

Poets Lane  
*Interior Design Concept*

INTERIOR DESIGN STUDIO  
**Marilena  
Baynes**

POETS LANE

LANE STREET CLONTARF

# Design Statement

## Coastal EcoLuxe

Poet's Lane – Coastal Eco-Luxe Living Poet's Lane is a boutique collection of 12 eco-luxe residences, thoughtfully designed by D'LEK Architects to harmonise with the natural beauty of Moreton Bay. The building's striking façade features flowing vertical gardens that weave through elegant curves, reflecting the coastal environment and creating a seamless connection between architecture and nature.

Each architecturally designed apartment showcases refined lines and premium materials, offering a harmonious blend of luxury and serenity. Expansive windows bathe interiors in natural light, while private balconies and lush greenery foster a peaceful, resort-style atmosphere.

Located in Clontarf, the gateway to the Redcliffe Peninsula and just under 20 minutes from Brisbane Airport, Poet's Lane offers exceptional convenience and lifestyle. With direct access to a nearby boat ramp across the park, residents can explore Moreton Bay and the pristine shores of Moreton Island with ease.



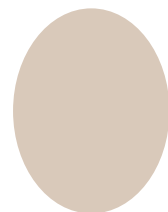
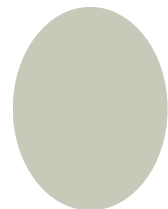
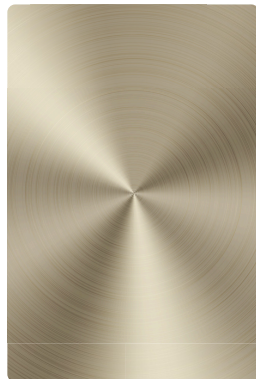
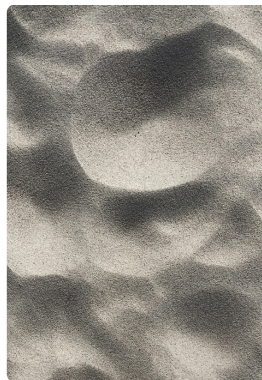
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# Design Concept

## *Coastal Eco-Luxe*



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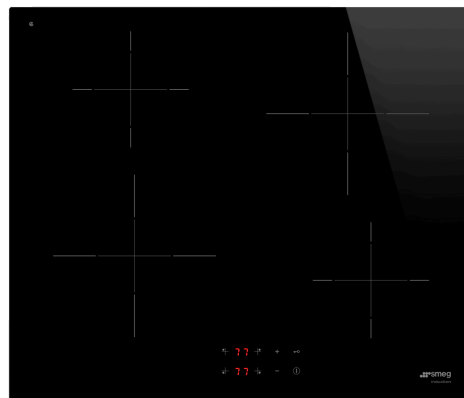


## Kitchen



FF&E F05 Dulux, Snowy Mountains Quarter, Wash&Wear +PLUS Kitchen & Bathroom Low Sheen F06 Dulux, Ceiling White +PLUS Kitchen & Bathroom F07 Andersens, Bathsheba, vinyl flooring plank, beaches range. F10 Zenith (VCS), White Truffle, Polished, Deluxe Range F12 Dulux, White Beach Quarter, Renovation Range Cabinet Doors Satin F13 Finlaysons, Type DM D. Mould 30mm OR 19mm in Oak finish. F16 Lighting Avenue, Uporeka 5 Light Aluminium Pendant F21 Reece, AFA Flow Single Bowl Undermount Sink No Taphole 540mm Stainless Steel. F22 Reece, Mizu Soothe MK2 Gooseneck Pull Out Sink Mixer Curved Brushed Nickel (5 Star) Lead Free. Appliances by SMEG.





F36

## Kitchen Appliances



F37



F38



FF&E Appliances by SMEG. F35 SMEG Thermoseal 60cm Oven. F36 SMEG Induction Hob 60cm. F37 SMEG Integrated 60cm Rangehood. F38



## Lounge & Dining



F19



F15

F11



F04



F03

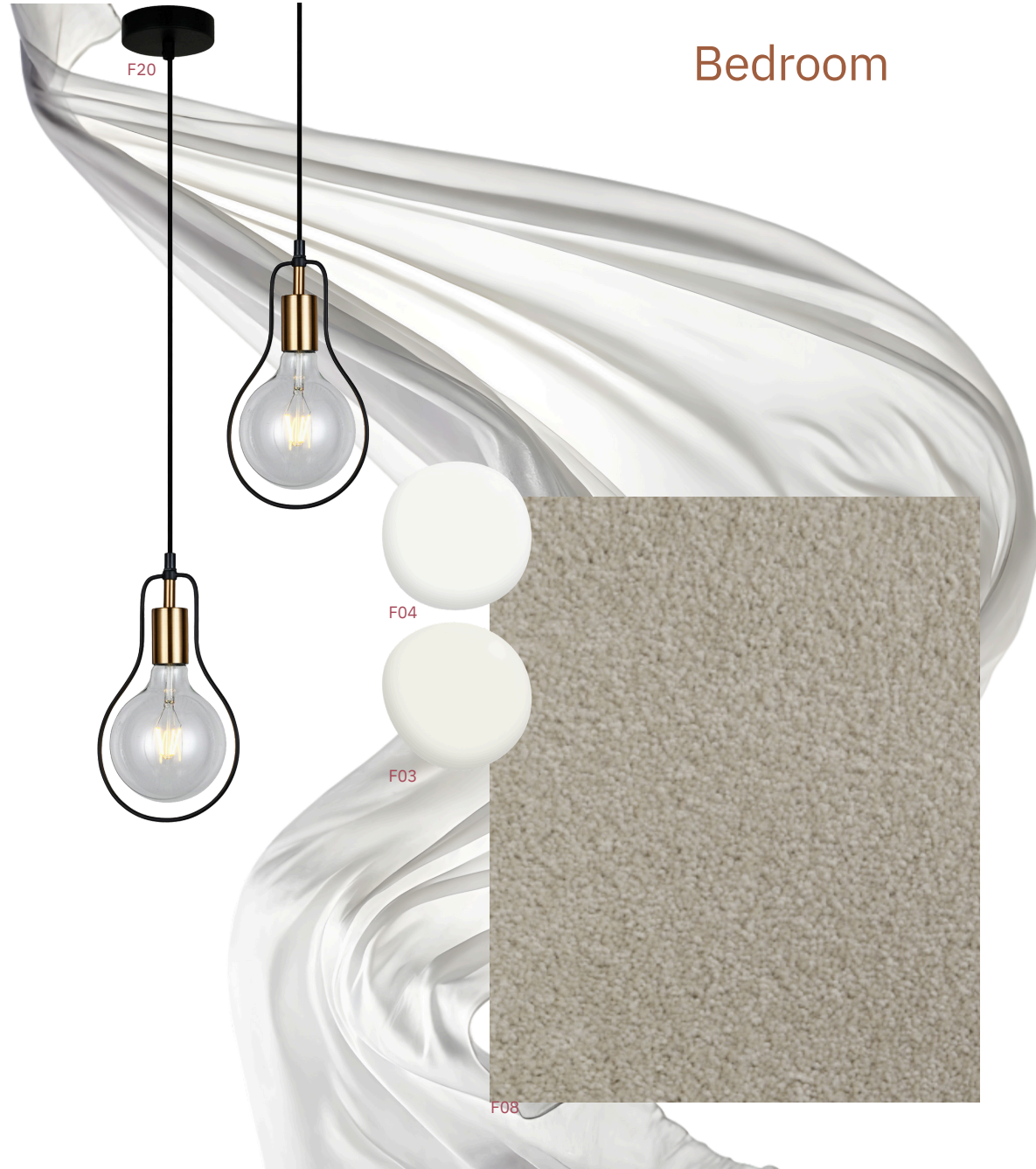
F07

FF&E  
 F03 Dulux, Snowy Mountains Quarter, Wash&Wear +PLUS Anti Scuff, low sheen.  
 F04 Dulux, Vivid White, Ceiling White, flat.  
 F07 Andersens, Bathsheba, vinyl flooring plank, beaches range.  
 F11 Zenith (VCS), White Truffle, polished, Deluxe range.  
 F15 Finlaysons, Type DM D. Mould 19mm, finished in Dulux Pale Tendril Half, 2 pack.  
 F19 Zander Lighting, Milan Design Pendant Large.

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# Bedroom



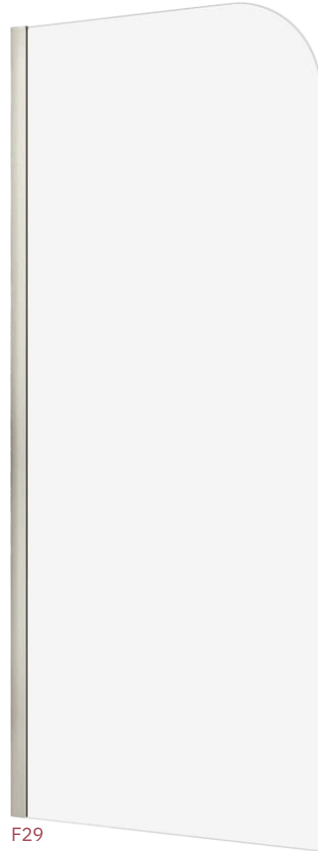
FF&E  
 F03 Dulux, Snowy Mountains Quarter, Wash&Wear +PLUS Anti Scuff, low sheen.  
 F04 Dulux, Vivid White, Ceiling White, flat.  
 F08 Andersens, Guild Grey carpet, Saratoga range.  
 F20 Lunescant Lighting, Contour Pear Iron Pendant Light

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## Bathroom



F17

F26

F11



F15



F18



F09



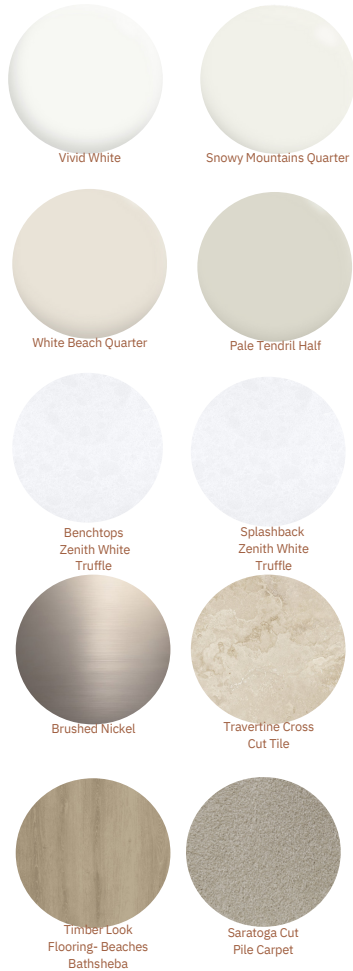
F25



F24

F23

FF&E F09 Amber, Norcia Cross Cut Beige Travertine Porcelain 600x600, matte, rectified, wall and floor tile. F11 Zenith (VCS), White Truffle, polished, Deluxe range. F15 Finlaysons, Type DM D. Mould 19mm, finished in Dulux Pale Tendril Half, 2 pack. F17 Lunescant Lighting, Round Gimbal Aluminium Downlight F18 Temple & Webster, Chloe Alabaster Wall Sconce. F23 Reece, Roca Inspira Light Soft Square Above Counter Basin 500mm x 370mm White F24 Reece, Mizu Drift Universal 40mm Dome Pop Up Plug & Waste Brushed Nickel F26 Reece, Mizu Soothe Single Towel Rail 750mm Brushed Nickel F29 Reece, Kado Lux Frameless Curved Panel with Wall Channel Clear Glass 900mm Brushed Nickel



## Internal Elements Strategy

### *Coastal Eco-Luxe*

Calm, neutral colour palette grounded in coastal tones of warm whites and pale greens. With hints of subtle luxury in natural stone and brushed nickel finishes. Flooring is kept to three variations, with natural timber look flowing throughout the kitchen and living spaces, whilst large format porcelain tiles in both the bathroom and alfresco connects the indoor and outdoor spaces, and quality plush carpeting in the bedrooms creates a sanctuary for rest. Kitchen countertops and splashbacks are finished in a refined polished grain of natural quartz in Zenith White Truffle. These touches of warm, natural tones repeated in the living and bathroom benchtops. Designer style lighting, 2 pack cabinetry finishes, contrasting with contemporary fluted moulding elevates the internal elements strategy to an elegant modern Coastal Eco-Luxe design, a ready base for discerning new owners to build their own haven.