

# CHAMBERS | 163

4 2 1

IDEAL LOT WIDTH

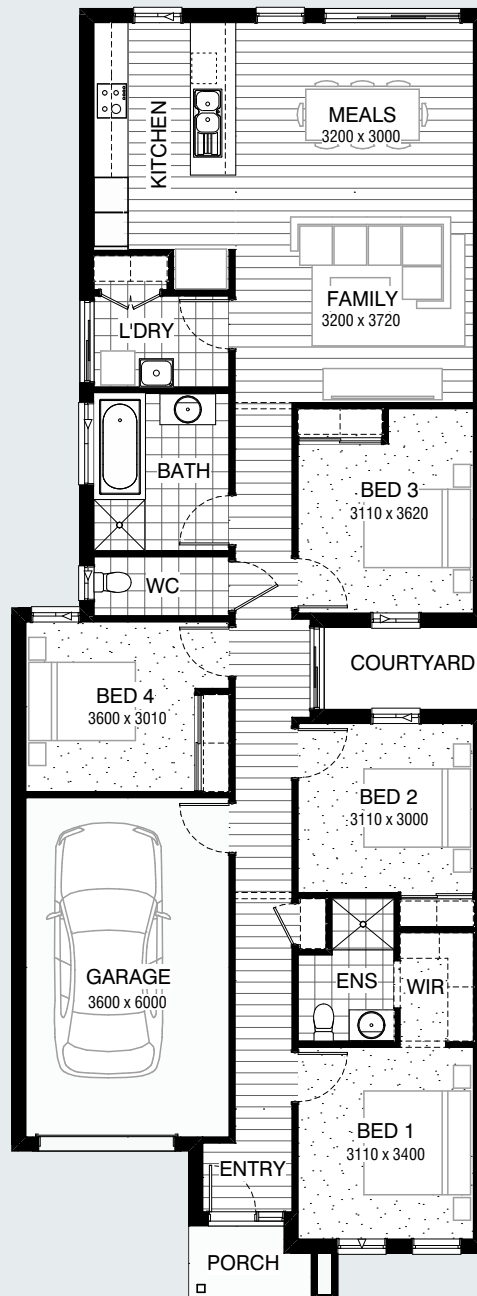
8.5m

IDEAL LOT LENGTH

28m



SERIES



### Facades Available:

Avenue, Bayview, Boulevard,  
Parkway (illustrated) and Strand

### House Dimensions

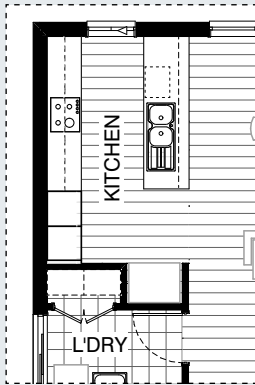
Total Width 8,390mm  
Total Length 22,790mm

### Design Dimensions

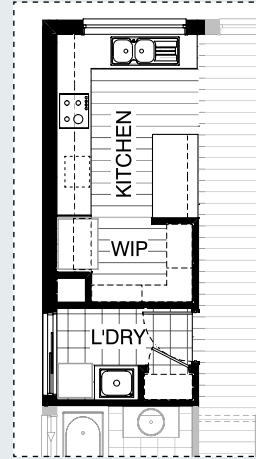
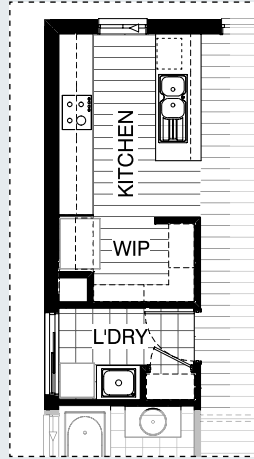
Residence	1371m <sup>2</sup>	14.8sq
Garage	23.8m <sup>2</sup>	2.6sq
Porch	3.0m <sup>2</sup>	0.3sq
<b>Total</b>	<b>163.9m<sup>2</sup></b>	<b>17.6sq</b>

FLOORPLAN OPTIONS

Master Kitchen Design



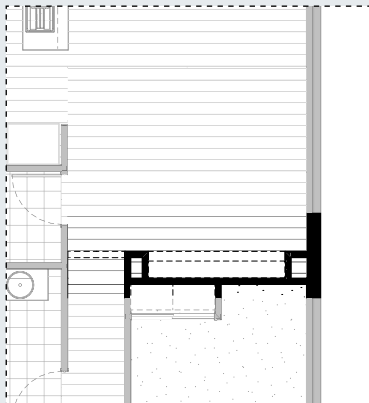
KITCHEN OPTION



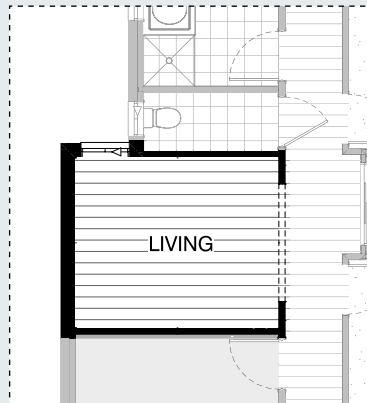
K01

K02

INTERNAL OPTIONS

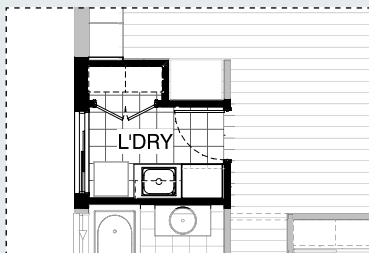


IN01



IN02

LAUNDRY OPTIONS



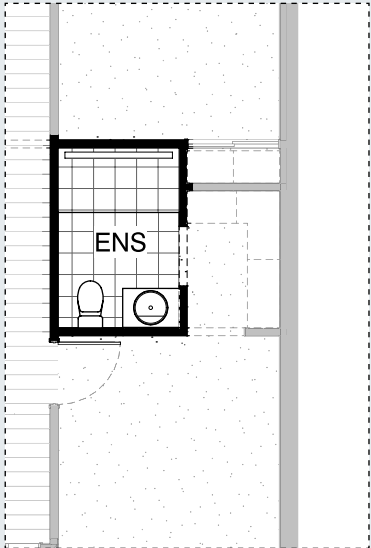
L01



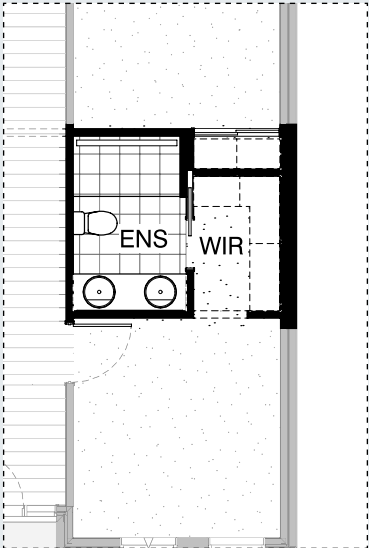
FLOORPLAN OPTIONS



ENSUITE OPTIONS



EN01



EN02

EXTERNAL OPTIONS



EX01

## OPTION DESCRIPTIONS

### KITCHEN OPTIONS

#### Kitchen Option 01

Provide Kitchen upgrade option, including:  
relocated Ref space with 900mm laminate open shelf, 600mm under bench oven,  
900mm retractable rangehood,  
dishwasher provision,  
microwave provision with pot drawer,  
1No. 450mm drawer unit,  
3No. 900mm base cupboard,  
2No. 150mm base cupboard,  
2No. 900mm overhead cupboards,  
1No. 450mm overhead cupboard,  
Provide Walk-in Pantry, including: 1No. run of 450mm shelving, 1No. run of 300mm shelving.  
Remove built-in Linen cupboard to Laundry and provide additional built-in Linen cupboard with 720mm hinged door. Including stainless steel trough with laminate bench top, 1No. 700mm base cupboard.

#### Kitchen Option 02

Provide L-shaped Kitchen upgrade option, including: additional bench top and tiled splashback,  
relocated Ref space with 900mm laminate open shelf, 600mm under bench oven,  
900mm retractable rangehood, dishwasher provision,  
microwave provision with pot drawer, 1No. 450mm drawer unit,  
1No. 900mm base cupboard,  
2No. 700mm base cupboards,  
1No. 300mm base cupboard,  
1No. 900mm corner base cupboard with bi-fold door, 2No. 900mm overhead cupboards,  
1No. 450mm overhead cupboard,  
1No. 1200mm x 1810mm Aluminum fixed window to bench top behind sink.  
Provide Walk-in Robe, including: 1No. run of 450mm shelving, 1No. run of 300mm shelving.  
Remove built-in Linen cupboard to Laundry and provide additional built-in Linen cupboard with 720mm hinged door. Including stainless steel trough with laminate bench top, 1No. 700mm base cupboard.

### LAUNDRY OPTIONS

#### Laundry Option 01

Provide Laundry upgrade option, including: stainless steel trough with laminate bench top, 1No. 800mm base cupboard,  
1No. 800mm overhead cupboard,  
1No. 700mm full height laminate cupboard.

### INTERNAL OPTIONS

#### Internal Option 01

Provide built-in joinery option to Family room, including: 450mm deep 32mm thick laminate bench top,  
2No. 800mm TV unit,  
1No. 700mm TV unit,  
2No. 300mm deep 60mm thick open shelves, 2No. plaster lined Voids with bulkhead over.

#### Internal Option 02

Provide additional Living area in lieu of Bed 4, including: Remove built-in Robe and hinged door,  
Provide 2No. 450mm nib walls with bulkhead over.

### EXTERNAL OPTIONS

#### External Option 01

Provide Alfresco option, including:  
2No. additional 470x470mm brick piers with 135x135mm timber post,  
additional structural concrete slab,  
additional tiled roof over,  
provide 2110mm x 3590mm Aluminium sliding door in lieu of standard sliding door and fixed window.  
Note: option increases total floor area by 13.29m<sup>2</sup>.

### ENSUITE OPTIONS

#### Ensuite Option 01

Provide Ensuite upgrade option, including: 1690x900mm tiled shower base with grate drain in lieu of standard.  
Remove built-in Linen cupboard.

#### Ensuite Option 02

Provide Ensuite upgrade option, including:  
1600x900mm tiled shower base with grate drain,  
1582mm vanity with 1690mm bench top and double basins, relocated toilet,  
720mm cavity sliding door in lieu Of bulkhead opening.  
Option decreases Bed 1 by 100mm.