

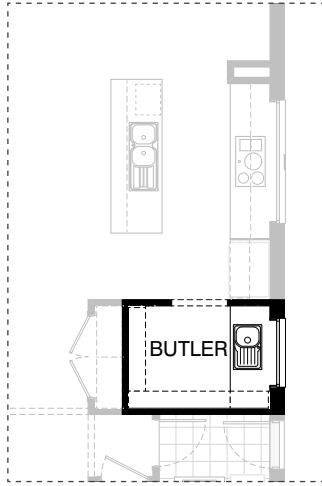
<b>Facades available:</b>	Ground Floor	121.9m <sup>2</sup>	13.1sq
Balmain, Birchgrove, Botany,	First Floor	130.5m <sup>2</sup>	14.0sq
Cammeray, Thornleigh	Garage	36.3m <sup>2</sup>	3.9sq
<b>Overall home width 10.79m</b>	Porch	2.9m <sup>2</sup>	0.3sq
<b>Overall home length 18.83m</b>	Alfresco	13.2m <sup>2</sup>	1.4sq
	<b>Total</b>	<b>304.8m<sup>2</sup></b>	<b>32.8sq</b>

Listed details based on Balmain facade floorplan (illustrated)

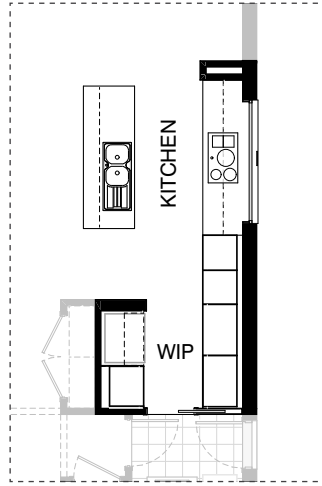
# Sanctuary

\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia (SA) Pty Ltd. ABN 96 165 533 406. BLD 266709.

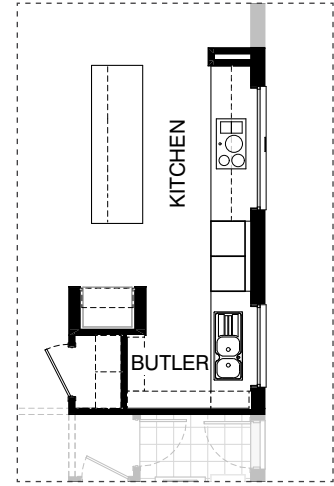
**Call 13 BURBANK**  
**Visit [burbank.com.au](http://burbank.com.au)**



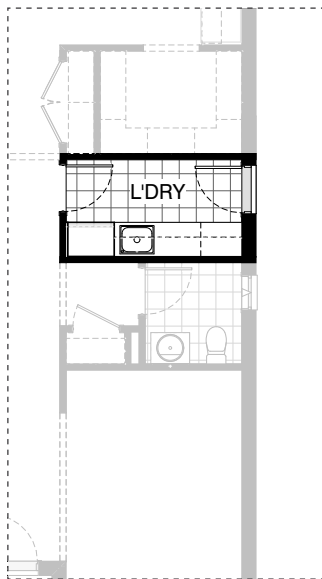
K01



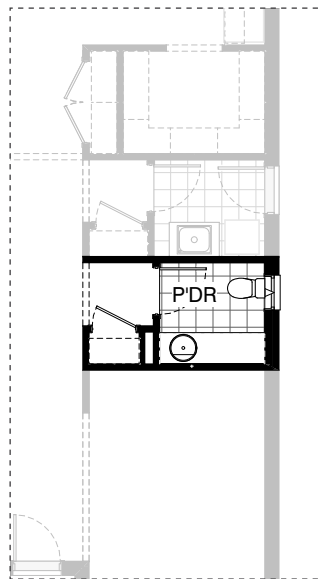
K02



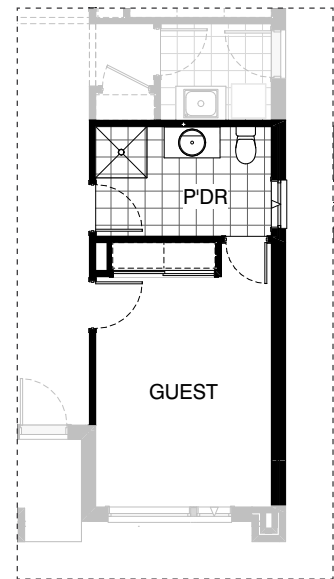
K03



L01



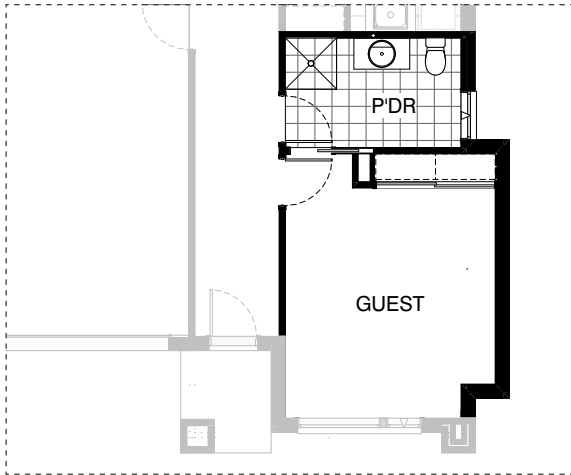
IN01



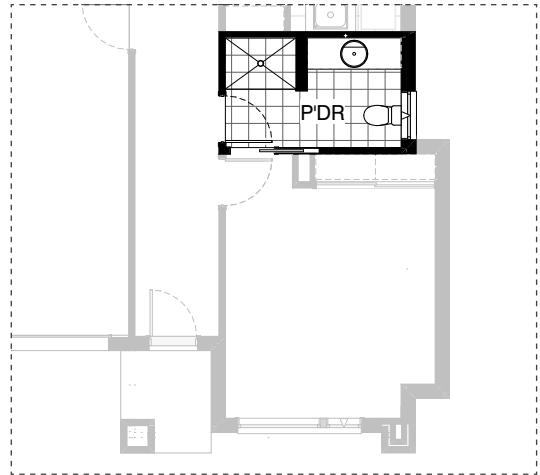
IN02

# Sanctuary

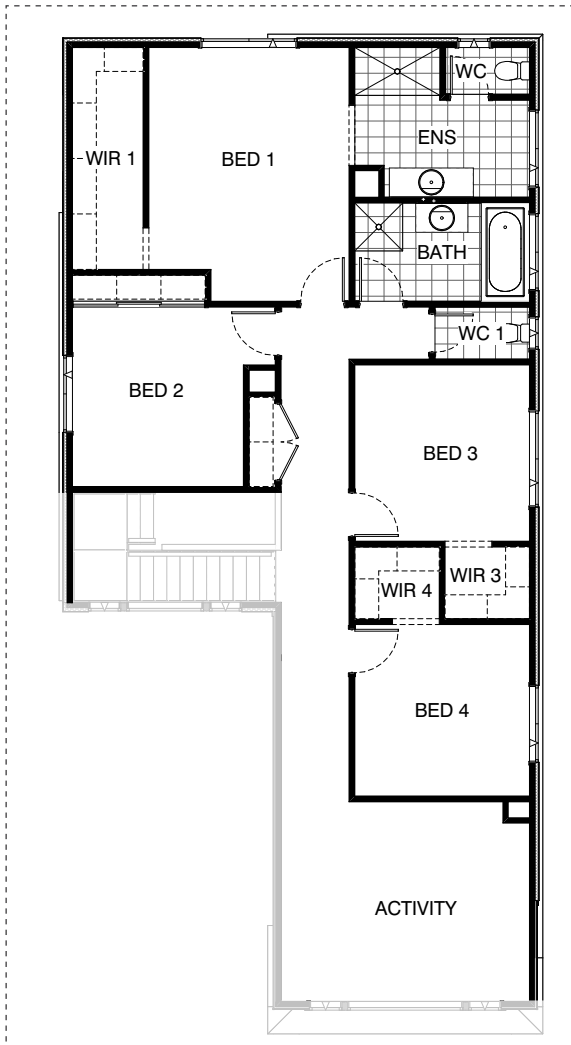
\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia (SA) Pty Ltd. ABN 96 165 533 406. BLD 266709.



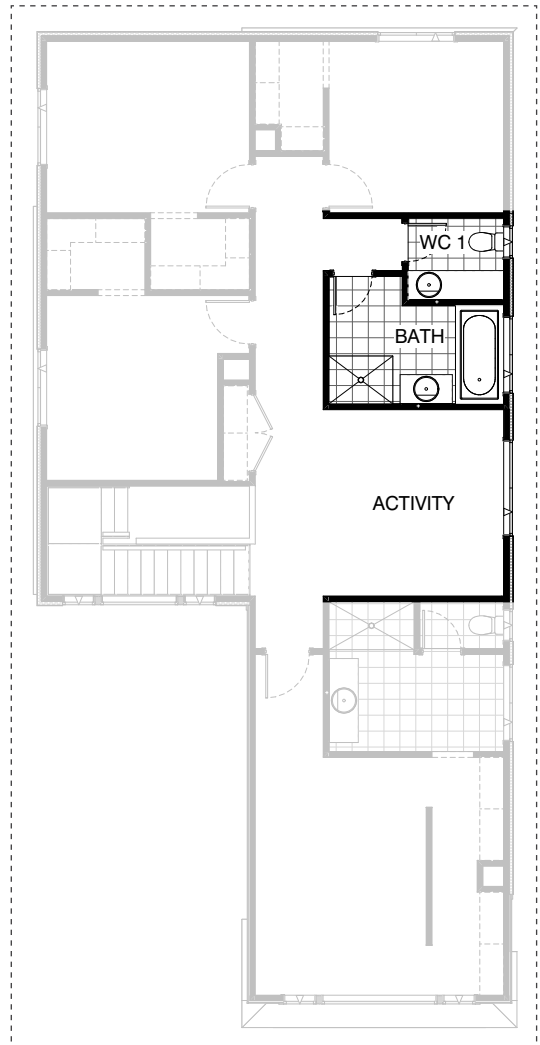
**IN03**



**IN04**



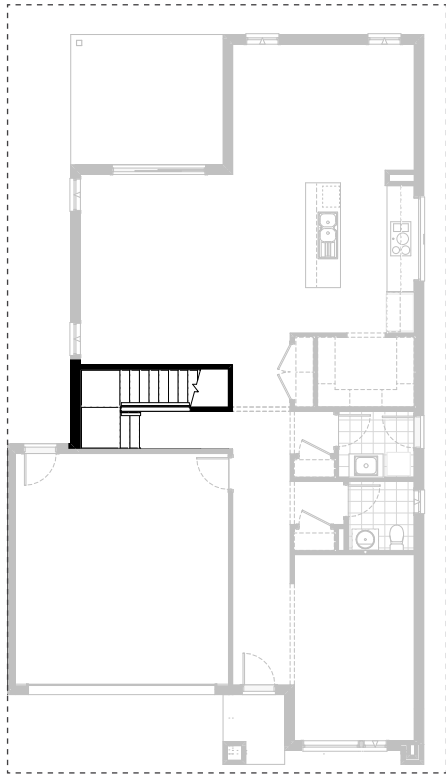
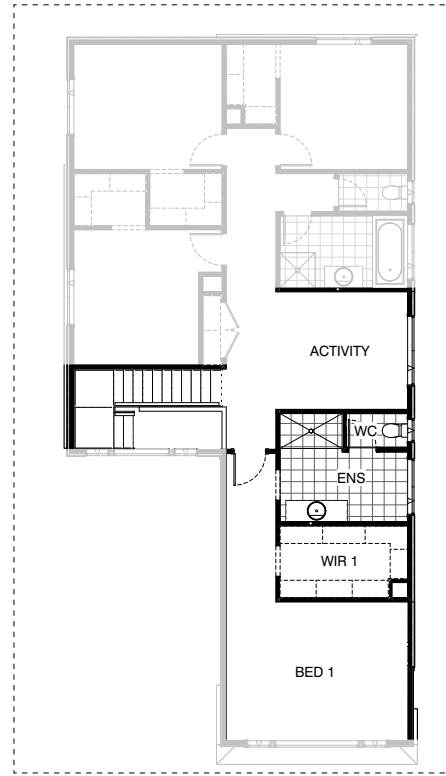
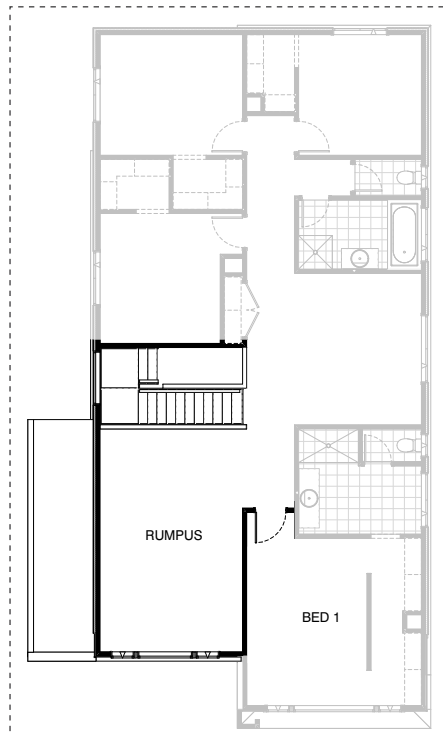
**IN05**



**IN06**

# Sanctuary

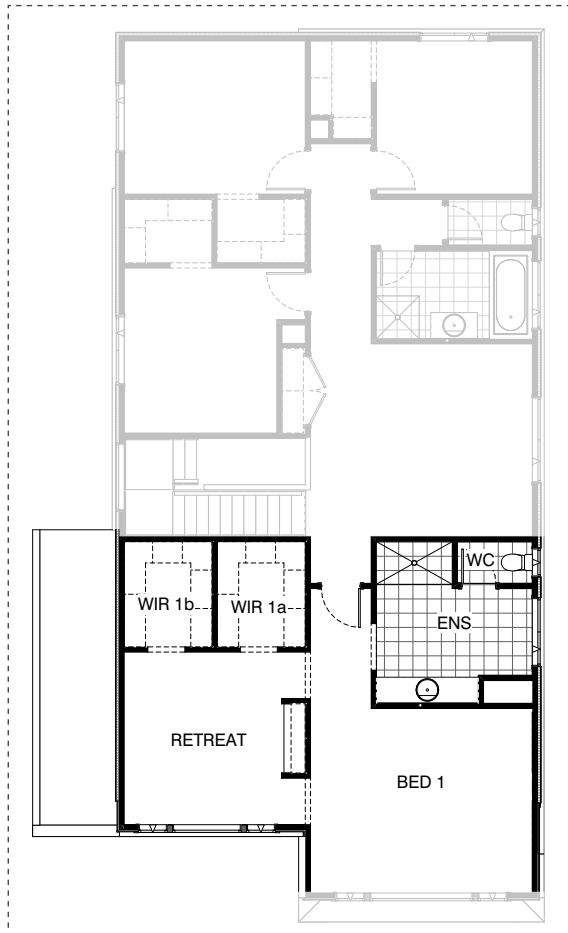
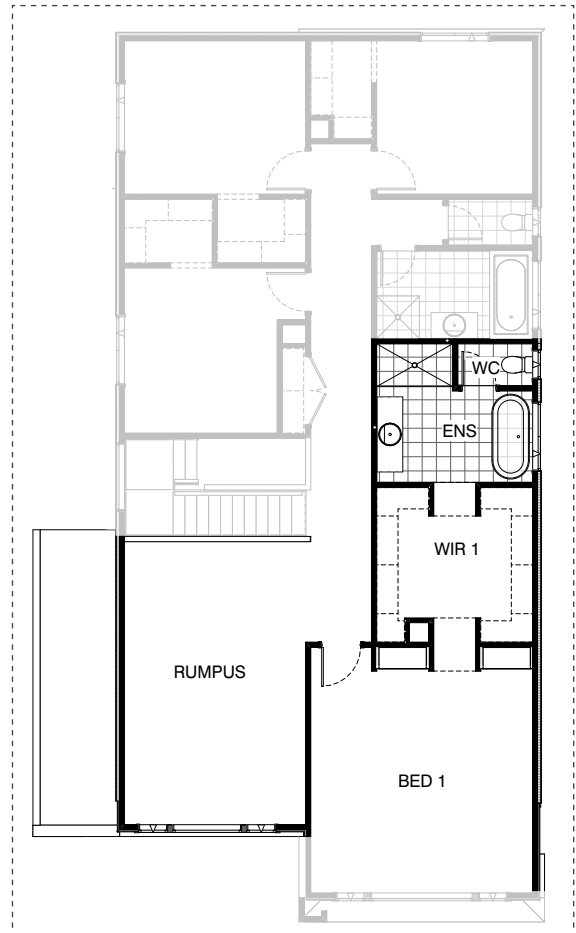
\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia (SA) Pty Ltd. ABN 96 165 533 406. BLD 266709.

**IN07 GF****IN07 FF****IN08**

# Sanctuary

\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia (SA) Pty Ltd. ABN 96 165 533 406. BLD 266709.

**Call 13 BURBANK**  
**Visit [burbank.com.au](http://burbank.com.au)**

**IN09****IN10**

# Sanctuary

**OPTION DESCRIPTIONS****K01 - Kitchen Option 01**

Gourmet Butlers

Provide Butlers Pantry to internal layout of dwelling in lieu of Walk in Pantry including the following alterations:

- Delete all included 450mm deep melamine shelving.
- 1800mm length of 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to internal Elevation B.
- Inclusion range single bowl single drainer sink.
- 1200mm x 1210mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation B.
- 1800mm high x 300mm deep laminated shelving units with 5No. fixed shelves to Elevations C and D including laminated shelving unit with 2No. adjustable shelves.

**K02 - Kitchen Option 02**

Superior Kitchen

Provide modifications to Kitchen layout within dwelling including the following alterations:

- Delete all included 450mm deep melamine shelving.
- Delete plaster lined bulkhead and wall beside standard Refrigerator location.
- 2No. 900mm wide laminated pantry units including 5No. shelves located to Walk in Pantry - Internal Elevation B.
- Relocate Ref. space to Walk in Pantry - Internal Elevation D and provide 180mm thick plaster lined nib wall in lieu of 90mm.
- 700mm wide laminated pantry unit located beside new Ref. space location.
- 2No. 600mm wide laminated wall oven and microwave provision towers to previous

Ref. space location. including all required connections and relocate to tower oven provisions in lieu of standard.

- Additional base cupboard in lieu of included under bench microwave provision.

Relocate dishwasher provision to suit.

- 514mm x 2170mm aluminium fixed window including no bottom reveal to kitchen splashback in lieu of standard.
- 2040mm x 820mm wide painted flush panel cavity sliding door between Walk in Pantry and Laundry.

**K03 - Kitchen Option 03**

Deluxe Kitchen and Butlers

Provide modifications to Kitchen layout within dwelling including the following alterations:

- Delete all included 450mm deep melamine shelving.
- Delete plaster lined bulkhead and wall beside standard Refrigerator location.
- Reduce Broom cupboard and Butlers - Elevation D and relocate Ref. space adjacent, providing 180mm thick plaster lined nib walls to either side. Provide single 920mm wide painted flush panel hinged door to Broom in lieu of double 720mm wide hinged doors.
- 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to Butlers - Internal Elevation B.
- Relocate sink and dishwasher provision within Butlers Pantry from Kitchen island bench.
- 1200mm x 1450mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation B.
- 1800mm high x 300mm deep laminated shelving units with 5No. fixed shelves to Elevations C and D including laminated shelving unit with 2No. adjustable shelves.
- Rename Walk in Pantry to Butlers.
- 2No. 600mm wide laminated wall oven and microwave provision towers to previous Ref. space location. including all required connections and relocate to tower oven provisions in lieu of standard.
- Additional base cupboard in lieu of included under bench microwave provision.
- 514mm x 2170mm aluminium fixed window including no bottom reveal and extension of benchtop to kitchen splashback in lieu of standard.

**L01 - Laundry Option 01**

Luxe Laundry

Provide modifications to Laundry layout within dwelling including the following alterations:

- Incorporate passage and Linen 2 space within Laundry including additional included range floor tiles. Laundry dimensions to be 1720mm x 3110mm wide.
- Delete site built Linen cupboard including plaster lined walls, hinged door and shelving to suit.
- 800mm wide laminated Linen unit.
- 1364mm extension to laminated base cupboards with laminated benchtop including additional tiled splashback to suit running from linen unit to internal Elevation C wall.
- Overhead cupboards including laminated hinged doors above full length of base cupboards.

**IN01 - Internal Option 01**

Powder Room Plus

Provide 1029mm x 610mm aluminium awning window to Powder in lieu of standard.

Relocate toilet suite below window and 1782mm vanity with 1850mm wall to wall benchtop and single basin offset to the left between internal Elevations B and C in lieu of standard.

Note: Not to be selected in conjunction with Internal02 (Guest Retreat 1), Internal03 (Guest Retreat 2) and Internal04 (Guest Powder Plus).

**IN02 - Internal Option 02**

Guest Retreat 1

Provide Guest Bedroom to Ground floor internal layout in lieu of Lounge including the following alterations:

- 2040mm x 820mm wide painted flush panel hinged door including additional plaster lined wall in lieu of 2630mm wide opening.
- Incorporate passage and Storage space within Powder including additional included range floor tiles. Powder dimensions to be 1950mm x 3110mm wide.
- Interchange plumbing void to Guest Bedroom and provide 510mm x 1820mm wide site built Robe including single 450mm deep white melamine shelf with chrome hanging rod and double gyprock robe sliding doors.
- 2040mm x 720mm wide painted flush panel hinged door between Guest and Powder.
- Powder to include 900mm x 900mm wide tiled shower with wall tiles up to 2100mm high, semi framed shower screen and included range plumbing fixtures and fittings and 982mm wide vanity unit with laminated hinged doors in lieu of standard, positioned to Powder internal Elevation A wall.
- Reposition window to Powder and provide an 1200mm x 850mm aluminium awning window in lieu of standard.

# Sanctuary

**OPTION DESCRIPTIONS****IN03 - Internal Option 03**

Guest Retreat 2

Provide Guest Bedroom to Ground floor internal layout in lieu of Lounge including the following alterations:

- 4550mm x 600mm wide projection to side of new Guest Bedroom including additional structural support to carry First floor load and capped roof above.

- 2040mm x 820mm wide painted flush panel hinged door, including additional plaster lined wall in lieu of 2630mm wide opening.

- Incorporate passage and Storage space within Powder including additional included range floor tiles.

Powder dimensions to be 1950mm x 3110mm wide.

- Interchange plumbing void to Guest Bedroom and provide 510mm x 2120mm wide

site built Robe, including single 450mm deep white melamine shelf with chrome hanging rod and double gyprock robe sliding doors.

- 2040mm x 720mm wide painted flush panel cavity sliding door between Guest and Powder.

- Powder to include 900mm x 900mm wide tiled shower with wall tiles up to 2100mm high, semi framed shower screen and included range plumbing fixtures and fittings and

982mm wide vanity unit with laminated hinged doors in lieu of standard, positioned to Powder internal Elevation A wall.

- Reposition window to Powder and provide

1200mm x 850mm aluminium awning window in lieu of standard.

Note: Ground floor area increased by 2.73m<sup>2</sup>.

**IN04 - Internal Option 04**

Guest Powder Plus

Provide further modifications to Powder layout over and above addition of Guest Retreat, including the following alterations:

- 900mm x 1240mm wide tiled shower with front only semi frame shower screen in lieu of standard.

- 180mm nib wall including additional wall tiles up to 2100mm high.

- 1582mm wide wall to tall vanity unit including

1 row tiling beneath mirror to suit wall-to-wall benchtop including returns in lieu of standard.

- Toilet suite relocated to internal Elevation B.

- Reposition window to Powder and provide

1029mm x 850mm aluminium awning window in lieu of standard.

Note: Only available in conjunction with Internal03 (Guest Retreat 2).

**IN05 - Internal Option 05**

Alternative First floor

Provide design modifications to First floor layout of dwelling including the following alterations:

- Relocate Bedroom 1, Walk in Robe 1 and Ensuite 1 to rear of dwelling, adjusting dimensions to suit.

- Reposition heating void within Ensuite, relocating vanity unit to Elevation C to suit.

- 2520mm wide site built Robe including gyprock sliding doors to Bedroom 2 in lieu of Walk in Robe 2.

- Interchange Bathroom and WC 1 locations.

- Relocate Activity to front of dwelling.

- Bedroom 3 and Bedroom 4 including Walk in Robes to be located between Activity and WC 1, adjusting dimensions to suit.

**IN06 - Internal Option 06**

Bathroom and Powder Expansion

Provide modifications to WC 1 and Bathroom layout including the following alterations:

- Increase width of WC 1 and part Bathroom by 550mm, taking space from Activity.

- Add 1782mm vanity, including 1 row tiling beneath mirror to suit wall-to-wall benchtop

including returns and all required plumbing works to WC 1 internal Elevations B and C.

- Provide 900mm x 1200mm tiled shower to Bathroom in lieu of standard. Relocate vanity unit to suit.

Note: Not available in conjunction with Alternative First floor option.

Further reduction to Activity if selected in conjunction with Master Suite Makeover option.

**IN07 GF - Internal Option 07 GF**

Master Suite Makeover

Provide modifications to internal design layout of

First floor to dwelling including the following alterations:

- Relocate Ensuite 1030mm into Activity space.

New dimensions of Activity to be 3050mm x 3400mm.

- Relocate Bed 1 plaster wall and hinged door to align with Staircase internal Elevation A wall.

- Mirror Staircase configuration and provide an additional plaster lined wall to Ground floor - Family to suit.

- Relocate vanity unit and towel rail in Ensuite 1 to internal Elevation C. Provide 800mm wide opening including 300mm deep plaster lined bulkhead.

- Relocate Walk in Robe to space between Bed 1 and Ensuite and resize to 1820mm x 3310mm wide including 800mm opening with

300mm deep plaster lined bulkhead above,

additional 450mm deep single shelf with

chrome hanging rod in "U" shaped configuration and heating void to internal corner Elevations B and C.

- New dimensions of Bed 1 to be 3600mm x 4700mm including 3830mm x 1300mm passageway.

**IN07 FF - Internal Option 07 FF**

Master Suite Makeover

Provide modifications to internal design layout of

First floor to dwelling including the following alterations:

- Relocate Ensuite 1030mm into Activity space.

New dimensions of Activity to be 3050mm x 3400mm.

- Relocate Bed 1 plaster wall and hinged door to align with Staircase internal Elevation A wall.

- Mirror Staircase configuration and provide an additional plaster lined wall to Ground floor - Family to suit.

- Relocate vanity unit and towel rail in Ensuite 1 to internal Elevation C. Provide 800mm wide opening including 300mm deep plaster lined bulkhead.

- Relocate Walk in Robe to space between Bed 1 and Ensuite and resize to 1820mm x 3310mm wide including 800mm opening with

300mm deep plaster lined bulkhead above,

additional 450mm deep single shelf with chrome hanging rod in "U" shaped configuration and heating void to internal corner Elevations B and C.

- New dimensions of Bed 1 to be 3600mm x 4700mm including 3830mm x 1300mm passageway.

# Sanctuary

**OPTION DESCRIPTIONS****IN08 - Internal Option 08**

## Entertainment Expansion

Provide 5990mm x 3840mm wide Rumpus located over Garage including the following alterations:

- Additional structural support to First floor load.
  - Relocate Staircase windows to front of Rumpus and interchange to 2No. 1457mm x 610mm aluminium awning windows and 1457mm x 1450mm aluminium fixed window in lieu of standard.
  - 1457mm x 1450mm aluminium fixed window to Staircase - Internal Elevation D.
  - Provide flat roof with 3 degree pitch to remaining Garage roof area including parapet wall to front.
- Note: First floor area increased by 23.89m<sup>2</sup>.

**IN09 - Internal Option 09**

## Master Retreat

Provide structural and design modifications to First floor layout of dwelling including the following alterations:

- Additional 5990mm x 3840mm wide area located over Garage including additional structural support to First floor load.
  - Relocate Staircase windows to front of extension and interchange to 2No. 1457mm x 610mm aluminium awning windows and 1457mm x 1450mm aluminium fixed window in lieu of standard.
  - 1457mm x 1450mm aluminium fixed window to Staircase - Internal Elevation D.
  - Provide flat roof with 3 degree pitch to remaining Garageroof area including parapet wall to front.
  - 3660mm x 3840mm wide retreat to front of extension
  - 1660mm length of plaster lined wall with 2No. 590mm nib walls to either side and 1460mm length of 450mm deep laminated entertainment unit with 32mm thick laminated benchtop to Retreat - Internal Elevation B including 2No. 1000mm openings with plaster lined bulkhead above to either side.
  - Relocate Walk in Robe 1 to rear of Retreat from Bedroom 1 and reconfigure to include Walk in Robe 1A and Walk in Robe 1B within two separate areas with additional single shelf with chrome hanging rail in "U" shaped configuration.
  - Increase length of Ensuite 1 by 590mm into Bedroom 1. Bedroom 1 dimensions to be 3910 x 4700mm wide.
  - Relocate heating void and Vanity unit to Ensuite 1 - Internal Elevation C wall, extending vanity unit and mirror to 2082mm wide wall to tall vanity unit including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns in lieu of standard, increasing heating void to suit.
- Note: First floor area increased by 23.89m<sup>2</sup>.

**IN10 - Internal Option 10**

## Luxury Living

Provide structural and design modifications to First floor layout of dwelling including the following alterations:

- 5990mm x 3840mm wide Rumpus located over Garage including additional structural support to First floor load.
  - Relocate Staircase windows to front of Rumpus and interchange to 2No. 1457mm x 610mm aluminium awning windows and 1457 x 1450mm aluminium fixed window in lieu of standard.
  - 1457mm x 1450mm aluminium fixed window to Staircase - Internal Elevation D.
  - Provide flat roof with 3 degree pitch to remaining Garage roof area including parapet wall to front.
  - Relocate Ensuite 1 into Activity space and increase length by 200mm. Provide base range 1780mm freestanding bath to Ensuite 1 - Internal Elevation B wall including included range plumbing fixtures. Activity area no longer included.
  - Relocate Walk in Robe to space between Bed 1 and Ensuite 1 and resize to 3280mm x 3310mm wide including 2No. 900mm wide opening with 90mm nib walls and plaster lined bulkhead above to central locations.
  - Additional 450mm deep single shelf with chrome hanging rod in "U" shaped configuration to either side of Walk in Robe - Elevations B and D.
  - Relocate heating void to Internal Elevation C, beside nib wall in new Walk in Robe location.
  - Extend 90mm nib walls into Bed 1 including additional nib wall creating recesses to either side of Powder opening.
  - Provide 1000mm wide Robe units with shelves and drawers located within recesses.
- Note: First floor area increased by 23.89m<sup>2</sup>.