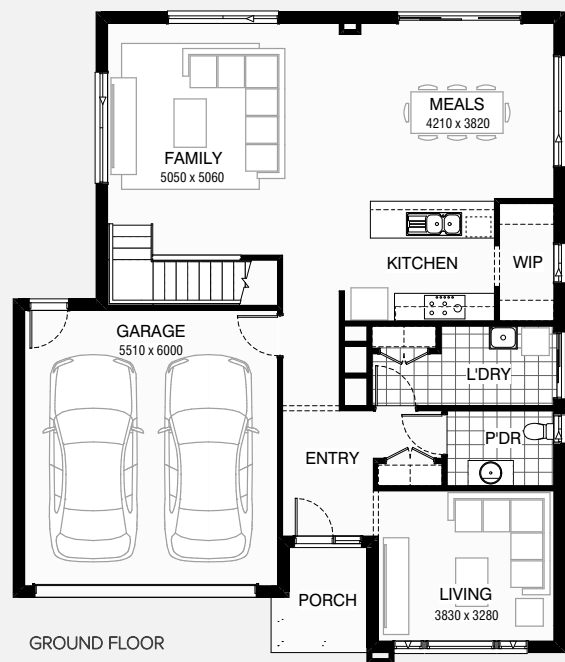


# FAIRMOUNT 255

🏠 4 🚿 2.5 🚗 2

Total squares 27.5sq



**Design Dimensions**  
11,990mm(W) x 13,910mm(L).

**Facade Choices**  
Fullerton, Huntington, Moorpark,  
Oakwood, Palisades, Redlands, Riverside.  
Details based on Riverside façade floorplan (illustrated)

**B**  
SERIES

Minimum  
Lot Width  
**14.0m**

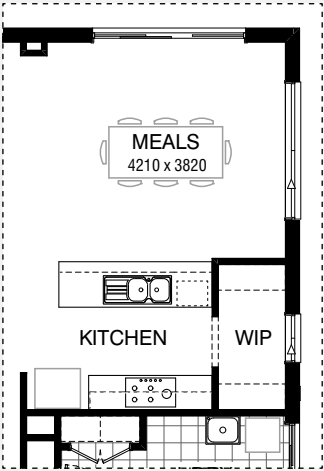
Minimum  
Lot Length  
**21.0m**

DESIGN DIMENSIONS		
Residence	214.9m <sup>2</sup>	23.1sq
Garage	36.5m <sup>2</sup>	3.9sq
Porch	4.3m <sup>2</sup>	0.5sq
<b>Total</b>	<b>255.7m<sup>2</sup></b>	<b>27.5sq</b>

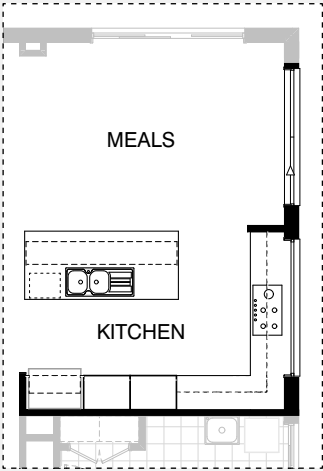
**Burbank**

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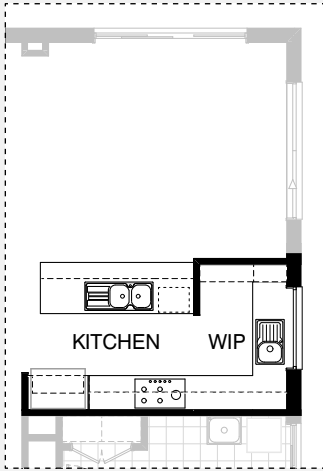
KITCHEN OPTIONS



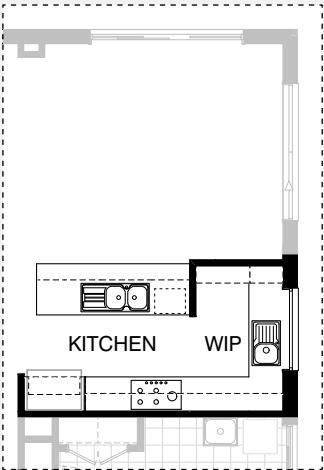
Master Kitchen Design



K01

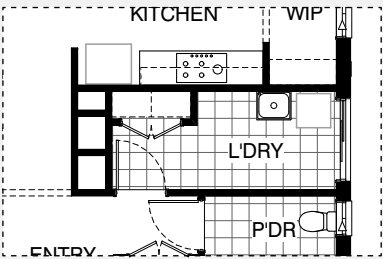


K02

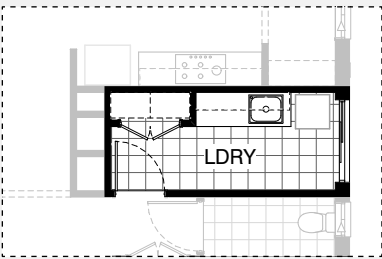


K03

LAUNDRY OPTIONS



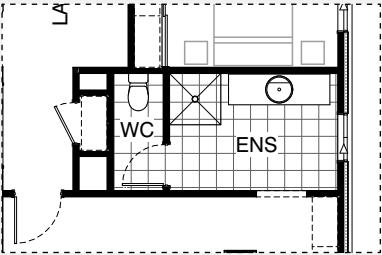
Master Laundry Design



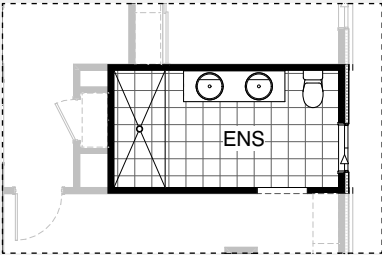
LD01



ENSUITE OPTIONS



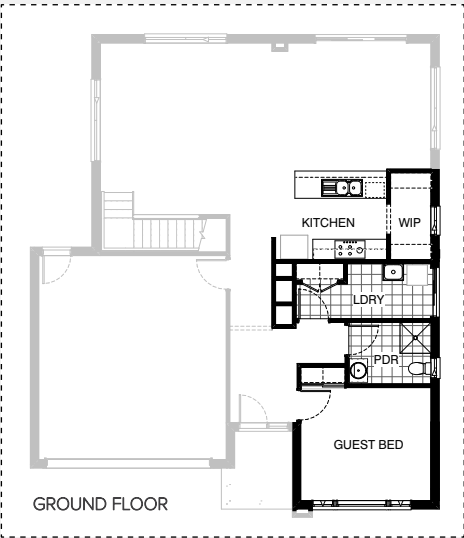
Master Ensuite Design



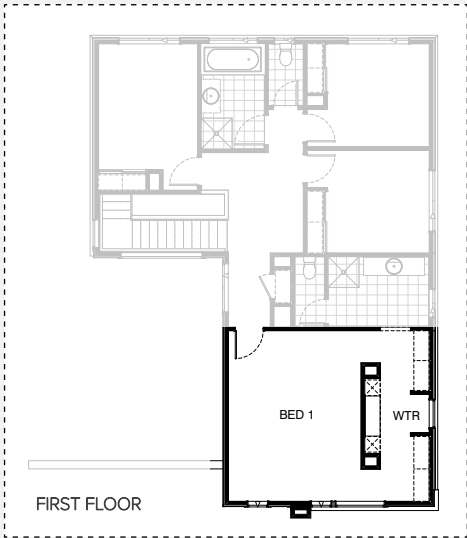
EN01



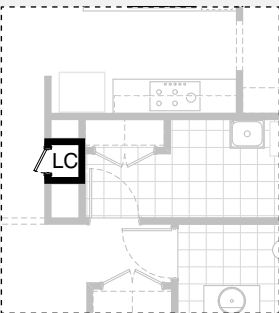
INTERNAL OPTIONS



IN01

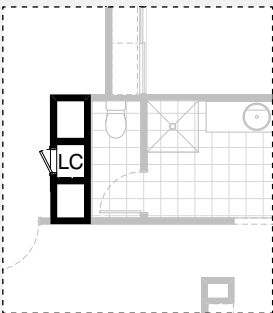


IN02

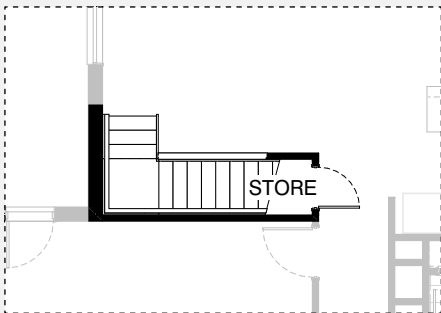


GROUND FLOOR

IN03



FIRST FLOOR

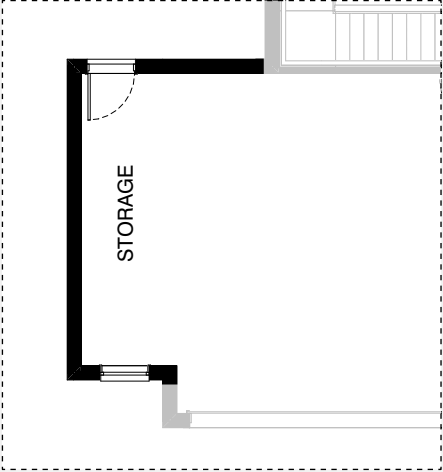


GROUND FLOOR

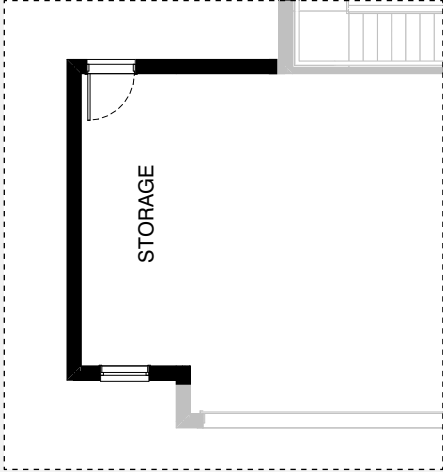
IN04



GARAGE OPTIONS



G01



G02

# FAIRMOUNT 255

## OPTION DESCRIPTIONS

### Kitchen Option 01

Provide 'L' shape Kitchen Upgrade and delete W.I.P to suit. Provide 1200mm wide island bench, 1no. laminated MW. provision with pot drawer below, 1no. 900mm base cabinets, 1no. laminated DW. provision, 1no. 450mm drawer unit, 1no. 900mm corner base cabinet, 1no. 300mm base cabinet 1no. 700mm base cabinet, 2no. 800mm laminated tall pantry cabinets, 1no. laminated open shelf above refrigerator space, 1no. 900mm under bench oven & cooktop with 1no. 900mm retractable rangehood above, 2no. 700mm overhead cabinets, 1no. 600mm overhead cabinet, 1no. 900mm overhead cabinet, 1no. 600mm corner overhead cabinet and 1no. 514mm x 2400mm fixed window in lieu of standard 1no. 1800mm x 850mm aluminium sliding window with additional tiled splashback and bench top to suit.  
NOTE: Meals window moves 240mm towards the rear of the house.

### Kitchen Option 02

Provide Kitchen / W.I.P Upgrade with 2no. 800mm pot drawers, 1no. 900mm underbench oven with 1no. 900mm hotplate and 1no. 900mm retractable rangehood above. Provide additional 1no. 350mm base cabinet, 2no. 800mm overhead cabinets, 1no. 350mm overhead cabinet, 1no. laminated open shelf above refrigerator space, 1no. 600mm laminated overhead open shelf, 1no. 450mm drawer unit, 1no. laminated DW. provision, 1no. 900mm base cabinet, 1no. laminated MW. provision, 2no. 800mm base cabinets, 1800(h) laminated shelving, 1no. 1200mm x 1450mm aluminium fixed window with no bottom reveal in lieu of standard to W.I.P, 1no. single bowl sink to W.I.P, 900mm deep island bench in lieu of standard 800mm and additional plaster bulkhead to Kitchen / W.I.P, tiled splashback and bench top to suit.

### Kitchen Option 03

Provide additional 1no. 800mm base cabinet with 1no. 800mm laminated open shelf above to rear of island bench.  
NOTE: This Option can only be used with Option Kitchen02

### Laundry Option 01

Provide Laundry Upgrade with s.s. inset trough, 2no. 800mm base cabinets, 2no. 800mm overhead cabinets and additional tiled splashback and bench top to suit.

### Ensuite Option 01

e Ensuite Upgrade with 1no. wall to wall tiled shower base in lieu of standard and double vanity unit with drawer unit in lieu of standard. Relocate WC to suit.  
NOTE: Window to be moved towards the front of the house by 240mm.

### Internal Option 01

Provide Guest Bedroom in lieu of Living. Provide additional 1no. 870mm flush panel hinged door and site built plaster lined robe with hanging rail/shelf and Gyprock sliding doors. Provide Powder with additional 1no. 900mm x 900mm recessed shower base and 682mm wide vanity unit in lieu of standard 982mm wide vanity unit and 1no. 1027mm x 610mm aluminium sliding window in lieu of standard 1no. 1800mm x 610mm window to suit. Powder increases in width by 170mm. Laundry reduces by 110mm with Kitchen, WIP, & Laundry move towards rear of house by 110mm, reducing Meals to suit.

### Internal Option 02

Provide dressing table option with 32mm laminated bench top, 2no. 450mm wide laminated drawer / shelving units, mirror and 300mm plastered bulkhead above.

### Internal Option 03

Provide Laundry chute to ground floor and first floor in lieu of void.  
NOTE: Choosing this option removes the existing Linen on first floor.

### Internal Option 04

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

### Garage Option 01

Provide extension to Garage to create additional Storage area. Provide additional 1800mm x 850mm aluminium fixed window  
Increases area by 9.45m<sup>2</sup>.  
Increases width by 1680mm.

### Garage Option 02

Provide extension to Garage to create additional Storage area. Provide additional 1800mm x 850mm aluminium fixed window  
Increases area by 10.81m<sup>2</sup>.  
Increases width by 1920mm.

