

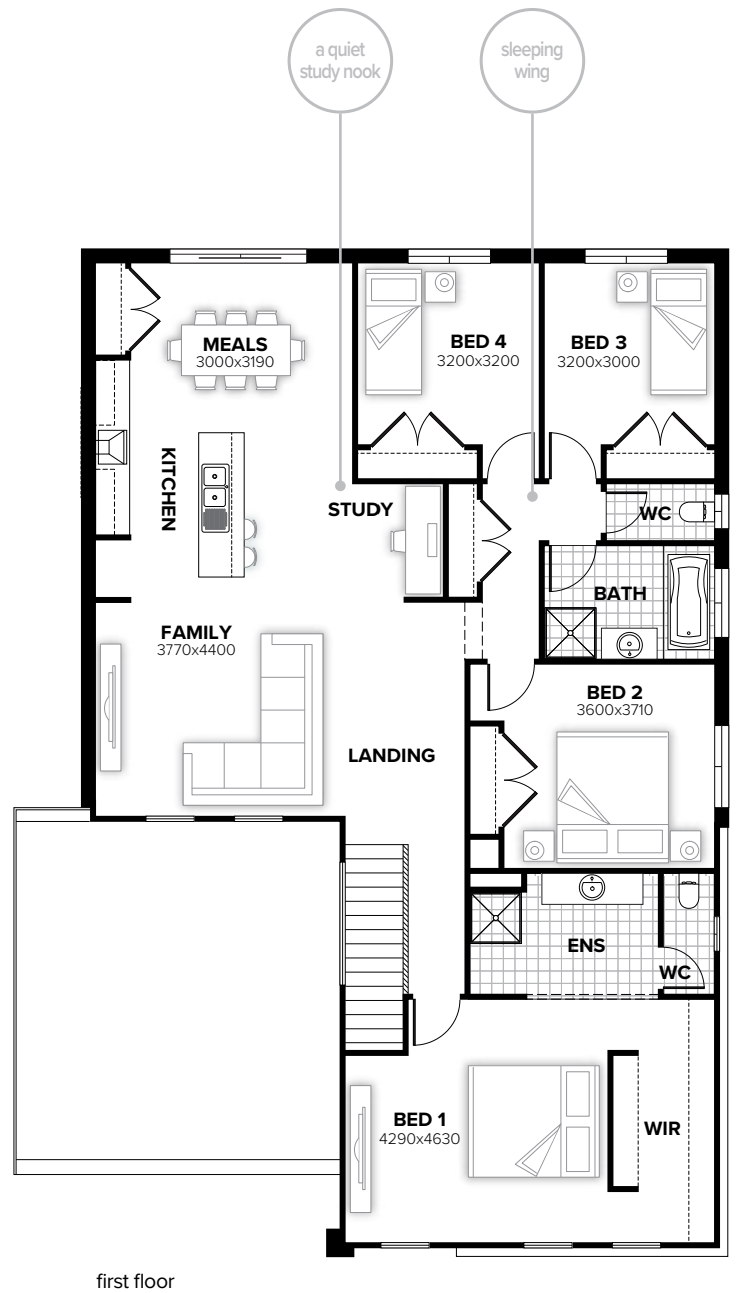
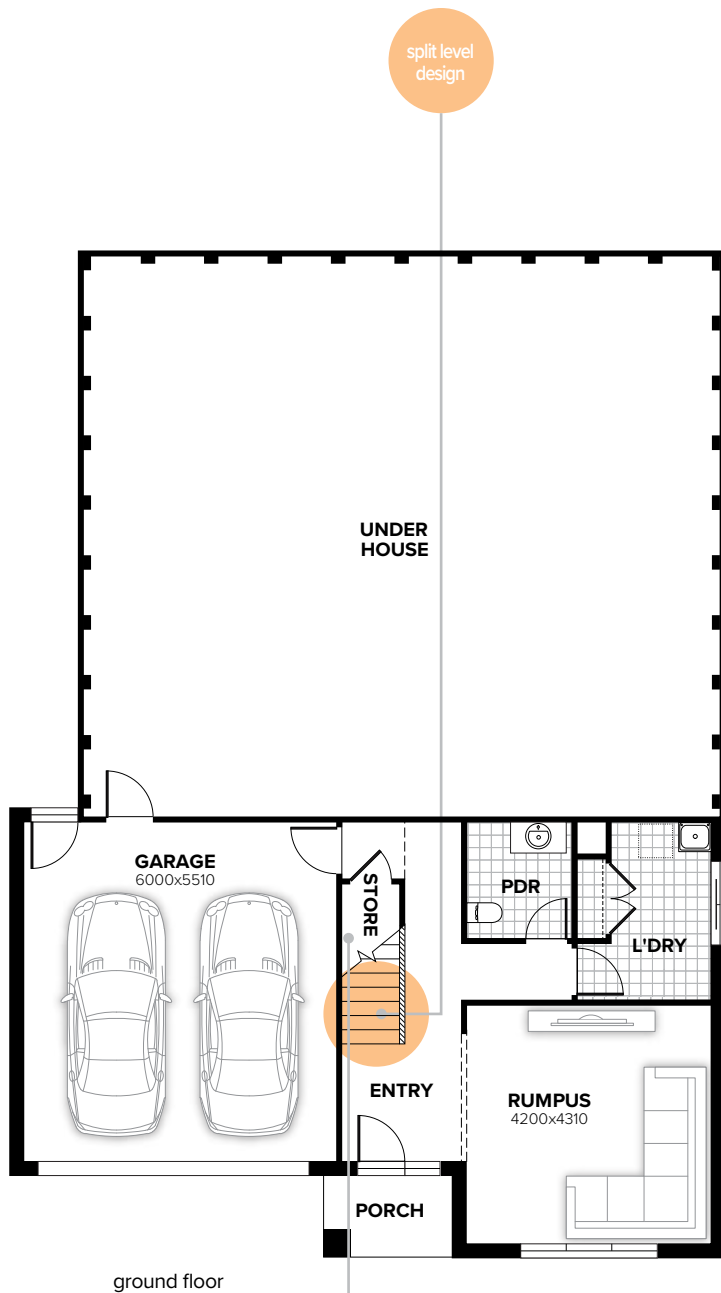
# DENMAN



All façade images are artist's impressions only. These images may contain internal or external upgrade items such as feature renders and timber look garage doors. Images contain items not supplied by Burbank, which include furniture, landscaping, fencing and external lighting. See your New Home Consultant for full specifications.

# DENMAN 257

4 2.5 1 2



## FLOORPLAN OPTIONS

Want to put a personal touch on your home? Speak to your New Home Consultant about the exciting range of ready-to-go design options for this floorplan.

Popular design options include:

- Kitchen option
- Lounge option
- Study option
- Ensuite upgrade
- WIR upgrade
- Powder room upgrade

home width	12.59m
home length	17.75m

residence	216.38sqm	23.29sq
porch	3.28sqm	0.35sq
garage	36.52sqm	3.93sq
<b>total</b>	<b>256.18sqm</b>	<b>27.58sq</b>

Listed details based on Miranda façade floorplan (illustrated)

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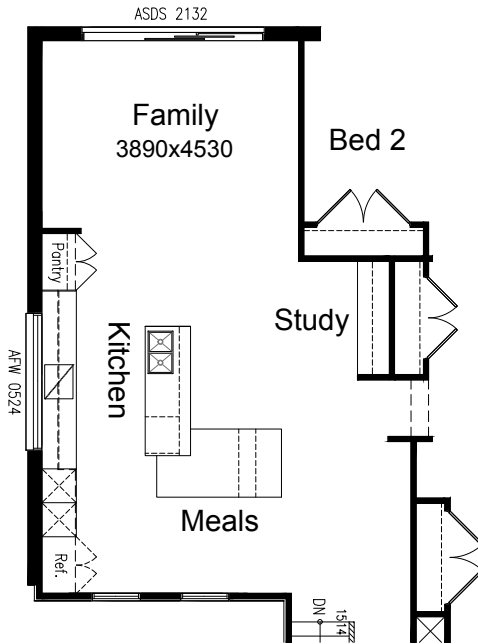
# FLOORPLAN OPTIONS

# DENMAN 257

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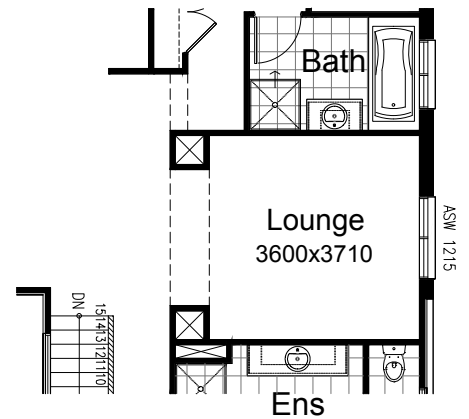
## OPTION K1

Provide Kitchen and floor plan option by switching Family and Meals areas. Upgrade Kitchen includes 1200x2200mm built-in Meals bench with wine rack beneath, island bench with integrated dishwasher, oven wall with double ovens, oven wall with steam oven and microwave space, cooktop with retractable rangehood, refrigerator space with false doors and 514x2410 fixed aluminium window to splashback. Replace ASD 2124 with ASDS 2132. Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



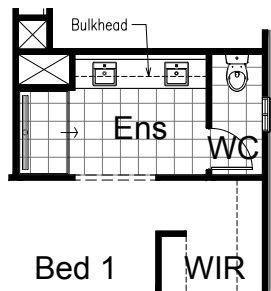
## OPTION IP2

Provide floor plan option replacing Bed 4 with Lounge by removing built-in Robe, 820mm hinged door and stud and plaster walls. Provide matching 600mm wide void to create 2400mm wide opening with bulkhead over.



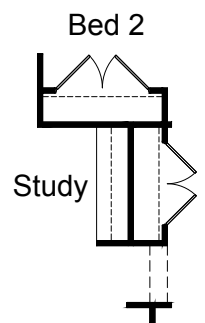
## OPTION ENS1

Provide Ensuite upgrade option including 150mm(h)x300mm(w) bulkhead with downlights, 900x1500mm tiled shower base with strip waste, full width built-in vanity with 20mm stone bench top and double basins, feature tile between 2No. mirrors above basins, 90mm dwarf wall shelf above vanity also. Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



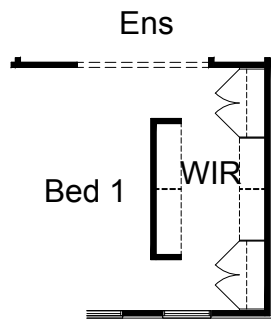
## OPTION IP3

Provide Study upgrade option with 60mm built-in laminated bench top, 600mm overhead cupboard and 2No. 1320mm wide open shelves. Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



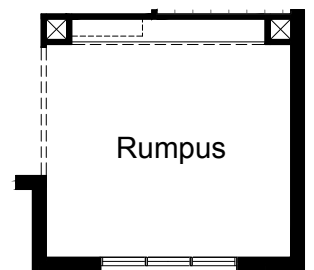
## OPTION IP1

Provide Walk-in Robe upgrade option including 2No. 1200mm wide built-in closets with 5No. 450mm shelves and bulkhead over. 600mm shelf and hanging rail between the closets. 4No. 450mm shelves with hanging rails to Robe space opposite. Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



## OPTION IP4

Provide Rumpus upgrade option including voids and bulkhead to create entertainment centre. Provide 2No. 60mm thick 1250mm wide shelves, 17mm laminated bench top with 4No. 600mm drawers and 3No. 700mm base cupboards beneath. Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



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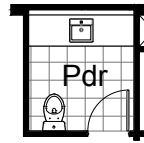
# FLOORPLAN OPTIONS

# DENMAN 257

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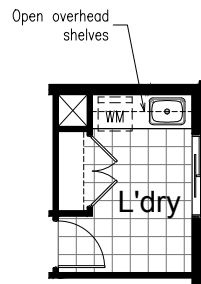
## OPTION IP5

Provide Powder upgrade option by relocating the WC pan and providing built-in vanity with wall hung mixer and tap, 40mm stone bench top and 1No. 450mm drawer unit, 1No. 900mm base cupboard with feature doors and 1No. 450mm base cupboard with open shelves.  
 Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



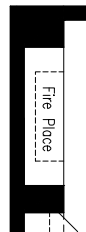
## OPTION LD1

Provide Laundry upgrade option with 20mm stone bench top and built-in stainless steel trough, 900mm base cupboard, overhead open shelves with hanging rails.  
 Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



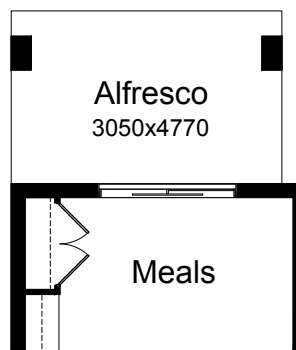
## OPTION IP6

Provide built-in fire place with stone top and 150mm vertical cladding to Family.  
 NOTE: Only available with Option K1.



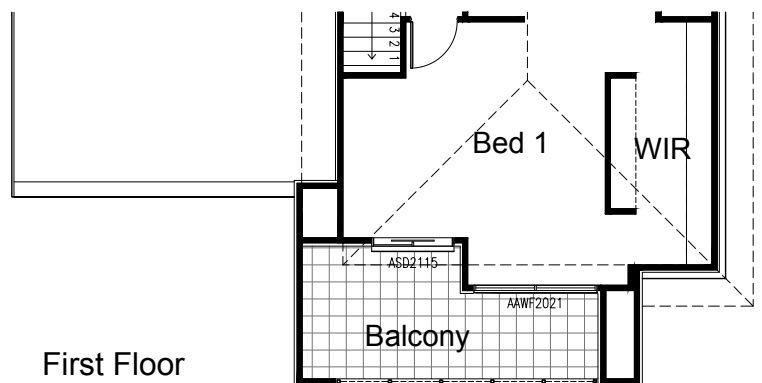
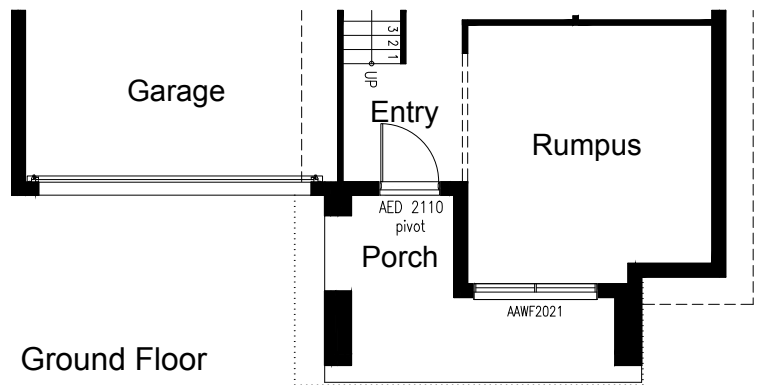
## OPTION EP2

Provide 3050x4770mm Alfresco option to rear of dwelling including structural concrete slab, 2No. 590x350mm brickwork piers with roof above.  
 Increases area by 14.55m<sup>2</sup>



## OPTION EP1

Provide Victoria facade upgrade option including:  
 - 1020mm wide pivot hinge entry door  
 - 1No. 2057x2170mm aluminium awning window to Rumpus  
 - 1No. 2057x2170mm aluminium awning window to Bed 1  
 - 1No. 514x2410mm aluminium awning window to Family  
 - 1No. 2100x1450mm aluminium sliding door to Bed 1  
 - Full width balcony with stainless steel and glass panel balustrade with western red cedar cladding  
 - 1No. 470mm wide engaged brick pier with render finish  
 - 1No. 470mm wide feature brick pier  
 - Rendered brickwork to Rumpus and Porch  
 - Painted Scyon 'Stria' cladding to Bed 1 and Family including returns  
 25° roof pitch with Colorbond roof sheet  
 Note: Option as per Display @ Lot 147, 4 Leon Street, Googong.



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