

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Carter 234
Alpine façade

Address:

Lot 330
Memory Crescent
Jubilee Estate
Wyndham Vale

Design features & options:

4 bedrooms
2 bathrooms
double garage
seperate living
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
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to the Kitchen only
- 2590mm ceilings

Home design:

Carter 234

Alpine façade

Address:

Lot 330

Memory Crescent

Jubilee Estate

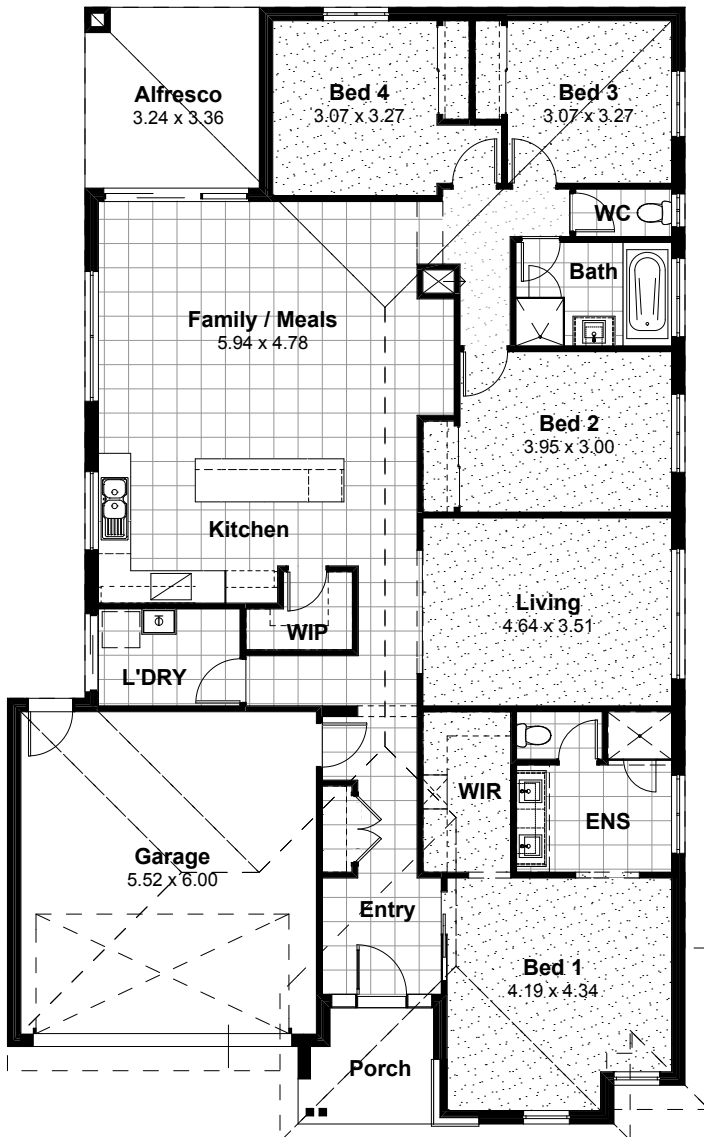
Wyndham Vale

Land size:

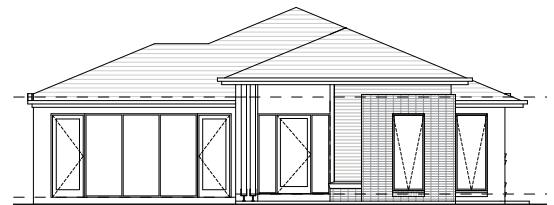
512m²



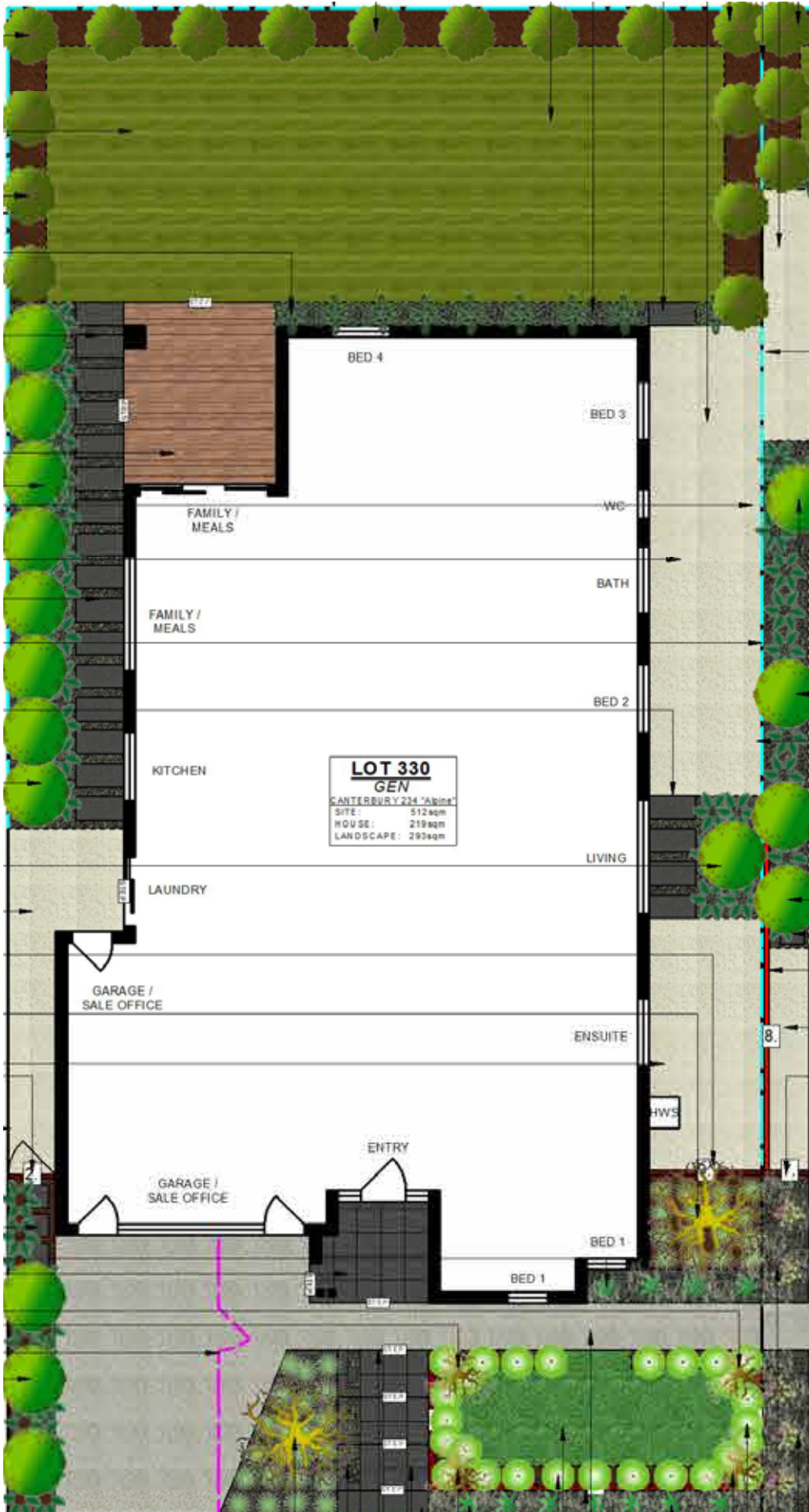
Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



Residence	181.77sqm	19.56sq
Alfresco	10.89sqm	1.72sq
Porch	5.02sqm	0.54sq
Garage	36.34sqm	3.91sq
Total	234.02sqm	25.19sq



*7.0% 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 - Austral - Indulgence - Biscotti <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>
Contrast Bricks	Upgrade - Austral - Industrial - Char - ** STACKBOND <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>
Contrast 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	CSR Monier - Atura Profile - Barramundi
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Colorbond Gutter	Monument
Colorbond Downpipes	Monument
Colorbond Fascia	Monument
Meter Box	TAUBMANS: FOXTAIL T15 33.4
Garage Door	Sectional panel lift - Colorbond - Slimline - Monument - NOTE: INSTALL AFTER HANDOVER AS SALES OFFICE
Garage Infills	Brick - Refer to main brick

External Finishes

Rear Garage Access Door	TAUBMANS: FOXTAIL T15 33.4 <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	920x2040mm - Blonde Oak AWO 21 - Stained - QUANTUM TIMBER PLUS 'BRIAR' <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
Single Glazed Aluminium Doors & Windows	Gen - A&L - Monument
Window Infills	TAUBMANS: FOXTAIL T15 33.4
Alfresco Infills	TAUBMANS: FOXTAIL T15 33.4
Alfresco Beam	TAUBMANS: FOXTAIL T15 33.4
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Wall Cladding	STAINED WRC SLATS: QUANTUM 'BRIAR' PAINTED BACKING BOARD: COLORBOND 'MONUMENT' <i>Weathertex 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. Weathertex cladding can be used in any application for BAL rated areas up to BAL19 .</i>
External Entrance Door Furniture	Standard - Whitco Entrance Set - Handle & Deadbolt - Bell Handle - Satin Stainless Steel (SSS) - W7141045PK and Double Cylinder Deadbolt - Satin Chrome (SC) - W7204055PK
Internal Garage Door Furniture	Standard - Whitco Entrance Set - Bell - Satin Stainless Steel (SSS) - W7141045PK - * INSTALL AFTER HANDOVER
Rear Garage Door Furniture	Standard - Whitco Entrance Set - Bell - Satin Stainless Steel (SSS) - W7141045PK - *INSTALL AFTER HANDOVER
Driveway Finishes	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%) <i>Note: colour through concrete driveways will not be sealed.</i>
Posts	Stained - Briar timbre plus
Other Items	COLORBOND CAPPING TO FEATURE BRICKWORK: 'MONUMENT' (ADDED 21/6/19 JM)

Internal Finishes

Carpet	Burbank 3 - Gorge
Carpet Underlay	CAT 2 - Green
Wardrobe, Pantry and Linen Shelving	white melamine
Wardrobes Units	Fitout 3 - 450mm open shelf unit with single hanging & double hanging - with 600mm drawer unit - White Melamine - BED 1 ONLY *STANDARD HANDLES - HORIZONTAL
Sliding Wardrobe Doors	PAINTED GYPROCK: COLOUR: WINTER ICE NH77
Wardrobe track & frame	Premium - Matt Silver
Internal Doors	Standard 2040mm - Flush Panel - Gloss Enamel - Winter Ice NH77
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	STD 67x12mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
Architraves	Upgrade 67x12mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
Wall Paint	CAT 3 - Taubmans 3 coat Living Proof Silk - GAZEBO WHITE T15 32.2 (AMENDED 17/4/19 JM)
Internal Side of Front Door	Painted - FOXTAIL T15 33.4
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77 - (AMENDED 1/5/19 JM)
Cornices	Standard (Gen) - Gyprock - 75mm COVE PAINT: WINTER ICE NH77

Internal Finishes

Feature Walls	<p>PAINTED FEATURE WALLS: (ADDED 9/8/19 JM) ENTRY: ELEV B COLOUR: CORONET PEAK T15 71.6</p> <p>KITCHEN/FAMILY/MEALS: ELEV: B COLOUR: OBSERVATION T15 29.3</p> <p>BED 4: ELEV:A & B COLOUR: CORONET PEAK T15 71.6</p> <p>WALLPAPER FEATURE WALLS: (ADDED 9/8/19 JM) BED 1: ELEV: D SUPPLIER: RADFORD BOOK/PAPER: GRAPHIC WORLD - RAW 8831 PG:42</p> <p>LIVING: ELEV: A , C & D (3 WALLS) SUPPLIER: ZEPEL BOOK/PAPER: CASAMANCE - SHANTUNG 7418 0492 - LA SOIE PG: 6</p> <p>FAMILY: ELEV: D - REAR OF ALCOVE SUPPLIER: ZEPEL BOOK/PAPER: CASAMANCE - SHANTUNG 7418 0492 - LA SOIE PG: 6</p> <p>BED 2: ELEV: C SUPPLIER: RADFORD BOOK/PAPER: GRAPHIC WORLD - ANGLE 8820 PG: 29</p> <p>BED 3: ELEV: A SUPPLIER: THESE WALLS PAPER: SCALLOP DOTS - RUST</p>
Internal door handles	Standard - Whitco Passage Set - Bell - Satin Stainless Steel (SSS) - W714204
Privacy Locks	Upgrade - Whitco Privacy Set - Bell - Satin Stainless Steel (SSS) - W714304 - ** INSTALL TO W.C ONLY (AMENDED 17/4/19 JM)
Flush Pull Handles (Internal Doors)	Standard - Lockwood Flush Pull Handle - Round Satin Stainless FP1-120SS
Internal Door Dummy Handles	Standard - Whitco Dummy Handle - Bell - Satin Stainless Steel (SSS) - W714904

Internal Finishes

Other Items

EXTERNAL ELECTRICAL:

DOWNLIGHTS - ROUND WHITE (AMENDED 17/4/19 JM)

INTERNAL ELECTRICAL:

DOWNLIGHTS THROUGHOUT - ROUND 'WHITE'

PENDANTS:

KITCHEN: 3 x PENDANTS

TYPE: CALICO

COLOUR: MATTE STONE WITH LIGHT PLYWOOD

PLACEMENT: SPACE EVENLY OVER ISLAND

ENSUITE: 2 x PENDANTS

TYPE: COOPER DOWNLIGHTS

COLOUR: BLACK

PLACEMENT: CENTRE OVER BASINS (AMENDED 29.07.2019 AC)

LIVING: 2 x PENDANTS

TYPE: VIVA LARGE 600 LENGTH (AMENDED 17/4/19 JM)

COLOUR: BLACK

LOCATION: CORNER OF ELEV: A & D - STAGGARED DROP

Tiles

Kitchen Wall Tiles Option 1

TILE: RHOMBOID - WHITE GLOSS (DE8WB0112) 266x305
GROUT: 273 MAGELLAN GREY
PLACEMENT: LAY PATTERN HORIZONTALLY TO ELEV: C WALL ONLY

Bathroom Wall Tiles Option 1

SHOWER FEATURE WALL TILE: RHOMBOID WHITE GLOSS (DE8WB0112) 266x305
GROUT: 273 MAGELLAN GRAY
PLACEMENT: INSTALL TO BOTH SHOWER WALLS ELEV: B & C
TILE TRIM TO SHOWER SURROUND - ALA BRUSHED CHROME

BATH TILE:
TILE: GLOSS GREY 100x300 STACKED
PLACEMENT: BATH HOB/TOP & FACE INCLUDING WALLS ABOVE
BATH TILE TRIM: BOX SQUARE ANGQ - BRUSHED CHROME

Ensuite Wall Tiles Option 2

MAIN TILE: ALPS BLACK MATT 450x450
GROUT: 273 MAGELLAN GREY
PLACEMENT: LAY TO ELEV: B & D UP TO BULKHEAD
TILE TRIM: ALA BRUSHED CHROME

FEATURE TILE: RHOMBOID WHITE GLOSS (DE8WB0112) 266x305
GROUT: 273 MAGELLAN GREY
PLACEMENT: LAY PATTERN HORIZONTALLY TO ELEV: A WALL UP TO BULKHEAD & ELEV: B
BEHIND VANITY FLOOR TO CEILING

Laundry Wall Tiles Option 1

Standard - 300x100mm - Grey Gloss - Horizontal Stack - GROUT: 273 MAGELLAN GREY
PLACEMENT: LAY 300 LENGTH HORIZONTALLY TO ELEV: A WALL 1600 HEIGH

Floor Tiles Option 1

TILE: ALPS BLACK MATT 450x450
GROUT: 202 MIDNIGHT

Bathroom

Benchtop	Cat 4 Reconstituted Stone - Silestone - 20mm Square Edge - Marengo - (AMENDED 17/4/19 JM)
Base Cabinets	LAMINEX: RAW BIRCHPLY FINISH: NATURAL **INCLUDING SHADOWLINE** (AMENDED 17/4/19 JM) LAMINEX EDGE TRIM: MULTI-PLY (Raw Birch Ply end grain)
Vanity Units	782mm - Type 1 - VBI.07-1 - 2no doors, 1no. basin & mixer
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 21/6/19 JM)
Basin	Upgrade - KYRA Ceramic semi inset basin SBC-017
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 - (AMENDED 17/4/19 JM)
Showerhead	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm brushed nickel - V527 BN / RU522 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Shower Base	Gen - Preformed Base with white waste - 900x900mm
Showerscreen Frame	Cat 1 - Premium Executive - Matt Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Ensuite

Benchtop	Cat 4 Reconstituted Stone - Silestone - 20mm Square Edge - Marengo - (AMENDED 17/4/19 JM)
Base Cabinets	LAMINEX: RAW BIRCHPLY FINISH: NATURAL ***INCLUDING SHADOWLINE*** (AMENDED 17/4/19 JM) LAMINEX EDGE TRIM: MULTI-PLY (Raw Birch Ply end grain)
Drawer Unit	LAMINEX: RAW BIRCHPLY FINISH: NATURAL
Vanity Units	1782mm - Type 1 - VBID.17-1D - 4no. Doors, 1no 3 drawer unit, 2no. Basins & mixers
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 212/6/9 JM)
Basin	Upgrade - KYRA Ceramic semi inset basin SBC-017 - 2 OF
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - 2 OF
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN - 2 OF
Showerhead	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm brushed nickel - V527 BN / RU522 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - V5780 BN
Shower Base	Upgrade - Tiled base with chrome waste - 1200x900mm - REFER FLOOR TILE
Showerscreen Frame	Cat 1 - Premium Executive - Matt Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Laundry

Laundry Trough	Gen - Siema - Tilos 45 Litre Laundry Trough & Cabinet SLC-600B
Laundry Tapware	Upgrade - Phoenix - VIVID SLIMLINE BASIN MIXER VS770 BN - BRUSHED NICKEL
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	STANDARD: GRIS EXPO 20mm Sq <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	ISLAND ELEV: A LAMINEX: RAW BIRCHPLY FINISH: NATURAL ELEV: B & C LAMINEX: GHOSTGUM FINISH: NATURAL
Base Cabinets	ISLAND ELEV: A LAMINEX: RAW BIRCHPLY FINISH: NATURAL EDGE TRIM: MULTI-PLY (Raw Birch Ply end grain) ELEV: B & C LAMINEX: GHOSTGUM FINISH: NATURAL
Kickboard	ISLAND ELEV: A LAMINEX: RAW BIRCHPLY FINISH: NATURAL ELEV: B & C LAMINEX: GHOSTGUM FINISH: NATURAL
Overhead Cupboards	LAMINEX: RAW BIRCHPLY FINISH: NATURAL EDGE TRIM: MULTI-PLY (Raw Birch Ply end grain)
Open Shelves	Laminex Natural Finish - Ghostgum
Fridge End Panels	Laminex Natural Finish - Ghostgum
Bar Back	LAMINEX: RAW BIRCHPLY FINISH: NATURAL ** 3 PANELS **
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - **INSTALL TO BASE CABINETRY ONLY - OVERHEADS TO BE PULL OPENING (AMENDED 21/6/19 JM)
Underbench Oven	Upgrade - Westinghouse - WVE914SB- 900mm built in oven
Cooktop	Upgrade Westinghouse - WHG955SA - 900mm gas cooktop
Rangehood	Upgrade Electrolux - ERI712SA- 750mm integrated
Dishwasher	Upgrade - Westinghouse - WSF6606X - stainless steel freestanding
Sink	Gen - Franke - Ondaline double bowl inset sink - OLX621
Mixer Tap	Upgrade - Phoenix - brushed nickel - Blix sink mixer brushed nickel 10473100BN

Display Office Ext

Timber Windows	STAIN: QUANTUM 'BRIAR'
Timber Entry Frame	STAIN: QUANTUM 'BRIAR'
External Entrance Door Furniture	WHITCO ENTRANCE BEVEL LEVER CP CHROME PLATE W7300085PK with WHITCO DOUBLE CYLANDER DEADBOLT POLISJED STAINLESS STEEL W7204275PK

Display Office Int

Internal Side of Front Door	QUANTUM - 'BRIAR' 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 - SYMMERTRY CAVITY SLIDER ENTRANCE SET - SATIN CHROME - 7444SP5PK
Carpet	FELTX - CREVELLI 4m COLOUR: 9/PEPPERED
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 UP TO OVERHEADS
Base Cabinets	KITCHENETTE: LOCATION: ELEV:E OPEN SHELVES ABOVE PHOTOCOPIER LAMINATE: LAMINEX - BATILLION (AMENDED 17/4/19 JM) 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 - OLX611-86

Display Office Int

Mixer Tap

PHOENIX - IVY YS730 CHROME

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 17/4/19 JM)

LOCATION: REAR RIGHT CORNER - STAGGARED HEIGHTS

DIMENSIONS: FRONT PENDANT - 450mm OFF ELEV A & 300mm OFF ELEV D, DROP
465mm FROM CEILING

REAR PENDANT - 250mm OFF ELEV A & 300mm OFF ELEV D, DROPPED 665mm FROM
CEILING

FLOATING SHELVES: (Marketing Material)

LAMINATE: LAMINEX COLOUR: SUBLIME TEAK FINISH: NATURAL

* Please note that any variations will incur a minimum \$1000 non-refundable variation fee plus the cost of the variation. If you are required to come back to the Edge, then there is a \$500 non-refundable fee also applies. Further structural variations are no longer possible.

General Disclaimer:

We advise colour, texture, glaze, appearance and blending variations will occur. The manufacturing process of most products displayed are made from raw materials. Every effort is taken and detailed controlled formulas are closely adhered to during the manufacturing process, however variations will naturally occur. Colours have been reproduced as faithfully as possible, nonetheless shade variations can occur from batch to batch.

Displays, samples and brochures are intended as an indication only.