

2.6 NIRVANA AND VILLERS-BRETONNEUX AREA

This subdivision was originally associated with market gardening on Crown Allotment 155 and possibly 151. The area was developed in two distinct phases, the earlier section from the sale of the historic Nirvana estate and the latter after the 1925 War Service subdivision. The different Crown Allotments are defined by a change of street alignment.

The Nirvana and Villers-Bretonneux area is significant for the historical development which is reflected in the subdivision pattern, especially the closer association with the pioneering property, Nirvana, and the World War I associations of the War Service subdivision. The subdivision pattern reflects the manner in which the Nirvana Estate was planned (which left the house on a separate allotment) thus creating an unusual street alignment. The two squares of the War Service subdivision reflect the Commonwealth Government's altruistic approach to town planning. The architectural character and relative consistency of the original building stock reinforce the concept of the squares and the overall development of this area.

1857-c.1902: Original plan of subdivision shows allotments 151 and 155 sold to Tulloch. Within a year, Tulloch has constructed a weatherboard cottage and stable and had 4 acres cultivated. By 1866 a second house of brick had been constructed (the structure incorporated into the rear of Nirvana). The Tulloch family continued to own and farm this area until the beginning of this century.

1913: Nirvana Estate auction plan shows Nirvana Avenue and Karma Avenue subdivided for extent of Crown Allotment 155. (Alway Collection, Malvern Historical Society Inc)

1925: War Service Homes subdivision west side of Nirvana Avenue within Crown Allotment 151.

1926: Auction sale of 33 home sites. Plan shows the unusual subdivision pattern and a number of houses already built. The sale was under the instructions of the Commonwealth Surveyor-General.

Nirvana Estate

The housing stock of the Nirvana subdivision ranges from Federation era houses, later modest single storey Bungalow style villas of brick and timber to some Spanish Mission and Moderne designs of the late 1920s and 1930s. Some larger 1920s houses are located at the more affluent section near Waverley Road, including some two storeys. This section has a relatively cohesive streetscape with uniform set backs. A number of later houses and units have been built although the area generally retains the character of the first development of this subdivision.

Villers Square and Bretonneux Square

The most distinctive features of the Villers and Bretonneux Squares are the unusual layout of the two reserves which have mature tree plantings. The surrounding buildings have a generally consistent character ranging from single storey Bungalow styled villas. There is only one infill in Bretonneux Square which is not contributory. Villers is more cohesive architecturally while lacking the street tree planting of Bretonneux. The buildings that have remained substantially intact enhance the special character of this area. Nirvana Avenue is distinguished by houses of a more stolid nature, including a number of Spanish Mission designs.

NIRVANA HEIGHTS

EAST MALVERN, SATURDAY, OCT. 10th
Close to Waverley Road Tram

4 Routes Carriage Railway Station

On the Estate is a
Comfortably Seated Marquee
of half-acre 3' x 100'

Splendid Building
Sites

With Fine Views and
Perfect Drainage

Remarkably
Easy Terms

£5 DEPOSIT

Balance, Quarterly over 5 Years
at 6 per cent.

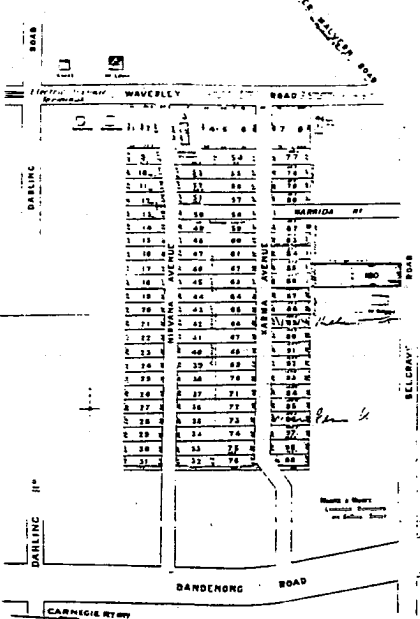
Special Discount
of 5 per cent.

To all Cash Buyers.

Title Certificate

Solicitor—
Norman Bayles, Esq.,
413 Collins Street.

For the Convenience of Buyers
A MOTOR BUS SERVICE
will be provided from North Road Tram
Terminals, on day of Sale, starting
at 2 o'clock.



Duncan & Weller,

Auctioneers, 67 Queen St., and at Armadale and Canterbury

D. H. SCOTT, Estate Agent, 72 Swanston Street

(Under instructions from the Commonwealth Surveyor-General)

EAST MALVERN

Auction Sale on the Ground, at 3 P.M., on
SATURDAY 22ND MAY 1926

of **33 Splendid Home Sites**
[50' Frontages to side roads]

The property is situated within a few minutes of Carnegie and Murrumbena Railway Stations, and is close to Dandenong Road Electric Tram terminus.

There is a frequent bus service along Dandenong Rd

Water, gas, electric light and sewerage are available.

- LOCALITY PLAN -

TERMS: £5 deposit per lot, balance £1 per month extending over a period of 5 years, with interest payable quarterly.

CERTIFICATE OF TITLE

A marquee will be erected on the ground with seating accommodation, and there is ample room for the parking of cars on the day of sale.

AUCTIONEERS— MESSRS. G. E. APPLETON & Co. 131 William St., City
In conjunction with
MESSRS. HAMMANN, OLSEN & Co. Murrumbena,
& 49 Elizabeth St., City.