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SPECIAL PROMOTION



Attention to detail and individuality starts at the front door of this development

PRIVATE GARAGE & STUDY



CUSTOM-FINISHED KITCHEN

COAST WITH THE MOST

The skill in designing and presenting townhouses is to make residents feel they are getting all they would in a house and much more than they would in an apartment, and this is usually expressed in lifestyle and luxury. In the case of 30 Esplanade, residents will get an exquisitely designed and detailed house by international-award-winning architects

Wood Marsh in a private enclave opposite the beach and within easy reach of Brighton's pleasures and amenities. The 24 townhouses, which will be complete in about a fortnight, reflect their coastal location in textures and colours and teak batten screens that billow like sails on the upper floors and create vertical rhythms on the lower levels. The restrained palette of

materials and textures – timber, white render, aggregate concrete and a fluted finish to the building's end walls – is repeated indoors. Quality and luxury are there in the materials, fittings and finishes, and also in the bones of the construction. Each dwelling is three levels plus a rooftop terrace and every floor is concrete, giving exceptional sound and climate insulation, boosted by pre-cast

concrete walls. Interior colours are black, white and tones of grey with softly shaded American oak floors. Lance Chu, director of the development company SC Land with his wife and business partner Chenghan Tan, is also an architect and is proud of the design by Randal Marsh and execution by construction company Watpac. "Symmetry and proportion are

things that you feel. That perception is subliminal," he says. "I think what makes a great architect is knowing when too much is too much." The touches that lend cachet to the townhouses start at the front door with a magnificent individualised handle of delicately shaded hand-blown glass. Each resident will have the opportunity to choose their own one-of-a-kind handle. The stone light fitting at the front door, evoking the development's coastal location with the curve of a seashell, was designed by Randal. The balustrade to the timber staircase is an example of the subtle but complex and

exacting design. Metal balusters repeat the rhythm of the external timber battens and extend through the dwelling for three floors. "We give a lot of credit to Watpac to be able to construct to this level of precision," Lance says. Tilt-turn windows, which tilt at the top for indirect ventilation and swing to open, are used throughout and give exceptional sound insulation. The air-conditioning has fine-line flangeless grilles. In the bedrooms, infinity-edge carpet draws the eye down to the courtyard below, and LED lighting has been calibrated to go down to almost zero. "Everything here is curated," Lance says. In the restrained palette, the marble from

the kitchen is repeated in the bathrooms and the fluting from the end walls of the building is repeated in the doors of the vanity unit. They are finished in metallic automotive paint and cast scalloped shadows on the pale grey tiles. In the cupboards, the back wall is mirrored, the shelves are metal and finished with a black strip. Even the services and their housing are considered. Commercial-grade air-conditioning units and hot-water services are housed on the roof in a shelter built of the teak battens. The townhouses are in two strips of 12. The northern buildings are 300 square metres, including exterior spaces,

and the southern buildings are 250 square metres. They are priced from \$1.95 million to \$2.85 million. The display suite at 30 Esplanade, Brighton, is open by appointment with Chisholm & Gamon, phone 0425 702 574. ● BEVERLEY JOHANSON bjohanson@theweeklyreview.com.au » 30esplanade.com.au » scland.com.au NEXT WEEK \ DECEMBER 9 Exquisite finish and detailing