



THIS DISPLAY IS FOR SALE

**6% GUARANTEED LEASEBACK!**\*

#### HOME DESIGN

Elmwood 250  
Malibu facade

#### ADDRESS

Lot 252  
32 Blomeley Drive  
Lucas, Lucas Estate

#### DESIGN FEATURES & OPTIONS

4 bedrooms  
2 bathrooms  
double garage  
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

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Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603



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**HOME DESIGN**

Elmwood 250

Malibu facade

**ADDRESS**

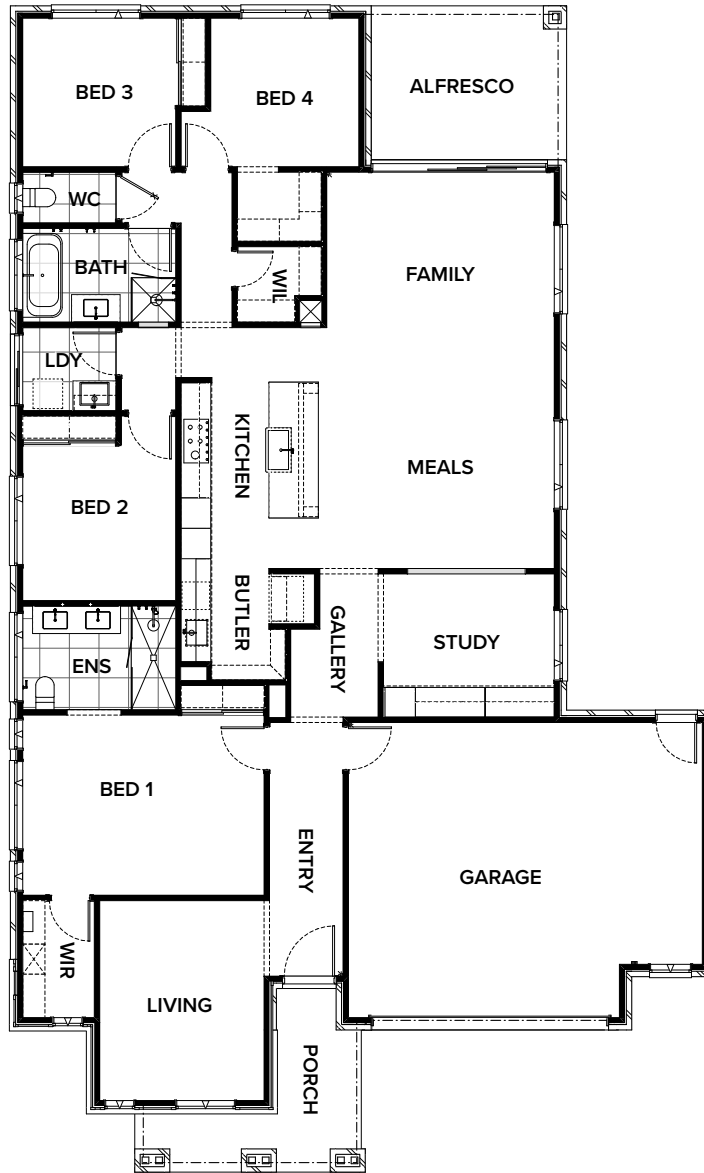
Lot 252

32 Blomeley Drive

Lucas, Lucas Estate

**LAND SIZE**

512m<sup>2</sup>



Residence.....	199.1sqm.....	21.4sq		
Alfresco .....	12.4sqm.....	1.3sq	Garage.....	45.5sqm..... 4.9sq
Porch .....	9.5sqm.....	1.0sq	<b>Total .....</b>	<b>266.5sqm.....28.7sq</b>

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T 13 2872 | E enquiries@burbank.com.au | W burbank.com.au

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\*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.



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## External Finishes

<b>Main Brick</b>	Upgrade - Austral - Praline - Indulgence Range GP (requires neutralization) - [AMENDED ON 14.04.23 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>
<b>Main Brick Mortar Joints</b>	Rolled - Natural - [AMENDED ON 18.08.23 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>
<b>Colorbond Roof</b>	Southerly
<b>Rotary Roof Ventilator</b>	Non-BAL Rating - CB Southerly
<b>Colorbond Gutter</b>	Southerly
<b>Colorbond Fascia</b>	Surfmist - INCLUDING TO DRY VERGE BARGE CAPPING
<b>Colorbond Downpipes</b>	Southerly
<b>Meter Box</b>	PAINTED - TAUBMANS SNOW OLIVE T15 84.4
<b>Evaporative Cooling Unit Colour</b>	Bonaire Summer Breeze Contoured Unit (if applicable) - Beige
<b>Wall Cladding 1</b>	James Hardie - Linea Weatherboard - Snow Olive T15 84.4 <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>
<b>Posts</b>	Painted - Surfmist - INCLUDING LOSEP TRIMS TO TOP OF BRICK PIER
<b>Single Glazed Aluminium Doors &amp; Windows</b>	A&L - Surfmist - RAISE ALL WINDOWS TO 2400mm - ALL WINDOWS TO DWELLING TO BE AWNING & ALL STACKER/SLIDING DOORS TO BOUTIQUE STYLE  [AMENDED ON 17.02.23 BY MB]

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

### VICTORIA



## External Finishes

<b>Garage Door</b>	Sectional panel lift (Steelline) - Ranch Profile - Surfmist - *INSTALL AFTER HAND OVER
<b>Garage Infills</b>	Brick - Refer to main brick
<b>Rear Garage Access Door</b>	2340mm HIGH X 820mm WIDE - BLONDE OAK AWO21 - CLEAR GLAZED - PAINTED GLOSS ENAMEL [EXTERNAL SIDE ONLY] - CB SURFMIST <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>
<b>Front Entry Door</b>	2340mm x 1020mm x WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 21 - STAINED - JOHNSTONE'S PROFESSIONAL - DRIFTWOOD  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT)  2nd COAT - Johnstone's INT/EXT Clear Matt Finish  3rd COAT - Johnstone's INT/EXT Clear Matt Finish  [AMENDED ON 02.06.23 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>
<b>Front Entry Door Glazing</b>	Clear Glazing
<b>Timber Entry Frame</b>	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)  2nd COAT - Johnstone's INT/EXT Clear Matt Finish  3rd COAT - Johnstone's INT/EXT Clear Matt Finish
<b>Window Infills</b>	Brick - Refer to main brick
<b>Aluminium Feature Doors</b>	A&L BOUTIQUE STACKER DOOR TO FAMILY/ALFESCO - SURFMIST
<b>External Entrance Door Furniture</b>	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 142 (external and internal sides of door) - 142X600SSS with Roller Bolt 7580SC and Paradigm double cylinder deadbolt round plate 005/B1LSC5PK - DOOR CLOSER MECHANISM - Lockwood 3024 Series LH & RH Openings with Adjustable Speed Settings - Silver 3024SILD

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

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## External Finishes

<b>Internal Garage Door Furniture</b>	LOCKWOOD 63MM ROUND ROSE PASSAGE SET GLIDE Satin Chrome Vel1/L4nlsc  WITH LOCKWOOD PARADIGM ROUND DOUBLE CYLINDER DEAD BOLT Satin Chrome 005/B1lsc5pk
<b>Rear Garage Door Furniture</b>	LOCKWOOD 63MM ROUND ROSE PASSAGE SET GLIDE Satin Chrome Vel1/L4nlsc  WITH LOCKWOOD PARADIGM ROUND DOUBLE CYLINDER DEAD BOLT Satin Chrome 005/B1lsc5pk
<b>Portico Lining</b>	PAINTED - TAUBMANS WINTER ICE NH77
<b>Eaves/Verandah Lining Colour</b>	EAVES TO ENTIRE DWELLING (EXCLUDING SIDE OF GARAGE) - PAINTED - TAUBMANS WINTER ICE NH77
<b>Alfresco Lining</b>	CEILING LINING BOARDS - 70 x 12mm PINE LINING V-JOINT - PAINTED - TAUBMANS SNOW OLIVE T15 84.4 - RUN VERTICAL TO DOOR (UP/DOWN)  [AMENDED ON 06.12.23 BY MB]
<b>Alfresco Infills</b>	Brick - Refer to main brick
<b>Alfresco Beam</b>	surfmist
<b>Driveway Finishes</b>	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)
<b>Rainwater Tank</b>	Colorbond Surfmist
<b>Other Items</b>	WINDOW ARCHITRAVES - PAINTED - SURFMIST  FLASHING - SURFMIST  NOTE FOR PAINTER - PORCH & ALFRESCO DECKING TO BE STAINED INTERGRAIN ULTADECK TIMBER STAIN - CHARCOAL - 3X COATS  [AMENDED ON 05.04.23 BY MB]

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## Internal Finishes

<b>Carpet</b>	Burbank 6 - Avalanche (carramar range) - LOCATION - BED 1, WIR 1B, BED 2, BED 3, BED 4, WIR 4 & ROBES
<b>Carpet Underlay</b>	CAT 3 - Blue - LOCATION - ALL CARPETED AREAS
<b>Timber Floor</b>	Upgrade - Unique Timber Flooring - 1 Strip Timber - Springwater Oak (Architectural Series) - LOCATION - ENTRY, LIVING, GALLERY, STUDY, BUTLERS, KITCHEN, BUTLERS, FAMILY, MEALS, WIL & REAR PASSAGE
<b>Wardrobe, Pantry and Linen Shelving</b>	<p>BUTLERS &amp; WIL SHELVING - LAMINEX - WHITES &amp; NEUTRALS - NATURAL FINISH - SEED</p> <p>WIR 1 B &amp; WIR 4 - LAMINEX - WOODGRAINS RANGE - NATURAL FINISH - BLEACHED ELM - SHELF/RAIL @ 2000mm HIGH</p> <p>BED 2 &amp; BED 3 ROBES - WHITE MELAMINE</p> <p>OTHER CABINETRY - STUDY:</p> <p>32mm BENCHTOP &amp; CENTRE PANEL - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - BLEACHED ELM</p> <p>CUPBOARD DOORS (INCLUDING OVERHEADS) - LAMINEX FORWRAP - SERIES 2 - COUNTRY V - SARSEN GREY - SATIN</p> <p>OPEN SHELVES - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - BLEACHED ELM</p> <p>HANDLES - PUSH TO OPEN (P) CUPBOARD DOOR ONLY - OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)</p> <p>SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS</p> <p>NOTE: Study Strip Lighting - Provide 3M Ribbon Kit in Warm White SKU 170550 Recessed into Extrusion Channel to Underside of Study Overhead Cupboards &amp; Open Shelf SKU 177052</p> <p>[AMENDED ON 05.04.23 BY MB]</p>
<b>Wardrobes Units</b>	WIR 1 ELEV. B - FIT-OUT 3 - 450mm OPEN SHELF UNIT WITH SINGLE HANGING, DOUBLE HANGING WITH 600mm DRAWER UNIT - FINGER PULLS (NO HANDLES) @ 2000mm HIGH
<b>Sliding Wardrobe Doors</b>	Upgrade (size to suit ceiling height) - Frameless Mirror - LOCATION - BED 1, BED 2 & BED 3
<b>Wardrobe track &amp; frame</b>	Premium - Matt Silver

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## Internal Finishes

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<b>Internal Doors</b>	Upgrade 2340mm - DECO4S - Gloss Enamel - Winter Ice NH77 - INCLUDING INTERNAL GARAGE ACCESS - ADD HINGED DOOR TO WIR 1  DOORSTOPS - LOCKWOOD ARCH A3000SS DOORSTOP WALL 75mm  [AMENDED ON 25.05.23 BY MB][AMENDED ON 26.10.23 BY MB]
<b>Hinge and Strike Plates</b>	POLISHED CHROME
<b>Skirtings</b>	Upgrade 92x18mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
<b>Architraves</b>	Upgrade 67x18mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
<b>Wall Paint</b>	CAT 1 - Taubmans 3 coat Endure - PAINTED - MT EVEREST T15 28.2  [AMENDED ON 05.04.23 BY MB]
<b>Internal Side of Front Door</b>	REFER TO EXTERNAL FINISHES - FRONT ENTRY DOOR SECTION
<b>Ceiling Paint</b>	CAT 1 - 3 coat Pure Performance - Taubmans - Winter Ice NH77 - [AMENDED ON 05.04.23 BY MB]
<b>Cornices</b>	GYPROCK - SYMPHONY 75mm - PAINTED - TAUBMANS WINTER ICE NH77  SET SQUARE - BATHROOM & ENSUTE

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### VICTORIA





## Internal Finishes

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**Feature Walls**

PAINTED FEATURE WALLS -

STUDY ELEV. C WALL - TAUBMANS - SNOW OLIVE T15 84.4

WALLPAPER FEATURE WALLS -

BED 2 ELEV. C WALL -

COLLECTION: VEGETAL BY CASAMANCE

PRODUCT: OCOTEA

COLOUR: 7537 13 24

CODE: 58395-106

SUPPLIER: ZEPEL

BED 1 ELEV. B WALL -

COLLECTION: ALLIAGES BY CASAMANCE

PRODUCT: RHODIUM

COLOUR: 7502 02 02

CODE: 50583-102

SUPPLIER: ZEPEL

BED 4 ELEV. D WALL -

SUPPLIER - THESE WALLS

NAME - PIPER

COLOUR - GREY GREEN

[AMENDED ON 25.05.23 BY MB][AMENDED ON 08.11.23 BY MB]

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**Internal Wall Panelling**

INTERNAL WALL LINING BOARDS - 70 x 12mm PINE LINING V-JOINT

LOCATION - LIVING ELEV. B WALL - PAINTED - TAUBMANS SNOW OLIVE T15 84.4

LOCATION - BED 3 ELEV. B WALL - PAINTED - TAUBMANS SNOW OLIVE T15 84.4

[AMENDED ON 25.05.23 BY MB][AMENDED ON 06.12.23 BY MB]

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**Internal door handles**

Upgrade - Lockwood Velocity 63mm Passage Set - Glide - Round Plate Satin Chrome - VEL1/L4NLSC

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**Privacy Locks**

Upgrade - Lockwood Velocity 63mm Privacy Set - Glide - Round Plate Satin Chrome - VEL2/L4SC - LOCATION - WC

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**VICTORIA**



## Internal Finishes

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### 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.*

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### Other Items

#### LIGHTING & ELECTRICAL REQUIREMENTS -

Internal & External Downlights Throughout:

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

External Façade Wall Lights:

Provide 4no. Norwest Large Wall Bracket in Solid Brass SKU 220965 with LEDlux Karbon 5.5W ES ST64 Pilot Globe in Warm White SKU 120966

Location: Elev. A Left Side of WIR 1B, Right Side of Living and Left & Right Side of Garage @ 1900mm FFL

External Laundry Wall Light:

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

Alfresco Fan -

Provide 1no. Nordic 142cm Fan Only in White SKU 212911

Location - Centered to Alfresco Ceiling

Ensuite Wall Light -

Provide 2no. Disk LED 150mm White Wall Lights in Warm White SKU 309053

Location - REFER TO ENSUITE ELEV. A FOR DIMENSIONS

Study Strip Lighting -

Provide 3M Ribbon Kit in Warm White SKU 170550 Recessed into Extrusion Channel to Underside of Study Overhead Cupboards & Open Shelf SKU 177052

Location - Elev. C Recessed into Extrusion Channel to Underside of Study Overhead Cupboards & Open Shelf @ 880mm High

Kitchen Pendant Lights:

Provide 3no. Herman 1 Light 350mm Tall Pendant in White with Warm White Round Karbon Globes SKU 011603

Location - REFER TO KITCHEN ELEV. D FOR DIMENSIONS

[AMENDED ON 25.05.23 BY MB][AMENDED ON 07.06.23 BY MB][AMENDED ON 08.06.23 BY MB]

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## Tiles

<b>Kitchen Wall Tiles Option 1</b>	Upgrade - 68x280mm - Edge White Wave Matt - STOWA001 - Horizontal Brick Bond - LOCATION - KITCHEN ELEV. B WALL - NO RETURNS GROUT - #200 WHITE
<b>Kitchen Wall Tiles Option 2</b>	Upgrade - 68x280mm - Edge White Wave Matt - STOWA001 - Horizontal Brick Bond - LOCATION - BUTLERS ELEV. B WALL - RUN TILES BETWEEN OPEN SHELVES - NO RETURNS GROUT - #200 WHITE
<b>Bathroom Wall Tiles Option 1</b>	Upgrade - 600x300mm porcelain - Terracrete Stone Soft Lappato - OVEFK1701 - LOCATION - ELEV. A, ELEV. B, ELEV. C (EXCLUDING REAR WALL OF NICHE) & ELEV. D WALLS - HORIZONTAL STACKED - FULL HEIGHT TILING GROUT #241 MISTY GREY
<b>Bathroom Wall Tiles Option 2</b>	Upgrade - Mosaic Sheet - Cascade Range - Orient Green - Marble Stone - DE8WM0640 - vertical lay - points up/down - LOCATION - REAR WALL OF NICHE GROUT #241 MISTY GREY
<b>Ensuite Wall Tiles Option 1</b>	Upgrade - 600x300mm porcelain - Terracrete Stone Soft Lappato - OVEFK1701 - LOCATION - ELEV. A, ELEV. B & ELEV. C WALLS - HORIZONTAL STACKED - FULL HEIGHT TILING GROUT #241 MISTY GREY  TILE TRIM - WHITE ALUMINIUM L SHAPE TRIM ANGL3-W
<b>Ensuite Wall Tiles Option 2</b>	Upgrade - Mosaic Sheet - Cascade Range - Orient Green - Marble Stone - DE8WM0640 - vertical lay - points up/down - LOCATION - ELEV. D SHOWER WALL - FULL HEIGHT TILING GROUT #241 MISTY GREY
<b>Laundry Wall Tiles Option 1</b>	Upgrade - 600x300mm porcelain - Terracrete Stone Soft Lappato - OVEFK1701 - LOCATION - ELEV. C CONTINUE BEHIND WM - HORIZONTAL STACKED - NO RETURNS GROUT #241 MISTY GREY  Upgrade - 600x300mm porcelain - Terracrete Stone Soft Lappato - OVEFK1701 - LOCATION - ELEV. C CONTINUE BEHIND WM - HORIZONTAL STACKED - NO RETURNS GROUT #241 MISTY GREY
<b>Floor Tiles Option 1</b>	Upgrade - 600x600mm porcelain - Terracrete Stone Soft Lappato - OVEFP1701 - LOCATION - ENSUITE, LAUNDRY, BATHROOM & WC GROUT #241 MISTY GREY
<b>Niche Trim</b>	Upgrade - White Aluminium L shape trim – ANGL3-W - 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.*

### VICTORIA



## Bathroom

<b>Benchtop</b>	LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - BLEACHED ELM - SQUARE EDGE
<b>Base Cabinets</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin
<b>Vanity Units</b>	982mm - V9DR1 - single vanity with 1No. 2 bank drawer unit - *FLOATING WALL MOUNTED UNIT
<b>Cabinetry Handles</b>	Hafele - Laminated finger pull (base cabinets only) - [AMENDED ON 05.04.23 BY MB]
<b>Basin</b>	Upgrade - Plati ceramic above counter basin - White - SBC-030
<b>Basin Pop Up Waste Upgrade</b>	Gold 800-8900-12 - TOTAL 2NO. (1NO. BASIN & 1NO. BATH)
<b>Basin Tapware</b>	Upgrade - Phoenix - brushed gold - Vivid Slimline vessel mixer VS790-12 BG
<b>Bath Taps &amp; Mixers</b>	Upgrade - Phoenix - gold - Vivid Slimline wall taps brushed gold - VS060-12
<b>Bath/Spa</b>	Upgrade - Seima Fotia 130 Freestanding back-to-wall bath White 1700 - BATH000001
<b>Bath Outlet</b>	Upgrade - Phoenix - brushed gold - Vivid bath spout brushed gold - V776-12
<b>Showerhead</b>	Phoenix - Brushed Gold - Vivid Shower Rose 230mm Round V527 BG & Vivid Slimline High Rise Shower Arm Round Plate VS6000 00 BG  [AMENDED ON 02.06.23 BY MB]
<b>Shower Taps and Mixers</b>	Upgrade - brushed gold - Vivid Slimline wall taps brushed gold - VS060-12
<b>Shower Base</b>	900x900mm TILED SHOWER BASE WITH FORME BRUSHED GOLD WASTE MESH - FD11XS90 MBG 110x110mm - IN-SITU RECESSED SHOWER BASE
<b>Showerscreen Frame</b>	Cat 3 - Premium Frameless - Polished Silver trim
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Brushed Gold Flush Buttons (191226) and Brushed Gold Seat Hinges (191233) - LOCATION - WC
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Brushed Gold - RA892-12 - LOCATION - WC
<b>Tiled Wall Niche</b>	Shower - 588w x 288h mm - refer to wall tile section - LOCATION - ELEV. C SHOWER WALL <i>Niche sizes noted above are referencing internal dimenisons. Finished niche size will vary dependant on tile selection.</i>
<b>Window Glazing</b>	A&L - Clear Glazing - INCLUDING WC WINDOW
<b>Other Items</b>	SOFT CLOSERS - HAFELE ALTO TO DRAWERS  *DELETE MIRROR
<b>Towel Rails &amp; Ladders</b>	Upgrade - Phoenix - Radii Robe Hook Round Plate Brushed Gold - RA897-12 - LOCATION - ELEV. A @ 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 not match in any join section.*

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## Ensuite

<b>Benchtop</b>	LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - BLEACHED ELM - SQUARE EDGE
<b>Base Cabinets</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin
<b>Vanity Units</b>	1782mm - V17DR2B2 - double vanity with 2No. 2 bank drawer units - *FLOATING WALL MOUNTED UNIT
<b>Cabinetry Handles</b>	Upgrade - Hafele - laminated finger pull (base cabinets only) - [AMENDED ON 05.04.23 BY MB]
<b>Basin</b>	Upgrade - Plati ceramic above counter basin - White - SBC-030 - TOTAL 2NO.
<b>Basin Pop Up Waste Upgrade</b>	Gold 800-8900-12 - TOTAL 2NO.
<b>Basin Tapware</b>	Upgrade - Phoenix - brushed gold - Vivid Slimline vessel mixer VS790-12 BG - TOTAL 2NO.
<b>Shower Head on Arm/Rail</b>	PHOENIX - BRUSHED GOLD - VIVID SLIMLINE TWIN SHOWER VS6500 12 [AMENDED ON 29.06.23 BY MB]
<b>Shower Taps and Mixers</b>	Upgrade - brushed gold - Vivid Slimline wall taps brushed gold - VS060-12
<b>Shower Base</b>	900x2100mm TILED SHOWER BASE WITH FORME BRUSHED GOLD WASTE MESH - FD11XS90 MBG 110x110mm - IN-SITU RECESSED SHOWER BASE
<b>Showerscreen Frame</b>	Cat 3 - Premium Frameless - Polished Silver trim
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Brushed Gold Flush Buttons (191226) and Brushed Gold Seat Hinges (191233) - [AMENDED ON 20.06.23 BY MB]
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Ralii Toilet Roll Holder Round PLate Brushed Gold - RA892-12
<b>Window Glazing</b>	A&L - Clear Glazing
<b>Other Items</b>	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 not match in any join section.*

### VICTORIA



## Laundry

<b>Laundry Benchtops</b>	LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - BLEACHED ELM - SQUARE EDGE
<b>Laundry Base Cabinets</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin
<b>Shadow Line</b>	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
<b>Kickboard</b>	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
<b>Overhead Cupboards</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) - REMOVE BULKHEAD
<b>Cabinetry Handles</b>	HAFELE - LAMINATED FINGER PULLS (NO HANDLES) - BASE CABINETS ONLY  OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)  [AMENDED ON 05.04.23 BY MB]
<b>Laundry Trough</b>	Upgrade - Seima - Eva 620 - Ceramic Sink for Laundry - White - 191505
<b>Laundry Tapware</b>	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733-12
<b>Washing Machine Stops</b>	Burbank range - 20mm washing machine stops
<b>Other Items</b>	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

<b>Benchtops</b>	Dekton - 40mm Square Edge - Bergen - EXTEND ISLAND BENCHTOP TO 1000mm <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Base Cabinets</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - 3NO. SETS OF BASE CABINETS WITH DRAWER TO KITCHEN ELEV. B  [AMENDED ON 03.07.23 BY MB]
<b>Kickboard</b>	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
<b>Overhead Cupboards</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)
<b>Bar Back</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - WITH 2NO. BASE CABINETS (B3 DEPTH 309) TO EITHER END OF ISLAND WITH COUNTRY V PROFILE  [AMENDED ON 12.07.23 BY MB]
<b>Oven Tower</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - TOTAL 2NO.
<b>Cabinetry Handles</b>	HAFELE - LAMINATED FINGER PULLS (NO HANDLES) - BASE CABINETS ONLY  OVERHEAD CUPBOARDS WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) - PUSH TO OPEN TO OVERHEAD CUPBOARDS ABOVE MW SPACE  [AMENDED ON 05.04.23 BY MB]
<b>Underbench Oven</b>	SMEG - 600mm CLASSIC MULTI-FUNCTION THERMOSEAL VAPOUR CLEAN SFA6301TX - TOTAL 2NO.  [AMENDED ON 26.10.23 BY MB]
<b>Cooktop</b>	Upgrade Smeg - CIR597X5 - 900mm gas cooktop
<b>Rangehood</b>	Upgrade Smeg - STH900X1 - 900mm telescopic slideout rangehood - [AMENDED ON 02.06.23 BY MB]
<b>Microwave</b>	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S - TOTAL 2NO.
<b>Sink</b>	SINK - SEIMA RHODES 900 WHITE ARQSTONE BULTER SINK 899 x 515mm 190 mm DEEP - RELOCATE SINK TO ISLAND CENTRE BANK OF CUPBOARDS
<b>Mixer Tap</b>	Upgrade - Phoenix - gold - Vivid slimline pull out sink mixer VS7105-12
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD 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

<b>Benchtops</b>	Dekton - 40mm Square Edge - Bergen <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Kitchen Base Cabinets</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin
<b>Kickboard</b>	Laminex Formwrap - Series 1 - Square Edge - Sarsen Grey - Satin
<b>Overhead Cupboards</b>	Laminex Formwrap - Series 2 - Country V - Sarsen Grey - Satin - LOCATION - ABOVE FRIDGE SPACE
<b>Open Shelves</b>	Laminex Impressions - Chalk Finish - Bleached Elm - 2NO. 60MM THICK OPEN SHELVES (IN LIUE OF O/HEAD CUPBOARDS)
<b>Cabinetry Handles</b>	HAFELE - LAMINATED FINGER PULLS (NO HANDLES) - BASE CABINETS ONLY  OVERHEAD CUPBOARDS (ABOVE FRIDGE SPACE) WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)  [AMENDED ON 05.04.23 BY MB]
<b>Dishwasher</b>	Upgrade - Smeg - DWAFI6214-2 - fully integrated
<b>Sink</b>	Upgrade - Franke - Sirius large single bowl undermount sink - White - SID110-50
<b>Mixer Tap</b>	PHOENIX - VIVID SLIMLINE SINK MIXER GOLD 220mm GOOSENECK VS733-12
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS  *CAPPED WATER POINT TO FRIDGE SPACE  [AMENDED ON 11.04.23 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