

**6.5% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Andre 292
Condor façade

Address:

Lot 308 (20)
Poppy Street
Botanical Estate
Mickleham

Design features & options:

4 bedrooms
2 bathrooms + powder room
double garage
seperate study
alfresco

**This Burbank display home includes the following
luxurious upgrades:**

- Evaporative cooling
- External GPO for sprinkler system
- Colorbond panel lift garage door
- Designer floor coverings
- Rear and side boundary fencing
- Luxury window coverings
- 3 coat paint system
- Internal doors 2340mm excluding internal garage door 2040mm
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops throughout (Bathroom, Ensuite, PowderRoom, Kitchen)
- 2740mm ceilings to ground floor & 2590mm ceilings to first floor

Home design:

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Land size:

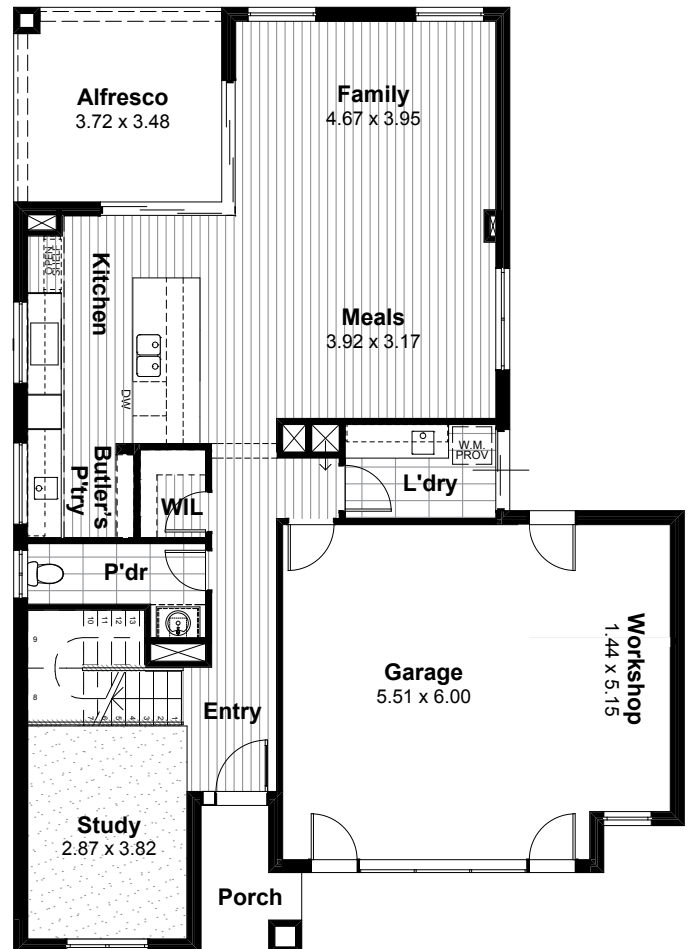
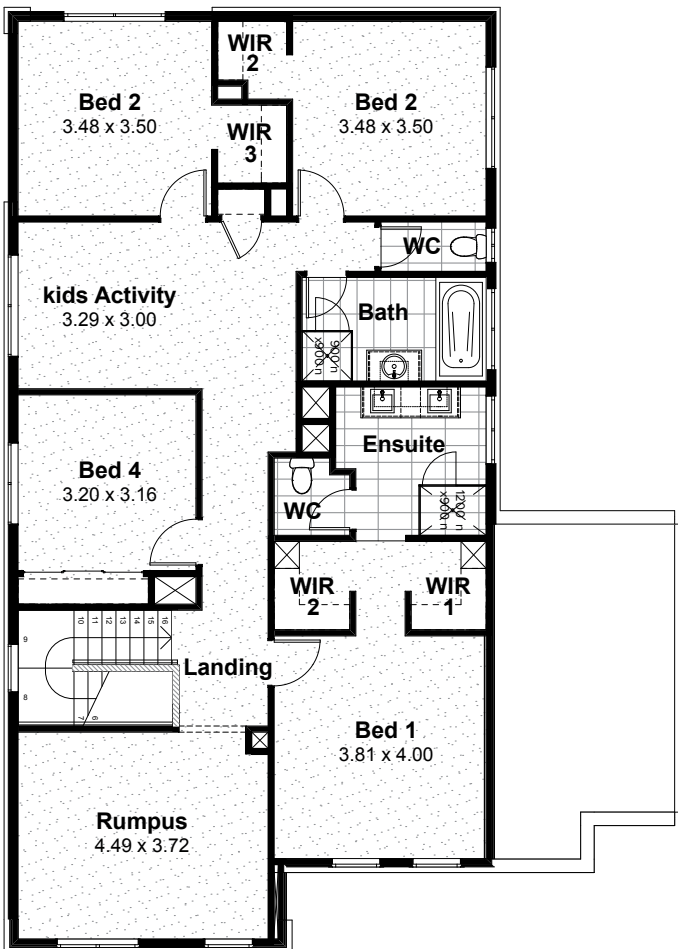
448m²



Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.

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

Ground Floor	102.00sqm	10.98sq	Porch.....	4.04sqm	0.43sq
First Floor.....	136.99sqm	14.75sq	Garage	44.62sqm	4.80sq
Alfresco	12.95sqm	1.39sq	Total	300.60sqm.....	32.36sq



*6.5% return on investment for the life of the lease. Subject to developer design approval. Conditions apply. All photos and illustrations are representative only. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia Pty Ltd. ABN 91 007 099 872. Builders Registration number CDB-U-52603.



External Finishes

Main Brick	Upgrade - PGH Bricks - Nuvo - Domino <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>
Concrete Roof Tiles	Bristle Roofing - Heritage Profile (standard) - Stonehenge
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Rotary Roof Ventilator	Non-BAL Rating - CB Basalt
Colorbond Gutter	Basalt
Colorbond Downpipes	Basalt - (including rainwater header)
Colorbond Fascia	Basalt
Meter Box	Basalt
Garage Door	Sectional panel lift - Colorbond - Slimline - Shale Grey - *Note - to be installed after handover.
Garage Infills	Brick - Refer to main brick
Front Entry Door	920x2040mm - Blonde Oak AWO 21 - stained - sickens ebony 020 (AMENDED 9/10/18 JM) (AMENDED 17/4/19 JM) <i>Client acknowledges that Burbank strongly recommends that North facing doors exposed to direct sunlight be finished with light reflective colours to reduce the drying effect of sunlight on the door surface, which may cause warping to occur. External doors painted in dark colours will be the clients responsibility</i>
Front Entry Door Glazing	Clear Glazing
Front Door Sidelight Glazing	Gen - A&L - Clear Glazing Gen - A&L - Clear Glazing

External Finishes

Single Glazed Aluminium Doors & Windows	Gen - A&L - Precious Silver
Timber Entry Frame	Stained (external&internal sides) - sikkens - ebony 020
Timber Windows	Stained (external&internal sides) - sikkens - ebony 020
Timber Window Winder Colour	Black
Window Infills	Brick - Refer to main brick
Alfresco Infills	Brick - Refer to main brick
Alfresco Lining	Taubmans - Storm Front NH66
Portico Lining	Taubmans - Storm Front NH66
Eaves/Verandah Lining Colour	Taubmans - Storm Front NH66
Wall Cladding	<p>PIANTED SCYON STRIA WEATHERBOARD CLADDING: painted - Taubmans - Storm Front NH66 <i>Weatherex and Western Red Cedar cladding: Due to the nature of this product, a reasonable amount of fading over a short period of time will occur. Regular maintenance will be required at the customers expense. Maintenance of this type of cladding will not be the builders responsibility. Western red cedar cladding can only be used in BAL12.5 areas if installed greater than 400mm from ground floor level and/or greater than 400mm from flat roofs/balconies with less than 18 degree pitch. Western Red Cedar cladding does not comply in any other BAL rated areas. Weatherex cladding can be used in any application for BAL rated areas up to BAL19 .</i></p>
Render 1	CB BASALT (AMENDED 17/4/19 JM) (AMENDED 10/10/18 JM)
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nexion Vision Saltbush Lever -Satin Chrome Nxv12/134sc5pk - (AMENDED 17/4/19 JM)
Internal Garage Door Furniture	<p>lever: Saltbush - Round Plate Satin Chrome - VEL1/34NLSC deadbolt: Double Cylinder Deadbolt - Satin Chrome (SC) - W7204055PK</p> <p>*NOTE - to be installed after handover</p>
Rear Garage Door Furniture	<p>lever: Saltbush - Round Plate Satin Chrome - VEL1/34NLSC deadbolt: Double Cylinder Deadbolt - Satin Chrome (SC) - W7204055PK</p>
Driveway Finishes	<p>Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%) - (AMENDED 9/10/18 JM) <i>Note: colour through concrete driveways will not be sealed.</i></p>
Other Items	<p>COLORBOND CAPPING OVER BRICKWORK: BASALT</p> <p>INFILL ABOVE CORNER SLIDING DOORS - CB BASALT (AMENDED 17/4/19 JM)</p>

Note: Timber stain colour appearance may vary on different species of timber.

Internal Finishes

Carpet	CAT 5 - ELMVIEW - Neptune 50 1403 (AMENDED 9/10/18 JM)
Carpet Underlay	CAT 3 - Blue - (AMENDED 17/4/19 JM)
Laminated Flooring	Upgrade - Unique Timber Flooring - Havana 12mm - Sabal Shade
Wardrobes Units	<p>HIS WIR AND HERS WIR: fitout 5 - 450mm wide open shelf and drawer unit with double hanging rails *colourboard finish- deep anthracite *cabinetry handles: hafele - 110.34.666 - zinc alloy - nickel plated - horizontal lay * hafele Alto soft close - to drawers</p> <p>WIR 2 and WIR 3: provide standard shelf/rail at 2000mm FFL.</p>
Sliding Wardrobe Doors	BEDROOM 4 ROBE: frameless mirrored sliding doors - 2340mm high
Wardrobe track & frame	Premium - Matt Silver - TO BED 4 - (AMENDED 17/4/19 JM)
Internal Doors	Upgrade 2340mm - PBAL 1 - Gloss Enamel - Taubmans - Dowager Grey T15 32.6
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	Upgrade 92x12mm - Pencil Round - Gloss Enamel - Burbank White
Architraves	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Burbank White - (AMENDED 17/4/19 JM)
Wall Paint	CAT 3 - Taubmans 3 coat Living Proof Silk - Mt Everest T15 28.2
Internal Side of Front Door	stained- sickens ebony 020
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Burbank White - (AMENDED 17/4/19 JM)
Cornices	Upgrade - Gyprock - Cove 90mm - Burbank White
Feature Walls	Bedroom 1 Elev. D wall: Easyline vertical cladding (colour TBC)
Internal door handles	Upgrade - Lockwood Velocity 63mm Passage Set - Saltbush - Round Plate Satin Chrome - VEL1/34NLSC
Privacy Locks	Upgrade - Lockwood Velocity 63mm Privacy Set - Saltbush - Round Plate Satin Chrome - VEL2/34SC - INSTALL TO POWDER ROOM ONLY (AMENDED 17/4/19 JM)
Stairs	STAIR 1 - Pine stair including riser, tread & stringer - (AMENDED 9/10/18 JM)
Balusters	BALUSTRADE 19 - 10mm clear rebated glass fixed into closed Vic Ash outer stringer & Vic Ash HR07 handrail - stained - sickens ebony 020
Treads	carpet - refer to carpet section
Risers	carpet - refer to carpet section

Internal Finishes

Stringer	Victorian Ash - stained - sickens ebony 020
Internal Door Dummy Handles	Upgrade - Lockwood Velocity 63mm Dummy Handle - Saltbush - Round Plate Satin Chrome - VEL3/34SC
Other Items	<p>SOFT CLOSE:</p> <p>hafele salice - to all cupboard doors throughout hafele Alto - to all drawers throughout</p> <p>EXTERNAL DOWNLIGHTS: ROUND STAINLESS STEEL (AMENDED 9/10/18 JM)</p> <p>INTERNAL LIGHTING:</p> <p>DOWNLIGHTS THROUGHOUT: WHITE ROUND (AMENDED 9/10/18 JM)</p> <p>Meals: 1 x Grand X Pendant, Matt Black w/Smoke Glass located centrally over dining table</p> <p>Kitchen: 3 x Lumena Surface Mounted Downlight, black located evenly spaced over island bench</p> <p>Powder Room: 1 x Lumena Surface Mounted Downlight, black located centrally over basin</p> <p>Ensuite: 2 x Lumena Surface Mounted Downlight, black located centrally over each basin</p>

Tiles

Bathroom Wall Tiles Option 1	<p>MAIN WALL TILE: Monza Light grey satin/lappato 300x600mm MMLFK1302 - horizontal stack grout: ardex #241 misty grey Location: bath face and bath top</p> <p>FEATURE WALL TILE: upgrade - touch pastel grey gloss 75x300mm - horizontal stack grout: ardex #241 misty grey location: bath splashback, shower elev. C and B walls</p>
Ensuite Wall Tiles Option 1	<p>MAIN WALL TILE: Monza Light grey satin/lappato 300x600mm MMLFK1302 - horizontal stack grout: ardex #241 misty grey Location: Floor to ceiling to Elev. D and C walls.</p> <p>FEATURE WALL TILE: upgrade - touch pastel grey gloss 75x300mm - horizontal stack grout: ardex #241 misty grey location: floor to ceiling to Ensuite WC Elev. E wall. Floor to ceiling to Ensuite Elev. A wall behind vanity.</p>
Powder Room Wall Tiles Option 1	<p>upgrade - touch pastel grey gloss 75x300mm - horizontal stack grout: ardex #241 misty grey location: floor to bulkhead to Elevation C wall behind vanity</p>
Laundry Wall Tiles Option 1	<p>Upgrade - TILE: Touch pastel grey gloss 75x300mm PLACEMENT: lay 300 length horizontally stacked across wall & up to the underside of the overheads (AMENDED 9/10/18 JM) GROUT: ardex #241 misty grey</p>
Bath Trim	<p>ASQE BOX - BRUSH FINISH</p>
Floor Tiles Option 1	<p>Monza Light grey satin/lappato 300x600mm MMLFK1302 grout: ardex #241 misty grey</p>

Bathroom

Benchmark	Cat 4 Reconstituted Stone - Silestone - 12mm Square Edge - Marengo
Base Cabinets	Laminex Impressions range nuance finish - burnished wood (vertical grain) INCLUDING SHADOWLINE (AMENDED 9/10/18 JM)
Vanity Units	982mm - Type 2 - VBI.09-2 - 2no doors, 1no. basin & mixer with shadow line
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - HORIZONTAL TO DOORS (AMENDED 9/10/18 JM)
Basin	Upgrade - PLATI Ceramic undermount basin SBC-204B
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN
Bath/Spa	Gen - Decina Novara Island 1653 bath
Bath Taps & Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Bath Outlet	Upgrade - Vivid bath spout brushed nickel - V776 BN
Shower Head On Arm/Rail	Upgrade - Vivid shower on rail brushed nickel - V685 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Shower Base	Upgrade - Tiled base with chrome waste - 900x900mm
Showerscreen Frame	Cat 1 - Premium Executive - Matt Silver trim
Toilet	Seima - Arko wall faced toilet suite STO-304

Ensuite

Benchtop	Cat 4 Reconstituted Stone - Silestone - 12mm Square Edge - Marengo
Base Cabinets	Laminex Impressions range nuance finish - burnished wood (vertical grain) INCLUDING SHADOWLINE (AMENDED 9/10/18 JM)
Vanity Units	1782mm - Type 2 - VBID.17-2D - 4no. Doors, 1no 3 drawer unit, 2no. Basins & mixers with shadow line
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - Horizontal to all doors and drawers
Basin	Upgrade - PLATI Ceramic undermount basin SBC-204B - 2No.
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - 2No.
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN - 2No.
Shower head on rail	Upgrade - Vivid twin shower brushed nickel - V726 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Shower Base	Upgrade - Tiled base with chrome waste - 1200x900mm
Showerscreen Frame	Cat 2 - Premium Eureka - Matt Silver trim
Toilet	Seima - Arko wall faced toilet suite STO-304

PowderRoom

Benchtops	Cat 4 Reconstituted Stone - Silestone - 12mm Square Edge - Marengo
Base Cabinets	Laminex Impressions range nuance finish - burnished wood (vertical grain) INCLUDING SHADOWLINE (AMENDED 9/10/18 JM)
Vanity Units	782mm - Type 2 - VBI.07-2 - 2no doors, 1no. basin & mixer with shadow line
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - Horizontal to all doors and drawers
Basin	Upgrade - PLATI Ceramic undermount basin SBC-204B - (AMENDED 9/10/18 JM)
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN
Toilet	Seima - Arko wall faced toilet suite STO-304

Laundry

Laundry Benchtops	Cat 4 Reconstituted Stone - Silestone - 12mm Square Edge - Marengo
Laundry Base Cabinets	Laminex Impressions range nuance finish - burnished wood (vertical grain) INCLUDING SHADOWLINE (AMENDED 9/10/18 JM)
Kickboard	Laminex Impressions range nuance finish - burnished wood (vertical grain)
Overhead Cupboards	Laminex Impressions range nuance finish - burnished wood (vertical grain) (includes underside of overhead cupboards)
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - Horizontal to all doors and drawers - (base cabinetry only) *16mm finger pull overhang to overhead cupboards (no cabinetry handles) (AMENDED 9/10/18 JM)
Laundry Trough	Upgrade - Franke - Aton single bowl UNDERMOUNT sink ANZ 100-34 (AMENDED 17/4/19 JM)
Laundry Tapware	Upgrade - Phoenix - Vivid Slimline vessel mixer tap VS790BN
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	<p>REAR APPLIANCE BENCH: Dekton - domoos - solid collection - 12mm square edge</p> <p>ISLAND BENCH: Dekton - domoos - solid collection - 40mm square edge (includes 1No. wrap down end to island)</p> <p><i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i></p>
Shadow Line	Laminex Formwrap - Afternoon Shade - matt - square edge profile
Base Cabinets	Laminex Formwrap - Afternoon Shade - matt - square edge profile
Kickboard	Laminex Formwrap - Afternoon Shade - matt - square edge profile
Overhead Cupboards	Laminex Natural Finish - LAMINEX - BAYE (AMENDED 17/4/19 JM) (includes underside of overhead cupboards)
Open Shelves	Laminex Natural Finish - LAMINEX - BAYE (AMENDED 17/4/19 JM) (above fridge space)
Fridge End Panels	Laminex Natural Finish - LAMINEX - BAYE (AMENDED 17/4/19 JM)
Bar Back	Laminex Formwrap - Afternoon Shade - matt - square edge profile
	*3 panels
Oven Tower	Laminex Formwrap - Afternoon Shade - matt - square edge profile
Cabinetry Handles	<p>Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - Horizontal to all doors and drawers - (base cabinetry only)</p> <p>*16mm finger pull overhang to overhead cupboards (no cabinetry handles) (AMENDED 9/10/18 JM)</p>
Underbench Oven	<p>Upgrade - Smeg - SPPA6300X - 600mm Classic Thermo Pyro Oven - (LOCATED TO OVEN TOWER)</p> <p>(AMENDED 17/4/19 JM)</p>
Cooktop	Upgrade Smeg - CIR93AXS3 - 900mm gas cooktop
Rangehood	Upgrade Smeg - PUM901X - 900mm integrated
Dishwasher	Upgrade - Smeg - DWAI6214X- semi integrated
Microwave	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S
Sink	<p>Upgrade - Franke - Planar double bowl undermount sink - PZX220-36 - BUTLERS PANTRY SINK: ATON SINGLE BOWL UNERMOUNT SINK ANX100-34 (AMENDED 17/4/19 JM)</p>
Mixer Tap	<p>Upgrade - Phoenix - brushed nickel - Vivid Slimline sink mixer 220mm gooseneck VS733BN - INCLUDING BUTLERS PANTRY (2 OF)</p> <p>(AMENDED 17/4/19 JM)</p>
Other Items	PANTRY SHELVES: Formica - deep anthracite FINISH: VELOUR (AMENDED 9/10/18 JM)

Display Office Ext

Timber Windows	SIKKENS 'EBONY' - INSIDE & OUT
Timber Entry Frame	SIKKENS 'EBONY' - INSIDE & OUT
Rear Garage Door Furniture	AS PER EXTERNAL COLOURS
External Entrance Door Furniture	WHITCO ENTRANCE BEVEL LEVER CP CHROME PLATE W7300085PK with WHITCO DOUBLE CYLINDER DEADBOLT POLISHED STAINLESS STEEL W7204275PK

Display Office Int

Internal Side of Front Door	SIKKENS 'EBONY' INSIDE & OUT
Ceiling	UPGRADE: TAUBMANS - WINTER ICE NH77
Cornices	UPGRADE: SQUARE SET
Walls	UPGRADE: TAUBMANS - MALAMUTE T15 42.3
Feature Walls	TIMBER FEATURE WALL - ELEVATION B TYPE: INTERNAL LINING BOARD PSN26 133x12 TASMANIAN OAK - RAW FINISH STAIN: QUANTUM - TIMBER PLUS INTERIOR - CLEAR - LOW SHEEN DIRECTION: VERTICAL PAINTED FEATURE WALL: ELEV: A REAR WALL ONLY COLOUR: TAUBMANS 'WOLF CRY' T15 29.4
Skirtings	110mm Square profile Paint: Winter Ice NH77
Architraves	CAT 3 - 67mm x 12mm - Corinthian - PMBVA - Single Bevelled - PAINT: WINTER ICE NH77
Internal door furniture	LOCKWOOD - SYMMETRY CAVITY SLIDER ENTRANCE SET - SATIN CHROME - 7444SP5PK
Carpet	FELTX - CREVELLI 4m COLOUR: 9/PEPPERED (AMENDED 15/2/18 JM)
Carpet Underlay	UPGRADE: EXA Lay
Benchtops	KITCHENETTE SINK BENCH ONLY: LAMINEX COLOUR: Clay Textile FINISH: Natural EDGE:SQUARE
Tiles	KITCHENETTE: TILE: MATT WHITE 100X300 GROUT: 200 WHITE PLACEMENT: LAY 300 LENGTH HORIZONTALLY STACKED
Base Cabinets	KITCHENETTE: (AMENDED 17//19 JM) LOCATION: ELEV:E OPEN SHELVES ABOVE PHOTOCOPIER LAMINATE: LAMINEX - BATILLION FINISH: NATURAL LOCATION: ELEV:F - 2 x BASE CABINET DOORS & 2 OVERHEAD DOORS LAMINATE: LAMINEX - BATILLION FINISH: NATURAL (AMENDED 17/4/19 JM) LOCATION: ELEV: E & F OPENSHELVES/PANTRY DOORS INCLUDING BENCH ABOVE FRIDGE SPACE & KICKERS LAMINATE: WHITE FINISH: NATURAL
Cabinetry Handles	NO HANDLES REQUIRED - PUSH OPENING TO BE INSTALLED 2 x HANDLES INSTALLED TO LOCKABLE PANTRY DOORS ONLY - TYPE: 112.90.041 - HORIZONTAL PLACEMENT
Sink	FRANKE: ONDALINE SINGLE BOWL SINK - O LX611-86
Mixer Tap	PHOENIX - IVY YS730 CHROME

Display Office Int

Other Items

CONVERSATION BENCH WITH DOORS:
BENCHTOP WITH WATERFALL ENDS: LAMINATE: LAMINEX - WHITE FINISH: NATURAL
DOORS & REAR PANEL: LAMINATE: LAMINEX - WHITE FINISH: NATURAL
*NOTE: NO HANDLES REQUIRED - PUSH BUTTON OPENING

FREE STANDING PARTITION FOR DESKS:
LAMINATE: LAMINEX COLOUR: CLAY TEXTILE FINISH: NATURAL

GREEN WALL FRAME & BACKING BOARD
LAMINATE: LAMINEX COLOUR: BLACK FINISH: NATURAL

PENDANTS: TYPE: 2 x COLLINS COLOUR: NATURAL TIMBER (AMENDED 9/10/18 JM)
LOCATION: REAR RIGHT CORNER - STAGGARED HEIGHTS
DIMENSIONS: FRONT PENDANT - 450mm OFF ELEV A & 300mm OFF ELEV D, DROPPED
315mm FROM CEILING
REAR PENDANT - 250mm OFF ELEV A & 300mm OFF ELEV D, DROPPED 515mm FROM
CEILING

FLOATING SHELVES: (Marketing Material)
LAMINATE: LAMINEX COLOUR: SUBLIME TEAK FINISH: NATURAL (AMENDED
15/2/18 JM)
