

# DEVELOPING OUR CITY



CONTEMPORARY  
**LIVING**  
SPECIAL  
PROMOTION

**33**

ELWOOD HOUSE

INSIDE SETTING THE PACE

## DEVELOPING OUR CITY

### ELWOOD HOUSE

Address & display suite \ 2 Pine Avenue, Elwood

Developer \ Piccolo

Building design \ Woods Bagot

Interior design \ Hecker Guthrie

Landscape design \ Tract Consultants

Sales \ Sam Gamon 0425 702 574  
or Torsten Kasper 0428 454 181

Open \ By appointment

» [www.elwoodhouse.com.au](http://www.elwoodhouse.com.au)

### PRICING GUIDE

One-bedroom Approximately \$750,000

Two-bedroom Approximately \$1.5 million

Three-bedroom Approximately \$2.5 million

Penthouse Price on application

### STANDARD FEATURES

- Aether grey marble floor tiling
- Wool-blend bedroom carpets
- Aether grey marble benchtops and splashbacks
- Whitewashed oak timber veneer kitchen joinery
- Weathered brass tapware
- Gaggenau stainless-steel gas cooktop, oven, microwave and integrated dishwasher
- Qasair rangehood
- Wall unit with marble bar, built-in desk and storage
- Custom entertainment unit
- Custom-designed Apaiser dual-vanity basins
- Custom-designed solid hardwood vanity
- Dark-bronze framed glass shower screen
- Concealed cisterns
- Built-in and fitted 2pac wardrobes
- Concealed laundry
- Reverse-cycle integrated air-conditioning
- Terraces 25-130 square metres

### ECO GREEN RATING

- Six-star energy rating
- Acoustic glazing
- Rainwater collection for toilet-flushing and irrigation

### FACILITIES

- Two-level basement car park and storage room
- 10 private double garages
- Car space power points
- Two lifts
- Video intercom
- Digital communication points



CUSTOM-DESIGNED INTERIORS



## ELWOOD HOUSE \ ELWOOD

The reunion of a national award-winning architectural design and development team is attracting intense interest to a boutique 31-apartment, four-level project on the edge of Elwood village, close to the bay.

Melbourne boutique developer Piccolo's collaboration with architectural design practices Woods Bagot and Hecker Guthrie in Carlton's Garden House, completed in 2011, netted six key industry awards, including the Property Council of Australia national best residential development, the Urban Development Institute of Australia state and national award for best medium density development and the UDIA president's award for Australia's most outstanding development.

The team has reunited to create Elwood House, a \$4 million development of expansive one-, two- and three-bedroom apartments of up to 170 square metres designed for downsizers and affluent professionals. It is on the corner of Ormond Road and Pine Avenue, with three retail tenancies that front Ormond Road, with a fine dining restaurant under discussion.

Woods Bagot's Elwood House design uses handmade Danish bricks, natural concrete, stone and metal in a subtle and elegant, low-maintenance tiered façade, with an upper level that is deeply set back. Planter boxes will fringe the 25- to 130-square-metre terraces.

Developer Michael Piccolo says more than 500 prospective buyers registered interest before the March 14 sales release. "Elwood provides the perfect setting for an evolution of Garden House, with Elwood village at the front door and the bay a few steps further," he says. "It has been a labour of love – we have spent 12 months designing the interiors. People downsizing to an apartment need not compromise on space, storage or quality. We have even included a recharging power point for electric cars at each car space – we believe this is an Australian first."

The seven one-bedroom apartments are 50 to 80 square metres internally and cost about \$750,000. All 18 two-bedroom apartments have two bathrooms, are 100 to 115 square metres internally and are about \$1.5 million. The six three-bedroom

apartments are 130 to 170 square metres internally and will sell for about \$2.5 million.

Hecker Guthrie has selected honed grey aether marble tiling for the open-plan living and kitchen, terraces, kitchen benchtops and splashbacks and bathroom floors, with a matched wool-blend bedroom carpet. The 2.7-metre ceilings have square-set cornices and integrated pelmets. Full-height glazing is framed in dark bronze, which is repeated around glass shower screens.

The display has a full-scale representation of a two-bedroom apartment's open-plan living and kitchen, main bedroom with en suite and terraces. Hecker Guthrie's custom-designed interior fittings on view include a composite stone freestanding bath and twin vanity basins made by Apaiser, with hardwood vanity trestles, an integrated entertainment unit, whitewashed American oak kitchen cabinetry and a large wall unit integrating a marble bar, study desk and storage. A deep, above-bed sill is convenient for books, laptops/tablets and the morning cuppa.

Some layouts offer double-sided wardrobes dividing the main bedroom from en suite, with full-height glazing to private terraces.

All kitchens have an island bench, and the marble benchtop and splashback continue into the double-width pantry. Gaggenau's latest-model stainless-steel gas cooktop, black glass wall oven and microwave and integrated dishwasher will be installed. Tapware throughout is in weathered brass by Brodware.

Bathroom walls are tiled to full height in light marble, and his-and-hers vanity storage has power points. Laundries are conveniently concealed in the floor plan.

Reverse-cycle air-conditioning is ducted through bedrooms and living areas. Glazing has acoustic protection, and water from the roof will irrigate planter boxes and flush toilets. All apartments have parking and a storeroom, with two spaces or a private garage for the larger apartments. Construction is due to start in June, with completion by the end of 2016. \

LIZ McLACHLAN

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**LOCATION** Elwood village's relaxed café scene is on the doorstep, and the bay a few minutes' walk down the road. The safe and sheltered bay beach is patrolled by the Elwood Life Saving Club and there's beachside walking/cycle trails. Elwood and Head Street parks and Elsternwick Golf Course are also within walking distance. Riponlea and Gardenvale train stations are a few minutes' drive, and the CBD is eight kilometres away. \