


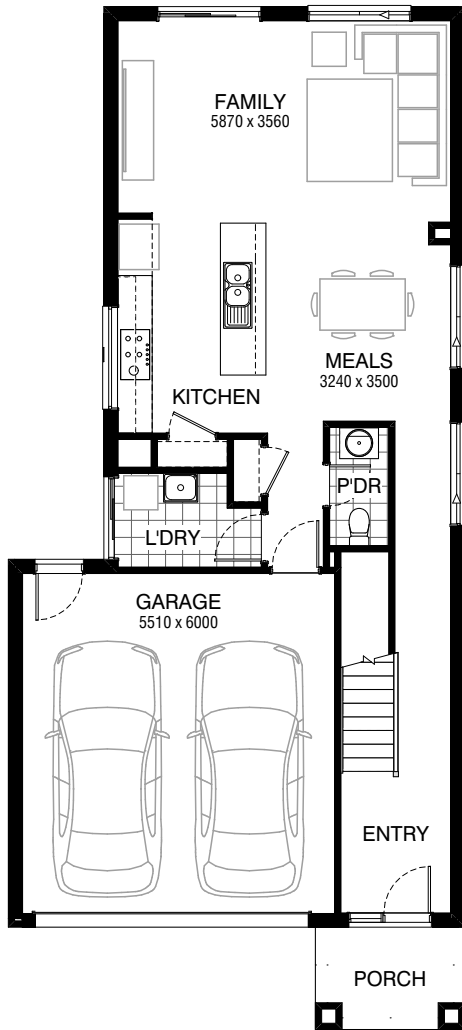
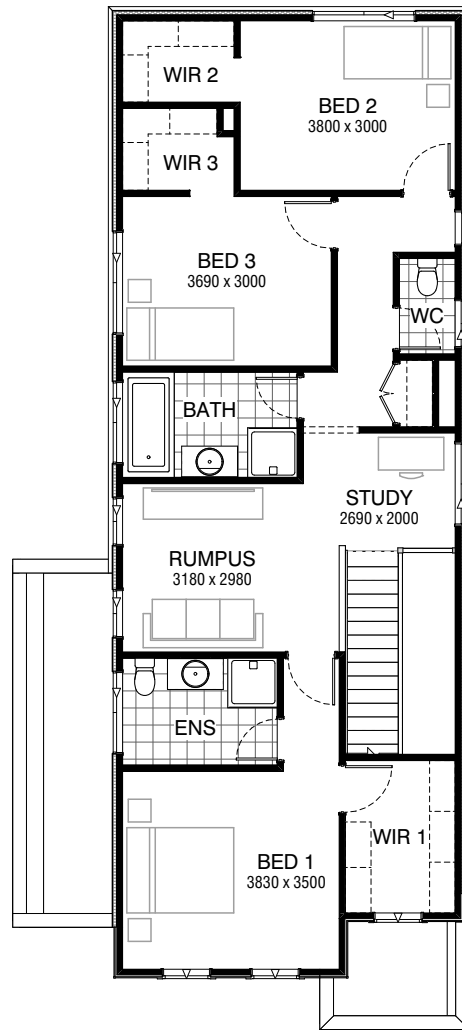


Total squares **23.5sq**

 **3**  **2.5**  **2**



GROUND FLOOR



FIRST FLOOR

**FLOORPLAN OPTIONS**

All available ready-to-go floorplan options for this design can be viewed on the following pages, or visit [www.burbank.com.au](http://www.burbank.com.au).

**Facades available:**

Condor, Matisse, Monet

**Overall home width 8.03m**

**Overall home length 17.99m**

Residence 177.6m<sup>2</sup> 19.1sq




Garage 36.2m<sup>2</sup> 3.9sq

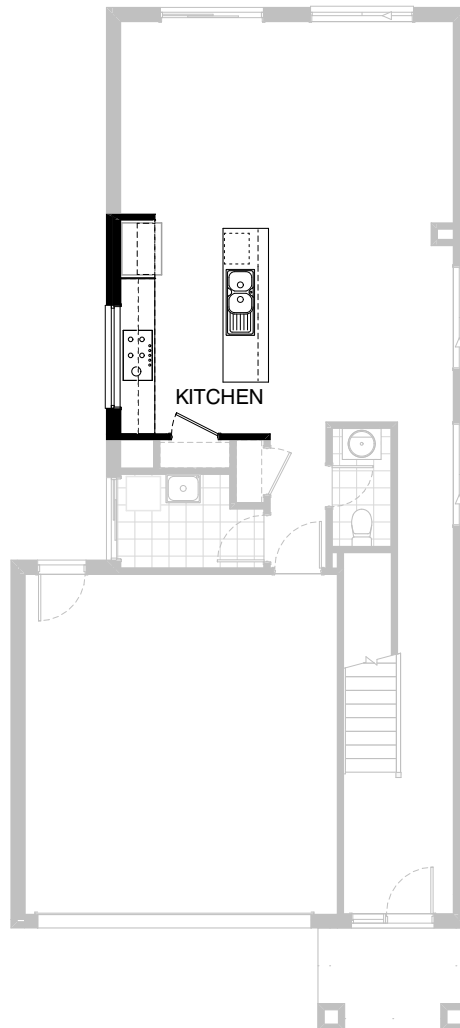
Porch 4.7m<sup>2</sup> 0.5sq

**Total 218.5m<sup>2</sup> 23.5sq**

Listed details based on Condor façade floorplan (illustrated)

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

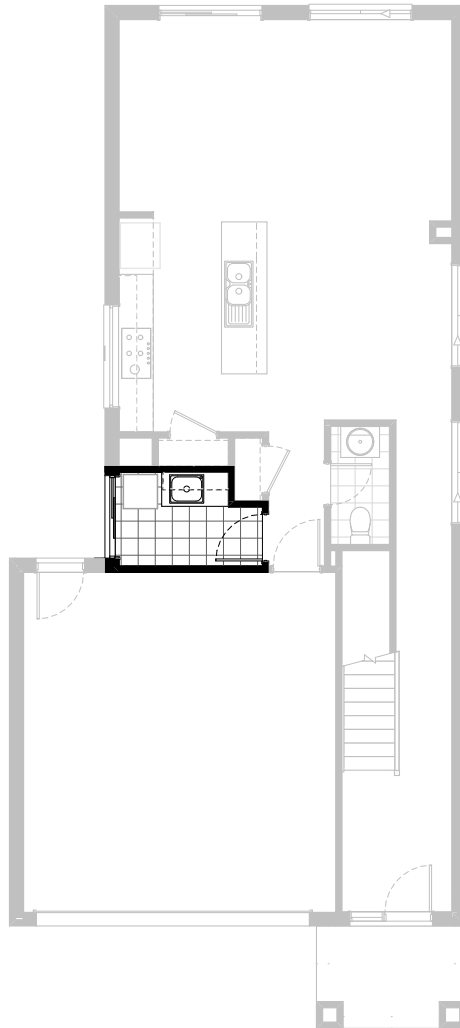


**Option K-1**

Provide Kitchen Upgrade including 1no MW.provision with pot drawer, 1no. laminated DW. provision, 1no. 450mm drawers, 1no. overhead open shelf to refrigerator space, 3no. 900mm base cabinets, 2no. 900mm overhead cabinets, 1no. 900mm overhead cabinet with retractable rangehood, 1 no. 900mm underbench oven, 1no. 900mm cooktop.  
Provide tiled splashback and bench top to suit.

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

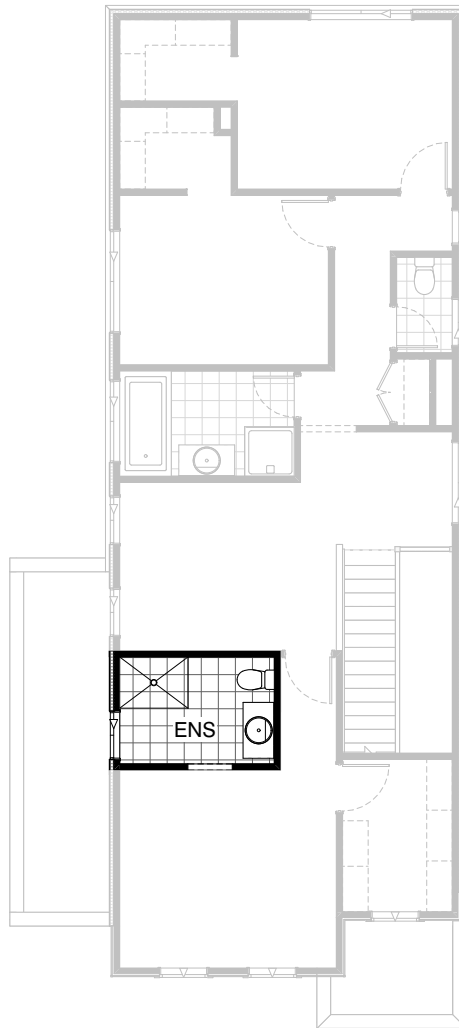


**Option LD-1**

Provide Laundry upgrade including 1no. 800mm base cabinet, 1no. 300mm base cabinet, 1no. 800mm overhead cabinet, 1no. 300mm overhead cabinet, additional tiled splashback and bench space.

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

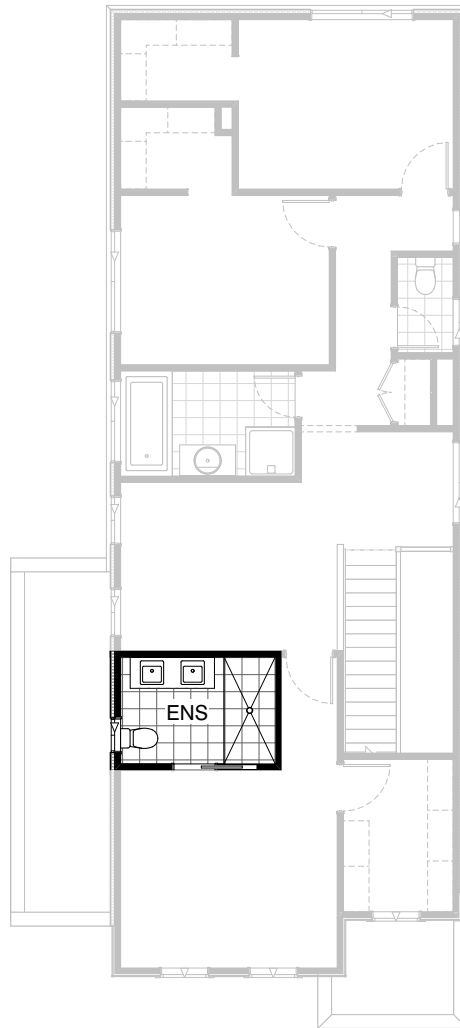


**Option ENS-1 FF**

Provide Ensuite Upgrade by relocating the opening and providing 800mm wide opening with bulkhead above in lieu of 720mm flush panel hinged door.  
Provide 1200mm x 900mm tiled shower base in lieu of 900mm x 900mm polymarble shower base,  
1200mm x 850mm window in lieu of 1200mm x 1450mm window and relocate toilet.

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

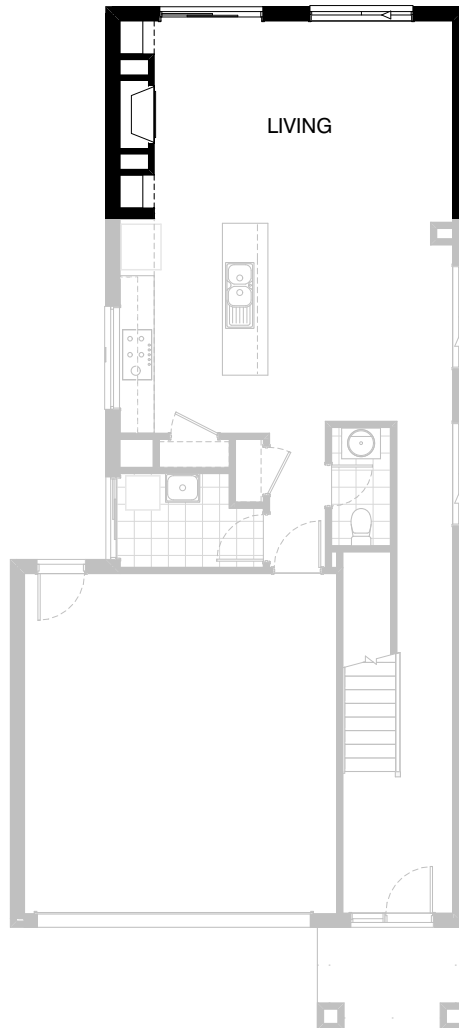


**Option ENS-2 FF**

Provide Ensuite Option with 1no. wall to wall tiled shower base in lieu of standard, 1no. 1482mm wide vanity unit with 2no. basins in lieu of standard and 1no. 720mm cavity sliding door in lieu of standard 1no. 720mm flush panel hinged door. 1200mm x 610mm window in lieu of 1200mm x 1450mm window

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

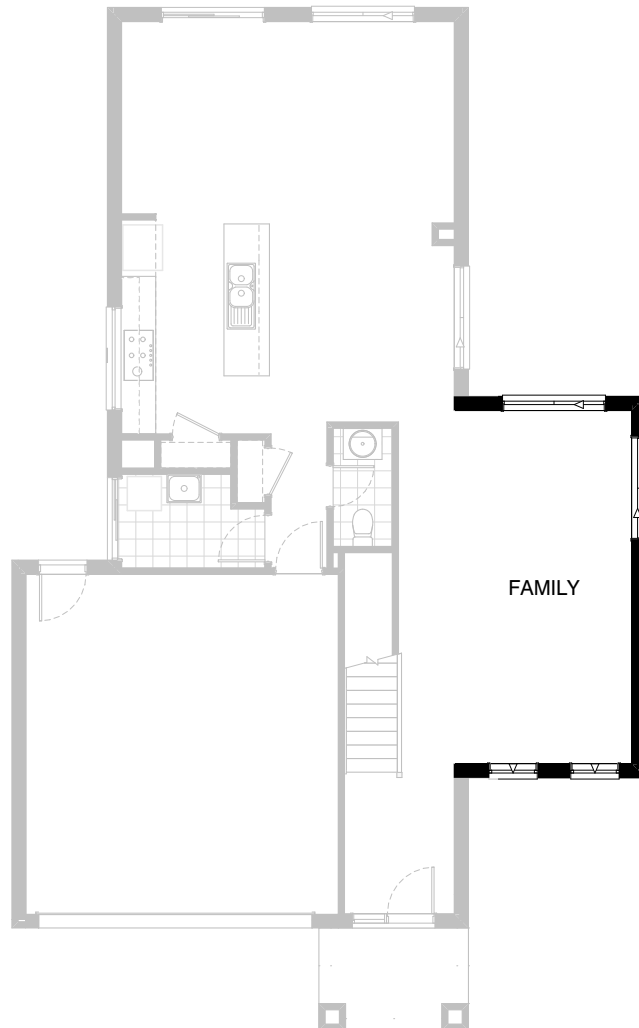


**Option IP1-1 GF**

Provide boxed out site built plaster lined fireplace with bulkhead over and 2no. 500mm shelves.  
Provide Jetmaster 5x series fireplace.

**FLOORPLAN OPTIONS**

 **3**  **2.5**  **2**






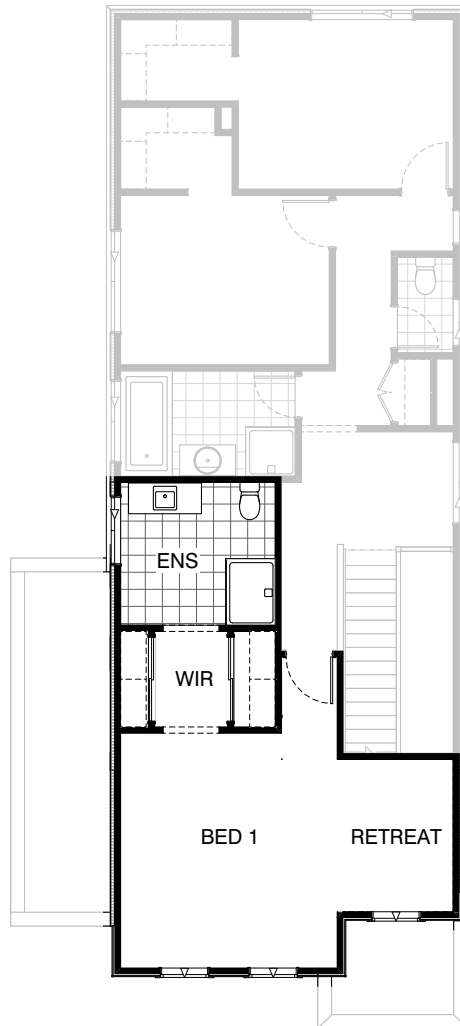
**Option IP1-2 GF**

Provide Family under dwelling roof line including additional structural concrete floor and brick veneer walls to side of Passage / Entrance. Relocate 1no. 2057mm x 1810mm aluminium window to Family in lieu of Passage and provide 1no. additional 2057mm x 1810mm aluminium window and 2no. 2057mm x 850mm aluminium windows to Family.  
Increases width by 3120mm.  
Increases area by 20.93m<sup>2</sup>.

**Increases lot width to 12.5m in lieu of 10m**

**FLOORPLAN OPTIONS**

 **3**    **2.5**    **2**






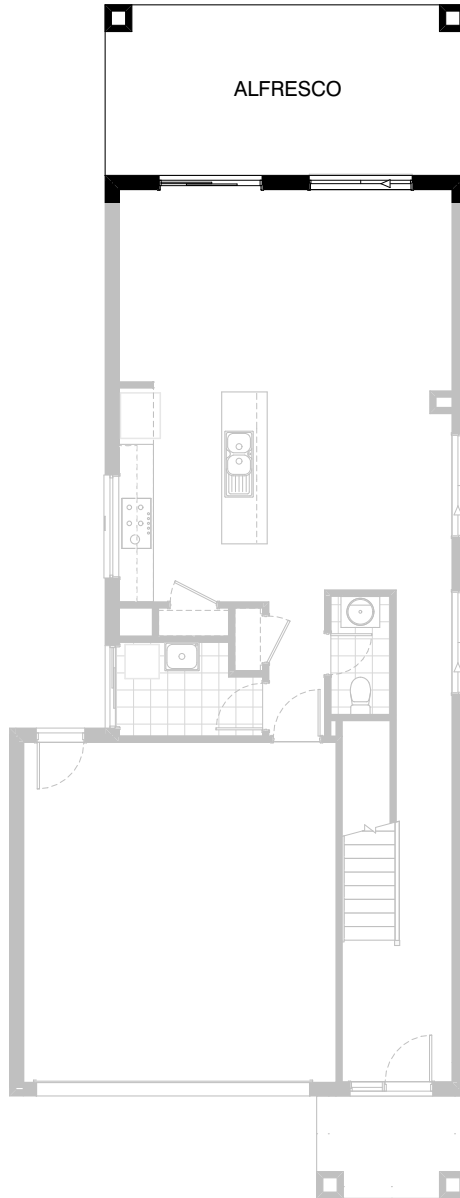
**Option IP1-3 FF**

Provide Master suite / Retreat option. Extend Bed 1 by 670mm to 4170mm in lieu of 3500mm. Relocate and extend Ensuite by deleting Rumpus room and 2no. 1027mm x 850mm aluminium windows. Provide 1no. 1200mm x 1210mm aluminium window in lieu of 1200mm x 1450mm aluminium window to Ensuite. Increase vanity to 1282mm in lieu of standard 982mm, 1220mm polymarble shower base in lieu of standard 900mm x 900mm polymarble shower base and delete 720mm flush panel hinged door to Ensuite. Relocate W.I.R and provide 2no. Sliding doors, delete standard 1no. 820mm flush panel hinged door, site built plaster lined stud walls to create Retreat area and provide additional 2no. 1000mm openings to W.I.R / Ensuite.



**FLOORPLAN OPTIONS**

 **3**    **2.5**    **2**

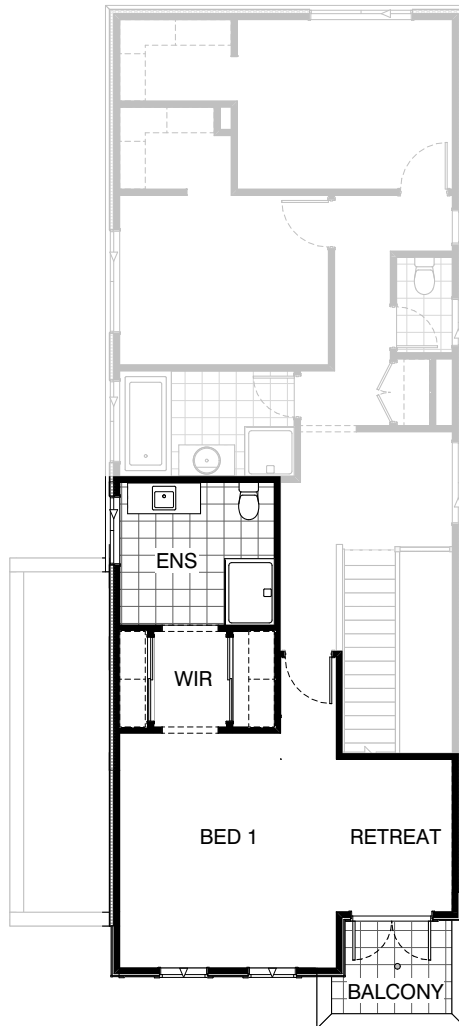


**Option EP-1**

Provide Alfresco under dwelling roof line including additional structural concrete floor and 2no. brick piers to rear of Living room.  
Increases length by 3000mm.  
Increases area by 19.05m<sup>2</sup>.

**FLOORPLAN OPTIONS**

 **3**     **2.5**     **2**






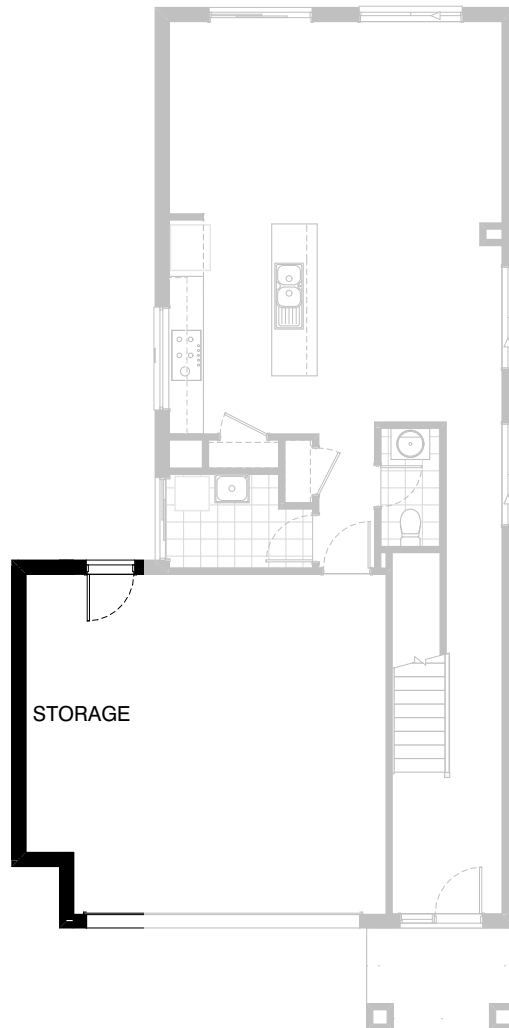
**Option BA-1 FF**

Provide Balcony Option to retreat including ceramic tiled floor, Replace 1no. 1543mm x 850mm aluminium awning window with 1no. 2110mm x 1450mm aluminium single glazed french doors & increase height of brickwork above porch an additional 600mm with parapet capping.

**Note: This Option can only be used in conjunction with Option IP3 & on the Condor facade only.**

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

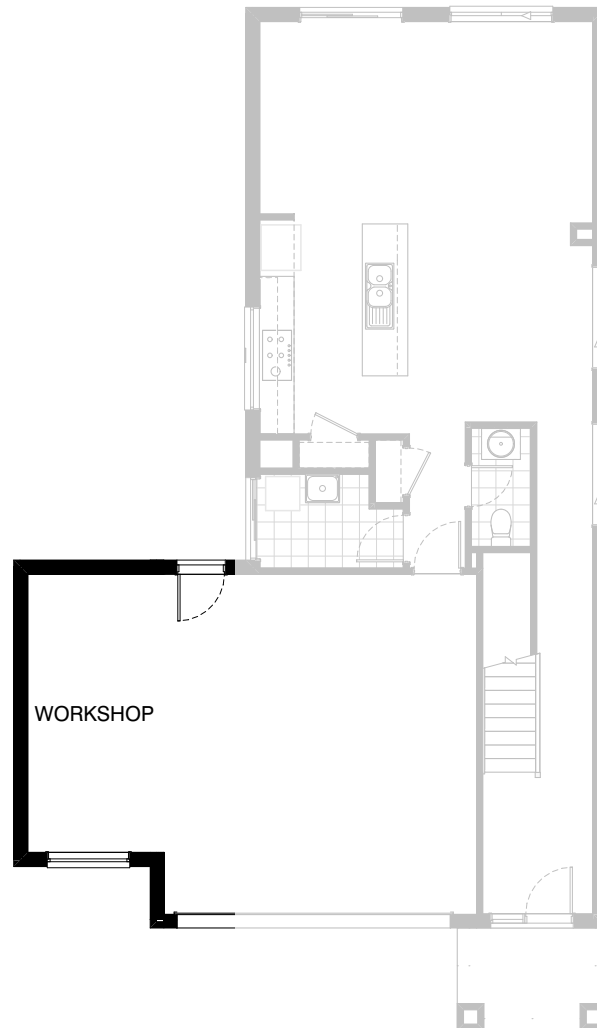


**Option G-1**

Provide extension to Garage to create additional Storage area.  
Increases area by 4.53m<sup>2</sup>.  
Increases width by 840mm.

**FLOORPLAN OPTIONS**




 **3**    **2.5**    **2**

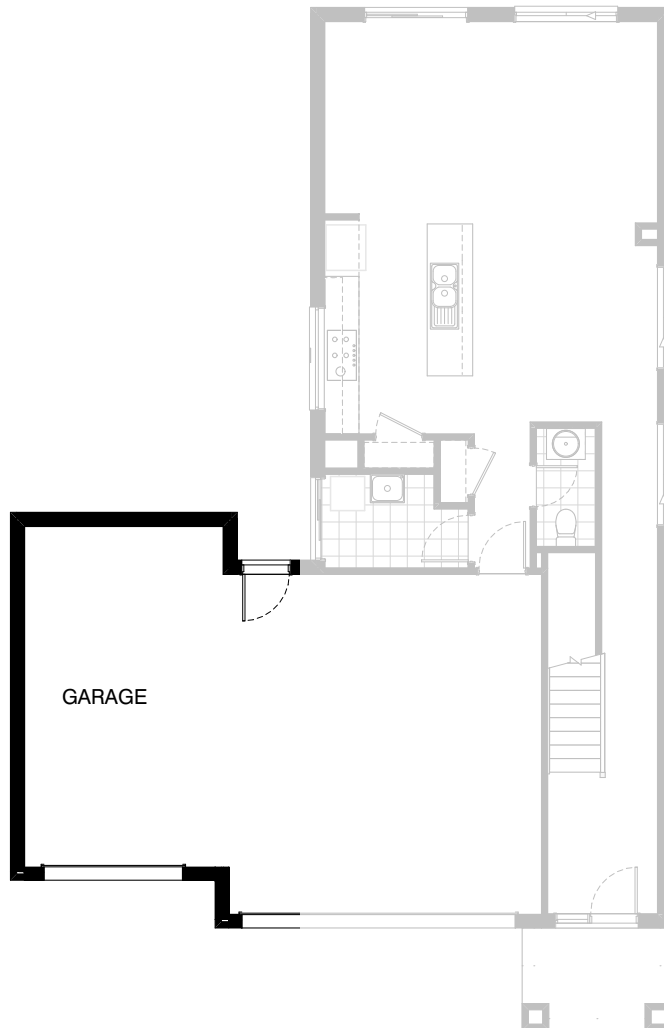


**Option G-2**

Provide extension to Garage to create Workshop area  
including additional 2057mm x 1450mm fixed aluminium window  
Increases width by 2400mm.  
Increases area by 12.94m<sup>2</sup>.

**FLOORPLAN OPTIONS**

 **3**     **2.5**     **2**



**Option G-3**

Provide triple car Garage including additional Garage door as per colour selection.  
Increases area by 23.69m<sup>2</sup>.  
Increases width by 3600mm.