

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Seymour 284
Alpine façade

Address:

Lot 3829
Aintree Boulevard
Woodlea Estate
Aintree

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
- 3 coat paint system
- Internal doors 2040mm
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to the kitchen and butler's pantry only
- 2740mm ceilings

Home design:

Seymour 284
Alpine façade

Address:

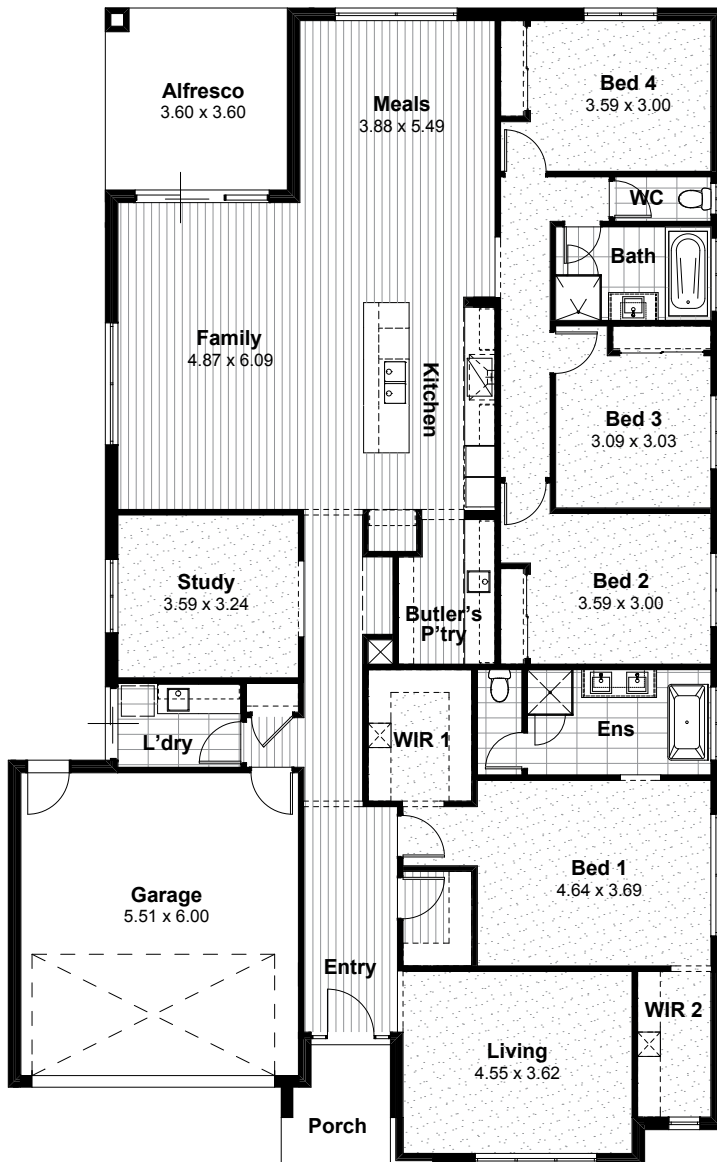
Lot 3829
Aintree Boulevard
Woodlea Estate
Aintree

Land size:

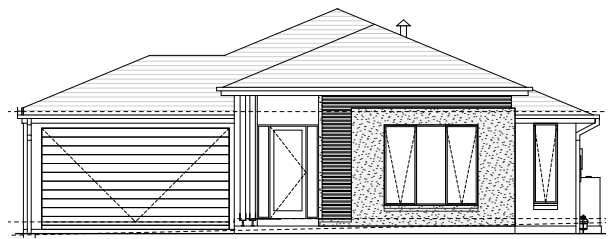
512m²



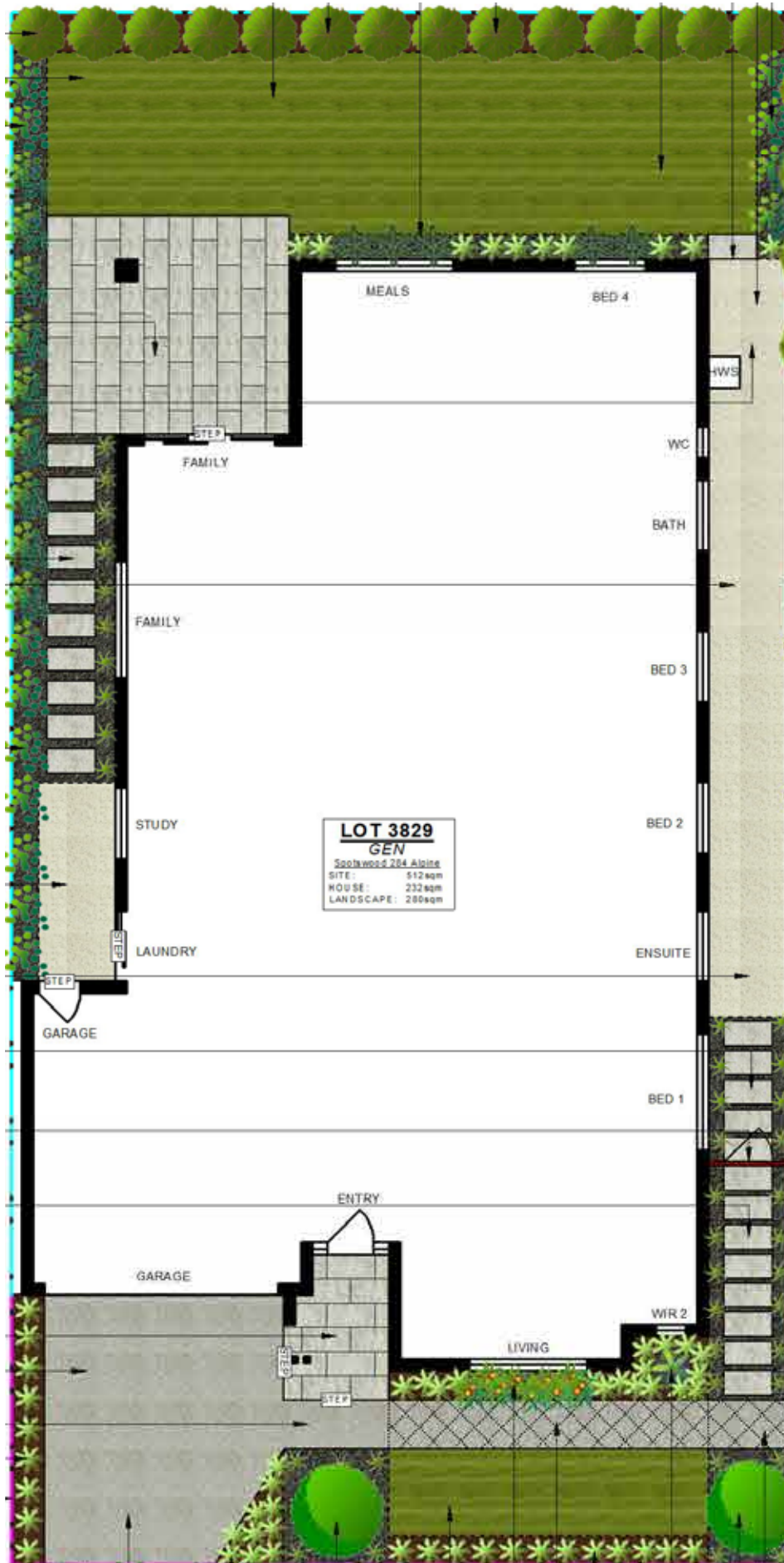
Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



Residence	231.93sqm	24.97sq
Alfresco	12.96sqm	1.40sq
Porch	4.55sqm	0.49sq
Garage	36.62sqm	3.94sq
Total	286.06sqm	30.79sq



*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 - Tundra - Nubrik Artisan Range - (AMENDED 30/9/19 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	Bristile Roofing - Classic Shake Profile - Char Grey
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Rotary Roof Ventilator	Non-BAL Rating - CB Monument - (AMENDED 30/9/19 JM)
Colorbond Gutter	Wallaby
Colorbond Downpipes	Wallaby
Colorbond Fascia	Wallaby
Meter Box	PAINT: BRIMSTONE SMOKE T15 31.5 (AMENDED 30/9/19 JM) PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM) (AMENDED 19/9/19 JM)
Garage Door	Sectional panel lift - Colorbond - Slimline - Surfmist - (AMENDED 30/9/19 JM)
Garage Infills	Brick - Refer to main brick - (AMENDED 3/5/19 JM)

External Finishes

Rear Garage Access Door	Taubmans - BRIMSTONE SMOKE T15 31.5 (AMENDED 30/9/19 JM) PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 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	920x2340mm - Blonde Oak AWO 21 - Painted - Surfmist - (AMENDED 30/4/19 JM) (AMENDED 3/5/19 JM) (AMENDED 30/9/19 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 - to 2no. entry sidelights
Single Glazed Aluminium Doors & Windows	Gen - A&L - Precious Silver
Window Infills	Painted - PAINT TYPE: - PURE PERFORMANCE - WATER BASE: LOW VOC COLOUR: BRIMSTONE SMOKE T15 31.5 (AMENDED 19/10/18 JM) (AMENDED 30/9/19 JM)
Alfresco Infills	Painted - PAINT TYPE: - PURE PERFORMANCE - WATER BASE: LOW VOC COLOUR: BRIMSTONE SMOKE T15 31.5 (AMENDED 19/10/18 JM) (AMENDED 30/9/19 JM)
Alfresco Beam	PAINT TYPE: - PURE PERFORMANCE - WATER BASE: LOW VOC COLOUR: BRIMSTONE SMOKE T15 31.5 (AMENDED 19/10/18 JM) (AMENDED 30/9/19 JM)
Alfresco Lining	PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC COLOUR: BURBANK STANDARD WHITE (AMENDED 19/10/18 JM) (AMENDED 3/5/19 JM)

External Finishes

Portico Lining	Standard - Burbank Standard White - PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM)
Eaves/Verandah Lining Colour	Burbank Standard White - PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM)
Wall Cladding 1	STAINED WRC CLADDING: quantum - BRIAR (AMENDED 30/9/19 JM) ON PAINTED JH EASYLAP BACKING BOARD: CB MONUMENT (AMENDED 30/9/19 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 - COLOUR: BRIMSTONE SMOKE T15 31.5 (AMENDED 30/9/19 JM) PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM)
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nexion Vision Summit Lever - Satin Chrome NXV12/1L1SC5PK - (AMENDED 30/4/19 JM)
Internal Garage Door Furniture	lever: Summit - Round Plate Satin Chrome - VEL1/L1NLSC deadbolt: Double Cylinder Deadbolt - Satin Chrome (SC) - W7204055PK
Rear Garage Door Furniture	lever: Summit - Round Plate Satin Chrome - VEL1/L1NLSC deadbolt: Double Cylinder Deadbolt - Satin Chrome (SC) - W7204055PK
Pre-Cast Letter Box	Upgrade - MCL KEELY PILLAR MAILBOX Pre-cast with lock & key 2x75mm SS Numbers Inc. Grey - LETTER007 (ADDED 3/5/19 JM)
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	cypress pine - stained - Quantum BRIAR (AMENDED 30/9/19 JM)
Other Items	COLORBOND CAPPING TO FACADE - RENDERED SECTION: COLORBOND 'DUNE' (AMENDED 14/8/19 JM)

Internal Finishes

Carpet	Burbank 4 - Oberon - (AMENDED 30/4/19 JM)
Carpet Underlay	CAT 2 - Green
Laminated Flooring	Upgrade - Unique Timber Flooring - BROOKLYN 'RIDGEWOOD' 1215x195x8mm (AMENDED 30/9/19 JM)
Wardrobes Units	WIR 1 AND WIR 2: fitout 1 - 450mm wide open shelf unit with 4-bank drawers HANDLES: STANDARD (AMENDED 30/4/19 JM) *white melamine *raise height of shelf/rail to 2000mm FFL to WIR 1 & WIR 2.
Sliding Wardrobe Doors	BEDROOMS 2, 3 AND 4 ROBES: quickslide - flush panel 2040mm high - painted gloss Burbank White
Wardrobe track & frame	Quickslide track - Satin Silver - (AMENDED 19/10/18 JM)
Internal Doors	Standard 2040mm - Flush Panel - Gloss Enamel - Burbank White
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Burbank White
Architraves	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Burbank White
Wall Paint	CAT 4 - Taubmans 3 coat Pure Performance - COLOUR: MALAMUTE T15 42.3 (AMENDED 22/10/19 JM) PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM) (AMENDED 23/8/19 JM)
Internal Side of Front Door	Painted - Taubmans - Apache Stone NH34 - LOW VOC (AMENDED 19/10/18 JM) (AMENDED 3/5/19 JM)
Ceiling Paint	CAT 4 - 2 coat Pure Performance - Taubmans - PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM)(AMENDED 23/8/19 JM) COLOUR: BURBANK WHITE
Cornices	Standard (Gen) - Gyprock - Cove 75mm - Painted Burbank White - PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC (AMENDED 19/10/18 JM)

Internal Finishes

Feature Walls

LIVING ELEVATION B WALL:
PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC
(AMENDED 19/10/18 JM)
easyline vertical cladding - colour TBC

ALCOVE ELEV. B WALL:
PAINT TYPE: PURE PERFORMANCE - WATER BASE: LOW VOC
(AMENDED 19/10/18 JM)
easyline vertical cladding - colour TBC

Internal door handles

Upgrade - Lockwood Velocity 63mm Passage Set - Summit - Round Plate Satin Chrome -
VEL1/L1NLSC

**Flush Pull Handles
(Internal Doors)**

Standard - Lockwood Flush Pull Handle - Round Satin Stainless FP1-120SS - (AMENDED
19/10/18 JM)

**Internal Door Dummy
Handles**

Upgrade - Lockwood Velocity 63mm Dummy Handle - Summit - Round Plate Satin Chrome
- VEL3/L1SC

Other Items

FEATURE LIGHTING:

KITCHEN:

3 x MORRISSEY SMALL white ceramic patterned shade, small size, oak timber accent,
fabric cord

placement: evenly space over island (AMENDED 19/10/18 JM)

Tiles

Kitchen Wall Tiles Option 1	<p>KITCHEN AND BUTLERS PANTRY: TILE: YESTERDAY WHITE MATT 75x300 - TAKWB0401 PLACEMENT: LAY 300 STACKED HORIZONTALLY (AMENDED 23/8/19 JM) (AMENDED 30/9/19 JM) (AMENDED 22/10/19 JM) grout: 241 MISTY GREY (AMENDED 22/10/19 JM)</p> <p>*tiled splashback to extend behind rangehood to kitchen</p>
Bathroom Wall Tiles Option 1	<p>MAIN TILE: BATH FACE/TOP & WALLS ABOVE: (AMENDED 30/4/19 JM) (AMENDED 30/9/19 JM) TILE: DOWNTOWN GRIGIO MATT - 300x600mm - horizontal stack-bond grout: ardex #241 misty grey</p> <p>FEATURE TILE: TILE: YESTERDAY WHITE MATT 75x300 - TAKWB0401 PLACEMENT: LAY 300 STACKED HORIZONTALLY TO 2 SHOWER WALLS ONLY (AMENDED 23/8/19 JM) (AMENDED 30/9/19 JM) (22/10/19 JM) grout: 241 MISTY GREY (AMENDED 22/10/19 JM)</p> <p>TILE TRIM TO SHOWER WALL SURROUND : ALA BRUSHED (AMENDED 3/5/19 JM)</p>
Ensuite Wall Tiles Option 1	<p>FEATURE TILE: YESTERDAY WHITE MATT 75x300 - TAKWB0401 PLACEMENT: LAY 300 STACKED HORIZONTALLY FLOOR TO CEILING TO Elev. B WALL BEHIND BATH & STANDARD SHOWER HEIGHT Elev. A & D WALLS (AMENDED 3/5/19 JM) (AMENDED 23/8/19 JM) (AMENDED 30/9/19 JM) (AMENDED 22/10/19 JM)</p> <p>GROUT: 241 MISTY GREY (AMENDED 22/10/19 JM)</p> <p>SHOWER WALL SURROUND ONLY: ALA BRUSHED (AMENDED 3/5/19 JM)</p>
Laundry Wall Tiles Option 1	<p>TILE: YESTERDAY WHITE MATT 75x300 - TAKWB0401 (AMENDED 23/8/19 JM) (AMENDED 30/9/19 JM) (AMENDED 22/10/19 JM) PLACEMENT: LAY 300 STACKED HORIZONTALLY & EXTEND ACCROSS WALL BEHIND WASHING MACHINE UP TO UNDERSIDE OF OVERHEADS GROUT: 241 MISTY GREY (AMENDED 22/10/19 JM)</p>
Bath Trim	<p>ANGQE310BFX (AMENDED 19/10/18 JM)</p>
Floor Tiles Option 1	<p>DOWNTOWN GRIGIO MATT - 300x600mm (AMENDED 30/4/19 JM) grout: ardex #241 misty grey (includes tiled shower base to ensuite)</p>

Bathroom

Benchtop	Laminex Natural Finish - Whitewashed Oak PROFILE: SQUARE (AMENDED 14/8/19 JM)
Base Cabinets	Laminex Natural Finish - Ghostgum
Vanity Units	982mm - Type 1 - VBl.09-1 - 2no doors, 1no. basin & mixer
Cabinetry Handles	cat 2 hafele - 110.34.686 urban (nickel-plated brushed) - horizontal lay
Basin	Upgrade - KYRA Ceramic semi inset basin SBC-017
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN
Bath/Spa	Gen - Decina Novara Island 1653 bath
Bath Taps & Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 BN
Bath Outlet	Upgrade - Vivid bath spout brushed nickel - V776 BN
Showerhead	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm brushed nickel - V527 BN / RU522 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 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	Laminex Natural Finish - Whitewashed Oak PROFILE: SQUARE (AMENDED 14/8/19 JM)
Base Cabinets	Laminex Natural Finish - Ghostgum
Vanity Units	1482mm - Type 1 - VBI.14-1D - 4no. Doors, 2no. Basins & mixers
Cabinetry Handles	cat 2 hafele - 110.34.686 urban (nickel-plated brushed) - horizontal lay
Basin	Upgrade - KYRA Ceramic semi inset basin SBC-017 - 2No.
Basin Pop Up Waste Upgrade	Brushed Nickel 800-8900-40 - 2No.
Basin Tapware	Upgrade - Phoenix - Vivid Slimline basin mixer VS770 BN - 2No.
Bath/Spa	Upgrade - Decina Aria freestanding bath 1500 - BATH000075
Bath Taps & Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 BN
Bath Outlet	Upgrade - VIVID WALL BATH OUTLET ANGLED 32 x 300mm V817 BN
Shower head on rail	Upgrade - Vivid shower on rail brushed nickel - V685 BN
Shower Taps and Mixers	Upgrade - Vivid Slimline wall taps brushed nickel - VS060 BN
Shower Base	Upgrade - Tiled base with chrome waste - 900x900mm - refer to floor tile section
Showerscreen Frame	Cat 1 - Premium Executive - Matt Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Laundry

Laundry Benchtops	Laminex Natural Finish - Whitewashed Oak PROFILE: SQUARE (AMENDED 14/8/19 JM)
Laundry Base Cabinets	Laminex Natural Finish - Ghostgum
Kickboard	Laminex Natural Finish - Ghostgum
Overhead Cupboards	Laminex Natural Finish - Whitewashed Oak - horizontal matching grain *includes underside of overhead cupboards
Cabinetry Handles	BASE CABINETRY: cat 2 hafele - 110.34.686 urban (nickel-plated brushed) - horizontal lay OVERHEAD CUPBOARDS: 16mm finger pull overhang (no cabinetry handles) (AMENDED 19/10/18 JM)
Laundry Trough	Upgrade - Siema - Aceros 45 Litre Stainless Steel Inset Laundry Trough SKS-007
Laundry Tapware	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733BN
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	Cat 2 Reconstituted Stone - Silestone - 20mm Square Edge - Niebla <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	REAR APPLIANCE BASE CABINETRY: Formica Velour Finish - Mist Grey ISLAND BASE CABINETRY: Laminex Natural Finish - Ghostgum
Base Cabinets	REAR APPLIANCE BASE CABINETRY: Formica Velour Finish - Mist Grey ISLAND BASE CABINETRY: Laminex Natural Finish - Ghostgum
Kickboard	REAR APPLIANCE BASE CABINETRY: Formica Velour Finish - Mist Grey ISLAND BASE CABINETRY: Laminex Natural Finish - Ghostgum
Overhead Cupboards	Formica Velour Finish - Mist Grey *includes underside of overhead cupboards
Open Shelves	Formica Velour Finish - Mist Grey location: above fridge space and to oven towers
Bar Back	Laminex Natural Finish - Ghostgum *3 laminate panels
Oven Tower	INC END PANEL - Formica Velour Finish - Mist Grey (AMENDED 14/8/19 JM) (2No. oven towers)
Cabinetry Handles	BASE CABINETRY: cat 2 hafele - 110.34.686 urban (nickel-plated brushed) - horizontal lay OVERHEAD CUPBOARDS: 16mm finger pull overhang (no cabinetry handles) OVERHEAD CUPBOARDS TO OVEN TOWER: push to open hinges (no cabinetry handles) (AMENDED 19/10/18 JM)
Underbench Oven	Gen Included - WVE613S - Westinghouse 600mm stainless steel fan oven - (located to oven towers) 2 OF (AMENDED 19/10/18 JM)
Cooktop	Upgrade Westinghouse - WHG955SA - 900mm gas cooktop
Rangehood	Upgrade Westinghouse - WRF900CS - 900mm canopy
Dishwasher	Upgrade - Westinghouse - WSF6606X - stainless steel freestanding
Sink	Upgrade - Franke - Planar double bowl undermount sink - PZX220-36 - (AMENDED 02.10.19 AC) (AMENDED 1/11/19 JM)
Mixer Tap	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733BN

Butlers Pantry

Benchtops	Cat 2 Reconstituted Stone - Silestone - 20mm Square Edge - Niebla <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	formica Velour Finish - mist grey
Kitchen Base Cabinets	formica Velour Finish - mist grey
Kickboard	formica Velour Finish - mist grey
Overhead Cupboards	formica Velour Finish - mist grey *includes underside of overhead cupboards
Open Shelves	white melamine
Cabinetry Handles	BASE CABINETS: cat 2 hafele - 110.34.686 urban (nickel-plated brushed) - horizontal lay OVERHEAD CUPBOARDS: 16mm finger pull overhang (no cabinetry handles) (AMENDED 19/10/18 JM)
Sink	Upgrade - Franke - Plaza large single bowl inset sink - PZX210-54 - (AMENDED 3/5/19 JM)
Mixer Tap	Upgrade - Phoenix - Vivid Slimline sink mixer 220mm gooseneck VS733BN
