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balmain

INVERNESS AVE  
ARMADALE





Armada's heritage is the inspiration for Balnain



## tantalising alfresco entertaining...

Armada's heritage is the inspiration for Balnain. Adorned with elegant balconies, French windows and charming wooden shutters, its grace is reminiscent of a century past.

Pass through Balnain's gates and experience another, gentler, way of living. Certainly, there's the pragmatic two car spaces and storage underground, but the moment you step out of your car and make the short ascent from the garage to your own private entrance, the bustle of the outside world is left far behind.



Inside, light floods through your spacious apartment. Carefully positioned to take advantage of northern aspect, Balnain's mullioned windows welcome the afternoon sun. When the day is just too lovely to miss, simply swing open Balnain's French windows and the living areas extend to the outdoors. Whether your lush informal garden or expansive terrace lies beyond, there's enough room for a party and the tantalising possibility of alfresco entertaining on balmy summer evenings.

GRACIOUS, ELEGANT AND  
CHARMING: BALNAIN'S  
APPEAL IS TIMELESS

LUXURIOUS BATHROOMS  
FEATURE QUALITY CREMA  
MARFIL MARBLE

PERIMETER SECURITY  
PROVIDES ADDED  
PEACE OF MIND

rediscover the grace, that is Armadale...

balnain





AMPLE BELOW GROUND  
STORAGE SPACE AND  
PARKING FOR TWO CARS

GENEROUS TERRACES  
AND COURTYARDS FOR  
OUTDOOR LIVING

PRIVATE STAIRCASES  
IN THE GRAND  
ARMADALE TRADITION

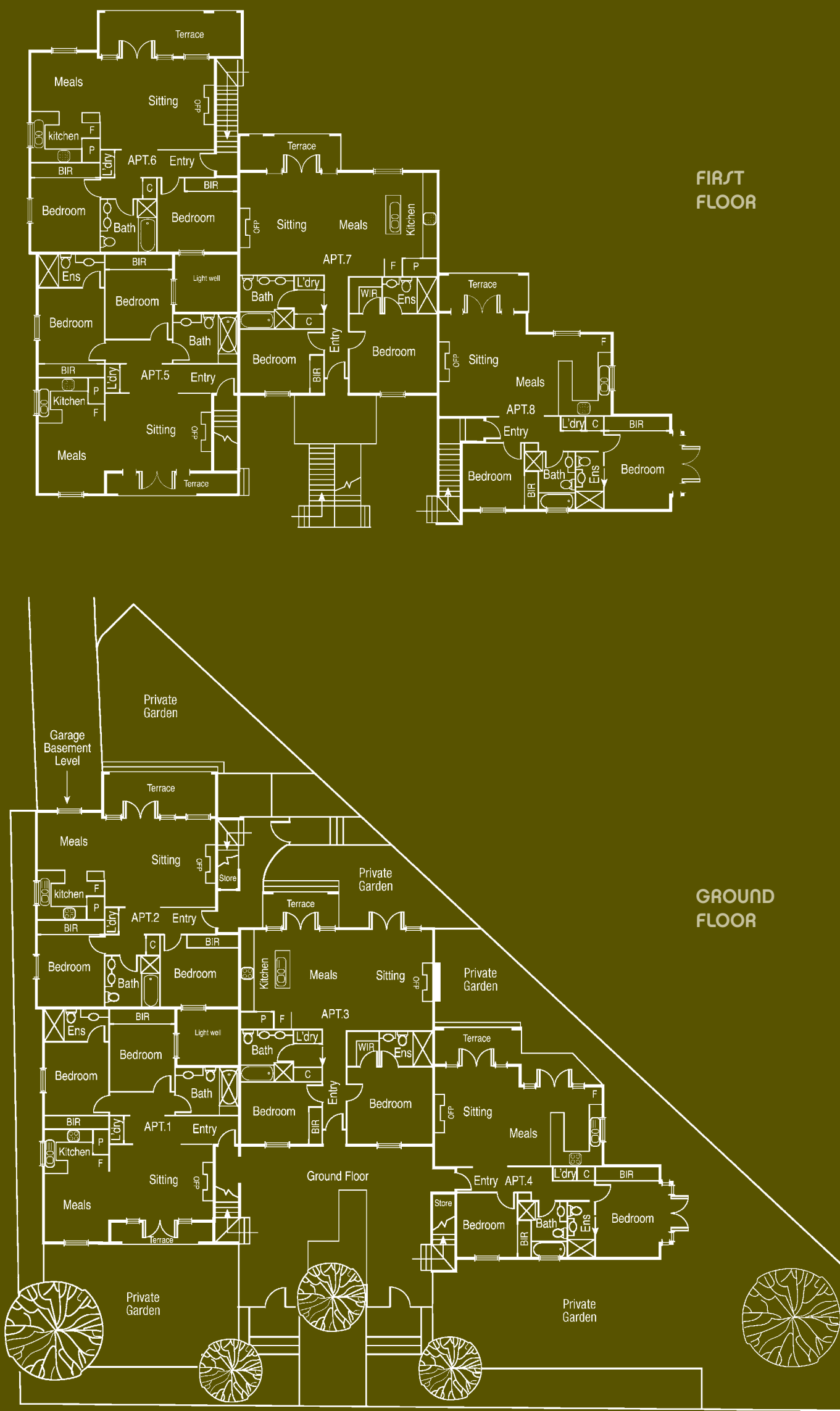
Irrespective of the elements, the palette of fresh shades of white, leaves Balnain bright and airy in any season. Softened by quality wool carpets throughout, the luminous decor flows like a summer breeze from the sitting room through to the dining and kitchen areas. Here, the stone bench tops coupled with top quality, stainless steel appliances add a contemporary twist. Featuring split system heating and cooling with foxtel connection, those balmy nights indoors will become pleasurable again.

When the evening draws to a close, cross the hallway into Balnain's two restful deeply carpeted bedrooms. Ensnore yourself in the master's ensuite or soak away life's pressures in the main bathroom. Finished in pure white tiles, first grade Crema Marfil marble and satin fittings, it's a sanctuary in which to cleanse the body and rejuvenate your spirit.

Rediscover the grace, that is Armadale, and you'll find yourself in love all over again.



# Balnain: floorplans



GILBERT SIMONS

#### ARCHITECT

Gilbert Simons specialises in luxury private residences and prestige developments offering architectural solutions based on an eclectic approach and commitment to quality. Their holistic philosophy towards architecture embraces all aspects from landscape concepts through to interior detailing. In collaboration with a team of experienced and dedicated building professionals, Gilbert Simons supervises each project from the initial concept to completion, so that clients may be confident every detail is given the utmost professional attention.

Balnain's appeal  
is timeless



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