Into Place

Welcome Into Balcatta

A considered expression of design
that redefines townhouse living.

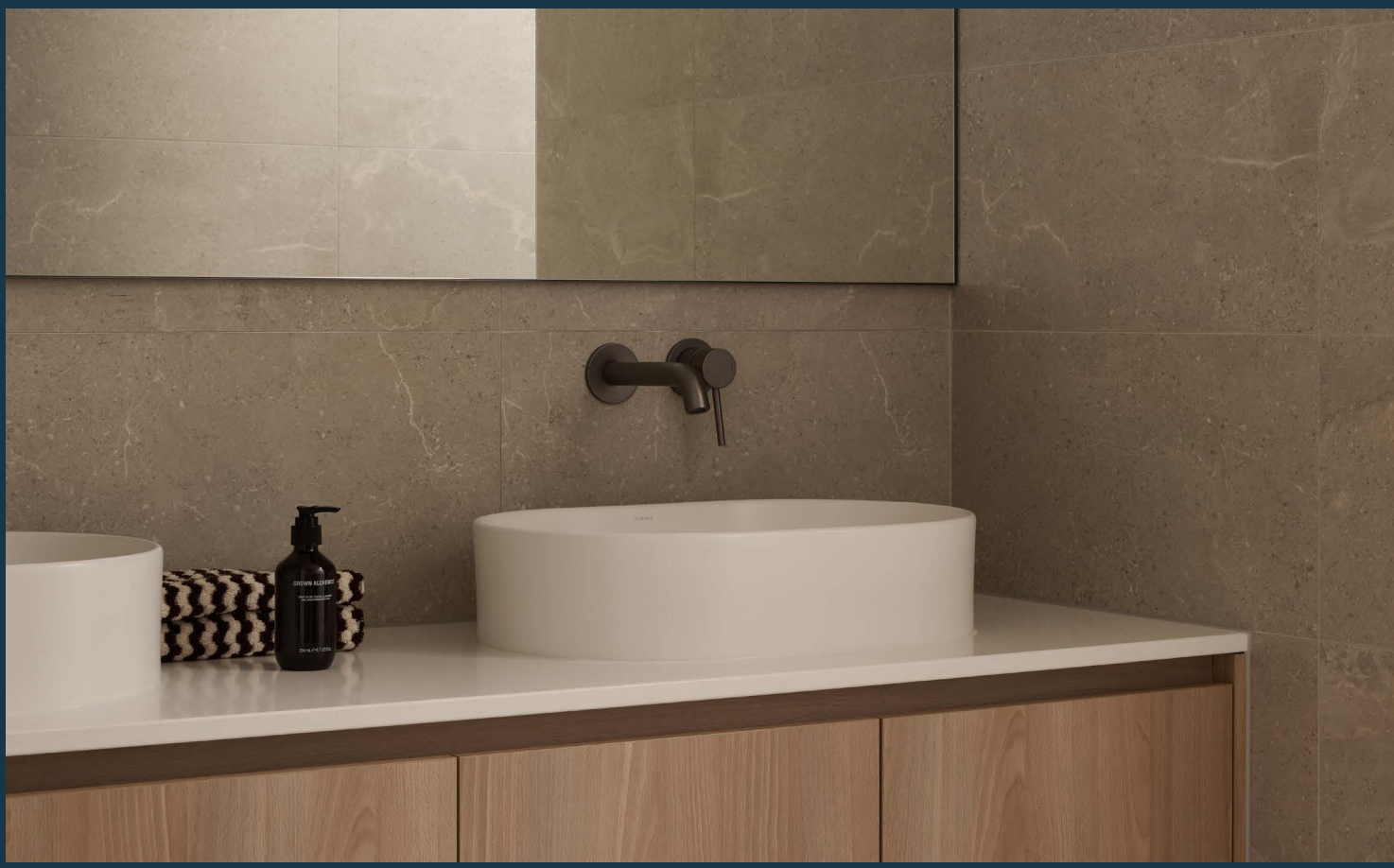




Step Into **Balcatta**

A true reflection of the Into Place philosophy, this two storey, four bedroom townhouse reimagines the possibilities of contemporary living.

Bold yet timeless, this home is a representation of highly-considered design, architectural expression and everyday liveability.





Architecture, **Brought to Life**

Welcome to 14 Market Lane, Balcatta.

This architecturally designed four bedroom townhouse incorporates considered details, architectural accents and natural proportions into everyday living.

Spaces connect effortlessly, allowing the home to expand for entertaining or retreat for quieter moments.

Movement feels intuitive and the clever curves draw light deep into the plan. Each space has been carefully resolved to create a home that feels calm, balanced and enduring.

Connected Living, Thoughtfully Resolved

The ground floor is anchored by a strong, considered layout that supports the rhythm of daily life.







Designed for Everyday

At its centre, the open living, kitchen and dining form a cohesive heart. Aligned zones create continuity, while subtle shifts in space provide definition without interruption.

The kitchen is positioned as both a functional workspace and a social centre, connecting directly to the alfresco and outdoor entertainment space.

Practical elements are thoughtfully integrated, ensuring the home works effortlessly behind the scenes.

A Private **Retreat**

The upper level is dedicated to rest and retreat.

A generous primary suite offers a sense of calm, complete with walk in robe, double vanity ensuite and an adjoining retreat space. Secondary bedrooms are thoughtfully proportioned, supported by a functional and beautiful bathroom and separate WC.







Every element has been carefully considered to ensure the home feels complete from day one and continues to perform over time.

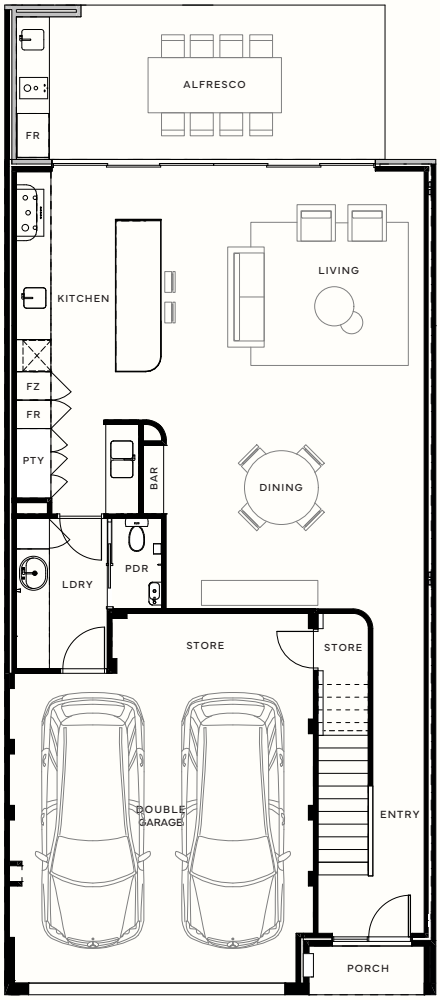
Considered Inclusions

Alongside quality finishes and thoughtful details, we've carefully selected a number of inclusions that reflect our commitment to sustainability.

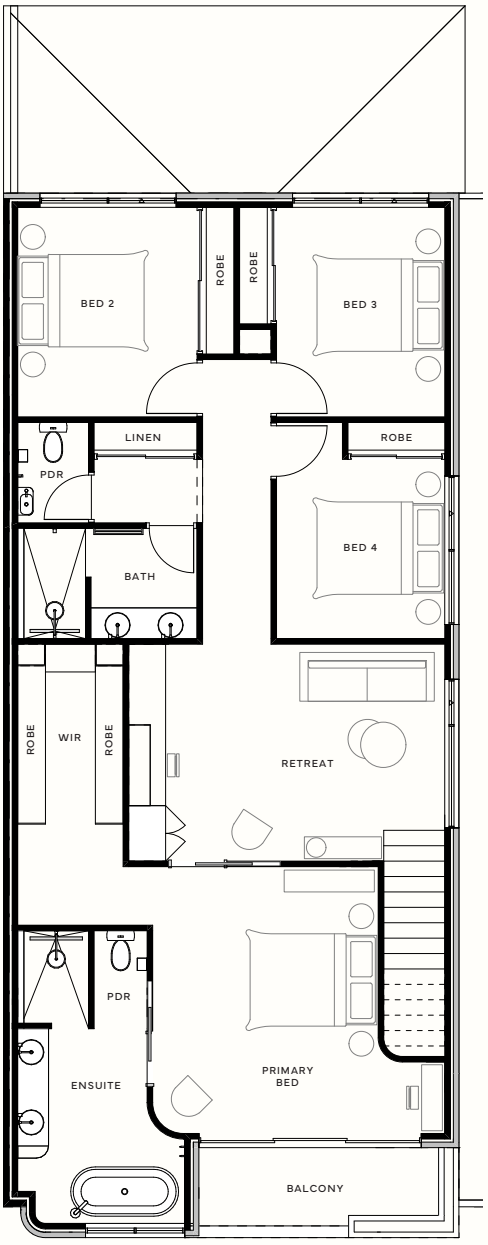
- ✓ 31c ceilings on both levels
- ✓ Ceramic floor tiling, full height wall tiling to bath and ensuite
- ✓ LED downlights and Clipsal Iconic switches and power points throughout
- ✓ Ducted reverse cycle air conditioning
- ✓ Porcelain bench tops to kitchen
- ✓ Polytec cabinetry throughout
- ✓ Smeg 900mm five-zone induction cooktop and concealed rangehood
- ✓ Fully integrated Smeg dishwasher, fridge, freezer and microwave with grill
- ✓ Custom integrated indoor bar
- ✓ Solar PV system with energy efficient heat pump hot water system
- ✓ EV charging provision
- ✓ Powder coated aluminium windows and doors with flyscreens
- ✓ Vitrified stone bench tops to bathrooms and ensuite
- ✓ Outdoor kitchen complete with Smeg induction cooktop, cabinetry and double door fridge
- ✓ Caroma tapware to bath and ensuite
- ✓ Carpet to all bedrooms

Considered in **Every Detail.**

4 2 2



GROUND FLOOR



FIRST FLOOR

Form and **Expression**

Soft curves contrast with strong lines.
Light and shadow define the architecture.









IP

"This home for Balcatta was designed to bring clarity to compact living. Every space has purpose and every decision is intentional.

The planning focuses on simplicity and flow, allowing the home to feel open while maintaining a sense of privacy.

The curved form softens the architecture, creating a more human and tactile experience both inside and out.

It is a home defined by proportion, light and restraint."

NIC PROCTOR - LEAD ARCHITECT

Into Place

Into Place acknowledges the traditional custodians of the land on which we operate, the Whadjuk people. We acknowledge and respect their continuing culture and the contribution they make to the life of this region.

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