

Nº 9

豪华生活

9 NORTHCOTE AVE, BALWYN





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 street is the perfect balance between convenience and calmness.

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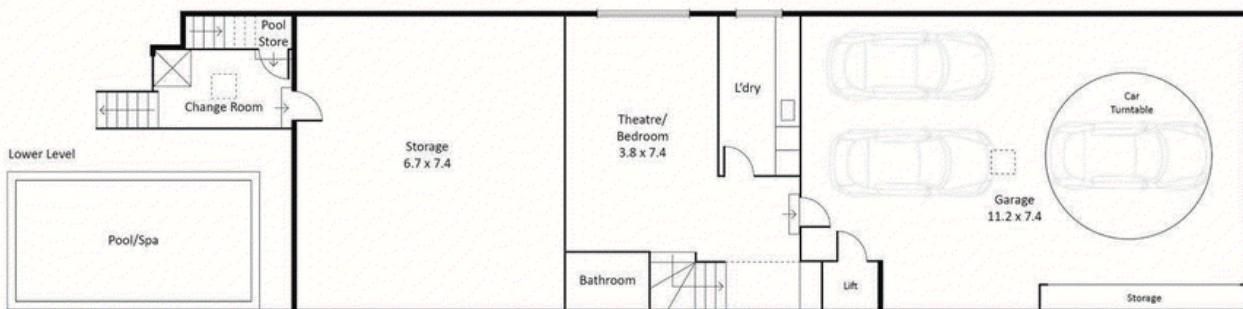
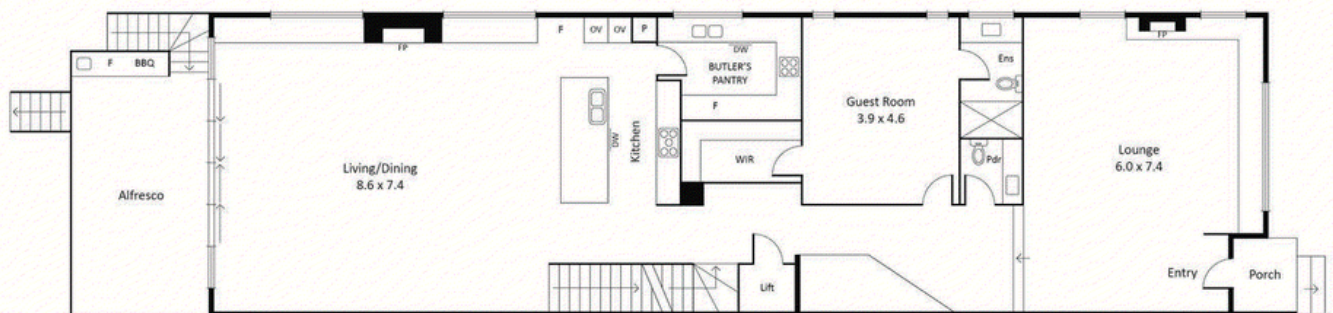
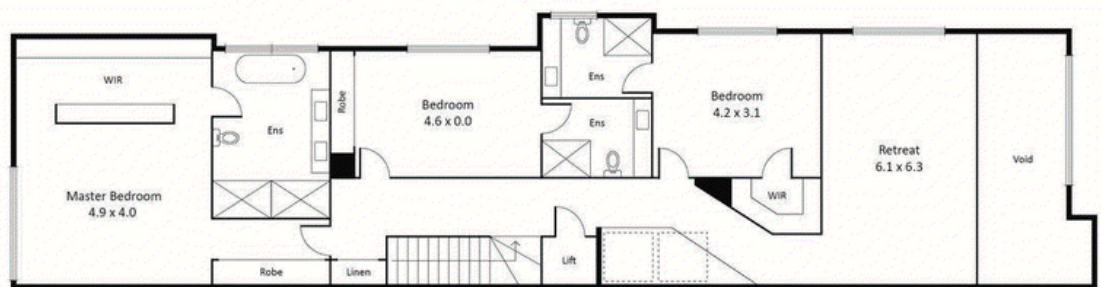
HOME SIZE	65 square
BEDROOMS	5 Bedrooms
BATHROOMS	5 Bath
LIVING SPACES	3 Living
GARAGE	4 Car with turntable
FEATURES	Pool, Cinema, Gym



FLOOR PLANS



9 Northcote Avenue, Balwyn



NOT TO SCALE
Disclaimer: Every care has been taken to verify the accuracy of details in this brochure

Nº 9

With lifestyle in mind, this really is the dream home. Meticulous & luxury in details. Just a stones throw away from the Balwyn shops, this home presents the perfect balance in lifestyle.



LIFESTYLE

Food

- 1 Laurent Bakery
- 2 McDonald's
- 3 Polly Cafe
- 4 Mr Hendricks
- 5 Focus Bar
- 6 Republic of Letters
- 7 Birichino Cucina & Pizzeria
- 8 The Turkish Tea House Advocate

Recreation & Education

- 9 Balwyn Park
- 10 Canterbury Girls Secondary
- 11 Camberwell Boys Grammar
- 12 Camberwell Girls Grammar
- 13 Balwyn Primary School
- 14 Fintona Girls School
- 15 Balwyn Community Centre
- 16 Canterbury Sports Ground
- 17 Canterbury Tennis Club
- 18 John August Reserve

Facilities

- 19 Woolworths
- 20 Balwyn Central Medical
- 21 Chemist Warehouse
- 22 Balwyn Dental Group
- 23 Balwyn Sports and Physiotherapy Centre
- 24 Tram 48
- 25 Bus 285
- 26 Chatham Train Station





An inimitable marriage of thoughtful, cutting-edge design and divine, modern finishes, this brand-new town residence catapults our standards of contemporary luxury. Offering a rambling five-bedroom layout across three storeys, and totaling 58 squares, the home provides easy living with a private lift while promoting utter tranquility through a soaring light well with atrium greenery. Situated in leafy Balwyn, the home is central to elite schooling, shopping, cafés, transport, and parklands.



Seductively swathed in exquisite natural finishes, the home welcomes guests with opulence and elegance. Chevron patterned European Oak lies underfoot, while benchtops are draped in Calacatta Vagli Oro marble, and bathrooms are beautifully lined in Saturnia Light Travertine.



An array of living spaces nurtures both private relaxation and vibrant entertaining. A formal lounge room offers a refined fireside ambiance, while a family retreat offers a private space for kids' play. The home's heart, a vast open plan domain inspires sun-drenched indoor-outdoor enjoyment, spilling onto a wide alfresco balcony with barbecue kitchenette, overlooking an azure inground swimming pool. The kitchen hosts family and friends over a marble-wrapped breakfast bar, while effortlessly catering to the masses with abundant Miele appliances encased in two-pack and timber cabinetry, including a handy butler's pantry.

The accommodation layout pampers residents in spacious sanctuary, providing luxurious bathrooms to every bedroom, including a flexible bedroom or home cinema on the basement level. A guest suite brings privacy to visitors on the ground floor, while upstairs, a lavish master bedroom indulges parents with a luxe ensuite including soaker-tub, plus extravagant walk-in robes to each of the secondary bedrooms. Completed with a four-car garage, the home assures modern comfort, cocooned in today's favourite luxuries.





这座崭新的城镇住宅完美融合了周到的尖端设计和神圣而现代的装饰，完美地满足了我们现代奢华的标准。这栋住宅共有三层，共有五层，分布在三层楼中，共58平方米，可通过私人电梯轻松居住，同时通过高高的采光井和中庭绿化营造出完全的宁静。该房屋位于茂密的巴尔温（Balwyn），是精英学校，购物，咖啡厅，交通和公园的中心。

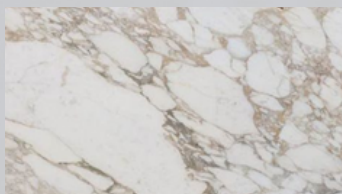
精美的自然装饰诱人地包裹着家，富丽堂皇并欢迎宾客。雪佛龙图案的欧洲橡木树立在脚下，而桌面则用Calacatta Vagli Oro大理石装饰，浴室的内衬则采用Saturnia Light Travertine装饰。

一系列生活空间既可营造私人休闲氛围，又可带来充满活力的娱乐体验。正式的休息室为您提供精致的壁炉氛围，而家庭娱乐室则为孩子们的游戏活动提供了私人空间。房屋的“心脏”是一个开放式的广阔空间，激发了阳光普照的室内外休闲氛围，洒在带有烧烤小厨房的宽敞露天阳台上，俯瞰着蔚蓝的地下游泳池。厨房在大理石包装的早餐吧台上接待家人和朋友，同时毫不费力地将大量Miele电器装在这两件装的木质橱柜中，为群众提供餐饮服务，其中包括方便的管家厨房。

住宿布局让宽敞的避难所内的居民感到舒适，每间卧室均设有豪华浴室，包括地下室的灵活卧室或家庭影院。一间套房为一楼的访客带来了隐私，而在楼上，一间豪华的主卧室为父母提供了豪华的套间，包括浸泡池，并为每间次要卧室配备了豪华的步入式衣橱。住宅配有四车位车库，可确保现代舒适感，并融合了当今最喜欢的奢侈品。

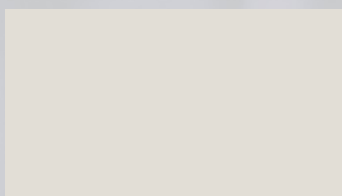
FINISHES

INTERNAL



Kitchen Marble

Calacatta
Vagli Oro



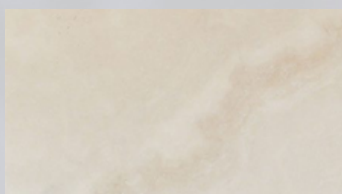
Kitchen Drawers

Two Pack Coating
Dusting of Snow



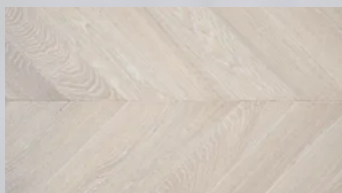
Kitchen Joinery Doors

Timber Veneer
American Oak



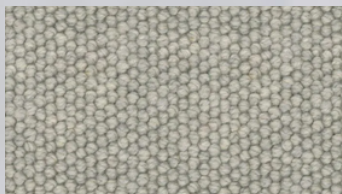
Bathroom Marble

Travertine
Saturnia Light



Flooring

Chevron European Oak Parquetry
Alabastro Character



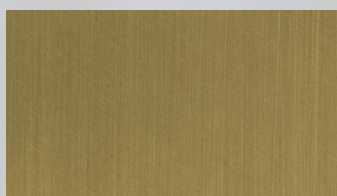
Carpet

Defined Charm
Valley Mist



FINISHES

EXTERNAL



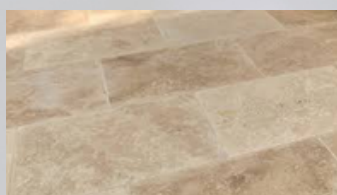
External Metal Cladding
Anodised Aluminium -
Brushed Brass



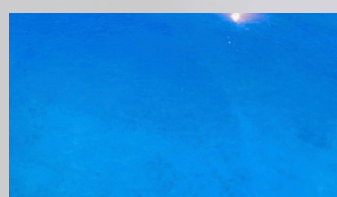
Render Finish
Concrete Finish External
Render



Timber Cladding
American Oak
Architectural Cladding



External Paving
Travertine stone paving



Pool Tiling
Light Blue Small
Ceramic Tiling

FIXTURES & FITTINGS

KITCHEN



Cooktop - Main
Miele 90cm
Gas Stainless Steel



Fridge/Freezer
Miele Fridge & Freezer
Integrated - Two pack
kitchen joinery panel



Oven (3 off)
Miele 60cm
Electric - Black



Cooktop - Butler's
Miele 60cm
Gas Stainless Steel



Microwave
Miele 60cm
Microwave Oven -
Black



Rangehood
Miele Rangehood
Integrated under-
mount



Coffee Machine
Miele Coffee Machine
In-built - Black



Kitchen Mixer
Elysian Commercial 3
Way Filter Tap -
Brushed Brass



Dishwasher (2 off)
Miele Dishwasher
Integrated - two pack
kitchen joinery panel



Kitchen Sink
Double Kitchen Sink
Brass 855mm under-
mount

FIXTURES & FITTINGS

BATHROOM



Basin Mixer
Milani Mixer & Spout -
Brushed Brass



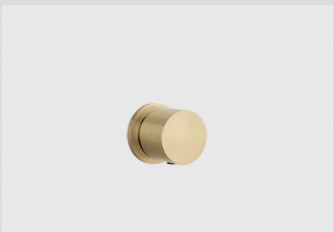
Basin Sink
Villeroy & Bock
Under-mount basin
sink



Shower Head
Dana Round Shower
Head with extender -
Brushed Brass



Bathtub
Fienza Free standing
Solid-Stone Curved
bathtub



Shower Mixer
Milani Shower Mixer -
Brushed Brass



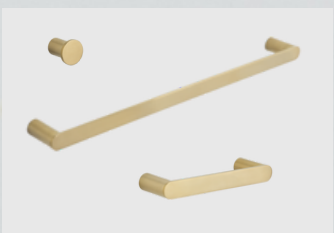
Toilet
Villeroy & Boch In-
built wall hung toilet
with Cistern



Shower Rail & Head
Kobi Curved Shower
head with Otto Shower
Rail - Brushed Brass



Toilet Button
Zaaha Toilet Button -
Brushed Brass



**Towel Rails & Robe
Hook**
Otto Towel Rails and
Robe Hook - Brushed
Brass



Toilet Roll Holder
Otto Toilet Roll holder
- Brushed Brass

FIXTURES & FITTINGS

GENERAL



Lift

Liftshop Model E1
Electric Lift



Cinema

Screen with projector
and full surround
sound system



Pool

Outdoor Heated Pool
with Seamless Glass
Safety Railing



Fireplace - Formal Living Room

Real Flame Vektor
1100



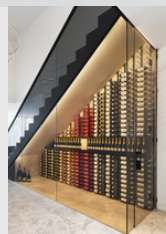
Turntable

Australian Turntable
in Basement Garage -
Grilled Galvanised
finish



Fireplace - Open Plan Living

Real Flame Element



Cellar

Basement Cellar -
Glass enclosed with
strip lighting



Outdoor BBQ

Stainless Steel 6
burner BBQ with
connection to main
gas



Carmel Homes has specialised in building luxury custom homes for over 30 years. With an eye for detail we endeavour to create a prestigious feel in your custom home focusing on quality throughout the duration of the build.





Sal *de* Vie

Discover a new benchmark of luxury and a plush lifestyle in this brand-new French Provincial inspired home. A masterful craftsmanship of uncompromising quality by Carmel Homes, the 65 square layout delivers exquisite finishes and unequivocal indulgence in a sprawling five-bedroom layout.



Commanding a noble street-scape presence with its towering façade and iron gates, the home opens to warm and welcoming interiors where the well-considered layout flaunts Chevron Oak parquetry, decorative plastering details, and lustrous Emporite joinery alongside opulent lashings of Calacatta Oro marble.





Luxury is in the detail.

Hubert de Givenchy



CARMEL
HOMES

CLIENT TESTIMONIALS



Jen & Cam

"I enjoyed the creative process, coming up with the initial design and layout for the properties, where we were able to see our vision come to life. I was very satisfied with Carmel Homes' excellent quality drawings and attention to detail. Thanks for all your help from start to finish."





A modern aesthetic and plentiful natural light lift this design above the rest.





Making a *home* is a form of *creativity*
open to everyone.

Terrance Conran



CLIENT TESTIMONIALS



Adam Joske

This one is really one of a kind. It's not often that in my 20 years of real estate I've seen a property built with such luxury, such class and such quality, yet all sitting over one level... The property was both built and designed by Carmel Homes. Now I've lucky enough to work with these guys a number of times and they really do build incredible properties, but I've got to tell you this time they've smashed it.





The *home* should be the *treasure* chest of living.

Le Corbusier





A home should be built with *lifestyle* in mind.





Building *luxury custom* homes for over
30 years...





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