

**Facades available:**

Balmain, Birchgrove, Botany,	
Cammeray, Thornleigh	
<b>Overall home width</b>	<b>8.99m</b>
<b>Overall home length</b>	<b>21.23m</b>

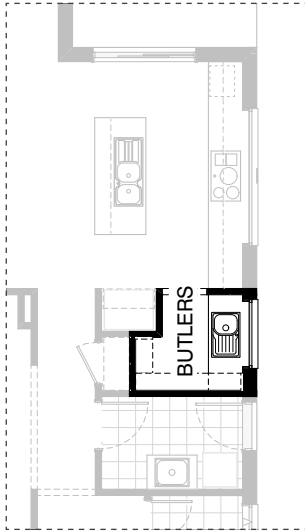
Ground Floor	109.6m <sup>2</sup>	11.8sq
First Floor	121.3m <sup>2</sup>	13.1sq
Garage	36.3m <sup>2</sup>	3.9sq
Porch	4.4m <sup>2</sup>	0.5sq
Alfresco	11.7m <sup>2</sup>	1.3sq
<b>Total</b>	<b>283.4m<sup>2</sup></b>	<b>30.5sq</b>

# Sanctuary

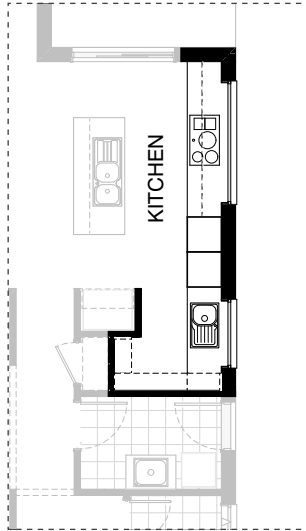
Listed details based on Balmain facade floorplan (illustrated)

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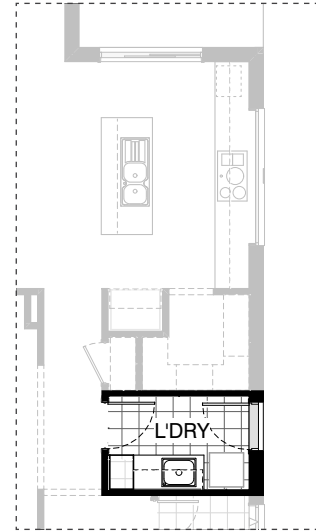
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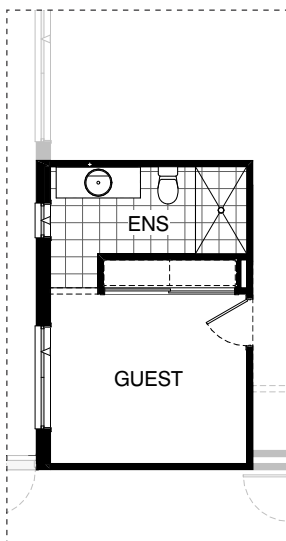
**K01**



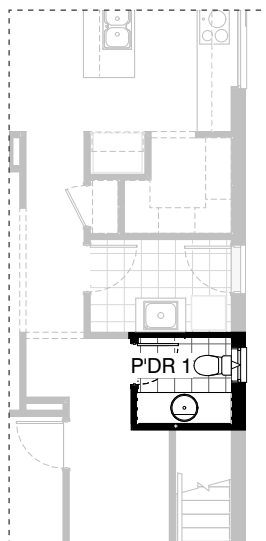
**K02**



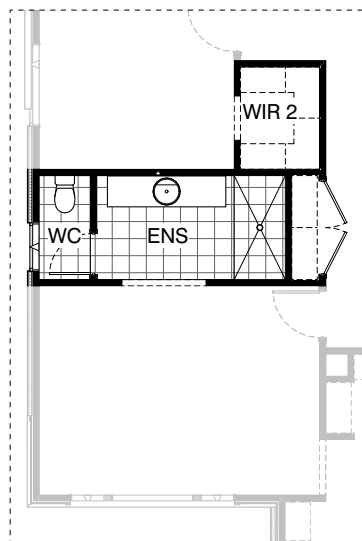
**L01**



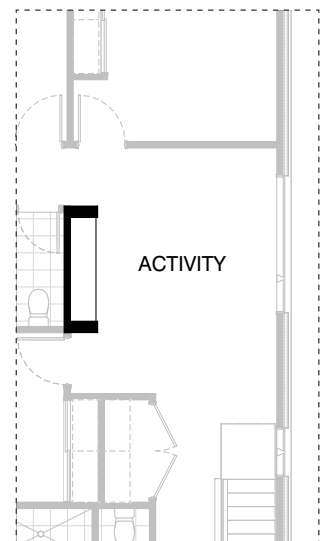
**IN02**



**IN03**



**IN05**



**IN08**

# Sanctuary

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**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.
- 1680mm 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**

## Deluxe Kitchen

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

- Delete all included 450mm deep melamine shelving.
- 1816mm 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.
- 2No. 600mm wide laminated wall oven and microwave provision towers 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:

- 400mm wide laminated Linen unit including 4No. shelves abutting internal Elevation D wall.
- 360mm extension to laminated base cupboards with laminated benchtop including additional tiled splashback to suit.
- Overhead cupboards including laminated hinged doors above full length of base cupboards.

**IN02 - Internal Option 02**

## Guest Retreat

Provide Guest Bedroom to Ground Floor internal layout in lieu of Living including the following alterations:

- Guest Bedroom dimensions to be 3300mm x 3470mm, positioned to rear of Garage.
- 2040mm x 820mm wide painted flush panel hinged door in lieu of 2200mm wide opening.
- Delete plaster lined void to internal corner elevation A and B.
- Relocate plumbing void to internal Elevation B wall and provide 600mm x 2420mm wide site built robe including single 450mm deep white melamine shelf with chrome hanging rod and double gyprock robe sliding doors.
- 1550mm x 3470mm wide Ensuite to rear of site built Robe including light point, included range floor tiles, 1530mm x 900mm wide tiled shower including wall tiles up to 2100mm high and semi framed shower screen, toilet suite, 1482mm wide vanity unit with laminated hinged doors and included range vanity basin, mirror and all required included range plumbing fixtures and fittings to suit.
- Relocate existing window to central location of Guest Bedroom and provide 1800mm x 610mm aluminium awning window to new Ensuite.
- 300mm deep bulkhead to Ensuite opening.
- Encroach Guest Bedroom and Ensuite into Meals area by 430mm, providing additional plaster lined wall to suit.

**IN03 - Internal Option 03**

## Powder Room Plus

- Provide 1029mm x 610mm aluminium awning window to Powder 1 in lieu of standard.
- Relocate toilet suite below window and provide 1No. 1582mm vanity, including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns between internal Elevations B and C in lieu of standard.
- Encroach Powder into Passage area by 40mm.

**IN05 - Internal Option 05**

## Ensuite and Robe Reconfiguration

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

- Relocate WC to Ensuite internal Elevation D in lieu of internal Elevation B.
- Relocate Linen 2 cupboard to previous WC location and resize to 1850mm x 510mm wide (internal dimensions).
- Rotate and relocate Ensuite shower to be positioned adjacent to new Linen 2 location and resize to 1830mm x 900mm wide.
- 2082mm wide laminate vanity unit in lieu of standard and centralising location to suit.
- Centralise Ensuite opening and widen to suit.
- Provide 1820mm x 1410mm wide Walk in Robe including 800mm wide opening with plaster bulkhead above to Bed 2 in lieu of standard site built robe and sliding doors.
- Provide additional 450mm deep single shelf with chrome hanging robe, creating "U" shaped configuration.

**IN08 - Internal Option 08**

## Activity Entertainer

Provide 450mm deep x 1830mm wide laminated entertainment unit including 32mm thick laminated benchtop and 180mm plaster lined nib walls to either side of Activity.

- Internal Elevation D wall, adjacent to Powder 2.

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