

**7.0% GUARANTEED  
LEASEBACK!\***



image for illustrative purposes only

**THIS DISPLAY IS FOR SALE**

**Home design:**

**Sullivan 268**  
Drysdale façade

**Address:**

**Lot 331**  
**Memory Crescent**  
**Jubilee Estate**  
**Wyndham Vale**

**Design features & options:**

4 bedrooms  
2.5 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 2340mm excluding internal garage door 2040
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to the Kitchen only
- 2590mm ceilings

**Home design:**

**Sullivan 268**  
Drysdale façade

**Address:**

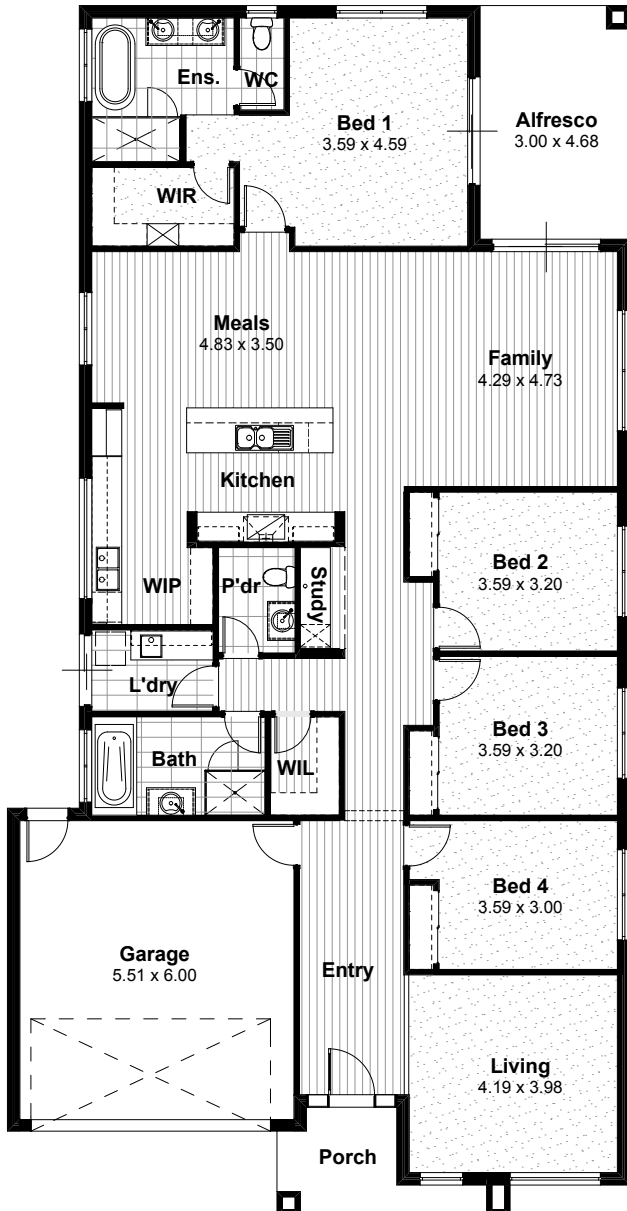
**Lot 331**  
**Memory Crescent**  
**Jubilee Estate**  
**Wyndham Vale**

**Land size:**

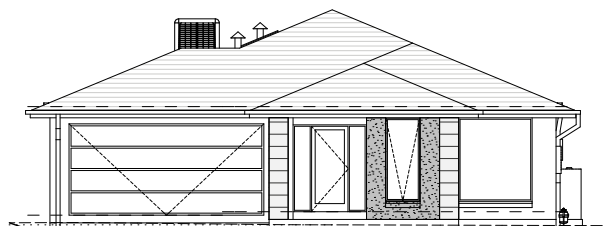
480m<sup>2</sup>



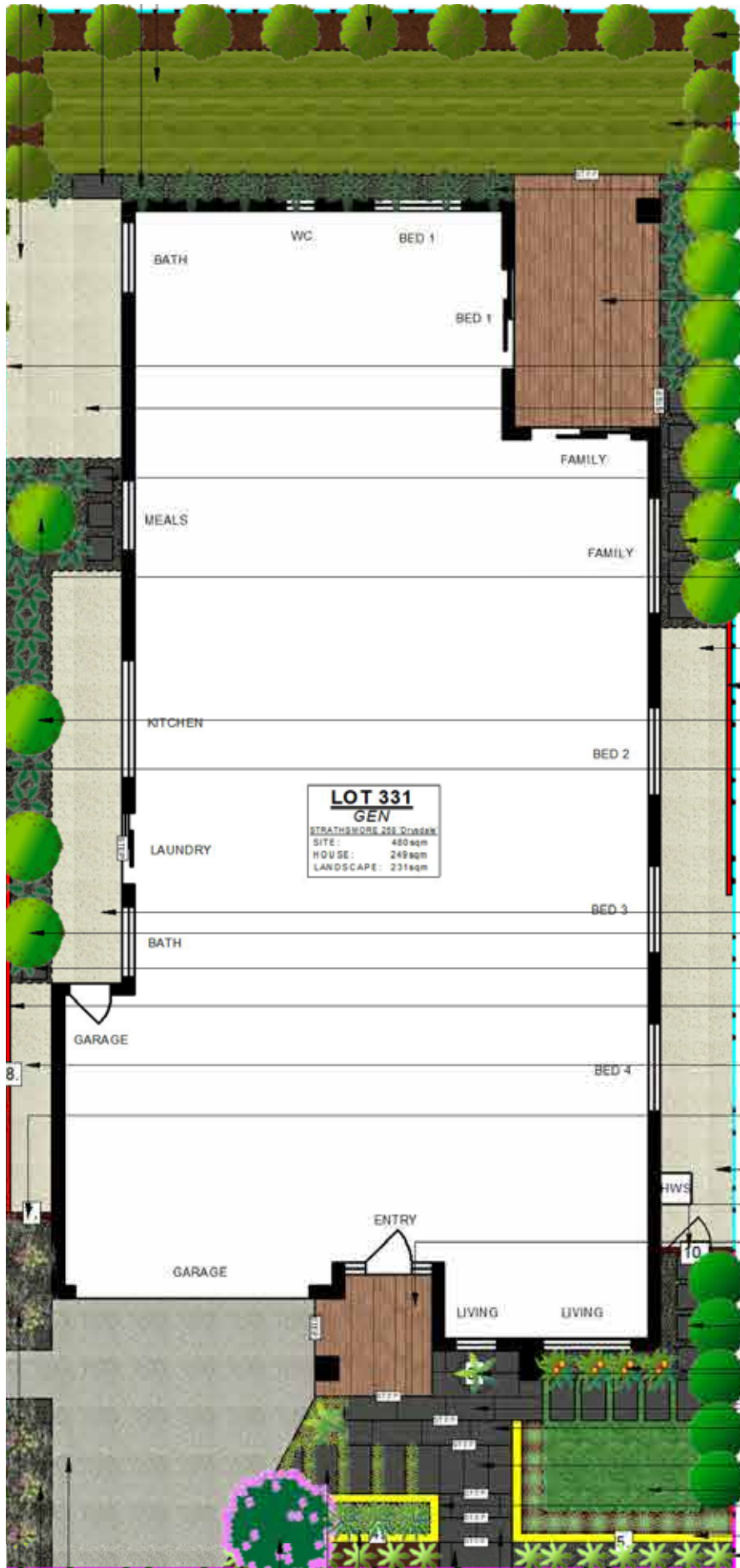
Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



Residence .....	211.89sqm .....	22.81sq
Alfresco .....	14.04sqm .....	1.51sq
Porch .....	6.26sqm .....	0.67sq
Garage .....	36.28sqm .....	3.91sq
<b>Total .....</b>	<b>268.47sqm .....</b>	<b>28.90sq</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 - (AMENDED 17/4/19 JM) <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>Colorbond Gutter</b>	Night Sky
<b>Colorbond Downpipes</b>	Night Sky
<b>Colorbond Fascia</b>	Night Sky
<b>Meter Box</b>	BUFF TONE T15 12.4
<b>Garage Door</b>	Sectional panel lift - Decowood - Flatline - Wenge
<b>Garage Infills</b>	Brick - Refer to main brick
<b>Rear Garage Access Door</b>	BUFF TONE T15 12.4 <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 21 - BUFF TONE T15 12.4  (AMENDED 17/4/19 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

## External Finishes

Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Black
Window Infills	BUFF TONE T15 12.4
Alfresco Infills	BUFF TONE T15 12.4
Alfresco Beam	BUFF TONE T15 12.4
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Render 1	BUFF TONE T15 12.4
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nero Nexion (Element only) Lever - black NXV12/1L3MBK5PK
Internal Garage Door Furniture	Upgrade - NERO ELEMENT LEVER PASSAGE SET ROUND - VEL3/L3MBK NERO PARADIGM DOUBLE CYLANDER DEADBOLT - 005/B1MBK5PK
Rear Garage Door Furniture	Upgrade - NERO ELEMENT LEVER PASSAGE SET ROUND - VEL3/L3MBK NERO PARADIGM DOUBLE CYLANDER DEADBOLT - 005/B1MBK5PK
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>
Other Items	TILED PORCH PIER x 2 TILE: MONZA DARK GREY SATIN/LAPPATO 300x600 GROUT: 211 SLATE GREY PLACEMENT: LAY 600 LENGTH HORIZONTALLY - REFER PLANS TILE TRIM: BOX 'BLACK'

## Internal Finishes

Carpet	Burbank 5 - Neptune
Carpet Underlay	CAT 3 - Blue
Laminated Flooring	Upgrade - Unique Timber Flooring - Havana 12mm - Cuban
Wardrobe, Pantry and Linen Shelving	WARDROBE 2,3 & 4 & LINEN: WHITE MELAMINE PANTRY: FORMICA: DAWN GREY FINISH: VELOUR
Wardrobe Colour Board Upgrade	Straight Grain Wenge - Formica velvet finish - *INSTALL TO BED 1 - WIR ONLY ALL REMAINING ROBES TO BE WHITE MELAMINE
Wardrobes Units	Fitout 4 - 450mm open shelf unit with single hanging, double hanging & shoe shelf - with 600mm drawer unit - STANDARD HANDLES - HORIZONTALLY FIXED
Sliding Wardrobe Doors	Quick Sliding - Painted - TAUBMANS: WINTER ICE NH77
Wardrobe track & frame	Quickslide track - Satin Silver
Internal Doors	Upgrade 2340mm - Flush Panel - Gloss Enamel - Winter Ice NH77
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	Upgrade 92x12mm - Pencil Round - Gloss Enamel - Winter Ice NH77
Architraves	Upgrade 67x12mm - Pencil Round - Gloss Enamel - Winter Ice NH77
Wall Paint	CAT 3 - Taubmans 3 coat Living Proof Silk - AMENITY T15 38.3 (AMENDED 17/6/19 JM)
Internal Side of Front Door	BUFF TONE T15 12.4
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
Cornices	Upgrade - Gyprock - Cove 90mm - Winter Ice NH77

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## Internal Finishes

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### Feature Walls

LIVING FEATURE PANNELLING: ELEV: D  
TYPE: EASYLINE VERTICAL GROOVE \*\*\*Floor to Ceiling\*\*\*  
PAINTED COLOUR: SHADOWED T15 76.5 (ADDED 9/8/19 JM)

PAINTED FEATURE WALLS: (ADDED 9/8/19 JM)  
BED 1: ELEV: D & C  
COLOUR: SHADOWED T15 76.5

BED 1 & ENSUITE: ELEV:B & A & ELEV: D OF ENSUITE (WALLS AROUND W.C)  
COLOUR: SHADOWED T15 76.5

FAMILY & RETURN: ELEV:A, D & C INC ELEV: D RETURN INTO HALL & RETURN  
COLOUR: BUFF TONE T15 12.4

MEALS: ELEV: A & B  
COLOUR: BUFF TONE T15 12.4

STUDY NOOK: ELEV: B  
COLOUR: SHADOWED T15 76.5

BED 2: ELEV: B,C & D  
COLOUR: DEEP GORGE T15 29.5

BED 3: ELEV: A,B, C, & D (ALL WALLS)  
COLOUR: BEARS FOOT T15 46.5

WALLPAPER FEATURE WALLS: (ADDED 9/8/19 JM)  
ENTRY: ELEV: B  
SUPPLIER: ASCRAFT  
BOOK/PAPER: KHROMA ROOTS - DENIA OYSTER RTS 509  
PG: 44

BED 1: ELEV: A  
SUPPLIER: ZEPPEL  
BOOK/PAPER: CASAMANCE RIO MADEIRA - CALCADA 7427 0262  
PG:10

BED 2: ELEV: A  
SUPPLIER: RADFORDS  
BOOK/PAPER: ORIENTAL DREAMS - TANGERINE WALL 1924  
PG:33

BED 4: ELEV: C  
SUPPLIER: ZEPPEL  
BOOK/PAPER: CASAMANCE - LA SOIE - SHANTUNG 7418 13.74  
PG: 14

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## Internal Finishes

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<b>Internal door handles</b>	Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK - Elements Nero Round Rose Package
<b>Flush Pull Handles (Internal Doors)</b>	Upgrade - Lockwood Flush Pull Handle - Square Black FP2-150PC - (AMENDED 17/4/19 JM)
<b>Other Items</b>	<p>BUILT IN DESK TO NOOK: LAMINATE: LAMINEX: 'BLACK' NATURAL FINISH (AMENDED 09.08.19 AC)      HANDLES: 110.35.371 - BLACK KNOB (AMENDED 17/6/19 JM)</p> <p>ELECTRICAL: INTERNAL - ROUND WHITE DOWNLIGHTS THROUGHOUT</p> <p>PENDANTS: LIVING: 1 x PENDANT TYPE: WILLOW COLOUR: BLACK WOOD BEADS LOCATION: CNR ELEV D &amp; C</p> <p>KITCHEN: 3 x PENDANTS TYPE: ULEA COLOUR: MATT BLACK/COPPER PLACEMENT: SPACE EVENLY CENTRAL OVER ISLAND</p> <p>ENSUITE: 1 x PENDANT TYPE: ZACARIAS - SMALL COLOUR: AGED BRASS LOCATION: CNR OF ELEV: A &amp; D FACING VANITY</p> <p>POWDER: 1 x PENDANT TYPE: ZACARIAS - SMALL COLOUR: AGED BRASS LOCATION: CNR OF ELEV: C &amp; D FACING VANITY</p> <p>NOOK: 2 x PENDANTS TYPE: TERRAZZO COLOUR: CONCRETE &amp; IVORY LOCATION: RIGHT FACING CNR ELEV: A &amp; B - STAGGARED HEIGHTS</p>

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## Tiles

<b>Kitchen Wall Tiles Option 1</b>	GLASS SPASHBACK - NO WALL TILES REQUIRED
<b>Bathroom Wall Tiles Option 1</b>	<p>MAIN WALL TILE: COFFEE POLISHED RECTIFIED 300x600 (AMENDED 17/6/19 JM)            GROUT: 211 SLATE GREY            PLACEMENT: LAY 600 LENGTH HORIZONTALLY STACKED TO BATH HOB (TOP &amp; FACE) INCLUDING SURROUNDING WALLS ABOVE            BATH TILE TRIM: ALA BLACK</p> <p>FEATURE TILE: ATLAS MARK GYPSUM ESAGONO MOSAIC 300x350 SHEET            GROUT: 241 MISTY GREY ** NOTE DIFFERENT COLOUR ***            PLACEMENT: LAY 350 LENGTH HORIZONTALLY TO BOTH SHOWER WALLS            TILE TRIM: ALA BRUSHED</p>
<b>Ensuite Wall Tiles Option 1</b>	<p>MAIN WALL TILE: COFFEE POLISHED RECTIFIED 300x600 (AMENDED 17/6/19 JM)            GROUT: 211 SLATE GREY            PLACEMENT: LAY 600 LENGTH HORIZONTALLY STACKED TO ELEV: B WALL &amp; ELEV: D WALL OF SHOWER ONLY **FLOOR TO CEILING**            TILE TRIM TO EXTERNAL CORNER OF SHOWER: ALA BRUSHED</p> <p>FEATURE TILE: ATLAS MARK GYPSUM ESAGONO MOSAIC 300x350 SHEET            GROUT: 241 MISTY GREY ** NOTE DIFFERENT COLOUR ***            PLACEMENT: LAY 350 LENGTH HORIZONTALLY TO ELEV: A &amp; C ***FLOOR TO CEILING*** (AMENDED 17/4/19 JM)</p>
<b>Powder Room Wall Tiles Option 1</b>	<p>FEATURE TILE: ATLAS MARK GYPSUM ESAGONO MOSAIC 300x350 SHEET            GROUT: 241 MISTY GREY ** NOTE DIFFERENT COLOUR ***            PLACEMENT: LAY 350 LENGTH HORIZONTALLY TO ELEV: D WALL **FLOOR TO CEILING **</p>
<b>Laundry Wall Tiles Option 1</b>	GLASS SPLASHBACK - NO WALL TILES REQUIRED
<b>Bath Trim</b>	
<b>Floor Tiles Option 1</b>	<p>FLOOR TILE: COFFEE POLISHED RECIFIED 300x600 (AMENDED 17/6/19 JM)            GROUT: 211 SLATE GREY</p>

## Bathroom

<b>Benchtop</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) EDGE: SQ
<b>Base Cabinets</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Vanity Units</b>	982mm - Type 1 - VBI.09-1 - 2no doors, 1no. basin & mixer
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 17/6/19 JM)
<b>Basin</b>	Upgrade - NIMOS ceramic above counter basin black SBC-027K
<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>	Upgrade - Decina Turin bath 1665 - BATH000010
<b>Bath Taps &amp; Mixers</b>	Upgrade - Rush wall taps black - RU060 MB
<b>Bath Outlet</b>	Upgrade - Rush bath spout black - RU777 MB
<b>Showerhead</b>	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm black - V527 MB / RU522 MB
<b>Shower Taps and Mixers</b>	Upgrade - Rush wall taps black - RU060 MB
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 1200x900mm - REFER FLOOR TILE
<b>Showerscreen Frame</b>	Cat 2 - Premium Eureka - Matt Silver trim
<b>Toilet</b>	Upgrade - Siema - Limni wall faced toilet suite STO-309

## Ensuite

<b>Benchtop</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) EDGE: SQ
<b>Base Cabinets</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Drawer Unit</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Vanity Units</b>	1582mm - Type 1 - VBI.15-1D - 2no. Doors, 1no. 3 drawer unit, 2no. Basins & mixers
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 17/6/19 JM)
<b>Basin</b>	Upgrade - NIMOS ceramic above counter basin black SBC-027K - 2 OF
<b>Basin Pop Up Waste Upgrade</b>	Black 800-8900-10 - 2 OF
<b>Basin Tapware</b>	Upgrade - Phoenix - Rush Vessel Mixer Black RU790 - 2 OF
<b>Bath/Spa</b>	Upgrade - Decina Kolora freestanding bath 1640 - BATH000060
<b>Bath Taps &amp; Mixers</b>	Upgrade - Rush wall taps black - RU060 MB
<b>Bath Outlet</b>	Upgrade - Phoenix - RUSH EXTENDED (280mm)WALL SPOUT RU772 MB
<b>Shower head on rail</b>	Upgrade - Vivid twin shower black - V726 MB - (AMENDED 17/6/19 JM)
<b>Shower Taps and Mixers</b>	Upgrade - Rush wall taps black - RU060 MB
<b>Shower Base</b>	Upgrade - Tiled base with chrome waste - 1800x900mm - REFER FLOOR TILE
<b>Showerscreen Frame</b>	Cat 2 - Premium Eureka - Matt Silver trim
<b>Toilet</b>	Upgrade - Siema - Limni wall faced toilet suite STO-309

## PowderRoom

<b>Benchtops</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) EDGE: SQ
<b>Base Cabinets</b>	LAMINEX:'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Vanity Units</b>	782mm - Type 1 - VBI.07-1 - 2no doors, 1no. basin & mixer
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - (AMENDED 17/6/19 JM)
<b>Basin</b>	Upgrade - NIMOS ceramic above counter basin black SBC-027K
<b>Basin Pop Up Waste Upgrade</b>	Black 800-8900-10
<b>Basin Tapware</b>	Upgrade - Phoenix - Rush Vessel Mixer Black RU790
<b>Toilet</b>	Upgrade - Siema - Limni wall faced toilet suite STO-309

## Laundry

<b>Laundry Benchtops</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) EDGE: SQ
<b>Laundry Base Cabinets</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Kickboard</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Overhead Cupboards</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC)(INCLUDING UNDERSIDE) PULL OPEN - NO HANDLES REQUIRED
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - INSTALL TO BASE CABINETS ONLY (AMENDED 17/6/19 JM)  PULL OPEN TO OVERHEADS WITH 16mm OVERHANG
<b>Laundry Trough</b>	Upgrade - Siema - Aceros 45 Litre Stainless Steel Inset Laundry Trough SKS-007
<b>Laundry Tapware</b>	Upgrade - Phoenix - Rush sink mixer black RU730MB
<b>Washing Machine Stops</b>	Gen - 20mm washing machine stops
<b>Other Items</b>	GLASS SPLASHBACK: COLOUR: BRONZE

## Kitchen

<b>Benchtops</b>	SILESTONE - ROYAL REEF PROFILE: 20mm SQ *INCLUDING 2 WRAPDOWN ENDS  (AMENDED 17/4/19 JM) (AMENDED 6/5/19 JM) <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: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM) (AMENDED 6/5/19 JM)
<b>Base Cabinets</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Kickboard</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Overhead Cupboards</b>	LAMINEX: Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) (INCLUDING UNDERSIDE) PULL OPEN - NO HANDLES REQUIRED
<b>Bar Back</b>	LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)  ** 3 PANELS
<b>Kitchen Glass Splashback</b>	Cat 4 Mirror - Bronze - INSTALL TO ELEV: C ONLY* <i>Note joins may be required for glass splashbacks longer than 3000mm or those with cuts around windows, appliances and cabinetry etc. Joins will be positioned at the manufacturer's discretion.</i>
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - INSTALL TO BASE CABINETRY ONLY (AMENDED 17/6/19 JM)  PULL OPEN TO OVERHEADS WITH 16mm OVERHANG
<b>Underbench Oven</b>	Upgrade - Smeg - SFP9395X1 - 900mm Classic Thermo Pyro Oven
<b>Cooktop</b>	Upgrade Smeg - PGA95-4 - 900mm classic cooktop
<b>Rangehood</b>	Upgrade Smeg - SHW970X - 900mm canopy T wall mount
<b>Dishwasher</b>	Upgrade - Smeg - DWAU6214X- stainless steel underbench
<b>Sink</b>	Upgrade - Franke - Sirius double bowl inset sink with drainer - Black - SID 621 (sink supplied with pre-drilled tap hole to drainer side)
<b>Mixer Tap</b>	Upgrade - Phoenix - black - Rush sink mixer black RU730MB

## Butlers Pantry

<b>Benchtops</b>	ELEV: B BENCHTOP: SILESTONE: ROYAL REEF PROFILE: 20mm SQ (AMENDED 6/5/19 JM) <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Shadow Line</b>	ELEV: B LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Kitchen Base Cabinets</b>	ELEV: B LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Kickboard</b>	ELEV: B LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Overhead Cupboards</b>	ELEV: B Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) (INCLUDING UNDERSIDE) PULL OPEN - NO HANDLES REQUIRED
<b>Open Shelves</b>	ELEV: B Delana Oak - Impressions - Chalk Finish (AMENDED 09.08.19 AC) (INCLUDING UNDERSIDE)  ELEV: B OPENSHELF ABOVE FRIDGE SPACE: LAMINEX: 'BLACK' NATURAL FINISH (AMENDED 17/6/19 JM)  PANTRY SHELVES: FORMICA: DAWN GREY FINISH: VELOUR
<b>Fridge End Panels</b>	ELEV: B LAMINEX: 'BLACK' FINISH: NATURAL (AMENDED 17/6/19 JM)
<b>Kitchen Glass Splashback</b>	N/A <i>Please note glass splashbacks longer than 3m length will require a join.</i>
<b>Cabinetry Handles</b>	Cat 1 - Hafele - 110.35.671 - nickel plated knob - INSTALL TO BASE CABINETY ONLY (AMENDED 17/6/19 JM)  PULL OPEN TO OVERHEADS WITH 16mm OVERHANG
<b>Microwave</b>	Upgrade - Smeg - 600mm Microwave including trim kit - SA34MX S/S
<b>Sink</b>	Upgrade - Franke - Sirius double bowl inset sink - Black - SID 620 (sink supplied with pre-drilled tap hole)
<b>Mixer Tap</b>	Upgrade - Phoenix - Rush sink mixer black RU730MB

\* Please note that any variations will incur a minimum \$1000 non-refundable variation fee plus the cost of the variation. If you are required to come back to the Edge, then there is a \$500 non-refundable fee also applies. Further structural variations are no longer possible.

**General Disclaimer:**

We advise colour, texture, glaze, appearance and blending variations will occur. The manufacturing process of most products displayed are made from raw materials. Every effort is taken and detailed controlled formulas are closely adhered to during the manufacturing process, however variations will naturally occur. Colours have been reproduced as faithfully as possible, nonetheless shade variations can occur from batch to batch.  
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