

**7.0% GUARANTEED
LEASEBACK!***



image for illustrative purposes only

THIS DISPLAY IS FOR SALE

Home design:

Walker 251
Dowd façade

Address:

Lot 1547
(12) Waterman Drive
Eliston Estate
Clyde

Design features & options:

4 bedrooms
2 bathrooms
double garage + workshop
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 2340mm
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to the Kitchen only
- 2590mm ceilings

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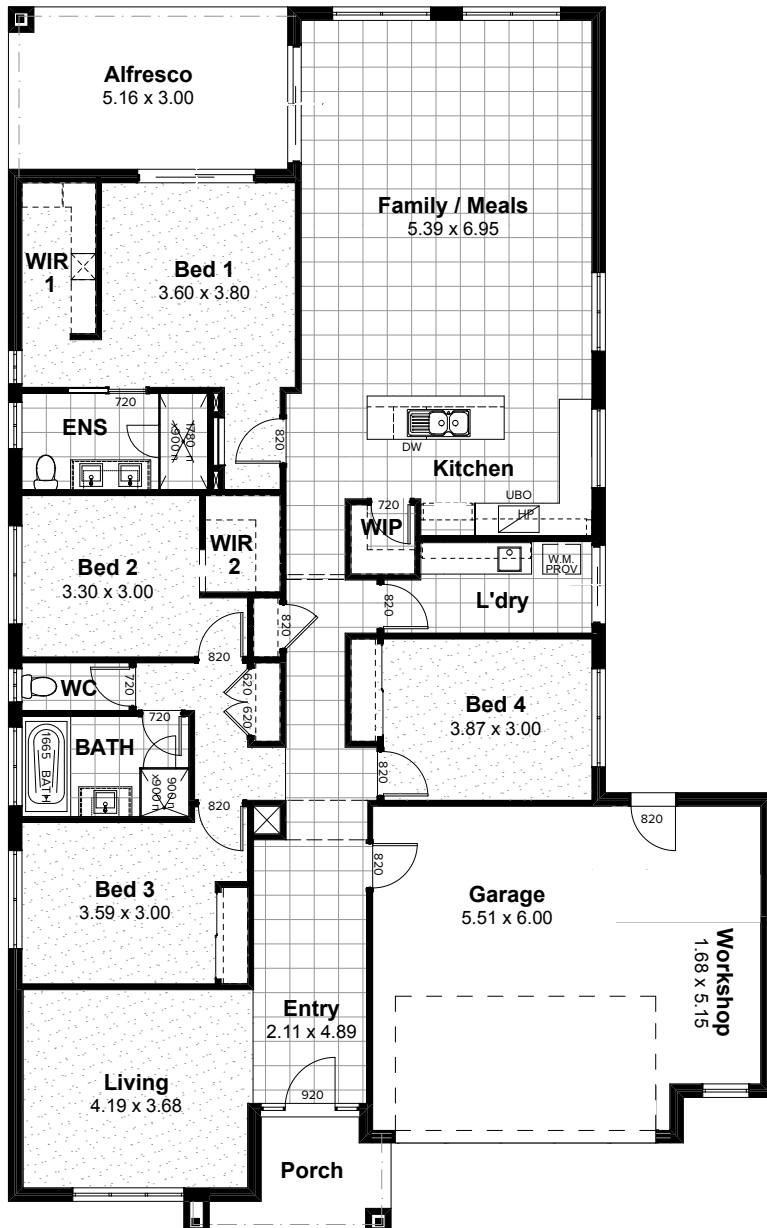
Lot 1547
(12) Waterman Drive
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Land size:

536m²

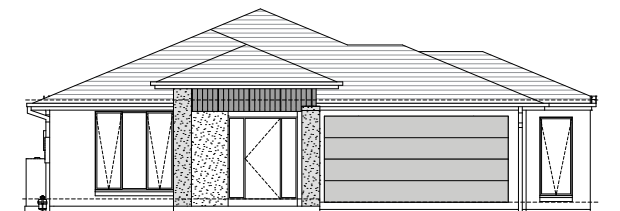


Photo is for illustrative purposes only and does not depict the home for sale. This image contains internal or external luxury upgrade items and furniture not included in the home price.



 4  2  2

Residence	193.53sqm	20.83sq
Alfresco	15.48sqm	1.67sq
Porch	5.48sqm	0.59sq
Garage	45.74sqm	4.92sq
Total	260.23sqm	28.01sq



*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 - PGH Bricks - Connoisseur - Liquorice - (Amended 15.04.19 AH) <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	CSR Monier - Atura Profile - Barramundi
Evaporative Cooling Unit Colour	Bonaire Summer Breeze Contoured Unit - Charcoal
Rotary Roof Ventilator	Non-BAL Rating - CB Monument
Colorbond Gutter	Monument
Colorbond Downpipes	Monument
Colorbond Fascia	Monument
Meter Box	TAUBMANS: COPRA T15 33.6 (AMENDED 21/02/19 CE)
Garage Door	Sectional panel lift - Colorbond - Flatline - Shale Grey - NOTE: TO BE INSTALLED AFTER HANDOVER - CURRENTLY SALES OFFICE
Rear Garage Access Door	TAUBMANS: COPRA T15 33.6 (AMENDED 21/02/19 CE) <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 - TAUBMANS: SILVER SPY T15 14.4 - PAINT INSIDE & OUT (AMENDED 18/9/18 JM) (AMENDED 12/2/19 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>

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

External Finishes

Front Entry Door Glazing	Clear Glazing
Front Door Sidelight Glazing	Gen - A&L - Clear Glazing
Single Glazed Aluminium Doors & Windows	Gen - A&L - Precious Silver
Window Infills	Painted - Monument
Alfresco Infills	Painted - Monument
Alfresco Lining	Burbank Standard White
Portico Lining	Standard - Burbank Standard White
Eaves/Verandah Lining Colour	Burbank Standard White
Wall Cladding	Other - James Hardie - VERTICAL - SCYON AXON TO FACADE: TAUBMANS: SILVER SPY T15 14.4 <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: COPRA T15 33.6 (AMENDED 21/02/19 CE)
External Entrance Door Furniture	Upgrade - Lockwood Entrance Locksets - Lockwood Nexion Vision Element Lever - Chrome Plate NXV12/1L3CP5PK
Internal Garage Door Furniture	Upgrade - LEVER: LOCKWOOD VELOCITY 63MM ROUND ROSE PASSAGE SET ELEMENT LEVER Chrome Plate Vel1/L3nlcp DEADBOLT: LOCKWOOD SYMMETRY DEADBOLT DOUBLE CYLINDER Polished Stainless Steel 7107pss5pk
Rear Garage Door Furniture	Upgrade - LEVER: LEVER: LOCKWOOD VELOCITY 63MM ROUND ROSE PASSAGE SET ELEMENT LEVER Chrome Plate Vel1/L3nlcp DEADBOLT: LOCKWOOD SYMMETRY DEADBOLT DOUBLE CYLINDER Polished Stainless Steel 7107pss5pk
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	TILES TO FACADE: TILE: OLYMPIA WHITE MATT 300X600 GROUT: 341 MISTY GREY PLACEMENT: LAY 600 LENGTH HORIZONTALLY STACKED RETURN INTO FRONT DOOR TILE TRIM: ANGQE-BFX - BRUSHED CHROME (AMENDED 21/02/19 CE)

Internal Finishes

Carpet	Burbank 3 - ROCKY POINT - 770 ESCARPMENT
Carpet Underlay	CAT 2 - Green
Wardrobes Units	Fitout 3 - 450mm open shelf unit with single hanging & double hanging - with 450mm drawer unit - melamie - HANDLES: URBAN 112.90.041 - NICKEL LIFT HEIGHT TO 2 METERS
Sliding Wardrobe Doors	Vinyl Sliding - Premium Glacier
Wardrobe track & frame	Premium - Polished Silver
Internal Doors	Upgrade 2340mm - Flush Panel - Gloss Enamel - Winter Ice NH77
Hinge and Strike Plates	Colour - Polished Chrome
Skirtings	STD 67x12mm - 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 - ABSTRACT QUARTER T15 15.2
Internal Side of Front Door	TAUBMANS: SILVER SPY T15 14.4 - PAINT INSIDE & OUT
Ceiling Paint	CAT 3 - 2 coat Pure Performance - Taubmans - Winter Ice NH77
Cornices	Standard (Gen) - Gyprock - COVE 75mm PAINT: WINTER ICE NH77
Feature Walls	LIVING: ELEV: B TYPE: Internal lining board PSN26 133x12 Tasmanian Oak - Raw Finish STAIN: Quantum - Timber Plus Interior - Clear - Low Sheen - VERTICAL PLACEMENT (AMENDED 17.06.09 AC)
Internal door handles	Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Chrome Plate - VEL1/L3NLCP
Privacy Locks	Upgrade - Lockwood Velocity 63mm Privacy Set - Element - Round Plate Chrome Plate - VEL2/L3CP - INSTALL TO W.C ONLY
Flush Pull Handles (Internal Doors)	Upgrade - Lockwood Flush Pull Handle - Round Polished Stainless FP1-150PS - (AMENDED 18/9/18 JM)
Internal Door Dummy Handles	Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Chrome Plate - VEL3/L3CP
Other Items	ELECTRICAL: EXTERNAL DOWNLIGHTS: ROUND WHITE INTERNAL DOWNLIGHTS: ROUND WHITE (AMENDED 18/9/18 JM) INTERNAL PENDANTS: LOCATION:KITCHEN TYPE: 3 x COCO PENDANTS COLOUR:BLACK PLACEMENT: SPACE EVENLY OVER ISLAND LOCATION: LIVING TYPE: 2 x SPHERE PENDANTS 1 x 300Dia & 1 x 400Dia COLOUR:BLACK/GLASS PLACEMENT: STAGGARGED HEIGHTS TO LEFT FACING CORNER NEAR WINDOW

Tiles

Kitchen Wall Tiles Option 1

FEATURE: NANDA BRICK BLACK NIGHT MATT 60x200 (VOLFA0010)
GROUT: **211 SLATE GREY
PLACEMENT: LAY 200 LENGTH HORIZONTALLY STACKED (AMENDED 26/3/18 JM)

Bathroom Wall Tiles Option 1

MAIN: NANDA BRICK CHALK WHITE 60x200 MATT (VOLFA0001)
GROUT: **200 WHITE
PLACEMENT: LAY 200 LENGTH HORIZONTALLY STACKED TO BOTH SHOWER WALLS AND 3 WALLS ABOVE BATH

FEATURE: NANDA BRICK BLACK NIGHT MATT 60x200 (VOLFA0010)
GROUT: **211 SLATE GREY
PLACEMENT: LAY 200 LENGTH HORIZONTALLY STACKED TO BATH HOB - TOP & FACE ONLY

BATH TILE TRIM: ALA BLACK

Ensuite Wall Tiles Option 1

MAIN: NANDA BRICK CHALK WHITE 60x200 MATT (VOLFA0001)
GROUT: 200 WHITE
PLACEMENT: LAY 200 LENGTH HORIZONTALLY STACKED TO 3 SHOWER WALLS & 4 ROWS ABOVE VANITY STACKED (AMENDED 18/9/18 JM)

Laundry Wall Tiles Option 1

MAIN: NANDA BRICK CHALK WHITE 60x200 MATT (VOLFA0001)
GROUT: **200 WHITE
PLACEMENT: LAY 200 LENGTH HORIZONTALLY STACKED

Floor Tiles Option 1

TARONGA GRIGIO MATT 450x450
GROUT: 211 SLATE GREY

Bathroom

Benchtop	FORMICA: GRAPHITE FINISH: VELOUR EDGE: SQUARE
Base Cabinets	Laminex Natural Finish - Laminex - ELEGANT OAK
Vanity Units	982mm - Type 1 - VBI.09-1 - 2no doors, 1no. basin & mixer
Cabinetry Handles	Cat 2 - Hafele - 112.90.041 - aluminium - nickel plated brushed - HORIZONTAL
Basin	Upgrade - PLATI ceramic above counter basin white SBC-015
Basin Tapware	Upgrade - Phoenix - Teva basin mixer chrome 152-7700-00
Bath/Spa	Upgrade - Decina Turin bath 1665 - BATH000010
Bath Taps & Mixers	Upgrade - Teva bath/shower wall mixer body and trim kit chrome - 150-7804-00/152-7805-00
Bath Outlet	Upgrade - Teva bath spout 200mm chrome - 152-7620-00
Shower Head On Arm/Rail	Upgrade - Vivid shower on rail chrome - V685 CHR
Shower Taps and Mixers	Upgrade - Teva bath/shower wall mixer body and trim kit chrome - 150-7804-00/152-7805-00
Shower Base	Gen - Preformed Base with white waste - 900x900mm
Showerscreen Frame	Cat 1 - Premium Executive - Polished Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Ensuite

Benchtop	FORMICA: GRAPHITE FINISH:VELOUR EDGE:SQUARE
Base Cabinets	Laminex Natural Finish - Laminex - ELEGANT OAK
Vanity Units	1482mm - Type 1 - VBI.14-1D - 4no. Doors, 2no. Basins & mixers
Cabinetry Handles	Cat 2 - Hafele - 112.90.041 - aluminium - nickel plated brushed - HORIZONTAL
Basin	Upgrade - PLATI ceramic above counter basin white SBC-015 - 2 OF
Basin Tapware	Upgrade - Phoenix - Teva basin mixer chrome 152-7700-00 - 2 OF
Showerhead	Upgrade - Vivid shower rose 230mm and Rush hi-rise shower arm chrome - V527 CHR / RU522 CHR - 2 OF
Shower Taps and Mixers	Upgrade - Teva bath/shower wall mixer body and trim kit chrome - 150-7804-00/152-7805-00 - 2 OF
Shower Base	Upgrade - Tiled base with chrome waste - 1780 X 900 - REFER FLOOR TILE
Showerscreen Frame	Cat 2 - Premium Eureka - Polished Silver trim
Toilet	Gen - Siema - Select closed coupled toilet suite STO-401-00

Laundry

Laundry Benchtops	FORMICA: GRAPHITE FINISH: VELOUR EDGE:SQUARE
Laundry Base Cabinets	Laminex Natural Finish - Laminex - ELEGANT OAK
Kickboard	Formica velour finish - GRAPHITE FINISH: VELOUR
Overhead Cupboards	Laminex Natural Finish - Laminex - ELEGANT OAK - WITH PULL OPEN
Cabinetry Handles	Cat 2 - Hafele - 112.90.041 - aluminium - nickel plated brushed - HORIZONTAL *NOTE INSTALL TO BASE CABINETS ONLY
Laundry Trough	Upgrade - Siema - Aceros 45 Litre Stainless Steel Inset Laundry Trough SKS-007
Laundry Tapware	Upgrade - Phoenix - PHOENIX - TEVA 200mm SQUARELINE SINK MIXER CHROME - 152-7340-00
Washing Machine Stops	Gen - 20mm washing machine stops

Kitchen

Benchtops	ELEV: C & D ONLY & INCLUDING 1 x WRAPDOWN END TO ELEV: D COLOUR: BIANCO RIVER PROFILE: 20mm SQUARE ISLAND BENCH INC 2 WRAPDOWN ENDS: COLOUR: BLANCO ZEUS PROFILE: 20mm SQUARE <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	ELEV: C & D LAMINATE: FORMICA GRAPHITE FINISH: VELOUR ISLAND ELEV: A LAMINATE: ELEGANT OAK FINISH: NATURAL
Base Cabinets	ELEV: C & D LAMINATE: FORMICA GRAPHITE FINISH: VELOUR ISLAND ELEV: A LAMINATE: ELEGANT OAK FINISH: NATURAL
Kickboard	ELEV: C & D LAMINATE: FORMICA GRAPHITE FINISH: VELOUR ISLAND ELEV: A LAMINATE: ELEGANT OAK FINISH: NATURAL
Overhead Cupboards	ISLAND ELEV: A LAMINATE: ELEGANT OAK FINISH: NATURAL PULL OPEN
Open Shelves	Formica velour finish - Graphite - ABOVE FRIDGE SPACE
Fridge End Panels	Formica velour finish - Graphite
Bar Back	LAMINATE: ELEGANT OAK FINISH: NATURAL 3 x PANELS
Cabinetry Handles	Cat 2 - Hafele - 112.90.041 - aluminium - nickel plated brushed - HORIZONTAL *INSTALL TO BASE CABINETS ONLY (AMENDED 12/2/19 JM)
Underbench Oven	Upgrade - Westinghouse - WVE914SB- 900mm built in oven
Cooktop	Upgrade Westinghouse - WHG955SA - 900mm gas cooktop
Rangehood	Upgrade Westinghouse - INTERGRADED ERI712SA - 750mm Integrated Rangehood
Dishwasher	Upgrade - Westinghouse - WSF6606X - stainless steel freestanding
Sink	Gen - Franke - Ondaline double bowl inset sink - OLV621
Mixer Tap	Upgrade - Phoenix - Teva Squareline sink mixer 200mm 152-7340-00
Other Items	

Display Office Ext

Timber Windows	STAIN: SIKKENS - WALNUT
Timber Entry Frame	STAIN: SIKKENS - WALNUT
External Entrance Door Furniture	TYPE: WHITCO ENTRANCE BEVEL LEVER CP CHROME PLATE W7300085PK CHROME PLATE ENTRANCE SET TYPE: WHITCO DOUBLE CYLINDER DEADBOLT PSS POLISHED STAINLESS STEEL W7204275PK

Display Office Int

Internal Side of Front Door	Stained - SIKKENS - WALNUT - INSIDE & OUT
Ceiling	UPGRADE - TAUBMANS - WINTER ICE NH 77
Cornices	UPGRADE - SQUARE SET
Walls	UPGRADE: TAUBMANS - MALAMUTE T15 42.3
Feature Walls	TIMBER FEATURE WALL - ELEVATION B PRE-FINISHED INTERNAL BOARDS - PV6 137X12 TASMANIAN OAK DIRECTION: VERTICAL *NON STANDARD LINING BOARD TO SALES OFFICE* (AMENDED 17.06.19 AC) PAINTED FEATURE WALL - ELEVATION A (Rear wall ONLY) COLOUR: TAUBMANS 'WOLF CRY' T15 29.4
Skirtings	110mm SQUARE PROFILE PAINT: WINTER ICE NH 77
Architraves	CAT 3 - 67mm x 12mm - CORINTHIAN - PMBVA SINGLE BEVELLED PAINT: WINTER ICE NH 77
Internal door furniture	LOCKWOOD - SYMMERTRY CAVITY SLIDER ENTRANCE SET - SATIN CHROME - 7444SP5PK
Carpet	UPGRADE: FELTEX - CREVELLI 4m '9 PEPPERED'
Carpet Underlay	UPGRADE: EXA LAY
Benchtops	KITCHENETTE: LAMINEX: 'CLAY TEXTILE' - NATURAL FINISH EDGE: SQUARE
Tiles	KITCHENETTE: TILE: MATT WHITE 100X300 GROUT: 200 WHITE PLACEMENT: LAY 300 LENGTH HORIZONTALLY STACKED UP TO OVERSIDE
Base Cabinets	KITCHENETTE: LOCATION: ELEV: E OPEN SHELVES ABOVE PHOTOCOPIER LAMINATE: LAMINEX - BATILLION (AMENDED 21/02/19 CE) FINISH: NATURAL LOCATION: ELEV: F 2 x BASE CABINET DOORS & 2 OVERHEAD DOORS LAMINATE: LAMINEX - BATILLION (AMENDED 21/02/19 CE) FINISH: NATURAL LOCATION: ELEV: E & F OPENSHELVES/PANTRY DOORS & KICKERS LAMINATE: WHITE FINISH: NATURAL
Cabinetry Handles	NO HANDLES REQUIRED - PUSH OPENING TO BE INSTALLED
Sink	FRANKE: ONDALINE SINGLE BOWL SINK - OLX611-86

Display Office Int

Mixer Tap

PHOENIX - IVY YS730 CHROME

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 LEFT 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 18/9/18 JM)

FLOATING SHELVES: (Marketing Material)

LAMINATE: LAMINEX COLOUR: SUBLIME TEAK FINISH: NATURAL
