

DEVELOPING OUR CITY

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THE ROBINSON BY LUBELSO

INSIDE
+ BENCHMARK
OF STYLE
+ IRONIC ICONIC



CONTEMPORARY
LIVING
SPECIAL
PROMOTION

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DEVELOPING OUR CITY

THE ROBINSON BY LUBELSO

Address \ 137 Robinson Road, Hawthorn

Developer \ Lubelso (division of Canny)

Building and interior design \ Canny Architecture

Landscaping \ Simon McCurdy

Pool \ Integrated Pools (division of Canny)

Sales \ Damian Quigley 0429 496 244

Open \ by appointment

» www.lubelso.com.au



PRICING GUIDE

Double storey four-bedroom home \$990,000
as displayed (landscaping and pool not included)

THE ROBINSON BY LUBELSO \ HAWTHORN

The double-storey, four-bedroom Robinson in Hawthorn is Canny Group's latest concept home from its multi-award winning Lubelso range of architectural pre-designed luxury homes.

It's also one of the first designs available from Lubelso for less than \$1 million, and incorporates architectural and luxury elements normally associated with high-end custom builds such as three-metre high ceilings, extensive window walls, seamless integrated custom cabinetry, full-height doors and the latest German technologies.

Canny Group launched the Lubelso range in 2012 to combine the advantages of Canny's architectural quality with the affordability of pre-designs. Its first Lubelso concept home in Malvern was named the 2013 Australian HIA Overall Project Home of the Year after winning the Victorian award in 2012.

Lubelso homes give clients certainty in price, time and design, says Canny Group managing director Damian Canny, with a build time of as little as 10 months.

"We refined our original award-winning design in Malvern to produce the Robinson. It has the same exterior look, smart design and luxurious elements but fits a block with a minimum 13.5-metre width," Canny says. "The colour palette, fixtures and fittings have also been updated to reflect the clean, neutral and organic tones seen in Scandinavian-inspired interiors."

For \$990,000 the Robinson offers 379 square metres of internal living with 55 square metres in outdoor living and a 40-square metre two-car garage. Its layout includes three integrated living areas, four large bedrooms, a study, outdoor living, two bathrooms and two powder rooms, a walk-in pantry and large laundry.

The Robinson's standard features offer many extras usually restricted to upgrade lists such as a gas fireplace, intercom, alarm systems, integrated refrigerator and freezer, covered outdoor living, barbecue, detailed wardrobe fit-outs, pivot doors to the study and main bedroom, and concrete driveway and paths.

At 137 Robinson Road, the latest concept house has a contemporary façade, but buyers can also select early modern or traditional façades, or work with in-house designers to create unique styling.

The house's full-height pivot entrance door swings open to reveal a spacious foyer with direct access to the study, an arrivals and storage room providing a convenient transition between house and garage, the stairs to the upper floor and the hallway to a separate living area, with powder room, laundry and rear open-plan living, dining and kitchen beyond. The rear living zone has an extensive full-width, full-height wall of glazing to outdoor living, a glass fenced pool and landscaped backyard.

Behind a pivot door, the main bedroom, its generous dressing room and en suite take up the full width of the home's frontage with full-height glazing deeply recessed within the façade's geometry. Fixed metal louvres shield the bathroom from view and recessed pelmets across the bedroom and dressing room house natural open-weave linen curtains. A clear roof window above the en suite shower gives the effect of showering outdoors. There's also a double vanity set in reconstituted marble.

Three further bedrooms upstairs are generously sized with well-fitted wardrobes and are clustered with an activity room and family bathroom and powder room.

Canny's designers have used reconstituted marble and dark timber veneer joinery to define the kitchen within the light, spacious rear living zone. It is balanced at the opposite end of the living area by a mass of integrated dark timber cabinetry concealing the television and sound system either side of the fireplace. The kitchen has a large island bench and walk-in pantry, Neff stainless-steel cooktop, wall oven, integrated rangehood, microwave and dishwasher as well as the integrated Liebherr refrigerator and freezer. \

LIZ McLACHLAN

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BALWYN



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3 level Clinker brick homes

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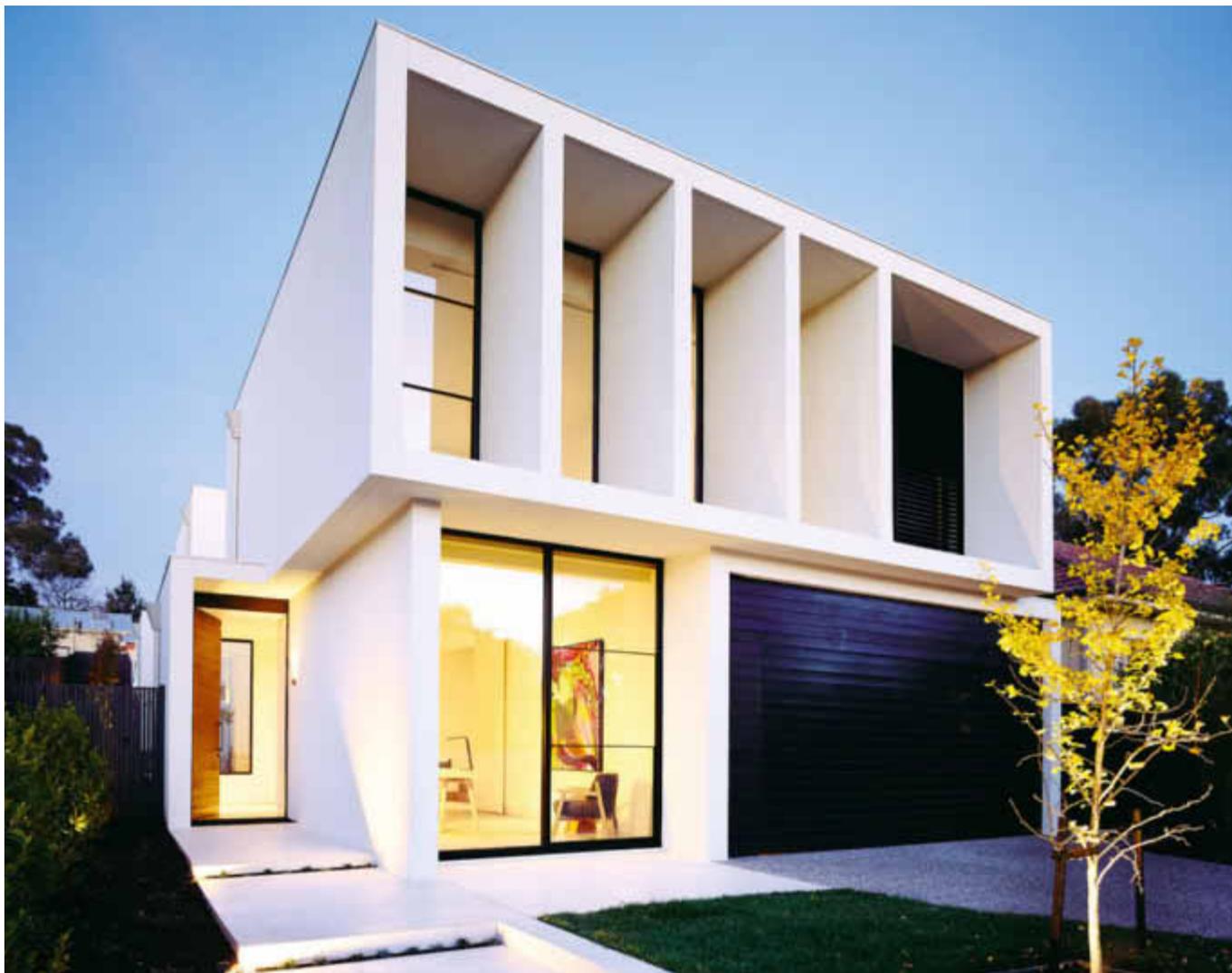
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STANDARD FEATURES

- Three living rooms
- Two bathrooms, two powder rooms
- Study
- Three-metre square-set ceilings on the ground floor, 2.7-metre ceilings on the first floor
- Full-height pivot doors to entry, study and main bedroom
- Recessed pelmets (study and main bedroom)
- American oak flooring
- Pure wool carpet
- Large-format tiling
- Reconstituted marble and stone benchtops
- Custom timber veneer and 2pac joinery
- Neff stainless-steel gas cooktop, oven, integrated rangehood, microwave and dishwasher
- Liebherr integrated refrigerator and freezer
- Walk-in pantry
- Large laundry with drying cupboard and chute
- Walk-in or built-in wardrobes
- Integrated heating and cooling
- Gas fireplace with stone hearth

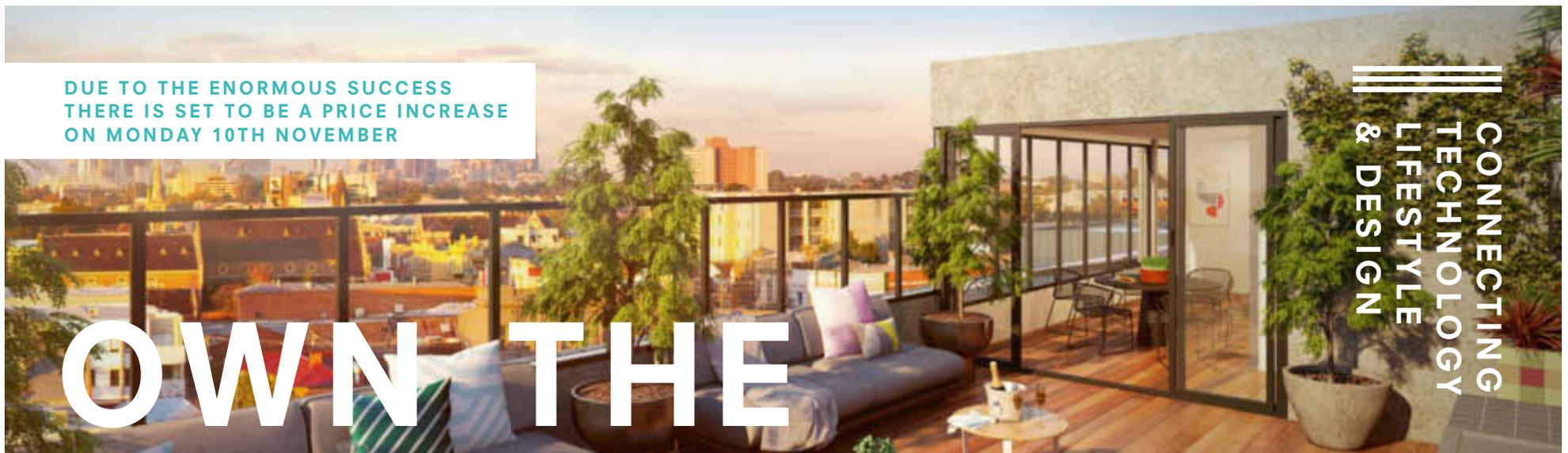
ECO GREEN RATING

- Six-star energy rating
- Solar gas-boosted hot water
- Double glazing

FACILITIES

- Covered outdoor living
- Double garage and storeroom
- Security intercom and alarm
- Ducted vacuum
- Aggregate driveway

DUE TO THE ENORMOUS SUCCESS
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