

display for sale

Merchiston 4200

Taliesin Facade

Lot 3219 Olivetree Drive
Sommerfield
Keysborough

Photo for illustrative purposes only.

Merchiston 4200

Taliesin facade

A **BEAUTIFUL** HOME
THAT LETS YOU SAVOUR LIFE



Photos for illustrative purposes only.



Extravagant, lavish and exquisitely presented, the Merchiston is the ultimate showstopper. You'll love telling your friends about your new shiny lifestyle: sipping wine on the optional balcony to your bedroom, reading in the library and hanging your favourite paintings in the upstairs gallery. How about the fact each bedroom on the 4200 and 4700 floor plans boast resort-style living with their own ensuites and walk-in robes? The main bedroom is still the jewel in the crown, thanks to the double his-and-hers walk-in robes and dual vanities in the ensuite. All that's missing is you!

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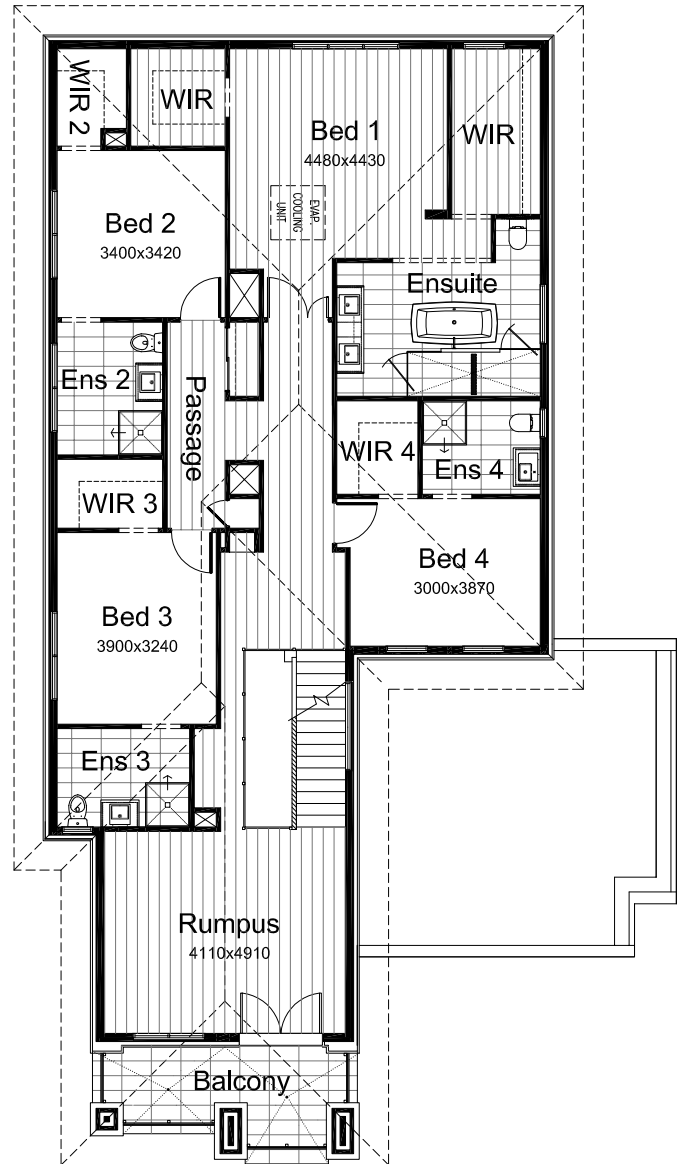
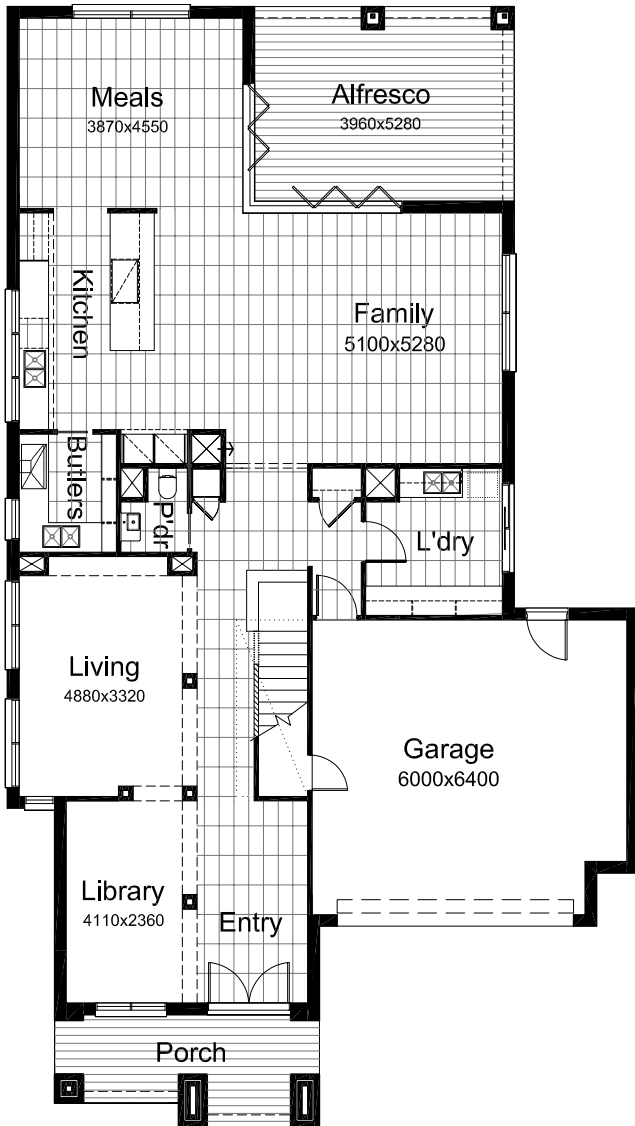
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Burbank 

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Builders Registration Number DB-U 3333. 28.05.13

AREAS		
GROUND FLOOR:	153.92 sq.m	16.57 sqrs
FIRST FLOOR:	176.36 sq.m	18.98 sqrs
SUBTOTAL:	330.28 sq.m	35.55 sqrs
SALES OFFICE:	41.02 sq.m	4.42 sqrs
PORCH:	10.93 sq.m	1.18 sqrs
BALCONY:	11.17 sq.m	1.20 sqrs
ALFRESCO:	20.90 sq.m	2.25 sqrs
TOTAL:	414.30 sq.m	44.60 sqrs

Display Colour Selection

External Finishes

Brick	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.]</i>
Main Brick Mortar Joints	Rolled - Off White <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.]</i>
Garage Roof	Monument
Concrete Roof Tiles	Cat 7 - Monier - Cambridge - Soho Night
Colorbond Gutter	Monument
Colorbond Fascia	Monument
Colorbond Downpipes	Monument
Evaporative Cooling Unit Colour	Charcoal
Garage Door	Sectional Overhead - Steel-Line - Slimline - Surfmist - NOTE: TO BE INSTALLED AFTER HANDOVER - AS SALES OFFICE
Rear Garage Access Door	TAUBMANS: Taupe Stone T08 154-3
Meter Box	TAUBMANS: Taupe Stone T08 154-3
Aluminium Windows	Colour - Anodic Grey (VIC only)
Timber Windows	Stained - Cedar Haze AQHAZE01
Timber Window Winder Colour	Black
Timber Sliding Doors	STAIN - Cedar Haze AQHAZE01
Front Entry Door	UPGRADE - WINDSOR - 21 CLEAR GLAZED - PAINT OR STAIN - Cedar Haze AQHAZE01
Timber Entry Frame	Cedar Haze AQHAZE01
Eaves/Verandah Lining Colour	TAUBMANS: Taupe Stone T08 154-3
Alfresco Beam	LINTEL - TAUBMANS: Taupe Stone T08 154-3
Render 1	

Display Colour Selection

External Finishes

	TAUBMANS: Taupe Stone T08 154-3 INCLUDING MOULDINGS
Balcony Door	WIN 21 - CLEAR GLASS STAIN: Cedar Haze
External Entrance Door Furniture	Upgrade 3 - Schlage - MORTICE LOCK & ANGELO (57) 8000 SERIES ENTRANCE HANDLE WITH NO LOCK PLATE - Chrome Plated
Internal Garage Door Furniture	Upgrade 3 - Schlage - ANGELO (57) 8000 SERIES PRIVACY SET - Chrome Plated
Rear Garage Door Furniture	Upgrade 3 - Schlage - MORTICE LOCK & ANGELO (57) 8000 SERIES ENTRANCE HANDLE WITH NO LOCK PLATE - Chrome Plated

Display Colour Selection

Internal Finishes

Internal Side of Front Door	Stained - Stain - Cedar Haze
Ceiling	Upgrade - Burbank White
Cornices	Boral - LINEA 75mm CORNICE - PAINT: Burbank White
Walls	Cat 3 - Three Coats - Living Proof Silk - South Pole
Internal Doors	UPGRADE 2340MM - UPGRADE 2340MM - FLUSH PANEL HINGED DOORS & CAVITY - Paint: Burbank White LAUNDRY & POWDER HINGED DOORS - WIN 21 stained (Translucent Glass) STAIN 'Cedar Haze'
Skirtings	Upgrade - Corinthian - 92 x 18mm - PMBVA - SINGLE BEVELLED 92mm X 18mm SKIRTING - PAINT: Burbank White
Architraves	Upgrade - Corinthian - 67 x 18mm - PMBVA - SINGLE BEVELLED 67mm X 18mm ARCHITRAVE - PAINT: Burbank White
Balusters	Glass
End Posts	Square S/Steel
Handrail	Square Stainless Steel
Treads	APPLY CLEAR GLOSS FINISH OVER
Internal door furniture	Upgrade 3 - Schlage - ANGELO (57) 8000 SERIES PASSAGE SET - Chrome Plated
Internal Privacy Door Furniture	Upgrade 3 - Schlage - ANGELO (57) 8000 SERIES PRIVACY SET - Chrome Plated - Install to Powerroom Only
Timber Floor	Timber Top - Tas Oak (TT109AC) INSTALL - First Floor ONLY - Rumpus/Passage/Bed 1 inc WIR
Carpet	Essendon Flooring Xtra - Charcoal (Burbank 9)
Carpet Underlay	CARP003020 - Carpet Court - UPGRADE STANDARD WHITE CARPET UNDERLAY TO: BLUE UNDERLAY
Finger Grip & Wardrobe Track Colour	Premium - Polished Silver
Flush Pull Handles (Internal Doors)	Colour - Chrome Plated
Hinge and Strike Plates	Colour - Polished Chrome
Wardrobes	Premium - LINEN - Frameless - White Glass BED 1 WIR x 2 - Formica 'Street Light' velour finish

Display Colour Selection

Tiles

Wall Tiles

BED 1 ENSUITE: Gloss White Rectified 300x600

GROUT: 200 White

PLACEMENT: Lay 600mm Horizontally to 3 walls Floor to Ceiling ELEV. ?

BED 1 FEATURE TILE: Bluestone Polished Porcelain 300x600 OVEFK0115

GROUT: 211 Slate Grey

FEATURE: Lay 600mm Horizontally to Bath Hob Wall to wrap around wall into shower

(NOTE: NO CORNICE TO THIS SECTION) Also Lay to Wall Behind WC - floor to ceiling

ENSUITE 2 - MAIN: Gloss White Rectified 300x600

GROUT: 200 White

PLACEMENT: Lay 600mm Horizontally Stacked to Shower Elev. C

ENSUITE 2 - FEATURE TILE: Bluestone Polished Porcelain 300x600 OVEFK0115

GROUT: 211 Slate Grey

PLACEMENT: Lay 600mm Horizontally Stacked to Elev. B

ENSUITE 3 - MAIN: Gloss White Rectified 300x600

GROUT: 200 White

PLACEMENT: Lay 600mm Horizontally Stacked to Shower Elev. B

ENSUITE 3 - FEATURE TILE: Bluestone Polished Porcelain 300x600 OVEFK0115

GROUT: 211 Slate Grey

PLACEMENT: Lay 600mm Horizontally Stacked to Elev. C

ENSUITE 4 - MAIN: Gloss White Rectified 300x600

GROUT: 200 White

PLACEMENT: Lay 600mm Horizontally Stacked to Shower Elev. D

ENSUITE 4 - FEATURE TILE: Bluestone Polished Porcelain 300x600 OVEFK0115

GROUT: 211 Slate Grey

PLACEMENT: Lay 600mm Horizontally Stacked to Elev. A

LAUNDRY:

TILE: Gloss White Rectified 300x600

GROUT: 200 White

PLACEMENT: Lay 600mm Horizontally stacked

Floor Tiles

TILE: Bluestone Polished Porcelain 300x600 OVEFK0115

GROUT: 211 Slate Grey

Display Colour Selection

Ensuite

Vanity Benchtops	Quantum Quartz - 20mm sq 'Alpine White'
Laminate Upgrades	Laminex 'Sublime Teak'
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Sublime Teak
Vanity Drawer Set	Laminex Natural Finish - Laminex - Sublime Teak
Vanity Units	TYPE 3 - kitchen innovation - TYPE 3 - DOUBLE VANITY WITH MIDDLE DRAW 1782W x 550D WITH 16mm LAM DOORS & 16mm SHADOW LINE TO TOP & SIDES - VBID.17-3D
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Bath	Upgrade - Marbletrend - EDGE FREE STANDING BATH - EDWHWH
Bath Taps & Mixers	Upgrade - Brewers - SCATOLA BATH MIXER SET & GEOMETRIC 300MM BATH OUTLET - QUSBMC/QUBWBLC300c
Showerhead	Upgrade - Brewers - SCATOLA 200MM SHOWER HEAD WITH SQUARE GEOMETRIC 300MM CEILING DROPPER - ESASC/GCEC300
Shower Taps and Mixers	Upgrade - Brewers - ITALIA SQUARE IN WALL MIXER - QUGWM
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING
Showerscreen Frame	Cat 3 - Premium - Frameless - Polished Chrome
Shower Base	Insitu - refer Floor Tile
Strip	Mizu - 1500 mm long - SIZE TBC

Display Colour Selection

Ensuite 2

Vanity Benchtops	CAT 5 Stone - Quantum Quartz - 20mm Square Edge Profile - ALPINE WHITE
Laminate Upgrades	Laminex - Sublime Teak - Natural Finish
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Sublime Teak
Vanity Units	TYPE 3 - kitchen innovation - TYPE 3 - SINGLE VANITY UNIT 782mm W x 550mm D WITH LAM DOORS & 16mm TOP WITH 16mm SHADOW LINE INCL. SIDES - VBI.07-3
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Showerhead	Upgrade - Brewers - SCATOLA 200mm SHOWER HEAD ON ARM - ESASC/SHRAC
Shower Taps and Mixers	Upgrade - Brewers - ITALIA SQUARE IN WALL MIXER - QUGWM
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING
Showerscreen Frame	Cat 3 - Premium - Frameless - Polished Chrome
Shower Base	Upgrade - Insitu - Ref Floor tile
Waste	Square Chrome

Display Colour Selection

Ensuite 3

Vanity Benchtops	Cat 5 Stone - Quantum Quartz - 20mm Square Edge Profile - ALPINE WHITE
Laminate Upgrades	LAMINEX - Sublime Teak - Natural Finish
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Sublime Teak
Vanity Units	TYPE 3 - kitchen innovation - TYPE 3 - SINGLE VANITY UNIT 782mm W x 550mm D WITH LAM DOORS & 16mm TOP WITH 16mm SHADOW LINE INCL. SIDES - VBI.07-3
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Showerhead	Upgrade - Brewers - SCATOLA 200mm SHOWER HEAD ON ARM - ESASC/SHRAC
Shower Taps and Mixers	Upgrade - Brewers - QUGWM Italia Square In Wall Mixer
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING
Showerscreen Frame	Cat 3 - Premium - Frameless - Polished Chrome
Shower Base	Insitu - Ref Floor Tile
Waste	Square Chrome

Display Colour Selection

Ensuite 4

Vanity Benchtops	CAT 5 Stone - Quantum Quartz - 20mm Square Edge Profile - ALPINE WHITE
Laminate Upgrades	LAMINEX - Sublime Teak - Natural Finish
Vanity Base Cabinets	Laminex Natural Finish - Laminex - Sublime Teak
Vanity Units	TYPE 3 - kitchen innovation - TYPE 3 - SINGLE VANITY UNIT 782mm W x 550mm D WITH LAM DOORS & 16mm TOP WITH 16mm SHADOW LINE INCL. SIDES - VBI.07-3
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Showerhead	Upgrade - Brewers - SCATOLA 200mm SHOWER HEAD ON ARM - ESASC/SHRAC
Shower Taps and Mixers	Upgrade - Brewers - ITALIA SQUARE IN WALL MIXER - QUGWM
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING
Showerscreen Frame	Cat 3 - Premium - Frameless - Polished Chrome
Shower Base	Insitu - Ref Floor Tile
Waste	Square Chrome

Display Colour Selection

Powder Room

Vanity Basin	Upgrade - CAROMA - Liano Cube Extension wall Basin with Chrome waste pipe
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Other Items	INSTALL FULL LENGTH MIRROR (polished edge) - FLOOR TO CEILING - TO WALL BEHIND WALL BASIN

Display Colour Selection

Laundry

Laundry Benchtops	CAT 5 Stone - Quantum Quartz - 40mm Bullnose Profile - ALPINE WHITE
Laundry Base Cabinets	Laminex Silk Finish - Laminex - White
Overhead Cupboards	Laminex Natural Finish - Laminex - Sublime Teak - Including Shelf & Rear Panel
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING
Kickboard	Laminex Silk Finish - Laminex - White
Laundry Tapware	Upgrade - Brewers - ITALIA SINK MIXER, SWIVEL OUTLET - LBSMS
Washing Machine Stops	Spec 1 - Brewers - 20MM WASHING MACHINE STOP - MWMSC
Undermount Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE UNDERMOUNT SINK No. 73149

Display Colour Selection

Kitchen

Kitchen Base Cabinets	<p>ELEVATION D wall - Formica 'Black' Velour finish PLACEMENT: Base Cabinets/DW space/Openshelves/Fridge End Panel/Bank of 3 drawers, Kicker & shadowline</p> <p>ISLAND - Laminex 'White' Silk Finish PLACEMENT: Island Elev. ? Doors, Rear Panel & Kicker</p> <p>WALL OVEN TOWER - 'Natural Zebrano' Natural Finish (grain to run vertically) PLACEMENT: Wall Oven Tower - Overheads, 4 x Drawers, Openshelf & Kicker</p>
Kitchen Benchtops	<p>Elevation D - Quantum Quartz 'Crystal Black' 20mm Square Edge</p> <p>Island - Quantum Quartz 'Alpine White' 60mm square Edge with mitred drop down end panel NOTE: STONE SIZE DIFFERENCE & THICKNESS</p>
Cooktop	900mm Upgrades - Electrolux - EHD90230P Induction 900mm - KITCHEN & BUTLERS PANTRY
Oven	600mm Upgrades - Electrolux - EOEE62CS S/S 600mm - 2 of
Rangehood	900mm Upgrades - Electrolux - EFC9543XA Island Glass Canopy 900mm - KITCHEN - ISLAND CANOPY
Dishwasher	Upgrades - Electrolux - ESF66814XR S/S
Microwave	Upgrades - Electrolux - EMC2867BI S/S
Coffee Machine	Upgrade - TBC
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE UNDERMOUNT SINK No. 73149
Kitchen Mixer	Upgrade - Brewers - ITALIA SINK MIXER - QUGSM
Kitchen Glass Splashback	CAT 2 - SPLASHBACKS - CLEAR GLASS - Premium - JAGUAR
Cabinetry Handles	NO HANDLES REQUIRED ALL CABINETRY TO BE PUSH BUTTON OPENING
Oven Tower	Laminex 'Sublime Teak' - Natural Finish (Vertical Grain) Inc kickpanel

Display Colour Selection

Butlers Pantry

Kitchen Base Cabinets	Formica Classic Velour Finish - Laminex - Black - Inc shadow line
Kickboard	Formica Classic Velour Finish - Laminex - Black
Kitchen Benchtops	QUANTUM QUARTZ 'Crystal Black' 20mm Square Edge
Open Shelves	LAMINEX: 'Sublime Teak' Natural Finish
Cooktop	900mm Upgrades - Electrolux - EHD90230P Induction 900mm
Rangehood	900mm Upgrades - Electrolux - ERCG9030AS Canopy 900mm
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE UNDERMOUNT SINK No. 73149
Kitchen Mixer	Upgrade - Brewers - ITALIA SINK MIXER - QUGSM
Kitchen Glass Splashback	CAT 2 - SPLASHBACKS - CLEAR GLASS - Premium - JAGUAR
Cabinetry Handles	NO HANDLES REQUIRED ALL CABINETRY PUSH BUTTON OPENING

Display Colour Selection

Display Office Exterior

Timber Windows	Canterbury - Stained - Cedar Haze AQHAZE01
Timber Entry Frame	Cedar Haze AQHAZE01
Rear Garage Door Furniture	Ref: Internals
External Entrance Door Furniture	Standard - Schlage - KEY IN LEVER - ENTRANCE HANDLE REGENT SERIES JUPITER & REGENT DEADBOLT - Chrome Plated

Display Colour Selection

Display Office Interior

Internal Side of Front Door	Stained - Stain - Cedar Haze
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 - PMBVA - Single Bevelled - TAUBMANS: Taupe Grey T08 152-2
Internal door furniture	Upgrade 3 - Schlage - ANGELO (57) 8000 SERIES PRIVACY SET - Chrome Plated
Carpet	UPGRADE: 299 Anthracite
Carpet Underlay	UPGRADE: Exa lay

Display Colour Selection

Ensuite 3

Shower Taps and Mixers



Upgrade - Brewers - QJGWM Italia
Square In Wall Mixer

Display Colour Selection

Laundry

Washing Machine Stops



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

Undermount Sink



Upgrade - Everhard - EVERHARD -
SQUARELINE DOUBLE UNDERMOUNT
SINK No. 73149

Display Colour Selection

Kitchen

Kitchen Sink



Upgrade - Everhard - EVERHARD -
SQUARELINE DOUBLE UNDERMOUNT
SINK No. 73149

Kitchen Mixer



Upgrade - Brewers - ITALIA SINK MIXER
- QUGSM

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