

Longevity Group Australia presents



KINGS
VUE

26–28 King Street, Balwyn

Balwyn's natural choice for more *sophisticated* living

Blending beautifully with the existing leafy environment, Kings Vue is a select enclave of just seven luxury townhomes. Inspired by the local area, yet defined by its own refined contemporary character, it is set to be Balwyn's crowning glory in two-storey designer living.

Designed for neighbours like you, Kings Vue represents Longevity Group Australia's vision to offer boundless new lifestyle opportunities in Melbourne's most well-established and sought-after communities.



A timeless solution for *empty nesters*

Longevity Group Australia designs homes to enable you to keep living in an area you know and love for as long as you choose.

We're confident you'll love your Longevity home right from the start. Their generous proportions, timeless design and enduring build quality will always command a premium, as prime real estate. Know that you've made a great financial choice.

To achieve this, Kings Vue is built to Livable Housing Design standards. These sixteen standards improve virtually every aspect of your home. They specify more space in parking areas, lip-free entrances to all areas, non-slip surfaces, user-friendly lever handles, and windows positioned for optimum visibility from seated or standing positions. Reinforced walls in key areas allow for easy and cost-effective alterations.

For the home you will love now and forever, nothing comes close to a Longevity home.

longevityga.com.au

Better Life Design

ANOTHER PROJECT
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 **LONGEVITY**
GROUP AUSTRALIA

Settle in
with *nature*



Set back to settle in with nature, all of the two and three-bedroom townhomes command sweeping tree top views enhanced by unparalleled architectural design.

Artist's Impression



After being greeted by Hills Fig hedges; a stroll through the mix of existing Oaks, new Silver Birch trees and native plants reveals the individuality of each residence. From the classic meets contemporary pitched roofs at the front to the more flat-roofed parkland vista designs at the rear – the choice is yours.

Artist's Impression

Uplifting in *every way*

09—10

On entering the private two car garage, with adjoining multi-purpose room, your personal lift awaits. Ready to whisk you to an all-new level of two-storey luxury.

Will you freshen up in the marble ensuite first, or go straight to firing up the optional built-in BBQ, as the sun sets on the balcony?

Whichever way, you're there in the press of a button.

Bathed in natural light, the expansive open plan design has subtly defined spaces with contrasting customised joinery, creating a greater sense of intimacy.

Soft greys, elegant stone, and timber floors further enhance the sophisticated natural feel that harmoniously extends to the outdoor entertaining area.

On hotter days or crisper nights, you also have the luxury of reverse cycle air conditioning throughout your entire home.



Source of *inspiration*

13—14

From the first glimpse through the picture frame kitchen window there's no doubt this is inspirational living.

Emphasised by designer lighting, the elegant marble bench is yet another focal point. Crafted finishes and bespoke carpentry define the discrete kitchen design. One that seamlessly integrates a full suite of Asko appliances including a neatly concealed fridge and rangehood. Walking out from the hidden pantry, with its super-glide spaceracks, you're sure to surprise and delight your dinner guests.



Future design *integrity*

The highly desirable flexible two and three-bedroom designs offer a sanctuary of comfort and tranquillity.

Luxurious wool carpeting, subtle LED downlighting, and whisper-quiet reverse cycle air conditioning all add to the warm welcoming feel and calming ambience. You'll also find light and space are in abundance. Built-in full height robes are fully complemented by expansive floor-to-ceiling windows.



The meticulous finishes and luxury fittings flow through to the dedicated laundry and beautifully appointed bathrooms.

Marble floating vanities in the ensuite and powder room, timber grain detailing, and soft ambient lighting reflect the high-end styling. Considered touches include finger-pull, soft-closing drawers and a removable shower screen. The spacious shower also has an integrated feature bench. Elegance is maximised with hidden cupboards and in-wall cisterns.

Greater *connectivity* in every sense



With the neighbourhood you love on your doorstep, and technology you desire at your fingertips, you couldn't be better connected.

Smart home automation creates so many intelligent options and lifestyle solutions. Be it softer LED mood lighting or a cooler temperature, you have complete control of your environment via mobile, tablet or voice command.

*Indicative example of room layout only

Space to *Create*



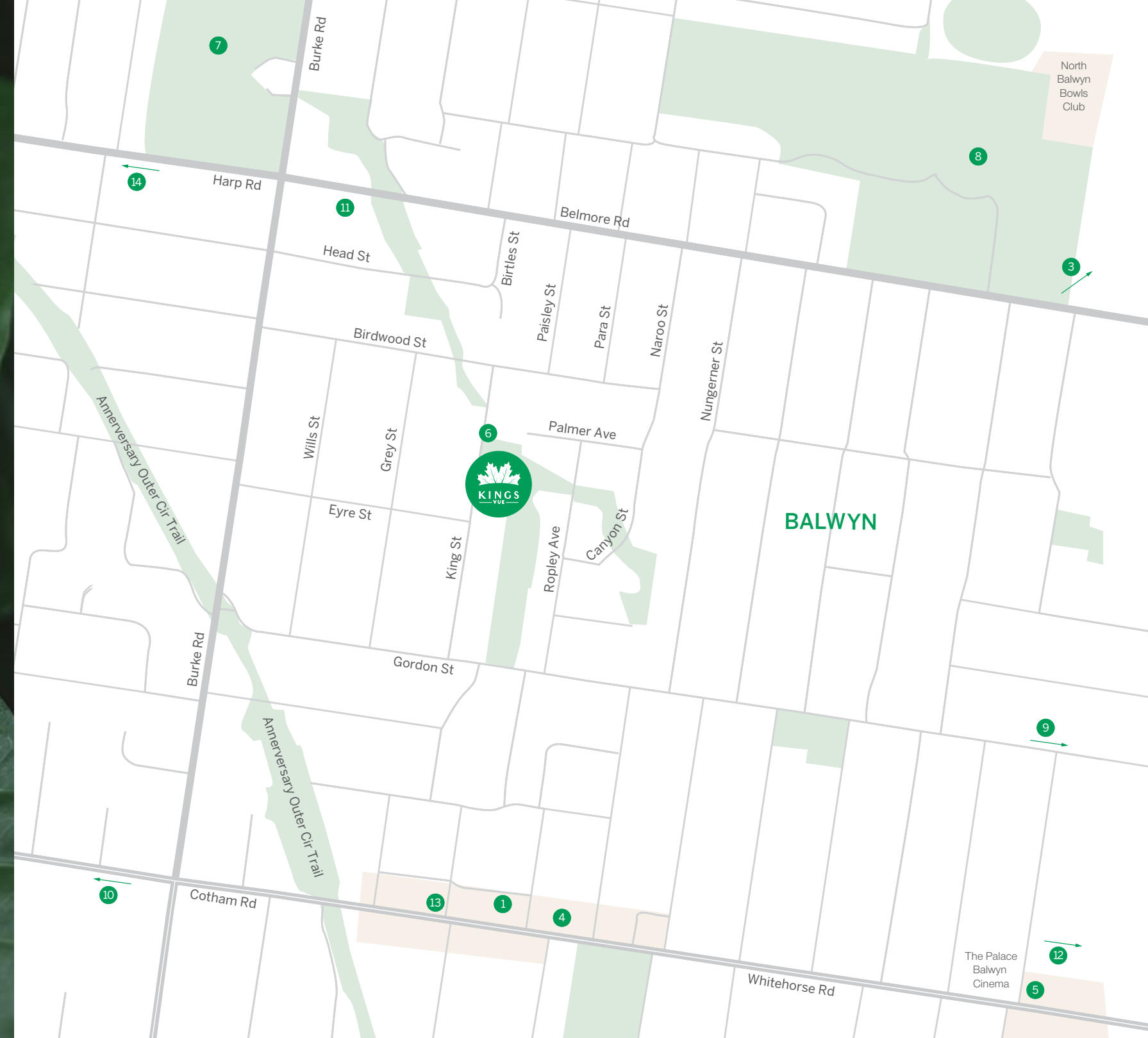
*Indicative example of rumpus room layout only in Townhomes 1,3,4,5 & 6

Space to *Entertain*



*Indicative example of rumpus room layout only in Townhomes 1,3,4,5 & 6

The very best of *Balwyn* – well within your reach



Entertainment & Shopping Precincts

1. Deepdene Shopping Centre
2. North Balwyn Shopping Centre
3. WestfieldDoncaster
4. Whitehorse Road shopping precinct
5. BalwynCinema

Sports & Recreation

6. King Street Chain Reserve
7. Stradbroke Park
8. Macleay Park
9. Beckett Park

Medical

10. St Vincent's Hospital
11. Balwyn Health Care

Services

12. Balwyn Library
13. Deepdene Post Office
14. Booroondara Police Station



Leafy privacy meets urban *vitality*

Just ten kilometres from Melbourne's CBD, Balwyn has quietly established itself as one of the most prized pockets of the inner east.

In 1859, Andrew Murray planted a vineyard here and named his house Balwyn – 'Bal' from the Gaelic meaning house and 'Wyn', Saxon for wine. Since then the area has flourished greatly, yet is still refreshingly not over developed. The relaxed low-rise lifestyle is certainly something to be celebrated – perhaps with a glass of red in a Whitehorse Road café or restaurant.





What's *tomorrow* hold for you in Balwyn?



If you're a cyclist, you're probably already on nodding terms with others riding the historic Outer Circle Anniversary Trail. If another sport is more your speed, it's hard to go past the gym or an early dip at Boroondara Sports Complex.

For active minds, the \$8.9 million upgrade to the Balwyn Library speaks volumes about this thriving community hub.

The local Belmore, Balwyn and Deepdene shopping strips also promise a mix of everything from big brands and boutiques to popular cafés and unique dining experiences.



The Palace Cinema with wine and espresso bar still hasn't lost any of its Art Deco allure. The tram from Whitehorse Road can have you in the heart of the city for an international show or event in as little as 15 minutes.

You may simply choose to take a stroll in King Street Chain Reserve right next door. If you have grandkids, the playground is a hidden gem sure to keep them entertained every time they visit.

Famous for its stone observation tower, maze, and indigenous plants, Beckett Park is a unique green space should you ever wish to leave your own.





Artist's Impression



Artist's Impression

Fixtures & Fittings*

GENERAL	Heating & Cooling	Reverse cycle with linear slot diffusers
	Security	Lock-up pedestrian gate with intercom and remote controlled basement entry security door.
	Car Parking	Lock-up basement garage for two vehicles
	Lift	Private accessible lift from basement
KITCHEN & SINK	Sink	Stainless steel under mount
	Cook top	Asko stainless steel gas cooktop 90cm
	Combi Oven / microwave	Asko
	Steam Assist Oven	Asko
	Rangehood	Asko
	Dishwasher	Asko fully integrated
	Fridge	Integrated
	Splashback	Selected tile
	Benchtop	Marble
	Joinery units	Two Pack Finish
	Ceilings	Painted plasterboard
	Flooring	Engineered timber floorboards
	Lighting	LED downlights, feature lighting and LED strip lighting
BATHROOM & ENSUITE	Basin	Top mounted ceramic
	Vanity bench	Reconstituted Stone
	Vanity cabinets	Timber Grain Laminate
	Toilet suite	Concealed cistern
	Shower set	Wall mount duo chrome
	Additional	Integrated shower seat
	Mirror	Wall mounted mirrors with cabinet behind to Ensuite and Bathroom
	Floor and wall tile	Selected tile
	Bath	Built-in
	Ceilings	Painted plasterboard
	Lighting	LED downlights
	Shower screen	Frameless
LAUNDRY	Sink	Stainless steel under mount
	Benchtop	Stone
	Splashback	Selected tile
	Lighting	LED downlights
	Joinery	Combination of built-in overhead storage and cupboards including hanging rail over benchtop and broom, ironing board and vacuum storage
	Floor	Selected tile
	Ceilings and walls	Painted plasterboard
EXTERNAL AREAS	Ground surface	Selected paving and timber decking. Lawn and gravel as nominated
	Lighting	LED

*Subject to change. Current at time of printing.

Design innovators and *collaborators*

Creating timeless designs and innovative residences for empty nesters in Melbourne's most select locations, we work exclusively with acclaimed Australian designers and architects. To fully deliver on our commitment at Kings Vue, we are proud to be associated with these leading studios and practices.



35—36

DX Architects is led by director Daniel Xuereb who established the successful multi-discipline architecture and design practice 10 years ago. The award-winning practice has developed an outstanding track record of creating liveable, rewarding and engaging outcomes across all ranges of projects.

Especially renowned for its practical and thoughtful approach to residential design, DX Architects excels in creating spaces which are modern, restrained and highly sophisticated. Combining the skills of architects and interior designers, the DX team provides a holistic design service. This is underpinned by a strong belief that simplicity, style and elegance is the signature of the most successful designs.

DOHERTY
DESIGN STUDIO

Doherty Design Studio is a multi-disciplinary design practice based in Melbourne. The studio creates tailored residential and commercial environments from concept through to completion throughout Australia.

The studio draws on the strength of its professional in-house team and collaborations with some of Australia's leading creatives. It aims to enhance an interior experience through intuitive, holistic design principles and bespoke finishes that express individuality

KINGSVUE.COM.AU

Display suite:

Shop 5, 480 Riversdale Road, Hawthorn East

To arrange an appointment call (03) 9275 8014 or
register your interest at [kingsvue.com.au](https://www.kingsvue.com.au)



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