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LINLITHGOW

Award winning contemporary masterpiece

- **Prestigious Toorak address**
- **3 floors of luxury living with highest quality finishes and detail**
- **20 meter Indoor Lap Pool, Steam Room and Gym**
- **3 years in construction, solid concrete, built to the highest engineering standards using onsite concrete pours**
- **Land size 13,700 sq.ft. (approx.)**
- **3 bedrooms (2 ensuite) and 2 studies. The studies can be easily converted to a further bedroom and ensuite to suit a larger family.**

Contemporary and commanding in its presence, this 2010 award winning home features scale and attention to detail on a level rarely seen.

Set in a prestigious and tranquil leafy Toorak street, the entrance to this amazing home is both intriguing and inviting. Behind the anodized aluminium light-reflecting front fence is a large mound of green asparagus fern which adds privacy and provides contrast to the bold ultra-modern façade and sweeping semicircular driveway. The timeless bronze cladding at ground level serves as a background to the cantilevered upper level which forms a ceiling for the generous 2 car front porte cochère. The spacious 3 car garage is accessed from the side driveway.

Constructed of solid concrete, the home is fully air-conditioned and also has under-floor and discrete hydronic heating and central vacuuming system.

Price Offers over \$14 million

4 4 3 3 1270 sqm

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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The warm light filled and expansive ground level living space is divided by a glass atrium and a pair of retractable partition walls that delineate formal and informal living areas. The elegant formal dining and living spaces overlook an elevated north facing outdoor terrace that seamlessly connects the indoor and outdoor spaces via floor to ceiling triple layer glass doors and windows. Honed and sub-floor heated Australian Bluestone walkways contrast with American Oak floors and a solid blade weight bearing wall finished in hand polished solid plaster provides a wonderful backdrop for a dramatic art collection.

The kitchen and informal living area are spectacularly appointed with a diverse range of hidden yet exquisite features that add comfort and wow factors to this amazing property. The kitchen is complemented by a large pantry as well as a separate scullery and incorporates an extensive collection of Miele appliances. The family room area includes a surround-sound home theatre. The entire home has invisible "stealth speakers" sound system that is plastered into the ceilings.

A generous lift as well as American Oak clad concrete stairs provides access to the 20 metre heated indoor pool, steam room, gym and

entertainment level below or the bedroom and study floor above.

The master bedroom encompasses a luxurious en-suite, an expansive dressing room, sitting area and a rooftop terrace. There are two further bedrooms, a large Cararra Marble lined bathroom, and a library lined corridor which leads to his and hers studies incorporating floor to ceiling sliding room dividers and a central meeting room. The study has area can be easily converted to a fourth bedroom with ensuite bathroom utilising the existing under-floor provision for wet area plumbing.

This truly unique estate has a very low maintenance garden and all servicing by trades can be routinely performed whilst the owners are away without the need to enter the secure indoor area. This will also appeal to potential penthouse buyers since the home can be described as Toorak's largest apartment, on your own block of land, with all the facilities and without onsite neighbors and body corporate fees.

Linlithgow represents leading edge architecture and truly encapsulates the art of creating a wonderful balance between form and function. To arrange a private inspection please contact Nicolette van Wijngaarden of Unique Estates on 0411 144 877.

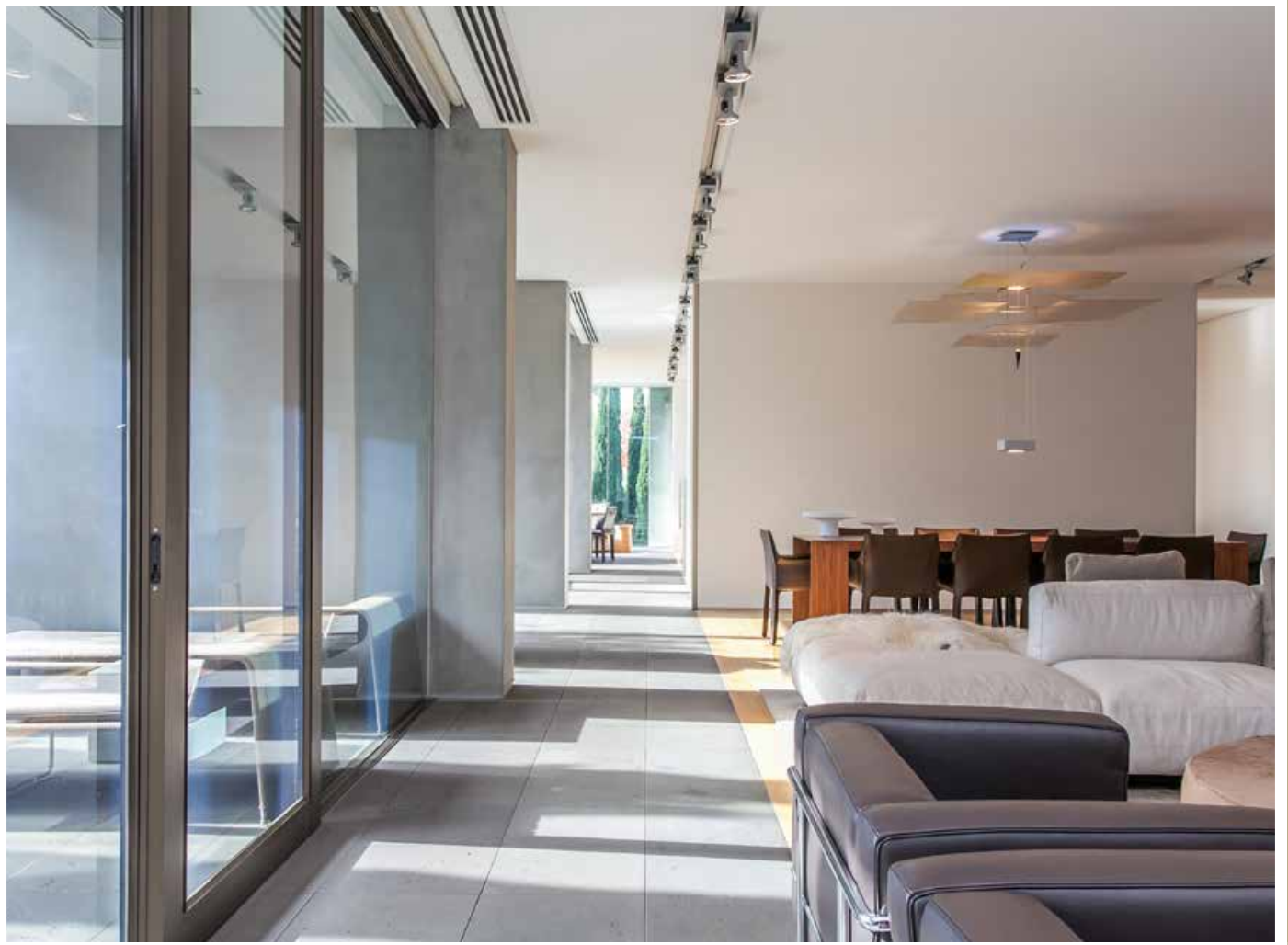


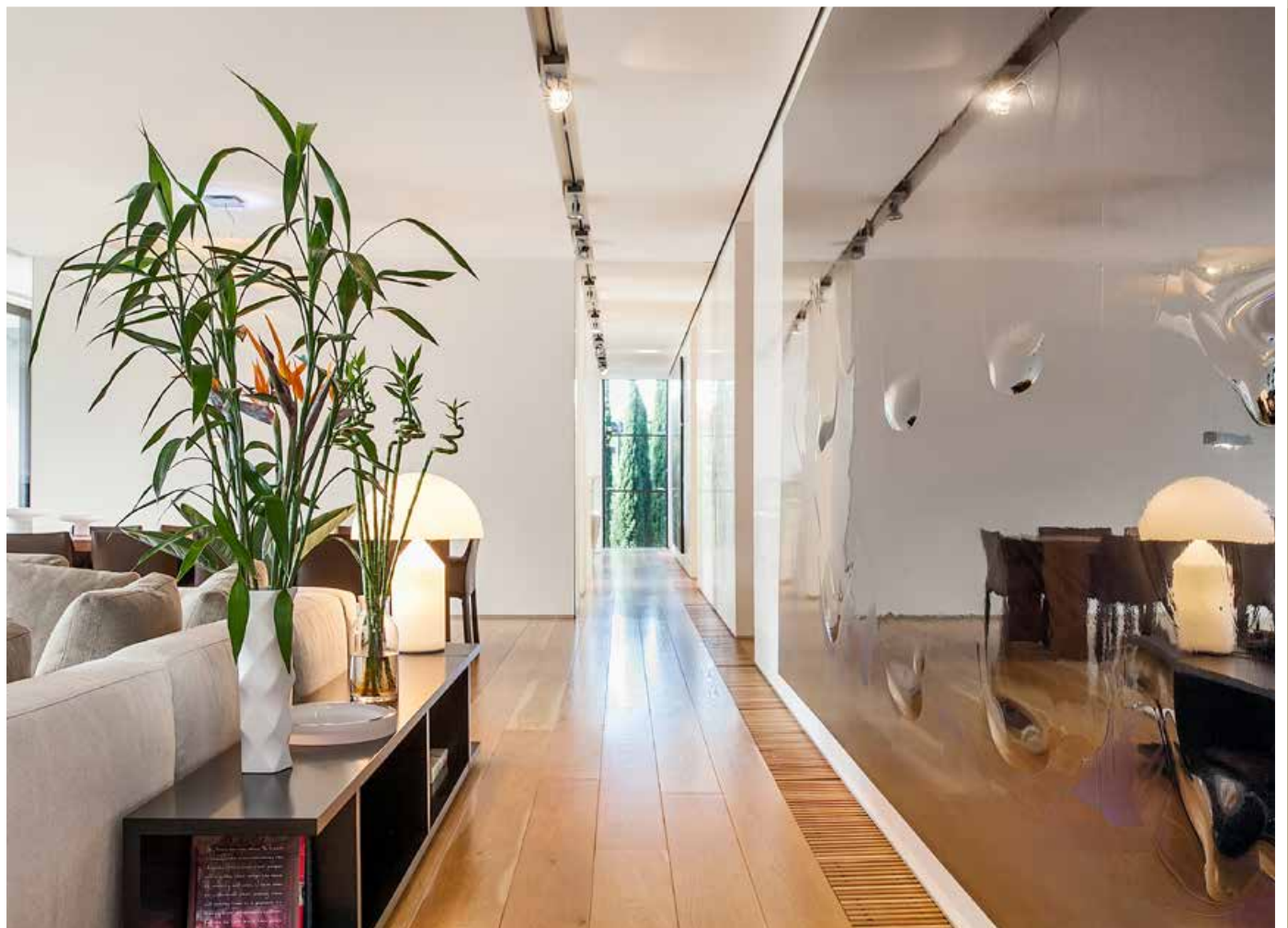
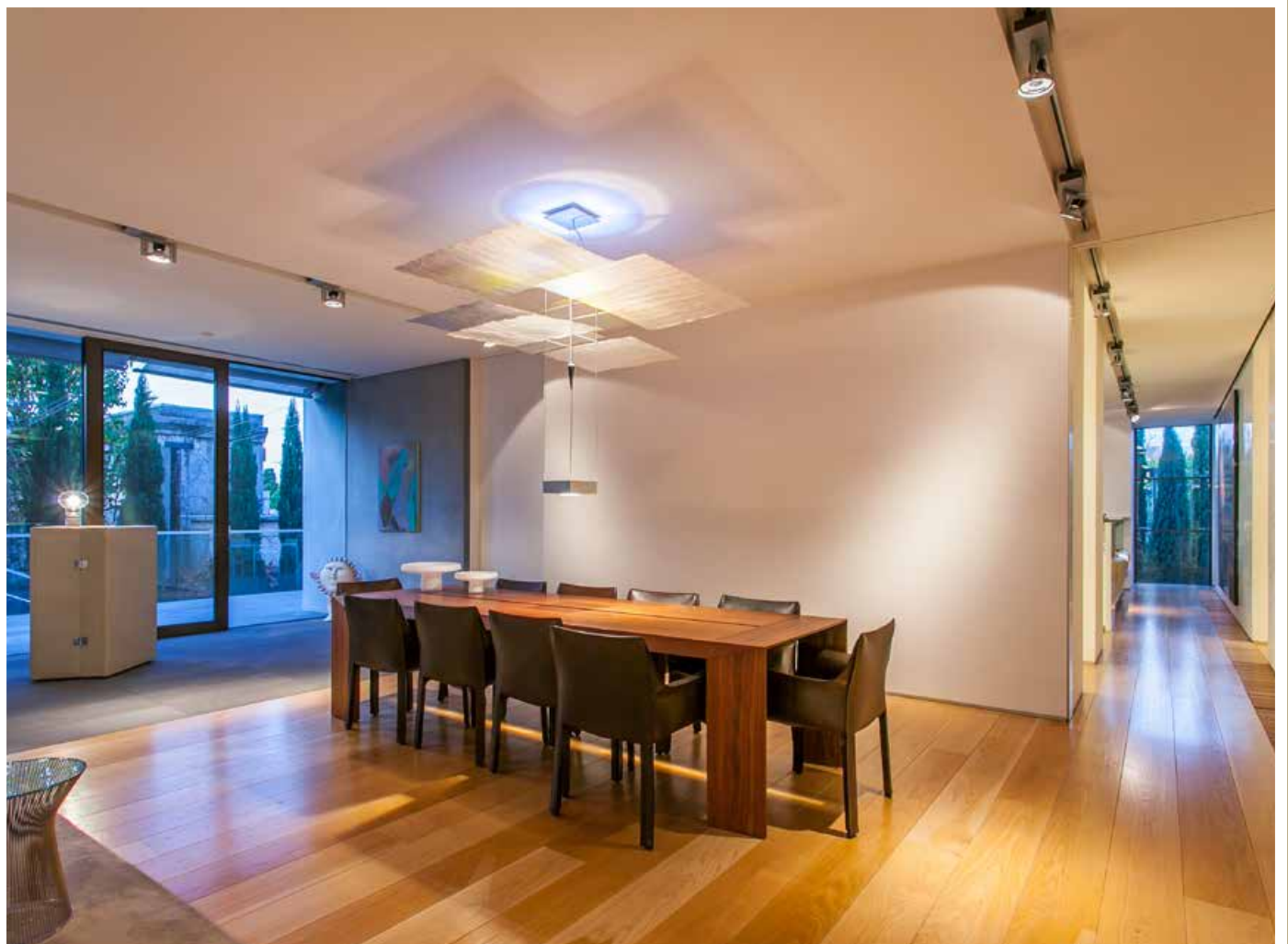
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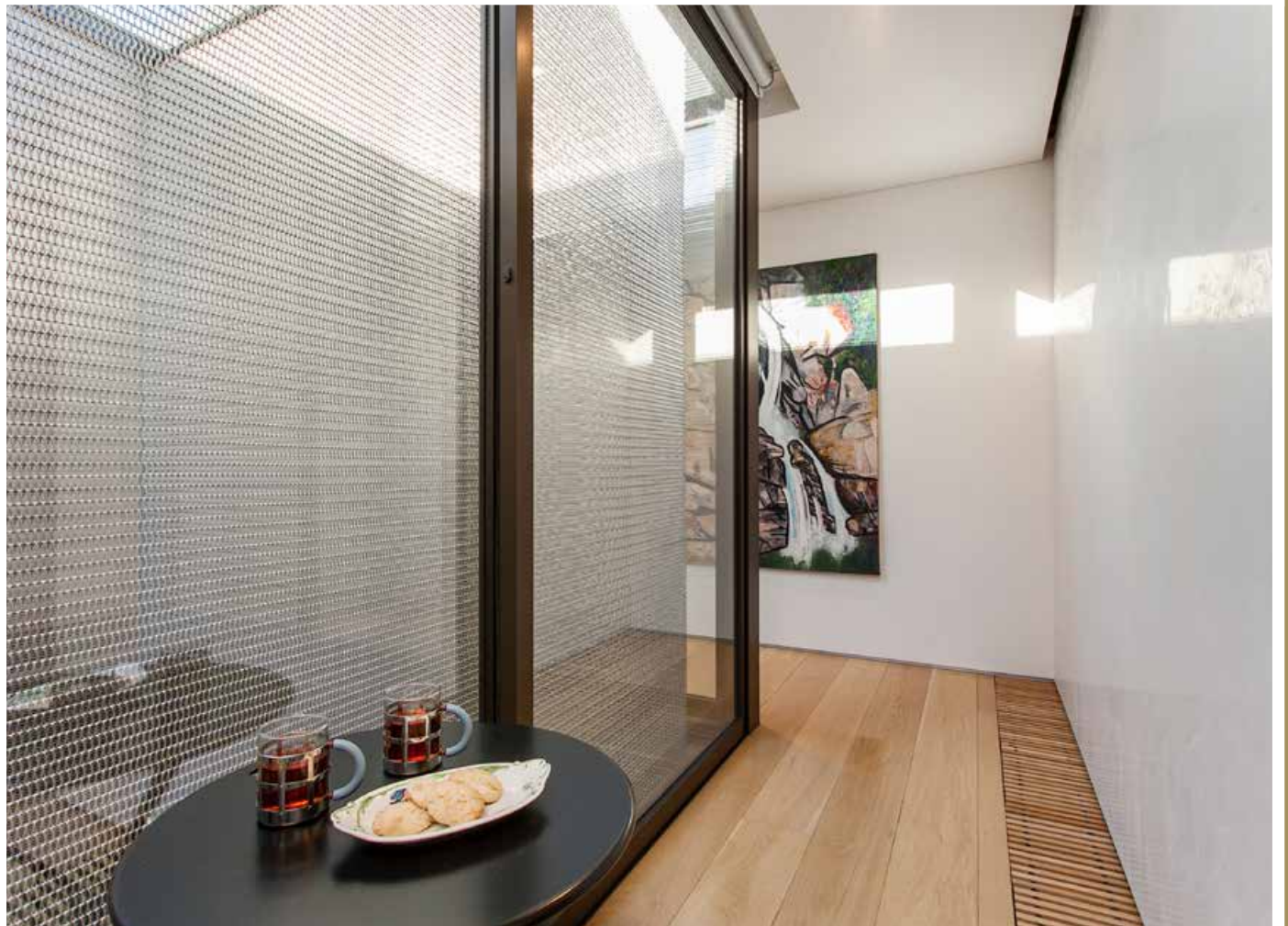
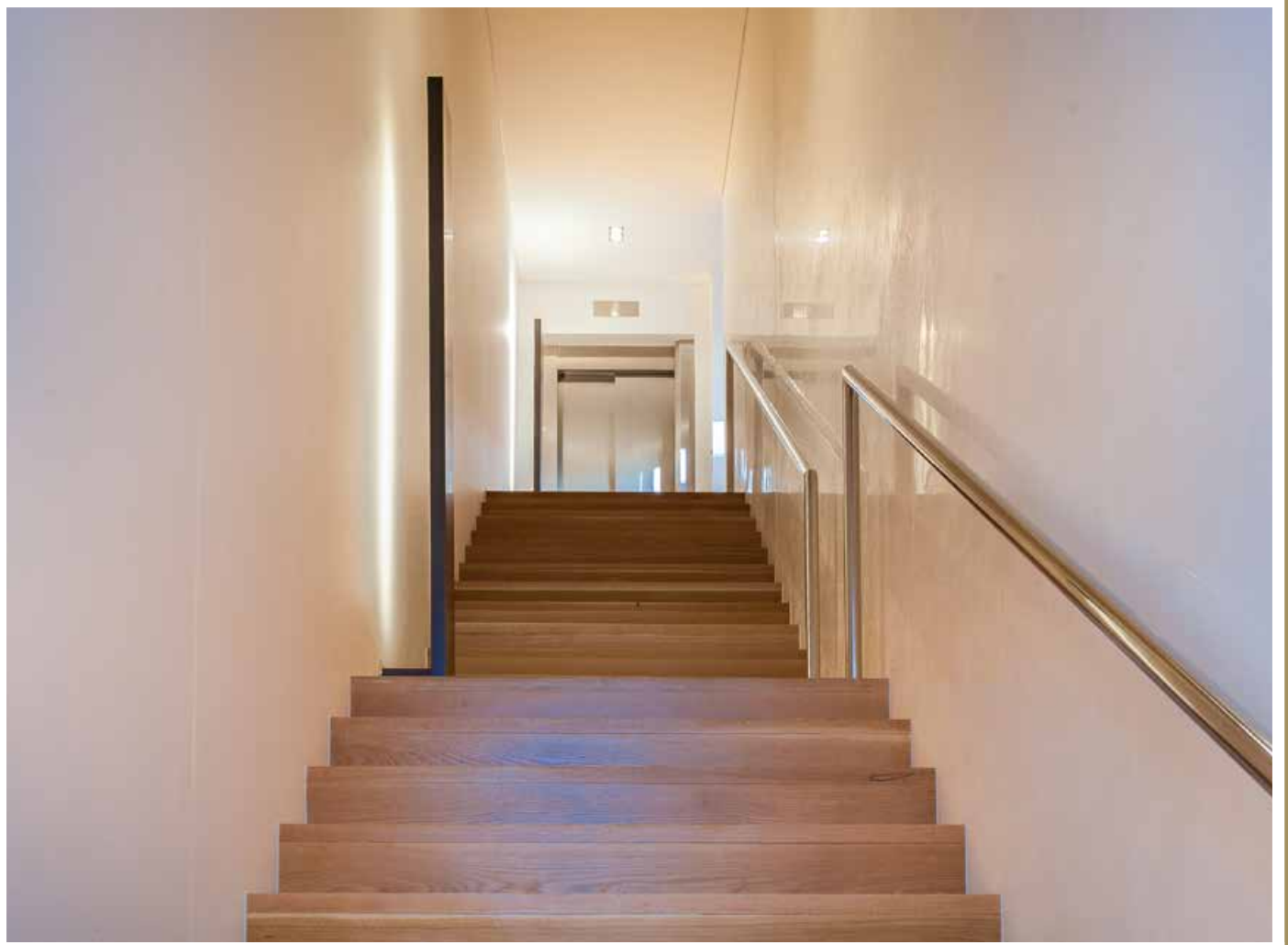




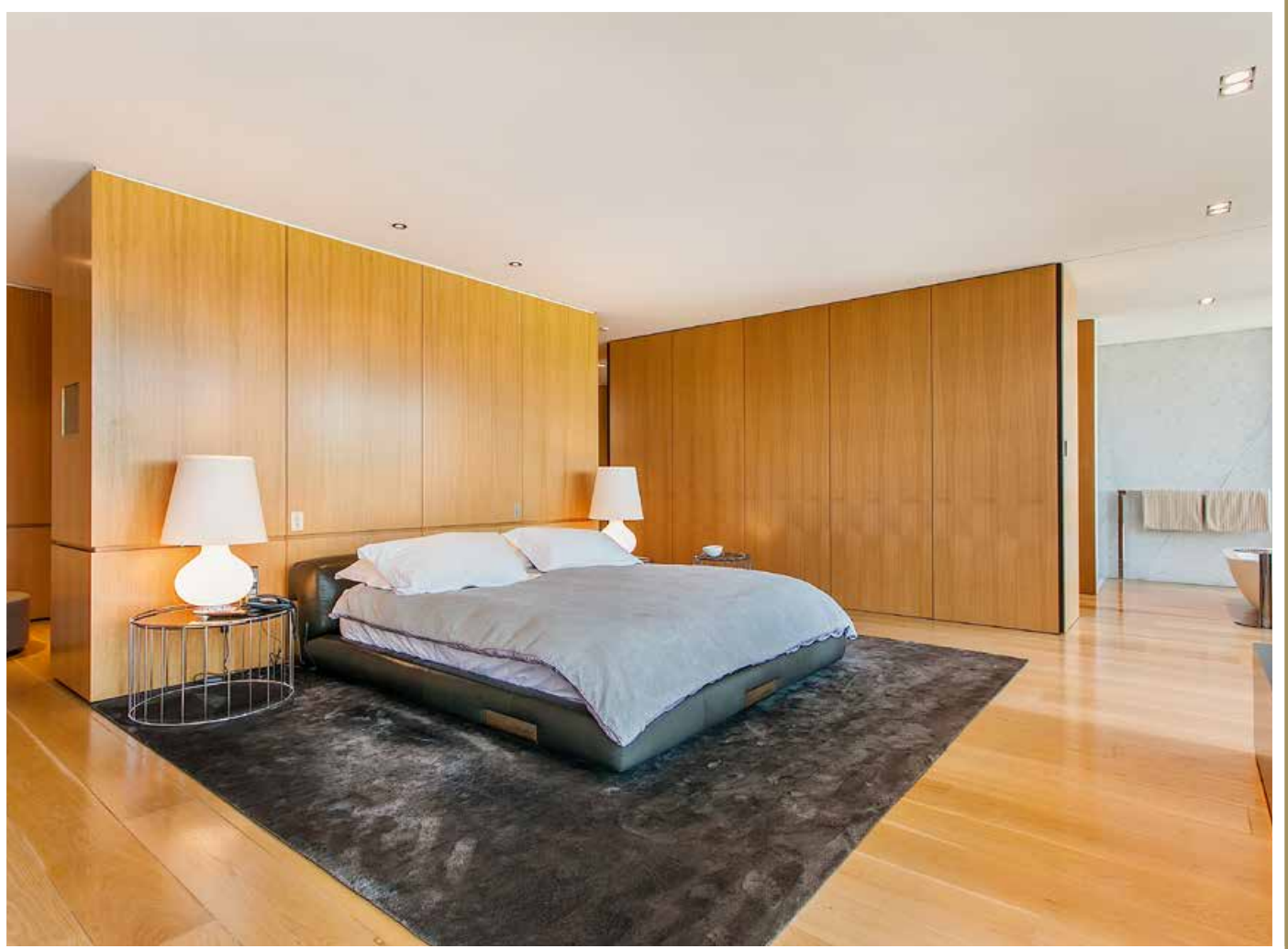














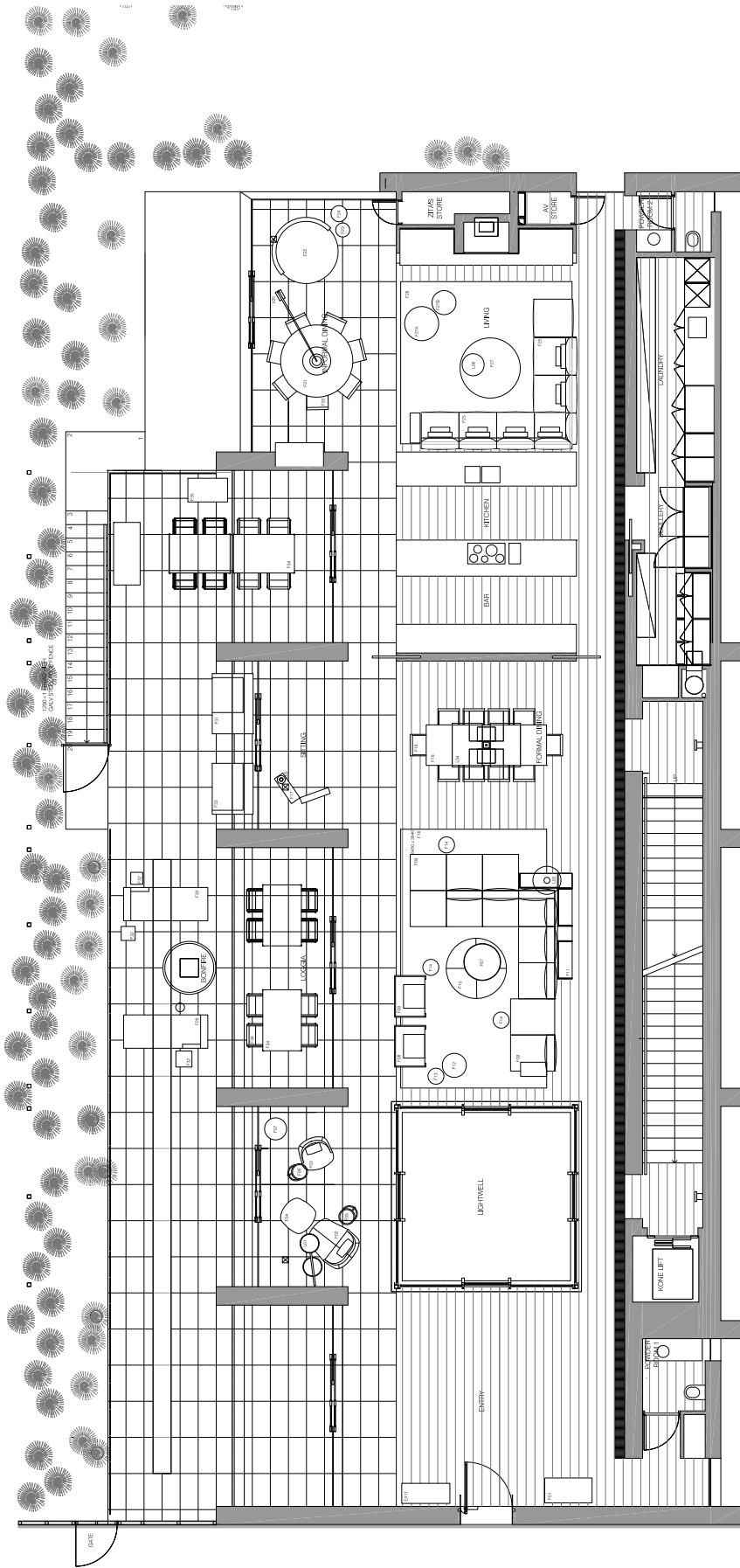




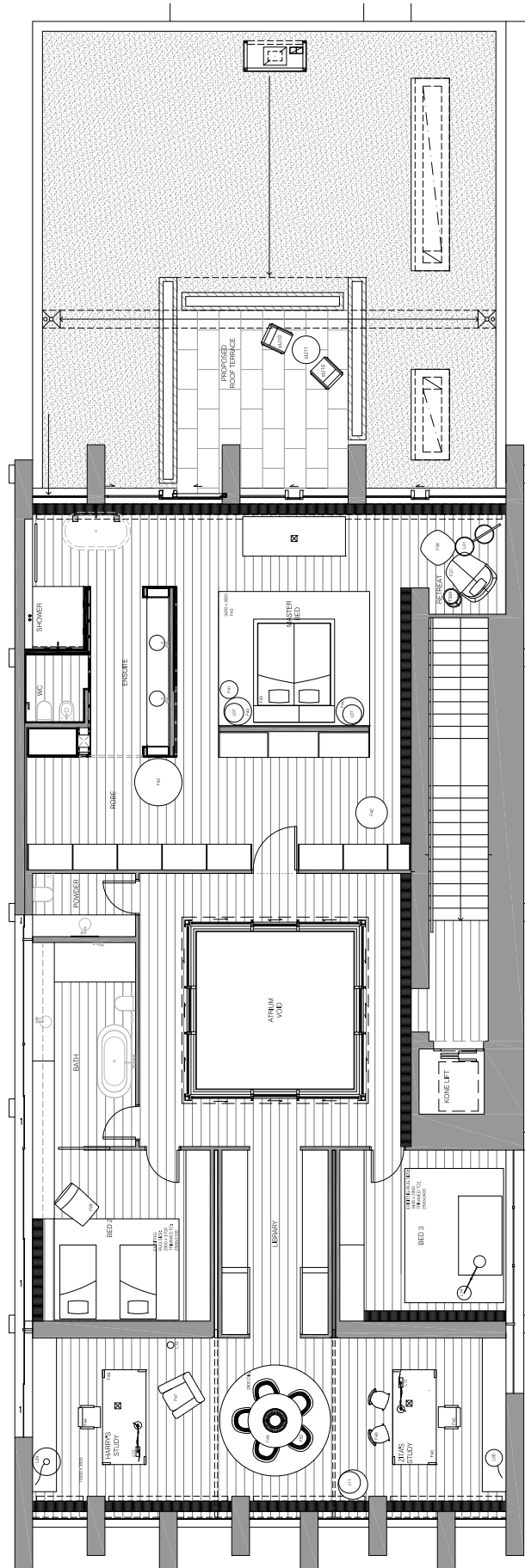
PROPERTY FACT SHEET

Aspect:	Northerly
Height above sea level:	44 mtr
Coordinates:	37°50'44.04"S 145° 1'39.35"E
Zoning:	RESIDENTIAL
Construction:	Three slabs and all walls and stairs, with onsite reinforced concrete pour Bronze panels, Glass windows - 3 layers, double glazed with Argon gas inbetween for maximum UV and heatloss/ heatgain protection
House Size:	1250 sqm
Age:	5 years
Pool:	20 mtr lap pool, 1.2 mtr depth, spa jets on stairs Ozone pool sterilizing system (no chlorine smell) Steam room, change area, shower, toilet and gym
Water Supply:	Mains, electric heaters for hot water; Hydronic system for both wall trench and under bluestone floor heating
Power:	Grid
Sewer / Septic:	Mains
Council Rates:	\$13,288 per annum
Mains Water & Sewer:	\$2,438 per annum
Near Schools:	Toorak Primary School, Loreto Mandeville, St Kevin's College, Melbourne Girls Grammer, Melbourne High School
Nearest University:	Melbourne University, Swinburne, RMIT

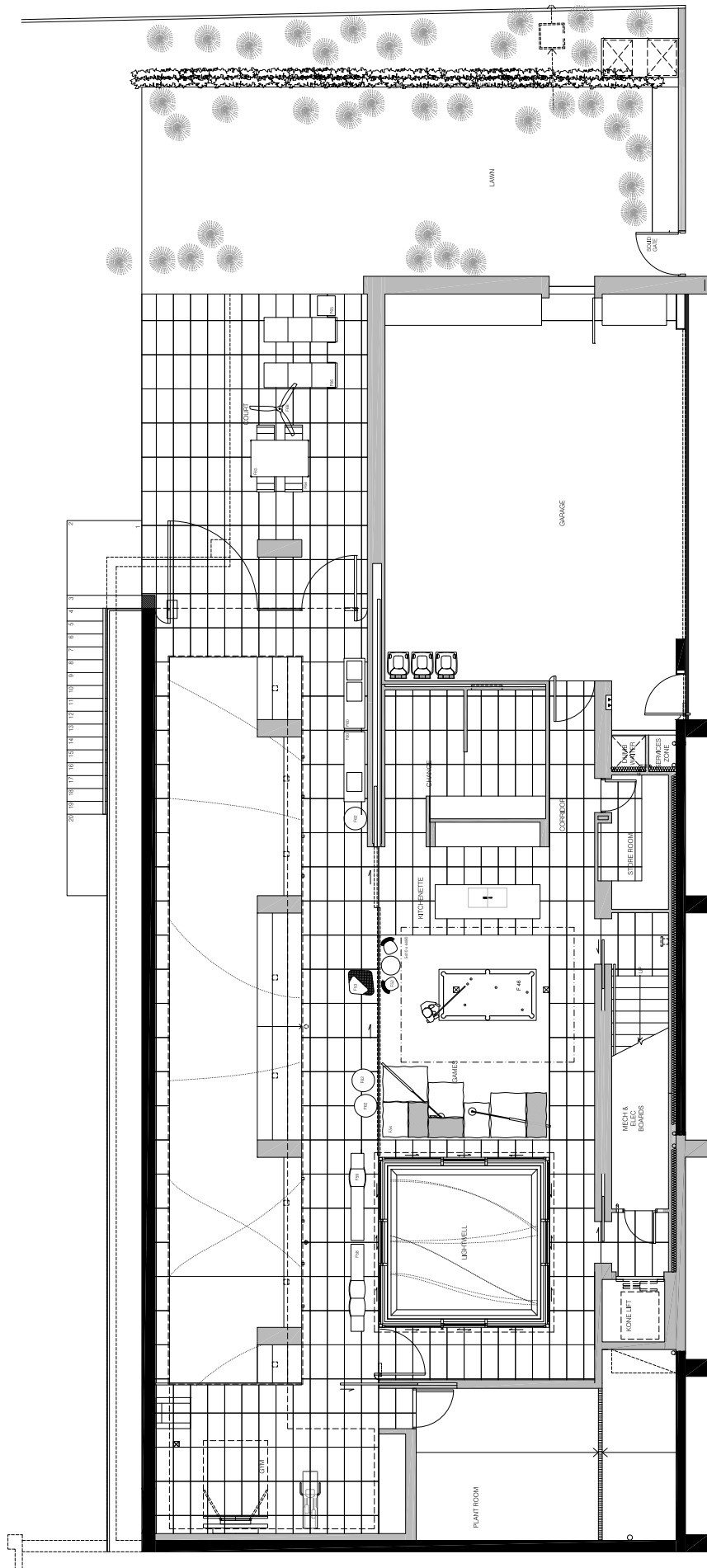
FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - LOWER GROUND



20 LINLITHGOW RD, TOORAK VIC 3142



Boundary is approximate area only

LOCATION MAP

