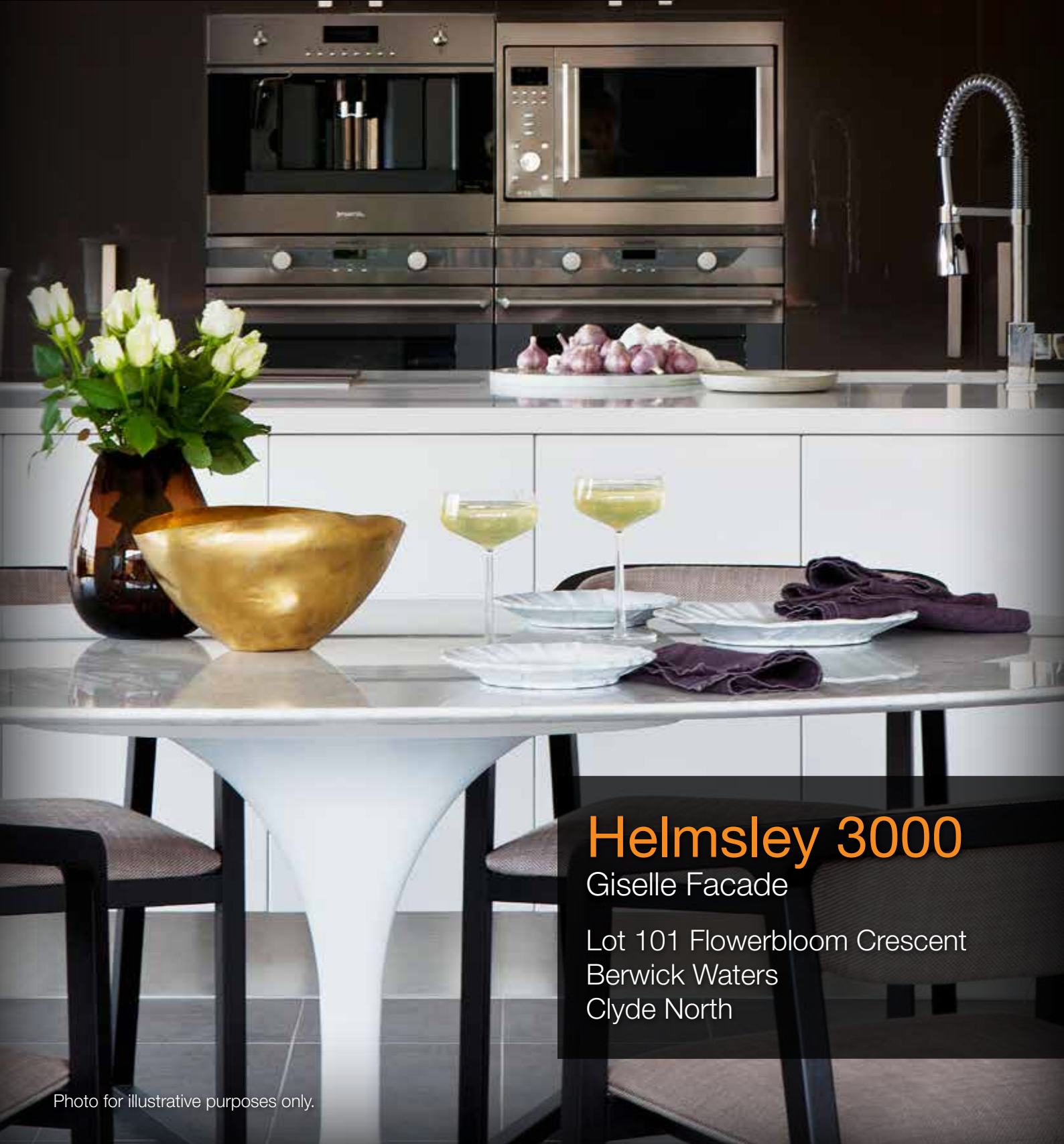


display for sale



Helmsley 3000

Giselle Facade

Lot 101 Flowerbloom Crescent

Berwick Waters

Clyde North

Photo for illustrative purposes only.

Helmsley 3000

YOUR STUNNING **PICTURE PERFECT** PALACE

Giselle facade



Photos for illustrative purposes only.



This spacious beauty indulges even the most hard-to-please homebuyer.

An elegant hallway leads guests from the porch through to the divine living space at the rear which includes a meals zone plus a stunning kitchen, complete with butler's pantry.

A separate rumpus room adjacent the to-die-for chef's quarters caters for kids wanting to escape their parents after dinner – or vice versa! Four bedrooms, two bathrooms plus a powder room completes this picture-perfect palace which also offers plenty of extra storage in the double garage.

call 13 BURBANK (13 2872)

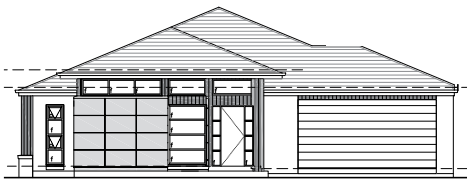
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Helmsley 3000

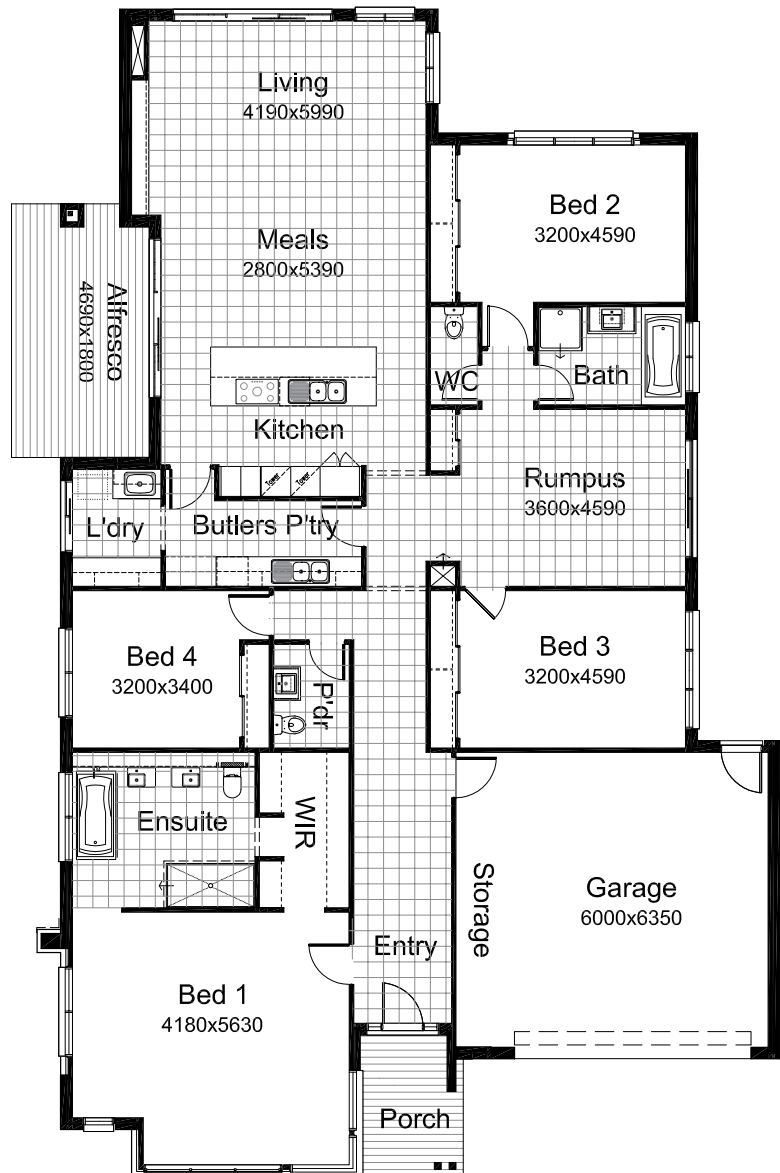
Giselle facade

Lot 101 Flowerbloom Crescent
Berwick Waters
Clyde North



AREAS

RESIDENCE:	231.37 sq.m	24.91 sqrs
GARAGE:	41.46 sq.m	4.46 sqrs
PORCH:	5.96 sq.m	0.64 sqrs
ALFRESCO:	14.17 sq.m	1.53 sqrs
TOTAL:	292.96 sq.m	31.53 sqrs



*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. Standard facades do not include Colorbond® roof. The inclusion of furniture, floor coverings, wallpaper, curtains, light fittings, lawns, fences, driveways, footpaths, patios, decking and pergolas are intended merely as a guide and not included in the price unless otherwise listed independently.
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Builders Registration Number DB-U 3333. 28.05.13

Display Colour Selection

External Finishes

Brick	Upgrade - Austral - Elements Range - Nickel <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>
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. [Refer to general disclaimer]</i>
Wall Cladding	James Hardie - Matrix - TO FACADE: Paint: Colorbond 'Surfmist'
Concrete Roof Tiles	Cat 6 - Bristle - Prestige - Palladium
Colorbond Gutter	Loft
Colorbond Fascia	Loft
Colorbond Downpipes	Loft
Evaporative Cooling Unit Colour	Beige
Garage Door	WRC TILT - VERTICAL GRAIN STAIN: Mohair Haze
Garage Infills	WRC - VERTICAL GRAIN STAIN: Mohair Haze
Rear Garage Access Door	Dune
Meter Box	Loft
Aluminium Windows	Colour - Dune (VIC only)
Timber Windows	Stained - Mohair Haze AQHAZE06
Timber Window Winder Colour	Dune (VIC only)
Timber Sliding Doors	STAIN - Mohair Haze AQHAZE06
Front Entry Door	UPGRADE - WINDSOR - 21 CLEAR GLAZED - PAINT OR STAIN - Mohair Haze AQHAZE06
Front Door Sidelight Glazing	Clear

Display Colour Selection

External Finishes

Timber Entry Frame	Mohair Haze AQHAZE06
Eaves/Verandah Lining Colour	PAINT: Colorbond - 'Surfmist'
Alfresco Infills	Dune
Posts	Dune
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 PASSAGE SET & REGENT DEADBOLT - Chrome Plated
Other Items	WRC CLADDING: STAIN - Mohair Haze
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 - Mohair Haze AQHAZE06
Ceiling	Upgrade - PAINT: Taubmans - White Illusion
Cornices	Boral - LINEA 75mm CORNICE - PAINT: Taubmans - White Illusion
Walls	PAINT: Taupe Stone T08 154-3
Internal Doors	UPGRADE 2340MM - UPGRADE 2340MM - FLUSH PANEL - PAINT OR STAIN - PAINT: Taubmans - White Illusion FEATURE DOORS TO BED 1 & POWDER: WIN21 with 'White Translucent' Glass - STAIN: 'Mohair Haze'
Skirtings	Upgrade - Corinthian - 92 x 18mm - PMKA - KINGSTON 92mm X 18mm SKIRTING - PAINT: Taubmans - White Illusion
Architraves	Upgrade - Corinthian - 67 x 18mm - PMKA - KINGSTON 67mm X 18mm ARCHITRAVE - PAINT: Taubmans - White Illusion
Internal door furniture	Upgrade 3 - Schlage - ANGELO (57) 8000 SERIES PASSAGE SET - Chrome Plated
Carpet	BURBANK 11 - Essendon Flooring Xtra - FOSSIL
Carpet Underlay	CARP003020 - Carpet Court - UPGRADE STANDARD WHITE CARPET UNDERLAY TO: BLUE UNDERLAY
Finger Grip & Wardrobe Track Colour	Premium - Polished Silver
Hinge and Strike Plates	Colour - Polished Chrome
Wardrobes	Premium - FRAMELESS - 'White Glass' INCLUDING LINEN BED 1 WIR: LAMINATE - FORMICA: Velveteen - Velour Finish CONFIGURATION: Fit Out 4 ELEV: D HANDLES: 112.81.052 (soft closing)
Other Items	FIREPLACE: LIVING: Gas Fireplace: Horizon 700 - Vertical Flue HEAT0012 Internal Pebbles with Pewter Surround ELECTRICAL: BED 1: Chloe 60 - Silver (3 x 11w globes) PLACEMENT: Centrally RUMPUS: 2 x Wall Lamps 'Walden IP44' Chrome & Opal Matt (28w ea) PLACEMENT: Elev: C Evenly spaced LIVING - BUILT IN CABINET BENCHTOP: Quantum Quartz - Tornado 40mm Sq CABINET: Laminex - Crystal Gloss 'Espresso'

Display Colour Selection

Tiles

Wall Tiles	<p>BATHROOM MAIN: Bianco Polished Porcelain 300x600 (Rectified Edge) PLACEMENT: Lay 600mm Horizontally to ALL Walls above Bath Hob & Elev: B wall of shower (same as floor) GROUT: 241 Misty Grey</p> <p>BATHROOM CONTRAST: SHOWER: Silver Silk Black 300x600 TILES5540 PLACEMENT: Lay 600mm Horizontally to Shower wall Elev.A Only GROUT: 287 Charred Ash</p> <p>BATHROOM FEATURE: Honed Light Coffee Stone (Pattern 8x150x7) SHEET 304X304 - TILES7231 PLACEMENT: Lay Pattern Horizontally to Bath Hob (top & Face) GROUT: 241 Misty Grey</p> <p>ENSUITE MAIN: Bianco Polished Porcelain 300x600 (Rectified Edge) (same as floor tile) PLACEMENT: Lay 600mm Vertically to Elev: B Wall behind Bath & Elev: D wall of shower GROUT: 241 Misty Grey</p> <p>ENSUITE CONTRAST: Silver Silk Black 300x600 TILES5540 PLACEMENT: lay 600mm Horizontally - stacked to rear shower wall Elev: C Only GROUT: 287 Charred Ash</p> <p>ENSUITE FEATURE WALL HOB: Honed Light Coffee Stone (Pattern 8x150x7) SHEET 304X304 - TILES7231 PLACEMENT: lay Pattern in Horizontal Direction to Elev: A (behind basins/wc & bath end) FACE & TOP GROUT: 241 Misty Grey</p> <p>POWDER ROOM TILE: Bianco Polished Porcelain 300x600 (Rectified Edge) (same as floor tile) PLACEMENT: Lay 600mm Horizontally to Wall Behind Toilet & Vanity Elev: B wall Only GROUT: 241 Misty Grey</p> <p>WC TILE: Bianco Polished Porcelain 300x600 (Rectified Edge) (same as floor tile) PLACEMENT: Lay 600mm Horizontally to wall Behind Toilet Elev.A Only GROUT: 241 Mist Grey</p>
Floor Tiles	<p>TILE: Bianco Polished Porcelain 300x600 (Rectified Edge) GROUT: 241 Mist Grey</p>
Other Items	<p>FEATURE TILE TO FIREPLACE WALL:</p> <p>TILE: Silver Silk Black 300x600 TILES5540 PLACEMENT: Lay Horizontally to Wall surrounding Fireplace wall (face & return) Floor to Ceiling GROUT: 287 Charred Ash</p>
Bath Trim	<p>Polished Chrome</p>

Display Colour Selection

Bathroom

Vanity Benchtops	QUANTUM QUARTZ - 'Tornado' 40mm sq
Vanity Base Cabinets	Laminex Crystal Gloss Finish - Laminex - Espresso
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML
Bath	Upgrade - Caroma - NEWBURY BATH NO HEAD REST - NW7W
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 - SCATOLA WALL MIXER - QUSBMC
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Cabinetry Handles	Cat 3 - Hafele - 112.81.052 - Horizontal to Doors and Drawers - Soft Closing
Showerscreen Frame	Cat 3 - Premium - Frameless - Polished Chrome
Shower Base	Insitu - Ref floor tile
Vanity Units	TYPE 2 - kitchen innovation - TYPE 2 - SINGLE VANITY UNIT 982mm WIDE x 550mm DEEP WITH LAMINATE DOORS & 16mm TOP WITH 16mm SHADOW LINE - VBI.09-2

Display Colour Selection

Ensuite

Vanity Basin	Upgrade - CAROMA - Caroma - CUBE Extension wall basin with chrome bottle traps (2 of)
Basin Taps & Mixers	Upgrade - Brewers - ITALIA LOW BASIN MIXER - QUGBML - (2 of)
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 500MM CEILING DROPPER - ESASC/GCEC500
Shower Taps and Mixers	Upgrade - Brewers - SCATOLA WALL MIXER - QUSBMC
Toilet	Upgrade - Caroma - CAROMA - METRO WALL FACED INVISI SERIES II WITH CHROME BUTTONS TOILET SUITE - 716200W
Showerscreen Frame	Fixed Frameless Clear Glass Panel
Shower Base	Insitu - Ref Floor Tile
Other Items	Glass Splashback above Feature Vanity Hob: 'Topaz'
Waste	Square Chrome

Display Colour Selection

Powder Room

Vanity Units	TYPE 2 - kitchen innovation - TYPE 2 - SINGLE VANITY UNIT 682mm WIDE x 550mm DEEP WITH LAMINATE DOORS & 16mm TOP WITH 16mm SHADOW LINE - VBI.06-2
Vanity Benchtops	QUANTUM QUARTZ - 'Tornado' 40mm Sq
Vanity Base Cabinets	Laminex Crystal Gloss Finish - Laminex - Espresso - Soft Closing
Vanity Basin	Upgrade - CAROMA - CAROMA LIANO INSET BASIN 415 X 415
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
Cabinetry Handles	Cat 3 - Hafele - 112.81.052 - Horizontal to Doors and Drawers - Soft Closing

Display Colour Selection

Laundry

Laundry Benchtops	QUANTUM QUARTZ 'Tornado' 40mm sq
Laundry Base Cabinets	Laminex Crystal Gloss Finish - Laminex - Espresso
Overhead Cupboards	Laminex Crystal Gloss Finish - Laminex - Lustrous Elm - INCLUDING SHELF NOTE: GRAIN TO RUN VERTICALLY No handles Required - Push Button opening ONLY
Cabinetry Handles	Push Button Opening ONLY - No Handles Required
Kickboard	Laminex Crystal Gloss 'Espresso'
Laundry Tapware	Upgrade - Brewers - LINEAR SINK MIXER - LSM2
Other Items	Glass Splashback 'Jaguar'
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	Laminex Crystal Gloss Finish - Laminex - Espresso - TO BOTH SIDES OF ISLAND ONLY ELEV: A & E - (Drawers/Doors & Kicker) NOTE: PUSH BUTTON OPENING - NO HANDLES REQUIRED
Overhead Cupboards	Laminex Crystal Gloss Finish - Laminex - Lustrous Elm - ALL CABINETS TO ELEVATION C Pantry Doors/MW Tower/Coffee Machine Tower/4 Drawers & 4 overhead doors - Vertical Grain NOTE: PUSH BUTTON OPENING - NO HANDLES REQUIRED
Kickboard	ISLAND - Elev: A & E LAMINEX 'Espresso' Crystal Gloss ELEVATION C - LAMINEX 'Lustrous Elm' Crystal Gloss
Kitchen Benchtops	QUANTUM QUARTZ: Tornado 40mm Sq ISLAND: Including 2 x End Panels
Island Bench End Panels	QUANTUM QUARTZ: Tornado 40mm Sq
Cooktop	900mm Upgrades - Electrolux - EHET96CS Electric 900mm
Oven	600mm Upgrades - Electrolux - EOEE62CS S/S 600mm - 2 of
Rangehood	900mm Upgrades - AEG - AEG X9238410 - ISLAND CANOPY
Dishwasher	Upgrades - Electrolux - ESF66814XR S/S
Microwave	Upgrades - Electrolux - EMC2867BI S/S
Coffee Machine	Upgrade - TYPE TBC
Kitchen Sink	Upgrade - Everhard - EVERHARD - SQUARELINE DOUBLE UNDERMOUNT SINK No. 73149
Kitchen Mixer	Upgrade - Brewers - ITALIA SINK MIXER SWING OUTLET - QUGSMSO
Pantry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING ONLY
Cabinetry Handles	NO HANDLES REQUIRED - PUSH BUTTON OPENING ONLY
Oven Tower	LAMINEX: Lustrous Elm - Crystal Gloss

Display Colour Selection

Butlers Pantry

Kitchen Base Cabinets	Laminex Crystal Gloss Finish - Laminex - Espresso - PUSH BUTTON OPENING - NO HANDLES REQUIRED
Overhead Cupboards	Laminex Crystal Gloss Finish - Laminex - Lustrous Elm - Including Open Shelf - Vertical Grain PUSH BUTTON OPENING - NO HANDLES REQUIRED
Kickboard	LAMINEX - 'Espresso' Crystal Gloss
Kitchen Benchtops	QUANTUM QUARTZ - Tornado 40mm Sq
Open Shelves	LAMINEX - 'Lustrous Elm' Crystal Gloss
Fridge End Panels	LAMINEX - 'Espresso' Crystal Gloss
Dishwasher	Upgrades - Electrolux - ESF66814XR S/S
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 - PUSH BUTTON OPENING ONLY

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

Kitchen Sink



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

Kitchen Mixer



Upgrade - Brewers - ITALIA SINK MIXER
SWING OUTLET - QUGSMSO

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