

**7.0% GUARANTEED  
LEASEBACK!\***



image for illustrative purposes only

**THIS DISPLAY IS FOR SALE**

**Home design:**

**Hannaford 386**  
Matisse façade

**Address:**

**Lot 3830**  
**Aintree Boulevard**  
**Woodlea Estate**  
**Aintree**

**Design features & options:**

5 bedrooms  
3 bathrooms  
double garage  
seperate rumpus  
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 internal doors throughout first floor
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops throughout
- 2740mm ceilings to ground floor & 2590mm ceilings to first floor

**Home design:**

**Hannaford 386**

Matisse façade

**Address:**

**Lot 3830**  
**Aintree Boulevard**  
**Woodlea Estate**  
**Aintree**

**Land size:**

451m<sup>2</sup>

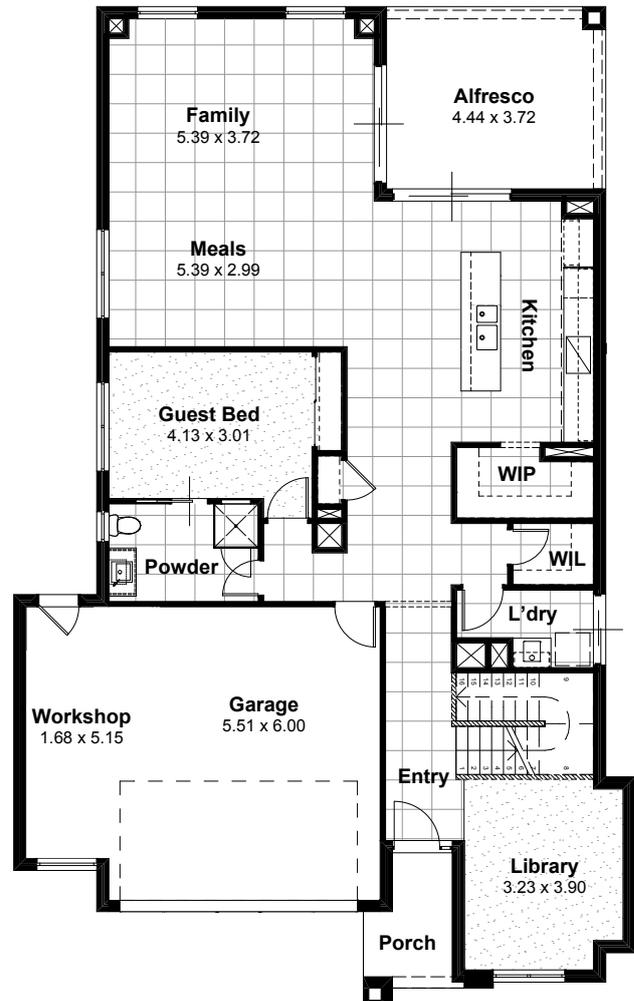
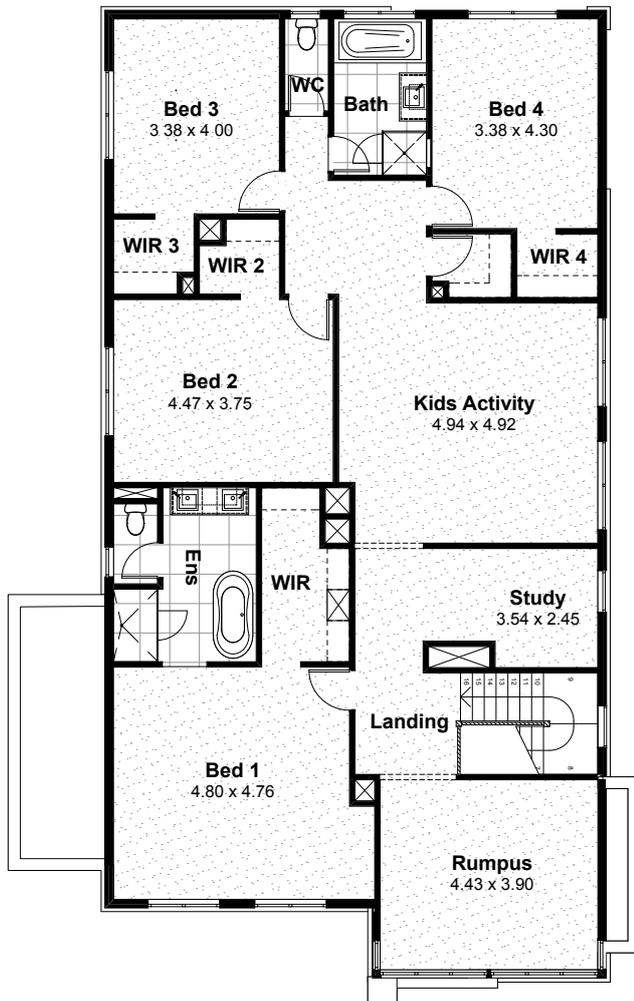


Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.

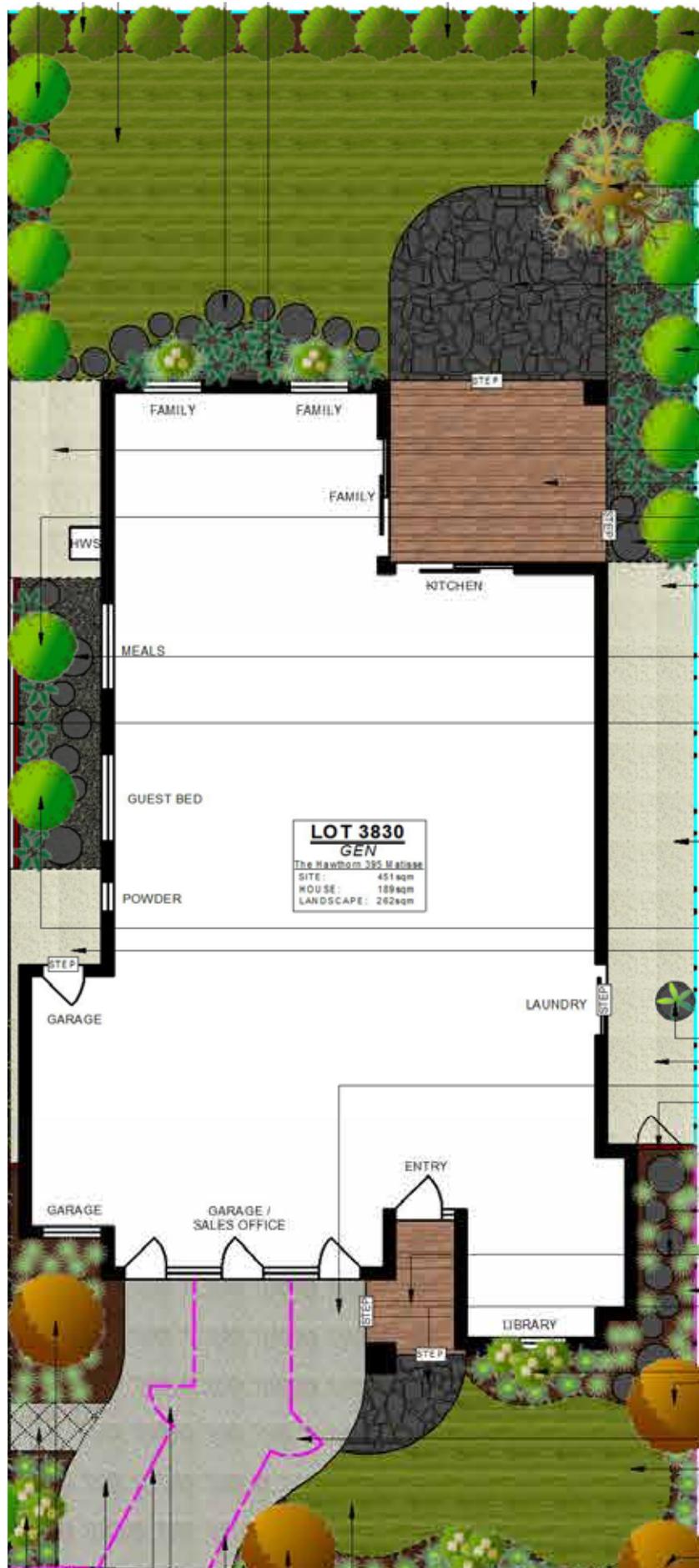


Ground floor .....	143.05sqm .....	15.40sq
First floor .....	189.47sqm .....	20.40sq
Alfresco .....	16.76sqm .....	1.80sq

Porch .....	4.50sqm .....	0.48sq
Garage .....	45.57sqm .....	4.91sq
<b>Total .....</b>	<b>399.35sqm .....</b>	<b>42.99sq</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 - Nuvo - Black Ash <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>Contrast Bricks</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>Contrast 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 Shingle Profile - Charcoal
<b>Colorbond Roof</b>	LOWER COLORBOND ROOF: MONUMENT (AMENDED 19/10/18 JM) (AMENDED 6/8/19 JM)
<b>Evaporative Cooling Unit Colour</b>	Bonaire Summer Breeze Contoured Unit - Charcoal
<b>Rotary Roof Ventilator</b>	Non-BAL Rating - CB Monument - (AMENDED 3/5/19 JM)
<b>Colorbond Gutter</b>	Monument - (AMENDED 3/5/19 JM)
<b>Colorbond Downpipes</b>	Monument - (AMENDED 3/5/19 JM)
<b>Colorbond Fascia</b>	Monument - (AMENDED 3/5/19 JM)
<b>Meter Box</b>	Monument - PAINT TYPE: - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 3/5/19 JM) (AMENDED 12/8/19 JM)

## External Finishes

Garage Door	Sectional panel lift - Colorbond - Slimline - Monument - *to be installed after handover*  (AMENDED 19/10/18 JM) (AMENDED 6/8/19 JM)
Garage Infills	Brick - Refer to main brick
Rear Garage Access Door	Monument - PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 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>
Front Entry Door	920x2040mm - Blonde Oak AWO 21 - Stained - QUANTUM: BLACK JAPAN - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 30/4/19 JM)(AMENDED 12/8/19 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>
Front Entry Door Glazing	Clear Glazing
Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Monument - (AMENDED 3/5/19 JM)
Timber Entry Frame	Stained (external&internal sides) - Black Japan timbre plus - LOW VOC (AMENDED 12/8/19 JM)
Timber Windows	Stained (external&internal sides) - Black Japan timbre plus - LOW VOC - (AMENDED 12/8/19 JM)
Timber Window Winder Colour	Black
Window Infills	Brick - Refer to main brick
Alfresco Infills	Brick - Refer to main brick
Alfresco Lining	COLOUR: BURBANK WHITE PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)
Portico Lining	COLOUR: BURBANK WHITE PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)

## External Finishes

Eaves/Verandah Lining Colour	COLOUR: BURBANK WHITE PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)
Wall Cladding 1	1. EPS cladding with rendered finish - refer to render colour PAINT TYPE: WATER BASE - LOW VOC COLOUR: WOLF CRY T15 29.4 (AMENDED 12/8/19 JM) (AMENDED 19/10/18 JM)
	1. scyon axent trim - TAUBMANS: WOLF CRY T15 29.4 (AMENDED 19/10/18 JM) on painted easylap backing board - MONUMENT - LOW VOC (AMENDED 12/8/19 JM)
	PAINT TYPE: PURE PERFORMANCE - WATER BASE - LOW VOC (AMENDED 19/10/18 JM) <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>
Render 1	TAUBMANS: WOLF CRY T15 29.4 - WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nero Nexion (Element only) Lever - black NXV12/1L3MBK5PK - (AMENDED 30/4/19 JM)
Internal Garage Door Furniture	lever: Lockwood 63mm round rose passage set - nero - Black Vel1/L3blk deadbolt: lockwood nero paradigm double cylinder deadbolt round black 005/B1MBK5PK  ***NOTE: INSTALL AFTER HANDOVER ***
Rear Garage Door Furniture	lever: Lockwood 63mm round rose passage set - nero - Black Vel1/L3blk deadbolt: lockwood nero paradigm double cylinder deadbolt round black 005/B1MBK5PK  NOTE: INSTALL AFTER HANDOVER (AMENDED 19/10/18 JM)

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## External Finishes

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**Pre-Cast Letter Box**

MCL KEELY PILLAR MAILBOX  
Pre-cast with lock & key  
2x75mm SS Numbers Inc.  
Grey - LETTER007

(ADDED 3/5/19 JM )

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**Driveway Finishes**

Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)

*Note: colour through concrete driveways will not be sealed.*

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**Other Items**

KDHW COVERBOARD BETWEEN WINDOWS TO FACADE: (AMENDED 19/10/18 JM)  
stained - Quantum - black japan - LOW VOC (AMENDED 12/8/19 JM)

COLORBOND CAPPING TO ALL EXTERNAL AREAS: COLOUR: 'MONUMENT' (AMENDED 19/10/18 JM)(AMENDED 12/8/19 JM)

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## Internal Finishes

<b>Carpet</b>	CAT 5 - Iron Mountain 52 1403
<b>Carpet Underlay</b>	CAT 3 - Blue
<b>Wardrobe Colour Board Upgrade</b>	Deep Anthracite - Formica pearl finish - (to Bedroom 1 WIR)
<b>Wardrobes Units</b>	<p>Fitout 3 - BEDROOM 1 WIR: (AMENDED 19/10/18 JM) fitout - 600mm wide open shelf/drawer unit with shoe shelves and double hanging rails. HANDLES: STANDARD (AMENDED 6/8/19 JM)</p> <p>WIR 2, 3, &amp; 4: standard shelf/rail at 2000mm FFL, white melamine</p> <p>GUEST BEDROOM ROBE: standard shelf/rail at 1650mm FFL, white melamine</p>
<b>Sliding Wardrobe Doors</b>	Framed mirror - 2340mm high (guest bedroom)
<b>Wardrobe track &amp; frame</b>	Premium - Matt Silver - (guest bedroom)
<b>Internal Doors</b>	<p>GROUND FLOOR: 2340mm high - PBAL 1 painted gloss - Taubmans Knight Grey T15 27.6 - LOW VOC (AMENDED 12/8/19 JM)</p> <p>FIRST FLOOR: 2040mm high - PBAL 1 painted gloss - Taubmans Knight Grey T15 27.6 - LOW VOC (AMENDED 12/8/19 JM)</p>
<b>Hinge and Strike Plates</b>	Colour - Polished Chrome
<b>Skirtings</b>	Upgrade 92x12mm - Double Pencil Round - Gloss Enamel - Burbank White - LOW VOC (AMENDED 12/8/19 JM)
<b>Architraves</b>	upgrade - 92x12mm - double pencil round - gloss enamel Burbank White - LOW VOC (AMENDED 12/8/19 JM)
<b>Wall Paint</b>	<p>CAT 4 - Taubmans 3 coat Pure Performance - PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)</p> <p>Mt Everest T15 28.2</p>
<b>Internal Side of Front Door</b>	Stained - Black Timbre Plus - LOW VOC (AMENDED 12/8/19 JM)
<b>Ceiling Paint</b>	<p>CAT 4 - 2 coat Pure Performance - Taubmans - COLOUR: BURBANK WHITE PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)</p>
<b>Cornices</b>	Upgrade - Gyprock - PAINT TYPE: WATER BASE - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 12/8/19 JM)

## Internal Finishes

<b>Feature Walls</b>	<p>LIBRARY ELEV. B WALL: (AMENDED 30/4/19 JM)          PRODUCT: INTERNAL LINING BOARD PSNV6 - 137x12 TASMANIAN OAK - RAW          STAIN: QUANTUM 'BLACK JAPAN' - LOW VOC (AMENDED 12/8/19 JM)</p> <p>BED 1 ELEV. D WALL: (AMENDED 30/4/19 JM)          PRODUCT: INTERNAL LINING BOARD PSNV6 - 137x12 TASMANIAN OAK - RAW          STAIN: QUANTUM 'BLACK JAPAN' - LOW VOC (AMENDED 12/8/19 JM)</p> <p>STUDY ELEV. C WALL:          painted feature wall - colour TBC ***          PAINT TYPE: PURE PERFORMANCE - WATER BASE - LOW VOC          (AMENDED 19/10/18 JM)</p>
<b>Internal door handles</b>	Lockwood 63mm round rose passage set - nero - Black Vel1/L3blk
<b>Privacy Locks</b>	<p>Upgrade - Lockwood Velocity 63mm Privacy Set - Element - Round Plate Black -          VEL2/L3BLK - (AMENDED 19/10/18 JM)</p> <p>INSTALL TO POWDER ROOM ONLY</p>
<b>Cavity Sliding Door Privacy Locks</b>	<p>Upgrade - (AMENDED 19/10/18 JM) (AMENDED 3/5/19 JM) (AMENDED 6/8/19 JM)          LOCKWOOD NERO PRIVACY SET - Black - 7400MBKDP</p> <p>INSTALL TO POWDER ROOM ONLY</p>
<b>Stairs</b>	<p>STAIR 1 - Pine stair including riser, tread &amp; stringer - Taubmans Knight Grey T15 27.6 -          LOW VOC (AMENDED 3/5/19 JM)</p> <p>**treads and risers to be carpeted - refer to carpet section</p>
<b>Balusters</b>	<p>BALUSTRAGE 19 - 10mm clear rebated glass fixed into closed Vic Ash outer stringer &amp;          Vic Ash HR07 handrail - Taubmans Knight Grey T15 27.6</p> <p>LOW VOC (AMENDED 3/5/19 JM)</p>
<b>Skylight</b>	Velux VS108 - to ensuite
<b>Internal Door Dummy Handles</b>	Lockwood 63mm round rose dummy set - nero - Black Vel3/L3blk

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## Internal Finishes

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**Other Items**

**SOFT CLOSE:**

Hafele salice - to all cupboard doors throughout

hafele alto - to all drawers throughout

**LIGHTING:**

EXTERNAL: ROUND WHITE (AMENDED 20/4/19 JM)

WALL LIGHTS TO FACADE EITHER SIDE OF GARAGE: TYPE: FLIP COLOUR: BLACK  
(AMENDED 30/4/19 JM)

**INTERNAL PENDANTS:**

**Kitchen:**

warm white LED strip light

location: beneath overhead cupboards, recessed channel

**Kitchen:**

3No. Lumena surface mounted downlight, black

location: evenly spaced over island

Library: (AMENDED 30/4/19 JM) (AMENDED 26/9/19 JM)

TYPE: WILLOW COLOUR: BLACK BEADED WOOD

location: Elevation C, to right hand side of window.

**BEDROOM 1:**

TYPE: CONCRETE OSLO (AMENDED 3/5/19 JM) (AMENDED 26/9/19 JM)

location: corner of Elev. B wall, RIGHT hand side of elevation (AMENDED 30/4/19 JM)

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## Tiles

<b>Kitchen Wall Tiles Option 1</b>	<p>sheeted mosaic - petra grey herringbone honed (1TIL0045) 23x100mm (sheet size 305x305mm) grout: ardex #273 Magellan grey</p>
<b>Bathroom Wall Tiles Option 1</b>	<p><b>MAIN WALL TILE:</b> tile: Monza Light Grey satin/lappato - 300x600mm - horizontal stack-bond grout: ardex #273 Magellan grey location: shower walls (excluding rear wall of niche), bath face &amp; top, and bath splashback</p> <p><b>FEATURE TILE:</b> tile: sheeted mosaic - petra grey herringbone honed (1TIL0045) 23x100mm (sheet size 305x305mm) grout: ardex #273 Magellan grey location: to rear wall of niche tile trim: ALA ANGLE ( L SHAPE) - BLACK (AMENDED 6/8/19 JM)</p>
<b>Ensuite Wall Tiles Option 1</b>	<p><b>MAIN WALL TILE:</b> tile: Monza Light Grey satin/lappato - 300x600mm - horizontal stack-bond grout: ardex #273 Magellan grey location: Floor to ceiling to shower elev. A wall, elev. C walls, Elev. B wall tile trim: ALA ANGLE (L SHAPE) - BLACK (AMENDED 6/8/19 JM)</p> <p><b>FEATURE TILE:</b> tile: sheeted mosaic - petra grey herringbone honed (1TIL0045) 23x100mm (sheet size 305x305mm) grout: ardex #273 Magellan grey location: floor to ceiling to shower Elev. D wall and Ensuite Elev. A wall behind vanity.</p>
<b>Powder Room Wall Tiles Option 1</b>	<p><b>MAIN WALL TILE:</b> tile: Monza Light Grey satin/lappato - 300x600mm - horizontal stack-bond grout: ardex #273 Magellan grey location: shower walls, excluding rear wall of niche</p> <p><b>FEATURE TILE:</b> tile: sheeted mosaic - petra grey herringbone honed (1TIL0045) 23x100mm (sheet size 305x305mm) grout: ardex #273 Magellan grey location: rear wall of niche tile trim: ALA (L SHAPE) ANGLE - BLACK (AMENDED 6/8/19 JM)</p>
<b>Laundry Wall Tiles Option 1</b>	<p>upgrade - Monza Light Grey satin/lappato - 300x600mm - horizontal stack-bond grout: ardex #273 Magellan grey</p> <p>*splashback to extend behind washing machine area</p>
<b>Bath Trim</b>	<p>BOX TRIM - BLACK (AMENDED 6/8/19 JM)</p>
<b>Floor Tiles Option 1</b>	<p>upgrade - Monza Light Grey satin/lappato - 300x600mm (AMENDED 11/10/19 JM) grout: ardex #273 Magellan grey (includes tiled shower bases)</p>

## Bathroom

<b>Benchmark</b>	Cat 4 Reconstituted Stone - 12mm square edge - Marengo (includes 150mm high splashback)
<b>Base Cabinets</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain) INC SHADOWLINE (AMENDED 19/10/18 JM)
<b>Vanity Units</b>	982mm - Type 2 - VBI.09-2 - 2no doors, 1no. basin & mixer with shadow line - *floating vanity
<b>Cabinetry Handles</b>	laminated finger pulls (no cabinetry handles)
<b>Basin</b>	Upgrade - KYRA ceramic above counter basin black SBC-029K
<b>Basin Pop Up Waste Upgrade</b>	Black 800-8900-10
<b>Basin Tapware</b>	Upgrade - Phoenix - Rush Vessel Mixer Black RU790
<b>Bath/Spa</b>	Gen - Decina Novara Island 1653 bath
<b>Bath Taps &amp; Mixers</b>	Upgrade - Rush bath/shower wall mixer black - RU780 MB
<b>Bath Outlet</b>	Upgrade - Rush bath spout black - RU777 MB
<b>Shower Head On Arm/Rail</b>	Upgrade - Vivid shower on rail black - V685 MB
<b>Shower Taps and Mixers</b>	Upgrade - Rush bath/shower wall mixer black - RU780 MB
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 900x900mm
<b>Showerscreen Frame</b>	Cat 2 - premium eureka - matt black trim
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304
<b>Tiled Wall Niche</b>	Shower - 600w x 300mm - refer to wall tile section

## Ensuite

<b>Benchtop</b>	Cat 4 Reconstituted Stone - 12mm square edge - Marengo
<b>Base Cabinets</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)  INC SHADOWLINE (AMENDED 19/10/18 JM)
<b>Vanity Units</b>	1582mm - Type 2 - VBIID.15-2D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers with shadow line - *floating vanity
<b>Cabinetry Handles</b>	laminated finger pulls (no cabinetry handles)
<b>Basin</b>	Upgrade - KYRA ceramic above counter basin black SBC-029K - 2No.
<b>Basin Pop Up Waste Upgrade</b>	Black 800-8900-10 - 2No.
<b>Basin Tapware</b>	Upgrade - Phoenix - Rush Vessel Mixer Black RU790 - 2No.
<b>Bath/Spa</b>	Upgrade - Decina Elinea freestanding bath 1780 - BATH000070
<b>Bath Taps &amp; Mixers</b>	Upgrade - Rush bath/shower wall mixer black - RU780 MB
<b>Bath Outlet</b>	Upgrade - Rush extended bath spout black - RU772 MB
<b>Shower Head ceiling mounted</b>	Upgrade - Lexi shower rose 200mm square and square ceiling arm dropper 300mm black - LE5100-10 MB / LE6091-10 MB
<b>Shower Taps and Mixers</b>	Upgrade - Rush bath/shower wall mixer black - RU780 MB
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 1500x900mm
<b>Showerscreen Frame</b>	Cat 2 - premium eureka - matt black trim
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304

## PowderRoom

<b>Benchtops</b>	Cat 4 Reconstituted Stone - 12mm square edge - Marengo (includes 150mm high splashback)
<b>Base Cabinets</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)  INC SHADOWLINE (AMENDED 19/10/18 JM)
<b>Vanity Units</b>	982mm - Type 2 - VBI.09-2 - 2no doors, 1no. basin & mixer with shadow line - *floating vanity
<b>Cabinetry Handles</b>	laminated finger pulls (no cabinetry handles)
<b>Basin</b>	Upgrade - KYRA ceramic above counter basin black SBC-029K
<b>Basin Pop Up Waste Upgrade</b>	Black 800-8900-10
<b>Basin Tapware</b>	Upgrade - Phoenix - Rush Vessel Mixer Black RU790
<b>Shower Head On Arm/Rail</b>	Upgrade - Vivid shower on rail black - V685 MB
<b>Shower Taps and Mixers</b>	Upgrade - Rush bath/shower wall mixer black - RU780 MB
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 900x900mm
<b>Showerscreen Frame</b>	Cat 2 - premium eureka - matt black trim
<b>Toilet</b>	Upgrade - Seima - Arko wall faced toilet suite STO-304
<b>Tiled Wall Niche</b>	600w x 300mm - Shower - Refer To Wall Tiles

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## Laundry

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<b>Laundry Benchtops</b>	Cat 4 Reconstituted Stone - 12mm square edge Marengo
<b>Laundry Base Cabinets</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)  INC SHADOWLINE (AMENDED 19/10/18 JM)
<b>Kickboard</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Overhead Cupboards</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Cabinetry Handles</b>	OVERHEAD CUPBOARDS: 16mm finger pull (no cabinetry handles) BASE CABINERY: laminated finger pulls (no cabinetry handles)  (AMENDED 19/10/18 JM)
<b>Laundry Trough</b>	Upgrade - Franke - Sirius single bowl undermount sink - Black - SID110-34
<b>Laundry Tapware</b>	Upgrade - Phoenix - Rush sink mixer black RU730MB
<b>Washing Machine Stops</b>	Gen - 20mm washing machine stops

## Kitchen

<b>Benchtops</b>	Cat 4 Reconstituted Stone - Marengo *40mm square edge to island bench - including 2No. wrap down ends *12mm square edge to rear appliance bench top <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Shadow Line</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Base Cabinets</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Kickboard</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Overhead Cupboards</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain) (AMENDED 7/10/19 JM)
<b>Open Shelves</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain) (above fridge space)
<b>Fridge End Panels</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Bar Back</b>	Laminex Impressions range nuance finish - burnished wood (vertical grain)  *3 panels
<b>Cabinetry Handles</b>	OVERHEAD CUPBOARDS: 16mm finger pull (no cabinetry handles) (AMENDED 19/10/18 JM) BASE CABINETRY: laminated finger pulls (no cabinetry handles)
<b>Underbench Oven</b>	Upgrade - Smeg - SFRA9300XR - Smeg 900mm commercial oven
<b>Cooktop</b>	Upgrade Smeg - CIR93AXS3 - 900mm gas cooktop
<b>Rangehood</b>	Upgrade Smeg - PUM901X - 900mm integrated
<b>Dishwasher</b>	Upgrade - Smeg - DWA16214X- semi integrated - Laminex Impressions range nuance finish - burnished wood (vertical grain)
<b>Microwave</b>	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S
<b>Sink</b>	Upgrade - SIRUS SID 110-50 - BLACK UNDERMOUNT AND SIRUS SID 110-34 - BLACK UNDERMOUNT (AMENDED 02/10/19 AC)
<b>Mixer Tap</b>	Upgrade - Phoenix - Vezz sink mixer brushed nickel 10373100BN
<b>Other Items</b>	WIP SHELVES: LAMINEX - LAMINATE 'BURNISHED WOOD' NATURAL FINISH (AMENDED 19/10/18 JM)

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## Display Office Ext

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Timber Windows	Quantum black japan - INSIDE & OUT - LOW VOC (AMENDED 12/8/19 JM)
Timber Entry Frame	Quantum black japan - INSIDE & OUT - LOW VOC (AMENDED 12/8/19 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

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## Display Office Int

<b>Internal Side of Front Door</b>	Quantum black japan - INSIDE & OUT - LOW VOC - (AMENDED 12/8/19 JM)
<b>Ceiling</b>	UPGRADE: TAUBMANS - WINTER ICE NH77 - LOW VOC (AMENDED 12/8/19 JM)
<b>Cornices</b>	UPGRADE: SQUARE SET
<b>Walls</b>	UPGRADE: TAUBMANS - MALAMUTE T15 42.3 - LOW VOC (AMENDED 12/8/19 JM)
<b>Feature Walls</b>	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 LOW VOC (AMENDED 12/8/19 JM)  PAINTED FEATURE WALL: ELEV: A REAR WALL ONLY COLOUR: TAUBMANS 'WOLF CRY' T15 29.4 - LOW VOC (AMENDED 12/8/19 JM)
<b>Skirtings</b>	110mm Square profile Paint: Winter Ice NH77 - LOW VOC (AMENDED 12/8/19 JM)
<b>Architraves</b>	CAT 3 - 67mm x 12mm - Corinthian - PMBVA - Single Bevelled - PAINT: WINTER ICE NH77 - LOW VOC (AMENDED 12/8/19 JM)
<b>Internal door furniture</b>	LOCKWOOD - SYMMETRY CAVITY SLIDER ENTRANCE SET - SATIN CHROME - 7444SP5PK
<b>Carpet</b>	FELTX - CREVELLI 4m COLOUR: 9/PEPPERED (AMENDED 15/2/18 JM)
<b>Carpet Underlay</b>	UPGRADE: EXA Lay
<b>Benchtops</b>	KITCHENETTE SINK BENCH ONLY: LAMINEX COLOUR: Clay Textile FINISH: Natural EDGE:SQUARE
<b>Tiles</b>	KITCHENETTE: TILE: MATT WHITE 100X300 GROUT: 200 WHITE PLACEMENT: LAY 300 LENGTH HORIZONTALLY STACKED
<b>Base Cabinets</b>	KITCHENETTE: (AMENDED 30/4/19 JM) LOCATION: ELEV:E OPEN SHELVES ABOVE PHOTOCOPIER LAMINATE: LAMINEX - BATILLION FINISH: NATURAL  LOCATION: ELEV:F - 2 x BASE CABINET DOORS & 2 OVERHEAD DOORS LAMINATE: LAMINEX - BATILLION FINISH: NATURAL (AMENDED 30/4/19 JM)  LOCATION: ELEV: E & F OPENSHELVES/PANTRY DOORS INCLUDING BENCH ABOVE FRIDGE SPACE & KICKERS LAMINATE: WHITE FINISH: NATURAL
<b>Cabinetry Handles</b>	NO HANDLES REQUIRED - PUSH OPENING TO BE INSTALLED  2 x HANDLES INSTALLED TO LOCKABLE PANTRY DOORS ONLY - TYPE: 112.90.041 - HORIZONTAL PLACEMENT

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## Display Office Int

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**Sink** FRANKE: ONDALINE SINGLE BOWL SINK - OLX611-86

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**Mixer Tap** PHOENIX - IVY YS730 CHROME

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**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 19/10/18 JM) (AMENDED 26.08.19 AC)

FLOATING SHELVES: (Marketing Material)  
LAMINATE: LAMINEX COLOUR: SUBLIME TEAK FINISH: NATURAL

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