



MON AMOUR

FRENCH LUXURY

66 ALMOND ST, BALWYN NORTH



CAMEL
LUXURY HOMES
DESIGN & CONSTRUCTION
PROPERTY MANAGEMENT & INVESTMENT
www.camelhomes.com.au

DESIGN & BUILT BY



CARMEL
HOMES

WWW.CARMELHOMES.COM.AU
1300 792 829



LIVING IN LUXURY

FRENCH INSPIRATION

A TOUCH OF FRENCH LUXURY AT YOUR DOORSTEP





MON AMOUR

"MY LOVE" - BECAUSE THIS HOME TRULY BECOMES YOUR LOVE. THE ATTENTION TO
DETAIL IN THIS LUXURY FRENCH INSPIRED HOME IS WHAT DREAMS ARE MADE OF.



ARCHITECTURE
& DESIGN

DESIGNED BY CARMEL HOMES, MON
AMOUR'S FAÇADE HAS BEEN DETAILED WITH
INTRICATE FINESSE THAT TRULY SHOW-
CASES AN ARTWORK OF BEAUTY.

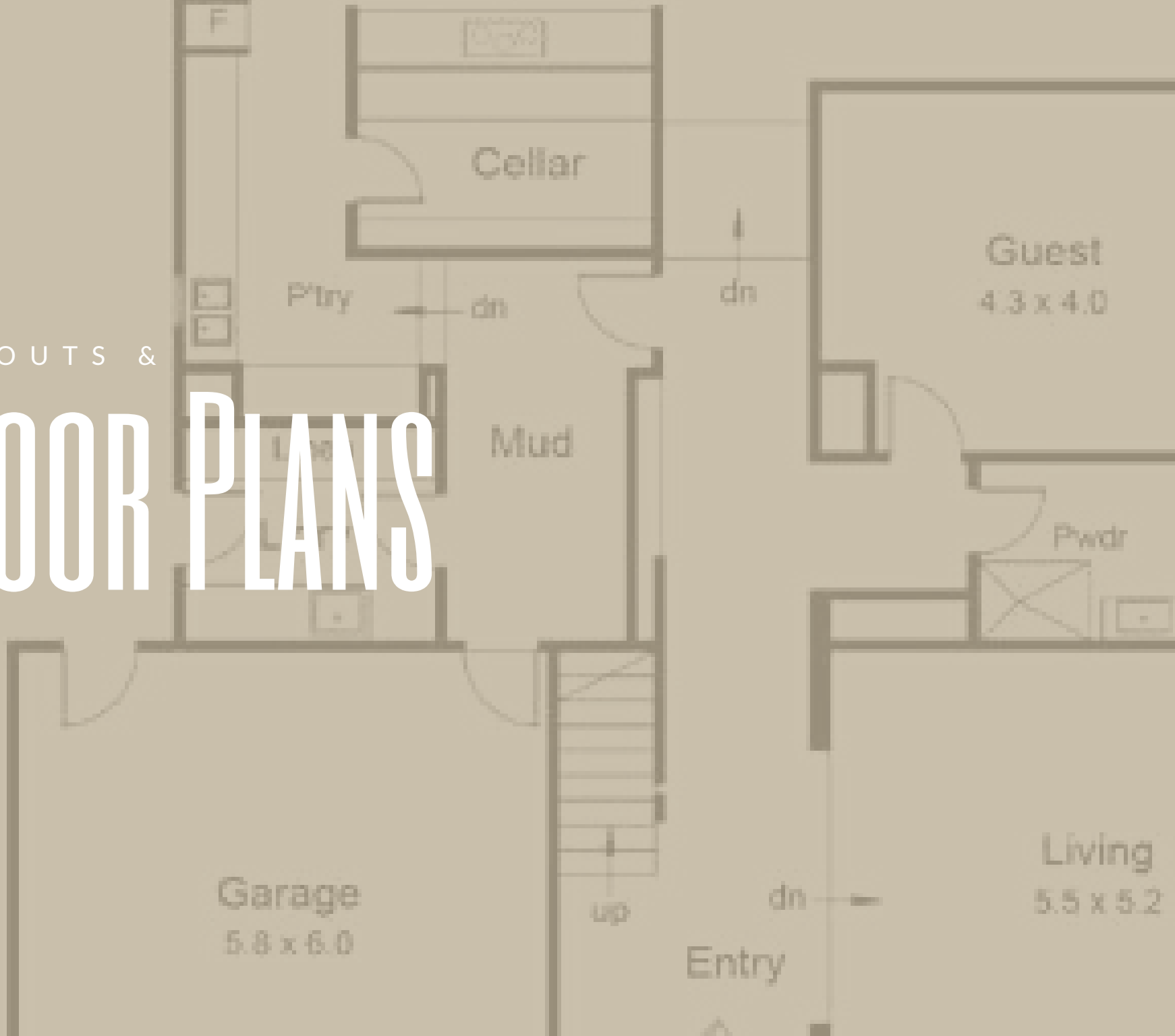


CARMEL
HOMES



LAYOUTS &

FLOOR PLANS



GROUND

FLOOR



FIRST

FLOOR







FIXTURES &

FITTINGS





BUTLER'S KITCHEN &

KITCHEN



GAS COOKTOP

LOCATION: KITCHEN

DESCRIPTION: MIELE 900MM GAS S/S COOKTOP



OVEN - 3 OFF

LOCATION: KITCHEN & BUTLER'S KITCHEN

DESCRIPTION: MIELE 600MM ELECTRIC OVEN



COFFEE MACHINE

LOCATION: KITCHEN

DESCRIPTION: MIELE COFFEE MACHINE



UNDERMOUNT RANGEHOOD

LOCATION: KITCHEN

DESCRIPTION: MIELE UNDERMOUNT RANGEHOOD



MICROWAVE OVEN

LOCATION: KITCHEN

DESCRIPTION: MIELE ELECTRIC MICROWAVE OVEN



GAS COOKTOP

LOCATION: BUTLER'S KITCHEN

DESCRIPTION: MIELE 600MM GAS S/S COOKTOP



INTEGRATED FRIDGE & FREEZER

LOCATION: ENSUITS & BATHROOMS

DESCRIPTION: METVEN CHROME SHOWER MIXER & OUTLET



DISHWASHER - 2 OFF

LOCATION: KITCHEN & BUTLER'S KITCHEN

DESCRIPTION: MIELE 600MM INTEGRATED DISHWASHER



IN-BUILT RANGEHOOD

LOCATION: BUTLER'S KITCHEN

DESCRIPTION: MIELE IN-BUILT RANGEHOOD



PENDANTS

LOCATION: KITCHEN BENCHTOP

DESCRIPTION: 2 OFF SINGLE CHROME PENDANTS ABOVE ISLAND BENCH



UNDERMOUNT SINK

LOCATION: KITCHEN & BUTLER'S KITCHEN

DESCRIPTION: METVEN CHROME SHOWER MIXER & OUTLET



KITCHEN MIXER

LOCATION: KITCHEN & BUTLER'S KITCHEN

DESCRIPTION: METVEN CHROME MIXER PULL OUT SWISH DISHWASHER SPRAY



LOUNGE &

FORMAL LIVING



TV UNIT

*LOCATION: LOUNGE ROOM
DESCRIPTION: TWO-PACK &
TIMBER VENEER TV CABINET
UNIT WITH SHELVING*



MARBLE MANTLE FIRE PLACE

*LOCATION: FORMAL LIVING
DESCRIPTION: MARBLE MANTLE
WITH REAL FLAME CLASSIC FIRE
PLACE*



BATHROOMS, LAUNDRY &

EN-SUITS



BATHTUB
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: FREE STANDING
 ACRYLIC OVAL BATH



SHOWER MIXER & OUTLET
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: GROHE CHROME
 BASIN MIXER



UNDERMOUNT BASIN
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: VILLEROY & BOCH
 UNDERMOUNT BASINS



MIRRORS
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: CLASSIC FRAMED ORNATE
 MIRRORS



IN-BUILT TOILETS
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: VILLEROY & BOCH IN-
 BUILT TOILETS



TOILET CISTERN & PUSH BUTTON
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: GROHE TOILET IN-
 CAVITY CISTERN & PUSH BUTTON



LIGHT FIXTURES
 LOCATION: ENSUITS &
 BATHROOMS
 DESCRIPTION: CHROME SINGLE
 SIDE LIGHTS



VANITY JOINERY
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: TWO-PACK ROUTERED
 JOINERY



SHOWER MIXER & OUTLET
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: METVEN CHROME
 SHOWER MIXER & OUTLET



TROUGH
 LOCATION: LAUNDRY
 DESCRIPTION: S/S EXTRA- LARGE
 TROUGH



MIXER
 LOCATION: LAUNDRY
 DESCRIPTION: GROHE CHROME LARGE
 MIXER



SHOWER SCREEN
 LOCATION: ENSUITS & BATHROOMS
 DESCRIPTION: FRAMELESS GLASS
 SHOWER SCREENS. FROSTED GLASS
 IN MASTER EN-SUIT.





GENERAL

FEATURES



SPIRAL STAIRCASE

DESCRIPTION: INDOMO HYDRAULIC LIFT WITH SWING DOOR.



FIREPLACE

*DESCRIPTION: ART DECO MARBLE MANTLE.
REAL FLAME HEATSEEKER GAS FIREBOX*



CINEMA

*DESCRIPTION: 4 X STUDIO ACOUSTICS
SA350W 5.25" 2-WAY IN-WALL/CEILING
STEREO SPEAKERS
5.1 SURROUND SOUND PRE-WIRING.*



ARCHED FEATURE

*DESCRIPTION: ARCHED FEATURE
MOULDING WITH LED STRIP LIGHTING*



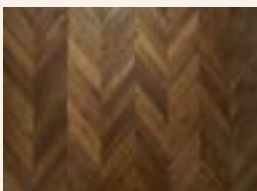
COLOURS &

FINISHES



COLOURS &

FINISHES



FLOORING

LOCATION: KITCHEN, STUDY, LOUNGE & LIVING
DESCRIPTION: CHEVRON EUROPEAN OAK PARQUETRY FLOORING



KITCHEN MARBLE

LOCATION: KITCHEN & BUTLER'S KITCHEN
DESCRIPTION: CARRERA MARBLE BENCHTOPS & SPLASHBACK. 20MM THICKNESS WITH 100MM EDGE ON ISLAND, 40MM EDGE ON BENCHTOPS.



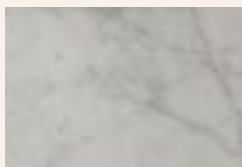
BATHROOM PORCELAIN TILE

LOCATION: LAUNDRY, EN-SUITES & BATHROOMS
DESCRIPTION: FLOOR TO CEILING 600MM x 300MM CLASSIC PORCELAIN TILES



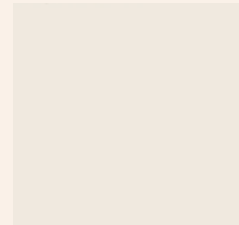
FLOORING

LOCATION: BEDROOMS
DESCRIPTION: GREY CARPET



BATHROOM MARBLE

LOCATION: LAUNDRY, ENSUITS & BATHROOMS
DESCRIPTION: CLASSIC MARBLE BENCHTOPS. 20MM THICKNESS WITH 40MM EDGE.



WALL PAINT COLOUR

LOCATION: GENERAL
DESCRIPTION: ANTIQUE WHITE USA DULUX



SKIRTING & ARCHITRAVES

LOCATION: GENERAL
DESCRIPTION: CLASSIC TIMBER ARCHITRAVES & SKIRTING



CORNICES

LOCATION: GENERAL
DESCRIPTION: CLASSIC MOULDING CORNICES



STRAPPING

LOCATION: GENERAL
DESCRIPTION: CLASSIC MOULDING STRAPPING



EXTERNAL &

ALFRESCO

EXTERIOR RENDER

COLOURBOND DUNE

LANDSCAPING

FRONT AND BACK LANDSCAPING AND PAVING AREAS

WINDOWS

TIMBER CASEMENTS AND AWNINGS.

GARAGE DOORS

WINDOW LOCKS TO ALL OPEN ABLE WINDOWS

ENTRY DOOR

REMOTE CONTROL PRIVATE ENTRY

LETTERBOX

UNIQUE WROUGHT IRON FRONT DOOR

BBQ

ITALIAN IMPORT

SINK

STAINLESS STEEL 6 BURNER BBQ WITH CONNECTION TO MAIN GAS

FRIDGE

STAINLESS STEEL COLD WATER CONNECTION

DECKING

ELECTRICITY CONNECTION AND BUILD IN STAINLESS STEEL FRIDGE.

140MM X 19MM MERBAU DECKING PANELS





GENERAL

SPECIFICATIONS

LIGHTING	RECESSED DOWN LIGHTS
FOXTEL	CABLING INFRASTRUCTURE INCLUDED
HOT WATER	SOLAR SYSTEM WITH ADDITIONAL SIMULTANEOUS SYSTEM AS BACKUP
HEATING AND COOLING	2 X DAIKIN 3 PHASE DUCTED INVERTER SPLIT SYSTEM
VACUUM	DUCTED VACUUM CLEANER
SECURITY	SECURITY SYSTEM
STAIRCASE	CLASSIC OAK TIMBER STAIRCASE.
DOOR FIXTURES	BLACK HANDLES, HINGES AND LOCKS.
STUDY CABINETS	EMPORITE 2-PAK FINISH AND TIMBER VENEER
STUDY CABINET TOPS	20MM MARBLE WITH 40MM EDGE
FAMILY CABINETS	EMPORITE 2-PAK FINISH AND TIMBER VENEER
FAMILY CABINET TOPS	20MM MARBLE WITH 40MM EDGE
WALK-IN-ROBES	MASTER ROOM: TIMBER LAMINATE FINISH WITH MARBLE BENCHES AND LAMINATE SHELVES.



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