

Downsizers can think and live big at Hawthorn East townhouse development

DOWNSIZING doesn't have to mean moving into a smaller living space at a Hawthorn East townhouse that delivers big on lifestyle.

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Spacious living areas are a feature of the Collection XI townhouses in Hawthorn East.

DOWNSIZING doesn't have to mean moving into a smaller living space.

Developers of a Hawthorn East project have designed 11 townhouses to allow residents to enjoy the finer things in life, like entertaining friends and family, without the responsibilities that come with maintaining a large house on a big property.

The Chapter Group, a partnership between Dean Lefkos and David Lee, is creating its Collection XI townhouses by cutting into a steep block at 11 Mowbray St.

Mr Lee, of K2LD architects, said the site's physical attributes and the neighbourhood's demographics were important in the project's formation.

"The neighbourhood is pretty affluent, with large single dwellings. There are a lot of QCs, barristers and solicitors living in the area," Mr Lee said.

"The second thing was acknowledgment that the planning regulations were going through a transition. We had to self-preserve ourselves and put out something that the council would accept."

Mr Lee said the design, with its striking butterfly roof, was sympathetic to the single dwelling residential character of the neighbourhood.

"You can't jump from a single dwelling to a four-storey apartment building. It's not an easy transition," he said.

The steep, sloping site means that residences will be able to drive into the garages, which effectively form a basement level within the site.



Each townhouse comes with a courtyard for outdoor living.



Collection XI townhouses will be built at 11 Mowbray St, Hawthorn East..

Mr Lefkos said while residents would enjoy the lifestyle benefits of townhouse living, Collection XI was by no means small.

“We still provide very large internal areas,” he said.

“The houses range from 180sq m to 250sq m of internal space and each one has a large courtyard for alfresco living.”



Marble features in the bathrooms at the Collection XI townhouses.

Each home will also have a private lift and lobby entrance, large living spaces, including the kitchen and living zone, plus outdoor courtyard spaces for entertaining. The Italian bespoke dada kitchens will be complete with Gaggenau appliances.

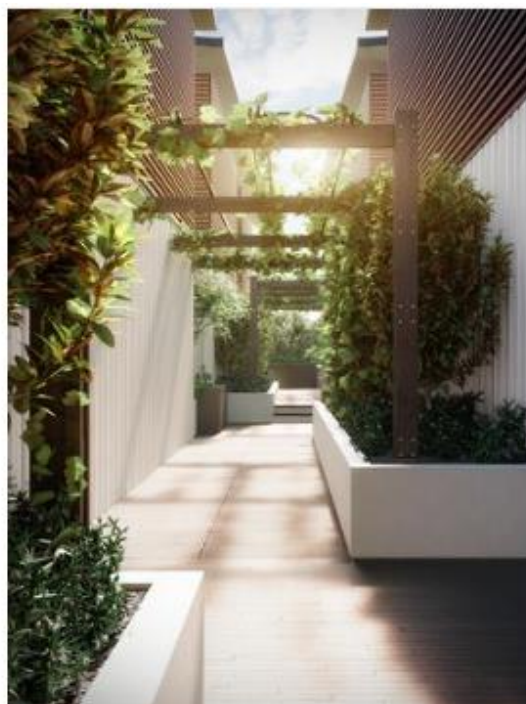
The quality fitout in the bathrooms will include Italian marble.

Outside, landscape architect Jack Merlo will provide trellised planting and water features around the entertaining areas.

Mr Lefkos said the townhouses would contained three bedrooms, two and a half bathrooms and a study. Some would also have a full-sized butler’s pantry.

The residences are priced between \$1.9 million and \$2.8 million.

- For more information, call 9829 2900, visit the full-scale display suite at 11 Mowbray St, Hawthorn East, open 11am-12.30pm weekends, or see collectionxi.com.au



Jack Merlo-designed gardens will feature trellised planting.