


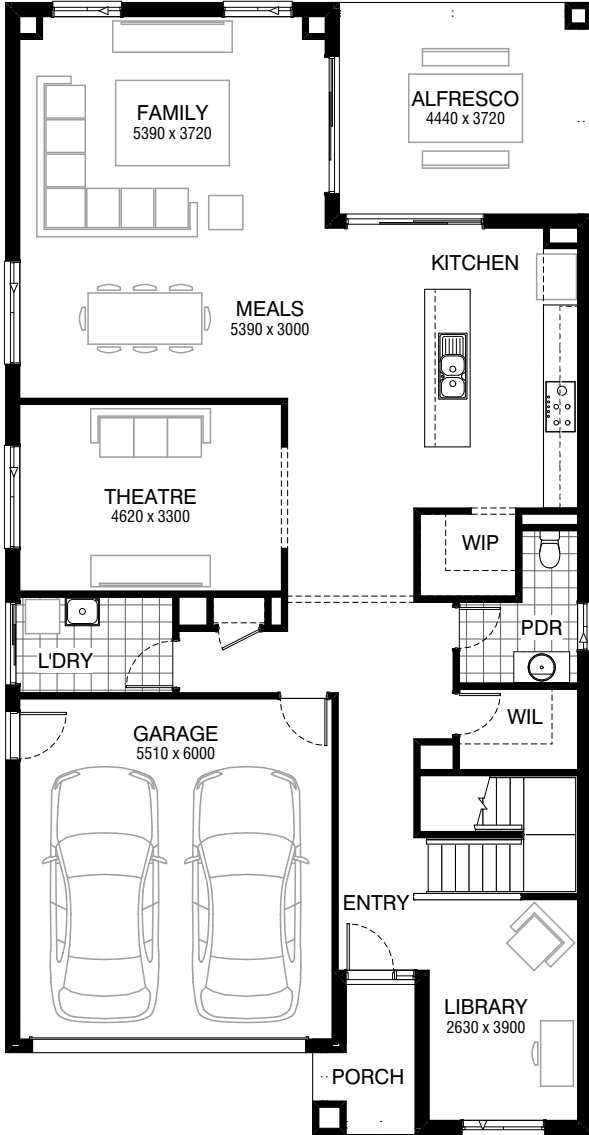
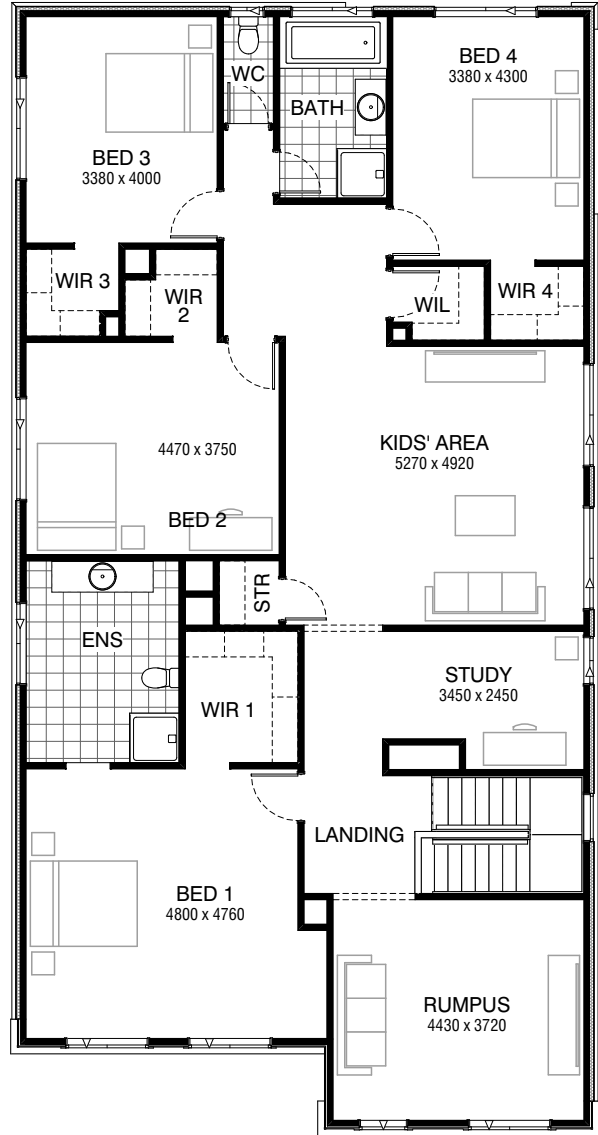


Total squares **41.5sq**

 **4**  **2.5**  **2**



GROUND FLOOR



FIRST FLOOR



**FLOORPLAN OPTIONS**

All available ready-to-go floorplan options for this design can be viewed on the following pages, or visit [www.burbank.com.au](http://www.burbank.com.au).

**Facades available:**

Condor, Matisse, Monet, Aqua	
Hester, Metropolitan, Orana	
Rainforest	
<b>Overall home width</b>	<b>10.31m</b>
<b>Overall home length</b>	<b>19.91m</b>



Residence	329.3m <sup>2</sup>	35.5sq
Garage	36.1m <sup>2</sup>	3.9sq
Porch	4.0m <sup>2</sup>	0.4sq
Alfresco	16.5m <sup>2</sup>	1.8sq
<b>Total</b>	<b>386.0m<sup>2</sup></b>	<b>41.5sq</b>

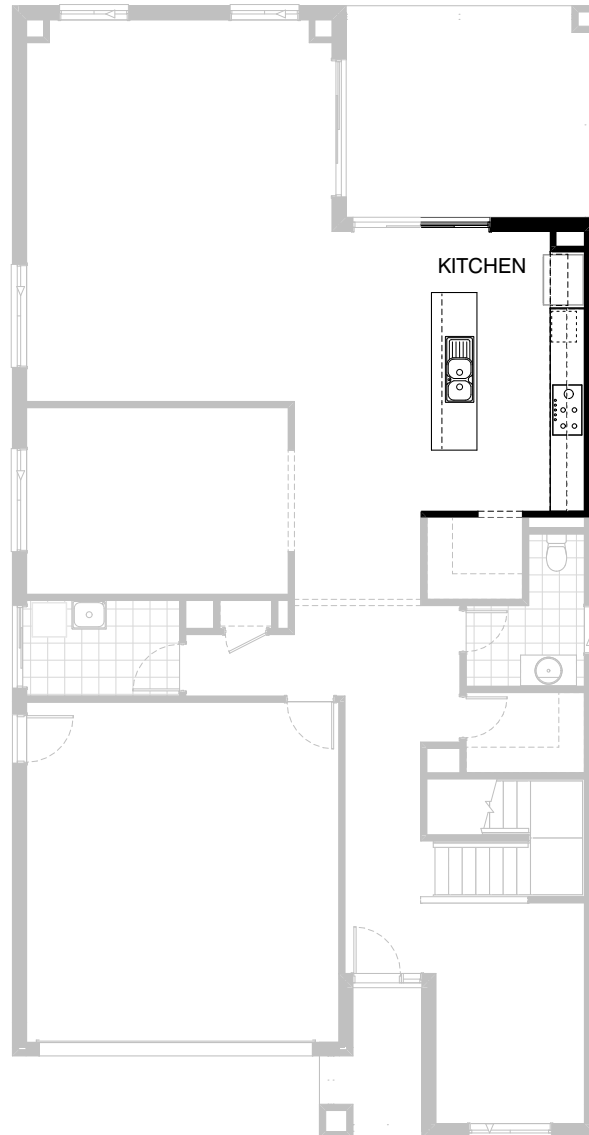
Listed details based on Condor façade floorplan (illustrated)

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**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

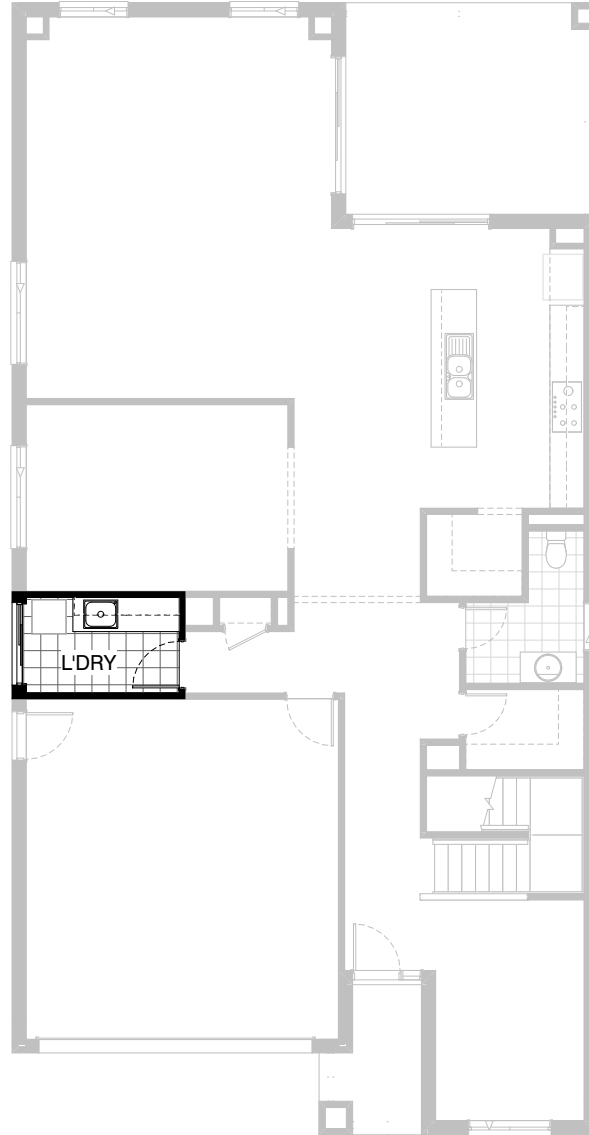


### Option K-1

- Provide Kitchen Upgrade with 2no. 800mm base cabinets,  
2no. 700mm base cabinets,  
1no. 450mm drawer unit, 1no. 600mm pot drawers,  
2no. 700mm and 2no. 600mm overhead cabinets,  
1no. laminated MW. provision with pot drawer below,  
1no. laminated DW. provision with additional bench top and  
tiled splashback to suit.
- Provide 1no. 900mm underbench oven with 900mm gas cooktop &  
retractable rangehood above.
- 1no. 1100mm laminated open shelf above refrigerator space.

**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**






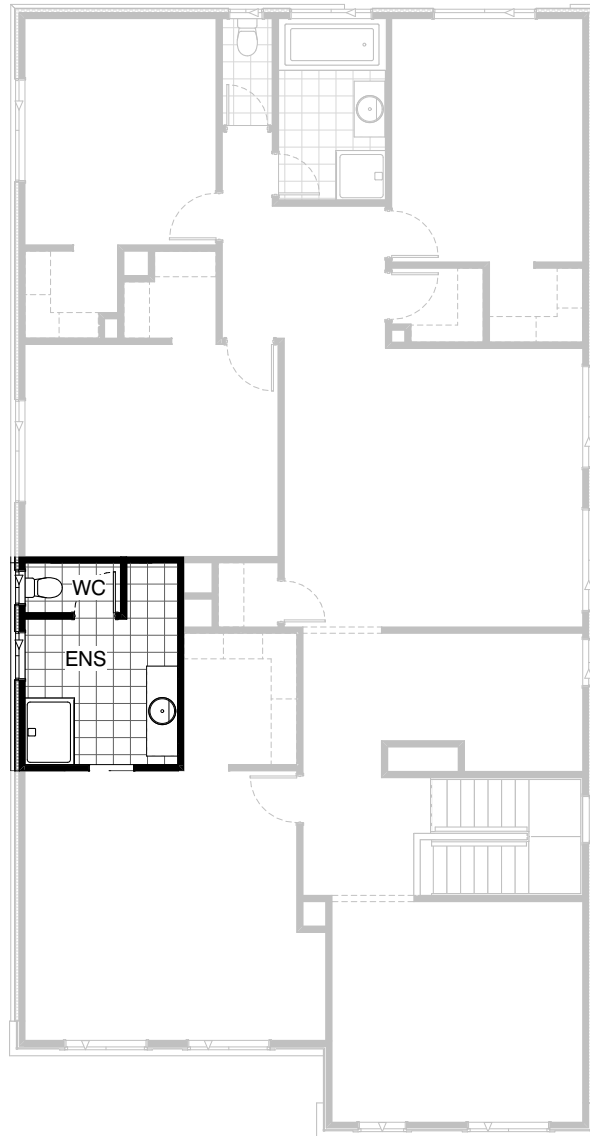
**Option LD-1**

Provide Laundry Upgrade with s.s. inset trough  
in 32mm laminated bench top.  
2no. 900mm base cabinets and 2no. 900mm overhead cabinets  
and additional tiled splashback and bench top to suit.

NOTE:- This Option not to be used with Option G-3.

**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**





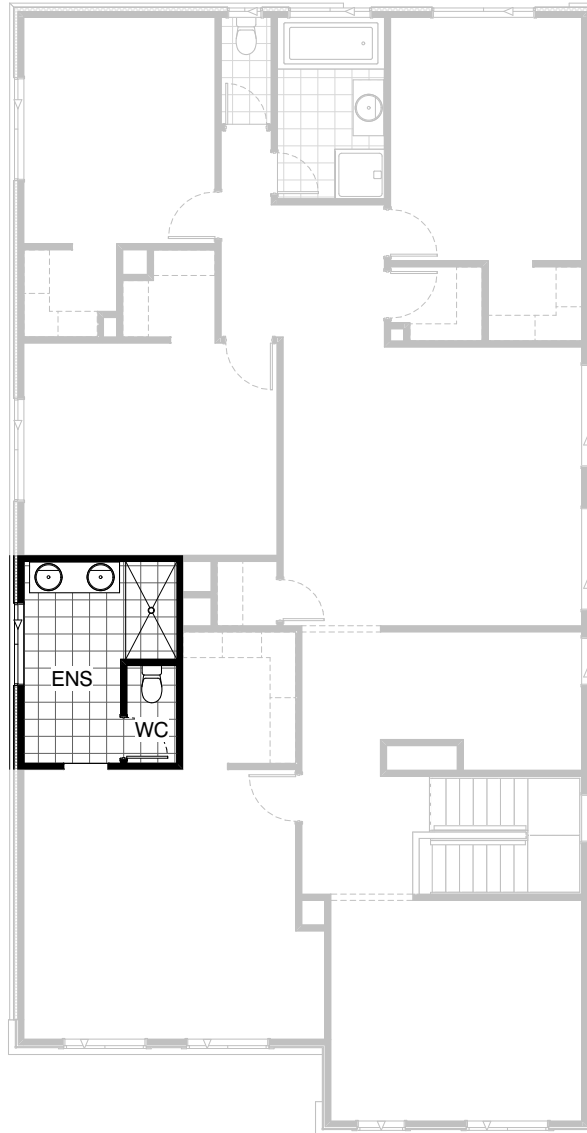
### Option ENS-1 FF

Provide Ensuite Upgrade with additional site built plaster lined walls to WC with 1no. 720mm flush panel hinged door and 1no. 1027mm x 610mm aluminium sliding window.

1no. 1200mm x 900mm polymer shower base.  
1no. 1582mm wide vanity unit in lieu of standard and 1no. 1800mm x 850mm aluminium sliding window in lieu of standard.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

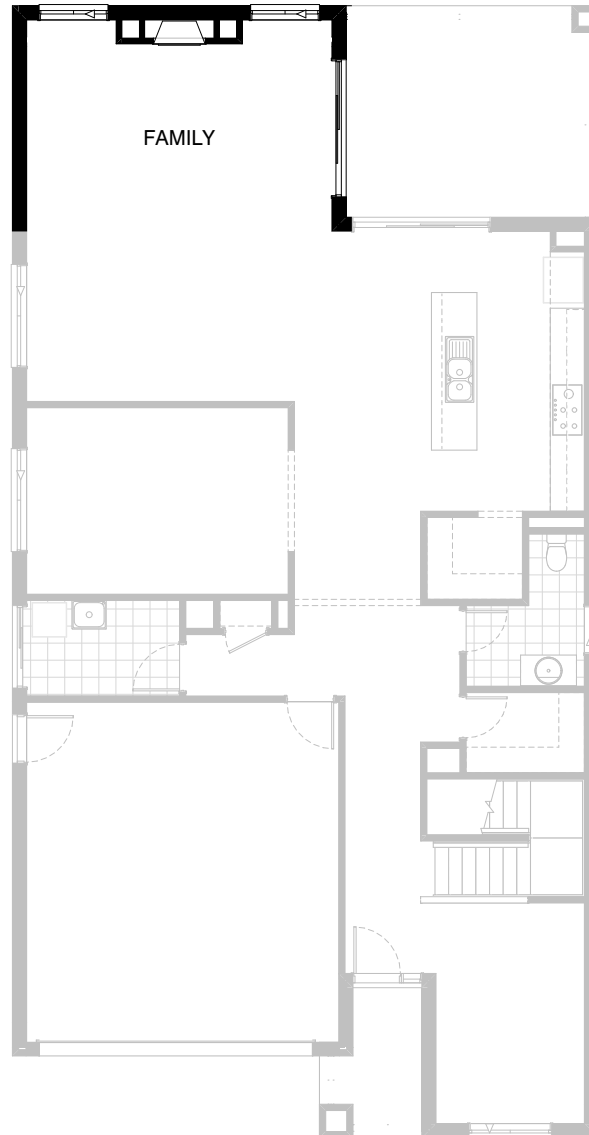


**Option ENS-2 FF**

Provide Ensuite Option with additional site built plaster lined walls to WC with 1no. 720mm flush panel hinged door.  
1no. wall to wall tiled shower base in lieu of standard.  
1no. 1582mm wide vanity unit with 2no. basins in lieu of standard.

**FLOORPLAN OPTIONS**


 **4**    **2.5**    **2**

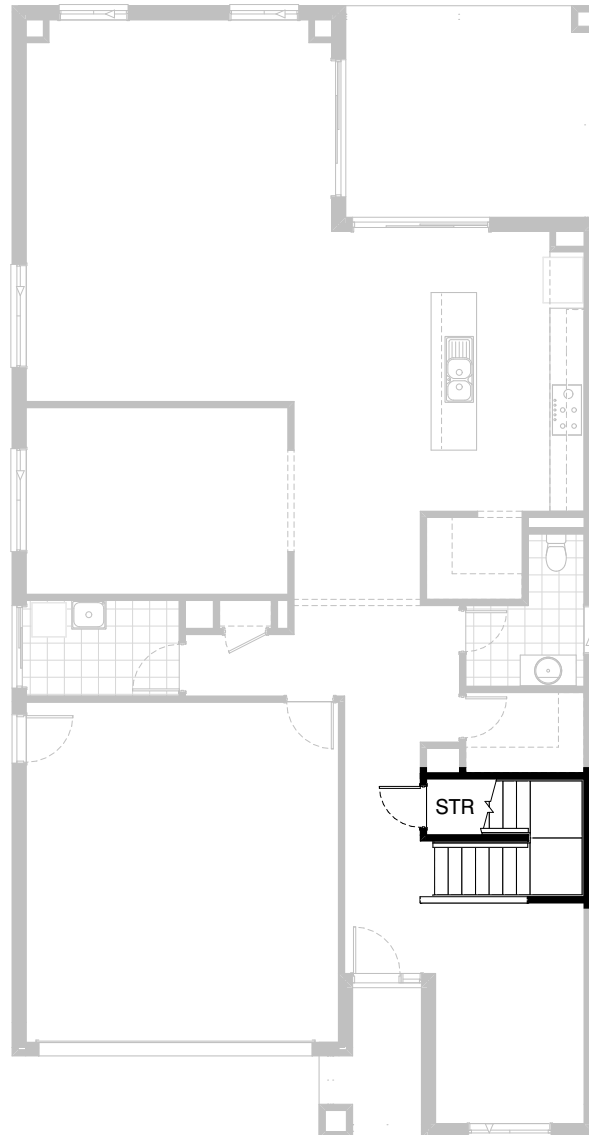


**Option IP1-1 GF**

Provide Jetmaster SL-350 gas fireplace,  
400mm off floor level in a 1400mm x 420mm  
boxed out plaster wall with a 4 sided black  
fascia to Family room rear wall.  
Relocate plumbing stack, void and 2no.  
Family room windows to suit.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






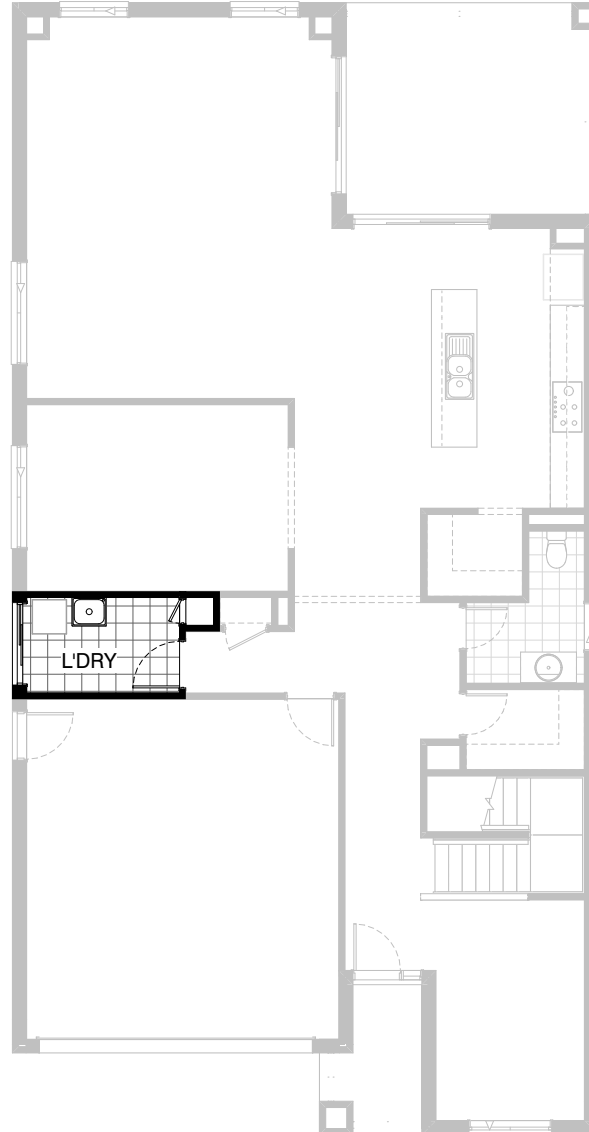
**Option IP1-2**

Provide Store room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

**NOTE: Flooring not included**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






**Option IP1-3 GF**

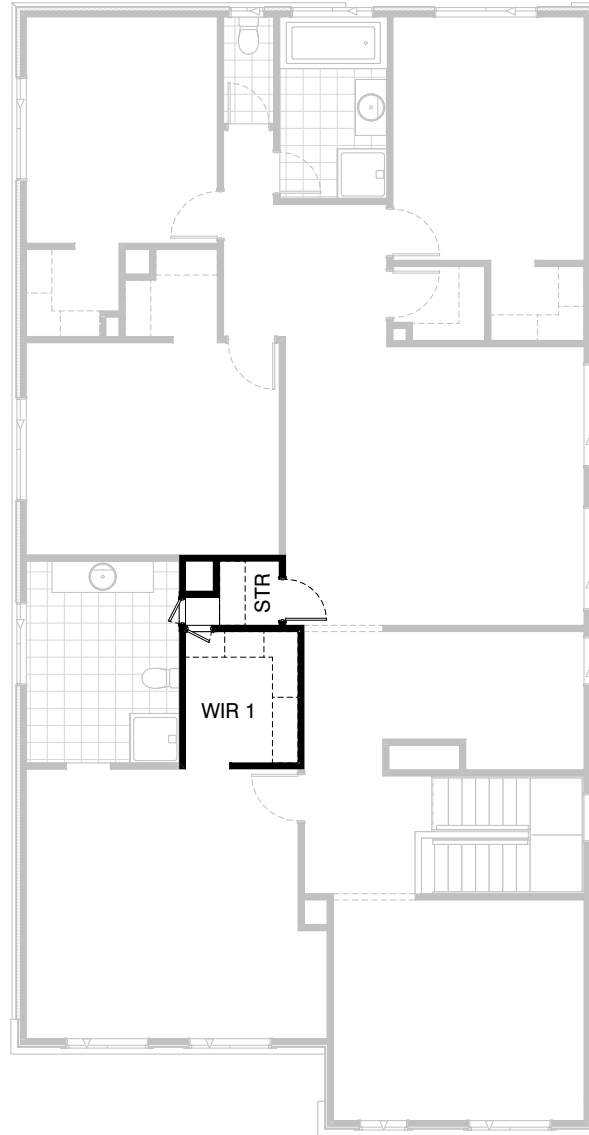
Provide Laundry chute.

NOTE:- Option IP1-3 and Option IP1-8  
cannot be selected together.



**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**




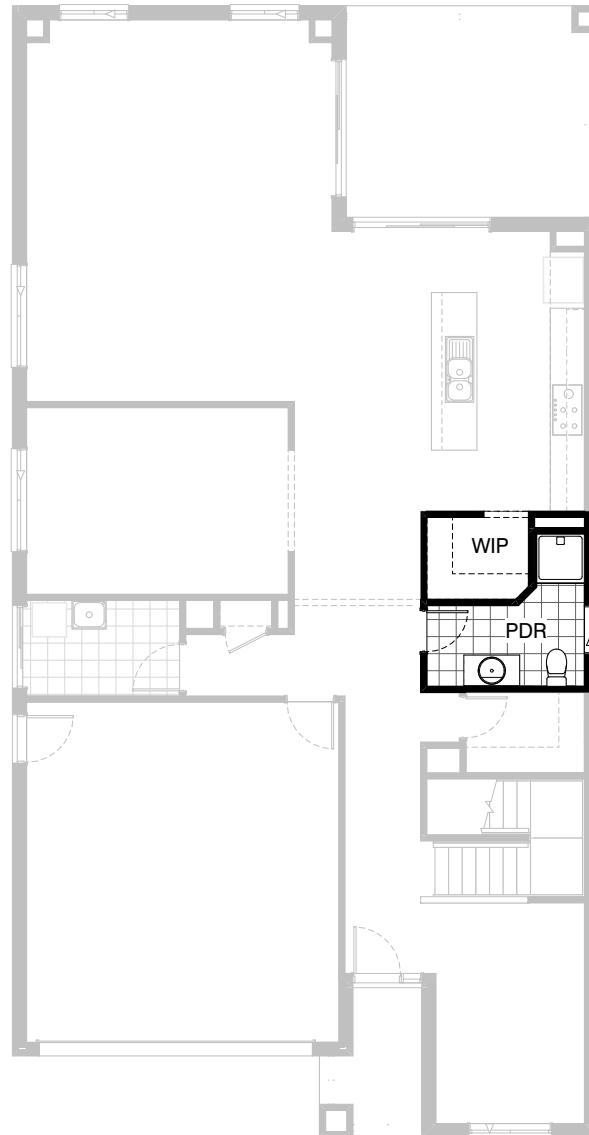
**Option IP1-3 FF**

Provide Laundry chute.

NOTE:- Option IP1-3 and Option IP1-8  
cannot be selected together.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

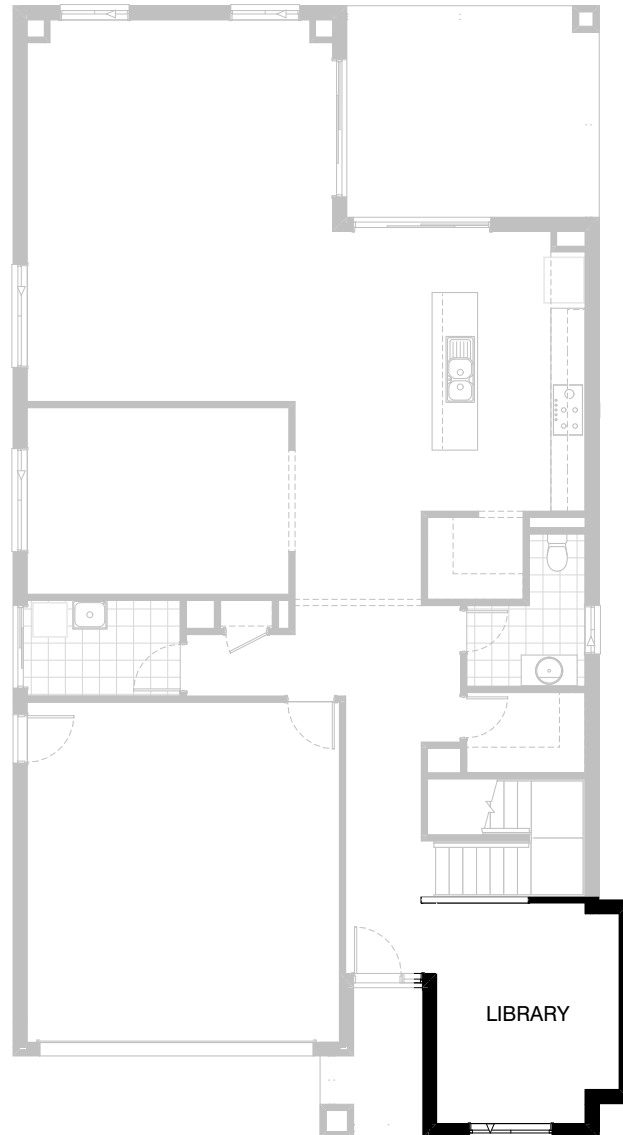


**Option IP1-4**

Provide Powder Upgrade with additional 900mm x 900mm polymarble shower base. Relocate hinged door, toilet and vanity basin to suit and increase W.I.P by 100mm and angle stud wall to suit.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

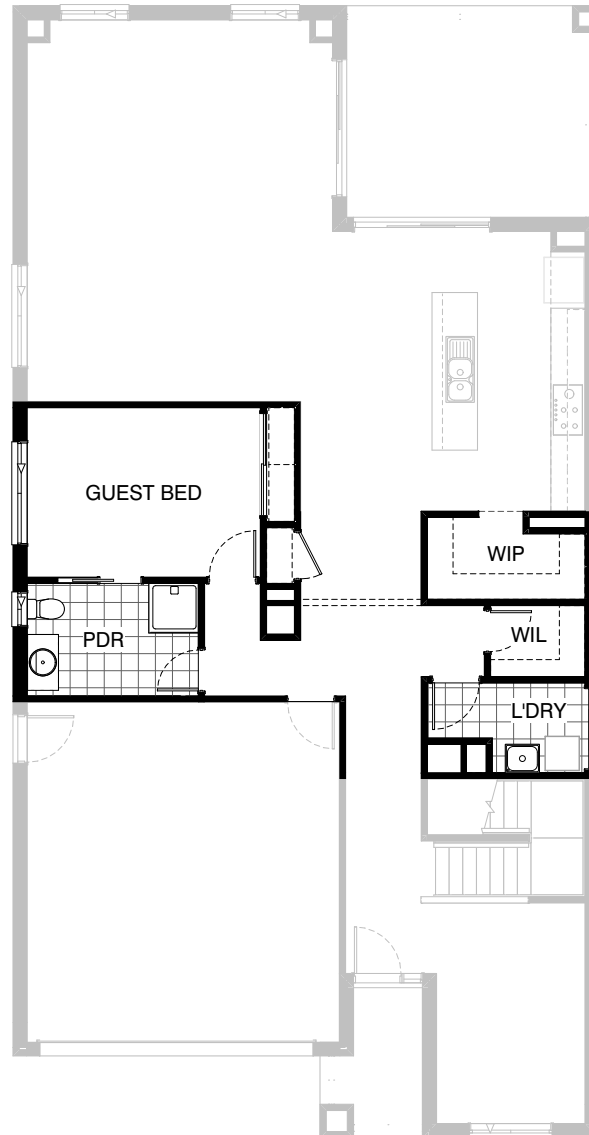


**Option IP1-5**

Provide Library Option by extending  
Library wall width by 600mm with brick  
parapet flat roof above.  
Increase area by 2.15m<sup>2</sup>  
Increases width by 600mm.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**





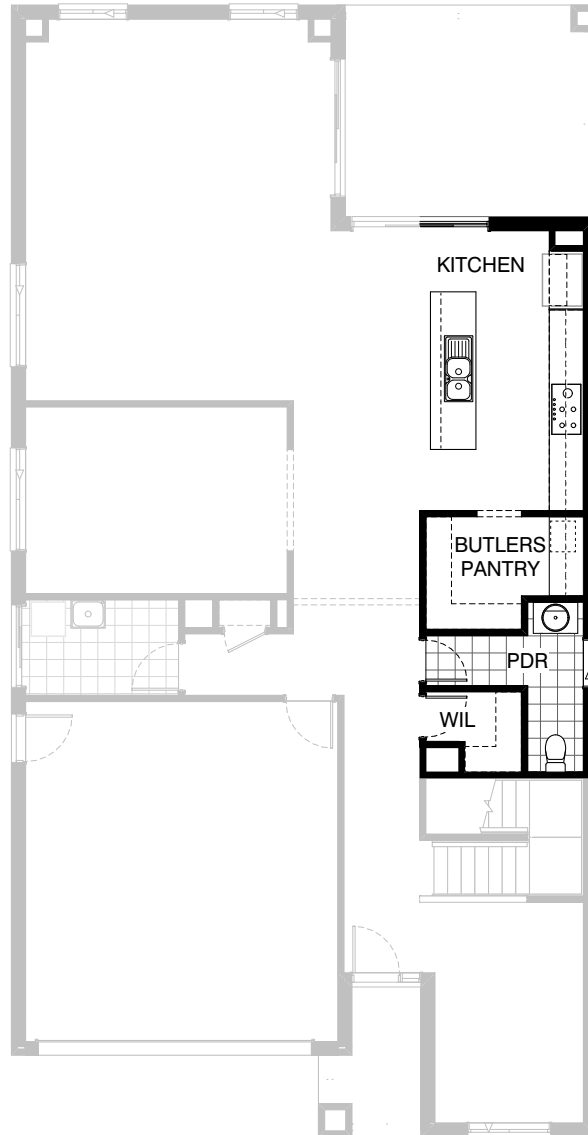
**Option IP1-6**

Provide Guest bedroom Option in lieu of Theatre including additional 1no. sliding robe doors and plaster lined robe with 1no. hanging rail and shelf.  
Relocate Laundry with Powder and provide additional 1no. 900mm x 900mm polymarble shower base, 1no. 1027mm x 610mm aluminium sliding window in lieu of standard, 1no. 1800mm x 850mm aluminium sliding window and additional 1no. 720mm cavity sliding door.  
Relocate W.I.L and relocate Linen cupboard with 1no. 820mm flush panel hinged door in lieu of standard 720mm door.

NOTE:- Option IP1-6 and Option IP1-7 cannot be selected together.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

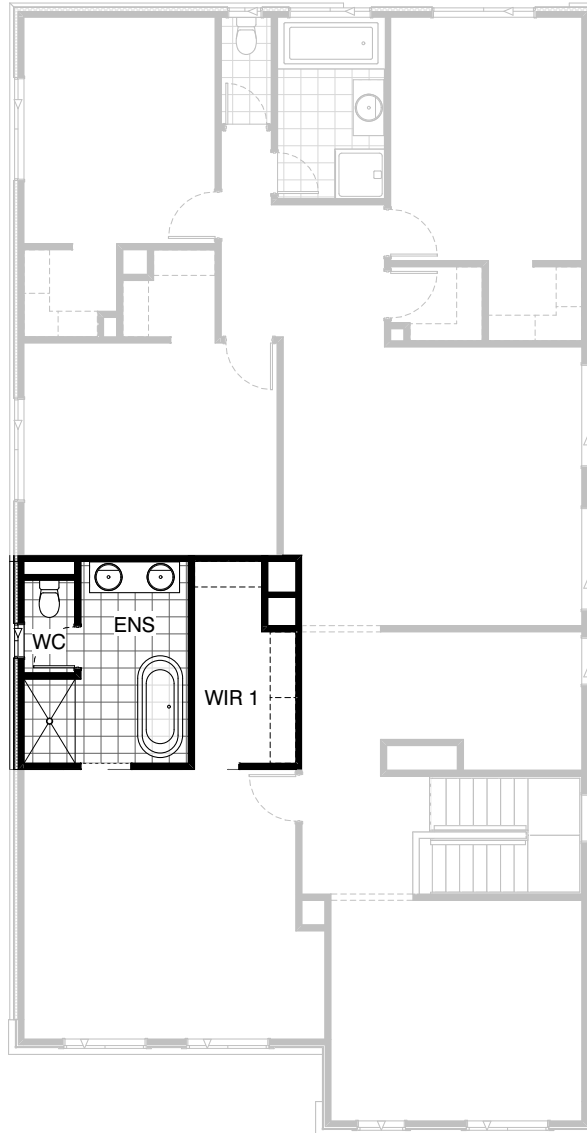


**Option IP1-7**

Provide Kitchen and Butlers Pantry Upgrade including reducing W.I.L and reconfigure Powder room including 782mm vanity unit in lieu of 982mm.  
Increase W.I.P to create Butlers Pantry including additional 450mm wide shelving, 1no. laminated MW. provision with pot drawer below, 1no. 700mm base cabinet, 2no. 300mm and 1no. 700mm overhead cabinets and additional bench top and tiled splashback to suit.  
Provide Kitchen with 2no. 600mm and 4no. 800mm base cabinets, 1no. 450mm drawer unit, 2no. 600mm and 2no. 700mm overhead cabinets, 1no. laminated MW. provision with pot drawer below,  
Provide 1no. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above.,  
1no. 900mm laminated open shelf above refrigerator space including 16mm laminated end panel.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**




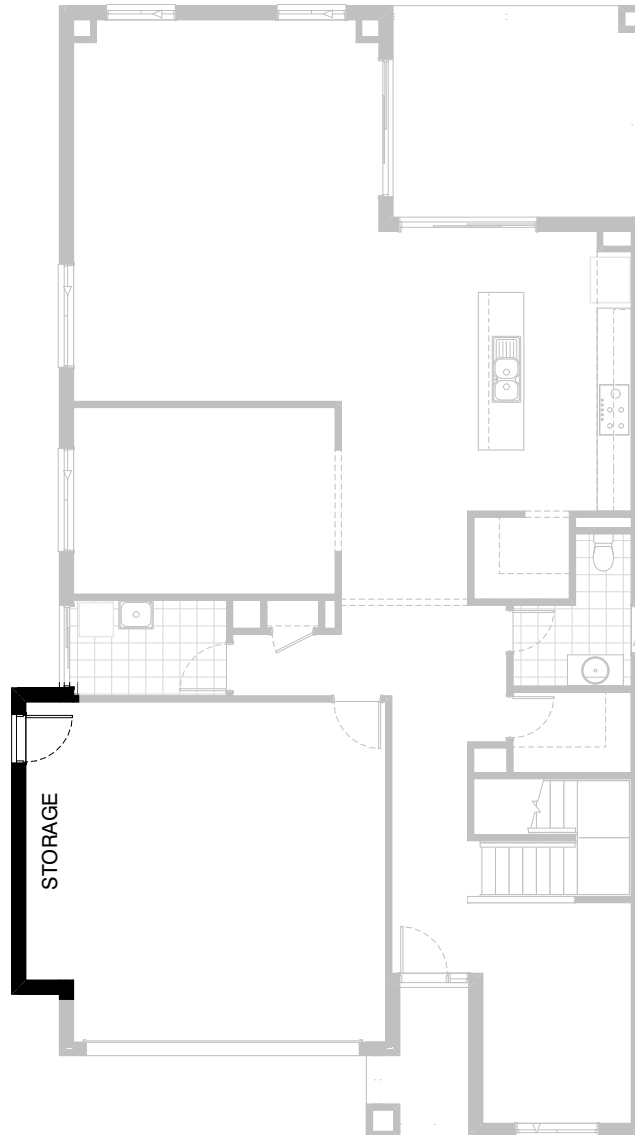
### Option IP1-8

Provide Ensuite Upgrade including re-location of heating stack and void to increase W.I.R.  
Increase Ensuite by 200mm into W.I.R.  
Provide 1582mm wide vanity unit with 2no. basins,  
1500mm x 900mm tiled shower base and freestanding bath tub.  
Provide separate WC including additional 1200mm x 610mm aluminium sliding window.  
Remove standard window to Ensuite and provide fixed 1400mm x 550mm 'Velux' skylight VS1008.

NOTE:- Option IP1-8 and Option IP1-3 cannot be selected together.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

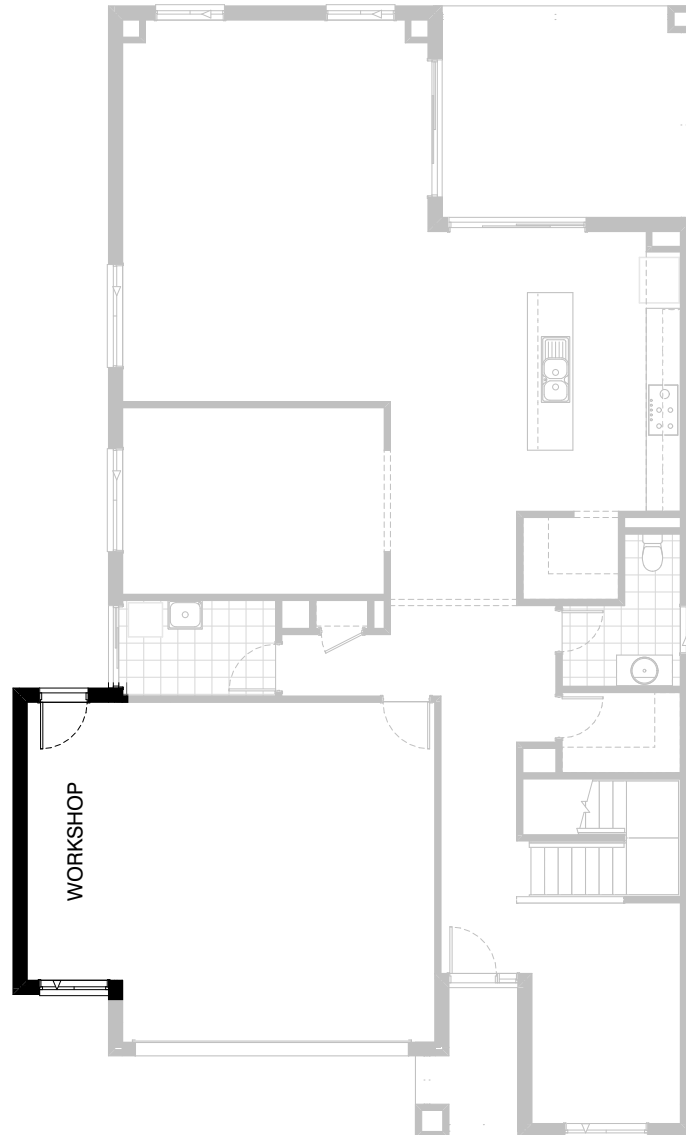


**Option G-1**

Provide extension to Garage to create additional Storage area.  
Provide pitched roof and lightweight cladding ('Scyon Stria') above.  
Increases area by 4.53m<sup>2</sup>.  
Increases width by 840mm.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**




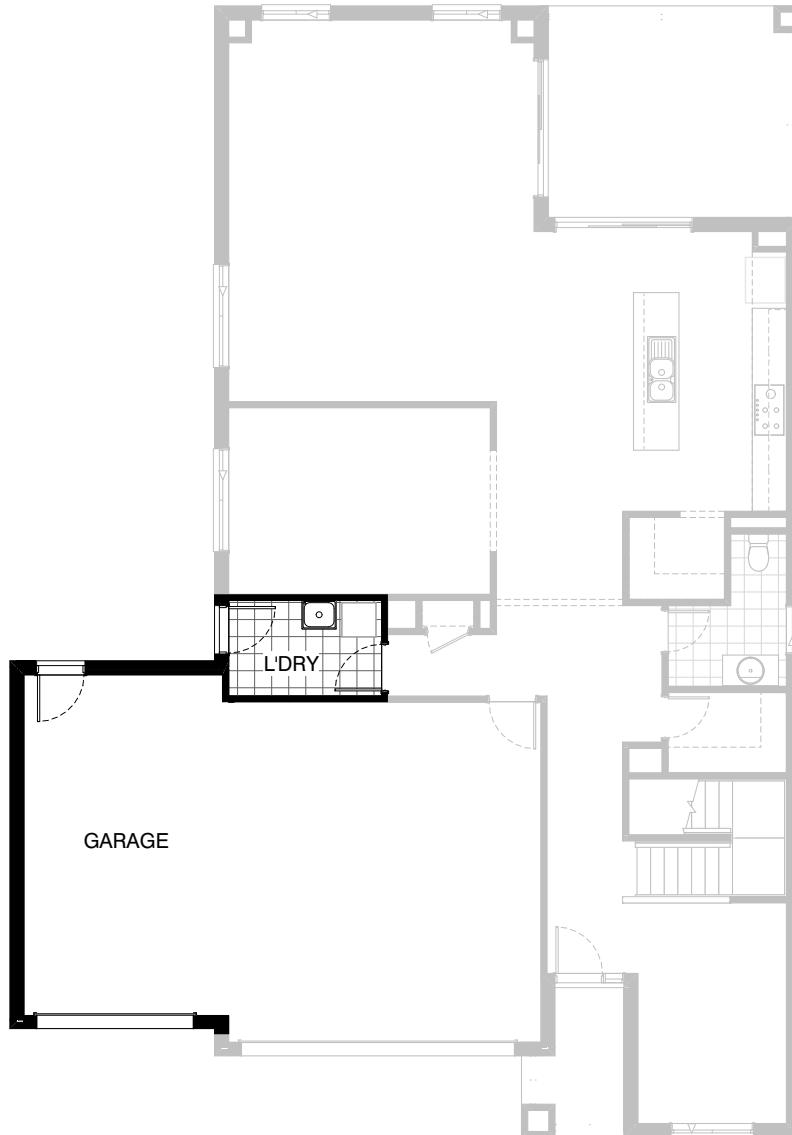
**Option G-2**

Provide extension to Garage to create Workshop area including additional 2057 x 1210 feature aluminium awning window.  
Provide pitched roof and lightweight cladding ('Scyon Stria') above.  
Increases area by 9.05m<sup>2</sup>.  
Increases width by 1680mm.



**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**






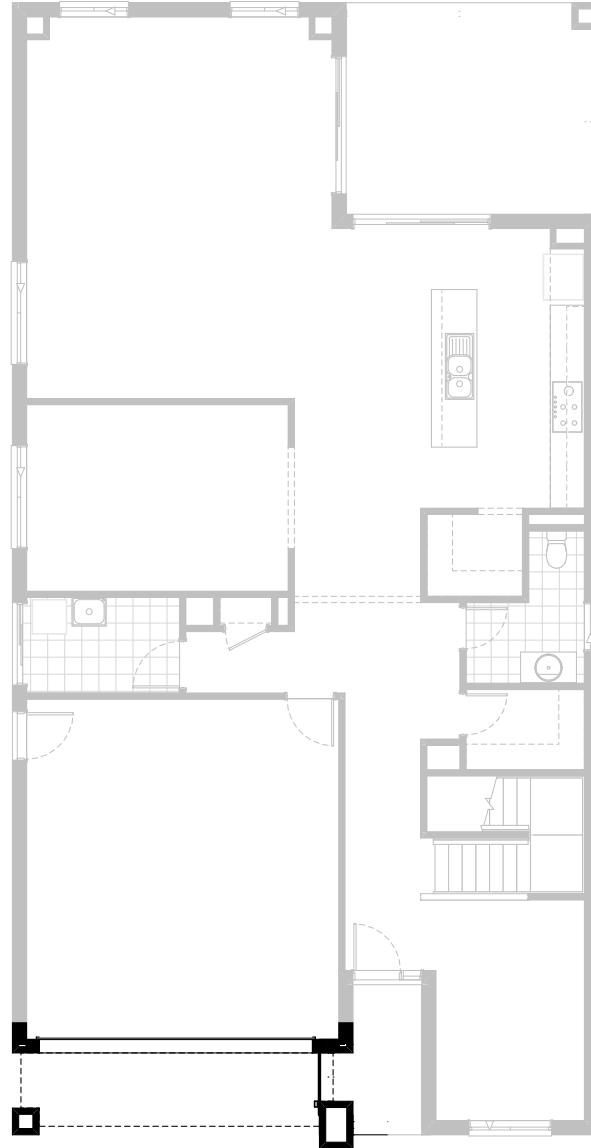
**Option G-3**

Provide triple car Garage including additional Garage door as per colour selection.  
Provide pitched roof and lightweight cladding ('Scyon Stria') above.  
Provide additional 1no. 2105mm x 850mm external hinged door in lieu of standard 2110mm x 1450mm aluminium sliding door to Laundry.  
Increases area by 23.29m<sup>2</sup>.  
Increases width by 3600mm.

NOTE:- This Option not to be used with Option LD-1

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

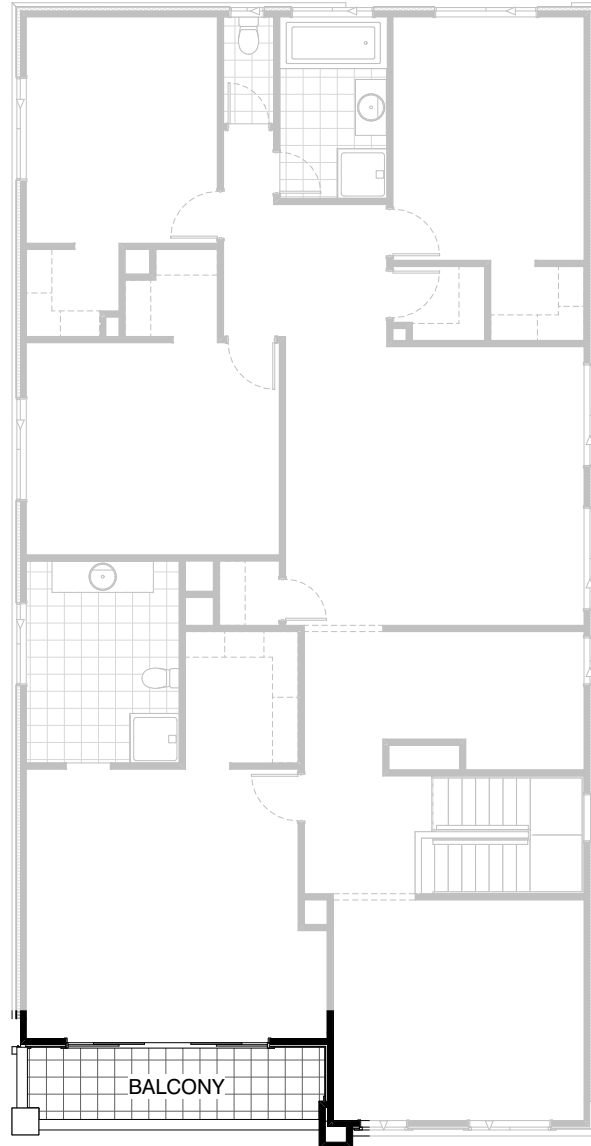


**Option BA-1 GF**

Provide Balcony Option.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**



**Option BA-1 FF**

Provide Balcony Option to Bed 1.