

111 KINROSS EDITHVALE

EDITHVALE'S BEST KEPT SECRET

**Nº 111**

KINROSS AVENUE

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EDITHVALE



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# 111 KINROSS

EDITHVALE

When only the best will do, it really is time to experience the very best in bayside luxury living. With exclusive 2, 3 and 4\* bedroom townhouses close to one of Melbourne's most pristine and beautiful beaches. These refined architecturally designed homes will be nestled amongst parkland, golf courses and private schools and will be built by a multi award winning team.

**Welcome to Edithvale's best kept secret.**  
**Welcome to 111 Kinross Edithvale.**

Where architectural design meets bayside living.





## DISCOVER THE ENVIOUS LIFESTYLE OF BEACHSIDE LIVING

Come home to a relaxed ambience, where the gateway to leisure, lifestyle and living is all at easy reach. Awaken to a morning walk on the beach with the sunrise, have breakfast at your local beach front café on The Esplanade, play a round of golf nearby or simply take a stroll around the wetlands. Offering local shopping, education opportunities, and a quality of life that is unsurpassed.



DREAM LIVING

Leisure pursuits are in abundance in Edithvale. Positioned between two golf clubs, tranquil wetlands and parkland with walk trails and bike paths, close to cafes, restaurants and schooling, you can cater to the lifestyle you desire.

HAILEYBURURY COLLEGE

Ranked #1 Primary and Secondary Independent School, Haileybury College is one of the best and most prestigious in Australia. Known for academic excellence, the College also has a Beijing campus for international acclaim.

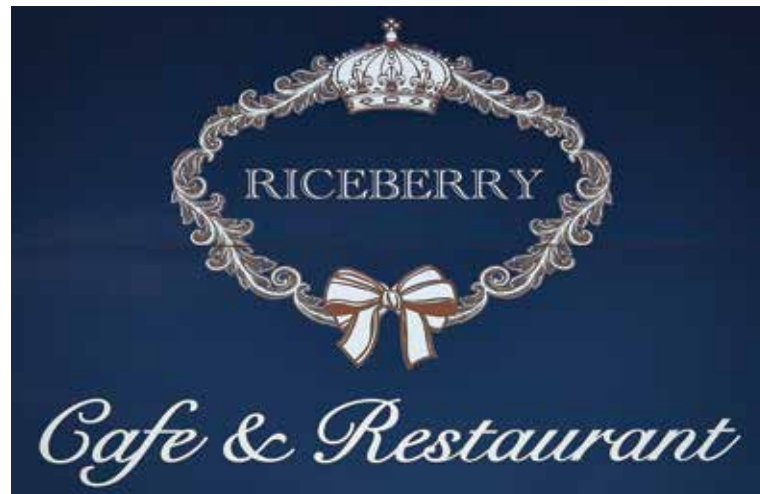
## EDITHVALE BEACH

One of Melbourne's most pristine beaches, Edithvale Beach has white sand, picturesque bathing boxes and postcard perfect water. Relax the day reading a book, go for a refreshing swim or take a stroll amongst the boardwalks. The waters of Port Phillip Bay provide an excellent reflection as the sun sets directly facing the shoreline. The lifestyle is all yours.



## RESTAURANTS & CAFÉS

From beachside café culture off The Esplanade, Riceberry for the relaxed dinner, chic eating at much talked about The Little French Deli nearby or one of the most popular Thai Restaurants in Melbourne, Brown Rice, it will satisfy even the most discerning palette.



## WETLANDS

Nature at its best. With lovely wildlife, bird life, walking and bicycle trails, the abundant tranquil parklands is made for fitness and relaxation. Experience what nature has to offer just next door.







## EDITHVALE'S BEST KEPT SECRET

111 Kinross Edithvale invites you to relax in bright, airy surrounds, designed to optimize refined contemporary living. With sumptuous open spaces, designed to take full advantage of indoor and outdoor living and entertaining, these double and triple storey residences pay meticulous attention to detail through carefully selected architecture and design.

## OUTDOOR ENTERTAINING

These beautiful townhouses offer a tranquil retreat both inside and outside, made for entertaining within the landscape surrounds. After a day on the beach, unwind with family and friends in your new entertaining headquarters. With a relaxed open plan, the design is effortless in allowing guests to relax.

The balcony allows for soaking up the morning rays and laying about on those balmy nights, seamlessly integrating indoor/outdoor living.





## SUPERBLY APPOINTED

Beautifully appointed and engineered, careful consideration has been given for full visual appeal. From high quality glass splashbacks, modern and built in appliances, stone benchtops and plush inclusions, high end living is all yours.

Intricately and architecturally designed for a sense of space and tranquility, minimalism allows for the desired contemporary feel, with fluidity from one room to another.



SEIDLER HOMES - BUILDER DEVELOPER

Established in 1993, Seidler Homes develop and construct quality residential projects, and have built a reputation for excellence and luxury. Their developments reflect innovation, technology and uncompromising craftsmanship through the ultimate fusion of design and construction.

As a multi award winning builder, including prestigious awards as Master Builder of the Year, Best Multi Unit Development and Home of The Year, Seidler Homes understand well designed and well built projects.

[www.seidlerhomes.com.au](http://www.seidlerhomes.com.au)

CONRAD ARCHITECTS

Conrad Architects have an enviable reputation within the industry, focusing on high end residential and multi-unit residential. As a boutique architectural and Interior Design practice committed to delivering bespoke design solutions that are both distinctive and timeless, their creative flair is both contemporary and innovative.

Conrad architects are synonymous with quality and attention to detail, making them cutting-edge in their vision.

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