



THIS DISPLAY IS **FOR SALE**

6% GUARANTEED
LEASEBACK!*

HOME DESIGN

Cartwright 250
Pasadena facade

ADDRESS

Lot 131
197 Honour Avenue
Clyde North, Berwick Waters

DESIGN FEATURES & OPTIONS

4 bedrooms
2 bathrooms
double garage with Workshop
open plan family & meals
alfresco

This Burbank display home includes the following luxurious upgrades:

- Evaporative cooling
- External GPO for sprinkler system
- Colorbond panel lift garage door
- Designer floor coverings
- Rear and side boundary fencing
- Luxury window coverings
- 3 coat paint system
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to kitchen
- 2740mm ceilings

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



🏠 4 🚗 2 🚗 2

HOME DESIGN

Cartwright 250

Pasadena facade

ADDRESS

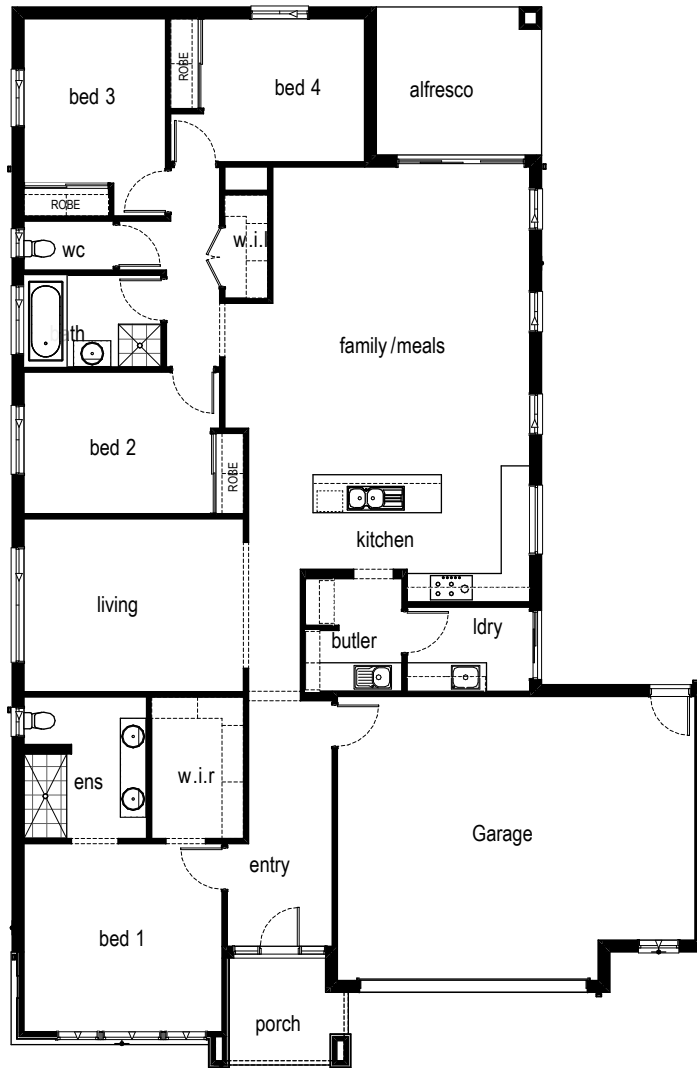
Lot 131

197 Honour Avenue

Clyde North, Berwick Waters

LAND SIZE

513m²



Residence.....	196.8sqm.....	21.2sq		
Alfresco	10.9sqm.....	1.2sq	Garage.....	47.9sqm..... 5.2sq
Porch	5.6sqm.....	0.6sq	Total	261.1sqm..... 28.1sq

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



External Finishes

Main Brick	Upgrade - Austral - Alloy - Industrial Range EXP - [AMENDED ON 03.02.23 BY MB] <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	Rolled - Natural - [AMENDED ON 16.08.23 BY MB] <i>Please Note: Flush mortar joints are not available with tumbled bricks. Mortar colours will vary depending on the type of cement, sand and pigments used. Burbank strongly recommends that light coloured bricks have off white mortar. [Refer to general disclaimer]</i>
Contrast Bricks	AUSTRAL - SAN SELMO SMOKED - OPAQUE SLATE - LOCATION - REFER TO DRAWINGS [AMENDED ON 03.02.23 BY MB] <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>
Contrast Brick Mortar Joints	RAKED - NATURAL [AMENDED ON 03.02.23 BY MB][AMENDED ON 07.08.23 BY MB][AMENDED ON 16.08.23 BY MB] <i>Please Note: Flush mortar joints are not available with tumbled bricks. Mortar colours will vary depending on the type of cement, sand and pigments used. Burbank strongly recommends that light coloured bricks have off white mortar. [Refer to general disclaimer]</i>
Colorbond Roof	Surfmist - INCLUDING METAL ROOF CAPPING
Rotary Roof Ventilator	BAL Rating - CB Surfmist
Colorbond Gutter	Surfmist
Colorbond Fascia	Surfmist
Colorbond Downpipes	Surfmist
Meter Box	Surfmist

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

VICTORIA



External Finishes

Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit (if applicable) - Beige
Wall Cladding 1	<p>James Hardie - Axon - Surfmist - INCLUDING FLASH AXON CLADDING TO COLORBOND ROOF</p> <p><i>Weathertex and Western Red Cedar cladding: Due to the nature of this product, a reasonable amount of fading over a short period of time will occur. Regular maintenance will be required at the customers expense. Maintenance of this type of cladding will not be the builders responsibility. Western red cedar cladding can only be used in BAL12.5 areas if installed greater than 400mm from ground floor level and/or greater than 400mm from flat roofs/balconies with less than 18 degree pitch. Western Red Cedar cladding does not comply in any other BAL rated areas. Weathertex cladding can be used in any application for BAL rated areas up to BAL19 .</i></p>
Single Glazed Aluminium Doors & Windows	A&L - Surfmist - ALL WINDOWS TO DWELLING TO BE AWNING - ALL SLIDING DOORS TO BE BOUTIQUE STYLE DOORS - RAISE ALL WINDOWS & DOORS TO 2400mm
LOSP Coverboard	PAINTED - SURFMIST
Garage Door	Sectional panel lift (Steelene) - Flatline Profile - Surfmist - TO BE INSTALLED AFTER HAND OVER
Garage Infills	Painted - Surfmist - [AMENDED ON 21.12.22 BY MB]
Rear Garage Access Door	<p>2340mm HIGH X 820mm WIDE - BLONDE OAK AWO21 - CLEAR GLAZED - PAINTED (EXTERNAL SIDE) - CB SURFMIST</p> <p><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></p>
Front Entry Door	<p>2340mm x 1200mm WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 21 - STAINED - JOHNSTONE'S PROFESSIONAL - DRIFTWOOD</p> <p>1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)</p> <p>2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish</p> <p>[AMENDED ON 14.02.23 BY MB][AMENDED ON 23.05.23 BY MB]</p> <p><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></p>
Front Entry Door Glazing	Clear Glazing

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

VICTORIA



External Finishes

Timber Entry Frame	Stained (external&internal sides) - American White Oak - Johnstone's Professional - Driftwood - NOTE - CORINTHIAN DOOR FRAME TO SUIT WIDE STYLE DOOR TYPE 1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY) 2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish [AMENDED ON 23.05.23 BY MB]
Window Infills	Brick - Refer to main brick
Flyscreens	Upgrade - Aluminium Mesh - Surfsmist
Aluminium Feature Doors	Burbank Range - A&L - Surfsmist - BOUTIQUE SLIDING DOOR TO ALFRESCO
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 143 (external and internal sides of door) - 143X600SSS with Roller Bolt 7580SC and Paradigm double cylinder deadbolt square plate 005/B2LSC5PK - DISPLAY DOOR CLOSER MECHANISM - Lockwood 3024 Series LH & RH Openings with Adjustable Speed Settings - Silver 3024SILDIP
Internal Garage Door Furniture	LOCKWOOD 63MM ROUND ROSE PASSAGE SET ELEMENT Satin Chrome Vel1/L3nlsc WITH LOCKWOOD PARADIGM ROUND DOUBLE CYLINDER DEAD BOLT Satin Chrome 005/B1lsc5pk
Rear Garage Door Furniture	LOCKWOOD 63MM ROUND ROSE PASSAGE SET ELEMENT Satin Chrome Vel1/L3nlsc WITH LOCKWOOD PARADIGM ROUND DOUBLE CYLINDER DEAD BOLT Satin Chrome 005/B1lsc5pk
Portico Lining	PAINTED - C/B SURFMIST
Eaves/Verandah Lining Colour	PAINTED - C/B SURFMIST
Alfresco Lining	PAINTED - WINTER ICE NH77
Alfresco Infills	Brick - Refer to main brick
Alfresco Beam	surfsmist
Driveway Finishes	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)

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

VICTORIA



External Finishes

Other Items

JH 9mm ALUMINIUM HORIZONTAL "H" FLASHING - SURFMIST

BRICK FLASHING - SURFMIST

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

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

VICTORIA



Internal Finishes

Carpet	Burbank 5 - Shipwreck (winslow range) - LOCATION - BED 1, WIR, BED 2, BED 3, BED 4 & ROBES
Carpet Underlay	CAT 3 - Blue - LOCATION - TO ALL CARPETED AREAS
Wardrobe, Pantry and Linen Shelving	WIL & ROBES - WHITE MELAMINE BUTLERS SHELVING - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT WIR - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT @ 2000mm HIGH
Wardrobes Units	WIR ELEV. D - FIT-OUT 4 - 600mm OPEN SHELF UNIT WITH SINGLE HANGING & DOUBLE HANGING & SHOE SHELF WITH 600mm DRAW UNIT WITH FINGER PULLS (NO HANDLES)
Sliding Wardrobe Doors	Upgrade (size to suit ceiling height) - Frameless Mirror - LOCATION - BED 2, BED 3 & BED 4
Wardrobe track & frame	Premium - Matt Silver
Internal Doors	Upgrade 2340mm - DECO1S - Gloss Enamel - TO ALL DOORS THROUGHTOUT INCLUDING INTERNAL GARAGE ACCESS DOOR & WIL PAINTED - TAUBMANS MOVIE STAR T15 84.1 - INCLUDING INTERNAL GARAGE ACCESS DOOR DOORSTOPS - LOCKWOOD ARCH A3000SS DOORSTOP WALL 75mm [AMENDED ON 23.05.23 BY MB][AMENDED ON 17.11.23 BY MB]
Hinge and Strike Plates	POLISHED CHROME
Skirtings	Upgrade 92x18mm - Double Pencil Round - Gloss Enamel - PAINTED - TAUBMANS MOVIE STAR T15 84.1
Architraves	Upgrade 67x18mm - Double Pencil Round - Gloss Enamel - PAINTED - TAUBMANS MOVIE STAR T15 84.1
Wall Paint	CAT 1 - Taubmans 3 coat Endure - PAINTED - TAUBMANS MOVIE STAR T15 84.1
Internal Side of Front Door	REFER TO EXTERNALS FINISHES SECTION
Ceiling Paint	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS WINTER ICE NH77
Cornices	Upgrade - Gyprock - Square Set

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

VICTORIA



Internal Finishes

Feature Walls

PAINTED FEATURE WALLS -

BED 3 ELEV. A WALL - PAINTED - TAUBMANS THUNDERCLOUD T15 25.4

BED 4 ELEV. D WALL - PAINTED - TAUBMANS OBSERVATION T15 29.3

WALLPAPER FEATURE WALLS -

BED 1 ELEV. B WALL -

NAME: JOHARA BY CASAMANCE

COLOUR: 7439 01 66

CODE: 139878

SUPPLIER: ZEPEL

BED 2 ELEV. C WALL -

COLLECTION: ALLIAGES BY CASAMANCE

PRODCUT: PLATINUM

COLOUR: 7507 24 48

CODE: 50582-106

SUPPLIER: ZEPEL

[AMENDED ON 05.06.23 BY MB][AMENDED ON 09.08.23 BY MB][AMENDED ON 19.12.23 BY MB][AMENDED ON 02.02.24 BY MB]

Internal Wall Panelling

LOCATION - LIVNG ELEV. A WALL - LUSTRE LINING BOARDS 133 X 12 TAS OAK - CODE PSN26T VERTICAL - STAINED JOHNSTONE'S PROFESSIONL - DRIFTWOOD

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

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

[AMENDED ON 23.05.23 BY MB][AMENDED ON 05.06.23 BY MB]

Internal door handles

Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Satin Chrome - VEL1/L3NLSC

Privacy Locks

Upgrade - Lockwood Velocity 63mm Privacy Set - Element - Round Plate Satin Chrome - VEL2/L3SC - LOCATION - WC

Internal Door Dummy Handles

Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Satin Chrome - VEL3/L3SC - LOCATION - WIL

[AMENDED ON 23.05.23 BY MB]

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

VICTORIA



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.

Other Items

LIGHTING & ELECTRICAL REQUIREMENTS -

External & Internal (Excluding WC) Downlights -

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

Façade External Wall Lights -

Provide 4No. LED Lux Miles Up/Down Wall Bracket in White SKU 239292

Location - Elev. A Porch Piers, Left Side of Bed 1 & Right Side of Garage Window @ 1900mm FFL

External Laundry Wall Light -

Provide 1No. Sentinel 2 Light Up/Down Wall Bracket in Stainless Steel with Warm White Globes SKU 230316

Ensuite Wall Lights -

Provide 1No. MFL By Masson Cuba LED 10W White Wall Light in Warm White SKU 309045

Location - REFER TO ENSUITE ELEV. D FOR DIMENSIONS

Kitchen Pendant Lights -

Provide 1No. LEDlux Contempo LED 1200mm Up/Down Pendant in White with Warm White Globes SKU 020727

Location - REFER TO KITCHEN ELEV. A FOR DIMENSIONS

Living Pendants -

Provide 2No. Domo 1 Light Large Pendants in White with Warm White Globes SKU 010125

Location - REFER TO LIVING ELEV. C FOR DIMENSIONS

WC Surface Mounted Downlight -

Provide 1No. MFL By Masson Mila Round GU10 Surface Mounted White Downlight with Warm White Globes SKU 177702

Location - Centered to WC

[AMENDED ON 14.02.23 BY MB][AMENDED ON 27.02.23 BY MB][AMENDED ON 13.04.23 BY MB][AMENDED ON 25.05.23 BY MB][AMENDED ON 31.05.23 BY MB]
[AMENDED ON 08.06.23 BY MB][AMENDED ON 09.08.23 BY MB]

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

VICTORIA



Tiles

Kitchen Wall Tiles Option 1	NO TILES - REFER TO KITCHEN STONE BENCHTOP SECTION FOR SPLASHBACK KITCHEN ELEV. D WINDOW TO HAVE PLASTER REVEAL (NO SPLASHBACK)
Kitchen Wall Tiles Option 2	NO TILES - REFER TO BUTLERS STONE BENCHTOP SECTION FOR SPLASHBACK
Bathroom Wall Tiles Option 1	Upgrade - Mosaic Sheet - SBH Streamline Mosaic White Matt 280x295mm - VOLWM0104 - horizontal lay - points left/right - GROUT #241 MISTY GREY LOCATION - ELEV. C WALL @ 1200mm TO CEILING - FULL HEIGHT TILING
Bathroom Wall Tiles Option 2	Upgrade - 600x300mm porcelain - Terrazzo Multi Grey Matt - GUOFK0801 - Horizontal Stack - GROUT - #211 SLATE GREY LOCATION - ELEV. A, ELEV. B, ELEV. C (1200mm HIGH ONLY) & ELEV. D WALLS - FULL HEIGHT TILING TILE TRIM - BRUSHED ALUMINIUM L SHAPE ANGL3-BF
Ensuite Wall Tiles Option 1	Upgrade - Mosaic Sheet - SBH Streamline Mosaic White Matt 280x295mm - VOLWM0104 - horizontal lay - points left/right - GROUT #241 MISTY GREY LOCATION - ELEV. B SHOWER WALL - FULL HEIGHT TILING
Ensuite Wall Tiles Option 2	Upgrade - 600x300mm porcelain - Terrazzo Multi Grey Matt - GUOFK0801 - Horizontal Stack - GROUT - #211 SLATE GREY LOCATION - ELEV. A, ELEV. B EXCLUDING SHOWER WALL, ELEV. C & ELEV. D WALLS TILE TRIM - BRUSHED ALUMINIUM L SHAPE ANGL3-BF
Laundry Wall Tiles Option 1	NO TILES - REFER TO KITCHEN STONE BENCHTOP SECTION FOR SPLASHBACK
Floor Tiles Option 1	Upgrade - 600x600mm porcelain - Terrazzo Multi Grey Matt - GUOFP0801 - GROUT - #211 SLATE GREY LOCATION - ENTRY, LIVING, BUTLERS, LAUNDRY, KITCHEN, MEALS, FAMILY, REAR PASSAGE, WIL, BATHROOM, WC & ENSUITE

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

VICTORIA



Bathroom

Benchtop	Silestone - 20mm Square Edge - Sunlit Days Cincel Grey (suede finish)
Base Cabinets	Laminex Impressions - Chalk Finish - Natural Walnut - RUN GRAIN HORIZONTAL - BOOK MATCH GRAIN
Shadow Line	Laminex Impressions - Chalk Finish - Natural Walnut
Drawer Unit	LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT - RUN GRAIN HORIZONTAL - BOOK MATCH GRAIN
Vanity Units	782mm - V7DR1 - single vanity with 1No. 2 bank drawer unit - *FLOATING WALL MOUNTED UNIT
Cabinetry Handles	Hafele - Laminated finger pull (base cabinets only)
Basin	Upgrade - KYRA ceramic above counter basin white SBC-029
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - TOTAL 2NO. (BASIN & BATH)
Basin Tapware	Upgrade - Phoenix - brushed nickel - Vivid Slimline Vessel mixer VS790 BN
Bath Taps & Mixers	Upgrade - Phoenix - brushed nickel - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Bath/Spa	Upgrade - Seima Fotia 130 Freestanding back-to-wall bath White 1700 - BATH000001
Bath Outlet	Upgrade - Phoenix - brushed nickel - Vivid bath spout brushed nickel - V776 BN
Shower Head On Arm/Rail	PHOENIX - BRUSHED NICKEL - VIVID SLIMLINE SHOWER ON RAIL BN VS685 40 [AMENDED ON 29.06.23 BY MB]
Shower Taps and Mixers	Upgrade - brushed nickel - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Shower Base	SHOWER GRATE - FORME SHOWER WASTE MESH 800mm - STAINLESS STEEL - TO SUIT 900x900mm SHOWER - IN-SITU RECESSED SHOWER BASE
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Matt Silver trim
Toilet	Upgrade - Seima - Modia - Wall Faced With Classic Seat (STO-305-01) - 191756 - with Brushed Nickel Flush Buttons (191212) and Brushed Nickel Seat Hinges (191236) - LOCATION - WC [AMENDED ON 14.02.23 BY MB][AMENDED ON 20.06.23 BY MB][AMENDED ON 21.06.23 BY MB]
Toilet Roll Holder	Upgrade - Phoenix - Radii Toilet Roll Holder Round PLate Brushed Nickel - RA892BN - LOCATION - WC
Window Glazing	A&L - Clear Glazing - LOCATION - BATHROOM & WC
Other Items	SOFT CLOSERS - HAFELE ALTO TO DRAWERS *DELETE MIRROR
Towel Rails & Ladders	Upgrade - Phoenix - Radii Robe Hook Round Plate Brushed Nickel - RA897 BN - LOCATION - 2NO. TOTAL TO ELEV. A @ 1800mm HIGH

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

VICTORIA



Ensuite

Benchtop	Silestone - 20mm Square Edge - Sunlit Days Cincel Grey (suede finish)
Shadow Line	Laminex Impressions - Chalk Finish - Natural Walnut
Base Cabinets	Laminex Impressions - Chalk Finish - Natural Walnut - RUN GRAIN HORIZONTAL - BOOK MATCH GRAIN
Drawer Unit	LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT - RUN GRAIN HORIZONTAL - BOOK MATCH GRAIN
Vanity Units	2082mm - V20DR3B2 - double vanity with 3No. 2 bank drawer units - *FLOATING WALL MOUNTED UNIT
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only)
Basin	Upgrade - Plati ceramic above counter basin - White - SBC-030 - TOTAL 2NO.
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - TOTAL 2NO.
Basin Tapware	Upgrade - Phoenix - brushed nickel - Vivid Slimline Vessel mixer VS790 BN - TOTAL 2NO.
Shower Head on Arm/Rail	PHOENIX - BRUSHED NICKEL - VIVID SLIMLINE SHOWER ON RAIL BN VS685 40 [AMENDED ON 29.06.23 BY MB]
Shower Head ceiling mounted	Upgrade - Vivid shower rose 230mm and Vivid round ceiling dropper 450mm brushed nickel - V527 BN / V545 BN
Shower Taps and Mixers	Upgrade - brushed nickel - Vivid Slimline bath/shower wall mixer with diverter brushed nickel - VS791 BN
Shower Base	SHOWER GRATE - FORME SHOWER WASTE MESH 1500mm - STAINLESS STEEL - TO SUIT 1800x900mm SHOWER - IN-SITU RECESSED SHOWER BASE
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Matt Silver trim
Toilet	Upgrade - Siema - Modia FM concealed cistern STO-307-10 - 500 SERIES FLUSH BUTTON BRUSHED NICKEL 192063 - SEAT COLOUR HINGES - BRUSHED NICKEL 191236 [AMENDED ON 14.02.23 BY MB][AMENDED ON 20.06.23 BY MB][AMENDED ON 21.06.23 BY MB]
Toilet Roll Holder	Upgrade - Phoenix - Radii Toilet Roll Holder Round PLate Brushed Nickel - RA892BN
Window Glazing	A&L - Clear Glazing
Other Items	SOFT CLOSERS - HAFELE ALTO TO DRAWERS *DELETE MIRROR
Towel Rails & Ladders	PHOENIX RADII TOWEL LADDER - BRUSHED NICKEL - RND B/PLATE RA870 BN - LOCATION - ELEV. A - LOWEST RAIL START @ 900mm HIGH

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

VICTORIA



Laundry

Laundry Benchtops	Silestone - 20mm Square Edge - SPLASHBACK - SILESTONE - 20mm SQUARE EDGE - SUNLIT DAYS CINCEL GREY - SUEDE FINISH - NO RETURNS
Laundry Base Cabinets	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Overhead Cupboards	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin - INCLUDING UNDERSIDE PANEL - NO HANDLES - NO BULKHEAD
Cabinetry Handles	LAMINATED FINGER PULLS - TO BASE CABINETS - OVERHANG FINGER PULLS TO OVERHEAD CABINETS - NO HANDLES
Laundry Trough	Upgrade - Franke - Planar/Plaza large single bowl undermount sink PZX210-54 R12
Laundry Tapware	PHOENIX - BRUSHED NICKEL - VIVID SLIMLINE VESSEL MIXER VS790 BN
Washing Machine Stops	Burbank range - 20mm washing machine stops
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.

VICTORIA



Kitchen

Benchtops	Silestone - 20mm Square Edge - Sunlit Days Cincel Grey (suede finish) - NOTE - EXTEND ISLAND BENCH TO 1000mm [AMENDED ON 25.01.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Wrap Downs	Mitred - 20mm Square Edge - TOTAL 3NO. WITH 1000mm WATERFALL DROP FRONT TO ISLAND BAR BACK INCLUDING RETURN [AMENDED ON 25.01.23 BY MB]
Base Cabinets	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Overhead Cupboards	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin - INCLUDING UNDERSIDE PANEL
Bar Back	Laminex Impressions - Chalk Finish - Natural Walnut - RUN GRAIN HORIZONTAL - BOOK MATCH GRAIN - 2 PANELS
Kitchen Stone Splashback	SPLASHBACK ELEV. C - SILESTONE - 20mm SQUARE EDGE - SUNLIT DAYS CINCEL GREY - SUEDE FINISH - NO RETURNS [AMENDED ON 18.04.23 BY MB]
Cabinetry Handles	LAMINATED FINGER PULLS - TO BASE CABINETS - OVERHANG FINGER PULLS TO OVERHEAD CABINETS - NO HANDLES
Underbench Oven	Upgrade - Smeg - SFRA9300TVX - 900mm Commercial Oven
Cooktop	Upgrade Smeg - SAI3963B - 900mm induction cooktop
Rangehood	Upgrade Smeg - STH900X1 - 900mm telescopic slideout rangehood - [AMENDED ON 31.05.21 BY MB]
Dishwasher	Upgrade - Smeg - DWA6214S2 - stainless steel freestanding
Microwave	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S
Sink	Upgrade - Franke - Mythos single bowl undermount sink - MYX110-70
Mixer Tap	Upgrade - Phoenix - brushed nickel - Prize sink mixer brushed nickel 10273100BN
Other Items	SOFT CLOSERS - HAFELE SALICE TO DOORS HAFELE ALTO TO DRAWERS

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

VICTORIA



Butlers Pantry

Benchtops	Silestone - 20mm Square Edge - Sunlit Days Cincel Grey (suede finish) <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Kitchen Base Cabinets	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Kickboard	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
Open Shelves	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin - LOCATION - ABOVE FRIDGE SPACE
Kitchen Stone Splashback	SPLASHBACK ELEV. C - SILESTONE - 20mm SQUARE EDGE - SUNLIT DAYS CINCEL GREY - SUEDE FINISH - NO RETURNS - HEIGHT IN-LINE WITH SHELVING [AMENDED ON 18.04.23 BY MB]
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only)
Sink	Upgrade - Franke - Planar/Plaza large single bowl undermount sink PZX210-54 R12 - [AMENDED ON 18.04.23 BY MB]
Mixer Tap	PHOENIX - BRUSHED NICKEL - VIVID SLIMLINE VESSEL MIXER VS790 BN
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS *CAPPED COLD WATER POINT TO FRIDGE SPACE [AMENDED ON 18.04.23 BY MB]

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

VICTORIA