



Facades available:

Balmain, Birchgrove, Botany,	
Cammeray, Thornleigh	
Overall home width	12.35m
Overall home length	20.87m

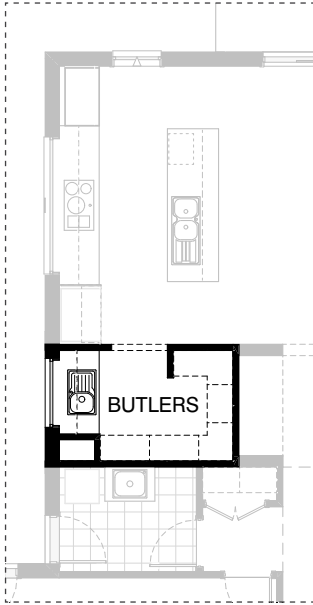
Ground Floor	147.3m ²	15.9sq
First Floor	144.2m ²	15.5sq
Garage	36.3m ²	3.9sq
Porch	4.7m ²	0.5sq
Alfresco	13.7m ²	1.5sq
Total	346.2m²	37.3sq

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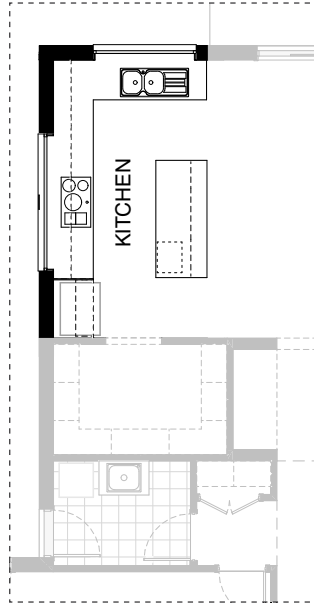
Listed details based on Balmain facade floorplan (illustrated)

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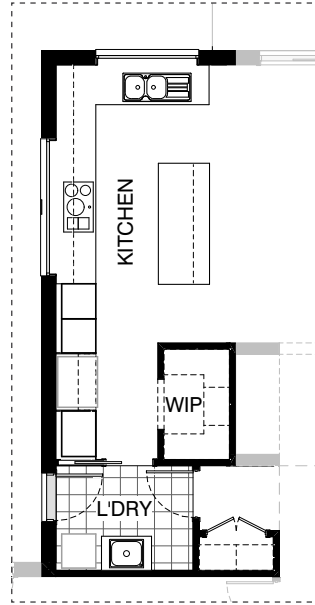
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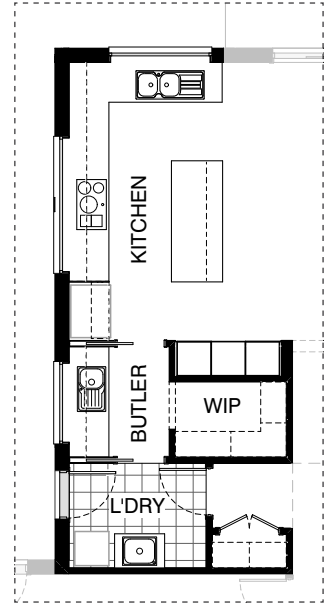
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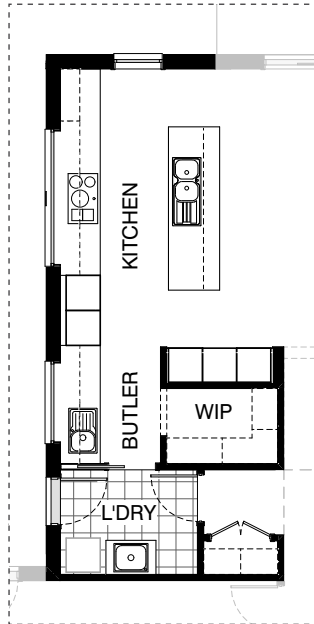
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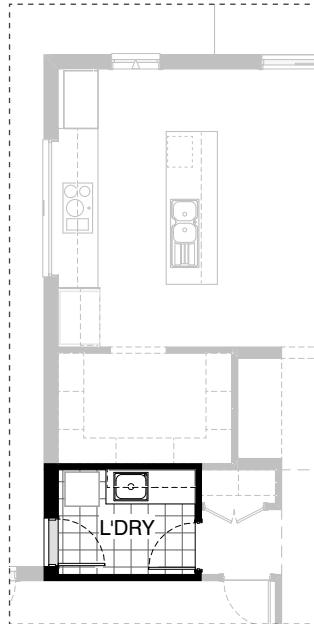
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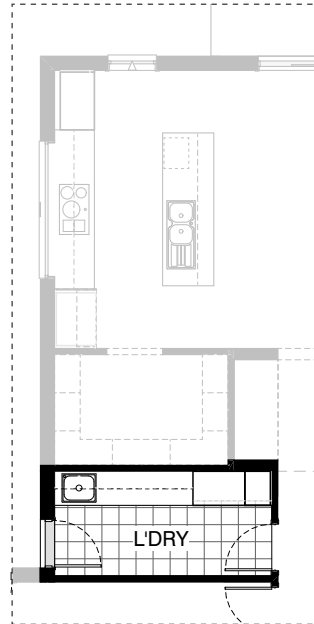
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K05



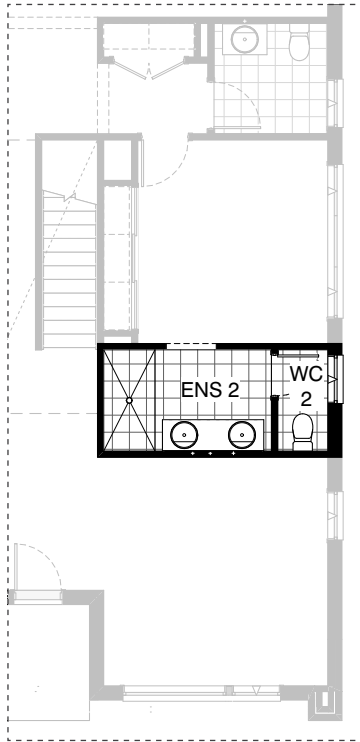
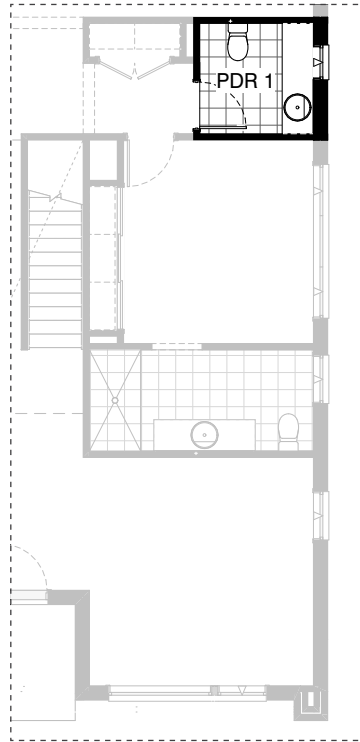
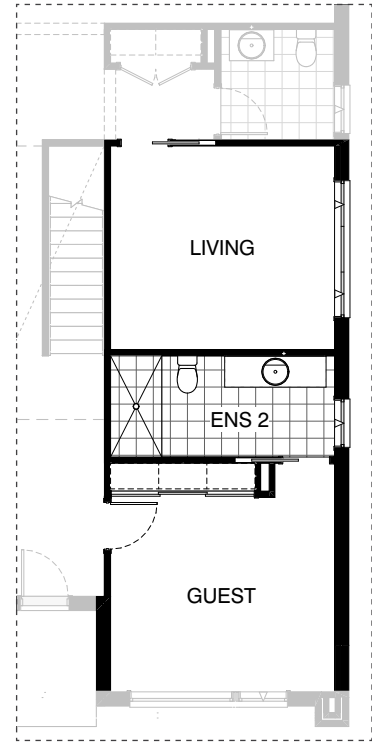
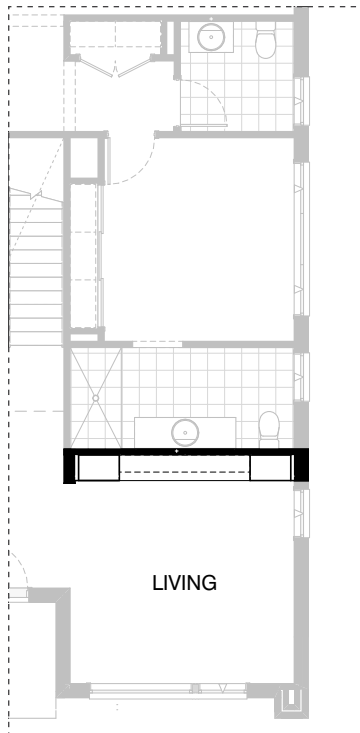
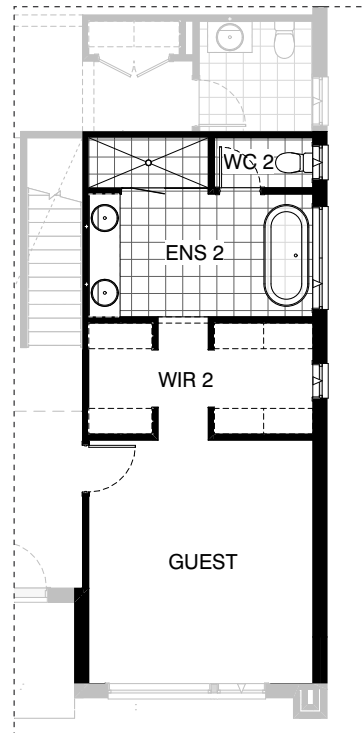
L01



L02

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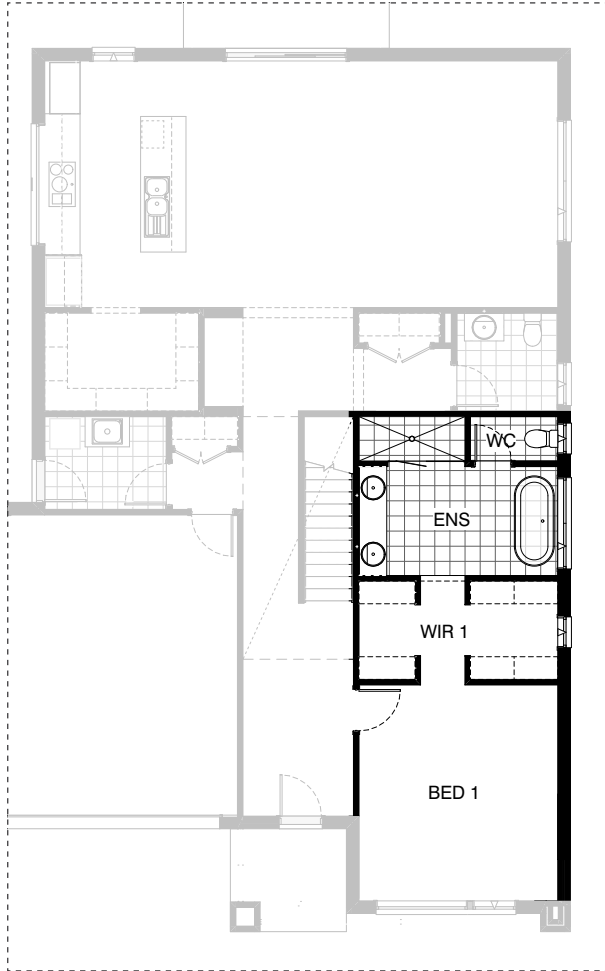
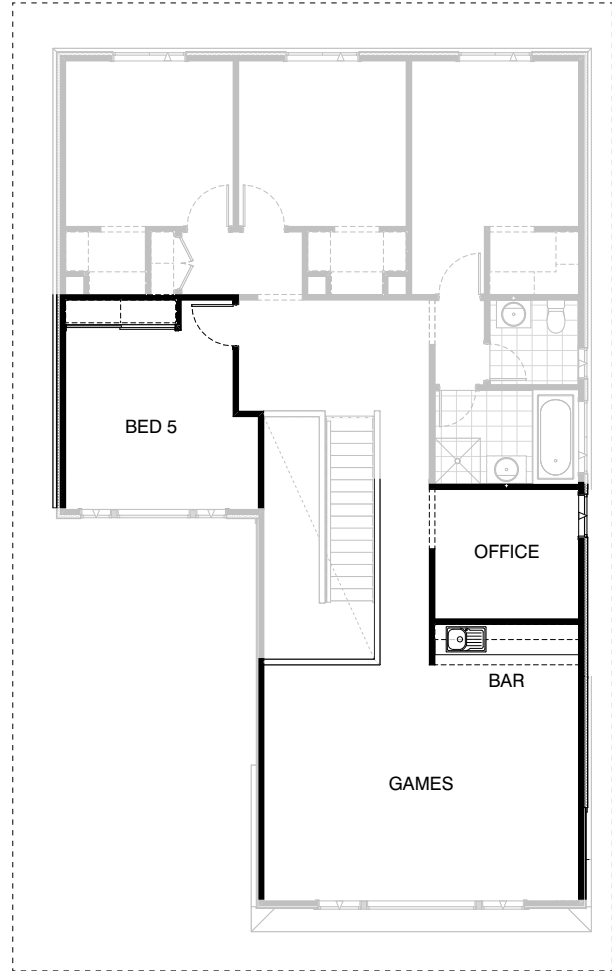
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**IN01****IN02****IN03****IN04****IN05**

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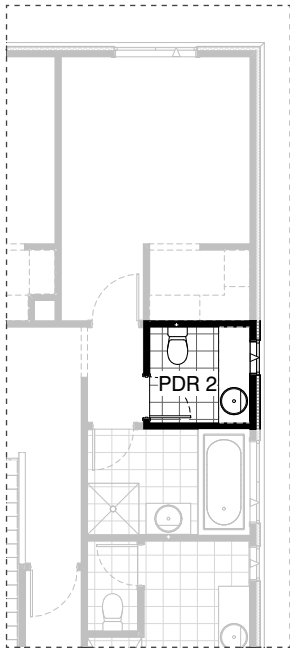
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**IN06 GF****IN06 FF**

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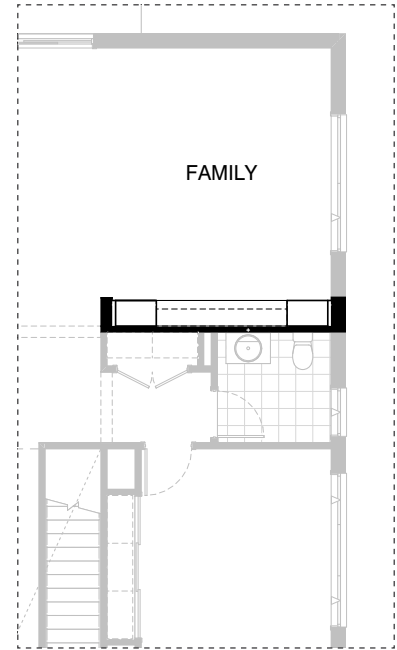
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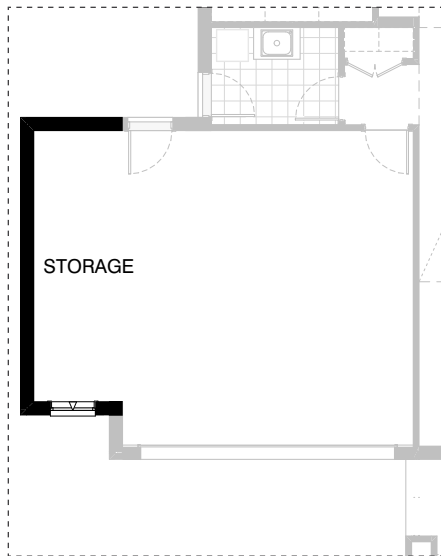
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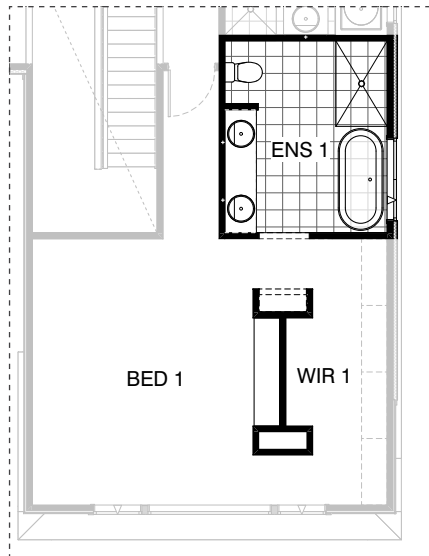
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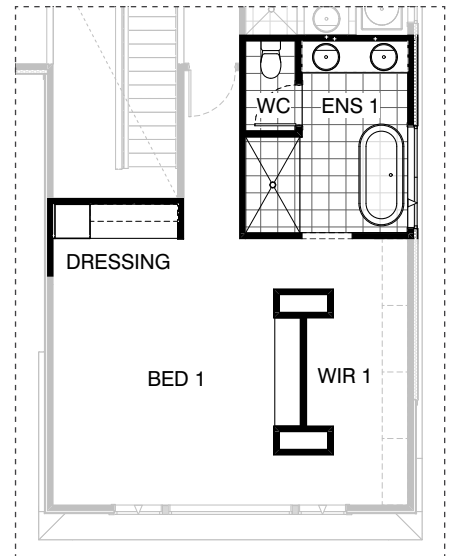
IN10



G01



EN01



EN02

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**EX01****EX02**

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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:
- Delete 450mm deep melamine shelving to internal Elevation B.
- 470mm x 720mm wide plaster lined void to the corner of internal Elevations C and D.
- 1470mm 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.
- 800mm x 1210mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation D.
- Overhead cupboards including laminated hinged doors above full length of base cupboards.
- 480mm plaster lined nib wall to end of opening, extending 4No. white melamine shelving to internal Elevation A to suit.

K02 - Kitchen Option 02

Kitchen Plus

- Provide modifications to Kitchen layout within dwelling including the following alterations:
- Delete 1000mm wide laminated Pantry unit.
 - Reduce island bench by 626mm wide.
 - Additional length of 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to previous Pantry unit location, extending to internal Elevation A by 1992mm.
 - Relocate included double bowl single drainer sink and dishwasher provision to internal Elevation A benchtop.
 - Additional overhead cupboards with laminated hinged doors over benchtop to previous Pantry unit location.
 - 1210mm x 1810mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation A.

K03 - Kitchen Option 03

Deluxe Kitchen

- Provide modifications to Kitchen layout within dwelling including the following alterations:
- Reduce Walk in Pantry to 1960mm x 1170mm with central opening and reducing amount of shelving to suit located behind Study.
- Relocate 1000mm wide laminated Pantry unit to previous Walk in Pantry location, positioned to corner of internal Elevation C and D, and reduce to 800mm wide.
- Relocate Ref. space beside new Pantry unit location.
- 2No. 600mm wide laminated wall oven and microwave provision towers to previous Ref. space location.
- 2No. inclusion range 600mm wide ovens including all required connections and relocate to tower oven provisions in lieu of included 900mm wide oven.
- Additional base cupboard in lieu of included under bench microwave provision.
- Additional length of 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to previous Pantry unit location, extending to internal Elevation A by 1992mm.
- Reduce Kitchen Island bench by 558mm wide.
- Relocate included double bowl single drainer sink and dishwasher provision to internal Elevation A benchtop.
- Additional overhead cupboards with laminated hinged doors over benchtop to previous Pantry unit location.
- 1210mm x 1810mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation A.
- 2040mm x 820mm wide painted flush panel cavity sliding door between Kitchen and Laundry.
- Relocate laundry cupboard to internal Elevation C.

K04 - Kitchen Option 04

Deluxe Kitchen and Butlers

- Provide modifications to Kitchen layout within dwelling including the following alterations:
- Delete 1000mm wide laminated Pantry unit.
- Reduce island bench by 558mm wide.
- Additional length of 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to previous Pantry unit location, extending to internal Elevation A by 1992mm.
- Relocate included double bowl single drainer sink and dishwasher provision to internal Elevation A benchtop.
- Additional overhead cupboards with laminated hinged doors over benchtop to previous Pantry unit location.
- 1210mm x 1810mm aluminium fixed window including no bottom reveal and extension of benchtop to internal Elevation A.
- Delete Study nook
- Reduce Walk in Pantry to 1340mm x 1970mm adjusting shelving to an "L" shaped configuration relocated to part of previous Study location.
- Create 620mm x 1880mm Nook behind Walk in Pantry, including double stud plaster lined nib wall and provide 600mm wide laminated pantry unit and 2No. 600mm wide laminated wall oven and microwave provision towers.
- 2No. 600mm wide laminated wall oven and microwave provision towers to previous fridge space location.
- 2No. inclusion range 600mm wide ovens including all required connections and relocate to tower oven provisions in lieu of included 900mm wide oven.
- Additional base cupboard in lieu of included under bench microwave provision.
- Create Butlers Pantry to previous Walk in Pantry space including 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback with included range single bowl single drainer sink to Elevation D.
- 800mm x 1450mm aluminium fixed window including no bottom reveal to Butlers - Internal Elevation D.
- 2040mm x 820mm wide painted flush panel cavity sliding door between Kitchen and Butlers and between Butlers and Laundry. Relocate Laundry cupboard to internal Elevation C.

K05- Kitchen Option 05

Superior Kitchen and Butlers

- Provide modifications to Kitchen layout within dwelling including the following alterations:
- Delete 1000mm wide laminated Pantry unit and provide additional length of 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback to suit.
- Additional overhead cupboards with laminated hinged doors over benchtop to previous Pantry unit location.
- Delete Study nook.
- Reduce Walk in Pantry to 1340mm x 1970mm adjusting shelving to an "L" shaped configuration relocated to part of previous Study location.
- Create 620mm x 1880mm Nook behind Walk in Pantry including plaster lined nib wall and provide 600mm wide laminated pantry unit, 600mm wide base range integrated freezer with laminated door panel and 600mm wide base range integrated fridge with laminated door panel.
- 2No. 600mm wide laminated wall oven and microwave provision towers to previous fridge space location.
- 2No. inclusion range 600mm wide ovens including all required connections and relocate to tower oven provisions in lieu of included 900mm wide oven.
- Additional base cupboard in lieu of included under bench microwave provision.
- Create Butlers Pantry to previous Walk in Pantry space including 600mm deep base cupboards with 20mm included Zenith range benchtop with 20mm edge and included range tiled splashback with included range single bowl single drainer sink to Elevation D.
- 800mm x 1450mm aluminium fixed window including no bottom reveal to Butlers Internal Elevation D.
- 2040mm x 820mm wide painted flush panel cavity sliding door between Butlers and Laundry. Relocate Laundry cupboard to internal Elevation C.

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OPTION DESCRIPTIONS**L01 - Laundry Option 01**

Laundry Plus

- Provide modifications to Laundry layout within dwelling including the following alterations:
- Relocate base cupboard, washing machine provision and site built linen cupboard to internal Elevation C from internal Elevation A.
- 690mm 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.

L02 - Laundry Option 02

Luxe Laundry

- Provide modifications to Laundry layout within dwelling including the following alterations:
 - Incorporate passage and Linen 1 space within Laundry including additional included range floor tiles.
 - Laundry dimensions to be 1860 x 3840mm wide.
 - Delete site built Linen cupboard including plaster lined walls, hinged door and shelving to suit.
 - Relocate base cupboard, washing machine provision to internal Elevation C from internal Elevation A.
 - cupboards to be abutting external wall.
 - Relocate internal Garage access door to internal Elevation B due to Linen relocation.
 - 450mm wide laminated broom cupboard including 2No. Shelves located to Laundry corner Elevation B and C.
 - 900mm wide tall laminated cupboard including 4No. Shelves abutting broom cupboard.
 - 1550mm extension to laminated benchtop including additional tiled splashback from existing benchtop,
 - over washing machine provision, to tall laminated cupboard including upright support panel to central location, providing dryer provision.
 - Overhead cupboards including laminated hinged doors above full length of base cupboards.
- Note: Option suits front loaded washing machines.

IN01 - Internal Option 01

Guest Ensuite Plus

- Provide enclosed WC including additional plaster lined wall with 2040mm x 720mm wide painted flush panel hinged door to Ensuite 2, between vanity unit and toilet suite.
- Provide additional inclusion range double basin with included range plumbing fixtures to vanity in lieu of standard.

IN02 - Internal Option 02

Powder Room 1 Plus

- Provide 1200mm x 610mm aluminium awning window including no bottom reveal to Powder in lieu of included standard.
- Relocate vanity to internal Elevation B wall extending vanity unit to 1782mm wide with 1940mm wall-to-wall benchtop and 20mm included Zenith range benchtop with 20mm edge.
- Basin to be offset to the right hand side of the benchtop.
- Relocate toilet suite to previous vanity location.

IN03 - Internal Option 03

Guest and Living Reconfiguration

- Provide design modifications to Ground floor layout of dwelling including the following alterations:
- Interchange location of Living and Guest Bedroom including relocation of site build robe and plumbing void.
- Site built robe and plumbing void to be located to internal Elevation A of new Guest location.
- Close off new Guest location including additional plaster lined walls and 2040mm x 820mm wide painted flush panel hinged door.
- Reconfigure Ensuite, relocating toilet suite, vanity unit, mirror and opening to suit.
- 2040mm x 820mm wide painted flush panel cavity sliding door to Ensuite in lieu of included opening.
- 2040mm x 820mm wide painted flush panel cavity sliding door to Living in lieu of included flush panel hinged door.
- Delete 1800mm x 850mm aluminium awning window from new Guest internal Elevation B and provide additional brickwork to suit.
- Provide 1200mm x 850mm aluminium awning window to Ensuite 2 in lieu of standard.
- Provide 1029mm x 2410mm aluminium awning window to new Living - internal Elevation B in lieu of standard.

IN04 - Internal Option 04

Guest and Living reconfiguration

- Provide 450mm deep x 2300mm wide laminated entertainment unit with 32mm thick laminated benchtop including 700mm wide laminated cupboard located at either end and 2No. 60mm thick laminated shelves to full length between linen cupboards.
- Provide 500mm plaster lined nib wall besides linen cupboard.

IN05 - Internal Option 05

Luxury Guest Suite

- Provide additional master suite to Ground floor in lieu of Living and Guest Bedroom
- including the following alterations:
- Bedroom to be located to previous Living location and resized to 4300 x 3960mm.
- Delete 514mm x 2704mm aluminium awning window from previous Guest Bedroom location and provide additional brickwork.
- Ensuite to be located to previous Guest location abutting Powder 1 at the rear.
- Resize to 3170mm x 3960mm.
- Ensuite to include 880mm x 2100mm shower, enclosed WC including additional plaster lined wall and hinged door, 1No. 2082mm vanity with double basins including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns and base range freestanding bath in lieu of included design.
- 1970mm x 3960mm wide Walk in Robe between Bedroom and Ensuite including walk through openings with nib walls on either side and 450mm deep single white melamine shelf with chrome hanging rod to internal Elevations A and C.
- Relocate previous Living window to new Walk in Robe location and change to 1800mm x 610mm wide aluminium awning window in lieu of standard.
- 1200mm x 1810mm aluminium wide aluminium awning window to Ensuite in lieu of standard.
- 1029mm x 610mm wide aluminium awning window to Enclosed WC in lieu of brickwork.

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OPTION DESCRIPTIONS**IN06 GF/FF - Internal Option 06**

VersaLiving Suite

- Provide design modifications to layout of dwelling including the following alterations:
- Relocate Bedroom 1, Walk in Robe 1 and Ensuite 1 to Ground floor replacing Living, Guest and Ensuite 2.
- Bedroom 1 to be located to previous Living location and resized to 4300mm x 3960mm side.
- Delete 514mm x 2704mm aluminium awning window from previous Guest Bedroom location and provide additional brickwork.
- Relocate Ensuite to previous Guest location abutting Powder 1 at the rear. Resize to 3160mm x 3960mm.
- Reconfigure Ensuite to include 880mm x 2100mm shower, enclosed WC including additional plaster lined wall and hinged door, 1No. 2082mm vanity with double basins including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns and base range freestanding bath in lieu of included design.
- 1970mm x 3960mm wide Walk in Robe between Bedroom and Ensuite including walk through openings with nib walls on either side and 450mm deep single white melamine shelf with chrome hanging rod to internal Elevations A and C.
- Relocate previous Living window to new Walk in Robe location and change to 1800mm x 610mm aluminium awning window in lieu of standard.
- 1200mm x 1810mm aluminium awning window to Ensuite Internal Elevation B in lieu of standard.
- 1029mm x 610mm aluminium awning window to enclosed WC in lieu of brickwork.
- Plaster lined dwarf wall to Staircase void in lieu of full height plaster lined wall.
- Rename Bedroom 1 and Walk in Robe area to Games.
- 2590mm x 2870mm wide Office to previous Ensuite 1 location with full height plaster lined wall and 1200mm wide opening with 300mm deep plaster lined bulkhead above.
- 1800mm x 850mm aluminium framed awning window to Office in lieu of standard.
- 800mm x 2870mm wide Bar located between Office and Games including laminated benchtop to full width of Bar, base cupboards with laminated hinged doors, 1150mm wide open void between cabinetry, inclusion range single bowl single drainer sink, included range tiled splashback and 2No. 60mm thick laminated shelves to full width, accessible only from Games.
- Create Bedroom 5 to standard Activity area including full height plaster lined wall and 2040mm x 820mm wide painted flush panel hinged door.
- 510mm x 2200mm wide site built robe including double gyprock sliding doors and single white melamine shelf with chrome hanging rod location to Bedroom 5 - Internal Elevation A.

IN08 - Internal Option 08

Powder Room 2 Plus

- Provide 1200mm x 610mm aluminium awning window including no bottom reveal to Powder in lieu of standard.
- Relocate vanity to internal Elevation B wall, extending vanity unit to 1582mm wide with 1680mm wide benchtop wall-to-wall 20mm included Zenith range benchtop with 20mm edge.
- Basin to be offset to the right hand side of the benchtop.
- Relocate toilet suite to previous vanity location.

IN09- Internal Option 09

Bed 3 and Activity Reconfiguration

- Provide design modifications to First floor layout of dwelling including the following alterations:
- Interchange location of Bedroom 3 and Activity.
- Full height plaster lined wall to close off Bedroom 3 creating Study Nooks to both Bedroom 3 and Landing.
- Relocate 2040mm x 820mm wide painted flush panel hinged door to A of Bedroom 3.
- 510mm x 2200mm wide site built robe including double gyprock sliding doors and single white melamine shelf with chrome hanging rod location to Bedroom 3 Internal Elevation A in lieu of standard.
- 300mm deep plaster lined bulkhead to passage between Bedroom 3 and Bedroom 4.
- Full height opening to Activity.
- 1200mm x 2410mm aluminium awning window to new Activity Internal Elevation A in lieu of standard

IN10 - Internal Option 10

Provide built-in joinery to Family room, including:

- 2300mm x 450mm deep 32mm thick laminate benchtop,
- 2No. 800mm T.V unit cupboards,
- 1No. 700mm T.V unit cupboard,
- 2No. 2300mm x 300mm deep 60mm thick open shelves,
- 2No. 700mm laminated cupboards,
- Provide additional 180mm wide 500mm long nib wall.

G01 - GARAGE 01

- Provide extension to Garage to create additional Storage area including additional 2057mm x 850mm aluminium awning feature window .
- Increases width of the home by 1680mm.
- Increases area of the home by 9.46m²

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OPTION DESCRIPTIONS**EN01 - ENSUITE 01**

Master Suite Makeover 1

- Provide design modifications to Bedroom 1 and Ensuite layout including the following alterations:
- Extend voids to Walk in Robe 1 to 1030mm wide.
- Open void facing Ensuite and include 300mm deep shelving to suit.
- 470mm deep x 1900mm wide laminated entertainment unit with 32mm thick laminated benchtop located between extended voids.
- Delete plaster lined walls and hinged door to enclosed WC within Ensuite and relocate toilet suite to internal Elevation D wall, 580mm plaster lined nib wall to remain beside toilet suite.
- Relocate shower to corner internal Elevations A and B and resize to 1500mm x 900mm wide.
- Relocate vanity unit to previous shower location and increased 2160mm wide benchtop to be wall-to-wall with 2082mm wide vanity unit including 1 row tiling beneath mirrors to suit wall-to-wall benchtop including returns, additional inclusion range vanity basin.
- Base range freestanding bath positioned beside new shower location.
- 1200mm x 1450mm aluminium awning window to Ensuite Internal Elevation B in lieu of standard.

EN02 - ENSUITE 02

Master Suite Makeover 2

- Provide design modifications to Bedroom 1 and Ensuite layout including the following alterations:
- Extend voids to Walk in Robe 1 to 1050mm wide.
- 450mm deep x 1900mm wide laminated entertainment unit with 32mm thick laminated benchtop located between extended voids.
- Relocate vanity unit to internal Elevation A and increased 1860mm wide benchtop with 1782mm wide vanity unit including 1 row tiling beneath mirrors to suit wall-to-wall benchtop including returns, additional inclusion range vanity basin.
- Relocate hinged door to Ensuite WC to suit new vanity location.
- Base range freestanding bath positioned to corner internal Elevation C and D.
- 1200mm x 1810mm aluminium awning window to Ensuite Internal Elevation B in lieu of standard.
- Reduce stair void by 610mm x 2210mm and provide recess to Bedroom 1.
- Built in Dresser included to recess including 600mm wide laminated robe unit, 1540mm inclusion range laminated benchtop between robe unit and wall and 2No. 60mm thick laminated shelves to full width of benchtop.

EX01 - EXTERNAL 01

Grand Alfresco

- Provide 3360 x 10670mm Alfresco to rear of dwelling in lieu of standard Alfresco including the following alterations:
 - Extension to structural concrete floor, roof area and additional 450mm deep eaves.
 - Additional timber post and additional structural support to carry roof line over extensive open span.
 - 2No. 2095mm x 3213mm aluminium stacker sliding doors located to Meals and Family in lieu of standard.
 - 2No. 1800mm x 850mm aluminium awning windows to Family Internal Elevation B, spaced evenly in lieu of standard .
 - 1No. 514mm x 2410mm aluminium awning window to First floor Bed 3 in lieu of standard.
- Note: Ground floor area increases by 22.14m².

EX02 - EXTERNAL 02

Panoramic Balcony

- Provide 3510mm x 4080mm wide Balcony over Alfresco including inclusion range ceramic floor tiles, 2No. timber posts, powder coated steel balustrading and reposition roof over Balcony including eaves to the perimeter. Provide 2095mm x 2673mm aluminium stacker sliding door to Activity in lieu standard.
- First floor area increased by 14.32m².
- Note: Option only available in conjunction with Internal09 (Bed 3 and Activity Reconfiguration).

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