

COLLECTION XI

Project Key Features

A. Located in one of the best streets in Hawthorn East

1. Hawthorn East is one of Melbourne's most exclusive suburbs
2. Mowbray Street is a premier street filled with multi million dollar homes and close to the best public and private schools, shopping and restaurants
3. Transport and commuting is easy with close by Monash freeway, tram and train

B. Quality of Build and Structure

4. Concrete floor slabs for houses
5. Double Glazing throughout
6. Full concealed ducted heating & cooling throughout – conceal fan-coil
7. Large solid timber entry doors

C. Designed all around Privacy and Security

8. Secure and gated access to the carpark/houses with security camera in public areas
9. Private Lifts to all levels of the house
10. Each residence has an individual Double lock up garage
11. Entertainer's private courtyard

D. The Master Chef Kitchen experience

12. Oversize 5m island bench
13. Gaggenau appliances
14. Butler's kitchen
15. Large breakfast bar
16. Ample storage and multiple pantry configurations

E. Fitted with the world class luxury brands and finishes

17. **ROGER SELLER** fixtures & fittings
18. **DADA** Kitchens - 5m Island bench
19. **DEKTON** kitchen bench
20. **GAGGENAU** Appliances for Kitchen and Butlers Kitchen
21. **SCHWEIGEN** flush finish commercial exhaust
22. **LIEBHERR integrated** fridge
23. **BILLI** filtered water dispenser – cold, hot, sparkling
24. **MOLTENI** Wardrobe with lights
25. Large master ensuite bathroom full marble tiling and **APASER** bath
26. **MOLTENI** study desk
27. Gas fireplace
28. Timber floors throughout
29. Pure Wool Carpets throughout
30. Feature pendant lights in kitchen and ensuite
31. Feature Power Room with Timber veneer and marble vanity

F. The absolute Light, Volume and Space of each residence

32. **K2LD** signature butterfly roof providing natural light to all spaces
33. 3.1m ceilings in living areas
34. Bedroom ceilings 2.7m – 3.5m
35. Large skylight above bath – “bathing under the stars”
36. Ample storage throughout the house
37. Optional climate controlled 2000 bottle Cellar in basement

G. Extensive landscaping to further enhance the living experience

38. Large private courtyards
39. Landscape designed by Jack Merlo

11 MOWBRAY ST HAWTHORN EAST

11 RESIDENCES—FROM \$1.9M



3 BED



2.5 BATH



1 STUDY



2 LUG

KEY FEATURES:

- LARGE PRIVATE, SEMI-DETACHED LUXURY RESIDENCES
- 2 LEVEL OR 3 LEVEL WITH PRIVATE LIFTS TO ALL FLOORS
- INTERNAL AREAS FROM 179M² TO 257M²
- ALL WITH LARGE GARDEN COURTYARDS FOR ENTERTAINING
- INDIVIDUAL DOUBLE LOCK UP GARAGE
- HAWTHORN EAST'S PREMIUM LEAFY STREET
- 3.1M CEILINGS
- AMPLE STORAGE THROUGHOUT
- IMPORTED ITALIAN DADA KITCHENS AND MOLteni&c WARDROBES
- GAGGENAU APPLIANCES
- LUXURIOUSLY APPOINTED BATHROOMS BY ROGERSSELLER
- MARBLE AND STONE FINISHES THROUGHOUT
- SIGNIFICANT STAMP DUTY SAVINGS

COLLECTION



HAWTHORN EAST