

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Chatfield 218
Arkley façade

Address:

Lot 117
(4) Snead Boulevard
Canopy Estate
Cranbourne VIC 3977

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
- Internal doors 2040mm
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to Bathroom, Ensuite, Laundry and Kitchen
- 2590mm ceilings

Home design:

Chatfield 218
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Address:

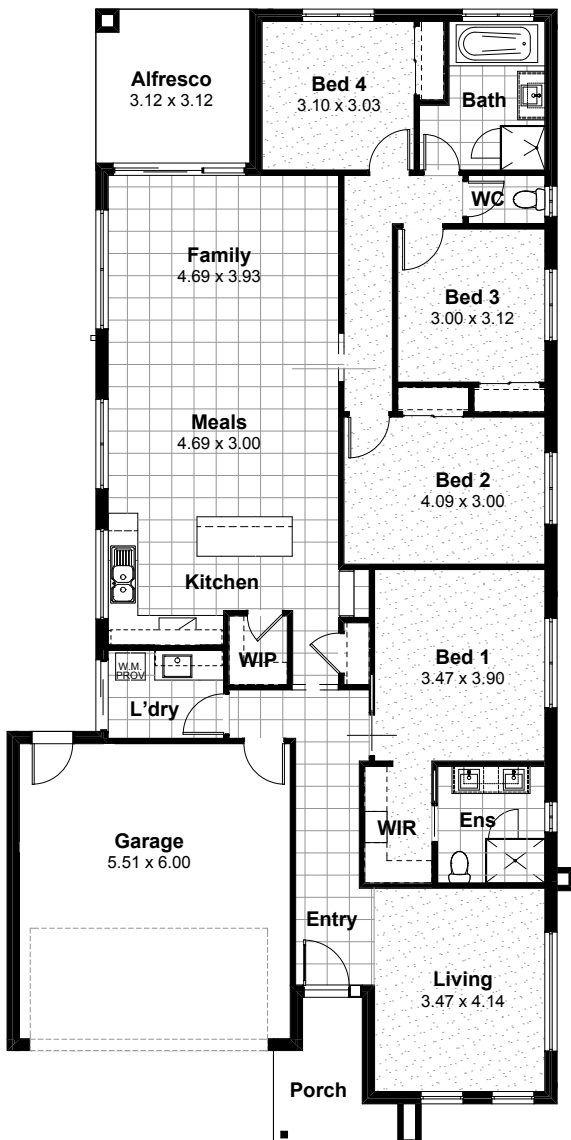
Lot 117
(4) Snead Boulevard
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Cranbourne VIC 3977

Land size:

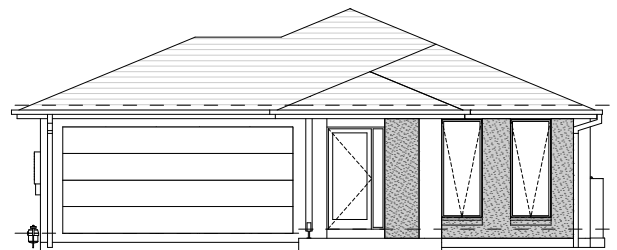
508m²



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	165.90sqm	17.86sq
Alfresco	9.73sqm	1.05sq
Porch	5.76sqm	0.62sq
Garage	36.51sqm	3.93sq
Total	217.90sqm	29.95sq



*7.5% 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 'MIST' <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 - Classic Shake Profile - Char Grey
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Rotary Roof Ventilator	Non-BAL Rating - CB Monument
Colorbond Gutter	Wallaby
Colorbond Downpipes	Wallaby
Colorbond Fascia	Wallaby
Meter Box	Dune - CAT 4 - Taubmans Pure Performance - LOW VOC
Garage Door	Sectional panel lift - Colorbond - Slimline - Dune - * NOTE - TO BE INSTALLED AT HANDOVER - CURRENTLY SALES OFFICE
Rear Garage Access Door	TAUBMANS: DOWAGER GREY T15 32.6 CAT 4 - Taubmans Pure Performance - LOW VOC <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>

External Finishes

Front Entry Door	920x2040mm - Blonde Oak AWO 21 - Painted - Surfmist - INSIDE & OUT CAT 4 - Taubmans Pure Performance - LOW VOC <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 - Dune
Window Infills	Painted - Wallaby - CAT 4 - Taubmans Pure Performance - LOW VOC
Alfresco Infills	Painted - Wallaby - CAT 4 - Taubmans Pure Performance - LOW VOC
Alfresco Lining	STANDARD - BURBANK WHITE CAT 4 - Taubmans Pure Performance - LOW VOC
Portico Lining	Standard - Burbank Standard White - CAT 4 - Taubmans Pure Performance - LOW VOC
Eaves/Verandah Lining Colour	Burbank Standard White - CAT 4 - Taubmans Pure Performance - LOW VOC
Render 1	TAUBMANS: DOWAGER GREY T15 32.6 CAT 4 - Taubmans Pure Performance - LOW VOC
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 - DEADBOLT: SATIN STAINLESS STEEL W7204055PK
Pre-Cast Letter Box	Upgrade - Maddison Mailbox - Rendered panel - LETTER0046 - Colour - Monument (ADDED 06.09.10 AC)
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	Painted - Wallaby - CAT 4 - Taubmans Pure Performance - LOW VOC

Internal Finishes

Carpet	Burbank 4 - Oberon
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 STANDARD HANDLES
Sliding Wardrobe Doors	TYPE: GYPROCK SLIDING PAINT COLOUR: WINTER ICE NH77 CAT 4 - Taubmans Pure Performance - LOW VOC
Wardrobe track & frame	Premium - Matt Silver
Internal Doors	Standard 2040mm - Flush Panel - Gloss Enamel - Winter Ice NH77 - CAT 4 - Taubmans Pure Performance - LOW VOC
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Winter Ice NH77 - CAT 4 - Taubmans Pure Performance - LOW VOC
Architraves	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Winter Ice NH77 - CAT 4 - Taubmans Pure Performance - LOW VOC
Wall Paint	CAT 4 - Taubmans 3 coat Pure Performance - BARELY BEIGE T15 14.5 LOW VOC
Internal Side of Front Door	Painted - Surfmist CB23 - CAT 4 - Taubmans Pure Performance - LOW VOC
Ceiling Paint	CAT 4 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
Cornices	Standard (Gen) - Gyprock - COVE 75mm PAINT: WINTER ICE NH 77 CAT 4 - Taubmans Pure Performance - LOW VOC

Internal Finishes

Feature Walls

TIMBER FEATURE WALL:

LOCATION: LIVING - ELEV: D
 PRODUCT: EASYCRAFT
 RANGE: EXPRESSION
 PROFILE: CHEVRON - MDF-MR
 PAINT COLOUR: BARELY BEIGE T15 14.5
 CAT 4 - Taubmans Pure Performance - LOW VOC

PAINTED FEATURE WALL: (ADDED 24/1/20 KS)

ENTRY: ELEV B WRAPPING INTO GARAGE DOOR
 COLOUR: SWEETWOOD T15 107.5 (T12 25.D11)

BED 1: ELEV A
 COLOUR: TABBY T15 32.5 (T12 10.F10)

BED 3: ELEV A, B, C & D
 COLOUR: CINNAMON DOUGHNUT T15 107.3 (T12 21.C12)

WALL PAPER FEATURE WALLS: (ADDED 24/1/20 KS)

BED 2: ELEV C
 SUPPLIER: MOKUM
 BOOK/PAPER: IDYLLE IDYL - 83864109 'ONYX'
 PG: 5

BED 4: ELEV B
 SUPPLIER: MOKUM
 BOOK/PAPER: IDYLLE - IDYL 83879131 'NUBIA'
 PG: 13

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

**Flush Pull Handles
(Internal Doors)**

Standard - Lockwood Flush Pull Handle - Round Satin Stainless FP1-120SS

Internal Finishes

Other Items	<p>ELECTRICAL: EXTERNAL: ROUND DOWNLIGHTS - WHITE</p> <p>INTERNAL: ROUND DOWNLIGHTS - WHITE</p> <p>PENDANTS: KITCHEN: 3 x PENDANTS TYPE: MORRISSEY - SMALL COLOUR: CERAMIC/OAK LOCATION: CENTRE OVER ISLAND</p> <p>LIVING: 1 x PENDANT TYPE: PALLUCO COLOUR: NATURAL LIGHT TIMBER LOCATION: CNR ELEV: C & D</p> <p>ENSUITE: 1 x PENDANT TYPE: DAKODA COLOUR: WHITE/OAK LOCATION: CNR EVEV: A & D - RIGHT FACING CORNER OF VANITY</p>
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Tiles

Kitchen Wall Tiles Option 1	<p>TILE: HERRINGBONE WHITE GLOSS APPROX.300x300 SHEET GROUT: 241 MISTY GREY PLACEMENT: LAY PATTERN HORIZONTALLY TO ELEV: C WALL ONLY* (NO RETURNS)</p>
Bathroom Wall Tiles Option 1	<p>MAIN TILE: 100x300 GLOSS GREY 100x300 GROUT: 241 MISTY GREY PLACEMENT: LAY TO BATH HOB (TOP & FACE) INCLUDING WALL WALLS ABOVE BATH - STACKED</p> <p>FEATURE TILE: HERRINGBONE WHITE GLOSS APPROX. 300x300 SHEET GROUT: 241 MISTY GREY PLACEMENT: LAY TO BOTH SHOWER WALLS ELEV: C & D TILE TRIM TO SHOWER SURROUND: ANG BRUSHED</p>
Ensuite Wall Tiles Option 1	<p>MAIN TILE: 100x300 GLOSS GREY 100x300 GROUT: 241 MISTY GREY PLACEMENT: LAY TO BOTH SHOWER WALLS ELEV: C & D TILE TRIM TO SHOWER SURROUND: ANG BRUSHED</p> <p>FEATURE TILE: HERRINGBONE WHITE GLOSS APPROX. 300x300 SHEET GROUT: 241 MISTY GREY PLACEMENT: LAY TO ELEV A WALL BEHIND VANITY ** FLOOR TO CEILING (NO MIRROR)</p>
Laundry Wall Tiles Option 1	<p>Standard - 300x100mm - Grey Gloss - Horizontal Stack - GROUT: 241 MISTY GREY</p>
Floor Tiles Option 1	<p>TILE: ALPS LIGHT GREY MATT 450x450 GROUT: 273 MAGELLAN GREY</p>

Bathroom

Benchtop	Cat 5 Reconstituted Stone - Silestone - 20mm Square Edge - Blanco Zeus
Base Cabinets	Laminex Natural Finish - LAMINATE: LAMINEX 'AGED ASH' FINISH: NATURAL *INC SHADOWLINE
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 PLACEMENT
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	Gen - Decina Novara Island 1653 bath - (AMENDED 13/12/19 KS) (AMENDED 16/12/19)
Bath Taps & Mixers	Upgrade - Phoenix - brushed nickel - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Bath Outlet	Upgrade - Phoenix - brushed nickel - 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 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 5 Reconstituted Stone - Silestone - 20mm Square Edge - Blanco Zeus
Base Cabinets	Laminex Natural Finish - LAMINATE: LAMINEX 'AGED ASH' FINISH: NATURAL *INCLUDING SHADOWLINE
Drawer Unit	Laminex Natural Finish - LAMINATE: LAMINEX 'AGED ASH' FINISH: NATURAL
Vanity Units	1582mm - Type 2 - VBIID.15-2D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers with shadow line
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - HORIZONTAL PLACEMENT
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
Shower head on rail	Upgrade - Vivid shower on rail brushed nickel - V685 BN
Shower Taps and Mixers	Upgrade - brushed nickel - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 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 Benchtops	Cat 5 Reconstituted Stone - Silestone - 20mm Square Edge - Blanco Zeus
Laundry Base Cabinets	Laminex Natural Finish - Aged Ash
Kickboard	Laminex Natural Finish - Aged Ash
Overhead Cupboards	Laminex Natural Finish - Greige Textile - 16mm OVERHANG WITH PULL OPEN - NO HANDLES REQUIRED *INCLUDING UNDERSIDE
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - PLACEMENT: HORIZONTAL *INSTALL TO BASE CABINETS ONLY
Laundry Trough	Upgrade - Franke - Aton Single Bowl Undermount Sink ANX100-34
Laundry Tapware	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733BN
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	Cat 5 Reconstituted Stone - Silestone - 20mm Square Edge - Blanco Zeus <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	Laminex Natural Finish - Aged Ash
Base Cabinets	Laminex Natural Finish - Aged Ash
Kickboard	Laminex Natural Finish - Aged Ash
Overhead Cupboards	Laminex Natural Finish - Greige Textile - 16 mm OVERHANG WITH PULL OPEN - NO HANDLES REQUIRED **INCLUDING UNDERSIDE
Open Shelves	Laminex Natural Finish - Greige Textile - OVER FRIDGE SPACE ONLY
Bar Back	Laminex Natural Finish - Aged Ash - * 3 PANLES
Cabinetry Handles	Cat 2 - Hafele - 110.34.666 - zinc alloy - nickel plated - PLACEMENT: HORIZONTAL INSTALL TO BASE CABINETS ONLY *NOTE .. 150mm BASE CABINET DOOR: INSTALL 'PUSH OPEN ONLY' NO HANDLE REQUIRED (AMENDED 6/11/19 JM)
Underbench Oven	Burbank range - FCE90M10B1 - Franke 900mm multi-function oven - (AMENDED 13/1/20 JM)
Cooktop	Burbank Range - FCG905S1 - Franke 900mm gas cooktop - (AMENDED 13/1/20 JM)
Rangehood	Burbank range - FTC922XSAU - Franke 900mm slide-out rangehood - (AMENDED 13/1/20 JM)
Dishwasher	Upgrade - Franke - FCDW60FS - freestanding dishwasher - (AMENDED 13/1/20 JM)
Sink	Gen - Franke - Ondaline double bowl inset sink - OLX621
Mixer Tap	Upgrade - Phoenix - brushed nickel - Vivid Slimline sink mixer 220mm gooseneck VS733BN

Display Office Ext

Timber Windows	QUANTUM 'BRIAR' INSIDE & OUT LOW VOC
Timber Entry Frame	QUANTUM 'BRIAR' INSIDE & OUT LOW VOC
Rear Garage Door Furniture	REFER INTERNAL COLOURS
External Entrance Door Furniture	WHITCO ENTRANCE BEVEL LEVER CP CHROME PLATE W7300085PK with WHITCO DOUBLE CYLANDER DEADBOLT POLISHED STAINLESS STEEL W7204275PK

Display Office Int

Internal Side of Front Door	QUANTUM 'BRIAR' INSIDE & OUT *LOW VOC
Ceiling	UPGRADE: TAUBMANS - WINTER ICE NH77 CAT 4 - Taubmans Pure Performance - LOW VOC
Cornices	UPGRADE: SQUARE SET
Walls	UPGRADE: TAUBMANS - MALAMUTE T15 42.3 CAT 4 - Taubmans Pure Performance - LOW VOC
Feature Walls	TIMBER FEATURE WALL - ELEVATION D TYPE: INTERNAL LINING BOARD PSN26 133x12 TASMANIAN OAK - RAW FINISH STAIN: QUANTUM - TIMBER PLUS INTERIOR - CLEAR - **LOW SHEEN FINISH** LOW VOC DIRECTION: VERTICAL PAINTED FEATURE WALL: ELEV: A REAR WALL ONLY COLOUR: TAUBMANS 'WOLF CRY' T15 29.4 CAT 4 - Taubmans Pure Performance - LOW VOC
Skirtings	110mm Square profile Paint: Winter Ice NH77 CAT 4 - Taubmans Pure Performance - LOW VOC
Architraves	CAT 3 - 67mm x 12mm - Corinthian - PMBVA - Single Bevelled PAINT: WINTER ICE NH77 CAT 4 - Taubmans Pure Performance - LOW VOC
Internal door furniture	LOCKWOOD - SYMMETRY CAVITY SLIDER ENTRANCE SET - SATIN CHROME - 7444SP5PK
Carpet	UPGRADE: FELTEX COMMERCIAL - YORK STREET COLOUR: 95 - MONUMENT (AMENDED 25/11/19 KS)
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 UPTO OVERHEADS

Display Office Int

Base Cabinets

KITCHENETTE:

LOCATION: ELEV:F OPEN SHELVES ABOVE PHOTOCOPIER LAMINATE: LAMINEX -
BATILLION

FINISH: NATURAL

LOCATION: ELEV:E - 2 x BASE CABINET DOORS & 2 OVERHEAD DOORS

LAMINATE - BATILLION

FINISH: NATURAL

LOCATION: ELEV: E OPENSHELVES - ELEV: F BOTH SETS OF 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

Mixer Tap

PHOENIX - IVY YS730 CHROME

Other Items

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

LOCATION: REAR LEFT CORNER - STAGGARED HEIGHTS

DIMENSIONS: FRONT PENDANT - 450mm OFF STORE ROOM WALL & 300mm OFF ELEV
B, DROPPED 465mm FROM CEILING

REAR PENDANT - 250mm OFF STORE ROOM WALL & 300mm OFF ELEV B, DROPPED
665mm FROM CEILING

FLOATING SHELVES: (Marketing Material)

LAMINATE: LAMINEX COLOUR: SUBLIME TEAK

FINISH: NATURAL
