



DISPLAY FOR SALE

Home design:

Riverton 25

Glendale facade

4 2 2

on 6% Lease back

Address:

Lot 124

**56 Apsley Parkway
Nar Nar Goon North
VIC 3812**

Design features & options:

4 bedrooms
seperate living
alfresco

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 (excluding internal and external garage door)
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- 2740mm ground floor ceilings
- Stone benchtops to Kitchen 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

Riverton 25
Glendale facade

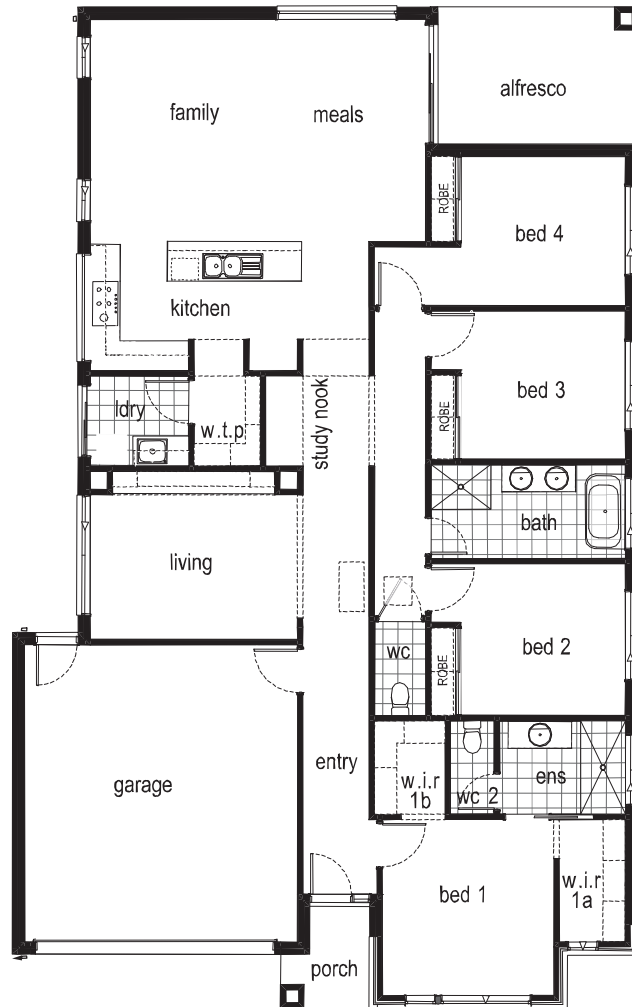
ADDRESS

Lot 124
56 Apsley Parkway
Nar Nar Goon VIC 3812

LAND SIZE

441m²

4 2 2



Ground Floor	180.5m ²	19.4sq		
Alfresco	11.1m ²	1.2sq	Garage	36.4m ²
Porch	3.0m ²	0.3sq	Total	231m²
				24.9sq

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

Main Brick	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>
Main Brick Mortar Joints	RAKED - NATURAL <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>
Colorbond Roof	Shale Grey
Rotary Roof Ventilator	Non-BAL Rating - CB Shale Grey
Colorbond Gutter	Shale Grey
Colorbond Fascia	Shale Grey
Colorbond Downpipes	Shale Grey
Meter Box	PAINTED - TAUBMANS EAGLE CREST T15 32.3
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit (if applicable) - Beige - [AMENDED ON 14.09.23 FOR DA BY MB]
Wall Cladding 1	James Hardie - Linea Weatherboard - INCLUDING CORNER SOAKER FLASHING - PAINTED - TAUBMANS EAGLE CREST T15 32.3 <i>Weatherex 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. Weatherex cladding can be used in any application for BAL rated areas up to BAL19 .</i>
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

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

Double Glazed Aluminium Doors & Windows	A&L - Monument - INCLUDING ALUMINIUM WINDOW SHROUD - NOTE - ALL WINDOWS TO DWELLING TO BE AWNING - ALL SLIDING DOORS TO BE BOUTIQUE STYLE DOORS - RAISE ALL WINDOWS & DOORS TO 2400mm HIGH
LOSP Coverboard	PAINTED - C/B MONUMENT
Garage Door	Sectional panel lift (Steelene) - Flatline Profile - Surfmist
Rear Garage Access Door	2340mm HIGH X 820mm WIDE - FLUSH PANEL - PAINTED (EXTERNAL SIDE ONLY) - PAINTED - TAUBMANS EAGLE CREST T15 32.3 <i>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.</i>
Front Entry Door	1020mm x 2340mm WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 21 - STAINED - JOHNSTON'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 <i>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</i>
Front Entry Door Glazing	Clear Glazing
Timber Entry Frame	Stained (external&internal sides) - American White Oak - 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
Window Infills	Brick - Refer to main brick
Aluminium Feature Doors	A&L - MONUMENT - LOCATION - ALFRESCO - NOTE - ALL SLIDING DOORS TO BE BOUTIQUE STYLE DOORS
External Entrance Door Furniture	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
Internal Garage Door Furniture	Upgrade - Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK

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

Rear Garage Door Furniture	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
Portico Lining	PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Eaves/Verandah Lining Colour	PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Alfresco Lining	TIMBER LINING - LINING BOARD – 137x12 TASMANIAN OAK - 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
Alfresco Infills	Brick - Refer to main brick
Alfresco Beam	surfmist
Driveway Finishes	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)
Pre-Cast Letter Box	MCL Slim Pillar Letterbox - Colour - Grey [AMENDED ON 06.10.23 BY MB]
Other Items	WINDOW ARCHITRAVES - PAINTED - TAUBMANS EAGLE CREST T15 32.3 NOTE FOR PAINTER - PORCH DECKING TO BE STAINED INTERGRAIN ULTADECK TIMBER STAIN - CHARCOAL - 2X COATS [AMENDED ON 12.02.24 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.



Internal Finishes

Carpet	Burbank 4 - Flint (morven range) - LOCATION - BED 1, WIR 1A, WIR 1B, BED 2, BED 3, BED 4 & ROBES
Carpet Underlay	CAT 2 - Green - LOCATION - TO ALL CARPETED AREAS
Wardrobe, Pantry and Linen Shelving	<p>BED 2, BED 3, BED 4 ROBES (RAISE TO 2000mm HIGH WITH BLACK HANGING RAILS) & LINEN - WHITE MELAMINE</p> <p>WIR 1B (RAISE TO 2000mm HIGH WITH BLACK HANGING RAILS) & WTP - FORMICA - VELOUR FINISH - IDYLLIC</p> <p>WIR 1A (CABINET ROBE & DRAWER UNIT) - FORMICA - VELOUR FINISH - IDYLLIC - RUN GRAIN VERTICAL</p> <p>WTP SHELVING - FORMICA - VELOUR FINISH - IDYLLIC</p> <p>STUDY NOOK -</p> <p>OPEN SHELVES - FORMICA - VELOUR FINISH - IDYLLIC</p> <p>BENCHTOP - FORMICA - VELOUR FINISH - IDYLLIC</p> <p>DRAWERS - FORMICA - VELOUR FINISH - IDYLLIC - VERTICAL GRAIN - FINGER PULLS (NO HANDLES)</p> <p>OTHER - SOFT CLOSERS - HAFELE ALTO TO DRAWERS</p> <p>LIVING CABINETRY -</p> <p>BENCHTOP - DEKTON - 20mm SQUARE EDGE - ZENITH</p> <p>C/BOARDS & SHADOWWLINE - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - TERRIL - FINGER PULLS (NO HANDLES)</p> <p>16mm LAMINATE PANEL - FORMICA - VELOUR FINISH - IDYLLIC - RUN GRAIN VERTICAL</p> <p>OTHER - SOFT CLOSERS - HAFELE SALICE TO DOORS</p> <p>[AMENDED ON 05.09.23 BY MB][AMENDED ON 11.10.23 BY MB][AMENDED ON 13.10.23 BY MB][AMENDED ON 16.10.23 BY MB][AMENDED ON 12.02.24 BY MB] [AMENDED ON 15.03.24 BY MB]</p>

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

Wardrobes Units	WIR 1A - ELEV. B - (2NO. TOTAL) CABINET ROBE & DRAWER UNIT - FINGER PULLS TO DRAWERS & PUSH TO OPEN TO DOORS (NO HANDLES) [AMENDED ON 11.10.23 BY MB]
Sliding Wardrobe Doors	Upgrade (size to suit ceiling height) - Frameless Mirror - LOCATION - BED 2, BED 3 & BED 4
Wardrobe track & frame	Premium - Black - LOCATION - BED 2, BED 3 & BED 4
Internal Doors	Upgrade 2340mm - Flush Panel - Gloss Enamel - PAINTED - TAUBMANS WHITEHOUSE T15 32.1 DOORSTOPS - LOCKWOOD ARCH A3000MBK DOORSTOP WALL 75mm [AMENDED ON 12.02.24 BY MB]
Hinge and Strike Plates	HINGES, STRIKE PLATES & LATCHES (INCLUDING FRONT ENTRY DOOR) - COLOUR - BLACK
Skirtings	Upgrade 92x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Architraves	Upgrade 67x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Wall Paint	PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Internal Side of Front Door	REFER TO EXTERNAL FINISHES
Ceiling Paint	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS WHITEHOUSE T15 32.1 [AMENDED ON 12.02.24 BY MB]
Cornices	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	<p>PAINTED FEATURE WALLS -</p> <p>BED 3 ELEV. C WALL - PAINTED - TAUBMANS TABBY T15 32.5</p> <p>WALLPAPER FEATURE WALLS -</p> <p>BED 2 ELEV. C WALL (NOTE: DARK SHADE WALLPAPER) - NAME: EMPREINTE BY CASADECO COLOUR: 8870 98 77 CODE: 137892 SUPPLIER: MOKUM</p> <p>BED 4 ELEV. A WALL (NOTE: LIGHT SHADE WALLPAPER) - NAME: EMPREINTE BY CASADECO COLOUR: 8870 01 08 CODE: 137856 SUPPLIER: MOKUM</p> <p>[AMENDED ON 04.09.23 BY MB][AMENDED ON 11.10.23 BY MB][AMENDED ON 12.02.24 BY MB]</p>
Internal Wall Panelling	<p>Surround by Laminex - Batten 25 (vertical) - LOCATION - STUDY NOOK ELEV. D (ALCOVE) - PAINTED - TAUBMANS ROTUNDA STONE T15 26.6</p> <p>LOCATION - LIVING ELEV. A (ALCOVE) - PAINTED - TAUBMANS ROTUNDA STONE T15 26.6</p> <p>[AMENDED ON 12.02.24 BY MB]</p>
Internal door handles	<p>Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK</p>
Flush Pull Handles (Internal Doors)	<p>Upgrade - Lockwood Flush Pull Handle - Square Black FP2-150MBK - LOCATION - ENSUITE</p> <p>[AMENDED ON 12.10.23 BY MB]</p>
Internal Door Dummy Handles	<p>Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Black - VEL3/L3BLK - LOCATION - LINEN</p> <p>[AMENDED ON 13.10.23 BY MB]</p>

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 | 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

LIGHTING & ELECTRICAL REQUIREMENTS -

External (Excluding Alfresco) & Internal Downlights -

Alpha 10 White LED Downlight 10W in White with Warm White Globes

Alfresco Downlights -

City III Gimble LED CCT Dimmable Downlight in Black with Warm White Globes SKU 170765

External Laundry Wall Light -

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

Elev. A Feature Wall Lights -

Provide 2No. LEDlux Vice 6W Triangle Up/Down Exterior Wall Bracket in Charcoal SKU 220881

Location: Left & Right Side of Bed 1 Windows @ 1900mm FFL

Elev. D Feature Wall Lights -

Provide 2No. LEDlux Vice 6W Triangle Up/Down Exterior Wall Bracket in Charcoal SKU 220881

Location: Left & Right Side of Bed 2 Windows @ 1900mm FFL

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. A FOR DIMENSIONS

Study Nook Wall Lights -

Provide 2No. LEDlux Disk LED 150mm Black Wall Lights in Warm White SKU 309052

Location - Center Point of First Disk Light @ 1150mm High and Second Disk Light @ 1350mm High Across 250mm Right Side of Wall

Living LED Strip Lighting -

Provide 3M Ribbon Kit Warm White Strip Lighting SKU 170550 with Recessed Joinery Profile SKU 177052

Location - Mounted Behind 16mm Laminate Panel to All 3 Sides

WC Wall Light -

Provide 1No. LEDlux Disk LED 150mm Black Wall Lights in Warm White SKU 309052

Location - Elev. D @ 1650mm High

Ensuite 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

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

Bathroom 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

ELECTRICAL NOTE -

Provide Iconic Range 'Anthracite' Switch Plates to PowerPoints & Data (Study Nook Only) to Study Nook Elev. D, Bed 2 Elev. C, Bath Elev. A, Bed 3 Elev. C & Bed 4 Elev. 4 Walls

[AMENDED ON 05.09.23 BY MB][AMENDED ON 11.10.23 BY MB]AMENDED ON 29.01.24 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

Kitchen Wall Tiles Option 1	NO KITCHEN SPLASHBACK - PLASTER REVEAL (750mm HIGH WINDOW)
Bathroom Wall Tiles Option 1	TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713 LOCATION - ELEV. A, ELEV. B, ELEV. C BATH WALL & ELEV. D SHOWER WALL - TILES TO CEILING GROUT - ARDEX #273 MAGELLAN GREY [AMENDED ON 12.02.24 BY MB]
Ensuite Wall Tiles Option 1	TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713 LOCATION - ELEV. A, ELEV. B, ELEV. C SHOWER WALL - TILES TO CEILING GROUT - ARDEX #273 MAGELLAN GREY TILE TRIM - BRUSHED BLACK ALUMINIUM L SHAPE TRIM - ANGL3-BB [AMENDED ON 12.02.24 BY MB]
Laundry Wall Tiles Option 1	TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713 LOCATION - ELEV. C CONTINUE BEHIND WM - NO RETURNS GROUT - ARDEX #273 MAGELLAN GREY [AMENDED ON 12.02.24 BY MB]
Floor Tiles Option 1	TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713 LOCATION - ENTRY, LIVING, STUDY NOOK, KITCHEN, FAMILY, MEALS, WTP, LAUNDRY, REAR PASSAGE, WC & BATHROOM GROUT - ARDEX #273 MAGELLAN GREY [AMENDED ON 12.02.24 BY MB]
Alfresco Floor Tiles	TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713 GROUT - ARDEX #273 MAGELLAN GREY TILE TRIM - BRUSHED BLACK ALUMINIUM L SHAPE TRIM ANGL3-BB [AMENDED ON 12.02.24 BY MB]

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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

Other Items

WC WALL -

LOCATION - ELEV. C - FLOOR TO CEILING

TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713

GROUT - ARDEX #273 MAGELLAN GREY

WC 2 WALL -

LOCATION - ELEV. A - FLOOR TO CEILING

TILE - 600 X 600MM PORC RECT EDGE - FORTE CEPPO GRIGIO MICROTEC TEXT - 1248713

GROUT - ARDEX #273 MAGELLAN GREY

[AMENDED ON 12.02.24 BY MB]

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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

Benchtop	Dekton - 20mm Square Edge - Zenith [AMENDED ON 12.02.24 BY MB]
Base Cabinets	Formica velour finish - Idyllic - NOTE - RUN GRAIN VERTICAL [AMENDED ON 15.03.24 BY MB]
Shadow Line	Formica velour finish - Idyllic
Vanity Units	982mm - V9DR1 - single vanity with 1No. 2 bank drawer unit - *FLOATING VANITY UNIT
Cabinetry Handles	Hafele - Laminated finger pull (base cabinets only)
Basin	Upgrade - Aurora 385 Round Above Counter Basin - Black Matte - 192032
Basin Pop Up Waste	Black Silk Matte 192259
Basin Tapware	Upgrade - Phoenix - black - Vivid Slimline vessel mixer VS790 MB - LOCATION - LEFT SIDE & RIGHT-SIDE CORNER OF BASINS
Bath Taps & Mixers	Upgrade - Phoenix - matt black - Vivid Slimline bath/shower wall mixer black - VS780 MB
Bath/Spa	Upgrade - Seima - PLATI 130 - 1700 Bath Back to Wall - No Overflow - White - 192117
Bath Outlet	Upgrade - Phoenix - black - Designer Swivel Bath Outlet 121-0880-10
Shower Head ceiling mounted	Upgrade - Vivid shower rose 230mm and Vivid round ceiling dropper 450mm black - V527 MB / V545 MB
Shower Taps and Mixers	Upgrade - Phoenix - matt black - Vivid Slimline bath/shower wall mixer black - VS780 MB
Shower Base	1200x900mm TILED SHOWER BASE - FORME SHOWER WASTE MESH BLACK SATIN FD11XS90-MBS 110x110mm - IN-SITU RECESSED SHOWER BASE [AMENDED ON 11.09.23 BY MB]
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Black trim
Toilet	Upgrade - Siema - Modia FM concealed cistern STO-307-10 - 500 SERIES FLUSH BUTTON BRUSHED BLACK MATTE 191803 - WITH BLACK HINGES & SLIM SEAT 191232 - LOCATION - WC
Toilet Roll Holder	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Matt Black - RA892MB - LOCATION - WC
Window Glazing	A&L - Clear Glazing - INCLUDNG WC
Other Items	SOFT CLOSERS - HAFELE ALTO TO DRAWERS *DELETE MIRROR

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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

Towel Rails & Ladders

Upgrade - Phoenix - Ralii Towel Ladder 550x740mm Round Plate Matt Black-
RA870MB - LOCATION - ELEV. C

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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

Benchtop	Dekton - 20mm Square Edge - Zenith [AMENDED ON 12.02.24 BY MB]
Shadow Line	Formica velour finish - Idyllic
Base Cabinets	Formica velour finish - Idyllic - NOTE - RUN GRAIN VERTICAL [AMENDED ON 15.03.24 BY MB]
Vanity Units	1282mm - V12DR3 - single vanity with 3No. 2 bank drawer units - *FLOATING VANITY UNIT
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only)
Basin	Upgrade - Aurora 385 Round Above Counter Basin - Black Matte - 192032
Basin Pop Up Waste	Black Silk Matte 192259
Basin Tapware	Upgrade - Phoenix - black - Vivid Slimline vessel mixer VS790 MB - LOCATION - LEFT SIDE CORNER OF BASIN
Shower Head ceiling mounted	Upgrade - Vivid shower rose 230mm and Vivid round ceiling dropper 450mm black - V527 MB / V545 MB
Shower Taps and Mixers	Upgrade - Phoenix - matt black - Vivid Slimline bath/shower wall mixer black - VS780 MB
Shower Base	1900x900mm TILED SHOWER BASE - FORME SHOWER WASTE MESH BLACK SATIN SHOWER GRATE 1200mm (TO SUIT 1500mm+ SHOWER) - IN-SITU RECESSED SHOWER BASE
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Black trim
Toilet	Upgrade - Siema - Modia FM concealed cistern STO-307-10 - 500 SERIES FLUSH BUTTON BRUSHED BLACK MATTE 191803 - WITH BLACK HINGES & SLIM SEAT 191232
Toilet Roll Holder	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Matt Black - RA892MB
Window Glazing	A&L - Clear Glazing
Other Items	SOFT CLOSERS - HAFELE ALTO TO DRAWERS *DELETE MIRROR
Towel Rails & Ladders	Upgrade - Phoenix - Radii Robe Hook Round Plate Matte Black - RA897 MB - LOCATION - ELEV. D @ 1800mm HIGH - TOTAL 2NO.

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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

Laundry Benchtops	Dekton - 20mm Square Edge - Zenith [AMENDED ON 12.02.24 BY MB]
Laundry Base Cabinets	Laminex Premium - AbsoluteMatte Finish - Terril
Shadow Line	Laminex Premium - AbsoluteMatte Finish - Terril
Kickboard	Laminex Premium - AbsoluteMatte Finish - Terril
Overhead Cupboards	Laminex Premium - AbsoluteMatte Finish - Terril - INCLUDING UNDERSIDE PANEL - ADD OPEN SHELF CABINET (OH350) - FORMICA - VELOUR FINISH - IDYLLIC - RUN GRAIN VERTICAL
Cabinetry Handles	BASE CUPBOARDS LAMINATE FINGER PULL (BASE CABINETS ONLY) OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)
Laundry Trough	Upgrade - Franke - Sirius Large Single Bowl Undermount Sink - SID110-50 Black
Laundry Tapware	PHOENIX - BLACK MATTE - DESIGNER SWIVEL BATH OUTLET MB 121 0880 10 WITH SHOWER/WALL MIXER MB VS780 MB
Washing Machine Stops	Burbank range - 20mm washing machine stops
Other Items	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

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

Benchtops	Dekton - 20mm Square Edge - Zenith [AMENDED ON 12.02.24 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	REFER TO BASE CABINET COLOUR
Base Cabinets	REAR BENCH - ELEV. C & ELEV. D - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - TERRIL ISLAND BENCH - ELEV. A - FORMICA - VELOUR FINISH - IDYLLIC - RUN GRAIN VERTICAL NOTE - ISLAND BENCH TO HAVE 400mm CURVED RADIUS END/REAR PANEL & RETURNS TO BAR BACK
Kickboard	REFER TO BASE CABINET COLOUR
Overhead Cupboards	Laminex Premium - AbsoluteMatte Finish - Terril - INCLUDING UNDERSIDE PANEL (NO HANDLES) - ADD F2D9 OVERHEAD CABINETS TO ABOVE FRIDGE SPACE
Bar Back	Formica velour finish - Idyllic - RUN GRAIN VERTICAL (NOTE - 2 PANELS) *ISLAND BENCH TO HAVE 400mm CURVED RADIUS END/REAR PANEL & RETURNS TO BAR BACK
Cabinetry Handles	BASE CUPBOARDS LAMINATE FINGER PULL (BASE CABINETS ONLY) OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)
Underbench Oven	Burbank range - FCE90M10B - Franke 900mm multi-function oven
Cooktop	Upgrade Franke - FCG905B1 - 90cm gas cooktop black (Urban range)
Ranghood	Upgrade Franke - FCUH90BAU - 900mm black under cupboard ranghood
Dishwasher	Upgrade - Franke - FCDW60FI - fully integrated dishwasher
Microwave	Upgrade - Franke - Side Opening Microwave - FCMWS25B1
Sink	Upgrade - Franke - Maris double bowl undermount - black - MRG120-35/35
Mixer Tap	PHOENIX - BLACK MATTE - LEXI MKII SINK MIXER 123-7105-10
Other Items	SOFT CLOSERS - HAFELE SALICE TO DOORS & ALTO TO DRAWERS *CAPPED COLD WATER POINT TO FRIDGE SPACE

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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.



* 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

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.