



LUBELSO

## THE IDEAL FAMILY HOME

CERTAINTY OF PRICE, TIME AND DESIGN

Lubelso is a new division within Canny; a designer of some of Melbourne's finest custom homes that has been in the architectural and construction industry for almost 20 years. The Lubelso range includes several single- and double-storey pre-designed architectural homes, all detailed to Canny's superlative standards. Prices in the Lubelso range of homes start at just under \$900,000 up to \$1.45 million (excluding landscaping and pool).

This immaculate home in Spring Road, Malvern exemplifies the quality design and construction Lubelso imbues in its projects. Located across the road from a reputable primary school and expansive 'Malvern Gardens' Park, it offers an ideal location for a family home now, and in the future. The premium double-storey contemporary home was selected from the Lubelso range for its broad appeal and suitability to the location. Contemporary, with distinctive elegant lines and evident attention to detail, the house sits proudly among other grand homes in the area, thus enhancing the streetscape.

Cleverly stepped from front to back across three levels at the ground floor, the design maintains the flow and accentuates the sense of transition through the interior spaces. The adaptation of the home to the site demonstrates the flexibility of the Lubelso range of homes, while the well-proportioned rooms and adaptable floor plan makes room for everyone, with three brilliantly integrated living zones, four spacious bedrooms and a study, as well as a two-car garage.



Quality and luxury abound in Lubelso. In order to ensure the perfect design for the site and intended usage, the base plan has several additions, including an in-ground cellar with an automated trap door; an 8m x 3m swimming pool harmonised with thoughtful landscaping including irrigation, lighting and a decorative pond; and a sizeable garage that provides additional storage for bikes and the home handyman. Cutting-edge technology, including a Bose sound system, audio-video intercom and alarm system, further boost the opulent and modern appeal of this home.

The kitchen is in an open-plan area, shared with dining and living. It was important not to consume the room with lots of appliances; therefore some appliances have been integrated behind joinery cabinets, making the large living zone exceptionally functional and also ensuring the design harmonises with the clean, spacious feel of this shared open-plan area. Deceptively simple with its clean lines and finishes, the kitchen manages to encapsulate an enormous amount of storage that is perfect for a family home of this size.

Externally, the alfresco area offers the perfect space for outdoor entertaining and family barbecues and is sheltered by a gracious cantilevered roof. To the front of the home, a balance between luxury and privacy has been achieved, with an external fixed louvre attached to the front façade. To soften this space and ensure natural light is not compromised inside the home, full-height sheer motorised curtains have been installed in the main bedroom, located at the front of the home. The chic, bold design results in the desired contemporary look for the façade.



#### CONTACT

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Lubelso is backed by Canny's reputation for excellence in service, design and construction, meaning clients can be certain their budget, timeframe and design requirements will be met.

Established by Damian Canny and Lachy Watson 19 years ago, Canny became renowned for its highly regarded work in the Inner-East and Bayside regions of Melbourne. Specialising in pre-designed architectural homes, Lubelso offers clients a simple cost-effective solution for achieving an architecturally designed home, potentially saving up to 30 per cent on price, with delivery in less time also.

Canny, which specialises in renovations as well as new builds, has picked up a long list of awards over the years. Numerous accolades from the Housing Industry Association (HIA), include Victorian Home of the Year in 2006, and most recently, the featured home was presented with the award for both Victorian Project Home of the Year (2012) and Australian Project Home of the Year (2013). Bringing opulent, high-end design and exceptional craftsmanship to the concept home market, Lubelso makes stunning architecturally designed homes accessible to a wider market.