



ELMSDALE

RESIDENCES

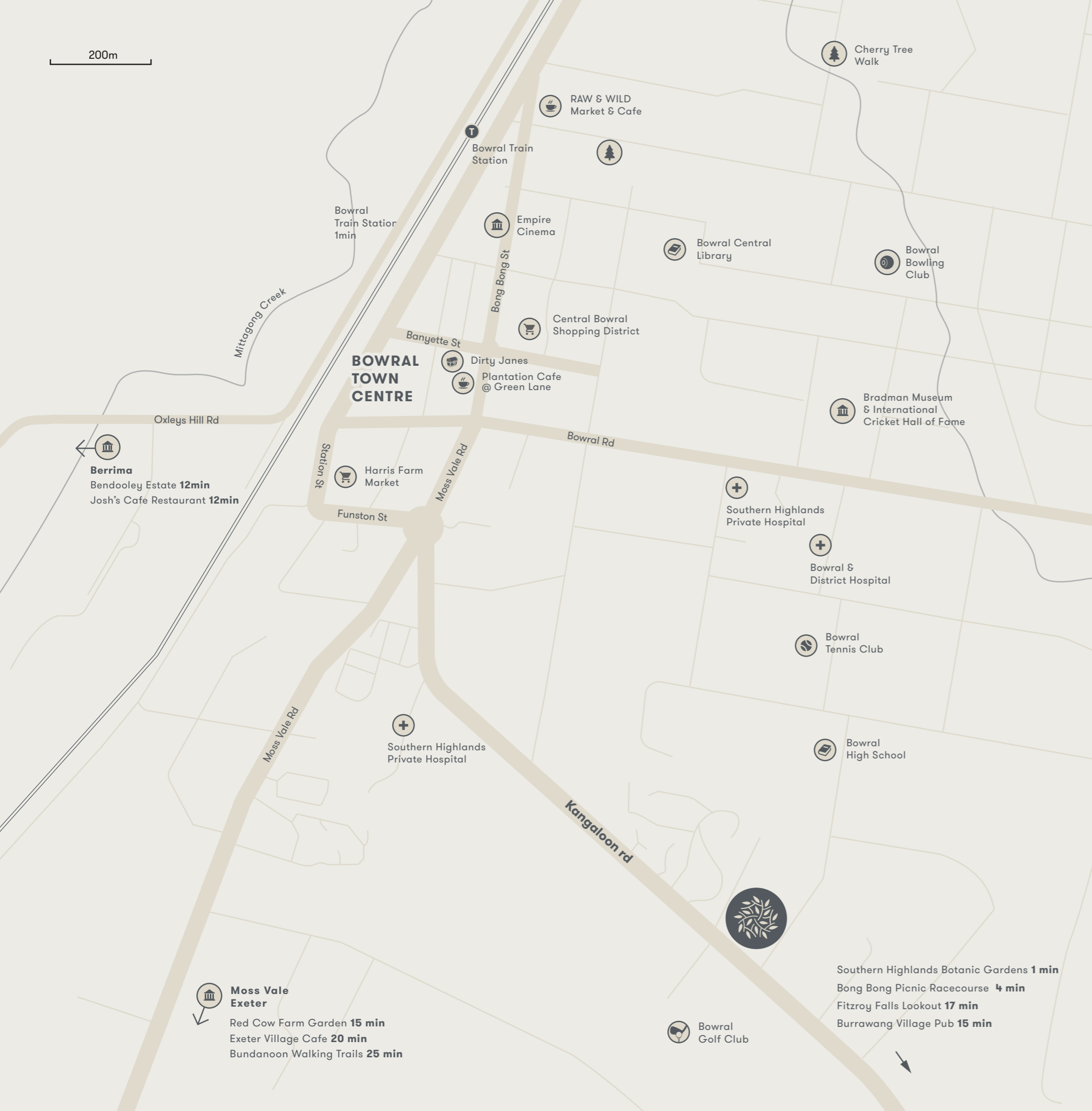
birdy

WELCOME TO ELMSDALE RESIDENCES

Designed in collaboration with Tziallas Architects this collection of 4 private pavilion residences are the epitome of Southern Highlands life. Space, light and level living surrounded by gardens, these future proofed pavilions are designed with a high quality finish for a low maintenance lifestyle.

Life in historic Bowral has
never looked so good.





Location map



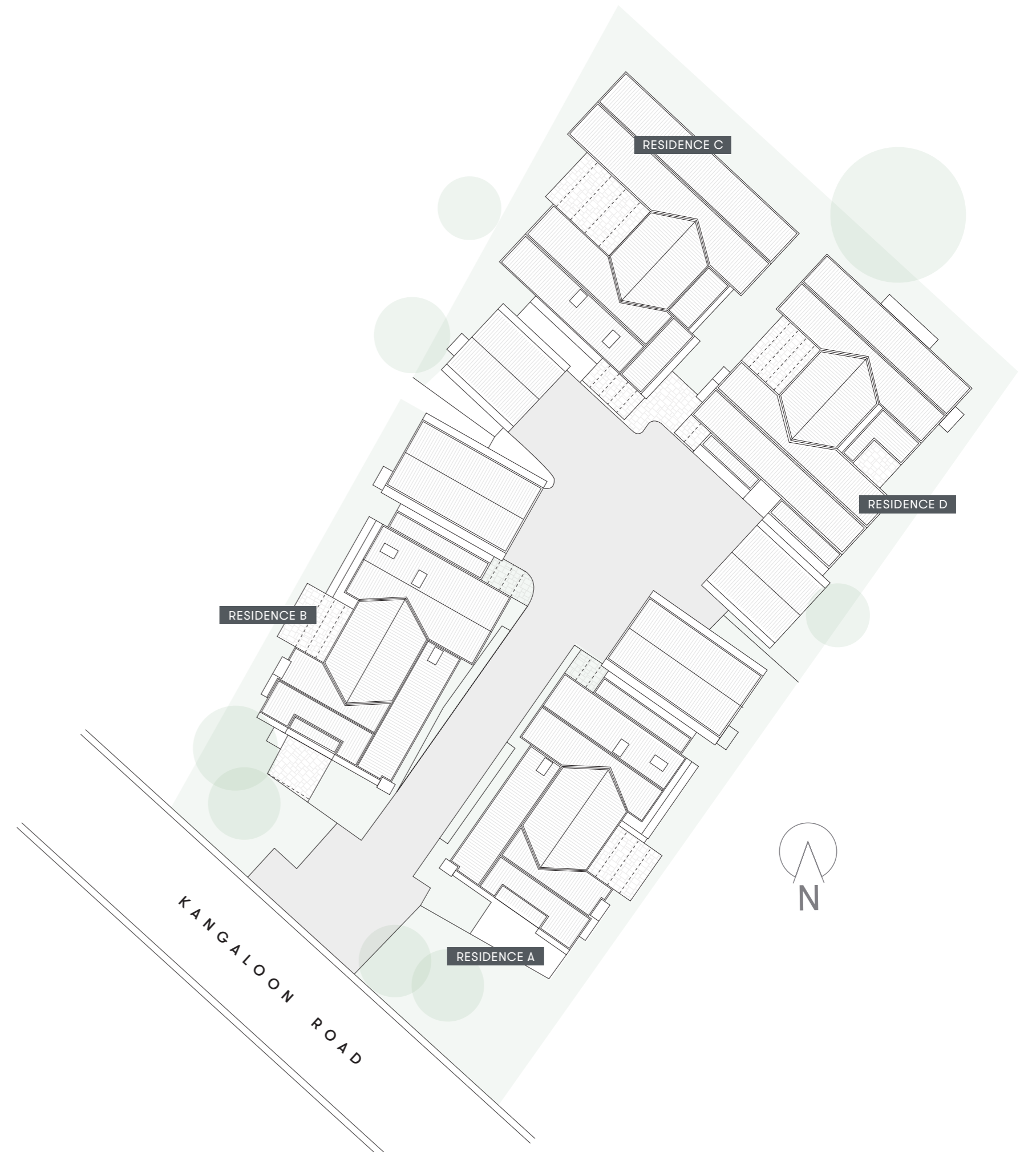
DISCOVER BOWRAL

Being in the village of Bowral, Elmsdale enjoys access to a huge range of cafes, restaurants and boutique shops.

Elmsdale also benefits from being only minutes away from many nature walks, national parks, historic villages, award winning wineries and beautiful gardens that are ever-changing through the seasons.

SITE PLAN

Four luxury residences designed around carefully positioned gardens for maximum privacy. Level living with an abundant sense of space, emphasised by modern architectural design. Elmsdale Residences are a sanctuary in the heart of the Southern Highlands.



MODERN DESIGN MEETS BOWRAL SOPHISTICATION

Private and secure with only 4 residences, Elmsdale is a sanctuary of style in the heart of Bowral.

Each residence is individually designed to incorporate understated opulent materials including recycled brick, modern roof profiles, vertical v-groove cladding and contemporary landscaping for a low maintenance lifestyle.

Step inside to experience light and space, vaulted ceilings and easy flow floorplans for entertaining and relaxing. Future proofed for accessibility - each residence is designed with generous space in the kitchen, master bedroom and main bathroom with large spacious hallways and flat entrance thresholds for level access. Expansive double-glazed windows and doors connects each residence to the surrounding gardens providing an immediate connection to nature.



SURROUNDED BY STYLE

The interior palettes of Elmsdale Residences have been carefully selected by interior design studio - Mood by Design.

Crafted to encapsulate effortless modern living within a rural setting, each residence has been designed with simplicity at its core. Vaulted ceilings and wide expanses of double-glazed windows and doors create free flowing floorplans that connect residents with the natural surroundings.

Entertainers kitchens with superior appliances, walk in pantry and direct views of the outdoor living create a welcoming atmosphere for family and friends.

Natural materials and surfaces achieve a sense of calm and belonging within each residence.

ENTRY

Wide & private entrance
to welcome family & guests



ARTIST'S IMPRESSION

LIVING

Raked ceilings and expansive glazing create a relaxed environment



ARTIST'S IMPRESSION

SNUG

The perfect hideaway for a book or podcast



ARTIST'S IMPRESSION

DINING

Space for family & friends to gather



ARTIST'S IMPRESSION

KITCHEN

Designer cabinetry with luxe marble finishes



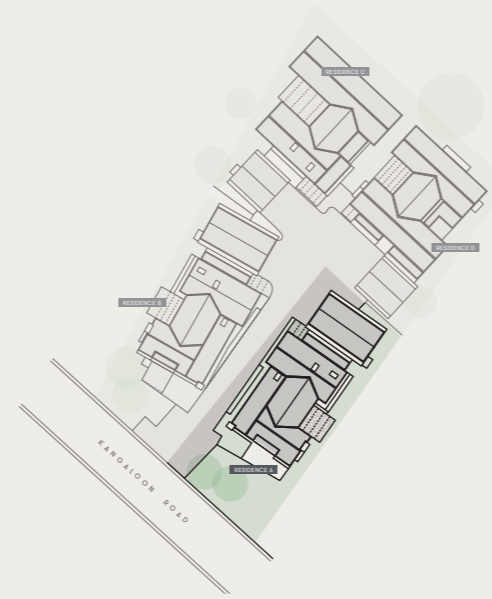
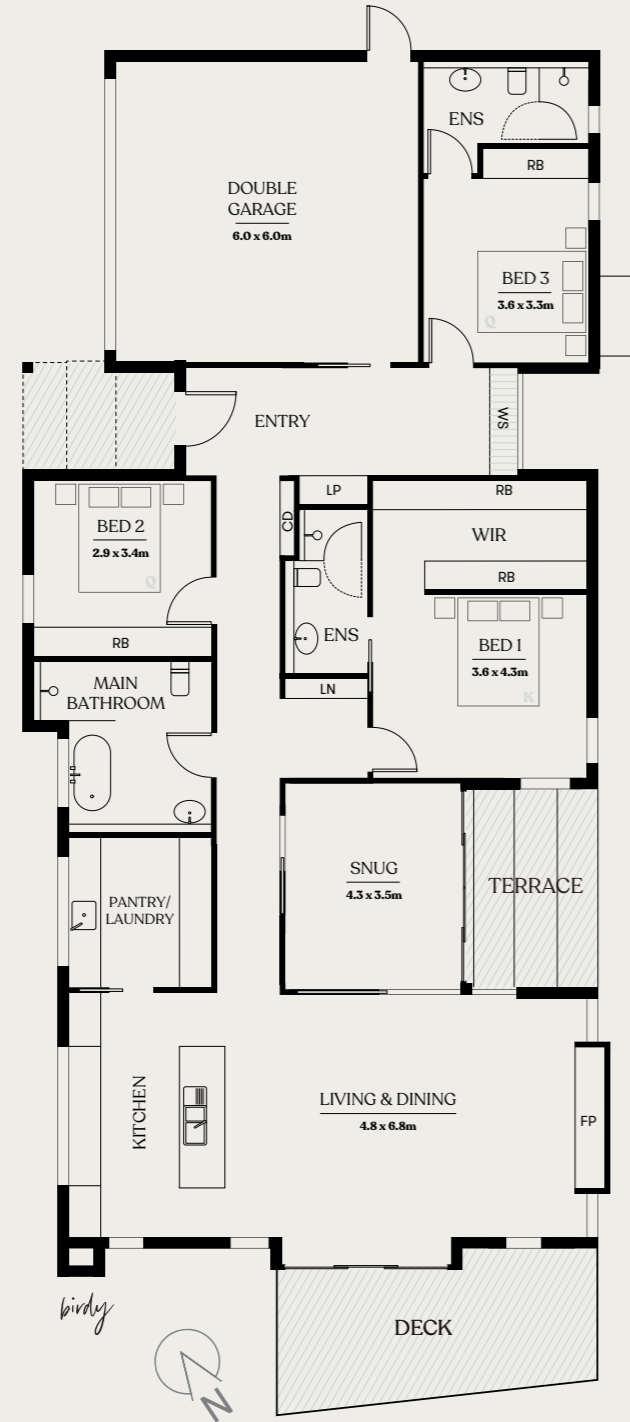
ARTIST'S IMPRESSION

RESIDENCE A



LIVING SPACES \ 179.5m²
 TERRACES \ DECKS \ 30m²
 GARAGE \ 36m²
 LAND SIZE \ 407m²

FP \ FIREPLACE
 LN \ BUILT-IN LINEN
 CD \ BUILT-IN CREDENZA
 WS \ BUILT-IN WINDOW SEAT
 RB \ BUILT-IN ROBE
 LP \ BUILT-IN LAUNCH PAD



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

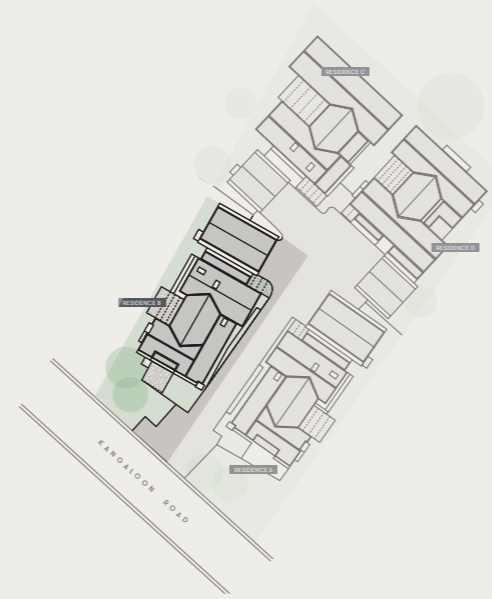
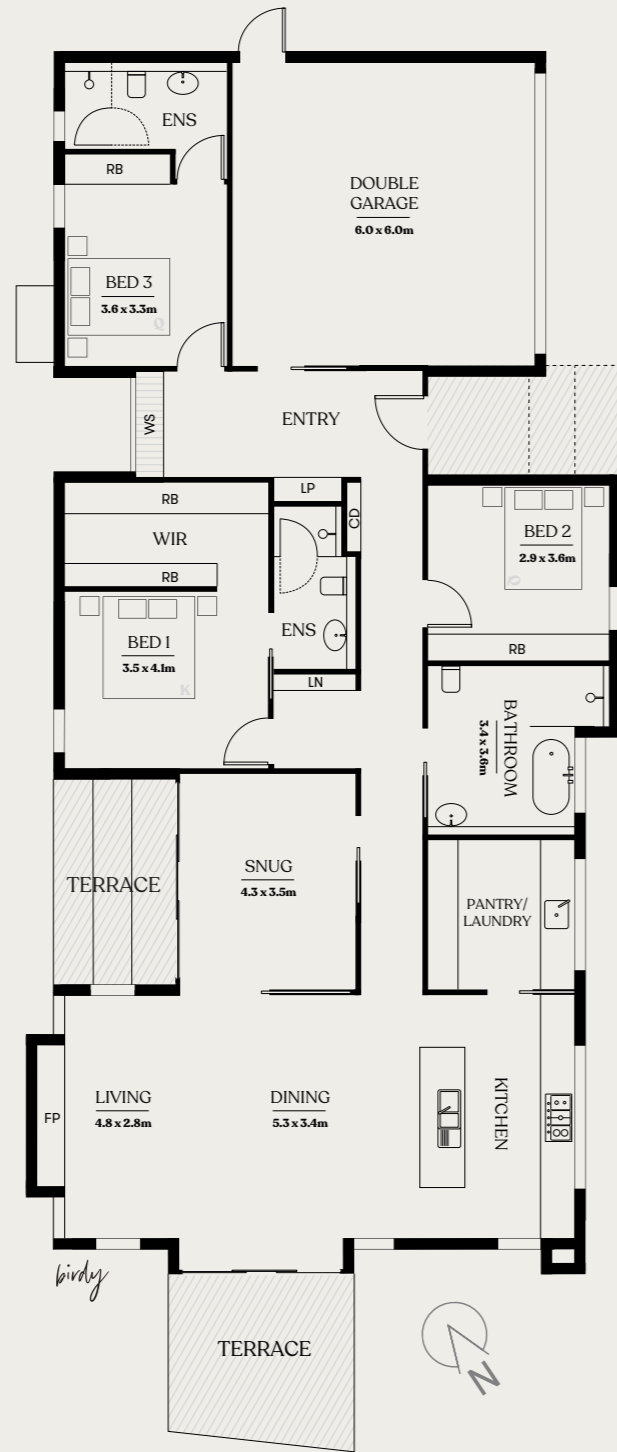


RESIDENCE B



LIVING SPACES \ 178.5m²
 TERRACES \ DECKS \ 30m²
 GARAGE \ 36m²
 LANDSIZE \ 393m²

FP \ FIREPLACE
 LN \ BUILT-IN LINEN
 CD \ BUILT-IN CREDENZA
 WS \ BUILT-IN WINDOW SEAT
 RB \ BUILT-IN ROBE
 LP \ BUILT-IN LAUNCH PAD



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

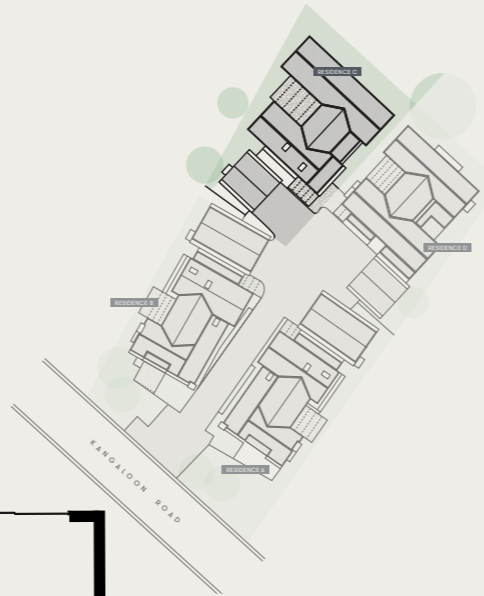
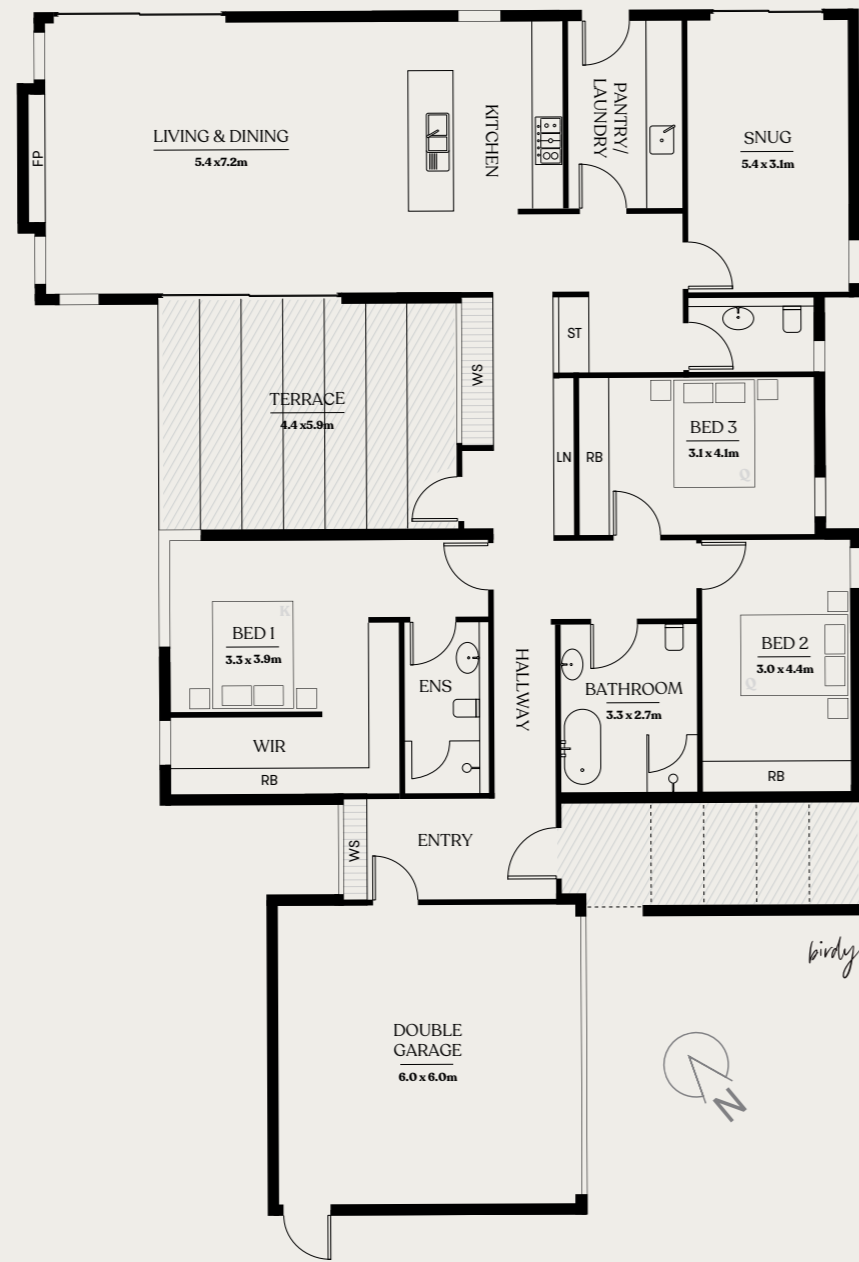


RESIDENCE C

3 2.5 2 2

LIVING SPACES \ 197.5m²
 TERRACES \ DECKS \ 30m²
 GARAGE \ 36m²
 LAND SIZE \ 433m²

FP \ FIREPLACE
 LN \ BUILT-IN LINEN
 CD \ BUILT-IN CREDENZA
 WS \ BUILT-IN WINDOW SEAT
 RB \ BUILT-IN ROBE
 ST \ STUDY NOOK



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

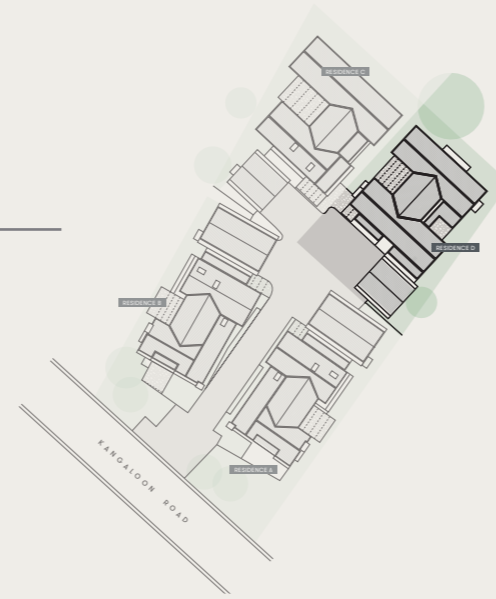
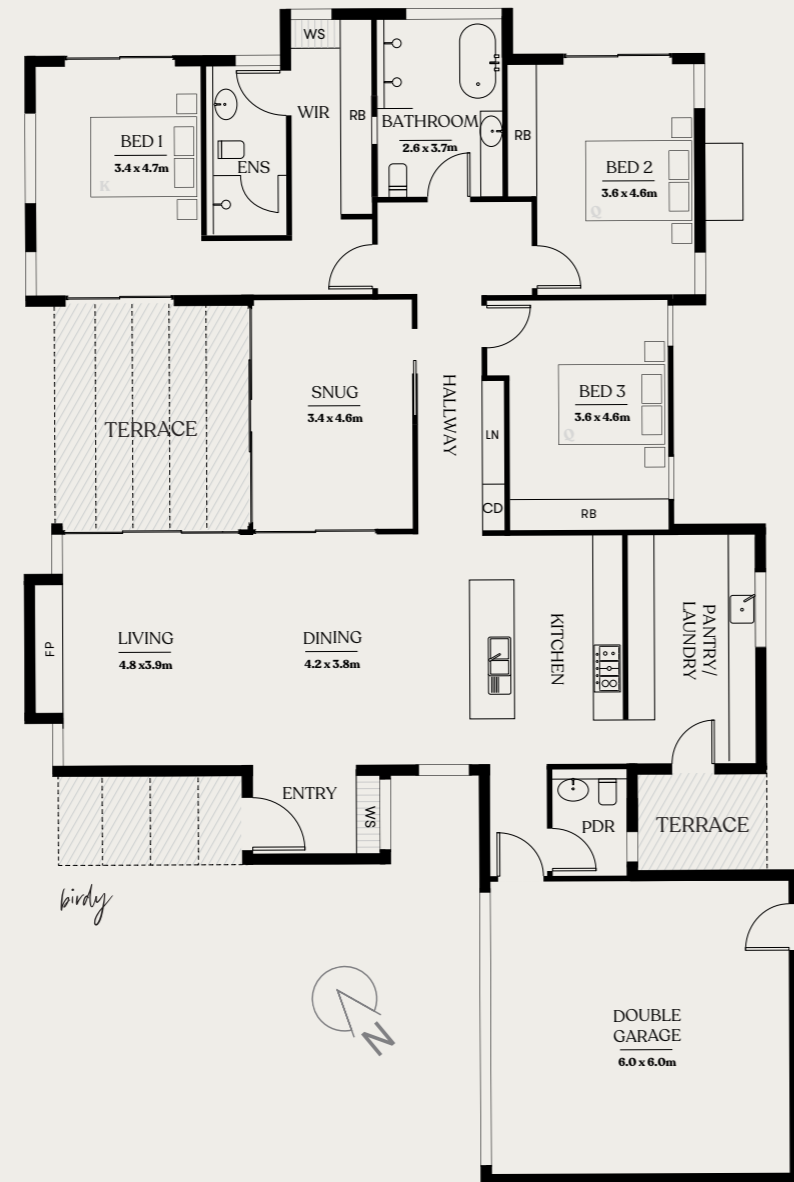


RESIDENCE D

3 2.5 2 2

LIVING SPACES \ 179.5m²
 TERRACES \ DECKS \ 30m²
 GARAGE \ 36m²
 LAND SIZE \ 387m²

FP \ FIREPLACE
 LN \ BUILT-IN LINEN
 CD \ BUILT-IN CREDENZA
 WS \ BUILT-IN WINDOW SEAT
 RB \ BUILT-IN ROBE



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

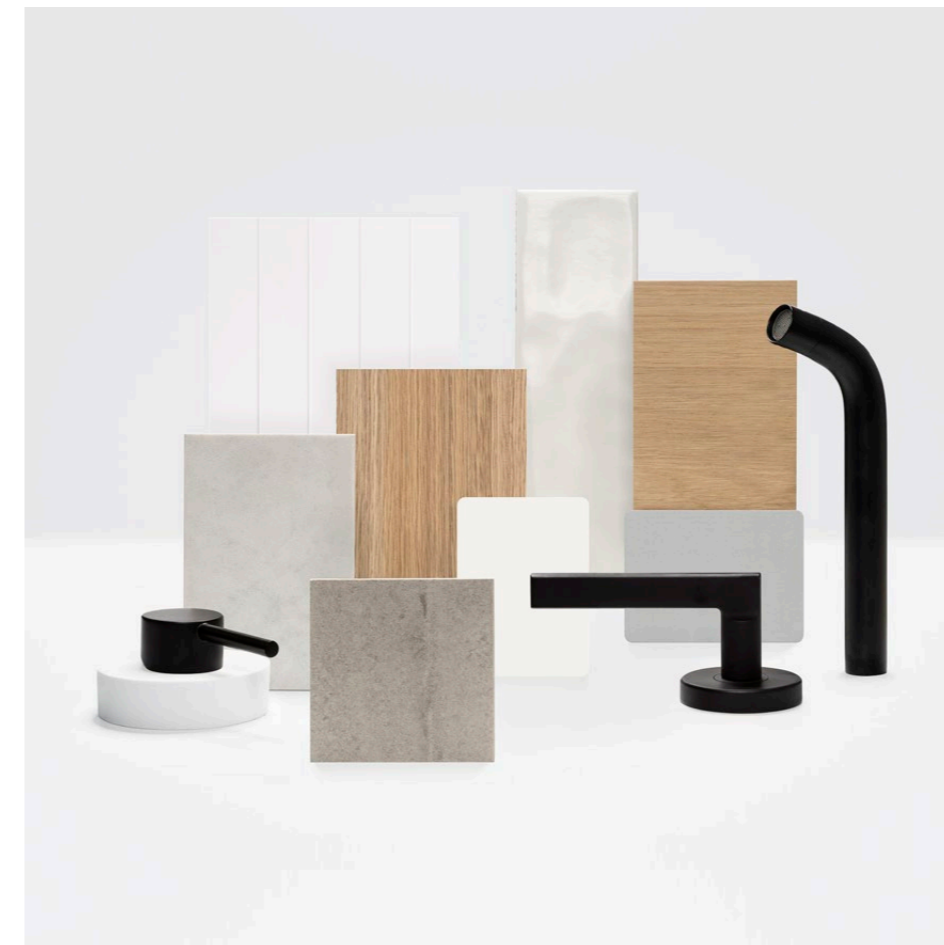
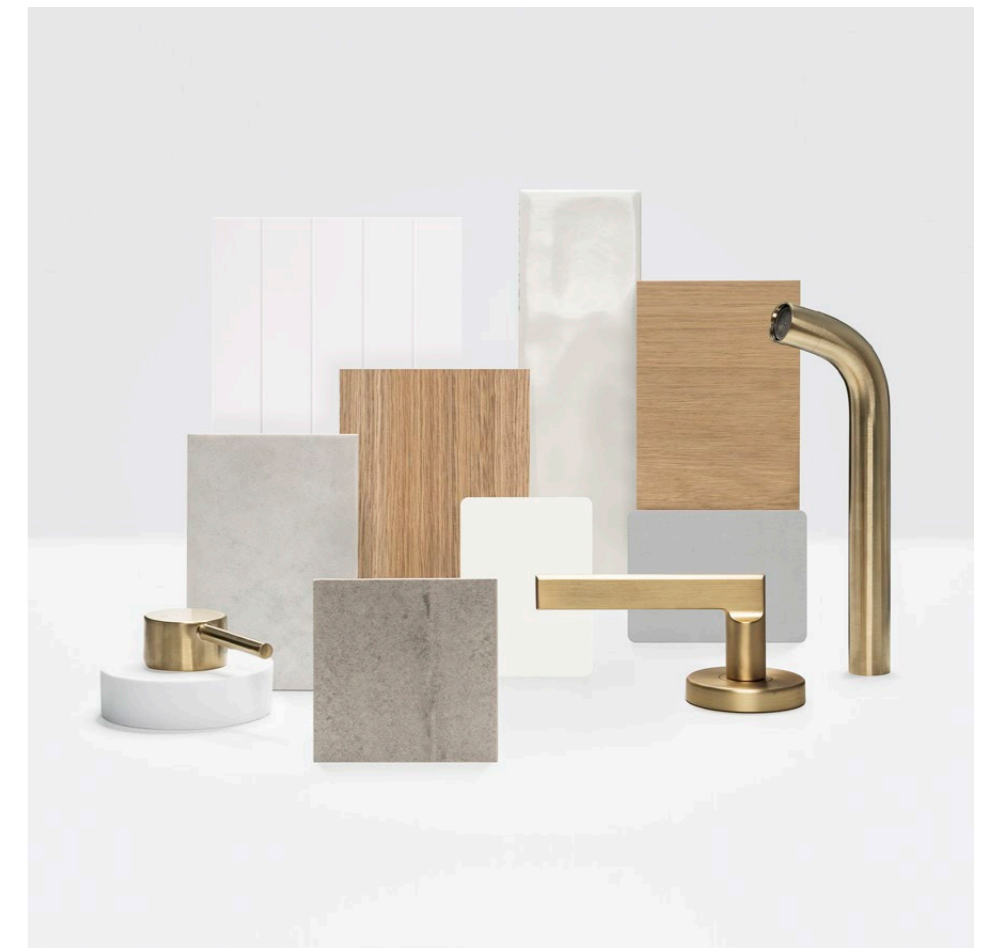


LIGHT PALETTE

Creating an instant sense of relaxation, the alpine themed light palette has been designed to balance the occasionally moody atmosphere of the local environment. Drawing on Tasmanian oak to create a warm undertone to the interior palette layered with dove grey and stone accents to add refinement and calm to your home.

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CHOOSE BRASS, BLACK OR BRUSHED NICKEL
HARDWARE TO COMPLETE THE PICTURE.

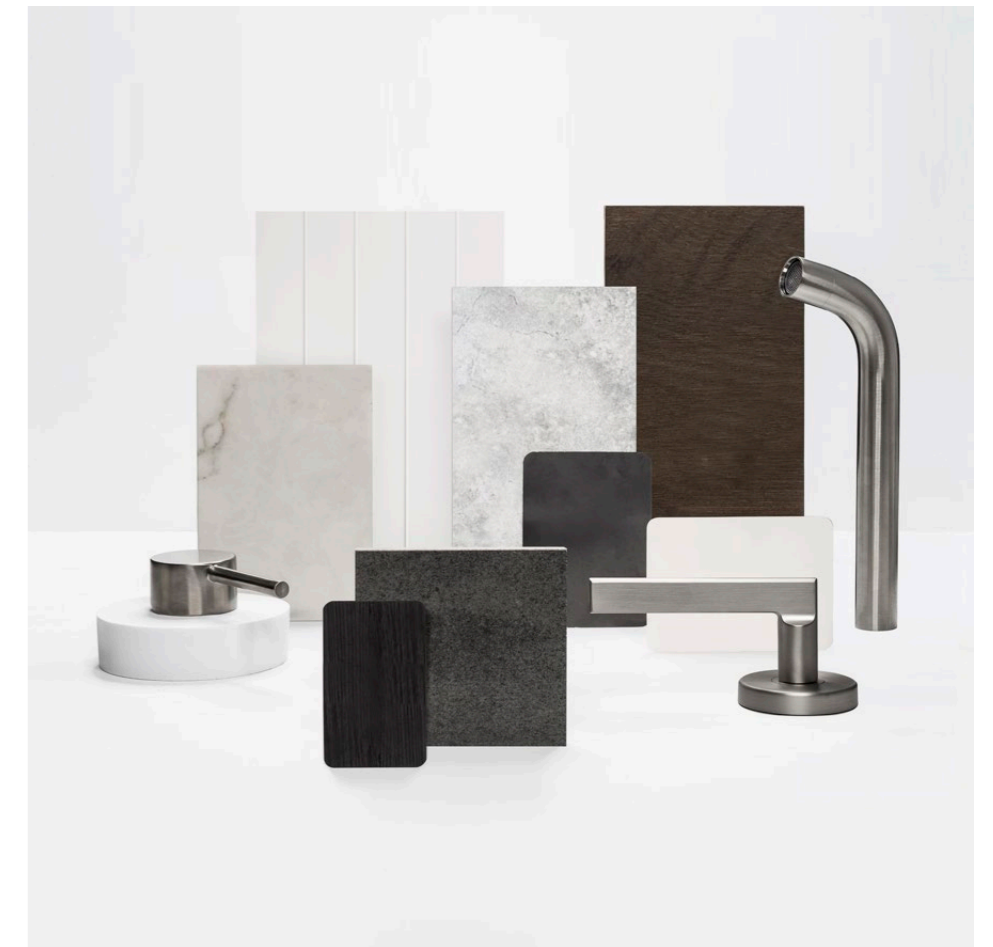
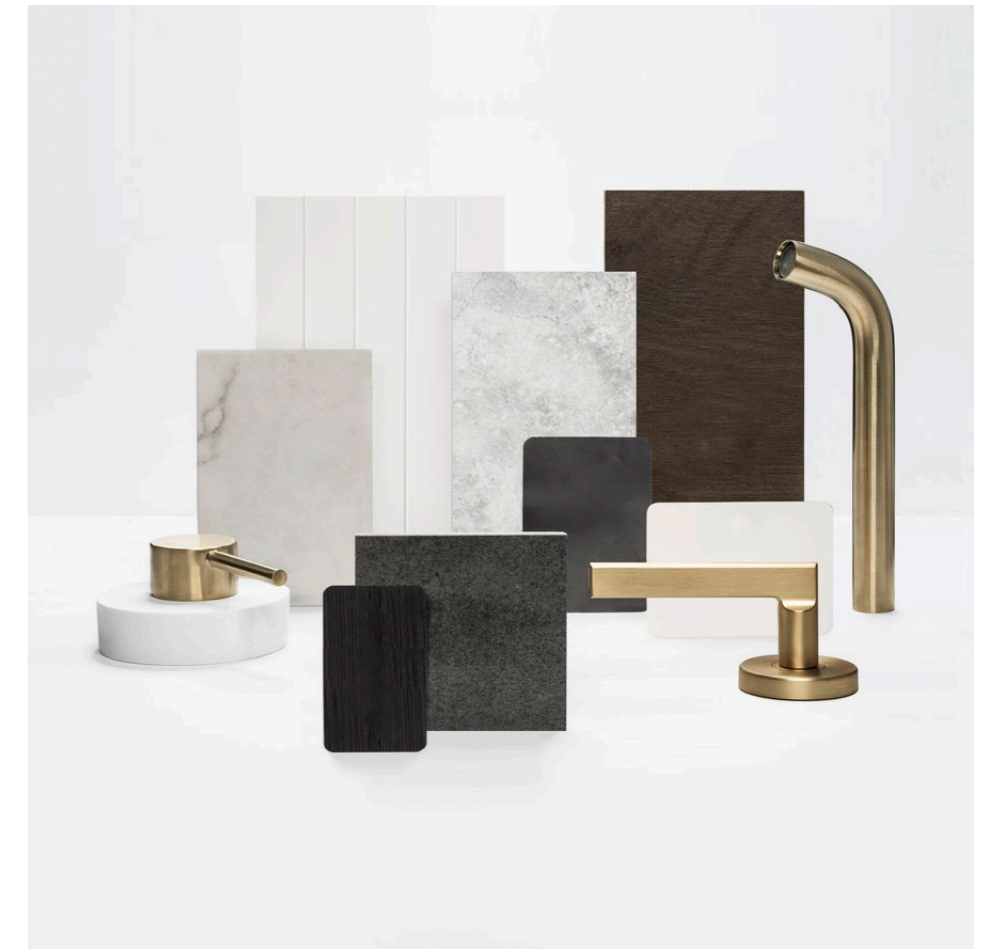


DARK PALETTE

Dramatic klavier and fossil grey combine to deliver a sophisticated dark palette. Balanced by white-on-white walls and silver stone tiles, this palette immerses you amongst the tones and natural beauty of the Southern Highlands.

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Project team



TINA TZIALLAS

Director, Tziallas Architects

Tina graduated from Sydney University, having finished the core of her architectural degree in 2003 and undergoing registration with the NSW Architects Registration Board soon after. Tina has worked on a variety of projects, including high-end and sustainable residential, multi-unit, commercial, equine, religious, and landscape projects, as well as a variety of masterplans & feasibility studies. Tina has a passion for heritage/ adaptive re-use work as well as designing contemporary, sustainable dwellings.



HARRIET ISAAC-COLE

Director, Mood by Design

Harriet, interior designer and founder of Mood by Design, believes that a beautiful interior has the power to transform daily life. She is passionate about ensuring that a home is both beautiful and functional because, at its heart, a home is a place to be lived in by you and your family. Harriet has a Masters of Architecture (UTS) and Diploma of Interior Design and Decoration (CATC). With over 8 years' experience working on high end residential interior design projects, Harriet has developed a practiced eye for modern yet timeless style and has honed her skills in delivering bespoke and clever interior design solutions.

Project team



NATHAN BERLYN

Director Residential Project Sales
0449 157 773 | nathan.berlyn@au.knightfrank.com

Professional and personable, Nathan possesses an innate expertise when it comes to specialised residential projects. Having worked in real estate for almost a decade, he is deeply committed to his clients and relentlessly strives to always achieve the optimum outcome for all parties in all of his interactions.



LUKE HAYES

Associate Director Residential Project Sales
0402 394 816 | luke.hayes@au.knightfrank.com

With a passion for residential projects, Luke is excited by the continual evolution of design and style of new properties, and the undoubted innovation it comes with. With over a decade of experience in residential property, he loves working with clients from inception to completion with an unfaltering commitment to them and the portfolios he represents.

FAQ

Q\ WHEN WILL THE PROPERTY BE READY?

A\ Construction has commenced and we anticipate Elmsdale Residents will move in late 2022.

Q\ WHAT IS THE AVERAGE SIZE OF EACH PROPERTY?

A\ The average internal size including a double garage is: 219m².
The average land size is: 405m².

Q\ HOW CAN THE RESIDENCES BE PERSONALISED FOR INDIVIDUAL STYLE?

A\ Until February 2022 while the project is in pre-construction stage residents may select one of two interior colours palettes - Alpine or Woodland then personalise with a choice of Brass, Black or Brushed Nickel hardware. Floorplans are fixed due to council DA approval. Finishes will be fixed from February 2022.

Q\ HOW FAR IS IT TO BOWRAL TOWN CENTRE?

A\ Be in the town centre easily, 3mins by car, 6mins by Bicycle or 19mins walk.

Q\ HOW FAR IS IT TO BOWRAL GOLF CLUB?

A\ It's a 3 minute easy walk to the golf club for tee off.

Q\ IS THE PROPERTY ACCESSIBLE BY WHEELCHAIR?

A\ Yes, Elmsdale Residences are designed in conjunction with accessibility accreditation including flat entrance thresholds and wide corridors to permit easy access & mobility.

Q\ ARE PETS ALLOWED?

A\ Yes, subject to approval.

Q\ WHO IS THE ARCHITECT?

A\ Tzallas Architects are a local studio with projects ranging from beautiful new residential projects, alterations and additions, heritage/adaptive re-use projects, multi-dwelling and mixed use/commercial developments.

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