



SAL DE VIE  
FRENCH LUXURY

6 BIRTLES COURT, BALWYN



LIVING IN LUXURY

# FRENCH INSPIRATION

A TOUCH OF FRENCH LUXURY AT YOUR DOORSTEP



S A L D E V I E



"IT IS LIFE" IS A PHRASE THAT DEFINES THIS LUXURY  
FRENCH INSPIRED HOME. ATTENTION TO DETAIL AT  
EVERY CORNER PROVIDES A LIFESTYLE TO DREAM FOR.



LIVING IN

# BALWYN

BALWYN IS ONE OF MELBOURNE'S MOST BREATH-TAKING SUBURBS FILLED WITH GREEN PARKS, PUBLIC AMENITIES, SCHOOLS AND PUBLIC TRANSPORTATION. POSITIONED IN THE HEART OF BOROONDARA, BALWYN HAS BECOME ONE OF THE MOST SOUGHT AFTER AREAS TO LIVE IN. THIS LEAFY CUL DE SAC IS THE PERFECT BALANCE BETWEEN CONVENIENCE AND CALMNESS.





# A SANCTUARY IN SUBURBIA.

## Food

1. BEN'S COFFEE+KITCHEN
2. GLUTEN FREE 4 U KEW BAKER
3. CAFE BACINO ON BOURKE
4. SNOW PONY

## RECREATION

5. MACLEAY PARK
6. BOROONDARA NETBALL
7. NORTH BALWYN CRICKET CLUB
8. NORTH BALWYN TENNIS CLUB
9. HISLOP RESERVE
10. STRADBROKE PARK
11. DEEPDENE PARK

## LIFESTYLE

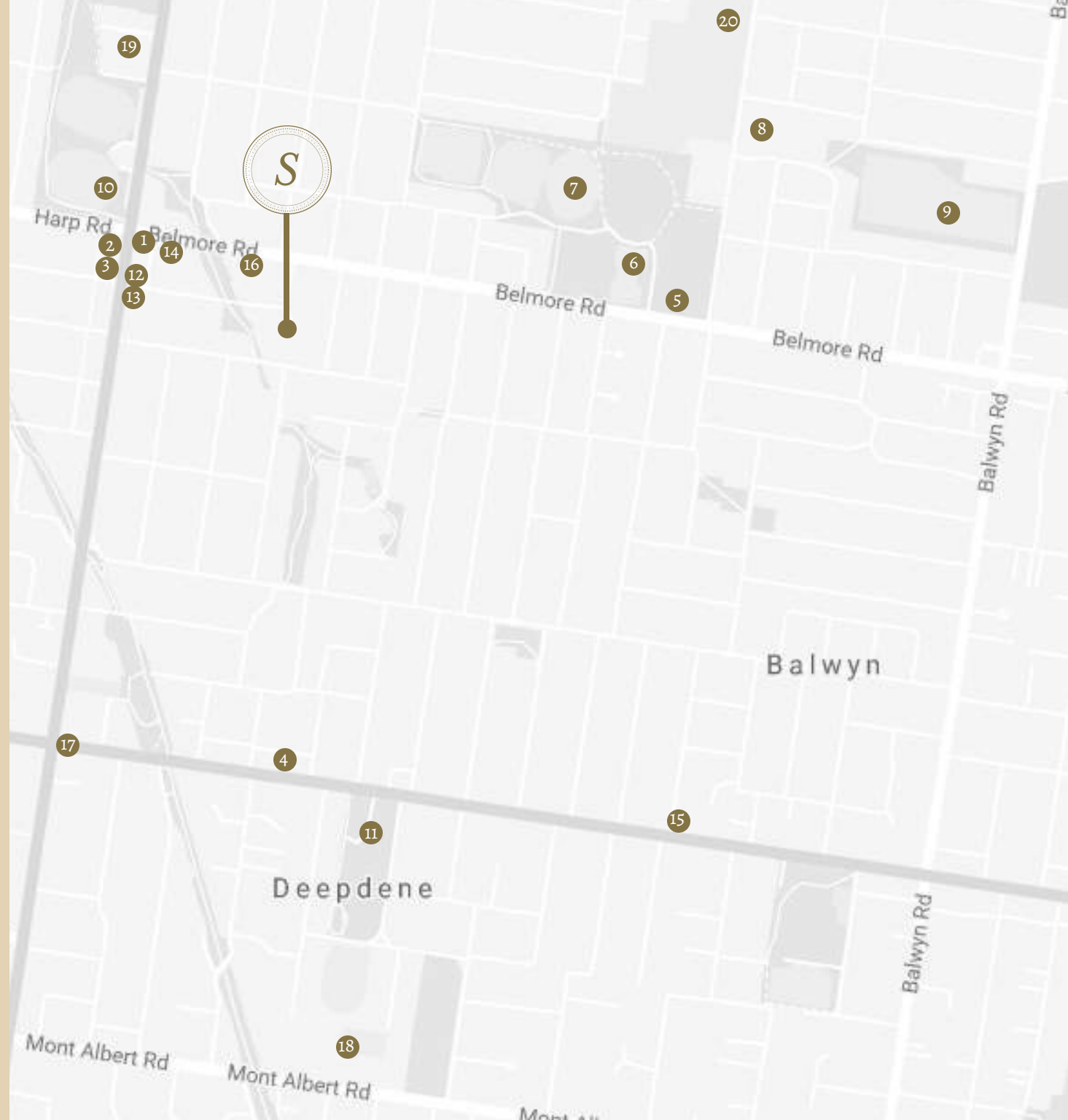
12. BOCCACCIO SUPA IGA
13. BOROONDARA DENTAL
14. BALWYN HEALTH CARE
15. PALACE BALWYN CINEMA

## TRANSPORT

16. BUS
17. TRAM

## EDUCATION

18. CAMBERWELL GRAMMAR
19. KEW HIGH SCHOOL
20. BALWYN NORTH PRIMARY SCHOOL





ARCHITECTURE

& DESIGN

DESIGNED AND BUILT BY CARMEL HOMES, SAL DE VIE HAS IMPECCABLE DETAIL TO ENSURE THE ARCHITECT'S VISION COMES TO LIFE. WITH 30 YEARS EXPERIENCE IN LUXURY HOMES, CARMEL HOMES HAS PRODUCED ANOTHER STUNNING MASTERPIECE.

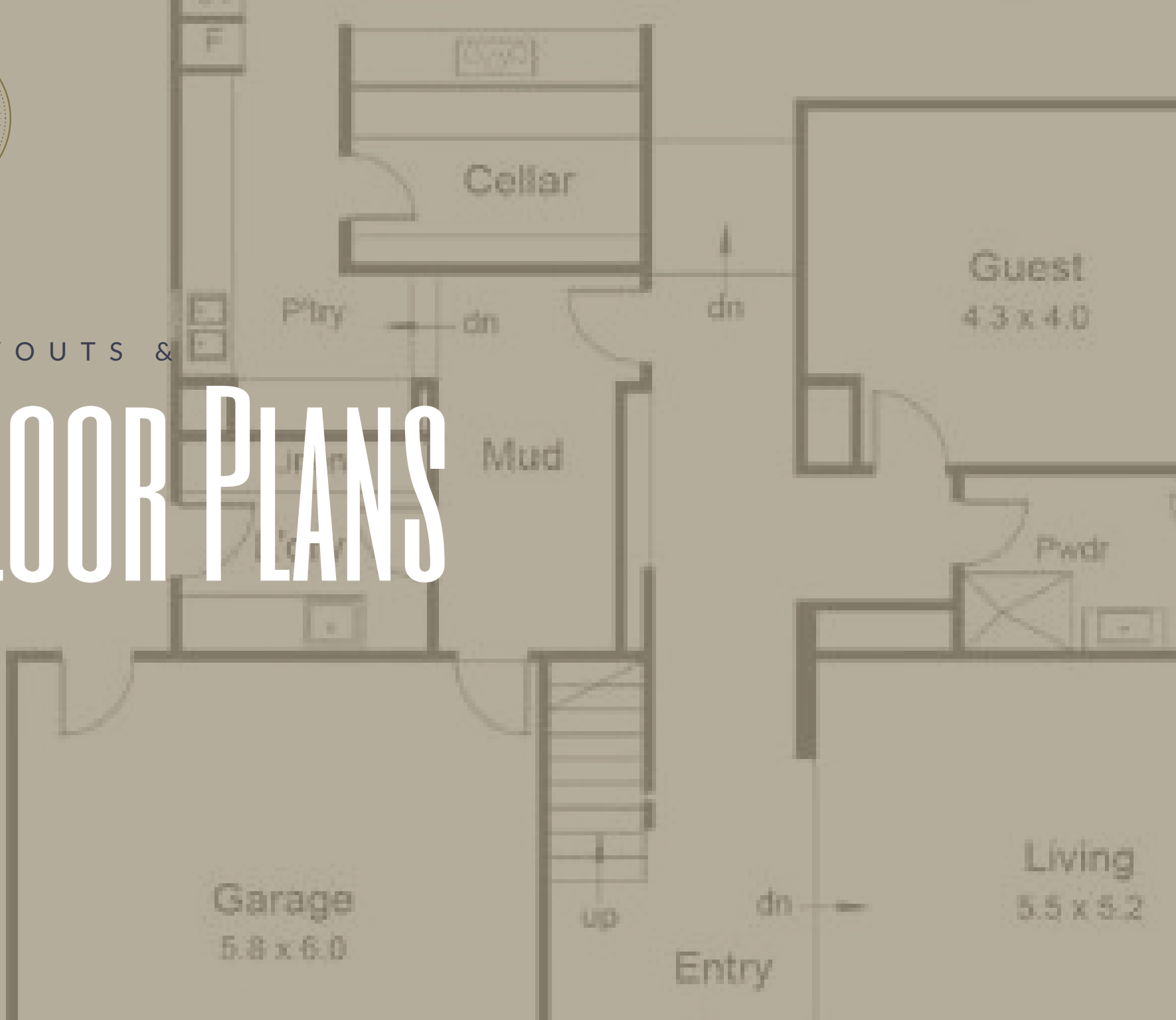






LAYOUTS &

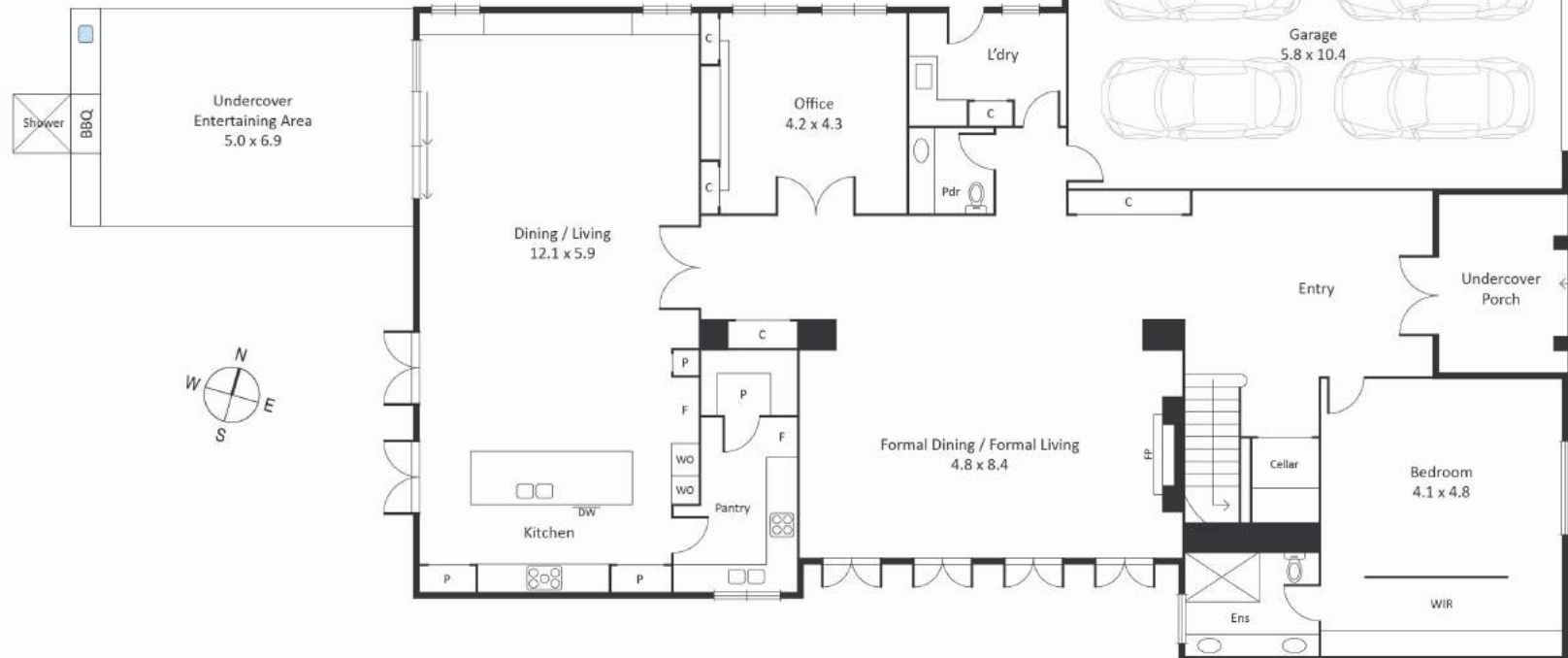
# FLOOR PLANS







Upper Level







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, STUDY &

# FORMAL LIVING



## TV UNIT

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

## LIBRARY SHELVING UNIT

LOCATION: STUDY  
DESCRIPTION: TWO-PACK &  
TIMBER VENEER LIBRARY  
SHELVING UNIT



## MARBLE MANTLE FIRE PLACE

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



## CINEMA SCREEN & SPEAKERS

LOCATION: CINEMA ROOM  
DESCRIPTION: REMOTE CONTROL RETRACTABLE SCREEN WITH SURROUND SOUND SPEAKERS





BATHROOMS, LAUNDRY &

# EN-SUITS



## **BATHTUB**

*LOCATION: ENSUITS & BATHROOMS  
DESCRIPTION: SOLID STONE CURVED  
BATHTUB*



## **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.*









COLOURS &

# FINISHES

COLOURS &

# FINISHES



## FLOORING

LOCATION: KITCHEN, STUDY, LOUNGE & LIVING

DESCRIPTION: CHEVRON EUROPEAN OAK PARQUETRY FLOORING



## KITCHEN MARBLE

LOCATION: KITCHEN & BUTLER'S KITCHEN

DESCRIPTION: CALACUTTA ORO (GOLD) BENCHTOPS & SPLASHBACK. 20MM THICKNESS WITH 100MM EDGE ON ISLAND, 40MM EDGE ON BENCHTOPS.



## BATHROOM MARBLE TILE

LOCATION: LAUNDRY, ENSUITS & BATHROOMS

DESCRIPTION: FLOOR TO CEILING 457MM x 457MM CLASSIC MARBLE TILES



## FLOORING

LOCATION: BEDROOMS

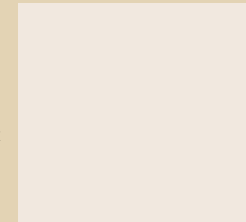
DESCRIPTION: GREY CARPET



## 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**  
**LANDSCAPING**  
**WINDOWS**  
**GARAGE DOORS**  
**ENTRY DOOR**  
**LETTERBOX**  
**BBQ**  
**SINK**  
**FRIDGE**  
**PAVING**  
**SWIMMING POOL**

EVENING HAZE`  
FRONT AND BACK LANDSCAPING AND PAVING AREAS  
TIMBER CASEMENTS AND AWNINGS.  
WINDOW LOCKS TO ALL OPEN ABLE WINDOWS  
REMOTE CONTROL PRIVATE ENTRY  
UNIQUE WROUGHT IRON FRONT DOOR  
ITALIAN IMPORT  
STAINLESS STEEL 6 BURNER BBQ WITH CONNECTION TO MAIN GAS  
STAINLESS STEEL COLD WATER CONNECTION  
ELECTRICITY CONNECTION AND BUILD IN STAINLESS STEEL FRIDGE.  
BLUESTONE PAVING.  
6M X 3M BLUE TILED (300MM TOP EDGE) OUTDOOR POOL. PUMP  
SYSTEM INCLUDED. SOLAR HEATING ADDITIONAL.







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	BOSCH SECURITY SYSTEM
STAIRCASE	CLASSIC OAK TIMBER STAIRCASE.
DOOR FIXTURES	BRONZE HANDLES, BLACK 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: EMPORITE 2-PAK FINISH WITH MARBLE BENCHES AND LAMINATE SHELVES. ALL OTHERS: TIMBER LAMINATE SHELVING AND CUPBOARDS



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