



DISPLAY FOR SALE

Home design:

Almeda 32

Oakwood facade

5 3 2

on 6% Lease back

Address:

Lot 1316

10 Serrano Street

Mickleham

VIC 3064

Design features & options:

5 bedrooms
seperate living
grand alfresco
study

This Burbank display home includes the following luxurious upgrades:

- Refridgerated 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, 2590mm first floor cielings
- Stone benchtops to Kitchen, Laundry, Powder, Butlers Pantry and Ensuite.

VICTORIA

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HOME DESIGN

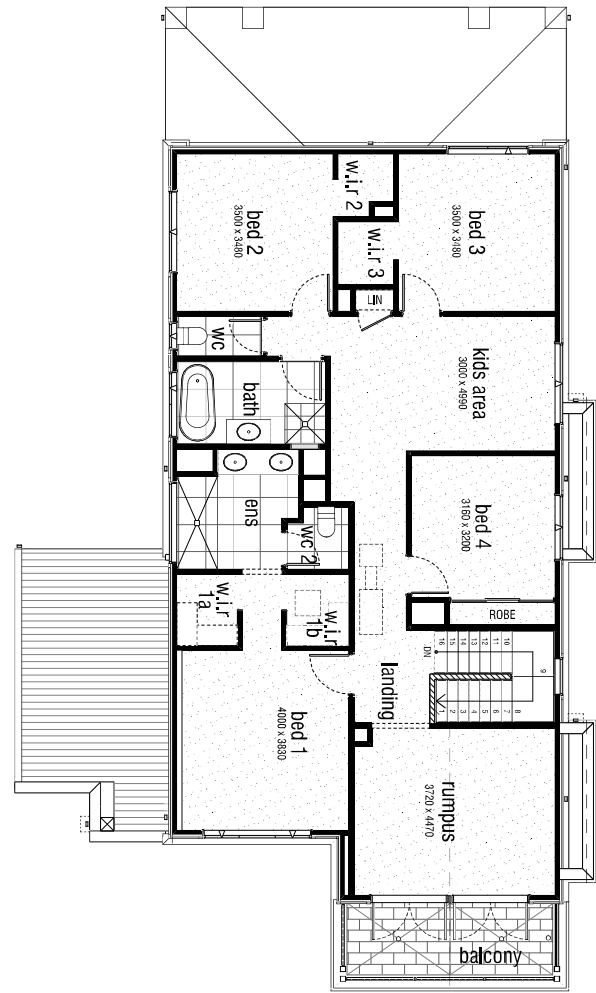
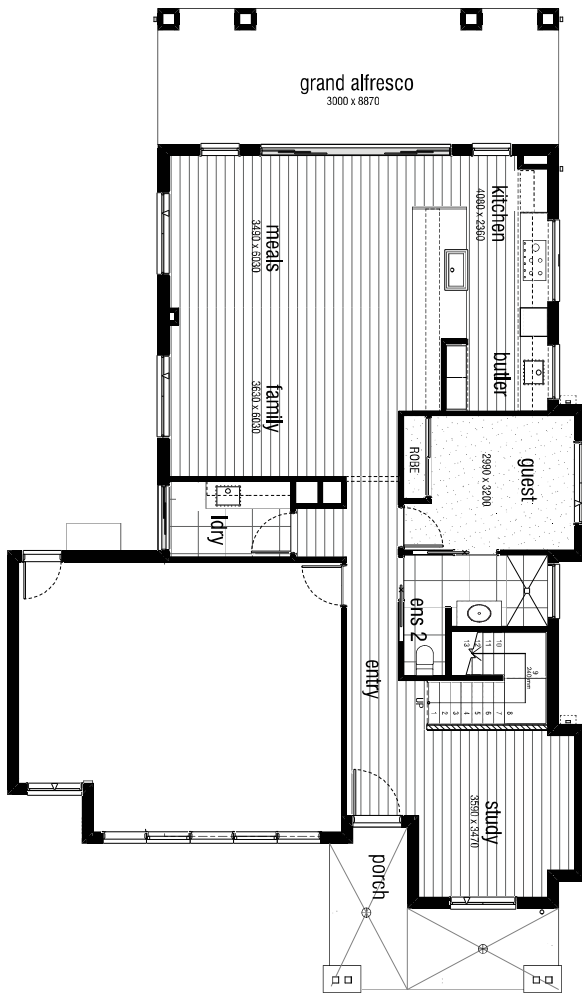
Almeda 292
Oakwood facade

ADDRESS

Lot 1316
10 Serrano Street
Mickleham VIC 3064

LAND SIZE

448m²



Ground Floor.....	120.3m ²	12.9sq	
First Floor	137.0m ²	14.7sq	Balcony
Grand Alfresco	26.6m ²	2.9sq	Garage.....
Porch.....	12.1m ²	1.3sq	Total.....
				351.3m²
			37.8sq

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External Finishes

Wall Cladding 1	James Hardie - Linea Weatherboard - Navigate T15 28.3 - INCLUDING MOULDING TYPE A (EXCLUDING FACADE) [AMENDED ON 09.06.23 BY MB] <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	PAINTED - C/B DOVER WHITE [AMENDED ON 28.09.22 BY MB][AMENDED ON 09.06.23 BY MB]
Single Glazed Aluminium Doors & Windows	A&L - White - ALL WINDOWS TO DWELLING TO BE AWNING - RAISE GROUND FLOOR WINDOWS & DOORS TO 2400mm - ALL SLIDING/STACKER DOORS TO BE BOUTIQUE STYLE [AMENDED ON 28.09.22 BY MB]
Garage Door	Sectional panel lift (Steelline) - Ranch Profile - Dover White - *NOTE - TO BE INSTALLED AFTER HAND OVER [AMENDED ON 28.09.22 BY MB][AMENDED ON 09.06.23 BY MB]
Garage Infills	Brick - Refer to main brick - NOTE - RENDERED BRICKWORK
Rear Garage Access Door	2340mm HIGH X 820mm WIDE - BLONDE OAK AWO21 - CLEAR GLAZED - PAINTED EXTERNAL SIDE - C/B DOVER WHITE [AMENDED ON 28.09.22 BY MB][AMENDED ON 09.06.23 BY MB] <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 - PAINTED (EXTERNAL SIDE ONLY) - C/B DOVER WHITE [AMENDED ON 28.09.22 BY MB][AMENDED ON 09.06.23 BY MB] <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

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

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External Finishes

Timber Entry Frame	Painted - Refer to door colour - NOTE - CORINTHIAN DOOR FRAME TO SUIT WIDE STYLE DOOR TYPE
Aluminium Feature Doors	A&L - WHITE - BOUTIQUE STYLE STACKER DOOR TO GRAND ALFRESCO
Balcony Door	2040mm HIGH X 820mm WIDE - TIMBER FRENCH DOOR - CLEAR GLAZED - WITH TIMBER FRAME - PAINTED (EXTERNAL SIDE ONLY) - C/B DOVER WHITE - TOTAL 4NO. [AMENDED ON 28.09.22 BY MB][AMENDED ON 09.06.23 BY MB]
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nero Nexion (Element only) Lever - black NXV12/1L3MBK5PK - DISPLAY DOOR CLOSER MECHANISM: Lockwood 724 Series - Slide Arm Door Closer - Black Extruded Aluminum - 724SRBLK 2-4
Internal 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
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
External Double Door Flush Bolts	Lockwood - satin chrome flush bolt FB150SC/DP - LOCATION - BALCONY TIMBER FRENCH DOORS - TOTAL 2NO.
External Balcony Door Furniture	Entrance Set - Lockwood Symmetry Entrance Set - Element M/BLK - 7550MBK5PK - Total 2No. with Lockwood 63mm Passage Set - Element Round Plate Black - Vel3/L3blk - Total 2No.
Portico Lining	PAINTED - C/B DOVER WHITE [AMENDED ON 28.09.22 BY MB][AMENDED ON 28.09.22 BY MB]
Eaves/Verandah Lining Colour	PAINTED - C/B DOVER WHITE [AMENDED ON 28.09.22 BY MB][AMENDED ON 28.09.22 BY MB]
Alfresco Lining	PAINTED - C/B DOVER WHITE [AMENDED ON 05.09.22 BY MB][AMENDED ON 28.09.22 BY MB]
Alfresco Infills	Brick - Refer to main brick
Alfresco Beam	dover white - [AMENDED ON 28.09.22 BY MB]
Driveway Finishes	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)

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External Finishes

Balcony Balustrade	Powdercoated - Duralloy - Dover White [AMENDED ON 28.09.22 BY MB]
Balcony Handrail	Powdercoated - Duralloy - Dover White [AMENDED ON 28.09.22 BY MB]
Other Items	BALCONY FASCIA BEAM & WINDOW/DOOR ARCHITRAVES - PAINTED - C/B DOVER WHITE FLASHING - C/B SHALE GREY [AMENDED ON 30.11.23 BY MB]

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Internal Finishes

Carpet	Burbank 5 - Moonah (winslow range) - LOCATION - GUEST BEDROOM, LANDING, RUMPUS, BED 1, WIR 1A, WIR 1B, KIDS AREA, LINEN, BED 2, WIR 2, BED 3, WIR 3 & BED 4 INCLUDING ROBE
Carpet Underlay	CAT 3 - Blue - LOCATION - TO CARPETED AREAS
Vinyl Flooring	Hamptons Range 6mm - Driftwood - Herringbone Lay - LOCATION - ENTRY, STUDY, FAMILY, MEALS, KITCHEN & BUTLERS [AMENDED ON 22.05.23 BY MB]
Wardrobe, Pantry and Linen Shelving	PANTRY, LINEN, GUEST BED ROBE, & BED 4 ROBE (CHROME HANGING RAILS) - WHITE MELAMINE WIR 1A, WIR 1B, WIR 2 & WIR 3 - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK WITH CHROME HANGING RAILS @ 2000mm HIGH BED 1 NIB WALL 32mm LAMINATE 120mm DEEP BENCHTOP - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - WHITEWASHED OAK [AMENDED ON 09.06.23 BY MB][AMENDED ON 30.11.23 BY MB][AMENDED ON 15.12.23 BY MB]
Wardrobes Units	WIR 1A ELEV. B (TO RIGHT WALL) - FIT-OUT 3 - 450mm OPEN SHELF UNIT WITH SINGLE HANGING & DOUBLE HANGING TO RIGHT SIDE (CHROME HANGING RAIL) WITH 600mm DRAWER UNIT & FINGER PULLS (NO HANDLES) WIR 1B ELEV. D (TO LEFT WALL) - FIT-OUT 3 - 450mm OPEN SHELF UNIT WITH SINGLE HANGING & DOUBLE HANGING TO LEFT SIDE (CHROME HANGING RAIL) WITH 600mm DRAWER UNIT & FINGER PULLS (NO HANDLES) [AMENDED ON 14.03.24 BY MB]
Sliding Wardrobe Doors	QUICKSLIDE FLUSH PANEL WARDROBE DOORS - PAINTED GLOSS ENAMEL - TAUBMANS COTTON SHEETS T15 7.1 GUEST BED - 2340mm HIGH FLUSH PANEL DOORS BED 4 - 2040mm HIGH FLUSH PANEL DOORS
Wardrobe track & frame	Quickslide track - Satin Silver - LOCATION - GUEST BED & BED 4
Internal Doors	GROUND FLOOR INCLUDING INTERNAL GARAGE ACCESS DOOR - 2340mm HIGH MODA PM0D1 - GLOSS ENAMEL - TAUBMANS COTTON SHEETS T15 7.1 FIRST FLOOR - 2040mm HIGH MODA PM0D1 - GLOSS ENAMEL - TAUBMANS COTTON SHEETS T15 7.1 DOORSTOPS - LOCKWOOD ARCH A3000MBK DOORSTOP WALL 75mm

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

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Internal Finishes

Hinge and Strike Plates	HINGES, STRIKE PLATES & LACHES (INCLUDING FRONT ENTRY DOOR) - COLOUR - BLACK [AMENDED ON 05.10.22 BY MB][AMENDED ON 09.06.23 BY MB]
Skirtings	Upgrade 92x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS COTTON SHEETS T15 7.1
Architraves	Upgrade 67x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS COTTON SHEETS T15 7.1
Wall Paint	CAT 1 - Taubmans 3 coat Endure - PAINTED - TAUBMANS GAZEBO WHITE T15 32.2 [AMENDED ON 14.02.23 BY MB][AMENDED ON 09.06.23 BY MB]
Internal Side of Front Door	PAINTED (INCLUDING INTERNAL SIDE OF BALCONY DOORS) - TAUBMANS COTTON SHEETS T15 7.1
Ceiling Paint	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS COTTON SHEETS T15 7.1 [AMENDED ON 09.06.23 BY MB]
Cornices	Upgrade - Gyprock - Symphony 75mm - PAINTED - TAUBMANS COTTON SHEETS T15 7.1 SET SQUARE - ENSUITE & ENSUITE 2

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Internal Finishes

Feature Walls

WALLPAPER FEATURE WALLS -

STUDY ELEV. B WALL -
COLLECTION: LINEN BY JAMES DUNLOP
COLOUR: LINN 6852 94 32
CODE: 12990-105
PAGE: 27
SUPPLIER: MOKUM

GUEST BEDROOM ELEV. A WALL -
COLLECTION: LINEN BY JAMES DUNLOP
COLOUR: LINN 6852 91 73
CODE: 12990-154
PAGE: 22
SUPPLIER: MOKUM

RUMPUS ELEV. D WALL -
COLLECTION: LINEN BY JAMES DUNLOP
COLOUR: LINN 6852 94 32
CODE: 12990-105
PAGE: 27
SUPPLIER: MOKUM

BED 2 ELEV. A WALL -
COLLECTION: LINEN BY JAMES DUNLOP
COLOUR: LINN 6852 91 73
CODE: 12990-154
PAGE: 22
SUPPLIER: MOKUM

BED 4 ELEV. A WALL -
COLLECTION: PART OF SECOND COLLECTION
NAME: PIPER
COLOUR: WHITE ON STORM
SUPPLIER: THESE WALLS

[AMENDED ON 22.05.23 BY MB]

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Internal Finishes

Internal Wall Panelling	<p>CEILING LINING BOARDS - 140mm x 12mm (NOTE - 140mm BEWTEEN EACH V-JOINT) PRIMED PINE LINING (HORIZONTAL TO DOOR) - LOCATION - GUEST BEDROOM CEILING - PAINTED - TAUBMANS COTTON SHEETS T15 7.1</p> <p>SURROUND BY LAMINEX - CLASSIC VJ 100 (VERTICAL) - LOCATION - BED 1 ELEV. D (FRONT OF NIB WALL @ 1200mm HIGH) - PAINTED - TAUBMANS COTTON SHEETS T15 7.1</p> <p>SURROUND BY LAMINEX - CLASSIC VJ 100 (VERTICAL) - LOCATION - BED 3 ELEV. B - PAINTED - TAUBMANS GREY MOGGY T15 27.5</p> <p>[AMENDED ON 22.05.23 BY MB][AMENDED ON 07.08.23 BY MB][AMENDED ON 06.12.23 BY MB]</p>
Internal door handles	<p>Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK</p>
Cavity Sliding Door Privacy Locks	<p>Upgrade - Lockwood Nero Cavity Slider Privacy Set - Black 7400MBKDP - LOCATION - ENS 2 / GUEST BED & ENS 2 / ENTRY - 2NO. TOTAL</p>
Stairs	<p>STAIR 2 - Requires Balustrade Upgrade - Vic Ash stair with cut outer stringer & 18mm riser - STRINGER & RISER - PAINT FINISH - PAINTED - TAUBMANS COTTON SHEETS T15 7.1</p> <p>TREAD - STAIN FINISH - JOHNSTONES PROFESSIONAL - CHARCOAL</p> <p>1 x Johnstone's Professional Interior Tintable Primer (TINTED TO COLOUR WITH ONE COAT)</p> <p>2 x Johnstone's Professional Interior Floor Clear (Matt)</p> <p>1 x Johnstone's Professional Slip Resistant Interior Floor applied to stair tread</p> <p>[AMENDED ON 15.02.23 BY MB]</p>
Balusters	<p>BALUSTRADE 3 - Pine 32 x 32mm square balusters 90 x 90mm newell post (NP07) & Pine handrail (HR07) - PAINT FINISH - PAINTED - TAUBMANS COTTON SHEETS T15 7.1</p> <p>1 x Johnstone's Professional Interior Tintable Primer (TINTED TO COLOUR WITH ONE COAT)</p> <p>2 x Johnstone's Professional Interior Floor Clear (Matt)</p> <p>[AMENDED ON 09.06.23 BY MB]</p>
Flush Pull Handles (Internal Doors)	<p>Upgrade - Lockwood Flush Pull Handle - Square Black FP2-150MBK - LOCATION - QUICKSLIDE WARDROBE DOORS IN GUEST BED & BED 4</p>

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Internal Finishes

Internal Door Dummy Handles	Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Black - VEL3/L3BLK - LOCATION - FIRST FLOOR LINEN
Window Furnishings	Refer to Separate Window Furnishings Spreadsheet - <i>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.</i>

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Internal Finishes

Other Items

LIGHTING & ELECTRICAL REQUIREMENTS -

External & Internal Downlights -

Alpha 10 White LED Downlight 10W in White with Warm White Globes EFOF031815

Façade External Wall Lights -

Provide 3No. Portsea 1 Lights Exterior Wall Bracket in Black with Glass Diffuser SKU 239370 with GE 7W Heritage LED GLS ES Globe in Warm White

Location - Left & Right Side of Sales Office / Garage Door & Right Side of Study @ 1950mm From House FFL

External Laundry Wall Light -

Provide 1no. Sentinel Light Up/Down Wall Bracket in White with Warm White Globes SKU 239452 - Location - External Laundry Wall

Ensuite 2 Wall Light -

Provide 1No. MFL By Masson Cuba LED 10W Black Wall Light in Warm White SKU 309046

Location - REFER TO ENSUITE 2 ELEV. D DRAWINGS FOR DIMENSIONS

Kitchen Surface Mounted Lights -

Provide 2No. Sets of 2No. MFL By Masson Mila Round GU10 Surface Mounted White Downlights with Warm White Globes SKU 177702

Location - REFER TO KITCHEN ELEV. B-B DRAWINGS FOR DIMENSIONS

Ensuite Wall Lights -

Provide 2No. MFL By Masson Cuba LED 10W Black Wall Light in Warm White SKU 309046

Location - REFER TO ENSUITE ELEV. B & ELEV. D DRAWINGS FOR DIMENSIONS

Bed 1 Wall Lights -

Provide 2No. MFL By Masson Cuba LED 10W White Wall Light in Warm White SKU 309045

Location - REFER TO BED 1 ELEV. D DRAWINGS FOR DIMENSIONS

Alfresco Fans -

Provide 2No. Aria 122cm Fan Only in White SKU 212991

Location - REFER TO ELECTRICAL DRAWINGS FOR LOCATION

ELECTRICAL NOTE -

Provide Iconic Range 'Anthracite' Switch Plates to PowerPoints in Rumpus Elev. D Wall & Bed 3 Elev. B Wall.

[AMENDED ON 22.05.23 BY MB][AMENDED ON 09.06.23 BY MB][AMENDED ON 26.07.23 BY MB][AMENDED ON 13.03.24 BY MB]

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Kitchen Wall Tiles Option 1	NO KITCHEN SPLASHBACK - PLASTER REVEAL - WITH 750mm HIGH WINDOW UPGRADE
Kitchen Wall Tiles Option 2	NO BUTLERS SPLASHBACK - PLASTER REVEAL - WITH 750mm HIGH WINDOW UPGRADE
Bathroom Wall Tiles Option 1	TILE - ROCKSALT GEY MATT 1215855 297X597mm RECT GL-PORC LAY - HORIZONTAL STACKED GROUT - #273 MAGELLAN GREY LOCATION - ELEV. B SHOWER WALL @ 2250mm HIGH, ELEV. C WALL (INCLUDING ALL WALLS OF NICHE) @ 2250mm HIGH (MIRROR TO EXTEND TO WALL), BATH WALL ELEV. D & ELEV. A (STANDARD HEIGHTS) - REFER TO DRAWINGS NOTE - PROVIDE 2080mm LONG VANITY MIRROR - REFER TO DRAWINGS [AMENDED ON 13.11.23 BY MB][AMENDED ON 21.03.24 BY MB]
Ensuite Wall Tiles Option 1	TILE - ROCKSALT GEY MATT 1215855 297X597mm RECT GL-PORC LAY - HORIZONTAL STACKED GROUT - #273 MAGELLAN GREY LOCATION - ELEV. A, ELEV. B, ELEV. C & ELEV. D - TILES TO CIELING TILE TRIM - BRUSHED ALUMINIUM L SHAPE TRIM ANGL3-BF [AMENDED ON 22.05.23 BY MB][AMENDED ON 04.09.23 BY MB][AMENDED ON 21.03.24 BY MB]
Laundry Wall Tiles Option 1	Upgrade - 68x280mm - Edge White Wave Matt - STOWA001 - upgrade - Herringbone - GROUT - #241 MISTY GREY LOCATION - ELEV. A & CONTIUNE BEHIND MW - NO RETURNS TILE TRIM - WHITE ALUMINIUM L SHAPE TRIM ANGL3-W [AMENDED ON 14.02.23 BY MB]
Floor Tiles Option 1	TILE - ROCKSALT GEY MATT 1215847 597X597mm RECT GL-PORC LAY GROUT - #273 MAGELLAN GREY LOCATION - ENSUITE 2, LAUNDRY, BATHROOM, WC & ENSUITE INLCUDING WC 2 [AMENDED ON 21.03.24 BY MB]
Niche Trim	Standard - Brushed Aluminium L shape trim – ANGL3-BF - LOCATION - 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.

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Tiles

Balcony Floor Tiles	TILE - ROCKSALT GEY MATT 1215855 297X597mm RECT GL-PORC LAY - HORIZONTAL STACKED GROUT - #273 MAGELLAN GREY LOCATION - BALCONY [AMENDED ON 14.02.23 BY MB][AMENDED ON 31.08.23 BY MB][AMENDED ON 13.11.23 BY MB][AMENDED ON 21.03.24 BY MB]
Other Items	ENSUITE 2 - TILE - ROCKSALT GEY MATT 1215855 297X597mm RECT GL-PORC LAY - HORIZONTAL STACKED LOCATION - ELEV. A, ELEV. B & ELEV. C TO END OF VANITY WALL ONLY - TILES TO CEILING GROUT - #273 MAGELLAN GREY TILE TRIM - BRUSHED ALUMINIUM L SHAPE TRIM ANGL3-BF [AMENDED ON 22.05.23 BY MB][AMENDED ON 21.03.24 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.

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Bathroom

Benchtop	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB]
Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Vanity Units	982mm - V9 - single vanity with 2No. doors - NOTE - MOVE VANITY OVER 50mm TO RIGHT SIDE TO ALLOW FOR 2080mm LONG MIRROR *FLOATING VANITY UNIT [AMENDED ON 13.11.23 BY MB]
Cabinetry Handles	Hafele - black range - 106.70.381 - handle black matt - Vertical to all doors and horizontal to all drawers - [AMENDED ON 13.11.23 BY MB]
Basin	Upgrade - Vari 515 ceramic above counter basin - White
Basin Pop Up Waste	Black 800-8900-10 - 2NO. TOTAL (INCLUDING POP-UP WASTE FOR BATH)
Basin Tapware	Upgrade - Phoenix - black - Vivid Slimline vessel mixer VS790 MB
Bath Taps & Mixers	Upgrade - Phoenix - matt black - Vivid Slimline wall taps black - VS060 MB
Bath/Spa	Upgrade - Seima - Arko 125 - Freestanding Bath White - With Integrated Overflow - 191541 - [AMENDED ON 15.03.24 BY MB]
Bath Outlet	PHOENIX - MATT BLACK - DESIGNER SWIVEL BATH OUTLET MB 121 0880 10 [AMENDED ON 29.06.23 BY MB]
Showerhead	Phoenix - Matte Black - Vivid Shower Rose 230mm Round V527 MB & Vivid Slimline High Rise Shower Arm Round Plate VS6000 00 MB [AMENDED ON 22.05.23 BY MB]
Shower Taps and Mixers	Upgrade - black - Vivid Slimline wall taps black - VS060 MB
Shower Base	TILED 900x900mm SHOWER BASE WITH FORME SHOWER WASTE MESH Black Satin FD11XS90 MBS 110X110mm - RECESSED IN-SITU SHOWER BASE [AMENDED ON 15.02.23 BY MB][AMENDED ON 11.09.23 BY MB]
Showerscreen Frame	Cat 3 - Premium Frameless - Feature Black fittings
Toilet	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Black Matte Flush Buttons (191201) and Black Matte Seat Hinges (191234) - LOCATION - WC [AMENDED ON 15.02.23 BY MB]

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Bathroom

Toilet Roll Holder	Upgrade - Phoenix - Ralii Toilet Roll Holder Round Plate Matt Black - RA892MB - LOCATION - WC
Tiled Wall Niche	Shower - 588w x 288h mm - refer to wall tile section - LOCATION - ELEV. C <i>Niche sizes noted above are referencing internal dimenisons. Finished niche size will vary dependant on tile selection.</i>
Window Glazing	A&L - Clear Glazing - INCUDING WC
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS NOTE - PROVIDE 2080mm LONG VANITY MIRROR - REFER TO DRAWINGS
Towel Rails & Ladders	Upgrade - Phoenix - Ralii Robe Hook Round Plate Matte Black - RA897 MB - LOCATION - ELEV. A - TOTAL 2NO. - @ 1800mm HIGH

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Ensuite

Benchtop	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB]
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Drawer Unit	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - TEXTURE FINISH - DRAWER SET [AMENDED ON 14.03.24 BY MB]
Vanity Units	1782mm - V17CD1B2 - double vanity with 4No. doors and 1No. 3 bank drawer unit - [AMENDED ON 13.11.23 BY MB][AMENDED ON 15.03.24 BY MB]
Cabinetry Handles	Hafele - black range - 106.70.381 - handle black matt - Vertical to all doors and horizontal to all drawers - CENTERED HANDLE TO EACH DRAWER [AMENDED ON 13.11.23 BY MB]
Basin	Upgrade - Vari 515 ceramic above counter basin - White - TOTAL 2NO.
Basin Pop Up Waste	Black 800-8900-10 - TOTAL 2NO.
Basin Tapware	Upgrade - Phoenix - black - Vivid Slimline vessel mixer VS790 MB - TOTAL 2NO.
Shower Head on Arm/Rail	PHOENIX - MATTE BLACK - VIVID SLIMLINE TWIN SHOWER VS6500 10 [AMENDED ON 29.06.23 BY MB]
Shower Taps and Mixers	Upgrade - black - Vivid Slimline wall taps black - VS060 MB
Shower Base	TILED 2100x900mm SHOWER BASE WITH FORME SHOWER WASTE MESH Black Satin FD11XS90 MBS 110X110mm - RECESSED IN-SITU SHOWER BASE [AMENDED ON 15.02.23 BY MB][AMENDED ON 11.09.23 BY MB]
Showerscreen Frame	Cat 3 - Premium Frameless - Feature Black fittings
Toilet	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Black Matte Flush Buttons (191201) and Black Matte Seat Hinges (191234) - LOCATION - WC 2 [AMENDED ON 15.02.23 BY MB]
Toilet Roll Holder	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Matt Black - RA892MB - LOCATION - WC 2
Window Glazing	A&L - Clear Glazing

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.

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Ensuite

Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARDS DOORS & HAFELE ALTO TO DRAWERS
	NOTE - DELETE MIRROR
Towel Rails & Ladders	Upgrade - Phoenix - Ralii Robe Hook Round Plate Matte Black - RA897 MB - LOCATION - ELEV. C - TOTAL 2NO. - @ 1800mm HIGH

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Ensuite 2

Benchtop	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB]
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Vanity Units	982mm - V9 - single vanity with 2No. doors - *FLOATING VANITY UNIT [AMENDED ON 13.11.23 BY MB]
Cabinetry Handles	Hafele - black range - 106.70.381 - handle black matt - Vertical to all doors and horizontal to all drawers - [AMENDED ON 13.11.23 BY MB]
Basin	Upgrade - Vari 515 ceramic above counter basin - White
Basin Pop Up Waste	Black 800-8900-10
Basin Tapware	Upgrade - Phoenix - Vivid Slimline vessel mixer VS790 MB
Showerhead	Phoenix - Matte Black - Vivid Shower Rose 230mm Round V527 MB & Vivid Slimline High Rise Shower Arm Round Plate VS6000 00 MB [AMENDED ON 22.05.23 BY MB]
Shower Taps and Mixers	Upgrade - Vivid Slimline wall taps black - VS060 MB
Shower Base	TILED 1600x900mm SHOWER BASE WITH FORME SHOWER WASTE MESH Black Satin FD11XS90 MBS 110X110mm - RECESSED IN-SITU SHOWER BASE [AMENDED ON 15.02.23 BY MB]
Showerscreen Frame	Cat 3 - Premium Frameless - Feature Black fittings
Toilet	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Black Matte Flush Buttons (191201) and Black Matte Seat Hinges (191234) - [AMENDED ON 15.02.23 BY MB]
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 SALICE TO CUPBOARD DOORS NOTE - DELETE MIRROR

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Laundry

Laundry Benchtops	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB]
Laundry Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Overhead Cupboards	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE WITH OVERHEAD OPEN SHELF MODULE WITH BLACK HANGING RAIL - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) - NO BULKHEAD [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Cabinetry Handles	HAFELE - BLACK RANGE - 106.70.381 HANDLE BLACK MATT - VERTICAL TO ALL DOORS - TO BASE CABINETRY OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) [AMENDED ON 22.05.23 BY MB][AMENDED ON 13.11.23 BY MB]
Laundry Trough	Upgrade - Franke - Sirius Large Single Bowl Undermount Sink - SID110-50 White
Laundry Tapware	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733MB
Washing Machine Stops	Burbank range - 20mm washing machine stops
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS

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Kitchen

Benchtops	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Wrap Downs	Butt Joint (Dekton only) - 40mm Square Edge - TOTAL - 1NO. [AMENDED ON 14.03.24 BY MB]
Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Laminex Formwrap Drawer Style	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - TEXTURE FINISH - DRAWER SET (DESIGN TO EACH INDIVIDUAL DRAW) - ELEV. D - CUTLERY DRAWERS [AMENDED ON 14.03.24 BY MB]
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Overhead Cupboards	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE INCLUDING UNDERSIDE PANEL - WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Fridge End Panels	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Wine Rack	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture - LOCATION - ABOVE FRIDGE SPACE [AMENDED ON 22.05.23 BY MB]
Bar Back	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE - NOTE - 7NO. PANELS [AMENDED ON 14.03.24 BY MB]
Oven Tower	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 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.

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Kitchen

Cabinetry Handles	OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) TO OVERHEAD CABINETS - PUSH TO OPEN TO OVERHEAD CUPBOARDS ABOVE MW SPACE & ABOVE SLIDEOUT RANGEHOOD HAFELE - BLACK RANGE - 106.70.381 HANDLE BLACK MATT - VERTICAL TO ALL DOORS & HORIZONTAL TO DRAWERS & INTEGRATED DISHWASHER (CENTERED HANDLE TO EACH DRAWER) - TO BASE CABINERY [AMENDED ON 22.05.23 BY MB][AMENDED ON 29.06.23 BY MB][AMENDED ON 13.11.23 BY MB]
Underbench Oven	SMEG - 600mm CLASSIC MULTI-FUNCTION THERMOSEAL VAPOUR CLEAN SFA6301TX - LOCATION - OVEN TOWER [AMENDED ON 26.10.23 BY MB]
Cooktop	Upgrade Smeg - CIR597X5 - 900mm gas cooktop
Rangehood	Upgrade Smeg - STH900X1 - 900mm telescopic slideout rangehood - [AMENDED ON 09.06.23 BY MB]
Dishwasher	Upgrade - Smeg - DWAFI6214-2 - fully integrated - [AMENDED ON 22.05.23 BY MB]
Microwave	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S - LOCATION - OVEN TOWER
Sink	SEIMA - ARQSTONE OROS 900 FARMHOUSE SINK 1B - WHITE - 191044 - ABOVEMOUNT [AMENDED ON 15.03.24 BY MB]
Mixer Tap	Upgrade - Phoenix - brushed nickel - Vido sink mixer brushed nickel 113-7110-40
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS & ALTO TO DRAWERS

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Butlers Pantry

Benchtops	Dekton - 40mm Square Edge - Marina - [AMENDED ON 14.03.24 BY MB][AMENDED ON 21.03.24 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Kitchen Base Cabinets	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE - INCLUDING PANTRY DOORS [AMENDED ON 14.03.24 BY MB][AMENDED ON 18.03.24 BY MB]
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Terril - Fine Texture
Overhead Cupboards	LAMINEX FORMWRAP - SERIES 3 - SETTLER 20 - TERRIL - FINE TEXTURE - INCLUDING UNDERSIDE PANEL - WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) [AMENDED ON 14.03.24 BY MB]
Cabinetry Handles	OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) TO OVERHEAD CABINETS HAFELE - BLACK RANGE - 106.70.381 HANDLE BLACK MATT - VERTICAL TO ALL DOORS INCLUDING PANTRY DOORS - TO BASE CABINERY [AMENDED ON 22.05.23 BY MB][AMENDED ON 13.11.23 BY MB]
Sink	Upgrade - Franke - Sirius large single bowl undermount sink - White - SID110-50 - [AMENDED O 22.05.23 BY MB]
Mixer Tap	Upgrade - Phoenix - black - Vivid Slimline sink mixer 220mm gooseneck VS733MB
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD 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.

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