

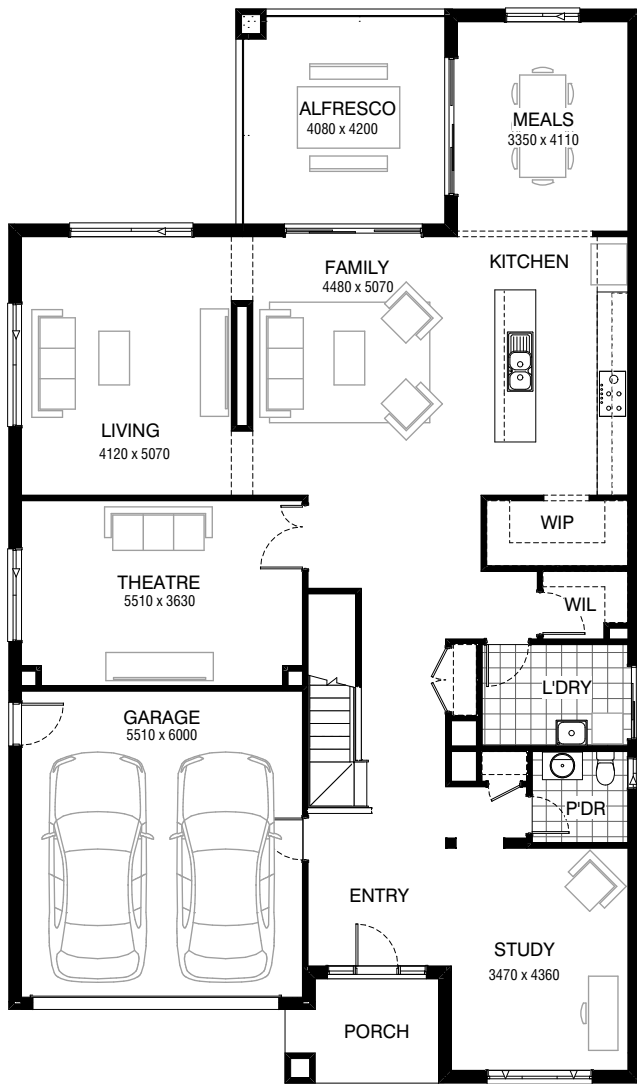
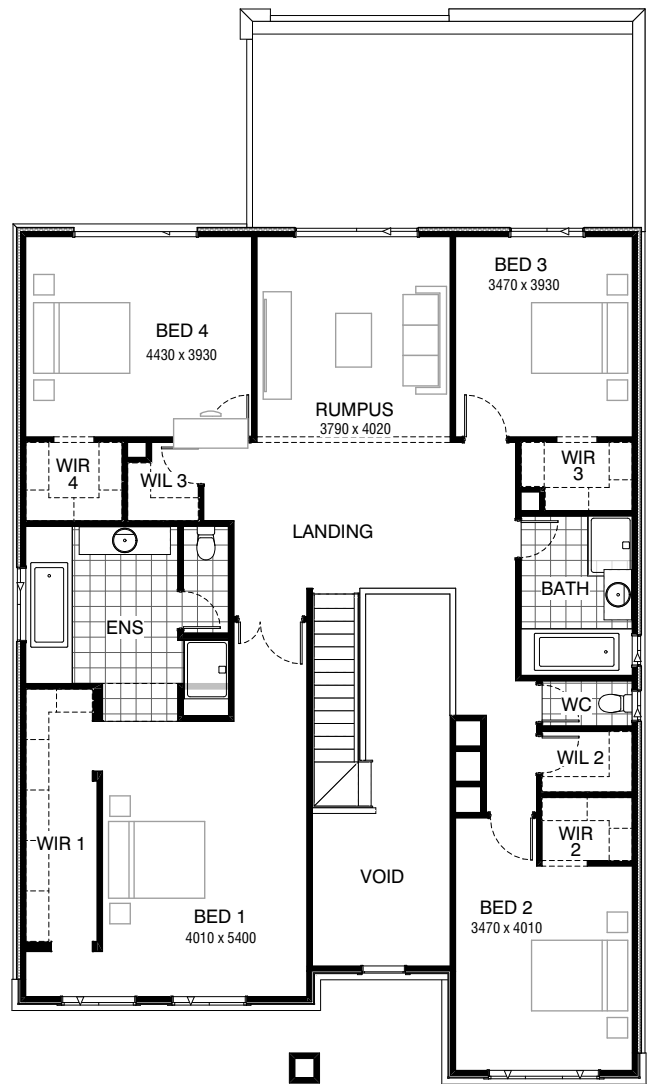


Total squares **45.0sq**

 **4**  **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.

Facades available:

Condor, Matisse, Monet, Aqua	
Hester, Metropolitan, Rainforest	
Overall home width	12.35m
Overall home length	20.99m




Residence	359.5m ²	38.7sq
Garage	36.0m ²	3.9sq
Porch	5.8m ²	0.6sq
Alfresco	17.1m ²	1.8sq
Total	418.4m²	45.0sq

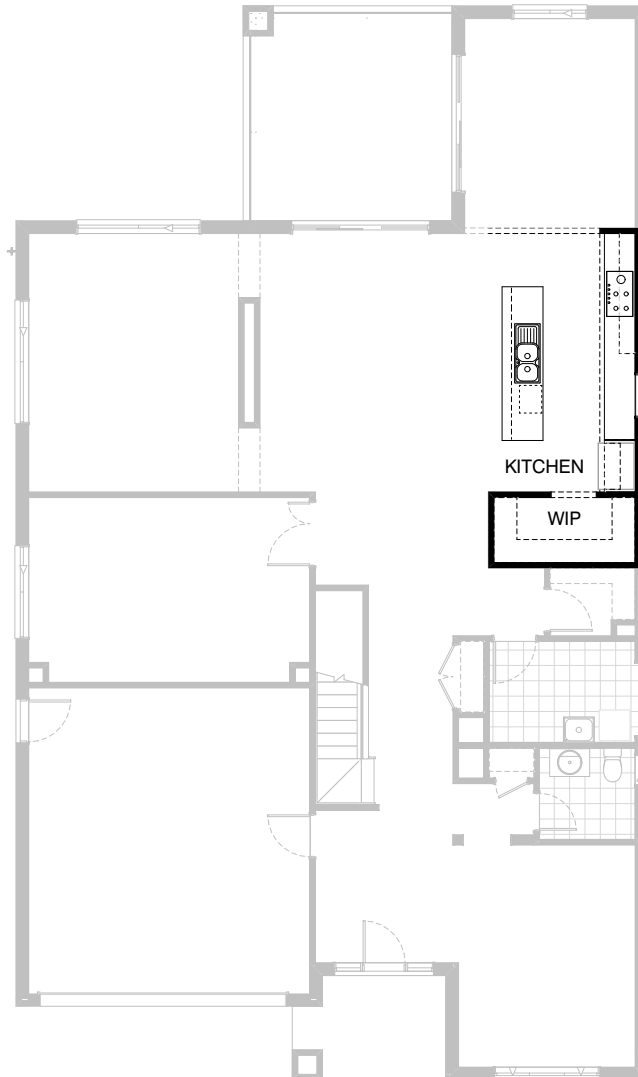
Listed details based on Condor façade floorplan (illustrated)

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FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

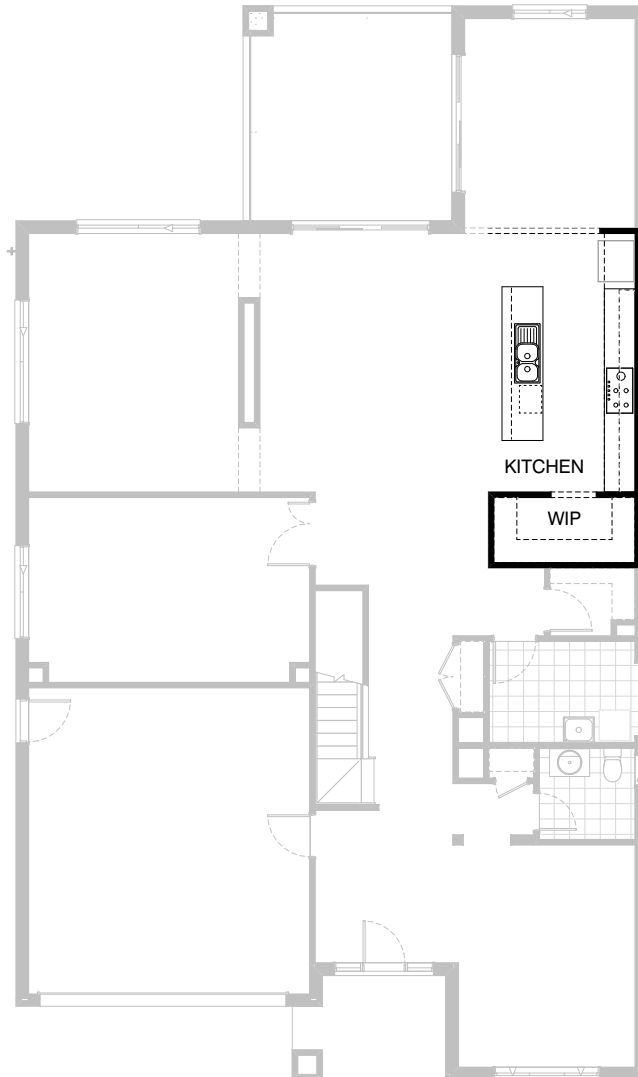


Option K-1

Provide alternative Kitchen layout with 1no. 800mm base cabinet, 1no. 700mm base cabinet, 4no. 600mm base cabinets, 2no. 700mm overhead cabinets, laminated open shelf above refrigerator space, 1no. 400mm base cabinet, laminated DW. provision. laminated MW. provision with pot drawer below, 1no. 450mm drawer unit, plaster lined bulkhead over, tiled splashback and bench top to suit and 1no. 1200mm x 850mm aluminium fixed window. With 1no. 900mm underbench oven, 1no 900mm hotplate and 1no. 900mm retractable rangehood.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**



Option K-2

Provide Kitchen Upgrade by providing 3no. 800mm base cabinets,
2no. 700mm base cabinets, 1no. 400mm base cabinet,
2no. 800mm overhead cabinets, 2no. 700mm overhead
cabinets, With 1no. 900mm underbench oven,
1no 900mm hotplate and 1no. 900mm retractable rangehood.
1no. laminated MW. provision with pot drawer below,
1no. laminated DW. provision and 1no. 450mm drawer unit.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

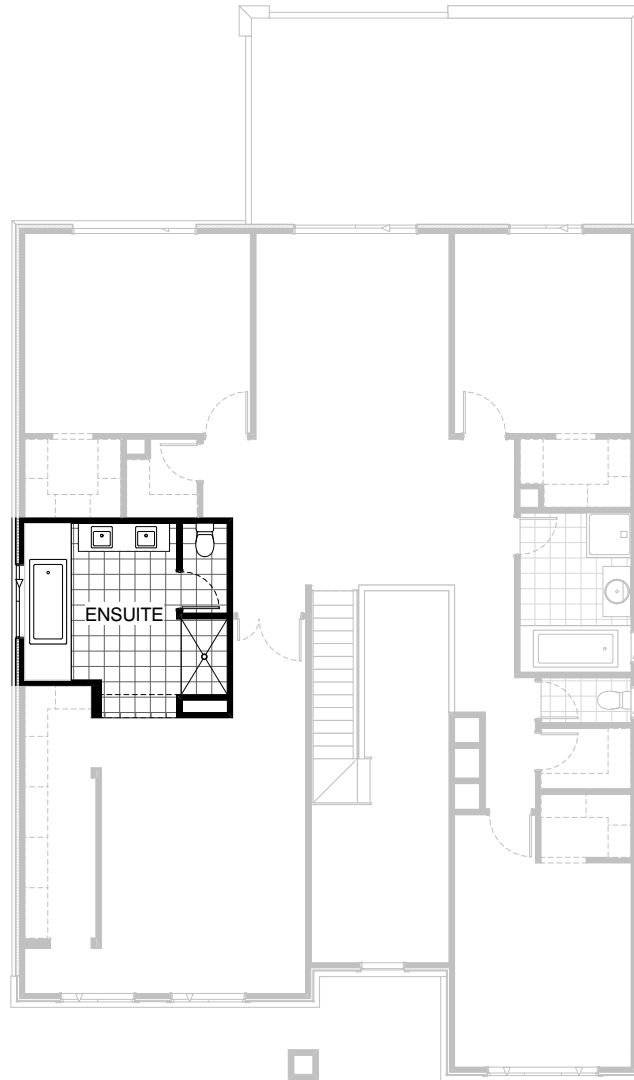


Option LD-1

Provide Laundry Upgrade with 2no. 800mm base cabinets,
1no. 400mm base cabinet, 2no. 800mm overhead
cabinets and 1no. 400mm overhead cabinet with
additional tiled splash back and bench top to suit.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

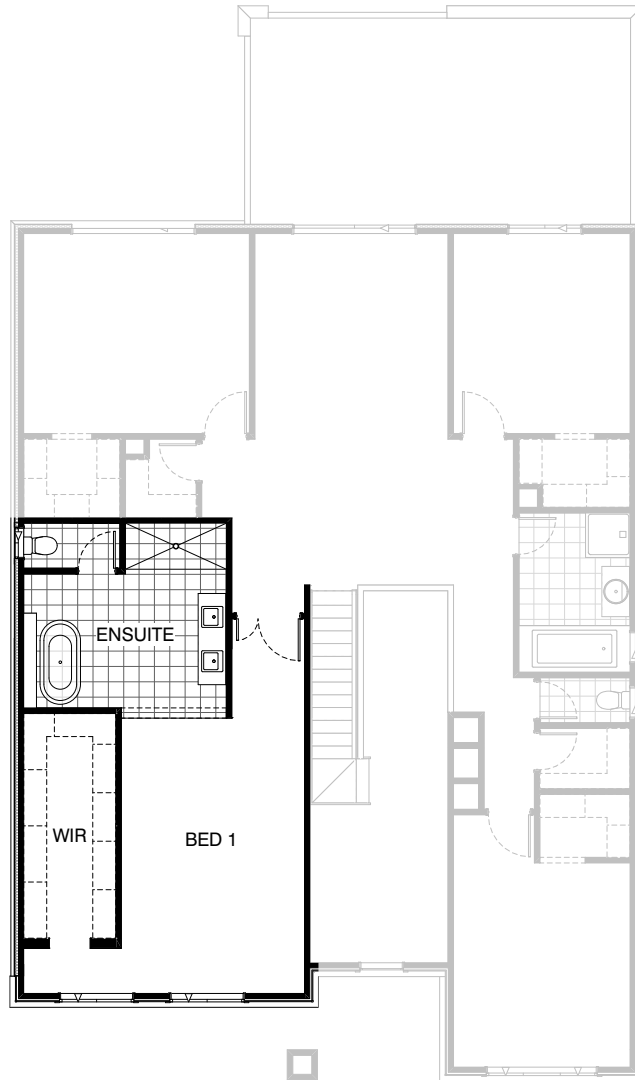


Option ENS-1 FF

Provide Ensuite Upgrade with 1500mm x 900mm tiled shower base, 1782mm wide vanity unit with twin vanity bowls in lieu of standard and reduce H.S and bulkhead width by 280mm.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**



Option ENS-2 FF

Provide Ensuite Upgrade with wall to wall tiled shower base, 1782mm wide vanity unit with twin vanity bowls, free standing bath with tiled dwarf wall, enclosed WC with 1no. 1200mm x 610mm aluminium sliding window. Decrease Bed 1 width by 410mm to 5400mm x 3600mm in lieu of 5400mm x 4010mm and provide additional hanging rail / shelving to W.I.R 1

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

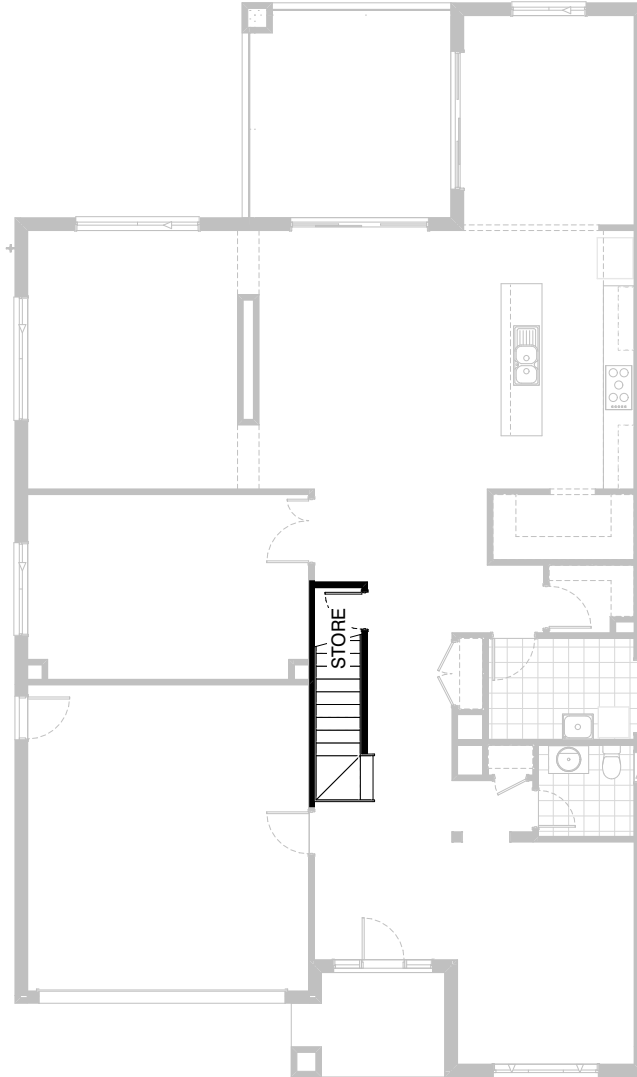


Option ENS-3 FF

Provide Ensuite Upgrade including reduce part Bed 1 and increase Ensuite by 150mm. Provide 180mm wall to separate Bed 1 and W.I.R 1 in lieu of 90mm. Relocate shower and heating stack to create additional opening to Ensuite and provide 900mm x 1500mm tiled shower base in lieu of standard. Relocate 1782mm wide vanity unit with twin vanity bowls and provide 1800mm freestanding bath in lieu of standard. Provide 2057mm x 850mm aluminium sliding window in lieu of standard window.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**



Option IP1-1 GF

Provide Store room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

NOTE: Flooring not included

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

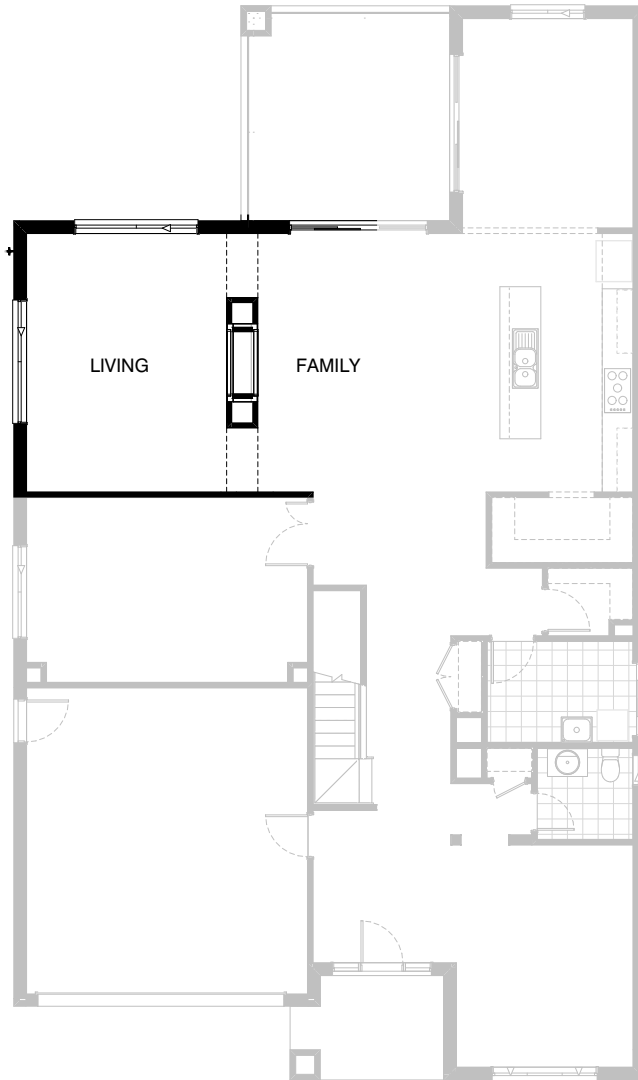


Option IP1-2 GF

Provide Powder room Upgrade including additional 900mm x 900mm polymarble shower base and wall hung basin in lieu of standard.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

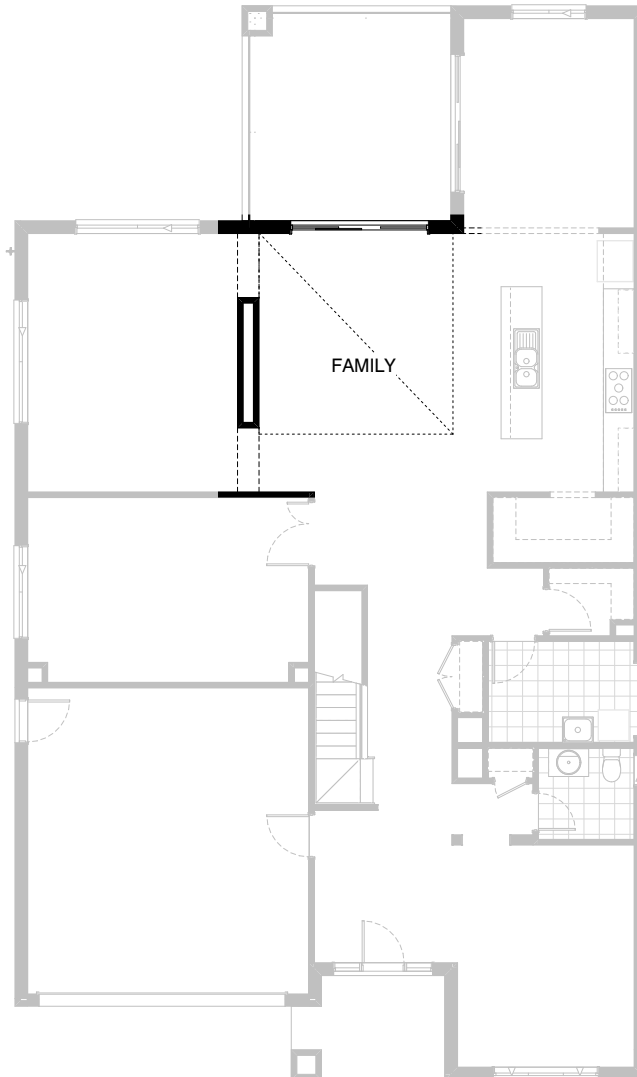


Option IP1-3 GF

Provide 2-way fireplace to Living / Family.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**

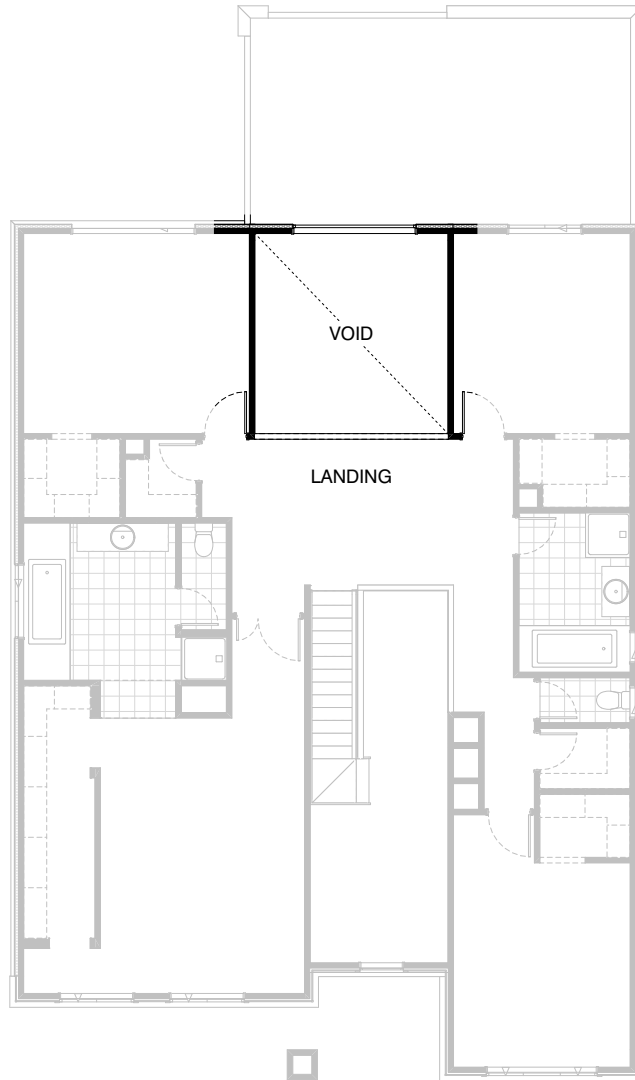


Option IP1-4 GF

Provide void area in lieu of standard Rumpus room above Family room including additional plaster dwarf wall balustrade. Provide 1no. 2410mm x 1200mm aluminium fixed window in lieu of standard to void

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

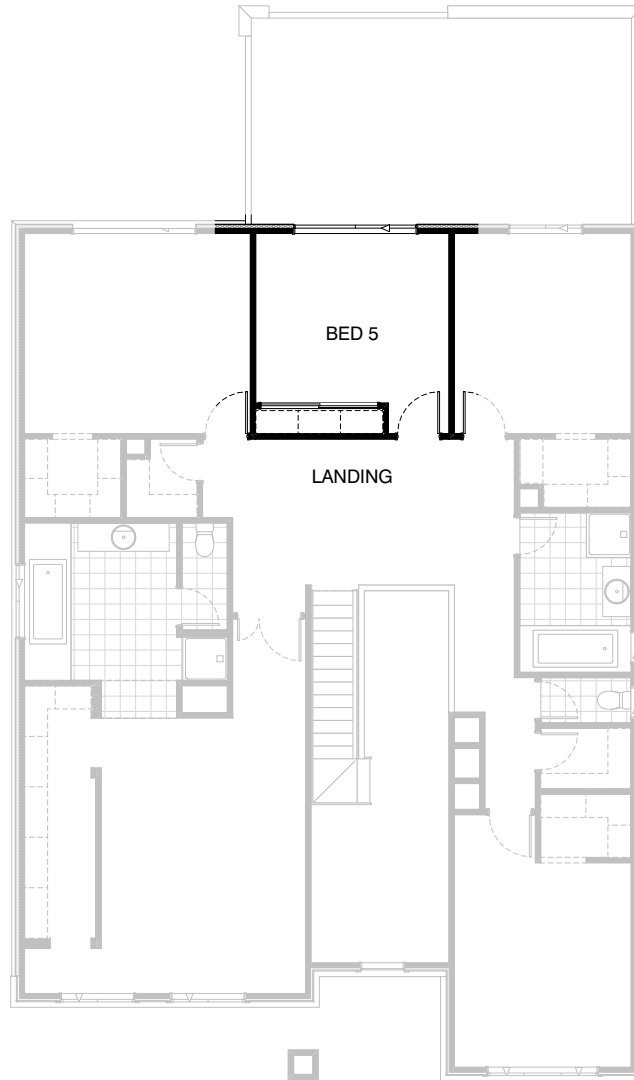


Option IP1-4 FF

Provide void area in lieu of standard Rumpus room above Family room including additional plaster dwarf wall balustrade. Provide 1no. 2410mm x 1200mm aluminium fixed window in lieu of standard to void

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**



Option IP1-5 FF

Provide 5th Bedroom in lieu of Rumpus with additional plaster lined stud wall, 1no. 820mm wide flush panel hinged door, site built plaster lined robe with 2no. 820mm sliding robe doors, 1no. melamine shelf and 1no. hanging rail.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**



Option IP1-6 GF

Provide Laundry Chute.

FLOORPLAN OPTIONS



 **4**  **2.5**  **2**

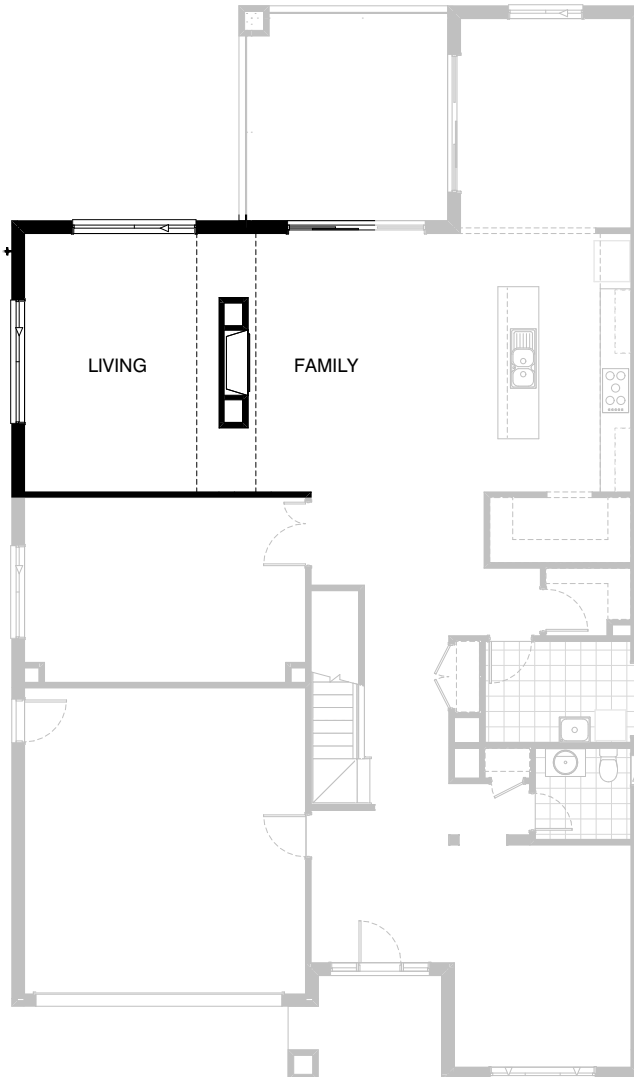


Option IP1-6 FF

Provide Laundry Chute.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

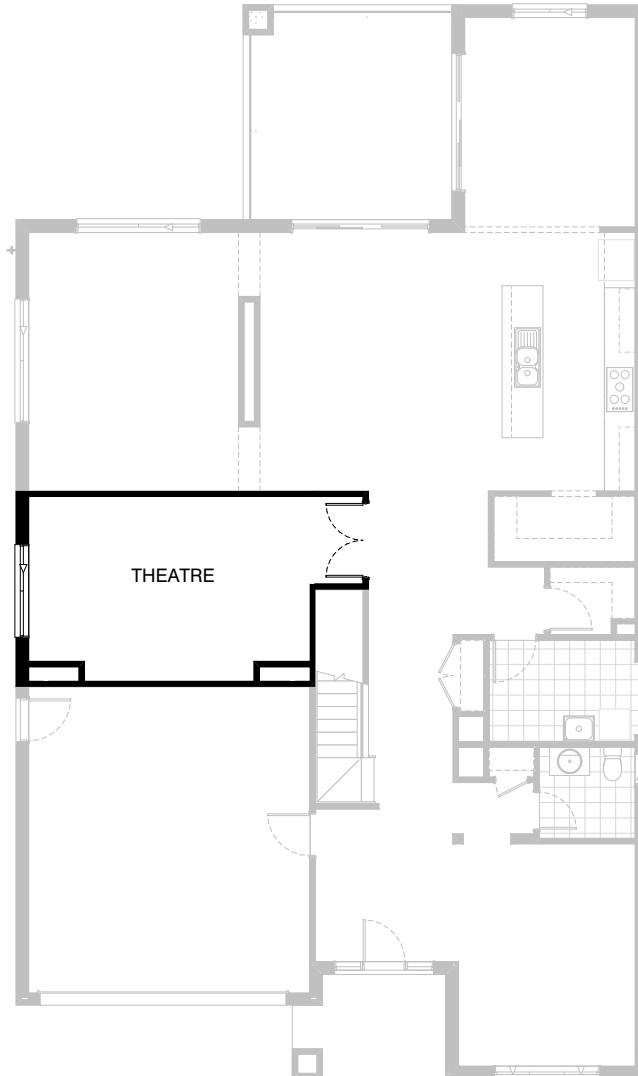


Option IP1-7 GF

Provide Heat and Glow XLR Plus fire place to Family room including decrease Living by 300mm and increase Family by 150mm. Provide 1135mm wide plaster lined bulkhead in lieu of standard.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**



Option IP1-8 GF

Provide Theatre option including relocate entry wall in line with stair, provide double 720mm door unit in lieu of standard, increase plumbing stacks by 700mm and provide 1200mm by 1810mm aluminium sliding window in lieu of standard.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**






Option IP1-9 GF

Provide Floor Plan Option including reduce Study by 280mm and Laundry by 200mm to provide W.T.P. Provide additional 180mm wall to Study to close off opening and remove Linen including shelves and double 620mm door unit and extend Laundry to suit. Relocate W.I.L. and fridge space and provide 2no. 180mm nib walls to W.T.P. and additional 820mm flush panel hinged door.

Provide additional 180mm nib wall to end Kitchen including 300mm plaster bulkhead above overhead cabinets and above fridge space. Remove nib wall and opening to meals and provide 2no. 514mm x 2170mm aluminium fixed windows to Kitchen splashback. Provide 1200mm bench top to kitchen island bench with 300mm back and side overhang, 1no. 900mm base cabinet, 1no. 450mm base cabinet, MW. provision with pot drawer below and 1no. 4 drawer bank to Kitchen island. Provide 5no. 900mm base cabinets, 1no. DW. provision, 1no. 300mm base cabinet, 2no. 600mm wall oven towers, 2no. 600mm wall ovens and 900mm hotplate in lieu of standard underbench oven. Provide 5no. 900mm overhead cabinets and 900mm integrated rangehood.

Provide Laundry Upgrade including 1no. 350mm base cabinet, 2no. 800mm base cabinets, 1no. 300mm overhead cabinet, 2no. 800mm overhead cabinets including additional bench top and tiled splashback to suit and provide Laundry Chute from first floor.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**



Option IP1-9 FF

Provide Floor Plan Option including reduce Study by 280mm and Laundry by 200mm to provide W.T.P. Provide additional 180mm wall to Study to close off opening and remove Linen including shelves and double 620mm door unit and extend Laundry to suit. Relocate W.I.L. and fridge space and provide 2no. 180mm nib walls to W.T.P. and additional 820mm flush panel hinged door.


Provide additional 180mm nib wall to end Kitchen including 300mm plaster bulkhead above overhead cabinets and above fridge space. Remove nib wall and opening to meals and provide 2no. 514mm x 2170mm aluminium fixed windows to Kitchen splashback. Provide 1200mm bench top to kitchen island bench with 300mm back and side overhang, 1no. 900mm base cabinet, 1no. 450mm base cabinet, MW. provision with pot drawer below and 1no. 4 drawer bank to Kitchen island.

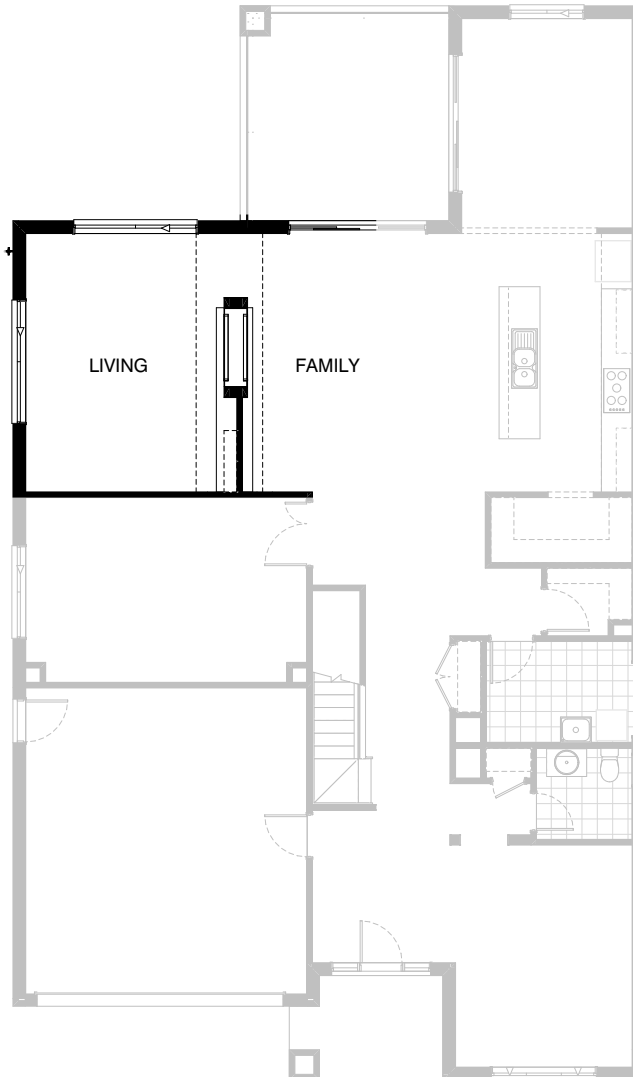
Provide 5no. 900mm base cabinets, 1no. DW. provision, 1no. 300mm base cabinet, 2no. 600mm wall oven towers, 2no. 600mm wall ovens and 900mm hotplate in lieu of standard upright oven.

Provide 5no. 900mm overhead cabinets and 900mm retractable rangehood in lieu of standard.

Provide Laundry Upgrade including 1no. 350mm base cabinet, 2no. 800mm base cabinets, 1no. 300mm overhead cabinet, 2no. 800mm overhead cabinets including additional bench top and tiled splashback to suit and provide Laundry Chute from first floor.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**

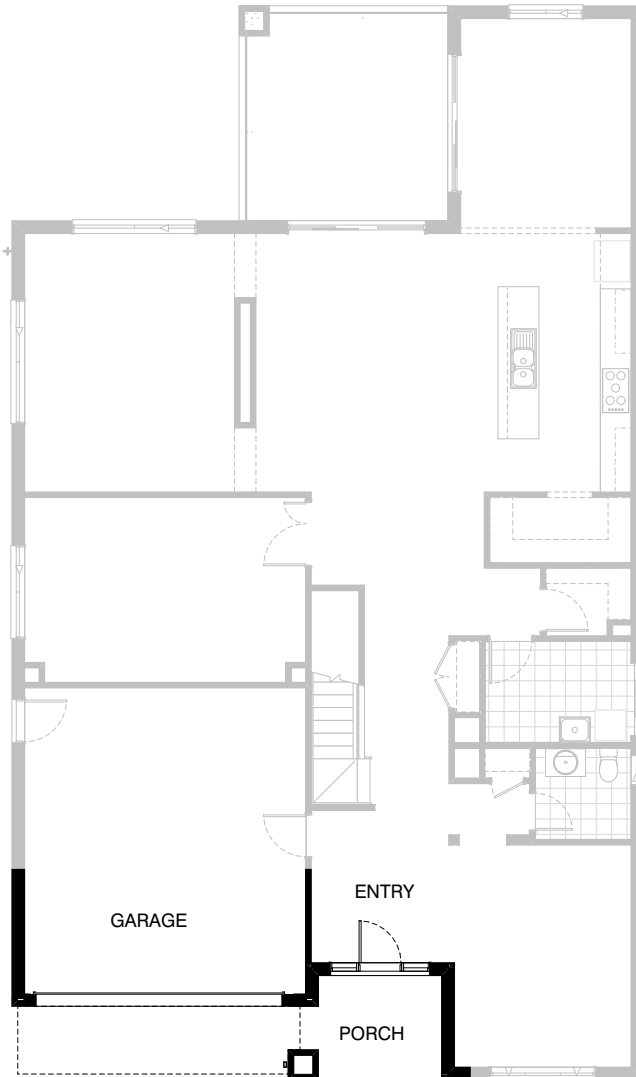


Option IP1-10 GF

Provide Heat and Glow Mezzo 1300ST 2-way fire place to Family and Living rooms including selected tile finish to wall and 200mm deep stone hearth to either side of plaster lined wall including 250mm deep by 1200mm long by 32mm thick laminate floating shelves to Living. Provide 300mm deep by 1280mm wide plaster bulkhead to separate Family and Living.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**






Option BA-1 GF

Provide Balcony Option to Bed 1 including ceramic tiled floor and timber framed wall baustrade with cement sheet cladding. Replace existing 2no. Bed 1 windows with 1no. 2100mm x 3590mm aluminium sliding door.

NOTE - This option applies to the Condor facade only.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**






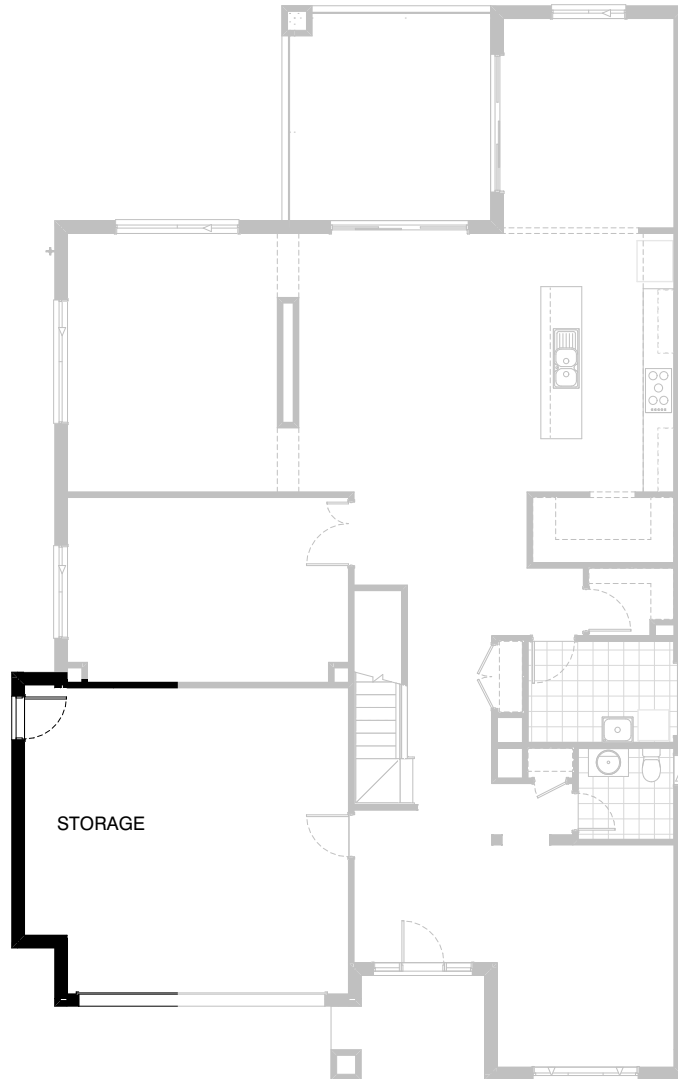
Option BA-1 FF

Provide Balcony Option to Bed 1 including ceramic tiled floor and timber framed wall baustrade with cement sheet cladding. Replace existing 2no. Bed 1 windows with 1no. 2100mm x 3590mm aluminium sliding door.

NOTE - This option applies to the Condor facade only.

FLOORPLAN OPTIONS



 **4**  **2.5**  **2**

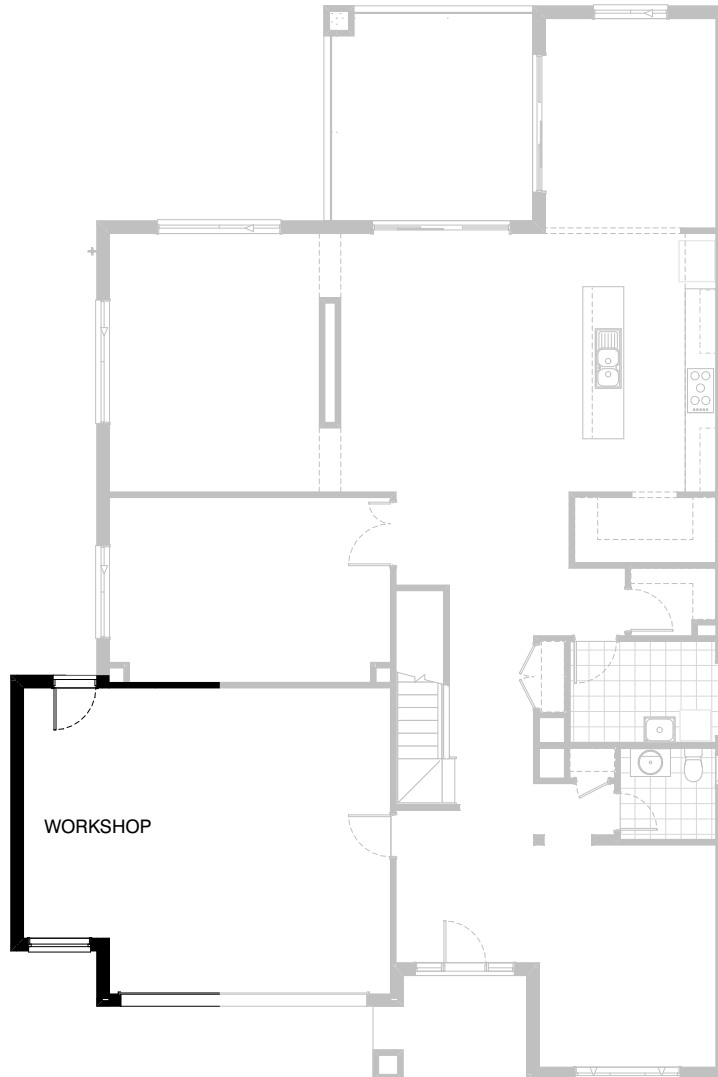


Option G-1

Provide extension to Garage to create additional Storage area.
Increases area by 4.52m².
Increases width by 840mm.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

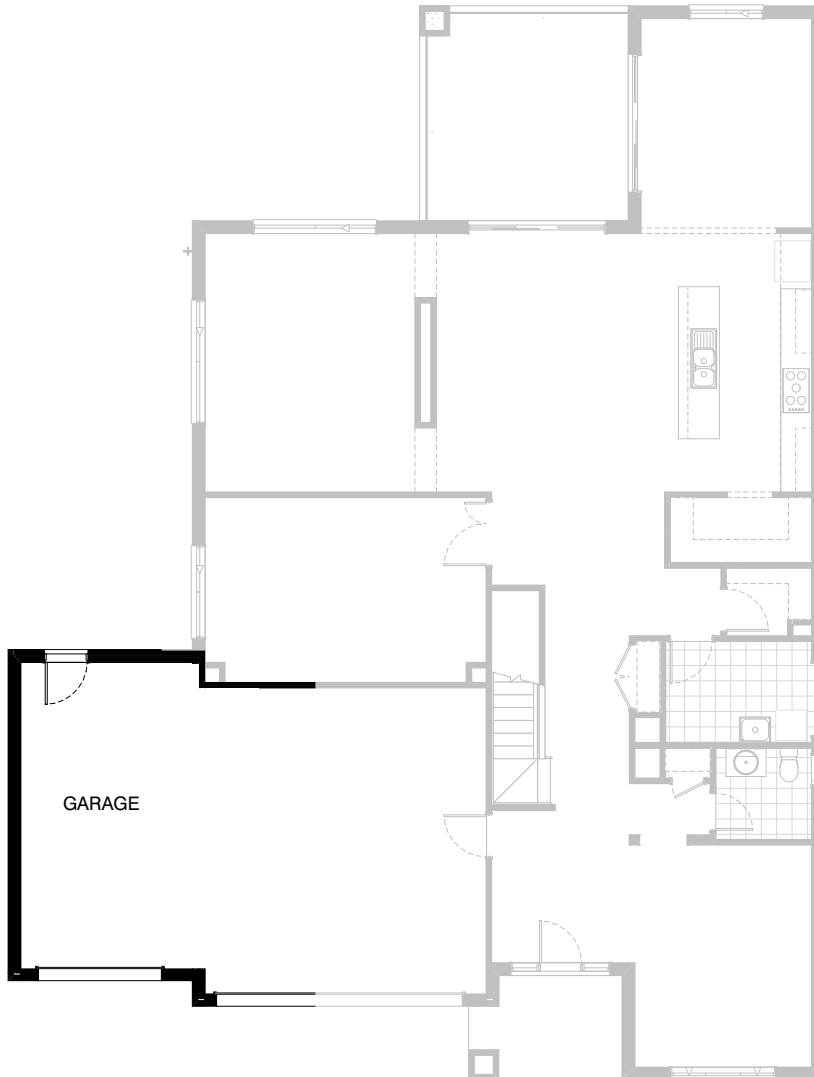


Option G-2

Provide extension to Garage to create Workshop
area including 2057mm x 1210mm aluminium
feature awning window.
Increases area by 9.05m².
Increases width by 1680mm.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**



Option G-3

Provide triple car garage including additional garage door as per colour selection.
Increases area by 23.20m².
Increases width by 3600mm.