



display for sale

Seton 2800

Kimberley Facade

Lot 102 Flowerbloom Crescent
Berwick Waters
Clyde North

Photo for illustrative purposes only.

Seton 2800

Kimberley facade

SPACIOUS LIVING IN THE **HEART** OF THIS HOME



Photos for illustrative purposes only.



If you want versatility in a floor plan then you'd be hard to find one more appealing than the Seton. The spacious 2800 floorplan offers 4 bedrooms, 2 bathrooms and 2 separate living zones. What more could you need? How about a study as your own private den plus a kids activity room for the little ones? Take advantage of this home's 7-Star energy rating and you could save money on heating and cooling bills. What's not to love?

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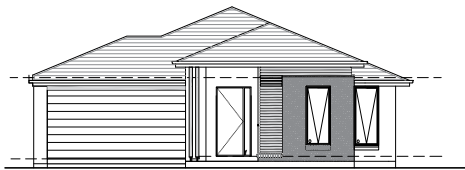
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Seton 2800

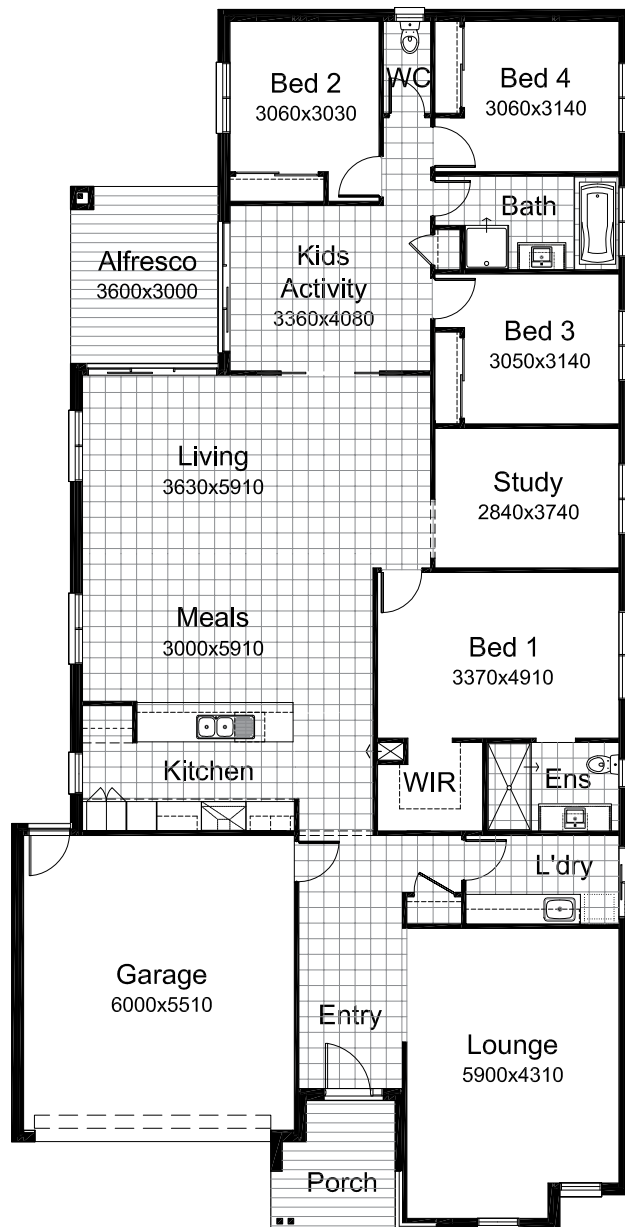
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AREAS

RESIDENCE:	218.23 sq.m	23.49 sqrs
GARAGE:	36.45 sq.m	3.92 sqrs
PORCH:	5.94 sq.m	0.64 sqrs
ALFRESCO:	10.80 sq.m	1.16 sqrs
TOTAL:	271.42 sq.m	29.22 sqrs



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Builders Registration Number DB-U 3333. 28.05.13

Display Colour Selection

External Finishes

Brick	Upgrade - Austral - Indulgence Range - Biscotti <i>Brick Colours Vary. Bricks are made from natural minerals. This is part of their enduring natural appeal, and may also be responsible for colour variation in the final blend. [Refer to general disclaimer]</i>
Main Brick Mortar Joints	Rolled - Off White <i>Please Note: Flush mortar joints are not available with tumbled bricks. Mortar colours will vary depending on the type of cement, sand and pigments used. Burbank strongly recommends that light coloured bricks have off white mortar. [Refer to general disclaimer]</i>
Feature Stone Cladding	ADBRI - COASTAL REEF FLATS - PEARL WHITE
Concrete Roof Tiles	Cat 3 - Monier - Horizon - Mocha Choc
Colorbond Gutter	Jasper
Colorbond Fascia	Jasper
Colorbond Downpipes	Jasper
Evaporative Cooling Unit Colour	Charcoal
Garage Door	Sectional Overhead - Steel-Line - Slimline - Evening Haze
Garage Infills	Evening Haze
Rear Garage Access Door	Evening Haze
Meter Box	Evening Haze
Aluminium Double Glazed Windows	Future Range - Beige
Timber Windows	Stained - Transparent Black
Timber Window Winder Colour	Black
Timber Sliding Doors	STAIN - Transparent Black
Front Entry Door	UPGRADE - WINDSOR - 21 CLEAR GLAZED - PAINT OR STAIN - Transparent Black
Front Door Sidelight Glazing	Clear
Timber Entry Frame	Transparent Black

Display Colour Selection

External Finishes

Eaves/Verandah Lining Colour	Colorbond - Evening Haze
Posts	Jasper
Strapping	WRC Strapping - Stain Transparent Black
External Entrance Door Furniture	Upgrade 3 - Schlage - MORTICE LOCK & SALVADOR (27) 8000 SERIES ENTRANCE HANDLE WITH NO LOCK PLATE - Satin Chrome Plated
Internal Garage Door Furniture	Upgrade 3 - Schlage - SALVADOR (27) 8000 SERIES PASSAGE SET - Satin Chrome Plated - Regent Deadbolt - Satin Chrome
Other Items	Shadowclad Backing Board Behind WRC to Facade: PAINT: Colorbond 'Evening Haze'
Rear Garage Door Furniture	Upgrade 3 - Schlage - MORTICE LOCK & SALVADOR (27) 8000 SERIES ENTRANCE HANDLE WITH NO LOCK PLATE - Satin Chrome Plated

Display Colour Selection

Internal Finishes

Internal Side of Front Door	Stained - Stain - Transparent Black
Ceiling	Upgrade - Burbank White
Cornices	Boral - 90mm COVE CORNICE - Upgrade - Burbank White
Walls	Cat 3 - Three Coats - Living Proof Silk - Taubmans 'Taupe Grey T08 152-2'
Internal Doors	UPGRADE 2340MM - UPGRADE 2340MM - FLUSH PANEL - PAINT OR STAIN - Taubmans 'Taupe Grey T08 152-2'
Skirtings	Upgrade - Corinthian - 92 x 18mm - PMBVA - SINGLE BEVELLED 92mm X 18mm SKIRTING - Paint 'Taupe Grey T08 152-2'
Architraves	Upgrade - Corinthian - 67 x 18mm - PMBVA - SINGLE BEVELLED 67mm X 18mm ARCHITRAVE - Paint - 'Taupe Grey T08 152-2'
Internal door furniture	Upgrade 3 - Schlage - SALVADOR (27) 8000 SERIES PASSAGE SET - Satin Chrome Plated
Timber Floor	Timbertop - 'Kimberleys Oak' - 1 Strip (TT103AR)
Carpet	BURBANK 1 - Essendon Flooring Xtra - BARK
Carpet Underlay	CARP003010 - Carpet Court - UPGRADE STANDARD WHITE CARPET UNDERLAY TO: GREEN UNDERLAY
Finger Grip & Wardrobe Track Colour	Premium - Matt Silver
Flush Pull Handles (Internal Doors)	Colour - Satin Chrome Plated - KIDS ACTIVITY: 2 x WIN 21 Cavity Doors for staining (Clear Glass) STAINED - Transparent Black
Hinge and Strike Plates	Colour - Polished Chrome
Wardrobes	Premium - Mirror - Sliding Door
Other Items	FEATURE SCREEN TO LIVING: SUPPLIER: MATERIAL REPUBLIC PRODUCT: 3 FORM - Thicket Natural GAUGE: 9.5 mm FINISH: Sandstone SHEET SIZE: 2440 x 1220 ELECTRICAL: LOUNGE: 1 x Tarakan 60 Pendant - Black (11watts) *****NOTE: DO NOT ORDER - SEE JACQUI MALLIA FOR STOCK***** KITCHEN: 3 x Rassino 1 light Pendants - Amber (20 watts ea)

Display Colour Selection

Tiles

Wall Tiles	<p>BATHROOM MAIN: Kalahari Crystal Polished 300x600 (TILES6020) - same as floor tile - stacked GROUT: 277 Travertine PLACEMENT: Lay 600mm length Horizontal to Elev: D of Bath Hob (top & Face) & Wall Above - Floor to Ceiling NOTE: Wall above Bath Elev: A & C to be standard height</p> <p>BATHROOM FEATURE: Gloss Mocha 200x600 TILES4562 - stacked GROUT: 211 Slate Grey PLACEMENT: Lay 600mm Vertical to Both Shower Walls</p> <p>ENSUITE MAIN: Kalahari Crystal Polished 300x600 (TILES6020) - same as floor tile GROUT: 277 Travertine PLACEMENT: Lay 600mm Horizontally to Elev: A & C shower walls - stacked</p> <p>ENSUITE FEATURE: Gloss Mocha 200x600 TILES4562 GROUT: 211 Slate Grey PLACEMENT: Lay 600mm Horizontally Floor to Ceiling to Elev: B wall of shower - stacked</p> <p>LAUNDRY TILE: Gloss Mocha 200x600 TILES4562 GROUT: 211 Slate Grey PLACEMENT: Lay 600mm Horizontally - stacked</p>
Floor Tiles	<p>TILE: Kalahari Crystal Polished 300x600 (TILES6020) GROUT: 277 Travertine AREA: Laundry/Ensuite/Bathroom/W.C & Kids Activity</p>
Bath Trim	<p>Matt Chrome</p>

Display Colour Selection

Bathroom

Vanity Benchtops	Laminex Square Form Natural Finish - Laminex - Square Form - Platinum Micro
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Tawny Linewood
Vanity Basin	Spec 2 - Caroma - CARBONI II INSET VANITY BASIN
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - LBBML
Bath	Upgrade - Caroma - NEWBURY BATH NO HEAD REST - NW7W
Bath Taps & Mixers	Upgrade - Brewers - DODI WALL MIXER & OUTLET (ROUND BACKING PLATES) - LBWM/LBWO
Showerhead	Upgrade - Brewers - RAINJET 4 FUNCTION SHOWER ON RAIL - RWB4F
Shower Taps and Mixers	Upgrade - Brewers - DODI IN WALL MIXER - LBWM
Toilet	Upgrade - Caroma - CAROMA - FOWLER NEWPORT STANDARD CLOSE COUPLED TOILET SUITE - 985465W
Cabinetry Handles	Cat 4 - Hafele - 112.72.240 - Square Knob
Showerscreen Frame	Cat 3 - Premium - Frameless - Satin Chrome
Shower Base	Upgrade - Insitu - Ref Floor Tile
Vanity Units	TYPE 1 - kitchen innovation - TYPE 1 - SINGLE VANITY UNIT 982mm WIDE x 550mm DEEP WITH LAMINATE DOORS & 33 MM TOP WITH STANDARD HINGES - VBI.09-1

Display Colour Selection

Ensuite

Vanity Benchtops	Laminex Square Form Natural Finish - Laminex - Square Form - Platinum Micro
Laminate Upgrades	Laminex - Tawny Linewood Laminex - Platinum Micro - Square Form
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Tawny Linewood
Vanity Units	TYPE 1 - kitchen innovation - TYPE 1 - DOUBLE VANITY UNIT 1482mm WIDE x 550mm DEEP WITH LAMINATE DOORS & 33 MM TOP WITH STANDARD HINGES - VBI.14-1D
Vanity Basin	Spec 2 - Caroma - CARBONI II INSET VANITY BASIN - 2 of
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - LBBML
Showerhead	Upgrade - Brewers - RAINJET 4 FUNCTION SHOWER ON RAIL - RWB4F
Shower Taps and Mixers	Upgrade - Brewers - DODI IN WALL MIXER - LBWM
Toilet	Upgrade - Caroma - CAROMA - FOWLER NEWPORT STANDARD CLOSE COUPLED TOILET SUITE - 985465W
Cabinetry Handles	Cat 4 - Hafele - 112.72.240 - Square Knob
Showerscreen Frame	Cat 3 - Premium - Frameless - Satin Chrome
Shower Base	Insitu - Ref Floor Tile
Waste	Square Chrome

Display Colour Selection

Laundry

Laundry Benchtops	Laminex Square Form Natural Finish - Laminex - Square Form - Platinum Micro
Laundry Base Cabinets	Laminex Natural Finish - Laminex - Tawny Linewood - Soft Closing
Overhead Cupboards	Laminex Silk Finish - Laminex - Moleskin - Push Button Opening
Cabinetry Handles	Cat 4 - Hafele - 112.72.240 - Square Knob to Base Cabinets - soft closing Push Button to Overheads ONLY - No handles required
Kickboard	Laminex Natural Finish - Laminex - Tawny Linewood
Laundry Tapware	Upgrade - Brewers - TUBE SINK MIXER 35mm - LISM
Washing Machine Stops	Spec 1 - Brewers - 20MM WASHING MACHINE STOP - MWMSC
Laundry Inset Trough	Joinery - 71245 TROUGH-NUGLEAM BENCHLINE INSET 45L S/S

Display Colour Selection

Kitchen

Kitchen Base Cabinets	Laminex Silk Finish - Laminex - Moleskin - INCLUDING PANTRY DOORS (Excluding M'Wave Tower) Soft Closing
Overhead Cupboards	Laminex Impressions Nuance Finish - Laminex - Tawny Linewood - Including Open Shelf & Microwave Tower (M'Wave Space/3 drawers & 2 Doors) - Vertical Grain NOTE: No Handles Required - Install Push Button Opening ONLY
Kickboard	Laminex Silk Finish - Laminex - Moleskin
Kitchen Benchtops	QUANTUM QUARTZ 'Coco' 40mm Square Including Waterfall side to Island
Open Shelves	LAMINEX IMPRESSIONS 'Tawny Linewood' Nuance Finish Vertical Grain
Island Bench End Panels	QUANTUM QUARTZ 'Coco' Sq 40mm
Upright Cooker	Upgrades - Westinghouse - WFE916SA S/S 900mm
Rangehood	900mm Upgrades - Westinghouse - WRG970CS Canopy 900mm
Dishwasher	Upgrades - Westinghouse - WSF6602XR S/S
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE UNDERMOUNT SINK No. 73149
Kitchen Mixer	Upgrade - Brewers - TUBE SINK MIXER 35mm - LISM
Kitchen Glass Splashback	TOPAZ
Pantry Handles	112.72.240 - Square Knob Soft Closing
Cabinetry Handles	Cat 4 - Hafele - 112.72.240 - Square Knob - Soft Closing NOTE: NO Handles Installed to Overheads & M'Wave Tower (2 doors/3 drawers) - PUSH BUTTON OPENING ONLY

Display Colour Selection

Bathroom

Vanity Basin



Spec 2 - Caroma - CARBONI II INSET
VANITY BASIN - 2 of

Display Colour Selection

Ensuite

Vanity Basin



Spec 2 - Caroma - CARBONI II INSET
VANITY BASIN - 2 of

Display Colour Selection

Laundry

Washing Machine Stops



Spec 1 - Brewers - 20MM WASHING
MACHINE STOP - MWMSC

Laundry Inset Trough



Joinery - 71245 TROUGH-NUGLEAM
BENCHLINE INSET 45L S/S

Display Colour Selection

Kitchen

Rangehood



900mm Upgrades - Westinghouse -
WRG970CS Canopy 900mm

Kitchen Sink



Upgrade - Everhard - EVERHARD -
SQUARELINE DOUBLE UNDERMOUNT
SINK No. 73149

Kitchen Mixer



Upgrade - Brewers - TUBE SINK MIXER
35mm - LISM

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