

display for sale



Hampton 4700

Windsor Facade

Lot 132 Flowerbloom Crescent
Berwick Waters
Clyde North

Photo for illustrative purposes only.

Hampton 4700

Windsor facade

THIS **BEAUTIFULLY-PROPORTIONED** HOME
LETS YOU SLOW DOWN AND SAVOUR LIFE



Photos for illustrative purposes only.



Ever dream of a weekend away in the iconic Hamptons? Now you can bring home the stylish holiday lifestyle with the Hampton 3600 and 4300. Spread over two floors, this beautifully-proportioned home lets you slow down and savour life. Light-filled living areas, including kitchen, meals, family and alfresco merge seamlessly at the rear of the back, making entertaining a joy. Meanwhile, luxuriously spacious bathrooms and powder rooms on both floors will take the chaos out of early morning routines. Those wanting a quiet moment to themselves can retreat to the downstairs study or library for an indulgent hour of reading while the kids play to their hearts' content in their own activity room upstairs.

call 13 BURBANK (13 2872)

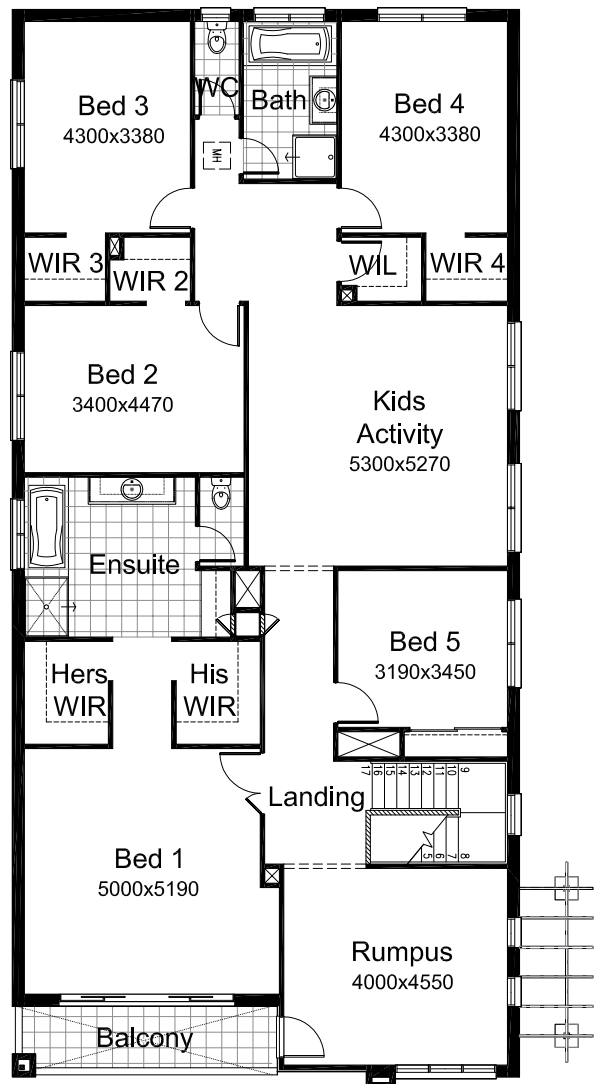
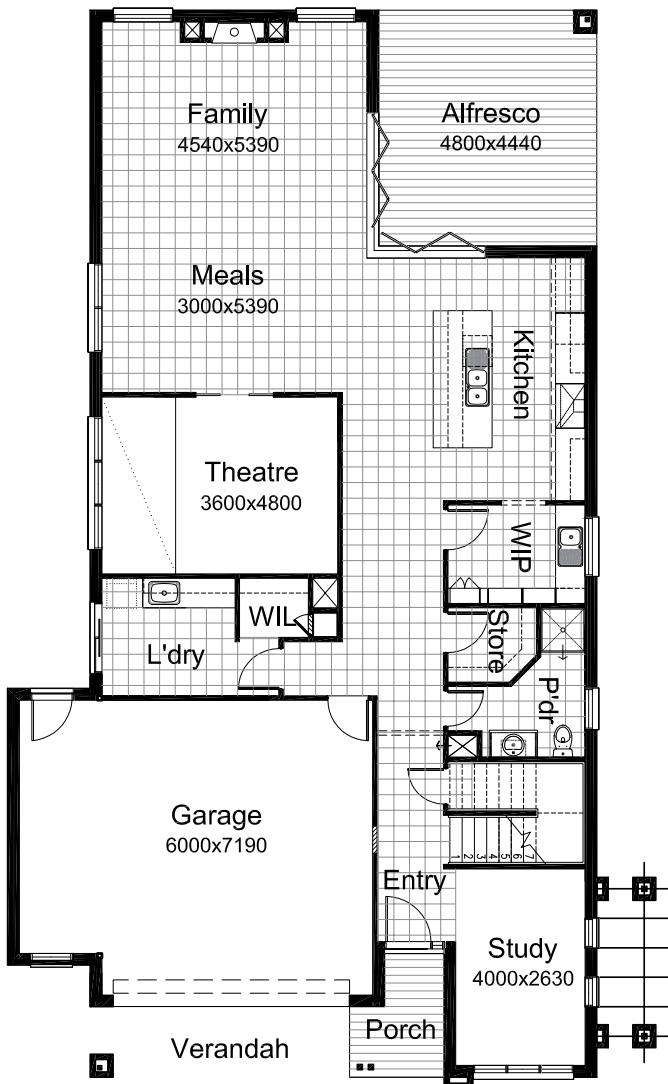
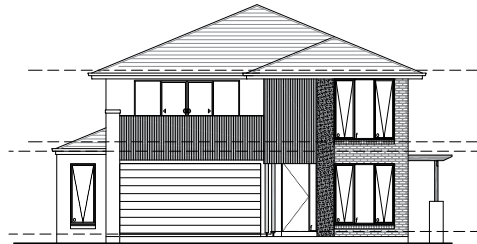
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Burbank 

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AREAS		
GROUND FLOOR:	155.11sq.m	16.70 sqrs
FIRST FLOOR:	215.88 sq.m	23.24 sqrs
SUBTOTAL:	370.99 sq.m	39.93 sqrs
SALES OFFICE:	45.49 sq.m	4.90 sqrs
PORCH:	3.95 sq.m	0.42 sqrs
BALCONY:	7.54 sq.m	0.81 sqrs
ALFRESCO:	21.31sq.m	2.29 sqrs
VERANDAH:	7.60 sq.m	0.82 sqrs
TOTAL:	456.88 sq.m	49.18 sqrs

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Builders Registration Number DB-U 3333. 28.05.13

Display Colour Selection

External Finishes

Brick	Upgrade - Boral - Nuvo Range - Coco <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 Bricks	Upgrade - Boral - Nuvo Range - Storm <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	Rolled - Natural <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>
Main Brick Mortar Joints	Rolled - Natural <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>
Wall Cladding	James Hardie - Axon - PAINTED: Taubmans 'Ash Brown T08 165-4'
Feature Stone Cladding	TILE FEATURE: Chamois Rock External 300x600 TILES5800 PLACEMENT: Lay 600 vertically to Facade & Pergola Posts GROUT: 273 Magella Grey NOTE: BALCONY FLOOR TILE AS ABOVE
Concrete Roof Tiles	Cat 6 - Bristile - Prestige - Tungsten
Colorbond Gutter	Monument
Colorbond Fascia	Monument
Colorbond Downpipes	Evening Haze
Evaporative Cooling Unit Colour	Charcoal
Garage Door	Sectional Overhead - Steel-Line - Slimline - Evening Haze - SALES OFFICE - INSTALL AFTER HANDOVER
Rear Garage Access Door	

Display Colour Selection

External Finishes

	Evening Haze
Meter Box	Evening Haze
Aluminium Windows	Colour - Black
Timber Windows	Stained - APPLY Clear Finish
Timber Window Winder Colour	Black
Timber Bi-Fold Doors	STAIN - Apply Clear Finish
Front Entry Door	UPGRADE - WINDSOR - 21 CLEAR GLAZED - PAINT OR STAIN - APPLY - Clear Finish
Front Door Sidelight Glazing	Clear
Timber Entry Frame	APPLY - Clear Finish
Eaves/Verandah Lining Colour	Colorbond - Evening Haze
Posts	TO FACADE: Taubmans 'Ash Brown' T08 165-4
Balcony Door	TO RUMPUS: WIN21 - Clear Glass APPLY CLEAR FINISH
External Entrance Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES RUBENS & REGENT DEADBOLT - Chrome Plated - INCLUDING RUMPUS DOOR
Internal Garage Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES RUBENS & REGENT DEADBOLT (Upgrade)
Other Items	PERGOLA: PAINT - Taubmans 'Ash Brown T08 165-4
Rear Garage Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES RUBENS & REGENT DEADBOLT - Chrome Plated

Display Colour Selection

Internal Finishes

Internal Side of Front Door	Stained - APPLY CLEAR FINISH
Ceiling	Upgrade - Burbank White
Cornices	Boral - 90mm COVE CORNICE - Upgrade - Burbank White
Walls	Cat 3 - Three Coats - Living Proof Silk - TAUBMANS - South Pole
Internal Doors	UPGRADE 2340MM - UPGRADE 2340MM - FLUSH PANEL - PAINT OR STAIN - PAINT: Burbank White THEATRE: WIN21 - White Translucent Glass - Appply Clear Gloss finish
Skirtings	Upgrade - Corinthian - 67 x 12mm - PMDPRA - DOUBLE PENCIL ROUND 67mm X 12mm SKIRTING - PAINT: Burbank White
Architraves	Upgrade - Corinthian - 67 x 12mm - PMDPRA - DOUBLE PENCIL ROUND 67mm X 12mm ARCHITRAVE - PAINT: Burbank White
Stairs	CARPET - 'Portland Stone' B4
Internal door furniture	Standard - Schlage - REGENT SERIES RUBENS PASSAGE SET - Chrome Plated
Internal Door Robe Furniture	Standard - Schlage - REGENT SERIES RUBENS DUMMY SET - Chrome Plated
Internal Privacy Door Furniture	Standard - Schlage - REGENT SERIES RUBENS PRIVACY SET - Chrome Plated - INSTALL TO POWDER ROOM ONLY
Carpet	BURBANK 4 - Essendon Flooring Xtra - PORTLAND STONE
Carpet Underlay	CARP003010 - Carpet Court - UPGRADE STANDARD WHITE CARPET UNDERLAY TO: GREEN UNDERLAY
Flush Pull Handles (Internal Doors)	Colour - Chrome Plated
Hinge and Strike Plates	Colour - Polished Chrome
Wardrobes	BED 5 - Hinged Doors - Painted 'Burbank White'
Other Items	ELECTRICAL: KITCHEN - 2 x 'Orion' Black Cable PLACEMENT - Install evenly spaced over Island THEATRE - 2 x Walden wall lights - Opal Matt PLACEMENT - Install Elev: A & C Ref: plans FIREPLACE TO FAMILY: TYPE: Jetmaster SL-350 GAS with Black Surround WALL PAPER: FIREPLACE SURROUND TO FAMILY: BOOK: Vision - Munich design book PAPER: 'Chalet' 5 sheets - Art.Nr V5-745

Display Colour Selection

Tiles

Wall Tiles	<p>BUTLERS PANTRY: Matt White Rectified 100x300 (TILES4860) PLACEMENT: lay 300mm Horizontally GROUT: 241 Mist Grey</p> <p>ENSUITE MAIN: Matt White Rectified 300x600 (TILES4860) PLACEMENT: Lay 600mm length Horizontally to Elev: A & B Walls NOTE: shower height to Elev: C standard height, & wall beside laundry shute. - Floor to Ceiling excluding where stated (excluding bath hob) GROUT: 200 White</p> <p>ENSUITE BATH HOB: Sand Matt 100x300 TILES4310 PLACEMENT: Lay 300mm Horizontally to top and face of Hob GROUT: 241 Mist Grey</p> <p>BATHROOM MAIN: Matt White Rectified 300x600 (TILES4860) PLACEMENT: lay 600mm Horizontally to Elevation D wall - Floor to Ceiling (excluding bath hob) Elev: C Wall to shower and Walls around bath (standard height)</p> <p>BATHROOM BATH HOB: Sand Matt 100x300 TILES4310 PLACEMENT: Lay 300mm Horizontally to top and face of Hob GROUT: 241 Mist Grey</p> <p>POWDER ROOM: Matt White Rectified 100x300 (TILES4860) PLACEMENT: Lay 600mm side Horizontally to all walls of shower GROUT: 241 Mist Grey</p> <p>LAUNDRY WALL TILES: Matt White Rectified 300x600 (TILES4860) PLACEMENT: Lay 600mm horizontally GROUT: 241 Mist Grey</p>
Floor Tiles	<p>TILES5962 - HYNES - UPGRADE BURBANK STANDARD TILE TO: 300 x 600MM PORCELAIN RECTIFIED EDGE - CITIES SEMI POLISHED BERLIN - GROUT: 202 Midnight</p>
Other Items	<p>EXTERNAL TILE FEATURE & BALCONY FLOOR TILE: Chamois Rock External 300x600 TILES5800 PLACEMENT: Lay 600 vertically GROUT: 273 Magella Grey</p>
Bath Trim	<p>Polished Chrome</p>

Display Colour Selection

Bathroom

Vanity Benchtops	QUANTUM QUARTZ: Crystal Black 20mm Sq
Vanity Base Cabinets	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - Including shadow line Soft Closing
Vanity Drawer Set	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - Soft Closing
Vanity Basin	Spec 1 - Caroma - COSMO ABOVE COUNTER BASIN
Basin Taps & Mixers	Spec 2 - Brewers - ROTONDO UPSWEPT LOW BASIN MIXER - LSBBMC
Bath	Spec 2 - Caroma - STYLUS MAXTON 1675 BATH - MX7W
Bath Taps & Mixers	Spec 2 - Brewers - ROTONDO IN WALL MIXER SET FIXED BATH OUTLET - LSBMC/19c
Showerhead	Upgrade - Brewers - ROTONDO - 200mm SHOWER ROSE & ARM TERSC/RHRAC
Shower Taps and Mixers	Spec 2 - Brewers - ROTONDO IN WALL MIXER - LSBMC
Toilet	Spec 1 - Caroma - Prima VC Closed Coupled
Cabinetry Handles	Cat 4 - Hafele - 112.62.202 - Horizontal to Doors and Drawers
Showerscreen Frame	Cat 2 - Premium - Balmoral - Polished Chrome
Shower Base	Spec 2 - Marbletrend - MARBLETREND PROJECT SHOWER BASE WITH ROUND CHROME WASTE
Vanity Units	TYPE 2 - kitchen innovation - TYPE 2 - SINGLE VANITY & DRAW UNIT 982 WIDE x 550 DEEP WITH LAMINATE DOORS & 16mm TOP WITH 16mm SHADOW LINE- VBID.09-2 - Soft Closing

Display Colour Selection

Ensuite

Vanity Benchtops	QUANTUM QUARTZ: Crystal Black 20mm sq *TO LAUNDRY CHUTE BENCHTOP ALSO
Laminate Upgrades	Laminex: Impressions - Riven finish 'Whitewashed Oak'
Vanity Base Cabinets	Laminex Impressions Riven Finish - Laminex - Whitewashed Oak - Including Shadowline Soft Closing * TO LAUNDRY CHUTE CABINET - Base Cabinets/Shadowline & Drawers -LAMINEX IMPRESSIONS - Whitewash Oak: Riven * TO LAUNDRY CHUTE OVERHEADS - Doors & openshelf - FORMICA - Warm White: Velour NO HANDLES TO OVER HEADS - INSTALLL PUSH BUTTON ONLY
Vanity Drawer Set	Laminex Impressions Riven Finish - Laminex - Whitewashed Oak
Vanity Units	TYPE 2 - kitchen innovation - TYPE 2 - DOUBLE VANITY WITH MIDDLE DRAW 1782mm W x 550mm D WITH LAM DOORS & 16mm TOP WITH 16mm SHADOW LINE - VBID.17-2D
Kickboard	Upgrade - Laminex - Brushed Pewter - TO CABINET TO LAUNDRY CHUTE
Vanity Basin	Spec 1 - Caroma - COSMO ABOVE COUNTER BASIN - 2 of
Basin Taps & Mixers	Spec 2 - Brewers - ROTONDO UPSWEPT LOW BASIN MIXER - LSBBMC - 2 of
Bath	Spec 2 - Caroma - STYLUS MAXTON 1675 BATH - MX7W
Bath Taps & Mixers	Spec 2 - Brewers - ROTONDO IN WALL MIXER SET FIXED BATH OUTLET - LSBMC/19c
Showerhead	Upgrade - Brewers - ROTONDO - 200mm SHOWER ROSE & ARM TERSC/RHRAC
Shower Taps and Mixers	Spec 2 - Brewers - ROTONDO IN WALL MIXER - LSBMC
Toilet	Spec 1 - Caroma - Prima VC Closed Coupled
Cabinetry Handles	Cat 4 - Hafele - 112.62.202 - Horizontal to Doors and Drawers - Including Laundry chute lower base cabinets NOTE: No handles to overheads - push button only
Showerscreen Frame	Cat 2 - Premium - Balmoral - Polished Chrome
Shower Base	Insitu - Ref Floor Tile
Waste	Square chrome

Display Colour Selection

Powder Room

Vanity Units	TYPE 2 - kitchen innovation - TYPE 2 - SINGLE VANITY & DRAW UNIT 982 WIDE x 550 DEEP WITH LAMINATE DOORS & 16mm TOP WITH 16mm SHADOW LINE- VBID.09-2
Vanity Benchtops	QUANTUM QUARTZ - Crystal Balck 20mm sq
Vanity Base Cabinets	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - Including shadowline Soft Closing
Vanity Drawer Set	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - Soft closing
Vanity Basin	Spec 1 - Caroma - COSMO ABOVE COUNTER BASIN
Basin Taps & Mixers	Spec 2 - Brewers - ROTONDO UPSWEPT LOW BASIN MIXER - LSBBMC
Showerhead	Upgrade - Brewers - ROTONDO - 200mm SHOWER ROSE & ARM TERSC/RHRAC
Shower Taps and Mixers	Spec 2 - Brewers - ROTONDO IN WALL MIXER - LSBMC
Toilet	Spec 1 - Caroma - Prima VC Closed Coupled
Cabinetry Handles	Cat 4 - Hafele - 112.62.202 - Horizontal to Doors and Drawers
Showerscreen Frame	Cat 2 - Premium - Balmoral - Polished Chrome
Shower Base	Spec 2 - Marbletrend - MARBLETREND PROJECT SHOWER BASE WITH ROUND CHROME WASTE

Display Colour Selection

Laundry

Laundry Benchtops	QUANTUM QUARTZ - Luna White 20mm sq
Laundry Base Cabinets	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - Soft Closing
Overhead Cupboards	Laminex Impressions Riven Finish - Laminex - Whitwashed Oak - NO HANDLES REQUIRED - Push Button Opening Only
Cabinetry Handles	Cat 4 - Hafele - 112.62.202 - Horizontal to Doors and Drawers - INSTALL To base cabinets only
Kickboard	Upgrade - Laminex - Brushed Pewter
Laundry Tapware	Spec 2 - Brewers - PERENNIAL SINK MIXER WITH PIN HANDLE - PINSHSMPC
Washing Machine Stops	Spec 1 - Brewers - 20MM WASHING MACHINE STOP - MWMSC
Laundry Inset Trough	Joinery - 71245 TROUGH-NUGLEAM BENCHLINE INSET 45L S/S

Display Colour Selection

Kitchen

Kitchen Base Cabinets	<p>TO ALL OF ELEVATION D ONLY: TYPE: Laminex Crystal Gloss 'Black' (overheads/base cabinets/3 x drawers/MWave provision/open shelf/Fridge end panel & shadowline)</p> <p>ISLAND BENCH - ELEVATION B & REAR PANEL: TYPE: Laminex Impressions 'Whitwash Oak' Riven Finish (4 drawers/4 doors /D'Washer space/rear panel & shadowline)</p> <p>NO HANDLES TO OVERHEADS - PUSH BUTTON OPENING ONLY SOFT CLOSING</p>
Overhead Cupboards	Laminex Crystal Gloss Finish - Laminex - Black - PUSH BUTTON OPENING ONLY - NO HANDLES REQUIRED
Kickboard	Upgrade - Laminex - Brushed Pewter
Kitchen Benchtops	QUANTUM QUARTZ: Luna White 20mm Sq including Endpanels to Island
Open Shelves	LAMINEX Crystal Gloss - Black
Fridge End Panels	LAMINEX - Crystal Gloss 'Black'
Island Bench End Panels	WATERFALL TO BOTH ENDS - QUANTUM QUARTZ - Luna White 40mm sq
Oven	600mm Upgrades - Westinghouse - POR667S S/S 600mm - 2 of
Rangehood	900mm Upgrades - Westinghouse - WRG970CS Canopy 900mm
Dishwasher	Upgrades - Westinghouse - WSF6602XR S/S
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE BOWL 1180mm SINK - MODEL No.73146/73147
Kitchen Mixer	Spec 2 - Brewers - ROTONDO SINK MIXER UPSWEPT - LSM35C
Kitchen Glass Splashback	CAT 2 - SPLASHBACKS - CLEAR GLASS - Premium - 'CITRIS ACID'
Cabinetry Handles	Cat 4 - Hafele - 112.62.202 - Horizontal to Doors and Drawers - NO HANDLES INSTALLED TO OVERHEADS - PUSH BUTTON OPENING
Shadow Line	Refer Cabinet Colour

Display Colour Selection

Butlers Pantry

Kitchen Base Cabinets	Laminex Crystal Gloss Finish - Laminex - Black - Including shadowline
Kickboard	Upgrade - Laminex - Brushed Pewter
Kitchen Benchtops	QUANTUM QUARTZ: Luna White 20mm Sq
Open Shelves	FORMICA Warm White' Velour Finish
Wine Rack	FORMICA Warm White' Velour Finish
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE 1 & ¾ BOWL 1080mm SINK - MODEL No. 73144/73145
Kitchen Mixer	Spec 2 - Brewers - ROTONDO SINK MIXER UPSWEPT - LSM35C
Pantry Handles	112 -62-202 - Fixed Vertically - Soft Closing
Cabinetry Handles	Cat 4 - HAFELE - 112.62.202 - Horizontal to Doors & Drawers
Shadow Line	LAMINEX 'Crystal Gloss - Black'
Other Items	PANTRY DOORS: LAMINEX - Impressions 'Whitewashed Oak' Riven Finish - Vertical Grain (soft closing)

Display Colour Selection

Display Office Exterior

Timber Windows	APPLY A CLEAR FINISH
Timber Entry Frame	APPLY A CLEAR FINISH
Rear Garage Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES RUBENS & REGENT DEADBOLT - Chrome Plated
External Entrance Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES RUBENS & REGENT DEADBOLT - Chrome Plated

Display Colour Selection

Display Office Interior

Internal Side of Front Door	APPLY CLEAR FINISH
Ceiling	Upgrade - Burbank White
Cornices	Boral - 75mm COVE CORNICE - Upgrade - Burbank White
Walls	Taubmans 'Taupe Grey T08 152-2'
Skirtings	CAT 1 - 67mm x 12mm - Corinthian - PMBVA - Single Bevelled - Taubmans 'Taupe Grey T08 152-2'
Architraves	CAT 1 - 42mm X 12mm - Corinthian - PMAUSA - Australian Colonial - Taubmans 'Taupe Grey T08 152-2'
Internal door furniture	Standard - Schlage - REGENT SERIES RUBENS PASSAGE SET - Chrome Plated
Carpet	UPGRADE: Sussex 299 Anthracite
Carpet Underlay	UPGRADE: Exa Lay

Display Colour Selection

Bathroom

Vanity Basin



Spec 1 - Caroma - COSMO ABOVE COUNTER BASIN

Basin Taps & Mixers



Spec 2 - Brewers - ROTONDO UPSWEPT LOW BASIN MIXER - LSBBMC

Bath



Spec 2 - Caroma - STYLUS MAXTON 1675 BATH - MX7W

Bath Taps & Mixers



Spec 2 - Brewers - ROTONDO IN WALL MIXER SET FIXED BATH OUTLET - LSBMC/19c

Shower Taps and Mixers



Spec 2 - Brewers - ROTONDO IN WALL MIXER - LSBMC

Toilet



Spec 1 - Caroma - Prima VC Closed Coupled

Shower Base



Spec 2 - Marbletrend - MARBLETREND PROJECT SHOWER BASE WITH ROUND CHROME WASTE

Display Colour Selection

Ensuite

Vanity Basin



Spec 1 - Caroma - COSMO ABOVE
COUNTER BASIN - 2 of

Basin Taps & Mixers



Spec 2 - Brewers - ROTONDO UPSWEPT
LOW BASIN MIXER - LSBBMC - 2 of

Bath



Spec 2 - Caroma - STYLUS MAXTON
1675 BATH - MX7W

Bath Taps & Mixers



Spec 2 - Brewers - ROTONDO IN WALL
MIXER SET FIXED BATH OUTLET -
LSBMC/19c

Shower Taps and Mixers



Spec 2 - Brewers - ROTONDO IN WALL
MIXER - LSBMC

Toilet



Spec 1 - Caroma - Prima VC Closed
Coupled

Display Colour Selection

Powder Room

Vanity Basin



Spec 1 - Caroma - COSMO ABOVE
COUNTER BASIN

Basin Taps & Mixers



Spec 2 - Brewers - ROTONDO UPSWEPT
LOW BASIN MIXER - LSBBMC

Shower Taps and Mixers



Spec 2 - Brewers - ROTONDO IN WALL
MIXER - LSBMC

Toilet



Spec 1 - Caroma - Prima VC Closed
Coupled

Shower Base



Spec 2 - Marbletrend - MARBLETREND
PROJECT SHOWER BASE WITH ROUND
CHROME WASTE

Display Colour Selection

Laundry

Washing Machine Stops



Spec 1 - Brewers - 20MM WASHING
MACHINE STOP - MWMSC

Laundry Inset Trough



Joinery - 71245 TROUGH-NUGLEAM
BENCHLINE INSET 45L S/S

Display Colour Selection

Kitchen

Rangehood



900mm Upgrades - Westinghouse -
WRG970CS Canopy 900mm

Kitchen Sink



Upgrade - Everhard - EVERHARD -
SQUARELINE DOUBLE BOWL 1180mm
SINK - MODEL No.73146/73147

Kitchen Mixer



Spec 2 - Brewers - ROTONDO SINK
MIXER UPSWEPT - LSM35C

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