

DEVELOPING OUR CITY

La Provence

Address \ Display home at 289 Belmore Road, Balwyn North

Building and interior design \ Englehart Homes

Landscaping \ Englehart Homes

Sales \ 9810 2800, 0408 364 975, sales@engleharthomes.com.au

Open \ Saturday to Wednesday, 1-5pm or by appointment

» www.engleharthomes.com.au

Pricing guide

All homes custom designed with pricing available on application, approximately \$1.1 million to \$1.6 million, depending on layout and inclusions.

Features

- Marble benchtops throughout
- Kitchen island bench
- Miele stainless steel kitchen appliances
- Butler's pantry
- Large laundry
- Glass cabinet in living area
- Marble full-height tiling in en suite bathrooms
- Frameless glass shower screens
- Walk-in wardrobes
- Jetmaster fireplace
- Central curved staircase with oak treads
- 2pac joinery
- Powder room
- Ground-floor study or guest room
- Loggia
- Gas ducted heating and central air-conditioning
- Automated triple garage
- Sawn bluestone paving
- Mansard roof
- Proprietary Englehart external mouldings and ironwork

Eco green rating

- Six-star energy rating
- Gas-boosted solar hot water
- Rainwater tanks for pool and garden
- Double glazing
- Passive solar orientation



KITCHEN



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LA PROVENCE \ BALWYN NORTH

POSTCODE
3104

The French styling of La Provence on Belmore Road, Balwyn North, is sure to capture the hearts of new home buyers with its steep mansard roof, double casement windows and elegant symmetry.

The house bares its heart with its signature wrought-iron cresting along the hipped slate roof. In the best French

tradition, the unique stylised motif appears throughout the house, along with the classic fleur de lys and a signature E for Englehart Homes.

La Provence exemplifies traditional French styling combined with contemporary luxury, says Englehart Group managing director Ron Englehart. He points out the classic portico twin columns, four upper-level double windows with curved tops protruding beyond the eaves, stylised black wrought iron, curves and proprietary rendered mouldings.

"We have taken everything to the highest level possible in every aspect of this house," Englehart says, and describes the challenge of finding the right quality of rendering, tiling and flooring for the house and designing proprietary mouldings for finishes.

French influences continue throughout the house, which was designed by Englehart Homes in conjunction with specialist architects. The references to tradition are complemented by contemporary features, including an outdoor kitchen, lap pool, lift and spacious family zone.

The entry hall is light-filled, elegant and spacious, thanks in part to a 3.4-metre ceiling. A burnished European oak floor sweeps through the ground level, starting with a sumptuous formal living area off the entrance foyer. Clever ceiling detail includes a drop bulkhead to conceal curtain fittings and add signature provincial curves, repeated in a complex, carved marble mantelpiece surrounding the modern comfort of a Jetmaster gas fireplace.

At the house's heart is a curving staircase, spiralling from a central lobby to three bedrooms with en suites. An intricate handmade leadlight dome over the stairs floods the lobby with light. Englehart says the skylight was a labour of love and is made up of more than 1200 individual pieces of glass.

Just beyond the stairs is a study or guest bedroom with shelving and a small concealed wardrobe. The powder room with shower is close by, as is a large, well-appointed laundry opening to the external service area.

The rear family zone of kitchen, meals and living area offers relaxed living and entertaining in elegant, French-inspired style. The oak parquet sets off a spacious, light interior where Calacatta marble flows over the waterfall-ended island bench and other work surfaces, including the concealed butler's pantry. All joinery, including doors throughout the house, is finished in 2pac.

Miele stainless steel appliances and a fully integrated Liebherr fridge and freezer complete the fit-out. Beyond the kitchen, a conservatory-like dining area seating 14 is defined by a curved bay, surrounded on three sides by long windows. Indoor living opens to the loggia outside with dining, outdoor kitchen and television and an 11.5-metre wet-edged tiled pool lapping the house. An internal media room features a curved rear half-wall embracing an arc of recliners.

While La Provence offers a main bedroom suite and two bedrooms each with en suite bathrooms, the flexible floor plan can accommodate up to five bedrooms and a study. Double doors from the main bedroom lead to the central stairwell and landing, creating a natural division between the main suite and children's rooms.

The triple-chandeliered main bedroom has casement windows opening to a marble-paved Juliet balcony above the portico. Walk-in wardrobes extend either side of the walk through to the bathroom, with full-height walls, floor and vanities in a rich, earthy marble used in bathrooms throughout. A freestanding bath, spacious shower, twin vanities and smart wall recesses complete the five-star sanctuary.

Because all Englehart designs are custom built, clients have flexibility with layout, design and features to suit their needs and budget. The company is launching a little sister to La Provence, La Belle Maison, as an alternative for clients interested in French-inspired design.

Englehart Homes, founded in 1980 by Ron Englehart, has won more than 100 state and national awards, including Housing Industry Association professional builder of the year, master builder of the year and awards for energy efficiency.

The Englehart Group is a member of the HIA and the Master Builders' Association, and Ron Englehart was the inaugural chair of the HIA planning, environment and development committee and its first national GreenSmart leader. \

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