

10 LILYDALE GROVE

HAWTHORN EAST



INTELLIGENT DESIGN
FOR AN EFFORTLESS LIFE.



SOPHISTICATED, SPACIOUS AND SMART.

10 Lilydale Grove is an inspired address of refined quality and relaxed living.

Reflecting the established character of Hawthorn East, every element has been considered, from the building's crafted architectural façade to the light-filled spaces and premium Italian detailing within each residence.

Combining unique tri-level living, private rooftop terraces, expansive city views and a peaceful location, each home is a place of serenity, with the luxury of abundant shopping, café culture and transport convenience all just moments away.



BIG THINKING AND BRIGHT DESIGN.

In every way, Lilydale Grove goes above and beyond with a range of smart measures to provide the ultimate low-maintenance lifestyle for residents.

The apartments here boast generous floorplans and large-scale balconies, with floor-to-ceiling glass allowing natural sunlight to stream through the living spaces and provide a range of inspiring city and neighbourhood views. The penthouses deliver even more living space over three immaculately appointed levels, with some penthouses also featuring a private rooftop garden.

Life at Lilydale Grove extends beyond each home with a range of exclusive benefits for residents, from the gym with state-of-the-art

equipment to the landscaped communal rooftop garden. With sun lounges, barbecues, dining areas and lush greenery, this is a private oasis in the sky with vistas stretching all the way to the city skyline.

Just as the expansive residences and rooftop gardens of Lilydale Grove have been designed for a life of effortless modern luxury, behind the scenes, a range of thoughtful elements have been integrated throughout the building. With smart wiring and waste management, the latest hot water systems, triple-glazed windows and a 4-star acoustic rating, this is a home of unparalleled comfort.









PRECISION DESIGN FOR TIMELESS APPEAL.

As impressive as the grand living spaces, inspiring views and expansive rooftop terraces are, it's the careful selection of materials in the residences which elevate Lilydale Grove to one of Hawthorn East's finest addresses.

A rich sense of Italian artistry imbues every space with ageless European style, from the Veneta Cucine cabinetry and premium Gaggenau and Miele appliances in the kitchens to the sculptural stone baths by Prodiggi which stand as a centrepiece of the bathrooms. Italian craftsmanship is also found in the reconstituted stone island benchtops, alongside elegant soft-close draws and subtle LED lighting.

A refined and understated elegance also runs throughout the living areas, with wide European oak engineered timber boards inside and beautifully finished Italian tiles extending these spaces to the balconies.

Custom design Italian tiles by Justin van Nierop adorn the floors and walls adding a similar touch of natural sophistication to the bathrooms, accented by a choice of black or satin chrome tapware.

In both the penthouses and the apartments, and in both light and dark colour schemes, the materiality works as one across all surfaces to create a home of timeless appeal.



Artist Impression



Artist Impression



Artist Impression



Artist Impression

A photograph of a wooden wall made of vertical planks. A large, dark shadow of a plant, possibly a fern, is cast across the wall from the left. The shadow is sharp and detailed, showing the fronds of the plant. The lighting is warm and directional, coming from the left, creating a strong contrast between the lit wall and the shadow. The text is overlaid on the right side of the image, in a white, sans-serif font.

FROM ITS CAFÉ CULTURE
TO ITS SHOPPING SCENE
AND GREEN SPACES,
HAWTHORN EAST EXUDES A
NATURAL SENSE OF STYLE.

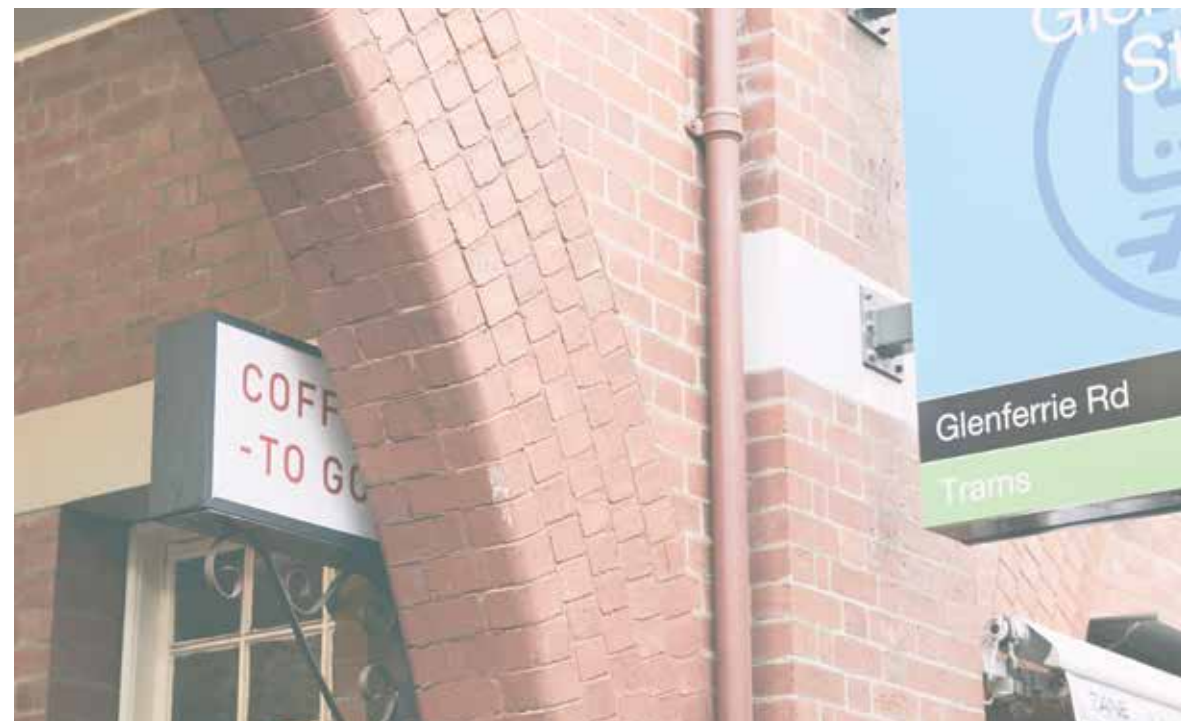


Swinburne University



Capital City Train - Hawthorn

Glenferrie Train Station

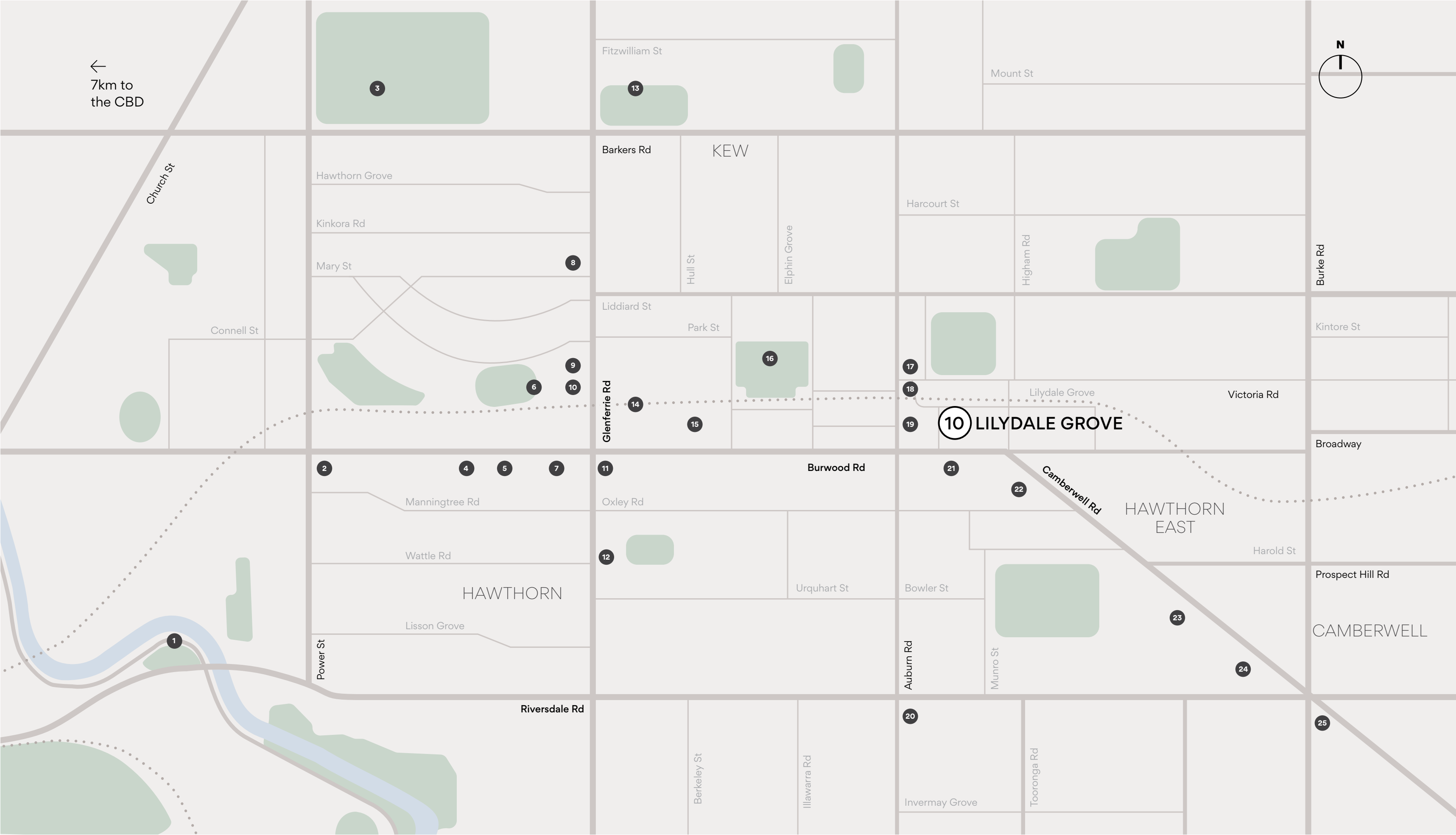


A place to wander and loose yourself, or create your own pathway.

A mere seven kilometres from the city and yet with its own distinctive identity, Hawthorn East is known for its rich community amenity. With multiple train stations, tram lines and close proximity to both the M1 and bike paths, this is also a highly-connected address, placing the best of inner Melbourne within easy reach.

Renowned educational institution Xavier College has been calling the area home for over 136 years. The location offers many great private and public schools including MLC, Trinity Grammar and Scotch college. While Swinburne University offers a premier higher education experience, ranking in the top 3% of Universities worldwide.

The City of Boroondara has one of the highest concentrations of students in Australia.



Cafés & Restaurants

- 17 Auburn Hotel
- 7 Axil Coffee Roasters
- 4 BAWA
- 5 Hawthorn Common
- 19 Hello Sailor
- 20 Porgie & Mr Jones
- 2 Rustica Canteen
- 8 Short Straw
- 21 St Cloud Dining
- 9 Vaporetto

Education & Parks

- 16 Central Gardens
- 12 Hawthorn Library
- 13 MLC
- 15 Swinburne University
- 3 Xavier College

The Arts & Entertainment

- 11 Hawthorn Arts Centre
- 10 Lido Cinemas
- 24 Rivoli Cinema

Transport

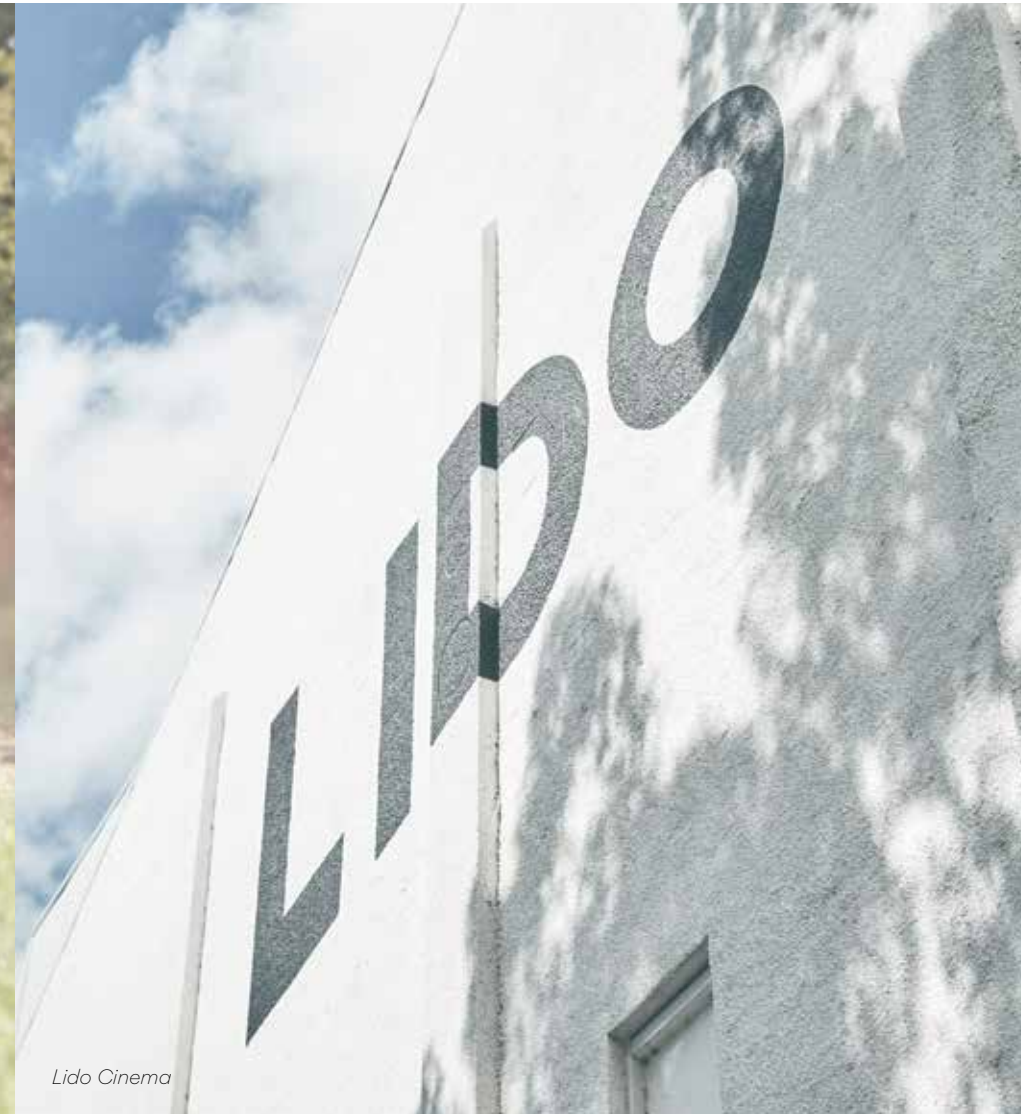
- 18 Auburn Train Station
- 25 Camberwell Junction
- 14 Glenferrie Station

Health & Fitness

- 23 Camberwell Medical Centre
- 1 Capital Trail Bike Path
- 22 Fernwood Gym
- 6 Hawthorn Aquatic & Leisure Centre



Rocket Park



Lido Cinema



Capital City Train - Hawthorn



Hawthorn Aquatic Centre



Rivoli Cinema

Enjoy an active life or just watch the world go by.

Spending time in Hawthorn East means enjoying the great outdoors at Anderson Park or in the many other green spaces dotted throughout the neighbourhood. With running tracks, grassy lawns and finely manicured gardens, the parks in Melbourne's leafy east provide the perfect setting to enjoy quiet time with a book under a tree or exercise with spectacular views.

In the evenings when things wind down, there are plenty of intimate venues for catching up with friends over cocktails or craft beers. For discerning film fans, the art deco Rivoli and the independent Lido both screen new releases in exquisite surrounds.



Country Road



Trenery



Witchery



Seed

Endulge in some retail therapy.

Hawthorn East is one of the city's most established locales, with a rich architectural heritage dating back to the late 1800s. Today, this charming backdrop sets the scene for high quality shopping along bustling streets with leading international brands and local independent boutiques alike.

Perhaps the best known of its retail and lifestyle precincts is Camberwell Junction, a focal point for the area, with shopfronts lining the long stretch of Burke Road and shopping centres and supermarkets nestled behind. Glenferrie Road offers more traditional high street shopping and, even closer to Lilydale Grove, Auburn Village is a delightful place to explore local boutiques and eateries.

From fashion to homewares, gourmet groceries to artisan-made jewellery, Hawthorn East delivers everyday shopping and casual browsing, and all just moments from home.



Bawa

FROM SHORT BLACKS
TO LONG LUNCHES AND
DINNER WITH FRIENDS,
HAWTHORN EAST CATERES
TO EVERY OCCASION.

Hello Sailor



Hello Sailor



Hawthorn Common



Hawthorn Common

This pocket of Melbourne offers culinary delights at every hour – beginning of course, with coffee.

The café scene begins around the corner from Lilydale Grove at Hello Sailor or The Counter, both moments away. Just slightly further afield, coffee lovers are spoiled for choice at the cosy Liar Liar, the ever-popular Hawthorn Common and many other award-winning local institutions. With all-day breakfasts, chic surrounds and coffee roasted by Melbourne's finest, a new neighbourhood favourite is never far away.



St Cloud

Gontran Cherrier



Sanonti

YOUR TABLE IS WAITING.

Piccolina Ice Cream



The refined character of Hawthorn East is found throughout its eateries, with a wide range of fine dining and casual food options to suit every gourmand.

Freshly prepared, old-school Vietnamese fare brings crowds to the two-storey St Cloud, while Sanonti serves its authentic pizza and Italian cuisine over three levels. Lovers of Japanese cuisine can choose between the range of ramen at Hakata Gensuke and the classic dishes at Ocha, with new twists on Malaysian tastes at Omah's or the modern Indian menu at Piquancy also part of this eclectic local food scene.

Even if it's just for a quick bite, the area delivers exceptional quality. Piccolina Gelateria offers more than 20 all-natural and seasonal gelati from long-held family recipes, while at the boulangerie named after its famed French chef, Gontran Cherrier, locals line up for signature sourdough baguettes and an array of pastries.

Preparing your own gourmet creations at home is also made easy thanks to the abundance of local grocers, delis and specialty food stores in the area.




APPOINTED WITH
LUXURY ITALIAN VENETA
CUCINE KITCHENS, YOU
MAY NEVER WANT TO
DINE OUT.

The best of Europe delivered to your home.

Veneta Cucine

A leader in Italy and a benchmark worldwide, Veneta Cucine delivers high quality products, the latest technology and, above all, craftsmanship, reliability and beauty. These kitchens have been personally selected and designed specifically for 10 Lilydale Grove.

Featuring Blum Soft close mechanics and Led lighting within the draws and cupboards, the stain resistant Italian reconstituted stone surfaces are only the surface of the truly considered appointments.



IN EVERY WAY, LILYDALE
GROVE REFLECTS THE
CHARM, THE CHARACTER AND
THE ENDURING APPEAL OF
HAWTHORN EAST AT ITS MOST
IMPRESSIVE NEW ADDRESS.

