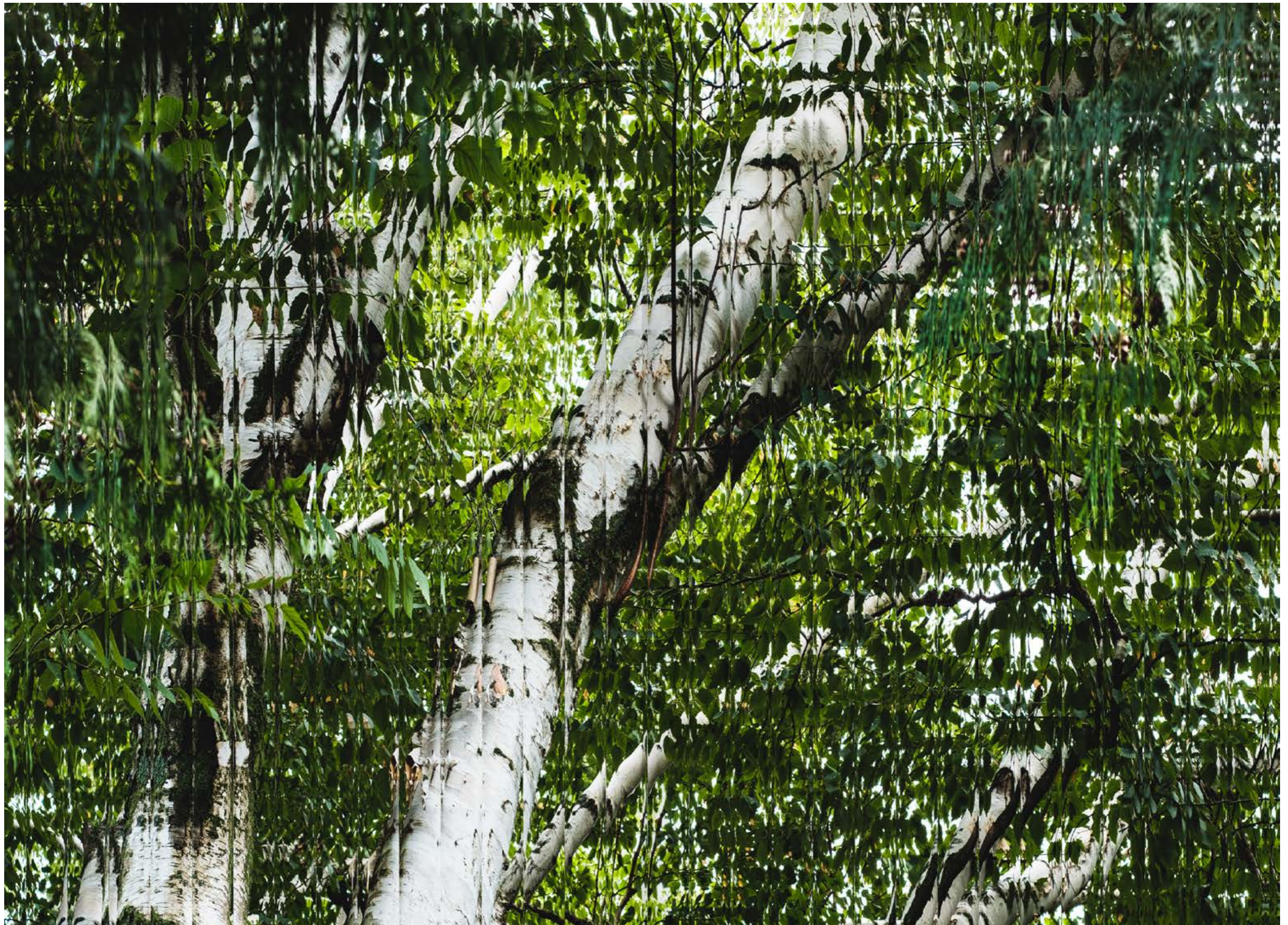




LollerSt

Brighton

LollerSt

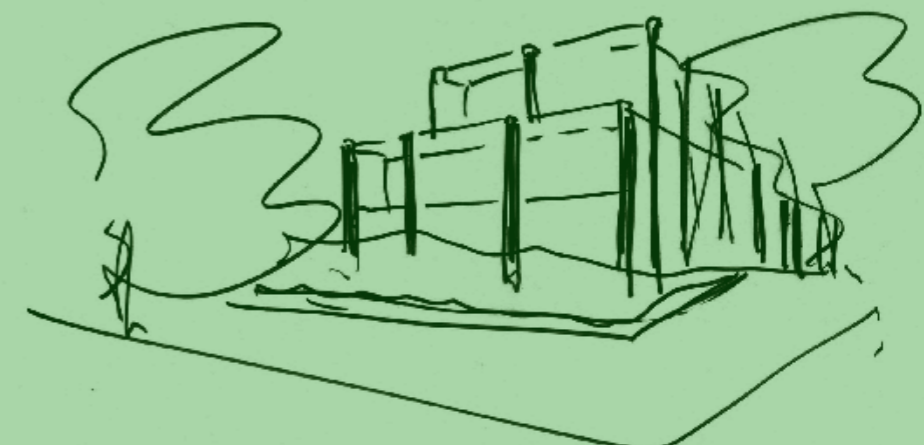




A timeless building is more than bricks and mortar — it is refined architecture that draws on past tried and tested design methodology in order to still be admired far into the future. At Loller St, Telha Clarke has been inspired by time-tested internationally recognised modernist principles to create a residential building of genuine architectural merit.

This proudly modernist design takes design cues from the sketch boards of some of the 21st century's most revered and referenced architects, including Le Corbusier's Villa Savoye and Dom-Ino House, and Mies van der Rohe's Barcelona Pavilion. Continuing to influence design around the world today, these legendary architects' work is characterised by time-tested practices that create a superior blend of form and function. As a representation of architecture in its most purest form, these Telha Clarke homes are a celebration of what has, and what always will be, the epitome of great design.

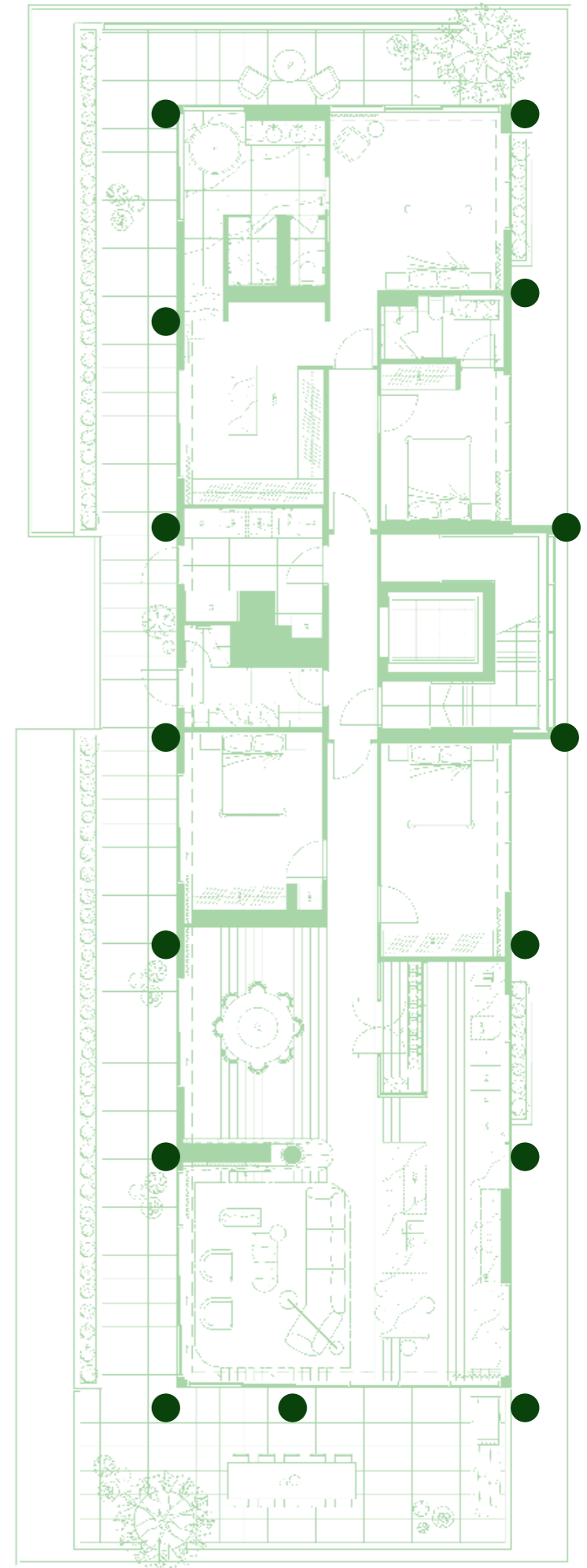




Loller St comes from a local developer looking decades ahead, offering Brighton buyers what they consistently demand; design excellence, perpetual quality and a genuine building of distinction.

Architecturally, Loller St quite literally pushes the boundaries. From a structural perspective, it is quite unique — columns have been positioned proudly towards the exterior, removing the need for many load-bearing walls within. A true reflection of modernist architectural principles, it's an approach that allows for abundant floor-to-ceiling windows that blur the delineation between inside/outside. The clean lines and open space within provides carte blanche for the interior team to create effortless, oversized spaces and free-flowing floor plans, where natural light infuses inwards allowing for multiple vistas to gardens and Brighton beyond.

Both beautiful and visually appealing, Loller St architecture also has a strong sense of purpose towards pure liveability. By recessing the structural architecture, the interior has become the hero, and the day-to-day experience prioritises positive human interactions and a healthier, enriched home life.



Modernism in architecture; a study.

Dom-ino House by Le Corbusier, 1915

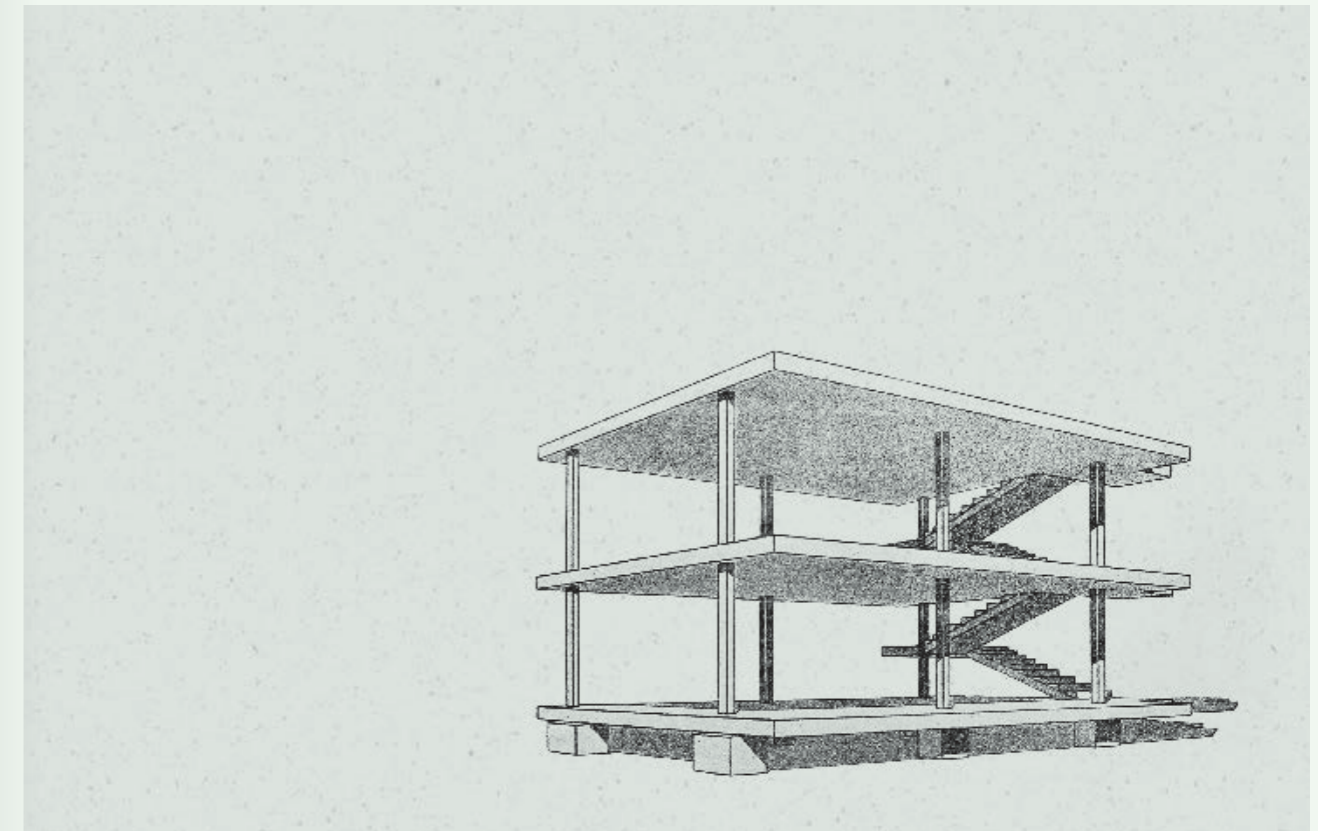


Modernism in architecture is considered to have its roots in the early 20th century, emerging as a response to the changing social, cultural, and technological landscape of the time. A pioneering Swiss-French architect, designer, and urban planner, Le Corbusier was a leading figure of modernist architecture, regularly championing the concepts of functionalism and minimalism.

His iconic works, such as the Villa Savoye and the Chandigarh Capitol Complex, left an indelible mark on the 20th-century architectural landscape, influencing design principles and urban planning worldwide.

His much-celebrated Dom-ino House (pictured) was an open floor plan structure design intended to be a prototype for greater efficiency in housing. Corbusier's model proposed a structure consisting of concrete slabs supported by a minimal number of thin, reinforced concrete columns around the edges, with a stairway providing access to each level of the floor plan.

Importantly, the building structure was completely independent of the floor plans — a novel concept at the time. It eliminated load-bearing walls and supporting beams for the ceiling, giving freedom to design the interior configuration. It was a revolutionary idea that laid the groundwork for the open plans and glass curtain facades found in modern architecture, and provided wonderful inspiration for Loller St.



Form Follows Function; A Powerful Idea

Modernist architecture is celebrated for its emphasis on clarity, honesty, and the “less is more” ethos. Placing structural columns on the exterior is a quintessential manifestation of these principles. It exposes the inner workings of the building, creating a harmonious interplay between structure and form.

Modernist buildings have an aesthetic purity that is both visually striking and intellectually stimulating. Structural columns, often made of steel or reinforced concrete, become integral components of the building’s facade. They embody the concept of form following function, revealing the purpose of the structure and celebrating the materials used. Notable examples include the Seagram Building in New York City by Ludwig Mies van der Rohe and Le Corbusier’s Villa Savoye in France.

Spatial Flexibility; Unleashing Interior Possibilities

Modernist architecture liberates architects and interior designers to explore new realms of spatial creativity. By moving load-bearing elements to the periphery of the structure, modernist architects break free from the constraints of conventional floor plans.

In traditional architecture, load-bearing walls defined spaces and limited interior design possibilities. Modernist architects, however, introduced an era of versatility. Spaces became fluid, adaptable, and easily reconfigured to meet changing needs. This flexibility has revolutionized the design of office buildings, museums, and residential spaces alike. For instance, the Barcelona Pavilion by Ludwig Mies van der Rohe features external columns that support a flat roof. This design choice opens up the interior, allowing for uninterrupted, free-flowing spaces that adapt effortlessly to various functions.

Natural Light, Views and Connectivity; Blurring The Boundaries

The connection between the built environment and nature is strong in modernist architecture. Extensive glazing and openings in the facade can be used to maximise the penetration of natural light and blur the boundaries between indoor and outdoor spaces.



This design strategy not only brightens interiors but also fosters a sense of connection with the external environment. Occupants are treated to breathtaking views and a constant reminder of the world beyond. The Farnsworth House by Mies van der Rohe, situated in a tranquil natural setting, exemplifies how modernist architecture frames and enhances the surrounding landscape.

Structural Efficiency and Sustainability; A Green Footprint

The very nature of modernist architecture enables the building's weight to be distributed more evenly, therefore reducing the need for excessive materials. This efficiency can lead to reduced complexity in construction and reduced environmental impact, aligning with contemporary sustainability principles.

Additionally, the extensive use of glass allows for passive solar heating and daylighting. This minimises the energy consumption required for artificial lighting and heating, further reducing a building's carbon footprint. This eco-friendly design approach aligns with contemporary sustainability principles and has become increasingly relevant in the face of climate change and resource scarcity.

Iconic Architecture; A Timeless Legacy

Modernist architecture has led to the creation of iconic buildings that endure as genuine symbols of innovation and progress. Often considered cultural landmarks, they transcend time and trends, leaving an indelible mark on our architectural landscape.

Such buildings become symbols of their era, representing the spirit of their time while also being timeless. The John Hancock Center in Chicago, designed by Bruce Graham and Fazlur Rahman Khan, stands as a testament to the enduring impact of modernist architecture. Its external structural system has made it an iconic element of the city's skyline.

Adaptability and Future-Proofing; Designs for Tomorrow

Beyond a strictly residential setting, modernist principles focus on adaptability functionality — positioning such buildings as prime candidates for re-purposing and retrofitting. In a world marked by rapid technological advancements and evolving work and lifestyle patterns, modernist buildings that embrace exterior structural columns offer a canvas for adaptation.

In broader community, these buildings can be transformed to accommodate new functions, from co-working spaces to art galleries or mixed-use developments. This adaptability extends their relevance and economic viability, contributing to their long-term sustainability. It's a testament to the foresight of modernist architects who created designs capable of evolving with the times.

Enduring Relevance; Long Term Value

Modernism has brought about a host of benefits that continue to shape our built environment. From the enhancement of architectural aesthetics to the liberation of interior design, from the relationship to nature to improved structural efficiency, this design approach has left an indelible mark on the world of architecture.

It stands as a timeless reminder of the possibilities that emerge when architects challenge conventions, think outside the box and create spaces that inspire, adapt and endure. In a world where our cities are constantly evolving, modernist architecture remains an enduring source of inspiration, demonstrating how the pursuit of functionality, sustainability and aesthetic purity can result in architectural masterpieces that are consistently considered highly valuable.



Loller St's entry is private from the street, revealing a personalised and intimate experience flanked by silver birch trees, which reflect in the building's glass facade.

Here, the building is anchored by a striking feature; a statement staircase with full height fluted glazing spanning all three levels. Designed to stand out in true modernist tradition, the stair structure rises through the spine of the building to provide a unique sense of arrival.





Melbourne-based architectural studio Telha Clarke have led the way on Loller St. With an enduring passion for quality design, the talented, passionate team has garnered much attention for their innovative portfolio and strong reputation for their hands on, individualised approach.

Loller St's design aesthetic has been established through Telha Clarke's consistent and detailed process. It takes into consideration Upscale's aspirations, the site context and the people who will live there. Pushing creative boundaries with elegant restraint, Telha Clarke has combined and tested these elements to create a singular design vision, one with nuanced, insightful layers. This vision is unique and individual, yet undoubtedly cohesive as a whole. Their architectural vision is based on three key philosophies; design integrity, innovation and enhanced living.

Design Integrity;

Design aesthetic is established through a consistent process and a detailed concept brief, which considers client needs, site context, and the future occupiers. These elements are combined and tested to create a singular design vision concealing many influencing layers. The singular vision, like a piece of artwork, is unique and individual. At Telha Clarke, the principles of design quality are always present no matter the project brief or building scale.

Innovation;

Innovation is welcomed through research and technology to contribute new ideas and challenging theories. Technology is seen as a tool and it is integral to success at Telha Clarke, however human touch must drive creativity. Heavy investment of time is made into research and industry seminars, university tutoring and participation in international study tours.

Enhanced Living;

Enhanced user experience and well-being is at the forefront of design. The impact of design is highly considered to ensure designs promote positive human interaction and encourage healthier, enriched experiences.



Loller St interiors have a strong sense of purpose — pure liveability. Considered spatial planning, led by Telha Clarke and further refined by Mim Design helped define, inform and create a fundamental sense of space throughout the interiors. Designed as a continuation of the modernist exterior, a beautiful seamless living experience is achieved.

Mim Design has finely crafted each residence individually — interiors that feel sublime and elegantly enhance day-to-day living in their restraint and beauty. The selection of materials and textural qualities create a sense of depth and familiarity. Together, the interiors portray a soft, effortless ambience while at the same time evoking a distinctive atmosphere that is both luxurious and captivating.

In doing so, Loller St shuns the common Bayside trends of recent years for making bold and imposing design statements. Instead, these honest, light-filled and luxurious homes are a pursuit of refined excellence, only made possible by the will and passion of local developer, Upscale.



A superb hallmark at Loller St are the kitchens designed as the heart of the home, with all details, fixtures and moments carefully considered by Mim Design to complement the natural rhythms of each day. They are brought together in a highly human-centred design, enabling access to everything you need in one step for easy, everyday use.

All exceptionally large in size, the kitchens celebrate a pure modernist influence with a sculptural approach, which uses large, stacked forms and monolithic elements throughout acting to ground the layout. Highlights include one-off oversized custom island benches — featuring warm, caramel-toned Taj Mahal Quartzite stone. All residences feature custom cylindrical, polished chrome, monolithic legs akin to a piece of furniture, that also act to anchor the kitchen. A significant panel of the Taj Mahal stone — sourced from Brazil — features on the back wall, creating a strong backdrop. This simple purity is also reflected in other aspects of the materiality, and is complemented by Gaggenau appliances and refrigeration. Each kitchen features large amounts of natural light during the day, and by night, includes subtle recessed lighting with dimmer control.

Each residence features oversized living spaces applying the perspective of an individual home, from the overall open plan layout to the stunning Krause brickwork detail. Every sightline and element has been carefully considered to create a space full of warmth and character, light and views.

Large in size the lounges support the residences' modernist design, with less load-bearing walls. They are designed to be free-flowing, ensuring entertaining, dining and relaxing are all intertwined, allowing for occasions of large families or areas to be broken off for smaller intimate settings. All living spaces are orientated to optimise the best views, where possible north-west overlooking Brighton towards the shoreline.

Every residence includes a statement fireplace wrapped in Krause brickwork, which acts to bring in part of the external building materiality, ensuring cohesive finishes across both areas. This interplay of private and public space paves the way for a series of interconnected living areas that extend effortlessly from one end to the other.





Mim Design
Interior Designer of Loller St



Mim Design is an award-winning Melbourne-based Interior Design practice known for its creativity, high-end finishes, and attention to detail. Mim Design is a studio well regarded for its highly tailored and personalised client strategies from concept to delivery.

Recognised nationally and internationally, Mim Design has spent more than 20 years curating a diverse portfolio spanning high-end residential, retail, hospitality, and corporate projects. More recently the studio, guided by founder and principal Miriam Fanning, has expanded into 5-star hotels, custom multi-residential interiors, and furnishings.

Mim Design is passionate about all facets of design and believes it is an essential component to delivering a comprehensive and successful project. The focus is always on creating spaces that are sophisticated, refined and genuinely reflecting a client's personality or brand. Their studio proudly collaborates with leading designers, architects, landscapers, builders, developers, hoteliers, restaurateurs, graphic designers, and brand managers to achieve world class and award-winning results.





Q&A with Miriam Fanning; Principal Mim Design

Miriam; as lead interior designer of Loller St, you've spent an enormous amount of time crafting an impeccable suite of residences. We'd love to learn more — insights to your thinking, but also sharing what you personally admire about each residence...

Let's begin with the pinnacle residence, the Penthouse. Tell us, what do you like most?

Personally, the thing that jumps out most is the sheer size of the Penthouse. It's really large, by any measure. Internally it's over 250m² and with another 145m² externally it's almost 400 square metres of space. It's rare for Brighton, and especially in a building of this calibre.

Inside, I can't go past the Master Suite. It's a real standout for me, particularly having that freestanding circular bath in the corner, it's really beautiful. It's got outlooks and it's got natural daylight, which is really lovely. And each of the bedrooms have that natural aspect looking out onto that terrace. To me it's almost like you're living in the treetops, particularly with that master suite. It'd be a beautiful place to be on a summer's morning when all the birds are chirping.

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The arrival experience to the Penthouse has been really well thought through. Can you tell us more?

When you arrive, and if the doors are all open, you can virtually see the whole apartment from end to end. You can see the artwork that will be sitting in the master suite of that wall. And then you can see all the way through to the balcony and beyond, all the way down onto Male Street, which is fantastic.

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Entertaining at home is obviously a big part of people's lives these days. It's a real treat to be able to host – and to do it well. Especially in a Penthouse.

Yes that's right. We've been able to design the dining room to fit an eight-seater table, which is outstanding. Generally in multi-residential, it's really hard to get round tables to fit in spaces. You often see on marketing plans square or rectangular tables. But round tables are typically the biggest, in terms of footprint. But if somebody chose to put a rectangular table in here, they could easily fit twelve to fourteen seats. So there's your Christmas table. The zoning between the living room and dining in the Penthouse is carefully separated, but it's not done via a traditional wall.

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Can you tell us how you've managed that?

What we love about this building is, architecturally, it's an exoskeleton building and we really want to celebrate the architecture internally as well. So we could have introduced a wall and covered the column, which sits between the two. But we love the fact that the column is part of the building, so we've honoured that column in the joinery that surrounds it. We've created a plinth for the fireplace and TV that all works together and creates a really beautiful, almost like a decorative wall between the dining and the living. It's not a solid wall, but it's a wall that is quite sculptural because it is embracing that column and the nature of what the architecture is.

The kitchens at Loller St are extremely generous in size. Particularly the penthouse kitchen. It's a real defining feature.

Agreed. The kitchens are very large, and we love them. In the penthouse, the kitchen itself is 10.5 metres wide, and the island bench is sitting at just under 5 metres long. A typical home kitchen island bench might be up to 3.5 metres and that's what you aim for in a residential home. But to be able to hit that close to five metre mark is really special in a multi-residential project.

At one end of the island bench, they've got a really customised overhang. It's supported by polished chrome cylindrical legs that stand upright beneath – just beautiful. It's highly functional too – we imagine you can sit and have breakfast and read the papers on a Saturday and Sunday. Or perhaps have people over on a Friday night after work, sit around that part of the kitchen, take a bottle of wine out of the cellar and really enjoy that space.

Upon entry, there's a bedroom which can double as a study. It's an ideal space for statement furniture pieces that will make a great first impression.

The fourth bedroom, doubling as a study, is fantastic. There's nothing better than seeing a beautiful study – perhaps with books and designer furniture. And then you take another two or three steps beyond that room, you're actually looking at this explosion of space which has a dining table, a cellar and a lounge as well as a balcony beyond. So the wide aspect that you get as you travel through that corridor, and through this home, is quite remarkable.

Having the option of a study is also ideal, particularly with flexible working. It's nice to be able to have a space that is a room and that you can actually work in quietly. And it's a peaceful room. Especially these days where we're having video calls quite often, you need that acoustic quietness. It's nice to be able to have that space to do it. Likewise, this study is big enough to be a fourth bedroom if it needs to be, because adjacent to that you can see there's a powder room. But that powder room also doubles as a bathroom because it has a shower in it. So you've got the whole flexibility of this floor plan, which is really important.

Layouts of the residences are really well thought through. Down to the detail. A great example is the butlers pantry – typically a utilitarian space, it's often hidden behind a door and awkward to reach. But at Loller St, you've been quite clever in the way they relate to kitchens.

Yes. The larger residences at Loller St have got an amazing pantry which is an extrusion of the kitchen that runs all the way along. But we've used the wine cellar to great effect as it gently screens the pantry zone. The wine cellar has a really beautiful dappled glass, allowing some light to pass through without clear visibility to the pantry – which is what you want. By night, if you turn on the cellar lights, it has a beautiful glow through it. By day, and when the cellar lights aren't on, the large pantry window is going to allow for diffused light into the cellar. So it's a really nice transparent way to confine a pantry, without creating an awkward relationship to the kitchen and broader living area. It's going to be a really lovely feature.

Tell us about Level One at Loller St. There's three generous residences – two with three-bedrooms and one two-bedroom – adding a great choice of layouts for those looking for something different.

Yes they're really great homes. In regards to the kitchens, and when you look at what's on offer around Brighton, it's very rare that you will find kitchen of this size, particularly in a two bedroom residence – keeping in mind they still have two bathrooms. A bathroom each is hugely beneficial, as is having a genuine, separate laundry which isn't sitting in the middle of a corridor! So we've thought really carefully about the planning on Loller St, and have worked very closely with Telha Carke.

Every residence at Loller St has a fireplace. That's extremely rare, obviously. Tell us more about why you've included those.

Fireplaces bring numerous benefits. Firstly, warmth and cosiness – we all know they make spaces more inviting and comfortable. They serve as a focal point, as their ambiance fosters relaxation and really brings people together. They enhance the room's aesthetics and providing a sense of sophistication, and of course they're also a reliable additional heating source.

There are high ceilings at Loller, and in the Level One residences there are also large open spaces and sheer walls – great for hanging art. Especially residence 101 and 102.



Definitely. You walk down your gallery straight into the open spaces. And these residences are really generous in size – the sofas shown on the floor plans are the Edra standard sofas, which are my favourite, actually. And they are really big sofas. We've got plenty of natural light splashing across these spaces too. That's what's beautiful about this architecture is that it's got the ability to have so much glazing because all the columns are on the external and it's exoskeleton. You have the opportunity to have more windows and larger windows.

Residence 103 is somewhat its own little oasis. Really good size, and quite secluded. Tell us more.

Yes, it's like its own little oasis. It's the biggest on Level One, and as a result we have got a kitchen that is absolutely huge. We could have put a butlers pantry in here, but it would have really closed off and compromised the beautiful open space. But what we've actually done is run incredible joinery that surrounds this whole kitchen. So the kitchen is almost like a room in itself. It's like when you go to an old cottage home and they've got the table in the middle, joinery everywhere, and loads of space. So, for us, it was about making sure that space wasn't compromised. It's a real focal point, and obviously a large working kitchen, which is really important.

There's a big, freestanding bath in Residence 103 amongst quite a generous master bedroom wing.

The master bedroom, and the master wing, are a great size. Separate double shower, double basin and a large 1700mm long bath – which is a standard as to what we would put in a freestanding house. And, obviously lots of storage as well. What we also like about the layout are the two bathrooms, split really well across the bedrooms – the master with an enormous ensuite and the others with a shared bathroom.

There are two ground floor residences, amongst the largest residences at Loller St. Beginning with the front residence — G01 — what are you greeted with when you enter?

Male Street is a really nice tree-lined street, and G01 really benefits from abundant greenery from both the street and its very own courtyard. As you enter the residence you've got views all the way down the hallway and on to the courtyard landscaping. It'll make a fabulous first impression. You've got your oversized master to your left, which is absolutely huge — along with an expansive wall ideal for art. Also with a 1700mm bath, double sink and large oversized shower. But as you walk in, you've got a large gallery-like wall.

What you can also see from the entry is the cellar. And as you walk closer, that cellar widens up your view line before you come into the living, dining and kitchen. So at night, as a guest, you'd come in and you'd have this glowing lantern of the cellar — that sits in the middle of that space. And that also divides the master living, the master robe to the family bedroom bathroom — which is really clever spatial design.

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You have two distinct zones in this apartment, which is really interesting.

Yes. In a property like Loller St, we call them wings. We've got the master bedroom wing which is essentially a retreat on its own. Then the cellar and your laundry effectively separates the other wing — being the two other bedrooms. One has an ensuite, and both are a really good size.

As you come around and you come into the open living zone, you have a large area for a dining table. On the floor plan we've shown an eight seater, but you could easily fit ten to twelve along there. We have an oversized living space, which then looks out to a fireplace and a TV with glazing surrounding that whole space. What's really nice is you've still got the ability to have a hidden butlers pantry, but it's a walk through pantry — you can actually exit from both sides. So you can walk around and go into the cellar zone. Or if you are using the study and you want to whip into the kitchen and make a cup of tea, you can just whip into the pantry, use a zip tap, make a cup of tea and go back into your study. The kitchen itself is really big with a span of over 8 metres, and a long island bench just shy of 4 metres.

Outside is a generous space, with Paul Bangay really creating something special here.

Yes, it's a barbecue and an outdoor dining area and a really great entertainer's space. I love the idea that once again, you have got a real variety of spaces across the floor plan — from bedroom retreats, to secondary masters, large functional kitchen, and even a fourth bedroom which could be a study. But the outdoor space really defines G01 — it's a real entertainers paradise.

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G02 is an amazing three bedder. It's tucked away, very private, and quiet.

Yes and like the kitchen upstairs in 103, we've got a huge working kitchen. It's like the size of a small commercial kitchen because it's got joinery all the way around, and it's got a butlers pantry. It's got the oversize island bench, which is similar in size to the adjacent apartment, but it's also flanked by a cellar. And again, we've shown the round table in the floor plan to actually show the example of how much space we have between the island bench and the lounge zone.

Again, G02 has a enormous master bedroom with ensuite — including a bath and double shower. There's one secondary master with ensuite and one bedroom with separate bathroom. And of course we can't forget the private outdoor area on this residence — almost a full wraparound area with abundant greenery.

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Lastly, it's obvious that this was a unique collaboration between three amazing design teams — Telha Clarke, Mim Design and Paul Bangay. It's architecture, interior design and landscape design all working seamlessly to create something that is incredibly rare, and displaying genuine design excellence.

Agreed. This is highly functional, timeless architecture that truly benefits the interiors. It's primarily designed to create great living spaces, as opposed to architecture that is more geared towards creating some sort of bold, imposing building exterior. It has something gentle, and timeless about it. It's right for its setting. Its right for Brighton.

There's nothing better than walking into a home and just taking a breath... and enjoying that atmosphere of a really beautiful space. And I think these spaces will have that because they have so much natural daylight and they don't have a lot of solid walls. It's about making sure that these are expansive residences, and they don't feel small in any way. But at the same time, they must also feel they've got distinct spaces, with distinct sense of personality. And with Loller St, I really feel like we have that balance just right.



Feature Material; Taj Mahal Quartzite



When it comes to colours, there are many quartzite shades to choose from. Taj Mahal quartzite, in particular, is one of the crown jewels among natural stone counter tops.

Taj Mahal Quartzite, despite its name evoking the famous Taj Mahal in India, is actually a type of natural stone that is quarried in Brazil. The stone derives its name from its striking resemblance to the pristine white marble used in the construction of the Taj Mahal. While it is not the same material as the original Taj Mahal's marble (which is Makrana marble from India), Taj Mahal Quartzite has gained popularity for its own unique beauty and durability.

This exquisite stone is typically quarried in the state of Minas Gerais in Brazil, which is renowned for its rich deposits of high-quality natural stones. The quarries in this region yield Taj Mahal Quartzite in a range of colours, primarily white with delicate veining that can include shades of beige, grey, or gold. Its stunning appearance, coupled with its resistance to heat, stains, and wear, has made Taj Mahal Quartzite a sought-after choice for luxury interiors worldwide.

Brazilian quarries continue to be a significant source of Taj Mahal Quartzite, allowing architects, designers, and homeowners to incorporate the timeless beauty of this stone into their projects.

Taj Mahal Quartzite holds an esteemed place in luxury homes, admired for its unique blend of attributes that elevate both aesthetics and functionality. Its timeless elegance is a hallmark feature. The stone's pristine white background, embellished with delicate and intricate veining in earthy tones, exudes opulence and sophistication, aligning seamlessly with the discerning tastes of luxury homeowners.

Versatility in design is another key factor behind its admiration. Taj Mahal Quartzite effortlessly adapts to a wide range of design styles, from modern and minimalist to classic and traditional. This adaptability empowers homeowners and interior designers to craft personalized and visually captivating interiors that exude luxury and refinement.

Durability plays a pivotal role in luxury home design, where the finest materials are expected to endure. Taj Mahal Quartzite excels in this regard, boasting exceptional resistance to heat, staining, and wear. It is a resilient choice for various applications, including kitchen counter tops, bathroom vanities, flooring, and outdoor spaces, providing both beauty and longevity.

Furthermore, the stone's natural beauty resonates with luxury homeowners. Its organic patterns and colour variations mirror the beauty of the natural world, bridging the gap between interior and exterior spaces. This connection to nature enhances the overall ambiance and brings a sense of tranquillity to luxury homes.

Low maintenance is a luxury in itself, and Taj Mahal Quartzite delivers in this regard. Its ease of cleaning and maintenance ensures that the stone's polished appearance remains consistent with minimal effort, allowing homeowners to enjoy the luxurious aspects of their homes without the burden of rigorous upkeep.



Lastly, Taj Mahal Quartzite's reputation for sustainability aligns with the environmentally conscious preferences of luxury homeowners. Ethically sourced with responsible mining practices and a long lifespan that reduces waste and resource consumption, it embodies a more sustainable approach to interior design, appealing to those who value both luxury and eco-friendliness.

In summary, Taj Mahal Quartzite's use in luxury homes is a testament to its enduring appeal, versatility, durability, and sustainability. It represents the fusion of opulence and environmental responsibility, elevating the concept of luxury in modern interior design.

Paul Bangay, Garden Designer at Loller St

A luminary in the world of landscape design, Paul Bangay is celebrated for his impeccable work that graces the gardens of properties across Australia and around the world. Regularly celebrated in the pages of major reputable design publications, his remarkable journey in the realm of landscape architecture has made a significant impact on the Australian design landscape, earning him a well-deserved reputation for his distinctive style, innovative approaches, and commitment to excellence.

His design journey commenced with a deep-rooted passion for horticulture and a profound appreciation for the harmony that can be achieved between nature and man-made landscapes. His distinctive approach to landscape design fuses classical elegance with a contemporary flair, creating outdoor spaces that are both timeless and deeply resonant.

Reflecting his unique ability to transform ordinary spaces into extraordinary, his work is captivating and compelling. His designs are known for their balanced proportions, meticulous attention to detail, and seamless integration of horticulture, architecture, and artistry.

One of his most celebrated projects, Stonefields, a sprawling garden in Victoria's Macedon Ranges, has garnered extensive recognition across the country. An example of his ability to combine classical garden design principles with a modern sensibility, it has drawn widespread acclaim, earning him a prominent place in the design world's pantheon.

Each design is a carefully choreographed symphony of colour, texture, and form, reflecting his deep understanding of plants and their relationships within a space. Bangay's work transcends mere visual appeal; it evokes emotions and brings a timeless sophistication to each and every property.





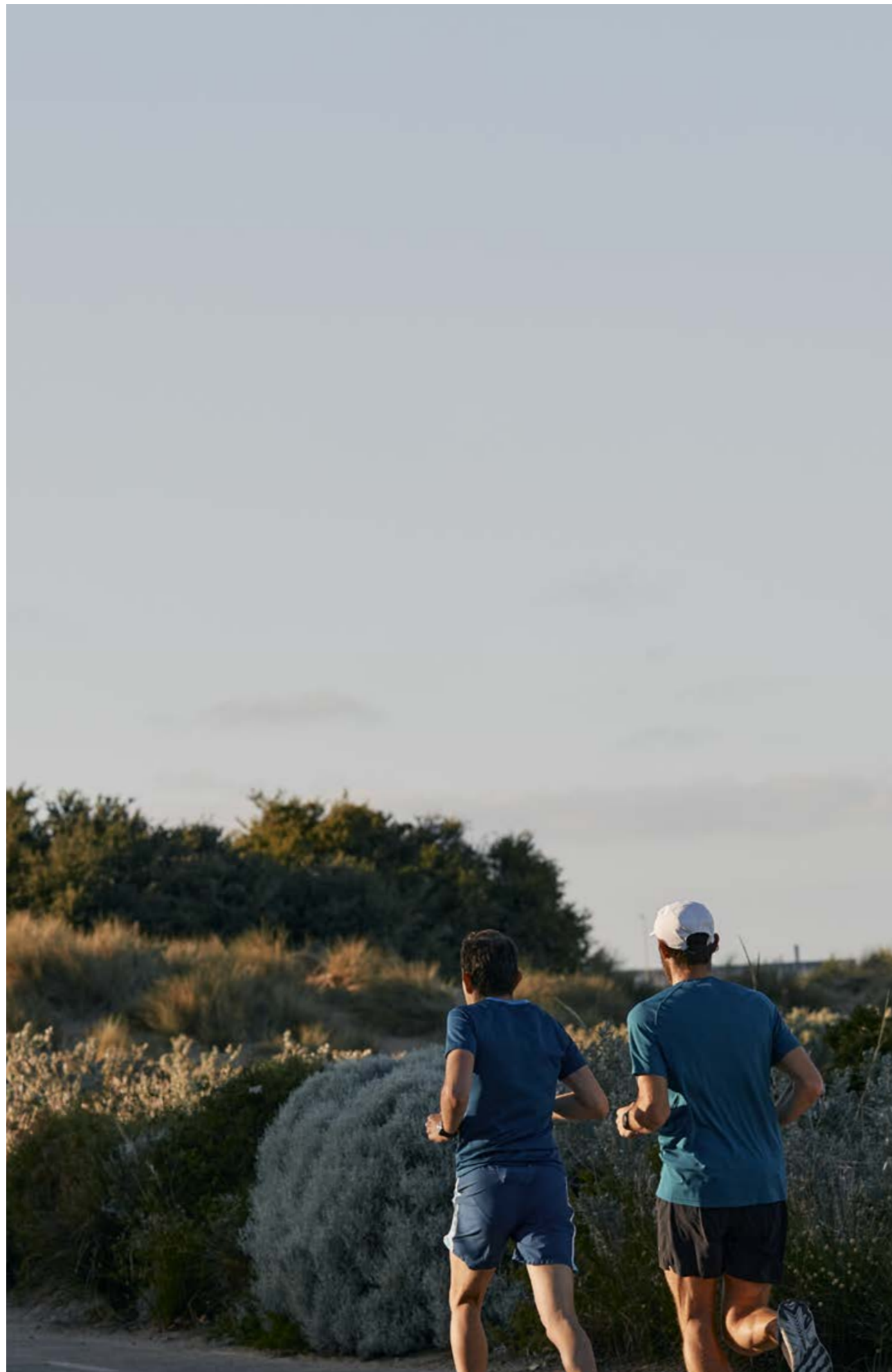
Bringing his international style to Loller St, Paul Bangay has made a selection of plantings and greenery that celebrate his enduring, timeless style. Rather than chasing trends, he has taken inspiration from global influences with similar climates, including Syria, Iran and European locations such as Belgium, to create beautiful layered spaces perfect for entertaining and relaxing.

Featuring textural sub-tropical plants and fragranced garden beds, there's nothing stiff or formal in the Loller St outdoor spaces — simple and relaxed spaces to feel instantly comfortable. The 'let them be' mentality is complemented by a distinctive fresh, white and green aesthetic — supported by subtle colours from rosemary and frangipanis, in keeping with its modern European counterparts and minimal Middle-Eastern inspirations.

The landscape architecture is especially tailored to provide privacy for all residents. The ground floor homes feature bay hedges to the external boundaries, allowing for a buffer to the street and privacy to the entertaining spaces. Supported by large sheets of courtyard paving, each garden becomes a lush oasis that is very private, featuring a contemporary modernist approach designed to cocoon residents.



Brighton, VIC 3186



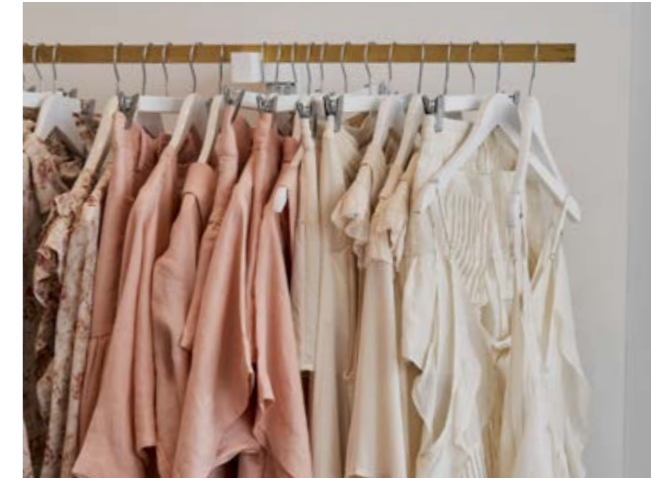
In a quintessential Brighton setting, Loller St is just 400m — or a 5-minute walk — from the Middle Brighton station end of Church Street, with many fresh food providers, cafés and abundant retail conveniences only a short stroll away.

At Loller St residents are also close to favourite lifestyle clubs, including yacht, bowls and tennis, with Brighton beach and the baths only a 15-minute walk away. With a close proximity to the train station, residents can leave their car at home, as these residences provide easy access to the CBD and inner suburbs, including South Yarra, Armadale and Toorak.





(Above) Residents are a short walk to favourite local eateries
(Below) Enjoy easy access to the nearby cycling and running tracks



(Above) Typical scenic water views in Brighton
(Right) Brighton fashion boutiques, right around the corner



(Above) Formal manicured Brighton gardens

(Below) A great beach side location with close proximity to the city



(Above) The areas iconic waterside facilities and activities

(Left) Local watering holes are abundant

(Below) A perfect spot to enjoy sunrises and sunsets



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