

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Carter 250
Haring facade

Address:

Lot 6516
(13) Blessington Circuit
Merrifield Estate
Mickleham VIC 3064

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 2040mm
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to kitchen
- 2590mm ceilings

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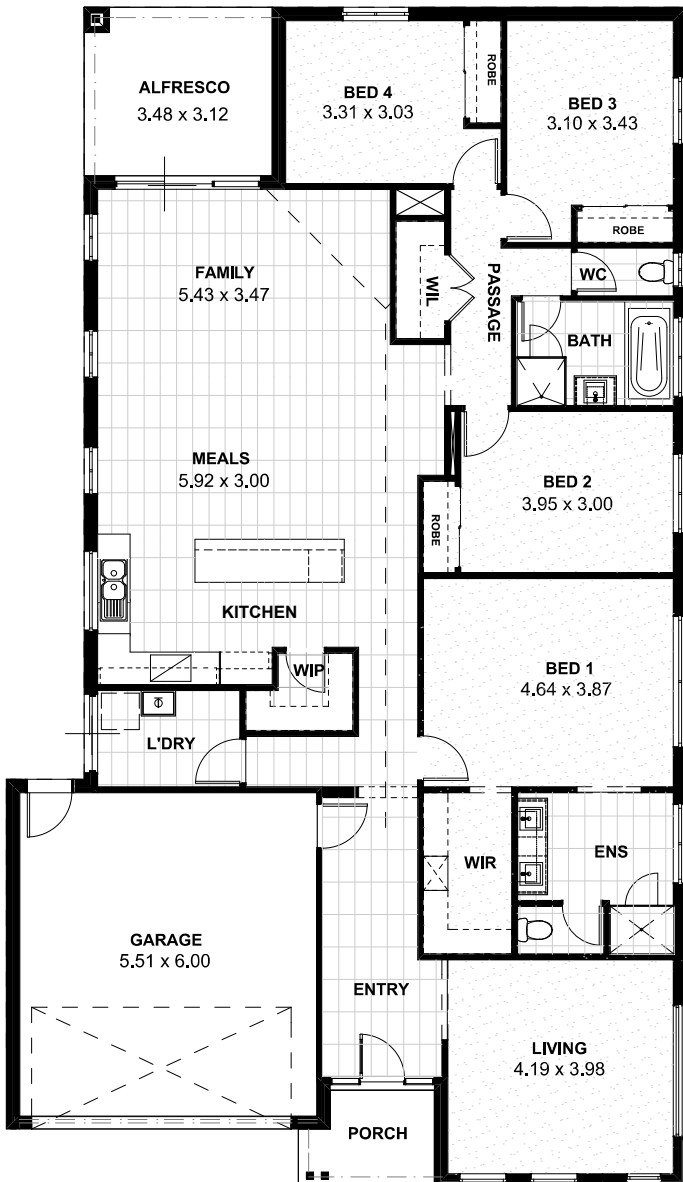
Lot 6516
(13) Blessington Circuit
Merrifield Estate
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Land size:

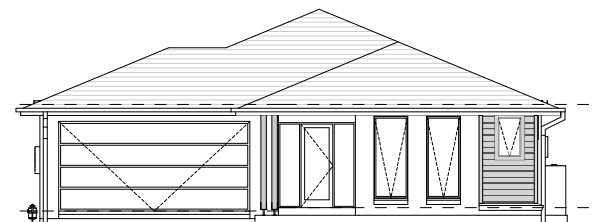
510m²



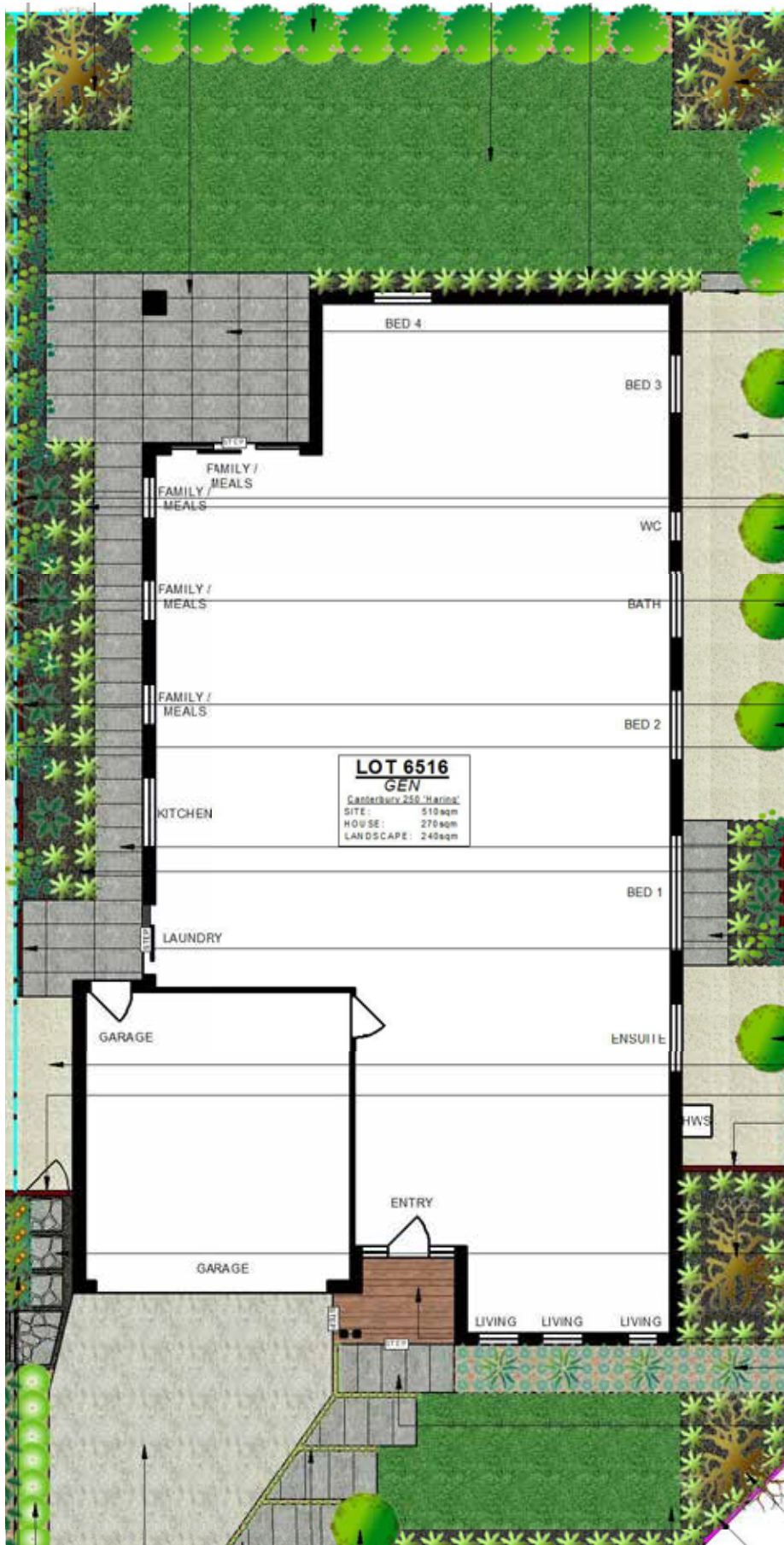
Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



Residence.....	197.12sqm.....	21.22sq
Alfresco.....	10.86sqm.....	11.69sq
Porch.....	4.11sqm.....	0.44sq
Garage	36.34sqm.....	3.91sq
Total	248.43sqm.....	26.74sq



*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 - PGH Bricks - Metallic - Platinum <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	Bristile Roofing - Classic Shake Profile - Char Grey
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Colorbond Gutter	Gully
Colorbond Downpipes	Gully
Colorbond Fascia	Gully
Meter Box	Gully
Garage Door	Sectional panel lift - Colorbond - Flatline - Surfmist
Garage Infills	Brick - Refer to main brick
Rear Garage Access Door	Surfmist <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 - Painted - Woodland Grey - (amended on 1.7.2020 by HB) <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>

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

External Finishes

Front Entry Door Glazing	Clear Glazing
Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Woodland Grey
Window Infills	Painted - Woodland Grey
Alfresco Infills	Painted - Woodland Grey
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Wall Cladding 1	<p>SCYON LINEA CLADDING: PAINT - COLORBOND 'SURFMIST'</p> <p><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></p>
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nexion Vision Glide Lever - Satin Chrome NXV12/1L4SC5PK
Internal Garage Door Furniture	<p>LEVER: LOCKWOOD VELOCITY 63cm ROUND ROSE PASSAGE SET - GLIDE LEVER - SATIN CHROME VEL1/L4NLSC</p> <p>DEADBOLT:WHITCO DOUBLE CYLINDER DEADBOLT - SCP SATIN CHROME PLATE W7204055PK</p>
Rear Garage Door Furniture	<p>LEVER: LOCKWOOD VELOCITY 63cm ROUND ROSE PASSAGE SET - GLIDE LEVER - SATIN CHROME VEL1/L4NLSC</p> <p>DEADBOLT:WHITCO DOUBLE CYLINDER DEADBOLT - SCP SATIN CHROME PLATE W7204055PK</p>
Driveway Finishes	<p>Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)</p> <p><i>Note: colour through concrete driveways will not be sealed.</i></p>
Posts	Surfmist

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

Internal Finishes

Carpet	Burbank 3 - Escarpment
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 - INSTALL TO BED 1 HANDLES: STANDARD
Sliding Wardrobe Doors	STANDARD: GYPROCK PAINT COLOUR: WINTER ICE NH77
Wardrobe track & frame	Premium - Matt Silver
Internal Doors	Standard 2040mm - Flush Panel - Gloss Enamel - Burbank White
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 - Surfmist CB23 - AMENDED 10/03/20 KS
Internal Side of Front Door	Painted - CB: WOODLAND GREY
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
Cornices	Standard (Gen) - Gyprock - 75mm COVE - PAINT: WINTER ICE NH77

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

Internal Finishes

Feature Walls

FEATURE WALL PANELLING:
LIVING: ELEV: D
PRODUCT: EASYCRAFT 'REGENCY'
PAINT COLOUR: TAUBMANS WINTER ICE NH77

FEATURE PAINTED WALLS:
ENTRY ELEV. B WALL - TAUBMANS PALM FROND T15 75.3
BEDROOM 3 ELEV. A WALL - TAUBMANS GREY STONE T15 28.4

FEATURE WALLPAPERS:
BED 4 ELEV. B WALL-
SUPPLIER: THESE WALLS
PAPER: SCALLOP DOTS (FIRST COLLECTION)
COLOUR: MOSS

BED 2 ELEV. C WALL-
SUPPLIER: GRANT DORMAN INTERIORS
BOOK: ZOOM BY MASUREEL (ASCRAFT)
PAPER: OMBRA OMB903
COLOUR: AMINAH EGRET

BED 1 ELEV. A WALL-
SUPPLIER: GRANT DORMAN INTERIORS
BOOK: KHROMA BY MASUREEL (ASCRAFT)
PAPER: PRISMA PRI004
COLOUR: MARQUETRY CLOUD

(amended on 1.7.2020 by HB)

Internal door handles

Upgrade - Lockwood Velocity 63mm Passage Set - Glide - Round Plate Satin Chrome -
VEL1/L4NLSC

Internal Door Dummy Handles

Upgrade - Lockwood Velocity 63mm Dummy Handle - Glide - Round Plate Satin Chrome -
VEL3/L4SC

Other Items

ELECTRICAL:

EXTERNAL DOWNLIGHTS: ROUND WHITE

INTERNAL DOWNLIGHTS: ROUND WHITE

INTERNAL PENDANTS:

KITCHEN: 3 x PENDANTS
TYPE: KIRBY -SMALL
COLOUR: WHITE/TAN STRAP
LOCATION: CENTRAL TO ISLAND

LIVING: 1 x PENDANT
TYPE: MIDORI - LARGE PE50
COLOUR: WHITE
LOCATION: CORNER ELEV:D & C

Bathroom

Benchtop	FORMICA: DAWN GREY FINISH: VELOUR EDGE: 32mm SQ
Base Cabinets	Laminex Impressions Chalk Finish - Aged Walnut - AMENDED 4/6/20 (KS)
Vanity Units	782mm - Type 1 - VBI.07-1 - 2no doors, 1no. basin & mixer
Cabinetry Handles	CAT 2 - Hafele - 110.35.671 - nickel plated knob *AMENDED ON 11.3.2020 BY HB
Basin	Upgrade - KYRA Ceramic semi inset basin SBC-017
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40
Basin Tapware	Upgrade - Phoenix - brushed nickel - Vivid Slimline basin mixer VS770 BN
Bath/Spa	Burbank range - Seima - Tondo Inset Bath 1675mm - AMENDED KS 16/1/20
Bath Taps & Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 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 - brushed nickel - Vivid Slimline wall taps brushed nickel - VS060 BN
Shower Base	Gen - Preformed Base with white waste - 900x900mm
Showerscreen Frame	Cat 2 - Premium Eureka - Matt Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

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Bath Taps & Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 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 - brushed nickel - Vivid Slimline wall taps brushed nickel - VS060 BN
Shower Base	Gen - Preformed Base with white waste - 900x900mm
Showerscreen Frame	Cat 2 - Premium Eureka - Matt Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Ensuite

Benchtop	FORMICA: DAWN GREY FINISH: VELOUR EDGE: 32mm SQ
Base Cabinets	Laminex Impressions Chalk Finish - Aged Walnut - AMENDED 4/6/20 (KS)
Shelf Unit	LAMINEX AGED WALNUT - CHALK FINISH AMENDED 4/6/20 (KS)
Vanity Units	1782mm - Type 1 - VBIS.17-1D - 4no. Doors, 1no. 3 open shelf unit, 2no. Basins & mixers
Cabinetry Handles	CAT 2 - Hafele - 110.35.671 - nickel plated knob *AMENDED ON 11.3.2020 BY HB
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 - brushed nickel - Vivid Slimline basin mixer VS770 BN - 2 OF
Shower head on rail	Upgrade - Vivid twin shower brushed nickel - V726 BN
Shower Taps and Mixers	Upgrade - brushed nickel - Vivid Slimline wall taps brushed nickel - VS060 BN
Shower Base	Upgrade - Tiled base with chrome waste - 1200x900mm - REFER FLOOR TILE
Showerscreen Frame	Cat 2 - Premium Eureka - 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
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	Cat 2 Reconstituted Stone - Silestone - 20mm Square Edge - Blanco Norte - (AMENDED 29/5/19 JM) <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	ELEV C & B (REAR BENCH CABINETRY): LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH ELEV: A & E - ISLAND (AND SIDES OF ISLAND): LAMINEX GREEN SLATE - NATURAL FINISH (amended on 1.7.2020 by HB)
Base Cabinets	ELEV C & B (REAR BENCH CABINETRY): LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH ELEV: A & E - ISLAND (AND SIDES OF ISLAND): LAMINEX GREEN SLATE - NATURAL FINISH (amended on 1.7.2020 by HB)
Kickboard	ELEV C & B (REAR BENCH CABINETRY): LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH ELEV: A - ISLAND: LAMINEX GREEN SLATE - NATURAL FINISH (amended on 1.7.2020 by HB)
Overhead Cupboards	LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH INCLUDING UNDERSIDE WITH 16mm OVERHANG - PULL OPEN (amended on 1.7.2020 by HB)
Open Shelves	LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH (above fridge space) (amended on 1.7.2020 by HB)
Fridge End Panels	LAMINEX - AGED WALNUT - IMPRESSIONS RANGE CHALK FINISH (amended on 1.7.2020 by HB)
Bar Back	LAMINEX GREEN SLATE - NATURAL FINISH ** 3 PANELS (amended on 1.7.2020 by HB)
Cabinetry Handles	CAT 2 - Hafele - 110.35.671 - nickel plated knob *AMENDED ON 11.3.2020 BY HB **INSTALL TO BASE CABINETS ONLY ***
Underbench Oven	Burbank range - FCE90M10B1 - Franke 900mm multi-function oven - AMENDED 21/1/20 KS
Cooktop	Burbank Range - FCG905S1 - Franke 900mm gas cooktop - AMENDED 21/1/20 KS
Rangehood	Burbank range - FTC922XSAU - Franke 900mm slide-out rangehood - AMENDED 21/1/20 KS
Dishwasher	Upgrade - Franke - FCDW60FS - freestanding dishwasher - AMENDED 21/1/20 KS
Sink	Gen - Franke - Ondaline double bowl inset sink - OLX621
Mixer Tap	Upgrade - Phoenix - brushed nickel - Vivid Slimline sink mixer 220mm gooseneck VS733BN