

**7.0% GUARANTEED LEASEBACK!\***



**THIS DISPLAY IS FOR SALE**

**Home design:**

**Garner 317**  
Orana façade

**Address:**

**Lot 1548**  
**(14) Waterman Drive**  
**Clyde, Eliston Estate**

**Design features & options:**

4 bedrooms  
2 bathrooms + powder  
double garage  
open plan family and meals  
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
- 2740mm ceilings to ground floor & 2590mm ceilings to first floor

**Home design:**

**Garner 317**

Orana façade

**Address:**

**Lot 1548  
(14) Waterman Drive  
Clyde, Eliston Estate**

**Land size:**

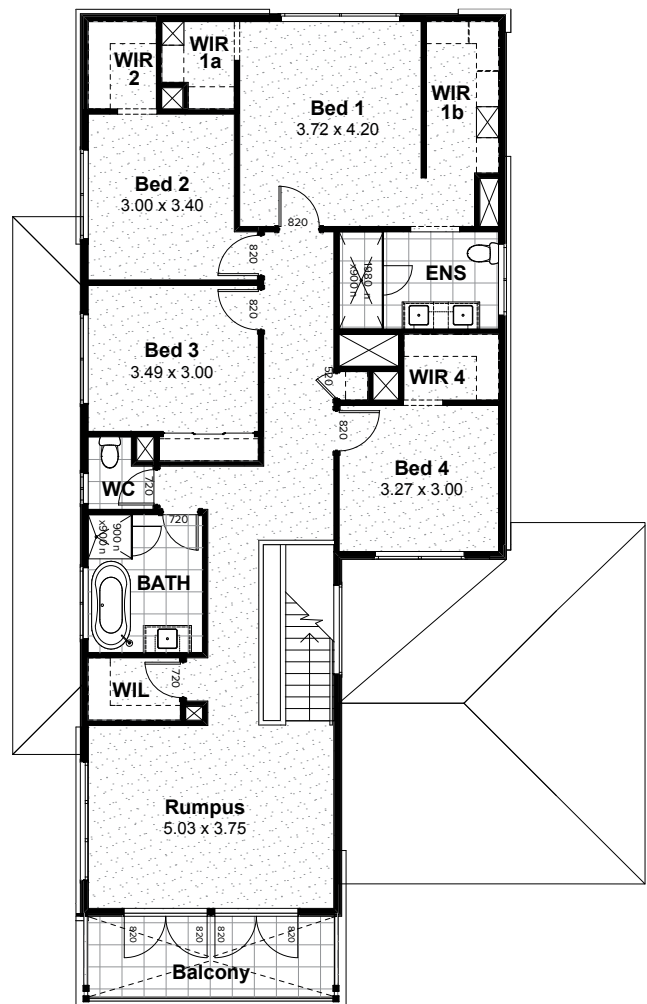
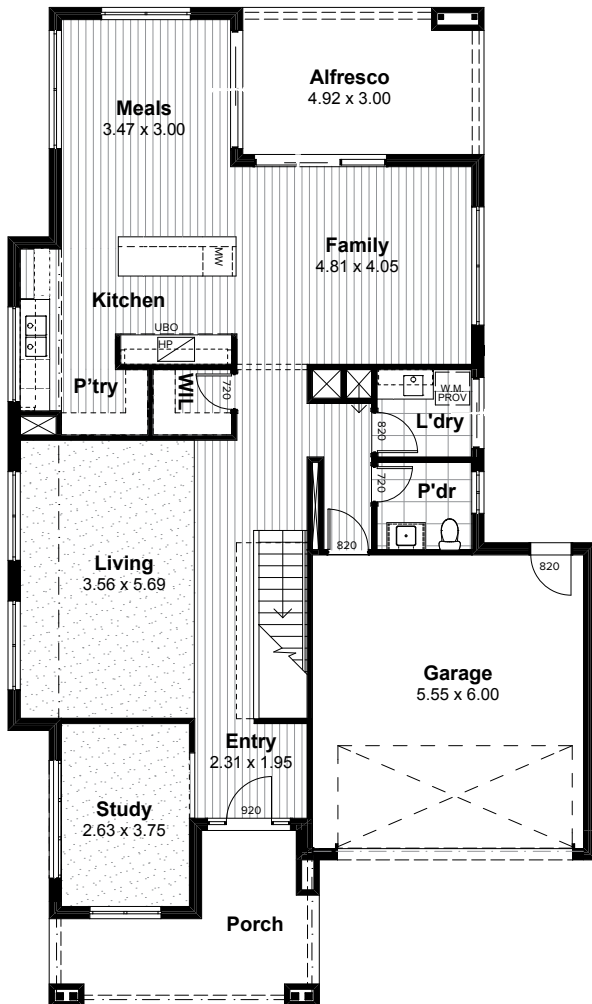
656m<sup>2</sup>



This image may contain internal or external luxury upgrade items and furniture not included in the home price.



Residence .....	260.74sqm	.....	28.07sq	Balcony .....	10.75sqm	.....	1.16sq
Alfresco .....	15.00sqm	.....	1.61sq	Garage .....	36.81sqm	.....	3.96sq
Porch .....	13.96sqm	.....	1.50sq	<b>Total .....</b>	<b>337.26sqm</b>	.....	<b>36.30sq</b>



\*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

<b>Main Brick</b>	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>
<b>Main Brick Mortar Joints</b>	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>
<b>Concrete Roof Tiles</b>	Bristle Roofing - Classic Shake Profile - Char Grey
<b>Evaporative Cooling Unit Colour</b>	Bonaire Summer Breeze Contoured Unit - Charcoal
<b>Rotary Roof Ventilator</b>	Non-BAL Rating - CB Monument
<b>Colorbond Gutter</b>	Dune
<b>Colorbond Downpipes</b>	Dune
<b>Colorbond Fascia</b>	Dune
<b>Meter Box</b>	TAUBMANS: IRON AGE T1517.5
<b>Garage Door</b>	Sectional panel lift - Colorbond - Flatline - Surfmist
<b>Rear Garage Access Door</b>	TAUBMANS: IRON AGE T1517.5 <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>
<b>Front Entry Door</b>	920x2040mm - Blonde Oak AWO 40 - Stained - 920 x 2040 SIKKENS: EBONY - INSIDE & OUT  (AMENDED 13/9/18 JM) (AMENDED 19/2/19 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>
<b>Front Entry Door Glazing</b>	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 - Dune
Timber Entry Frame	Stained (external&internal sides) - SIKKENS: EBONY
Timber Windows	Stained (external&internal sides) - TO FACADE ONLY: SIKKENS: EBONY
Timber Window Winder Colour	Black - TO FACADE ONLY
Alfresco Lining	COLORBOND - SURFMIST
Portico Lining	COLORBOND - SURFMIST
Eaves/Verandah Lining Colour	COLORBOND - SURFMIST
Wall Cladding	SCYON LINEA CLADDING: COLORBOND 'SURFMIST' <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>
Feature Stone Cladding	Boral - Pro-Fit Modera LedgeStone - Vellum Cast-Fit Watertable/Sill - DRY STACK TO LOWER SECTION OF COLUMNS ONLY  (AMENDED 13/9/18 JM)
Render 1	TO LOWER - IRON AGE T15 17.5
Render 2	Surfmist - INCLUDING RENDERED CAPPING TO FACADE POSTS
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nexion Vision Glide Lever - Satin Chrome NXV12/1L4SC5PK - INCLUDING BALCONY DOORS
Internal Garage Door Furniture	Upgrade - LEVER: GLIDE LEVER - Satin Chrome Vel1/L4nlsc  DEADBOLT: LOCKWOOD SYMMETRY DEADBOLT DOUBLE CYLINDER Satin Stainless Steel 7107sss5pk
Rear Garage Door Furniture	Upgrade - LOCKWOOD - NEXION VISION GLIDE LEVER SATIN CHROME NXV12/1L4SC5PK
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>
Balcony Balustrade	Powdercoated - SQUARE PROFILE: COLORBOND 'SURFMIST'
Balcony Door	Upgrade - BLOND OAK - AWO40 STAIN: SIKKENS - INSIDE & OUT - EBONY  (AMENDED 19/2/19 JM)
Balcony Handrail	Powdercoated - Surfist - SQUARE PROFILE
Posts	Painted - Surfist
Other Items	MOULDINGS: TAUBMANS: IRON AGE T15 17.5

## Internal Finishes

<b>Carpet</b>	Burbank 4 - AZOLLA COTTER - 3409 (AMENDED 13/9/18 JM)
<b>Carpet Underlay</b>	CAT 2 - Green
<b>Timber Floor</b>	Upgrade - Unique Timber Flooring - 1 Strip Timber - Scorched Oak (Traditional Series)
<b>Wardrobe Colour Board Upgrade</b>	Idyllic - Formica velvet finish - BED 1 WIR 1A & 1B
<b>Wardrobes Units</b>	<p>INSTALL TO BED 1 WIR 1A - FIT OUT 4 - 450 OPEN SHELF WITH SINGLE HANGING, DOUBLE HANGING &amp; SHOE SHELF WITH 600mm DRAWER UNIT - LAMINATE</p> <p>INSTALL TO BED 1 WIR 1B - FIT OUT 4 - 450 OPEN SHELF WITH DOUBEL HANGING &amp; 450 DRAWER UNIT - LAMINATE</p> <p>HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'</p>
<b>Sliding Wardrobe Doors</b>	Quick Sliding - Painted - WINTER ICE NH77
<b>Wardrobe track &amp; frame</b>	Quickslide track - Satin Silver - (AMENDED 19/2/19 JM)
<b>Internal Doors</b>	Upgrade 2340mm - Flush Panel - Gloss Enamel - Winter Ice NH77
<b>Hinge and Strike Plates</b>	Colour - Polished Chrome
<b>Skirtings</b>	Upgrade 92x18mm - Kingston - Gloss Enamel - Winter Ice NH77
<b>Architraves</b>	Upgrade 67x18mm - Kingston - Gloss Enamel - Winter Ice NH77
<b>Wall Paint</b>	CAT 3 - Taubmans 3 coat Living Proof Silk - SIBERIAN HUSKY T15 31.4
<b>Internal Side of Front Door</b>	Stained - SIKKENS: EBONY
<b>Ceiling Paint</b>	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
<b>Cornices</b>	Upgrade - Gyprock - Alto 90m - Winter Ice NH77
<b>Feature Walls</b>	<p>INTERAL FEATURE WALLS:</p> <p>STUDY: ELEV: B PRODUCT:EASYCRAFT - EASYLINE PAINT: WINTERICE NH77</p> <p>RUMPUS: ELEV: B PRODUCT:EASYCRAFT - EASYLINE PAINT: WINTERICE NH77</p>
<b>Internal door handles</b>	Upgrade - Lockwood Velocity 63mm Passage Set - Glide - Round Plate Satin Chrome - VEL1/L4NLSC
<b>Stairs</b>	<p>STAIR 1 - Vic Ash stair including riser, tread &amp; stringer - PAINT: STRINGER &amp; RISER - WINTER ICE NH77 - GLOSS ENAMEL</p> <p>*STAIN: TREADS ONLY: SIKKENS - EBONY **2 COATS</p> <p>*TREADS - APPLY CLEAR SLIP RESIST FINISH</p>
<b>Balusters</b>	BALUSTRADE 2 - Pine 32 x 32mm square balusters 90 x 90mm newell post (NP08) & Pine handrail (HR01) - Balustrade Painted Finish - Winter Ice NH77

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

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## Internal Finishes

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**Internal Door Dummy  
Handles**

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

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**Other Items**

ELECTRICAL:

EXTERNAL: ROUND DOWNLIGHTS - WHITE

INTERNAL: ROUND DOWNLIGHTS THROUGHOUT - WHITE

INTERNAL PENDANTS: (AMENDED 17.04.19 AH)

KITCHEN: 4 x PENDANTS

TYPE: AUTUMN PENDANT

COLOUR: MATTE BLACK WITH SANDBLASTED GLASS

PLACEMENT: CENTRAL OVER ISLAND, SPACED 320MM APART CENTRE-CENTRE

POWDER: 1 x PENDANT

TYPE: BELMONT PENDANT

COLOUR: SMOKE GLASS

PLACEMENT: RIGHT FACING CORNER OF VANITY

ENSUITE: 1 x PENDANT

TYPE: BELMONT PENDANT

COLOUR: SMOKE GLASS

PLACEMENT: LEFT FACING CORNER OF VANITY

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## Tiles

<b>Kitchen Wall Tiles Option 1</b>	TILE: ANTHOLOGY DUCK EGG SATIN C509-03 200x200 GROUT: WHITE 200 PLACEMENT: LAY TO ELEV: C ONLY
<b>Bathroom Wall Tiles Option 1</b>	MAIN TILE: 100x300 MATT WHITE GROUT: **341 MISTY GREY PLACEMENT: LAY BRICKBOND TO BOTH SHOWER WALLS & DROP DOWN TO 1065mm HEIGHT TO WALL BEHIND BATH (AMENDED 13/9/18 JM)  FEATURE TILE: ANTHOLOGY DUCK EGG SATIN C509-03 200x200 GROUT: **WHITE 200 PLACEMENT: LAY TO ELEV: C WALL 1065 HEIGHT BEHIND VANITY (AMENDED 13/9/18 JM)
<b>Ensuite Wall Tiles Option 1</b>	MAIN TILE: 100x300 MATT WHITE GROUT: **341 MISTY GREY PLACEMENT: LAY BRICKBOND TO ELEV: A & C WALL **FLOOR TO CEILING TILE TRIM: ALA WHITE  FEATURE TILE: ANTHOLOGY DUCK EGG SATIN C509-03 200x200 GROUT: **WHITE 200 PLACEMENT: LAY TO ELEV: B WALL OF SHOWER ONLY ** FLOOR TO CEILING
<b>Powder Room Wall Tiles Option 1</b>	MAIN TILE: 100x300 MATT WHITE GROUT: 341 MISTY GREY PLACEMENT: LAY BRICKBOND TO ELEV: C WALL ** FLOOR TO CEILING
<b>Laundry Wall Tiles Option 1</b>	MAIN TILE: 100x300 MATT WHITE GROUT: 341 MISTY GREY PLACEMENT: LAY BRICKBOND TO ELEV: A WALL UP TO UNDERSIDE OF OVERHEADS
<b>Floor Tiles Option 1</b>	NEO INDI LIGHT GREY MATT 450x450 GROUT: 341 MISTY GREY
<b>Balcony Floor Tiles</b>	TILE: OUTBACJ CHARCOAL EXTERNAL (GUOFM0205A) 40X40 (AMENDED 14/9/18 JM) (AMENDED 16/10/18 JM) GROUT: MISTY GREY 241



## Bathroom

<b>Benchtop</b>	Eternal Range - 40mm Square Edge - Satuario - Polished Finish
<b>Base Cabinets</b>	LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  *SOFT CLOSE
<b>Vanity Units</b>	982mm - Type 1 - VBI.09-1 - 2no doors, 1no. basin & mixer
<b>Cabinetry Handles</b>	HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'  *SOFT CLOSE
<b>Basin</b>	Upgrade - SEIMA - KYRA CERAMIC ABOVE COUNTER BASIN SBC-029
<b>Basin Pop Up Waste Upgrade</b>	Brushed Nickel 800-8900-40
<b>Basin Tapware</b>	Upgrade - Phoenix - Vivid Slimline Vessel mixer VS790 BN
<b>Bath/Spa</b>	Upgrade - Decina Elinea freestanding bath 1790 - BATH000070
<b>Bath Outlet</b>	Upgrade - VIVID SLIMLINE FLOOR MOUNTED BATH MIXER VS745 BN
<b>Shower Head On Arm/Rail</b>	Upgrade - Vivid shower on rail brushed nickel - V685 BN
<b>Shower Taps and Mixers</b>	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 BN
<b>Shower Base</b>	Gen - Preformed Base with white waste - 900x900mm
<b>Showerscreen Frame</b>	Cat 2 - Premium Eureka - Matt Silver trim
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304-00 - (AMENDED 19/11/18 JM)

## Ensuite

<b>Benchtop</b>	Eternal Range - 40mm Square Edge - Satuario - Polished Finish
<b>Base Cabinets</b>	LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  *SOFT CLOSE
<b>Drawer Unit</b>	LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  *SOFT CLOSE
<b>Vanity Units</b>	1582mm - Type 1 - VBID.15-1D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers
<b>Cabinetry Handles</b>	HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'  *SOFT CLOSE
<b>Basin</b>	Upgrade - 2 x SEIMA - KYRA CERAMIC ABOVE COUNTER BASIN SBC-029
<b>Basin Pop Up Waste Upgrade</b>	Brushed Nickel 800-8900-40 - 2 OF
<b>Basin Tapware</b>	Upgrade - Phoenix - Vivid Slimline Vessel mixer VS790 BN - 2 OF
<b>Showerhead</b>	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm brushed nickel - V527 BN / RU522 BN - 2 OF
<b>Shower Taps and Mixers</b>	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 BN - 2 OF
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 1980 X 900 - REFER FLOOR TILE
<b>Showerscreen Frame</b>	Cat 2 - Premium Eureka - Matt Silver trim
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304-00 - (AMENDED 19/11/18 JM)

## PowderRoom

<b>Benchtops</b>	Eternal Range - 40mm Square Edge - Satuario - Polished Finish
<b>Base Cabinets</b>	LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  *SOFT CLOSE
<b>Vanity Units</b>	782mm - Type 1 - VBI.07-1 - 2no doors, 1no. basin & mixer
<b>Cabinetry Handles</b>	HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'  *SOFT CLOSE
<b>Basin</b>	SEIMA - KYRA CERAMIC ABOVE COUNTER BASIN SBC-029
<b>Basin Pop Up Waste Upgrade</b>	Brushed Nickel 800-8900-40
<b>Basin Tapware</b>	Upgrade - Phoenix - Vivid Slimline Vessel mixer VS790 BN
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304-00 - (AMENDED 19/11/18 JM)

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## Laundry

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Laundry Benchtops	STONE: SATUARIO POLISHED PROFILE: 40mm SQ
Laundry Base Cabinets	LAMINATE: FORMWRAP COLOUR: WHITE FINISH: SATIN PROFILE: SETTLER  *SOFT CLOSE
Kickboard	LAMINATE: FORMWRAP COLOUR: WHITE FINISH: SATIN PROFILE: SQUARE
Overhead Cupboards	LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  PULL OPEN - NO HANDLES REQUIRED WITH SOFT CLOSE
Cabinetry Handles	HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'  *INSTALL TO BASE CABINETRY ONLY
Laundry Trough	Upgrade - Siema - FRANKE - ATON SINGLE BOWL UNDERMOUNT SINK ANX 100-34
Laundry Tapware	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733BN
Washing Machine Stops	Gen - 20mm washing machine stops

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## Kitchen

<b>Benchtops</b>	Eternal Range - STONE: SATUARIO POLISHED 60mm SQ - INCLUDING WRAPDOWN ENDS TO ISLAND <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Base Cabinets</b>	ELEV: C & B LAMINATE: FORMWRAP COLOUR: WHITE FINISH: SATIN PROFILE: SETTLER  ISLAND ELEV: A LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER  *SOFT CLOSE
<b>Kickboard</b>	Upgrade - ELEV: C & B LAMINATE: FORMWRAP COLOUR: WHITE FINISH: SATIN PROFILE: SQUARE  ISLAND ELEV: A LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SQUARE
<b>Overhead Cupboards</b>	ELEV: C ONLY - LAMINATE: FORMWRAP COLOUR: WHITE FINISH: SATIN PROFILE: SETTLER WITH OVERHANG & NO HANDLES WITH SOFT CLOSE  ELEV: B ONLY - LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: SETTLER WITH OVERHANG & NO HANDLES WITH SOFT CLOSE
<b>Open Shelves</b>	Formica velour finish - Warm White
<b>Fridge End Panels</b>	Formica velour finish - Warm White
<b>Bar Back</b>	ISLAND REAR: LAMINATE: FORMWRAP COLOUR: MORNING GLOW FINISH: MATT PROFILE: *SQUARE  ** 3 PANELS
<b>Cabinetry Handles</b>	HANDLES: STUDIO 110-35-671 KNOB 'NICKEL'  *INSTALL TO BASE CABINETRY ONLY  *SOFT CLOSE
<b>Underbench Oven</b>	Upgrade - Smeg - SFPA9395X - 900mm classic thermoseal pyrolytic
<b>Cooktop</b>	Upgrade Smeg - PGA95-4 - 900mm classic cooktop
<b>Rangehood</b>	Upgrade Smeg - PUM901X - 900mm integrated
<b>Dishwasher</b>	Upgrade - Smeg - DWAU6214X- stainless steel underbench - (AMENDED 16.04.19 AH)
<b>Microwave</b>	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S
<b>Sink</b>	Upgrade - Franke - Planar double bowl undermount sink - PZX220-36
<b>Mixer Tap</b>	Upgrade - Phoenix - Prize sink mixer brushed nickel 10273100BN
<b>Kitchen Accessories</b>	Hafele - Economy Waste Bin 2 x 20 Litre (requires 400mm module) - CODE: 503.06.520 (AMENDED 13/9/18 JM)
<b>Other Items</b>	PANTRY SHELVES: FORMICA - ASH WOODLINE FINISH: VELOUR