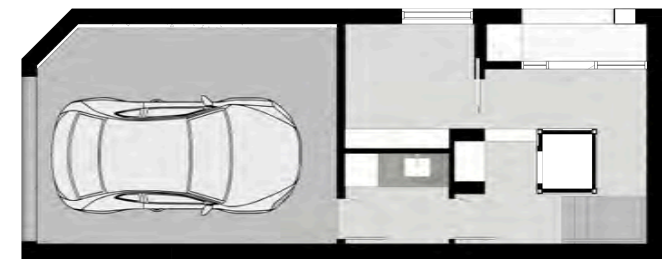
LEVEL 1

The primary suite: bedroom, fitted walk-in robe and a bathroom with double vanity and freestanding bath.



GROUND FLOOR

Secure garage with internal entry, laundry, and the base of the private lift and stair.



46 LITTLE SMITH STREET

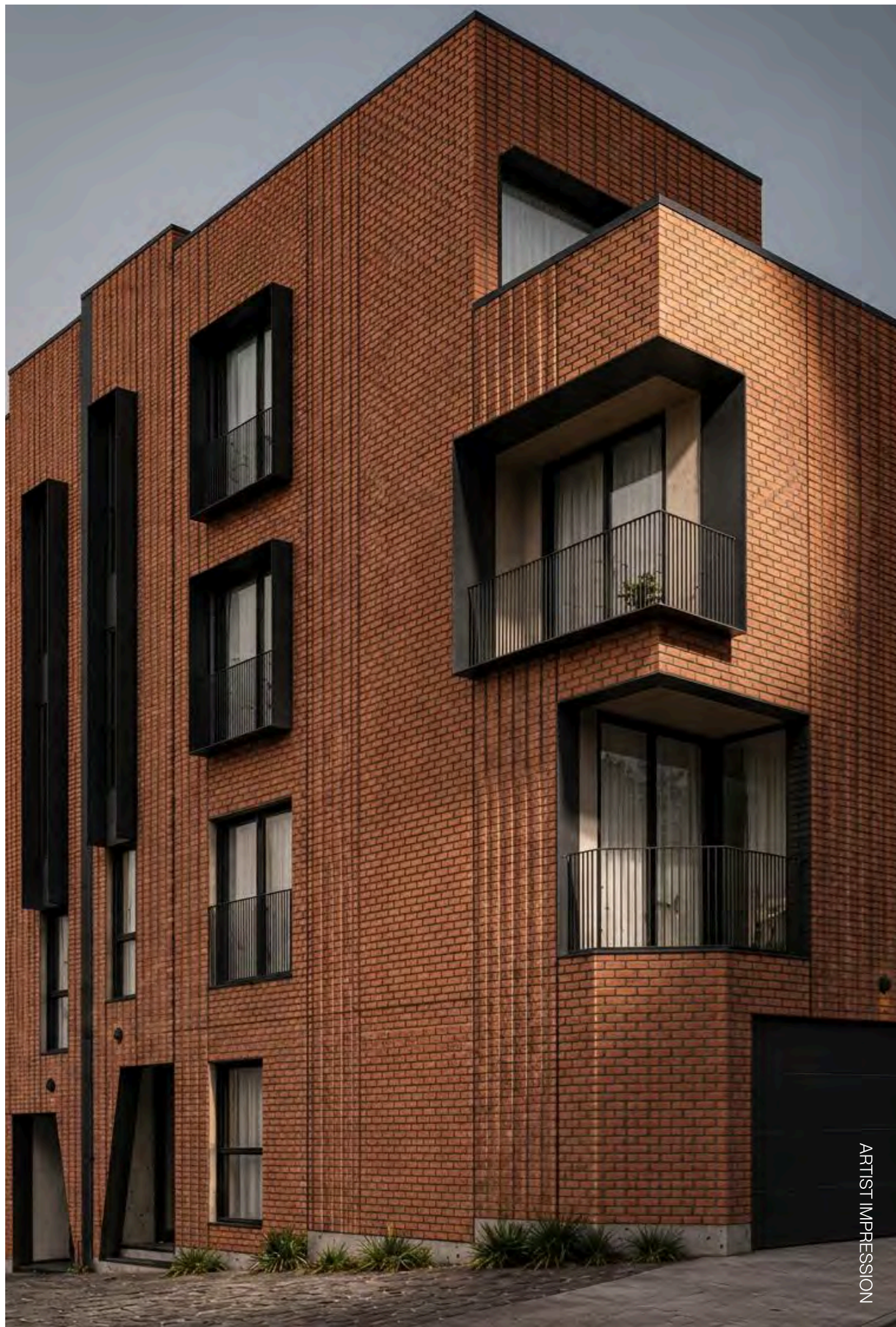
The more conscious of the two — a two-bedroom loft entered privately from the laneway. The primary suite takes its own level; above it, the second bedroom pairs with a flexible living zone and balcony for guests, work or retreat.



The top floor brings kitchen, dining and terrace together, with the roof deck extending the home into an open-air room. A single wall of joinery runs floor to ceiling, integrating appliances, island bench, window splashback, concealed rangehood.

A rare alternative to a Fitzroy terrace. The ceilings are tall and daylight is the primary material.

New, secure, private and low-maintenance. Garage parking and a lift. Both genuinely scarce in this part of Fitzroy.



LIME RENDER. SPOTTED GUM.
HONED BLUESTONE. BRASS.

Little Smith Ateliers is defined by its robust material palette: handmade bricks crafted in Victoria anchor the project in Fitzroy's industrial heritage, while SoHo-style metalwork gives the elevations a crisp, urban grain.

Inside, custom walnut joinery is paired with natural oak and wool flooring to create a tactile, layered interior architecture.

The brief was to create a space worth slowing down in. A lived in gallery of proportion, light and materials that acts as a base plate for furniture, art and objects.

Your canvas to design, express and live.

The palette is chosen for permanence, not effect: handmade Krause brick, charcoal steel, deep-set glazing and honed stone. Surfaces that hold their character and ask almost nothing back.

No gardens to maintain, no shared lobby to manage, no strata fees — two private homes, each held separately.

The result is the ease of an apartment with none of its compromises, and the freedom to come and go as the city allows.

48 LITTLE SMITH STREET

The larger of the two — and it earns its scale. The full-depth living floor sits at Level 3, kitchen, dining and sitting in one volume opening to a terrace, with a roof deck stepping off above.



The main suite holds Level 2 in full; Just below, two further bedrooms, each with bathroom access.

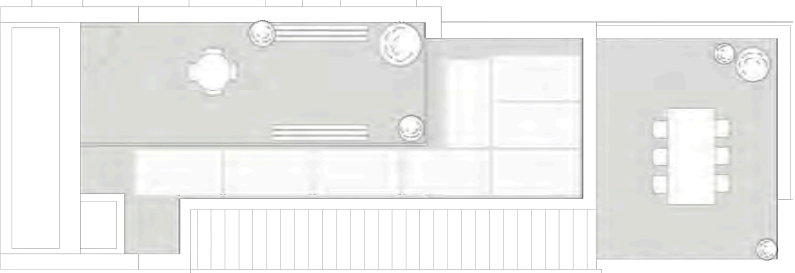
Designed with family, guests, studio or office in mind.

At ground, a secure garage with direct internal access to the lift.

248.2 m² in total, arranged to be lived in slowly.

ROOFTOP

An open-air access set among the Melbourne skyline, for dining and retreat.



LEVEL 3

One room the full length of the plan: kitchen, dining and sitting in a single volume, opening to the terrace at its end.



LEVEL 2

The main suite across the entire floor: bedroom, walk-in robe and a bathroom with freestanding bath and double vanity.



LEVEL 1

Two bedrooms, both with robes*, served by a full bathroom. A floor for children, guests or work.



GROUND FLOOR

Secure garage with internal entry, storage, and the base of the private lift and stair.



COLLABORATORS

Little Smith Ateliers brings together a team chosen for craft, judgement, vision and follow-through.

Developer
Croft Developments

A Melbourne and London based development practice specialising in sensitive residential and urban-renewal projects, working where heritage, planning complexity and scarcity create lasting value, across origination, development management, delivery and asset strategy.

Architects & Interiors
DX Architects

A Melbourne practice working across residential, mixed-use and adaptive re-use. For Little Smith Ateliers, DX led the architectural and interior response, bringing contemporary amenity into a heritage-rich Fitzroy setting.

Construction
Willoworks

An award-winning Victorian builder of architecturally designed residential and mixed-use projects, delivering the craft and program discipline a compact inner-city heritage site demands.

Strategy & Creative
Forge Studio

Forge is a strategic and creative studio with a global footprint and a long record in property, working end to end across art direction, brand strategy, digital, architectural CGI, production and project marketing.

Exclusive Agent
Realco Real Estate

A Melbourne project-marketing and sales agency specialising in boutique inner-city developments, responsible for sales strategy, purchaser engagement and campaign execution.



ARTIST IMPRESSION



ARTIST IMPRESSION

Disclaimer: While all reasonable care has been taken in the preparation of this brochure and the particulars contained herein, it is intended to be a visual aid and does not necessarily depict the finished state of the property or object shown. No liability whatsoever is accepted for any direct or indirect loss or consequential loss or damage arising in any way out of any reliance upon this brochure. Purchasers must rely upon their own enquiries and inspections. Furniture is not included with the property. Dimensions and specifications are subject to change without notice. Some fitting and fixtures are optional upgrades which will be detailed within the contract of sale. Illustrations and photographs are for presentation purposes and are to be regarded as indicative only. This brochure does not form part of, and is not, an offer or a contract of sale.



