

**DISPLAY FOR SALE**

**Home design:**

**Kenwood 24  
Brentwood facade**

4 2 2

**on 6% Lease back**

**Address:**

**Lot 4103  
10 Bavarian Avenue  
Werribee  
VIC 3030**

**Design features & options:**

4 bedrooms  
seperate living  
spacious walk in robes

**This Burbank display home includes the following  
luxurious upgrades:**

- Evaporative cooling
- External GPO for sprinkler system
- Colorbond panel lift garage door
- Rear and side boundary fencing
- Luxury window coverings
- Internal 2340mm ground floor doors, 2040mm first floor doors (excluding internal and external garage door)
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- 2740mm ground floor ceilings
- Stone benchtops to Kitchen, Laundry, Walk-in Pantry and Ensuite.

**VICTORIA**

**T** 13 2872 | **E** enquiries@burbank.com.au | **W** burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



**HOME DESIGN**

Kenwood 24  
Brentwood facade

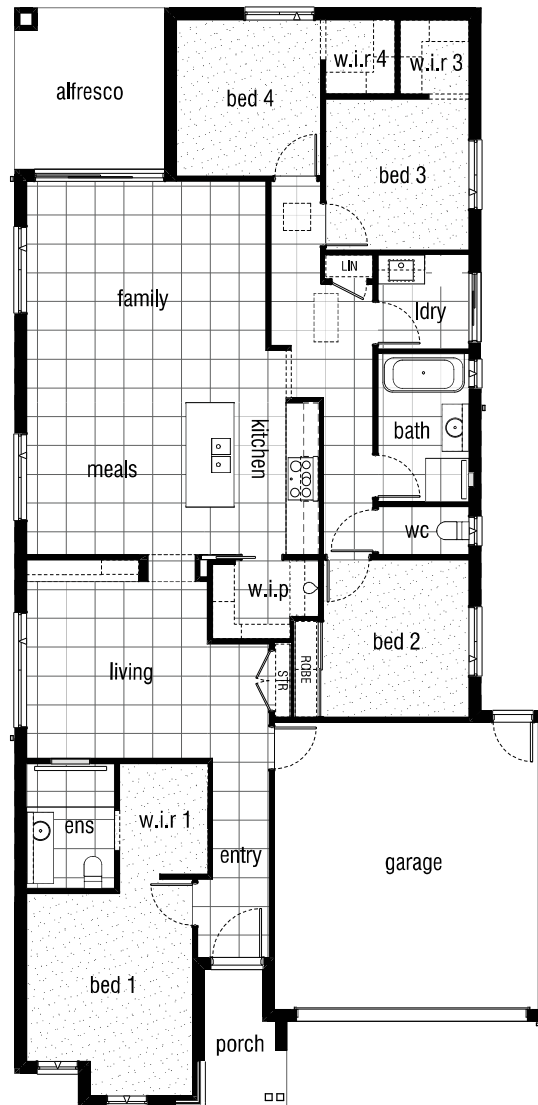
**ADDRESS**

Lot 4103  
10 Bavarian Avenue  
Werribee VIC 3030

**LAND SIZE**

400m<sup>2</sup>

4 2 2

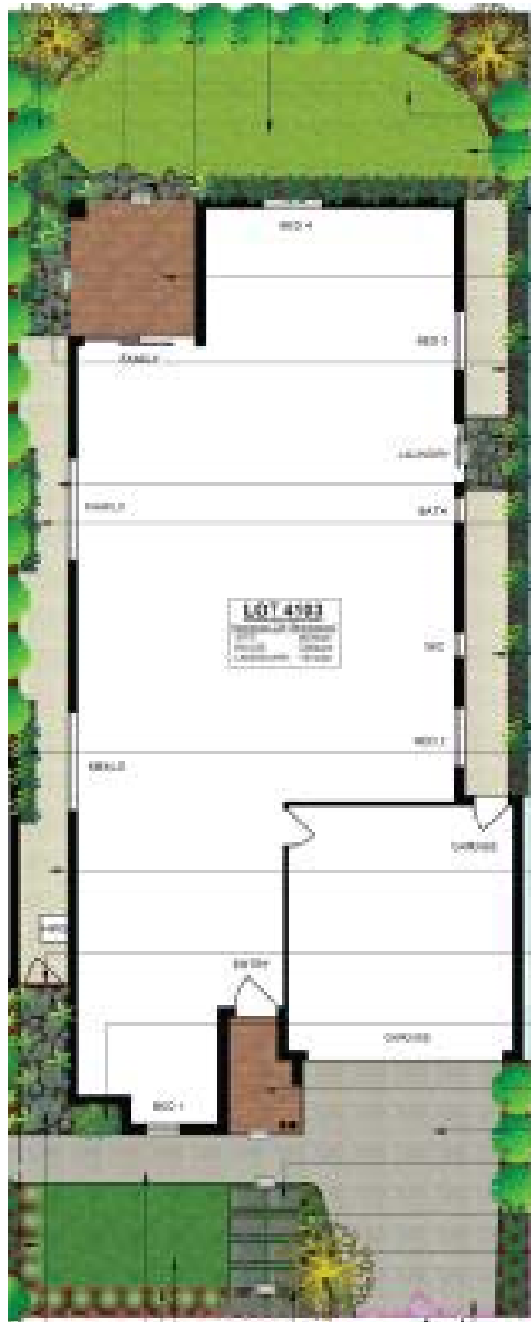


Ground Floor.....	172.2m <sup>2</sup> .....	18.5sq		
Alfresco .....	4.4m <sup>2</sup> .....	0.5sq	Garage.....	36.5m <sup>2</sup> .....
Porch.....	10.5m <sup>2</sup> .....	1.1sq	<b>Total.....</b>	<b>223.6m<sup>2</sup> .....</b>
				<b>24.1sq</b>

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## External Finishes

---

<b>Main Brick</b>	Upgrade - Austral - Cradle - Overland Pristine Range GP <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>
<b>Main Brick Mortar Joints</b>	RAKED - NATURAL  [AMENDED ON 16.08.23 BY MB] <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>
<b>Colorbond Roof</b>	Southerly
<b>Rotary Roof Ventilator</b>	Non-BAL Rating - CB Southerly
<b>Colorbond Gutter</b>	Southerly
<b>Colorbond Fascia</b>	Southerly
<b>Colorbond Downpipes</b>	Monument
<b>Meter Box</b>	Monument
<b>Evaporative Cooling Unit Colour</b>	Bonaire Summer Breeze Contoured Unit (if applicable) - Charcoal
<b>Render 1</b>	Unitex - Navigate - Taubmans T15 28.3 - LOCATION - BED 1 PROTRUDING WINDOW (IN LIEU OF CONTRAST BRICK)

---

### VICTORIA

T 13 2872 | E [enquiries@burbank.com.au](mailto:enquiries@burbank.com.au) | W [burbank.com.au](http://burbank.com.au)  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## External Finishes

---

**Wall Cladding 1**

Western Red Cedar - Horizontal - Stained - Johnstone's Professional - Charcoal - J.H EASYLAP CLADDING BACKING BOARD - PAINTED - TAUBMANS NAVIGATE T15 28.3

1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)

2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish

*Weathertex and Western Red Cedar cladding: Due to the nature of this product, a reasonable amount of fading over a short period of time will occur. Regular maintenance will be required at the customers expense. Maintenance of this type of cladding will not be the builders responsibility. Western red cedar cladding can only be used in BAL12.5 areas if installed greater than 400mm from ground floor level and/or greater than 400mm from flat roofs/balconies with less than 18 degree pitch. Western Red Cedar cladding does not comply in any other BAL rated areas. Weathertex cladding can be used in any application for BAL rated areas up to BAL19 .*

**Posts**

Stained - Johnstone's Professional - Charcoal -

1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)

2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish

**Single Glazed Aluminium Doors & Windows**

A&L - Monument - ALL WINDOWS TO DWELLING TO BE AWNING & ALL DOORS TO BE BOUTIQUE STYLE - RAISE WINDOWS & DOORS TO 2400mm HIGH

**Garage Door**

Sectional panel lift (Steelline) - Flatline Profile - Southerly

**Rear Garage Access Door**

2340mm HIGH X 820mm WIDE - FLUSH PANEL - PAINTED (EXTERNAL SIDE) - C/B SOUTHERLY

*Client acknowledges that Burbank strongly recommends that North facing doors exposed to direct sunlight be finished with light reflective colours to reduce the drying effect of sunlight on the door surface, which may cause warping to occur. External doors painted in dark colours will be the clients responsibility.*

**Front Entry Door**

2340mm x 1020mm WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 5G - STAINED - JOHNSTONE'S PROFESSIONAL - CHARCOAL

1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)

2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish

[AMENDED ON 05.06.23 BY MB]

*Client acknowledges that Burbank strongly recommends that North facing doors exposed to direct sunlight be finished with light reflective colours to reduce the drying effect of sunlight on the door surface, which may cause warping to occur. External doors painted in dark colours will be the clients responsibility*

**Front Entry Door Glazing**

Clear Glazing

---

*Note: Timber stain colour appearance may vary on different species of timber.*

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## External Finishes

---

<b>Timber Entry Frame</b>	Stained (external&internal sides) - American White Oak - Johnstone's Professional - Charcoal - NOTE - CORINTHIAN DOOR FRAME TO SUIT WIDE STYLE DOOR TYPE  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)  2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish
<b>Window Infills</b>	Brick - Refer to main brick
<b>Aluminium Feature Doors</b>	Burbank Range - A&L - Monument - LOCATION - FAMILY/ ALFRESCO  ALL WINDOWS TO DWELLING TO BE AWNING & ALL DOORS TO BE BOUTIQUE STYLE - RAISE WINDOWS & DOORS TO 2400mm HIGH
<b>External Entrance Door Furniture</b>	Upgrade - Pull Handle Set - lock to be installed 950mm from base of door and lowest point of pull handle to be installed at 1050mm from base of door - Lockwood Entrance Pull Handle Nero 143 Black (external and internal sides of door) 143x600MBK with Roller Bolt 7580SC and Nero Paradigm double cylinder deadbolt square plate black 005/B2MBK5PK - DISPLAY DOOR CLOSER MECHANISM: Lockwood 724 Series - Slide Arm Door Closer - Black Extruded Aluminum - 724SRBLK 2-4
<b>Internal Garage Door Furniture</b>	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
<b>Rear Garage Door Furniture</b>	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
<b>Portico Lining</b>	PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Eaves/Verandah Lining Colour</b>	PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Alfresco Lining</b>	TIMBER LINING - LINING BOARD – 137x12 TASMANIAN OAK - STAINED JOHNSTONE'S PROFESSIONAL - CHARCOAL - RUN HORIZONTAL TO DOOR  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)  2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish
<b>Alfresco Infills</b>	Brick - Refer to main brick
<b>Alfresco Beam</b>	southerly
<b>Driveway Finishes</b>	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)

*Note: Timber stain colour appearance may vary on different species of timber.*

---

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## External Finishes

---

**Other Items**

NOTE FOR PAINTER - PORCH & ALFRESCO DECKING TO BE STAINED  
INTERGRAIN ULTADECK TIMBER STAIN - CHARCOAL - 3X COATS

---

*Note: Timber stain colour appearance may vary on different species of timber.*

---

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Internal Finishes

---

<b>Carpet</b>	Burbank 6 - Winter Mist (carramar range) - LOCATION - BED 1, WIR 1, BED 2 INCLUDING ROBE, BED 3, WIR 3, BED 4 & WIR 4
<b>Carpet Underlay</b>	CAT 3 - Blue - LOCATION - TO ALL CARPETED AREAS
<b>Wardrobe, Pantry and Linen Shelving</b>	<p>STORAGE, LINEN, BED 2 ROBE (BLACK HANGING RAIL) - WHITE MELAMINE</p> <p>WIR 1, WIR 3 &amp; WIR 4 - LAMINEX - WOODGRAINS - NATURAL FINISH - WHITEWASHED OAK - WITH BLACK HANGING RAIL @ 2000mm HIGH</p> <p>WIP SHELVING - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK</p> <p>LIVING BUILT-IN CABINTRY -</p> <p>2NO. OPEN SHELVES - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK</p> <p>2NO. OVERHEAD CUPBOARDS - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK - HORIZONTAL GRAIN - 16mm OVERHANG FINGER PULLS (NO HANDLES)</p> <p>LAMINATE BACK PANEL TO OPEN SHELVES &amp; CONTINUE UP ABOVE OVERHEAD CUPBOARDS - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK - HORIZONTAL GRAIN</p> <p>BENCHTOP - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK</p> <p>DRAWERS &amp; KICKER - PREMIUM - ABSOLUTE MATTE - SURF - FINGER PULLS (NO HANDLES)</p> <p>OTHER - SOFT CLOSERS - HAFELE SALICE TO DOORS &amp; ALTO TO DRAWERS</p> <p>[AMENDED ON 18.10.23 BY MB]</p>
<b>Wardrobes Units</b>	<p>WIR 1 ELEV. A (NEXT TO LEFT WALL) FIT-OUT 1 - 450mm OPEN SHELF UNIT WITH SINGLE BLACK HANGING RAIL WITH 450mm DRAWER UNIT &amp; FINGER PULLS (NO HANDLES) @ 2000mm HIGH</p> <p>NOTE - DOUBLE BLACK HANGING RAIL TO ELEV. A ONLY</p> <p>[AMENDED ON 08.03.24 BY MB]</p>
<b>Sliding Wardrobe Doors</b>	Upgrade (size to suit ceiling height) - Framed Mirror - LOCATION - BED 2
<b>Wardrobe track &amp; frame</b>	Premium - Black - LOCATION - BED 2

*Note: Timber stain colour appearance may vary on different species of timber.*

---

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.





---

## Internal Finishes

---

<b>Internal Doors</b>	Upgrade 2340mm - Flush Panel - Gloss Enamel - PAINTED - TAUBMANS CLOUDBURST T15 13.2  DOORSTOPS - LOCKWOOD ARCH A3000MBK DOORSTOP WALL 75mm
<b>Hinge and Strike Plates</b>	HINGES, STRIKE PLATES & LATCHES (INCLUDING FRONT ENTRY DOOR) - COLOUR - BLACK
<b>Skirtings</b>	Upgrade 92x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS CLOUDBURST T15 13.2
<b>Architraves</b>	Upgrade 67x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS CLOUDBURST T15 13.2
<b>Wall Paint</b>	CAT 1 - Taubmans 3 coat Endure - PAINTED - TAUBMANS CLOUDBURST T15 13.2
<b>Internal Side of Front Door</b>	REFER TO EXTERNAL FINISHES PAGE
<b>Ceiling Paint</b>	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS CLOUDBURST T15 13.2
<b>Cornices</b>	Upgrade - Gyprock - Square Set

*Note: Timber stain colour appearance may vary on different species of timber.*

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Internal Finishes

---

**Feature Walls****PAINTED FEATURE WALLS -**

BEDROOM 2 ELEV. C WALL - PAINTED - TAUBMANS TABBY T15 32.5

BED 3 ELEV. A, ELEV. B &amp; ELEV. D WALLS - PAINTED - TAUBMANS FLINT SMOKE T15 30.4

WIR 3 ELEV. A, ELEV. B, ELEV. C &amp; ELEV. D (ALL WALLS) - PAINTED - TAUBMANS FLINT SMOKE T15 30.4

**WALLPAPER FEATURE WALLS -**

LIVING ELEV. A ALCOVE:  
NAME: EMPREINTE BY CASADECO  
COLOUR: 8870 98 77  
CODE: 137892  
SUPPLIER: MOKUM

BEDROOM 1 ELEV. B ALCOVE WALL ONLY:  
NAME: DESERT LODGE - URBAN CIRCLES  
COLOUR: BLACK  
CODE: 385242  
SUPPLIER: EUROWALLS

BEDROOM 3 ELEV. C WALL:  
NAME: EMPREINTE BY CASADECO  
COLOUR: 8870 16 22  
CODE: 137863  
SUPPLIER: MOKUM

BEDROOM 4 ELEV. B WALL:  
NAME: EMPREINTE BY CASADECO  
COLOUR: 8870 98 77  
CODE: 137892  
SUPPLIER: MOKUM

[AMENDED ON 08.03.24 BY MB]

---

**Internal door handles**

Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK

---

**Flush Pull Handles (Internal Doors)**

Upgrade - Lockwood Flush Pull Handle - Square Black FP2-150MBK - LOCATION - WIP

---

**Skylight**

Velux FS C04 Fixed 550w x 980h - LOCATION - ENSUITE

---

**Internal Door Dummy Handles**

Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Black - VEL3/L3BLK - LOCATION - STORAGE &amp; LINEN

---

*Note: Timber stain colour appearance may vary on different species of timber.*

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Internal Finishes

---

### Window Furnishings

Refer to Separate Window Furnishings Spreadsheet -

*All roller blinds installation will be attached to the architraves of the window, this is known as Face Fixing. If the Client would like their blinds installed inside the window reveal, this will need to be noted and signed off in VBET Documentation. Important to note: If the client wishes the blinds to be mounted within the window reveal, (in the case of A & L Windows only, where the reveal is in line with the aluminium frame) the client acknowledges that there will be an open cavity between the edge of the blinds and the reveal due to the blinds mounting bracket resulting in a light cavity.*

---

*Note: Timber stain colour appearance may vary on different species of timber.*

---

### VICTORIA

T 13 2872 | E [enquiries@burbank.com.au](mailto:enquiries@burbank.com.au) | W [burbank.com.au](http://burbank.com.au)  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Internal Finishes

---

### Other Items

#### LIGHTING & ELECTRICAL REQUIREMENTS -

Internal & External (Excluding Alfresco) Downlights Throughout:  
Alpha 10 White LED Downlight 10W in White with Warm White Globes

Alfresco Downlights -  
LEDlux City III Fixed LED Black Dimmable Downlight in Warm White SKU 170761

External Façade Wall Lights:  
Provide 2No. LEDlux Orsay 11W IP55 Rated Wall Bracket in Silver with Warm White Globes SKU 231000  
Location: Elev. A Left & Right Side of Bed 1 Window @ 1900mm FFL

External Laundry Wall Light:  
Provide 1No. Sentinel 2 Light Up/Down Wall Bracket in Black with Warm White Globes SKU 230318

Entry Wall Lights:  
Provide 2No. LEDlux Orsay 11W IP55 Rated Wall Bracket in Silver with Warm White Globes SKU 231000  
Location: REFER TO ENTRY ELEV. B FOR DIMENSIONS

Bed 1 Pendant Lights:  
Provide 2No. Domo 1 Light Large Pendant in Black with Warm White Globes SKU 010124  
Location: REFER TO BED 1 ELEV. C FOR DIMENSIONS

Ensuite Surface Mounted Lights:  
Provide 1No. MFL By Masson Mila Round GU10 Surface Mounted Black Downlight with Warm White Globes SKU 177703  
Location - Centered Over Basin

Kitchen Surface Mounted Lights:  
Provide 2No. Sets of 2No. MFL By Masson Mila Round GU10 Surface Mounted Black Downlight with Warm White Globes SKU 177703  
Location - REFER TO KITCHEN ELEV. B FOR DIMENSIONS

Bathroom Surface Mounted Light:  
Provide 1No. MFL By Masson Mila Round GU10 Surface Mounted Black Downlight with Warm White Globes SKU 177703  
Location - Centered Over Basin

ELECTRICAL NOTE -  
Provide Iconic Range 'Anthracite' Switch Plates to PowerPoints & Light Switches in Bathroom, Ensuite & to Bed 2 PowerPoint Elev. C Wall & Bed 1 Elev. B Wall

[AMENDED ON 05.06.23 BY MB][AMENDED ON 06.07.23 BY MB]

---

*Note: Timber stain colour appearance may vary on different species of timber.*

---

#### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Tiles

---

<b>Kitchen Wall Tiles Option 1</b>	NO TILES - REFER TO KITCHEN STONE SPLASHBACK SECTION
<b>Bathroom Wall Tiles Option 1</b>	TILE - OMNISTONE TAN MICROTECH TEXTURED 300x600mm - PRODCUT 1212973 - SUPPLIER BEAUMONT TILES LOCATION - ELEV. A, ELEV. B, ELEV. C & ELEV. D WALLS INCLUDING REAR WALL OF NICHE (FLOOR TO CIELING) GROUT - #211 SLATE GREY  NOTE - BATHROOM WINDOW TO BE PLASTER REVEAL FOR TILING TILE TRIM - BRUSHED BLACK L ALUMINIUM L SHAPE TRIM ANGL3-BB  [AMENDED ON 05.06.23 BY MB][AMENDED ON 04.09.23 BY MB][AMENDED ON 10.11.23 BY MB]
<b>Ensuite Wall Tiles Option 1</b>	TILE - OMNISTONE TAN MICROTECH TEXTURED 300x600mm - PRODCUT 1212973 - SUPPLIER BEAUMONT TILES LOCATION - ELEV. A INCLUDING REAR WALL OF NICHE, ELEV. B, ELEV. C & ELEV. D WALLS (FLOOR TO CIELING) GROUT - #211 SLATE GREY  TILE TRIM - BRUSHED BLACK L ALUMINIUM L SHAPE TRIM ANGL3-BB  [AMENDED ON 04.09.23 BY MB][AMENDED ON 10.11.23 BY MB]
<b>Laundry Wall Tiles Option 1</b>	NO TILES - REFER TO LAUNDRY STONE BENCHTOP SECTION FOR SPLASHBACK
<b>Floor Tiles Option 1</b>	TILE - OMNISTONE TAN MICROTECH TEXTURED 600x600mm - PRODCUT 1212969 - SUPPLIER BEAUMONT TILES LOCATION - ENTRY, ENSUITE, STORAGE, LIVING, KITCHEN, WIP, MEALS, FAMILY, LINEN, REAR PASSAGE, WC, BATHROOM & LAUNDRY GROUT - #211 SLATE GREY  [AMENDED ON 10.11.23 BY MB]
<b>Niche Trim</b>	Upgrade - Brushed Black Aluminium L shape trim – ANGL3-BB - LOCATION - ENSUITE & BATHROOM

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

---

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



## Bathroom

<b>Benchtop</b>	Dekton - 20mm Square Edge - Rem
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Shadow Line</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Vanity Units</b>	982mm - V9DR1 - single vanity with 1No. 2 bank drawer unit - *FLOATING VANITY UNIT
<b>Cabinetry Handles</b>	Hafele - Laminated finger pull (base cabinets only)
<b>Basin</b>	Upgrade - Arko 027 - Ceramic Above Counter Basin - Black Silk Matte (SBC-027K) - 191462
<b>Basin Pop Up Waste</b>	Gun Metal 800-8900-30 - TOTAL 2NO. (BASIN & BATH)
<b>Basin Tapware</b>	Upgrade - Phoenix - brushed carbon - Vivid Slimline vessel mixer VS790-31 BC
<b>Bath Taps &amp; Mixers</b>	Upgrade - Phoenix - brushed carbon - Vivid Slimline Shower/Wall Mixer VS780-31
<b>Bath/Spa</b>	Upgrade - Seima - PLATI 130 - 1700 Bath Back to Wall - No Overflow - White - 192117
<b>Bath Outlet</b>	Upgrade - Phoenix - brushed carbon - Vivid Bath Spout V776-31
<b>Shower Head On Arm/Rail</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER ON RAIL VS685 31
<b>Shower Taps and Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER/WALL MIXER VS780 31
<b>Shower Base</b>	900x900mm TILED SHOWER BASE WITH BRUSHED GUN METAL GREY - Shower Grate 800mm (To suit tiled 900mm shower) - IN-SITU RECESSED SHOWER BASE
<b>Showerscreen Frame</b>	Cat 2 - Premium Semi-Frameless - Black trim
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235) - LOCATION - WC
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Gunmetal - RA892GM - LOCATION - WC
<b>Mirrored Shaving Cabinets</b>	Face Fixed - 982mm - NOTE: shaving cabinets to be installed 400mm above benchtop height - NOTE - ALL SIDES AND INTERIOR OF SHAVING CABINET TO BE LAMINEX - WOODGRAINS - NATURAL FINISH - WHITEWASHED OAK
<b>Tiled Wall Niche</b>	Shower - 384w x 324h mm - refer to wall tile section - LOCATION - ELEV. D <i>Niche sizes noted above are referencing internal dimensions. Finished niche size will vary dependant on tile selection.</i>
<b>Window Glazing</b>	A&L - Clear Glazing - INCLUDING WC WINDOW  NOTE - 2057x610mm WINDOW ILO 1200x610mm
<b>Other Items</b>	SOFT CLOSERS - HAFELE ALTO TO DRAWERS
<b>Towel Rails &amp; Ladders</b>	Upgrade - Phoenix - Radii Robe Hook Round Plate Gun Metal - RA897 GM - LOCATION - ELEV. B - 2NO. TOTAL - @ 1800mm HIGH

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



## Ensuite

<b>Benchtop</b>	Dekton - 20mm Square Edge - Rem
<b>Shadow Line</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Vanity Units</b>	1482mm - V14DR2B2 SINGLE VANITY WITH 2NO. 2 BANK DRAWER UNITS - NOTE - RIGHT SIDE BASIN TO REMAIN (REMOVE LEFT SIDE BASIN)  *FLOATING VANITY UNIT
<b>Cabinetry Handles</b>	Upgrade - Hafele - laminated finger pull (base cabinets only)
<b>Basin</b>	Upgrade - Arko 027 - Ceramic Above Counter Basin - Black Silk Matte (SBC-027K) - 191462
<b>Basin Pop Up Waste</b>	Gun Metal 800-8900-30
<b>Basin Tapware</b>	Upgrade - Phoenix - brushed carbon - Vivid Slimline vessel mixer VS790-31 BC
<b>Shower Head on Arm/Rail</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER ON RAIL VS685 31
<b>Shower Head ceiling mounted</b>	PHOENIX - BRUSHED CARBON - VIVID ROUND CEILING DROPPER 450mm V545 31 & VIVID SHOWER ROSE 230mm V527 31
<b>Shower Taps and Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE BATH/SHOWER WALL MIXER W/DIVERTER VS791 31
<b>Shower Base</b>	WALL TO WALL TILED SHOWER BASE WITH BRUSHED GUN METAL GREY - Shower Grate 1200mm (To suit tiled 1500mm + shower) - IN-SITU RECESSED SHOWER BASE
<b>Showerscreen Frame</b>	Cat 2 - Premium Semi-Frameless - Black trim
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235)
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Gunmetal - RA892GM
<b>Mirrored Shaving Cabinets</b>	face fixed - 1482mm - NOTE: shaving cabinets to be installed 400mm above benchtop height - NOTE - ALL SIDES AND INTERIOR OF SHAVING CABINET TO BE LAMINEX - WOODGRAINS - NATURAL FINISH - WHITEWASHED OAK
<b>Tiled Wall Niche</b>	Shower - 788w x 288h mm - refer to wall tile section - LOCATION - ELEV. A <i>Niche sizes noted above are referencing internal dimenisons. Finished niche size will vary dependant on tile selection.</i>
<b>Window Glazing</b>	A&L - Clear Glazing
<b>Other Items</b>	SOFT CLOSERS - HAFELE ALTO TO DRAWERS

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Ensuite

---

**Towel Rails & Ladders**

Upgrade - Phoenix - Radii Robe Hook Round Plate Gun Metal - RA897 GM - LOCATION  
- ELEV. C - 1NO. TOTAL - @ 1800mm HIGH

[AMENDED ON 22.06.23 BY MB][AMENDED ON 08.03.24 BY MB]

---

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.





---

## Laundry

---

<b>Laundry Benchtops</b>	Dekton - 20mm Square Edge - Rem - NOTE - SPLASHBACK - DEKTON - 12mm SQUARE EDGE - REM
<b>Laundry Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Shadow Line</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Kickboard</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Overhead Cupboards</b>	Laminex Premium - AbsoluteMatte Finish - Surf - INCLUDING UNDERSIDE PANEL - NO HANDLES - DELETE BULKHEAD
<b>Cabinetry Handles</b>	BASE CABINETS - LAMINATED FINGER PULLS (NO HANDLES)  OVERHEADS - 16mm OVERHANG FINGER PULLS (NO HANDLES)
<b>Laundry Trough</b>	Upgrade - Franke - Sirius Large Single Bowl Undermount Sink - SID110-50 Black
<b>Laundry Tapware</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SINK MIXER 220mm GOOSENECK VS733 31
<b>Washing Machine Stops</b>	Burbank range - 20mm washing machine stops
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO DOORS

---

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

---

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



## Kitchen

<b>Benchtops</b>	Dekton - 20mm Square Edge - Rem - EXTEND ISLAND BENCH TO 1000mm  [AMENDED ON 22.06.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Wrap Downs</b>	Butt Joint (Dekton only) - 20mm Square Edge - TOTAL - 2NO.
<b>Shadow Line</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Terril - INCLUDING 2NO. SETS OF 3NO. POT DRAWERS WITH 400mm WIDE BASE CUPBOARDS RIGHT & LEFT SIDE OF OVEN TO ELEV. D (DELETE 450mm WIDE CUTLERY DRAWER CABINET)  [AMENDED ON 22.06.23 BY MB][AMENDED ON 04.07.23 BY MB]
<b>Kickboard</b>	Laminex Premium - AbsoluteMatte Finish - Terril
<b>Overhead Cupboards</b>	Laminex Premium - AbsoluteMatte Finish - Surf - LOCATION - ELEV. D BOXED OUT RANGEHOOD
<b>Open Shelves</b>	LAMINEX - IMPRESSIONS - CHALK FINISH - WHITEWASHED OAK - LOCATION - 2NO. OPEN SHELVES LEFT & RIGHT SIDE OF LAMINATED BOXED OUT RANGEHOOD  LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - SURF- INCLUDING UNDERSIDE PANEL - LOCATION - ABOVE FRIDGE SPACE IN WIP
<b>Bar Back</b>	Laminex Premium - AbsoluteMatte Finish - Terril - ADD BASE CABINET WITH OPEN SHELF (B6TS) 309mm DEEP TO REAR RIGHT-SIDE OF ISLAND BENCH - DOORS & SIDE PANEL - LAMINEX PREMIUM - ABSOLUTE MATTE FINISH - TERRIL - OPEN SHELF - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK  NOTE - BACK BAR 2NO. PANELS  [AMENDED ON 22.06.23 BY MB][AMENDED ON 18.10.23 BY MB]
<b>Kitchen Stone Splashback</b>	Dekton - 12mm - Rem - CONTINUE UP TO BULKHEAD BEWTEEN OPEN SHELVES
<b>Cabinetry Handles</b>	BASE CABINETS - LAMINATED FINGER PULLS (NO HANDLES)  [AMENDED ON 25.08.23 BY MB]
<b>Underbench Oven</b>	Burbank range - FCE90M10B - Franke 900mm multi-function oven
<b>Cooktop</b>	Upgrade Franke - FCE905B1 - 900mm Black Electric Cooktop
<b>Rangehood</b>	Upgrade Smeg - PUM910X - 900mm integrated - FOR LAMINATED BOXED OUT RANGEHOOD
<b>Dishwasher</b>	Upgrade - Franke - FCDW60FI - fully integrated dishwasher
<b>Microwave</b>	Upgrade - Franke - Side Opening Microwave - FCMWS25B1

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

### VICTORIA

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



---

## Kitchen

---

<b>Sink</b>	Upgrade - Franke - Maris double bowl undermount - black - MRG120-35/35
<b>Mixer Tap</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE PULL-OUT SINK MIXER VS7105 31
<b>Kitchen Hafele Accessories</b>	HAFELE - 1NO. CUISIO NO. 2 WHITE TRANSLUCENT CUTLERY TRAY Code: 556.90.712 WITH ONE END PANEL TO SUIT 600mm WIDE DRAWERS - LOCATION - ELEV. D, RIGHT SIDE, 700mm POT DRAWER  HAFELE - STORAGE UNIT - 2NO. DISPENSA III SET CLASSIC CODE: 545.11.203 TO SUIT 400mm CABINET - LOCATION - ELEV. D LEFT & RIGHT-SIDE OVEN CUPBOARDS  [AMENDED ON 04.07.23 BY MB]
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO DOORS & ALTO TO DRAWERS  *CAPPED COLD WATER POINT TO FRIDGE SPACE IN WIP

---

\* Please note that any variations will incur a minimum \$1000 non-refundable variation fee plus the cost of the variation. If you are required to come back to the Edge, then there is a \$500 non-refundable fee also applies. Further structural variations are no longer possible.

**General Disclaimer:**

We advise colour, texture, glaze, appearance and blending variations will occur. The manufacturing process of most products displayed are made from raw materials. Every effort is taken and detailed controlled formulas are closely adhered to during the manufacturing process, however variations will naturally occur. Colours have been reproduced as faithfully as possible, nonetheless shade variations can occur from batch to batch.

Displays, samples and brochures are intended as an indication only.

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

---

**VICTORIA**

T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. 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 Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.