

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Kelly 224
Drysdale façade

Address:

Lot 1011
(4) Sentinel Parade
Mt Atkinson Estate
Truganina

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 the Kitchen only
- 2590mm ceilings

Home design:

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Address:

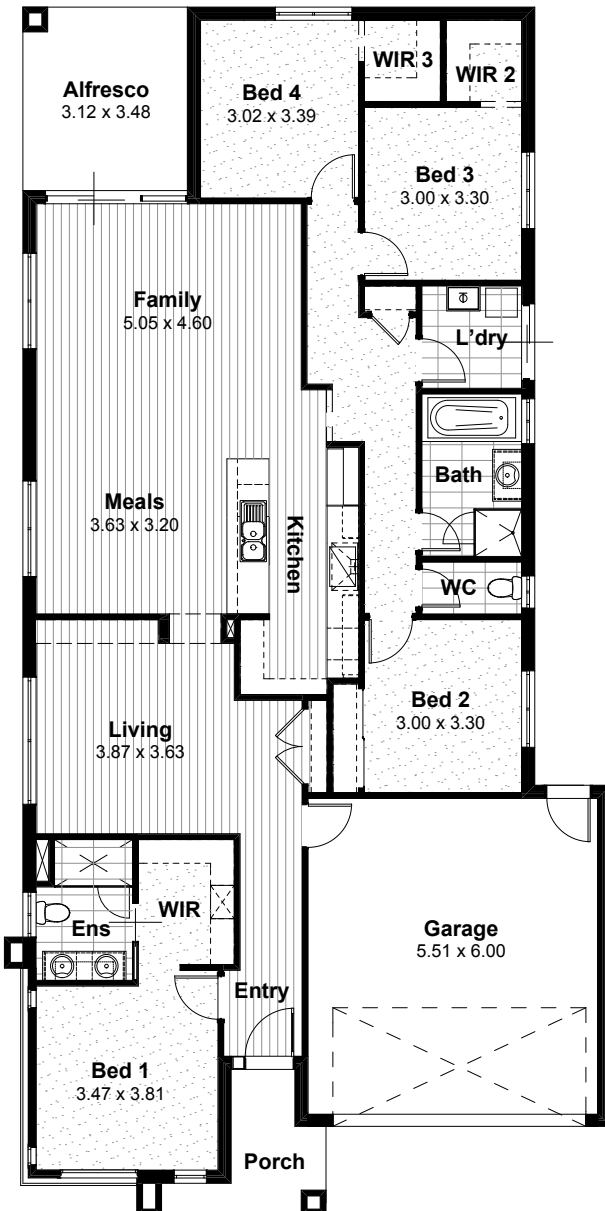
Lot 1011
(4) Sentinel Parade
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Land size:

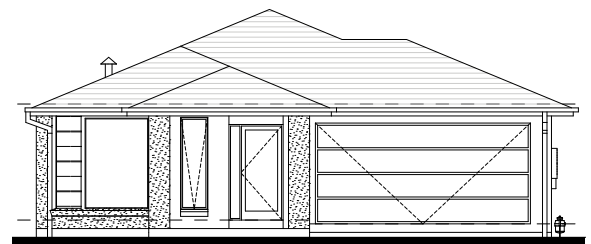
475m²



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	171.62sqm	18.47sq
Alfresco	10.86sqm	1.17sq
Porch	5.12sqm	0.55sq
Garage	36.43sqm	3.92sq
Total	224.03sqm	24.11sq



*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 - Austral - MELBOURNE - YERING (AMENDED 10/9/19 JM) <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	BAL Rating - CB Monument - (AMENDED 21/8/19 JM)
Colorbond Gutter	Monument - (AMENDED 23/5/19 JM)
Colorbond Downpipes	Monument - (AMENDED 23/5/19 JM)
Colorbond Fascia	Monument - (AMENDED 23/5/19 JM)
Meter Box	TAUBMANS: APACHE STONE NH 34
Garage Door	Sectional panel lift - Colorbond - Slimline - Surfmist Matt - (AMENDED 10/9/19 JM)
Garage Infills	Brick - Refer to main brick
Rear Garage Access Door	TAUBMANS: APACHE STONE NH 34 <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 - 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 Glazing	Clear Glazing

External Finishes

Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Dune
Flyscreens	Gen - Aluminium Mesh - Dune - (AMENDED 21/8/19 JM)
Alfresco Infills	TAUBMANS: APACHE STONE NH 34 *INCLUDING LAUNDRY DOOR INFILLS
Alfresco Beam	TAUBMANS: APACHE STONE NH 34
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Wall Cladding	SCYON STRIA 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>
Render 1	TAUBMANS: APACHE STONE NH 34
External Entrance Door Furniture	Upgrade - Handle & Deadbolt - Whitco Bevel Lever Lockset - Satin Chrome W7300055pk and Whitco double cylinder deadbolt satin chrome W7204055pk
Internal Garage Door Furniture	Upgrade - Entrance Set - Whitco Bevel Lever Lockset - Satin Chrome W7300055PK
Rear Garage Door Furniture	Upgrade - Entrance Set - Whitco Bevel Lever Lockset - Satin Chrome W7300055PK
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>

Internal Finishes

Carpet	Burbank 4 - Oberon - (AMENDED 18/9/19 JM)
Carpet Underlay	CAT 2 - Green
Laminated Flooring	Upgrade - Unique Timber Flooring - Bolero 8mm - Rustic Stone
Wardrobe, Pantry and Linen Shelving	BED 1, 2, 3 & 4 WARDROBE & LINEN: WHITE MELAMINE WIP SHELVES: LAMINEX - PEARL GREY FINISH: NATURAL
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 - HORIZONTAL PLACEMENT
Sliding Wardrobe Doors	BED 2: GYPROCK SLIDING PAINT: WINTER ICE NH77
Wardrobe track & frame	Premium - Matt Silver
Internal Doors	Standard 2040mm - Flush Panel - Gloss Enamel - Winter Ice NH77
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	Upgrade 92x12mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
Architraves	Upgrade 67x12mm - Single Bevelled - Gloss Enamel - Winter Ice NH77
Wall Paint	CAT 2 - Taubmans 2 coat Pure Performance - CLASSIFIED T15 17.2
Internal Side of Front Door	Painted - Surfmeister CB23
Ceiling Paint	CAT 2 - 2 coat Tradex - Taubmans - Winter Ice NH77
Cornices	Standard (Gen) - Gyprock - 75mm COVE PAINT: WINTER ICE NH77
Internal door handles	Upgrade - Whitco Passage Set - Bevel Lever - Satin Chrome - W730205
Flush Pull Handles (Internal Doors)	Standard - Lockwood Flush Pull Handle - Round Satin Stainless FP1-120SS
Internal Door Dummy Handles	Upgrade - Whitco Dummy Handle - Bevel Lever - Satin Chrome - W730905
Other Items	LIVING: ELEV: A PRODUCT: EASYCRAFT - EASYLINE: VERTICAL PAINT: COLOUR TBC ELECTRICAL: INTERNAL DOWNLIGHTS - ROUND WHITE PENDANTS: KITCHEN 2 x PENDANTS TYPE: KIRBY COLOUR: MATT WHITE WITH TAN STAPS PLACEMENT: CENTRAL OVER ISLAND LIVING: 2 x PENDANTS TYPE: REED COLOUR: WHITE PLACEMENT: INSTALL TO LEFT FACING CORNER OF ALCOVE - ELEV: A & D ENSUITE: 2 x PENDANTS TYPE: TERRAZZO COLOUR: CONCRETE & IVORY PLACEMENT: INSTALL TO RIGHT CORNER OF VANITY - STAGGERED HEIGHTS

Tiles

Kitchen Wall Tiles Option 1

TILE: CRAQUEL SUPERWHITE GLOSS 65x400 (DE8WB0950)
GROUT: WHITE 200 **NOTE: change of grout colour
PLACEMENT: LAY 400 LENGTH HORIZONTALLY STACKED TO CONTINUE BEHIND RANGEHOOD

Bathroom Wall Tiles Option 1

MAIN TILE: HOTHAM FROST LAPPATO 300x600
GROUT: 241 MISTY GREY
PLACEMENT: LAY 600 LENGTH HORIZONTALLY TO WALLS ABOVE BATH HOB ONLY

FEATURE TILE: CRAQUEL GREY GLOSS 65x400
GROUT: 241 MISTY GREY
PLACEMENT: LAY 400 LENGTH HORIZONTALLY TO 2 x SHOWER WALLS & BATH HOB (FACE & TOP)
TILE TRIM TO SHOWER WALLS: ANG - BRUSHED
TILE TRIM TO BATH HOB: BOX - BRUSHED

Ensuite Wall Tiles Option 1

FEATURE TILE: CRAQUEL GREY GLOSS 65x400
GROUT: 241 MISTY GREY
PLACEMENT: LAY 400 LENGTH HORIZONTALLY STACKED TO ALL 3 WALLS OF SHOWER
TILE TRIM TO SHOWER SURROUND: ANG BRUSHED

Laundry Wall Tiles Option 1

TILE: CRAQUEL SUPERWHITE GLOSS 65x400 (DE8WB0950)
GROUT: WHITE 200 *** NOTE: change of grout colour
PLACEMENT: LAY 400 LENGTH HORIZONTALLY STACKED TO ELEV: A - 1625 HIGH

Floor Tiles Option 1

FLOOR TILE: HOTHAM FROST LAPPATO 300x600
GROUT: 241 MISTY GREY

Bathroom

Benchtop	Natural - upgrade - Laminex - TORNADO EDGE: SQ
Base Cabinets	Laminex Natural Finish - Natural Walnut
Vanity Units	982mm - Type 1 - VBI.09-1 - 2no doors, 1no. basin & mixer
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 21/8/19 JM)
Basin	Upgrade - IOS Ceramic abovement basin SBC-213B
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN
Bath/Spa	Upgrade - Decina Turin bath 1665 - BATH000010
Bath Taps & Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Bath Outlet	Upgrade - Vivid wall bath outlet 32x300mm brushed nickel - V817 BN
Shower Head On Arm/Rail	Upgrade - Vivid shower on rail brushed nickel - V685 BN
Shower Taps and Mixers	Upgrade - 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	Natural - upgrade - Laminex - TORNADO EDGE: SQ
Base Cabinets	Laminex Natural Finish - Natural Walnut
Drawer Unit	Laminex Natural Finish - Laminex - NATURAL WALNUT
Vanity Units	1582mm - Type 1 - VBI.15-1D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 21/8/19 JM)
Basin	Upgrade - IOS Ceramic abovement basin SBC-213B - 2 OF
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - 2 OF
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN - 2 OF
Shower head on rail	Upgrade - Vivid shower on rail brushed nickel - V685 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline bath/shower wall mixer brushed nickel - VS780 BN
Shower Base	Upgrade - Tiled base with chrome waste - 1500 X 900 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 Trough	Gen - Siema - Tilos 45 Litre Laundry Trough & Cabinet SLC-600B
Laundry Tapware	Upgrade - Phoenix - VIVID SLIMLINE BASIN MIXER VS770BN - BRUSHED NICKEL
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	SILESTONE: BLANCO ZEUS EDGE: 20mm SQ INCLUDING 1 WRAPDOWN END TO ISLAND <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 - Ghostgum
Base Cabinets	Laminex Natural Finish - Ghostgum - MICROWAVE CAVITY: LAMINEX: NATURAL WALNUT FINISH: NATURAL
Kickboard	Laminex Natural Finish - Ghostgum
Overhead Cupboards	Laminex Natural Finish - Natural Walnut - INCLUDE 16mm OVERHANG - NO HANDLES & PULL OPEN
Open Shelves	Laminex Natural Finish - Ghostgum
Fridge End Panels	Laminex Natural Finish - Ghostgum
Bar Back	Laminex Natural Finish - Ghostgum - * 3 PANELS
Cabinetry Handles	Cat 1 - Hafele - 110.35.671 - nickel plated knob - PLACEMENT: INSTALL TO BASE CABINETS ONLY (AMENDED 21/8/19 JM)
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
Microwave	
Sink	Gen - Franke - Ondaline double bowl inset sink - OLX621
Mixer Tap	Upgrade - Phoenix - brushed nickel - Vivid Slimline sink mixer 220mm gooseneck VS733BN
Other Items	PANTRY SHELVES: LAMINEX PEARL GREY FINISH: NATURAL