

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Chatfield 218
Arkley façade

Address:

Lot 126
(19) Lionsgate Crescent
Newgate Estate
Tarneit

Design features & options:

4 bedrooms
2 bathrooms
double garage + workshop
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 the Kitchen only
- 2590mm ceilings

Home design:

Chatfield 218
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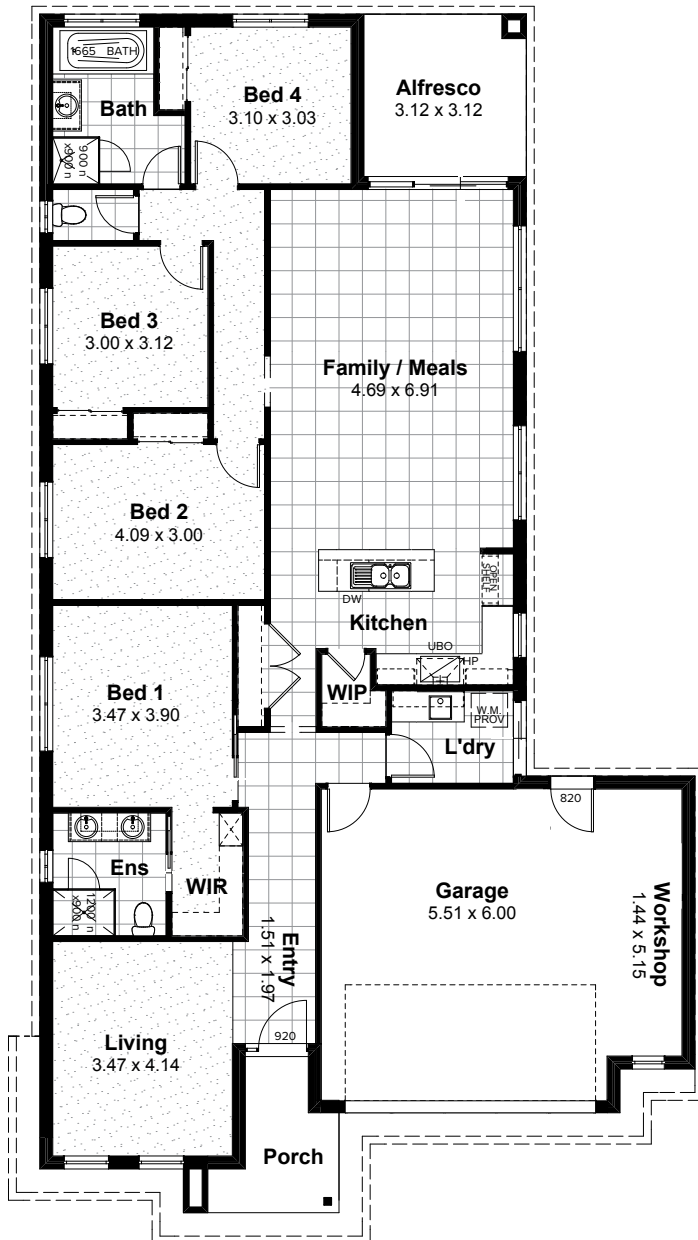
Lot 126
(19) Lionsgate Crescent
Newgate Estate
Tarneit

Land size:

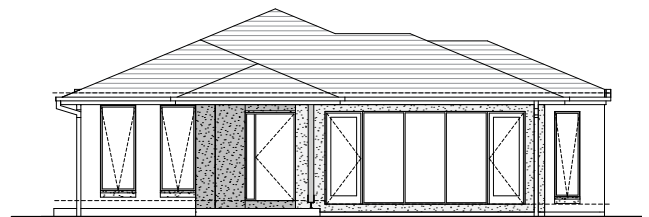
448m²



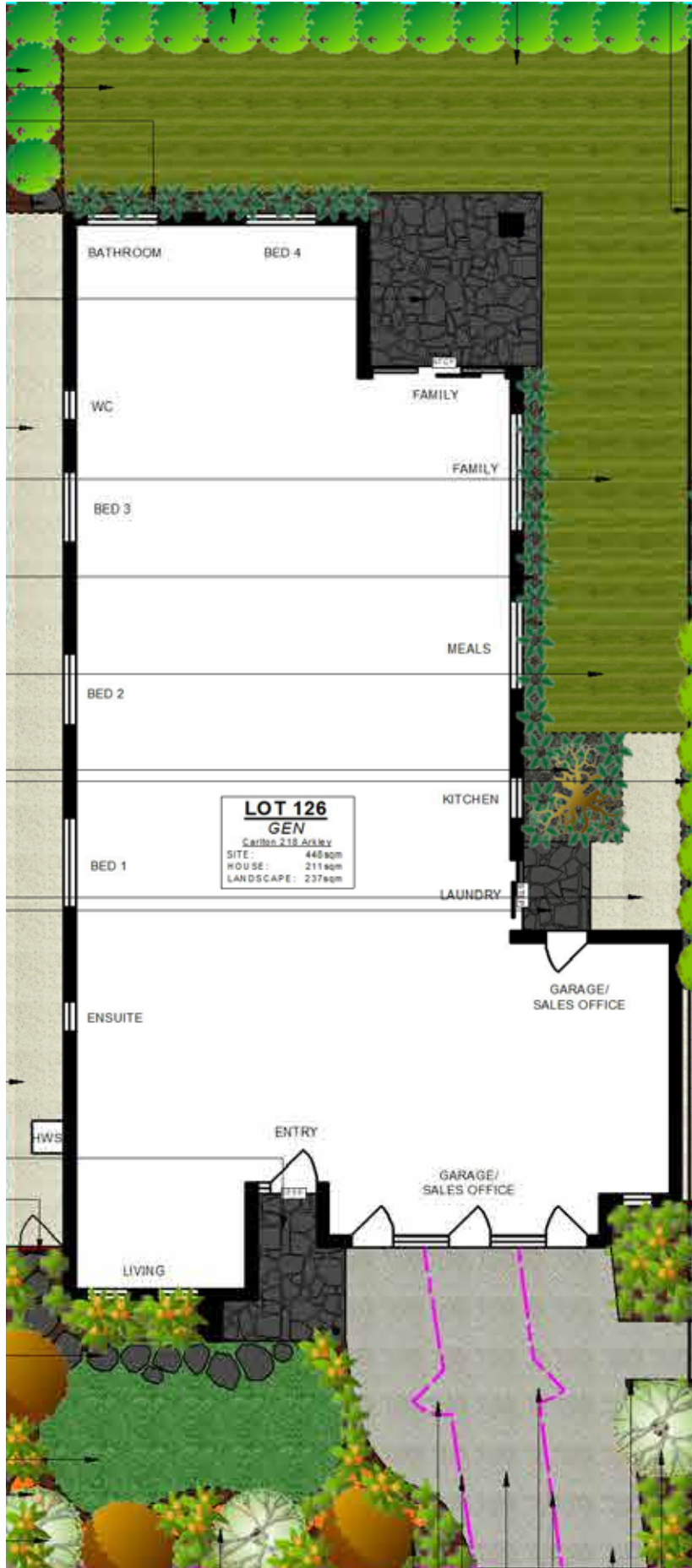
Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



Residence	165.74sqm	.....	17.84sq
Alfresco	9.73sqm	.....	1.05sq
Porch	5.76sqm	.....	0.62sq
Garage	44.62sqm	.....	4.80sq
Total	225.85sqm	.....	24.31sq



*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>
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	Basalt
Colorbond Downpipes	Basalt
Colorbond Fascia	Basalt
Meter Box	TAUBMANS: OBSERVATION - T15 29.3
Garage Door	Sectional panel lift - Colorbond - Flatline - Dune - NOTE: TO BE INSTALLED AFTER HANDOVER - CURRENTLY SALES OFFICE
Rear Garage Access Door	TAUBMANS: OBSERVATION - T15 29.3 <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	Windsor 21 (WIN21) - DOOR: 920x2040 PAINT - TAUBMANS: OBSERVATION - T15 29.3 INSIDE & OUT (AMENDED 23/7/18 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

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

External Finishes

Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Surfmist
Window Infills	TAIBMANS: OBSERVATION T15 29.3
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Render 1	TAUBMANS: OBSERVATION - T15 29.3
Render 2	Surfmist
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 - **TO BE INSTALLED AFTER HANDOVER
Rear Garage Door Furniture	Standard - Whitco Entrance Set - Bell - Satin Stainless Steel (SSS) - W7141045PK - UPGRADE: WHITCO - DOUBLE CYLINDER DEADBOLT - SATIN CHROME (SC) W7204055PK (AMENDED 23/7/18 JM)
	**TO BE INSTALLED 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	Painted - Surfmist

Internal Finishes

Carpet	Burbank 4 - AZOLLA - OBERON 3411 (AMENDED 9/10/18 JM)
Carpet Underlay	CAT 2 - Green
Wardrobes Units	Fitout 3 - 450mm open shelf unit with single hanging & double hanging - with 600mm drawer unit - STANDARD HANDLES (AMENDED 18/4/19 JM)
Sliding Wardrobe Doors	Quick Sliding - Painted - TAUBMANS: WINTER ICE NH77
Wardrobe track & frame	Quickslide track - Satin Silver - (AMENDED 16/1/18 JM)
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
Internal Side of Front Door	Painted - TAUBMANS: OBSERVATION - T15 29.3
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
Cornices	Standard (Gen) - Gyprock - 75 mm COVE PAINT: WINTER ICE NH77

Internal Finishes

Feature Walls	<p>PAINTED FEATURE WALLS: (ADDED 18/4/19 JM)</p> <p>LIVING/ENTRY: LIVING - ELEV A ENTRY: ELEV B & WRAP INTO BED 1 DOOR COLOUR: FAUX MARBLE T15 108.2</p> <p>BED 1 & BED 1 WIR: ALL 4 WALLS & ALL 4 WALLS IN WIR COLOUR: OBSERVATION T15 29.3</p> <p>BED 3: ALL 4 WALLS COLOUR: FAUX MARBLE T15 108.2</p> <p>BED 4: ELEV: D COLOUR: OIL SHALE T15 26.7</p> <p>FAMILY: ELEV:A COLOUR: OIL SHALE T15 26.7</p> <p>WALLPAPER FEATURE WALLS: (ADDED 18/4/19 JM)</p> <p>LIVING: ELEV: B SUPPLIER: RADFORD BOOK/PAPER: GRAPHIC WORLD - RAW TILES 8833 PAGE: 44</p> <p>FAMILY/MEALS: ELEV: D SUPPLIER: RADFORD BOOK/PAPER: GRAPHIC WORLD - PETAL 8816 PAGE: 23</p> <p>BED 2: ELEV: C SUPPLIER: RADFORD BOOK/PAPER: GRAPHIC WORLD - ANGLE 8819 PAGE: 30</p>
Internal door handles	<p>Standard - Whitco Passage Set - Bell - Satin Stainless Steel (SSS) - W714204 - WHITCO - BELL DUMMY SSS Satin Stainless Steel W714904 (AMENDED 23/7/18 JM)</p>
Cavity Sliding Door Privacy Locks	<p>Upgrade - Lockwood Symmetry Cavity Slider Privacy Set - Satin Chrome 7400SPDP - INSTALL TO ENSUITE DOOR ONLY</p>
Flush Pull Handles (Internal Doors)	<p>Upgrade - Lockwood Flush Pull Handle - Square Satin Stainless FP2-150SS</p>
Other Items	<p>ELECTRICAL:</p> <p>DOWNLIGHTS THROUGHOUT - WHITE ROUND</p> <p>PENDANTS: KITCHEN - 3 x PENDANTS TYPE: OCTAVIUS SMALL 175mm COLOUR: BLACK PLACEMENT: CENTRE OVER ISLAND (AMENDED 23/7/18 JM) (AMENDED 9/10/18 JM)</p>

Tiles

Kitchen Wall Tiles Option 1	TILE: NANDA STONE GLOSS 75 x 150 (AMENDED 7/3/19 JM) GROUT: WHITE 200 PLACEMENT: ELEV: C ONLY - LAY 150 LENGTH VERTICALLY STACKED & CONTINUE UP BEHIND RANGEHOOD (AMENDED 7/3/19 JM)
Bathroom Wall Tiles Option 1	MAIN TILE: GLOSS WHITE 200x600 GROUT: MISTY GREY 341 PLACEMENT: LAY TO BATH HOB (FACE & TOP)INC WALLS AROUND HOB BATH TRIM: BOX ASQE BRUSH FINISH FEATURE TILE: NANDA ACQUAREILA STONE GLOSS 75x150 GROUT: WHITE 200 PLACEMENT: LAY 150 LENGTH HORIZONTALLY STACKED TO BOTH SHOWER WALLS **** NOTE GROUT COLOUR CHANGE ****
Ensuite Wall Tiles Option 1	FEATURE TILE: NANDA ACQUAREILA STONE GLOSS 75x150 GROUT: WHITE 200 PLACEMENT: LAY 150 LENGTH HORIZONTALLY - TO BOTH SHOWER WALLS
Laundry Wall Tiles Option 1	TILE: TOUCH WHITE GLOSS 75 x 150 GROUT: MUDBERRY 285 PLACEMENT: ELEV: A ONLY - LAY 150 LENGTH VERTICALLY STACKED
Floor Tiles Option 1	MAIN: TARONGA ARCTIC WHITE MATT 450x450 GROUT: MISTY GREY 341

Bathroom

Benchtop	Natural - upgrade - Laminex - GREIGE TEXTILE - SQUARE EDGE (AMENDED 23/7/18 JM)
Base Cabinets	Formica velour finish - Storm - SOFT CLOSE
Vanity Units	982mm - Type 1 - VBI.09-1 - 2no doors, 1no. basin & mixer - SOFT CLOSE
Cabinetry Handles	TYPE: 110.34.694 - URBAN HORIZONTAL PLACEMENT *NOTE SOFT CLOSE
Basin	Upgrade - SEIMA - NIMOS CERAMIC ABOVE COUNTER BASIN SBC-027 ONE TAPHOLE
Basin Tapware	Upgrade - Phoenix - VIVID SLIMLINE VESSEL MIXER VS790 BN - BRUSHED NICKEL
Bath/Spa	Upgrade - Decina Turin bath 1665 - BATH000010
Bath Taps & Mixers	Upgrade - PHOENIX - VIVID SLIMLINE WALL TAPS BRUSHED NICKEL - VS060 BN - BRUSHED NICKEL
Bath Outlet	Upgrade - VIVID WALL BATH OUTLET - V776 BN - BRUSHED NICKEL
Shower Head On Arm/Rail	Upgrade - PHOENIX - VIVID SHOWER ON RAIL BRUSHED NICKEL- V685 BN - BRUSHED NICKEL
Shower Taps and Mixers	Upgrade - PHOENIX - VIVID SLIMLINE WALL TAPS BRUSHED NICKEL - VS060 BN - BRUSHED NICKEL
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	Natural - upgrade - Laminex - GREIGE TEXTILE - SQUARE EDGE
Base Cabinets	Formica velour finish - Storm - SOFT CLOSE
Drawer Unit	Formica velour finish - Storm - SOFT CLOSE
Vanity Units	1582mm - Type 1 - VBIID.15-1D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers
Cabinetry Handles	TYPE: 110.34.694 - URBAN HORIZONTAL PLACEMENT *NOTE SOFT CLOSE
Basin	Upgrade - 2 x SEIMA - NIMOS CERAMIC ABOVE COUNTER BASIN SBC-027 ONE TAPHOLE
Basin Tapware	Upgrade - Phoenix - 2 x VIVID SLIMLINE VESSEL MIXER VS790 BN - BRUSHED NICKEL
Shower head on rail	PHOENIX - VIVID SHOWER ON RAIL BRUSHED NICKEL- V685 BN - BRUSHED NICKEL
Shower Taps and Mixers	Upgrade - PHOENIX - VIVID SLIMLINE WALL TAPS BRUSHED NICKEL - VS060 BN - BRUSHED NICKEL
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	Natural - upgrade - Laminex - 'GREIGE TEXTILE' - SQUARE EDGE
Laundry Base Cabinets	Formica velour finish - Warm White - INSTALL SOFT CLOSE
Kickboard	Formica velour finish - Warm White
Overhead Cupboards	Formica velour finish - Doe Skin - INSTALL PULL OPEN WITH SOFT CLOSE
Cabinetry Handles	CAT 2 - Hafele - INSTALL TO BASE CABINETS ONLY - 110.34.694 - URBAN HORIZONTAL PLACEMENT *NOTE SOFT CLOSE
Laundry Trough	Upgrade - Siema - Aceros 45 Litre Stainless Steel Inset Laundry Trough SKS-007
Laundry Tapware	Upgrade - VIVID SLIMLINE SIDE LEVER SINK MIXER 220MM GOOSENECK - BRUSHED NICKEL VS733 BN
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	BENCHTOP: SILESTONE: BLANCO ZEUS PROFILE: 12mm SQUARE (AMENDED 7/3/19 JM) <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	INSTALL TO ELEV: D & C FORMICA: STORM FINISH: VELOUR (AMENDED 7/3/19 JM) INSTALL TO ISLAND: ELEV: A FORMICA: CAPPUCCINO FINISH: VELOUR
Base Cabinets	INSTALL TO ELEV: D & C FORMICA: STORM FINISH: VELOUR (AMENDED 23/7/18 JM) (AMENDED 7/3/19 JM) INSTALL TO ISLAND: ELEV:A FORMICA: CAPPUCCINO FINISH: VELOUR INSTALL SOFT CLOSE
Kickboard	INSTALL TO ELEV: D & C FORMICA: STORM FINISH: VELOUR (AMENDED 7/3/19 JM) INSTALL TO ISLAND: ELEV:A FORMICA: CAPPUCCINO FINISH: VELOUR
Overhead Cupboards	LAMINATE: FORMICA - CAPPUCCINO (INCLUDING UNDERSIDE) FINISH: VELOUR (AMENDED 7/3/19 JM) *INSTALL PULL OPEN WITH SOFT CLOSE
Open Shelves	Formica velour finish - Storm - ABOVE FRIDGE SPACE (AMENDED 7/3/19 JM)
Fridge End Panels	Formica velour finish - Storm - (AMENDED 7/3/19 JM)
Bar Back	Formica velour finish - Cappuccino - NOTE: 3 PANELS (AMENDED 7/3/19 JM)
Cabinetry Handles	INSTALL TO BASE CABINETS/DRAWERS ONLY: C/2 110.34.694 URBAN - HORIZONTAL PLACEMENT
Underbench Oven	Upgrade - Westinghouse - WVE914SB- 900mm built in oven
Cooktop	Upgrade Westinghouse - WHG955SA - 900mm gas cooktop
Rangehood	Upgrade Westinghouse - WRF900CS - 900mm canopy
Dishwasher	Upgrade - Westinghouse - WSF6606X - stainless steel freestanding
Sink	Gen - Franke - Ondaline double bowl inset sink - OLV621
Mixer Tap	Upgrade - BLIX FLEXIBLE HOSE SINK MIXER (ROUND) - BRUSHED NICKEL 10473100BN
Kitchen Accessories	Hafele - Economy Waste Bin 2 x 20 Litre (requires 400mm module) - VRBT 503.06.520 (AMENDED 23/7/18 JM)

Display Office Ext

Timber Windows	STAIN: SIKKENS - EBONY (Inside & out)
Timber Entry Frame	STAIN: SIKKENS - EBONY INSIDE & OUT (AMENDED 23/7/18 JM)
Rear Garage Door Furniture	AS PER EXTERNAL COLOURS
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	STAIN: 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 D 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 - CHARCOAL FINISH: NATURAL LOCATION: ELEV:F - 2 x BASE CABINET DOORS & 2 OVERHEAD DOORS LAMINATE: LAMINEX - CHARCOAL FINISH: NATURAL 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

LOCATION: REAR RIGHT CORNER - STAGGARED HEIGHTS

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

REAR PENDANT - 250mm OFF ELEV A & 300mm OFF ELEV D, DROPPED 665mm FROM
CEILING (AMENDED 23/7/18 JM)

FLOATING SHELVES: (Marketing Material)

LAMINATE: LAMINEX COLOUR: SUBLIME TEAK FINISH: NATURAL
