



THIS DISPLAY IS **FOR SALE**

**6%** GUARANTEED  
**LEASEBACK!**\*

#### HOME DESIGN

Fairmount 376  
Redlands facade

#### ADDRESS

Lot 130  
199 Honour Avenue  
Clyde North, Berwick Waters

#### DESIGN FEATURES & OPTIONS

4 spacious bedrooms  
2 bathrooms & powder  
theatre room  
open plan family & meals  
large alfresco

This Burbank display home includes the following luxurious upgrades:

- Reverse cycle ducted heating and cooling
- External GPO for sprinkler system
- Colorbond panel lift garage door
- Designer floor coverings
- Rear and side boundary fencing
- Luxury window coverings
- 3 coat paint system
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- Stone benchtops to kitchen
- 2740mm ceilings to ground floor & 2590mm ceilings to first floor

#### VICTORIA

T 13 2872 | E [enquiries@burbank.com.au](mailto:enquiries@burbank.com.au) | W [burbank.com.au](http://burbank.com.au)  
Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

\*6.0% 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.



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## HOME DESIGN

Fairmount 376  
Redlands facade

## ADDRESS

Lot 130  
199 Honour Avenue  
Clyde North,  
Berwick Waters

## LAND SIZE

448m<sup>2</sup>

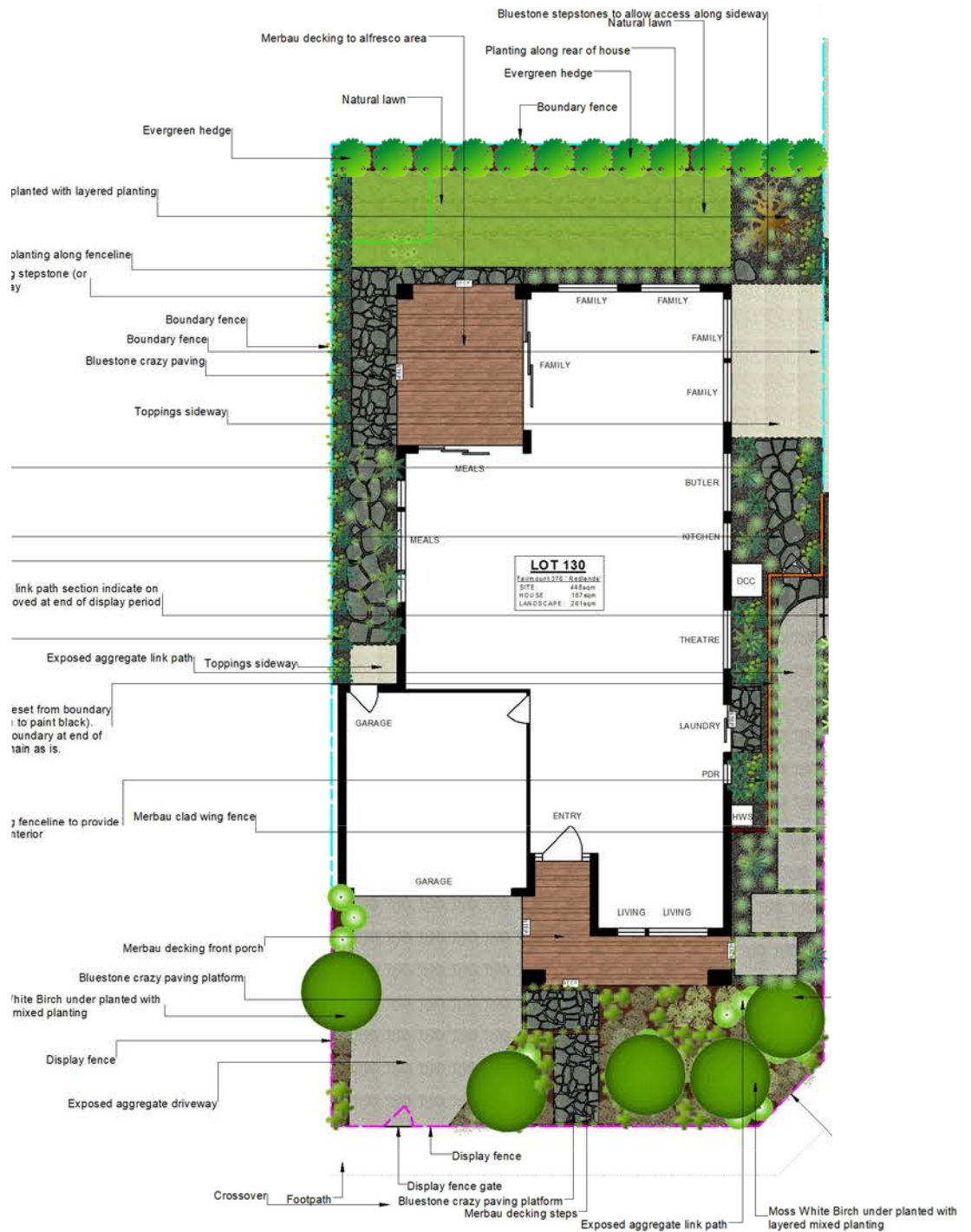


Residence.....	312.7sqm.....	23.9sq	
Alfresco .....	20.7sqm.....	2.2sq	Garage..... 36.6sqm..... 3.9sq
Porch .....	13.9sqm.....	1.5sq	<b>Total .....385.9sqm.....41.5sq</b>

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## External Finishes

<b>Main Brick</b>	Upgrade - Austral - Black Rock - Melbourne Range EXP <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>
<b>Main Brick Mortar Joints</b>	Rolled - Natural - [AMENDED ON 16.08.23 BY MB] <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>
<b>Concrete Roof Tiles</b>	Bristle Roofing - Prestige Profile - Matte Black - WITH SMOOTHLINE RIDGE INCLUDING HIP CAPPING
<b>Garage Roof</b>	Colorbond - monument
<b>Rotary Roof Ventilator</b>	BAL Rating - CB Monument
<b>Colorbond Gutter</b>	Monument
<b>Colorbond Fascia</b>	Monument
<b>Colorbond Downpipes</b>	Surfmist
<b>Meter Box</b>	Monument
<b>Evaporative Cooling Unit Colour</b>	Bonaire Summer Breeze Contoured Unit (if applicable) - Charcoal
<b>Render 1</b>	Unitex - Silver Spy - Taubmans 14.4 - LOCATION - FIRST FLOOR, PIERS & PIER CAPPING
<b>Wall Cladding 1</b>	James Hardie - Stria - Mt Everest T15 28.2 - LOCATION - FIRST FLOOR <i>Weathertex 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. Weathertex cladding can be used in any application for BAL rated areas up to BAL19 .</i>

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

### VICTORIA



## External Finishes

<b>Wall Cladding 2</b>	James Hardie - Matrix - Mt Everest T15 28.2 - LOCATION - BALCONY FRONT <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>
<b>Posts</b>	Painted - Mt Everest T15 28.2 - [AMENDED ON 03.11.23 BY MB]
<b>Single Glazed Aluminium Doors &amp; Windows</b>	A&L - Monument - ALL WINDOWS TO DWELLING TO BE AWNING (RAISE GROUND FLOOR WINDOWS & DOORS TO 2400mm) & ALL SLIDING/STACKER DOORS TO BE BOUTIQUE STYLE DOORS
<b>LOSP Coverboard</b>	PAINTED - C/B MONUMENT
<b>Garage Door</b>	Sectional panel lift (Steelline) - Slimline Profile - Surfmist
<b>Garage Infills</b>	Brick - Refer to main brick
<b>Rear Garage Access Door</b>	2040mm HIGH X 820mm WIDE - FLUSH PANEL (SOILD CORE TO COMPLY WITH BAL 12.5) - PAINTED (EXTERNAL SIDE ONLY) - C/B MONUMENT <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>
<b>Front Entry Door</b>	1200mm x 2340mm WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 5G - STAINED - JOHNSTON'S PROFESSIONAL - CHARCOAL  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)  2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish  [AMENDED ON 29.05.23 BY MB] <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>
<b>Front Entry Door Glazing</b>	Clear Glazing
<b>Timber Entry Frame</b>	Stained (external&internal sides) - American White Oak - Johnstone's Professional - Charcoal - NOTE - CORINTHIAN DOOR FRAME TO SUIT WIDE STYLE DOOR TYPE  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)  2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish

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## External Finishes

<b>Flyscreens</b>	Upgrade - Aluminium Mesh - Monument
<b>Aluminium Feature Doors</b>	A&L MONUMENT - 2NO. BOUTIQUE STACKER DOORS TO ALFRESCO & TO BED 1 BALCONY  [AMENDED ON 25.01.23 BY MB][AMENDED ON 13.02.23 BY MB]
<b>External Entrance Door Furniture</b>	Upgrade - Pull Handle Set - lock to be installed 950mm from base of door and lowest point of pull handle to be installed at 1050mm from base of door - Lockwood Entrance Pull Handle Nero 143 Black (external and internal sides of door) 143x600MBK with Roller Bolt 7580SC and Nero Paradigm double cylinder deadbolt square plate black 005/B2MBK5PK - DISPLAY DOOR CLOSER MECHANISM: Lockwood 724 Series - Slide Arm Door Closer - Black Extruded Aluminum - 724SRBLK 2-4
<b>Internal Garage Door Furniture</b>	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
<b>Rear Garage Door Furniture</b>	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
<b>Portico Lining</b>	PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Eaves/Verandah Lining Colour</b>	PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Alfresco Lining</b>	TIMBER LINING - LINING BOARD – 137x12 TASMANIAN OAK - STAINED JOHNSTONE'S PROFESSIONAL - CHARCOAL  1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)  2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish
<b>Alfresco Infills</b>	Brick - Refer to main brick
<b>Driveway Finishes</b>	Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)
<b>Balcony Balustrade</b>	Glass & P/C - Monument Satin
<b>Balcony Handrail</b>	Powdercoated - Monument

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## External Finishes

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**Other Items**

PAINTED BEAM - PAINTED - TAUBMANS MT EVEREST T15 28.2

BRICK & GARAGE FLASHING - MONUMENT

BALCONY FRONT MARTIX FLASHING - SURFMIST

NOTE FOR PAINTER - PORCH & ALFRESCO DECKING TO BE STAINED  
INTERGRAIN ULTADECK TIMBER STAIN - CHARCOAL - 3X COATS

[AMENDED ON 03.11.23 BY MB]

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**VICTORIA**



## Internal Finishes

<b>Carpet</b>	Burbank 3 - Android (cool charm range) - LOCATION - LANDING, RUMPUS, BED 1, WIR 1, BED 2, WIR 2, BED 3, WIR 3, BED 4 WIR 4 & LINEN
<b>Carpet Underlay</b>	CAT 2 - Green - LOCATION - TO ALL CARPETED AREAS
<b>Vinyl Flooring</b>	Hamptons Range 6mm - Driftwood - LOCATION - ENTRY, LIVING, THEATRE, BUTLERS, KITCHEN, MEALS & FAMILY
<b>Wardrobe, Pantry and Linen Shelving</b>	<p>COATS (BLACK HANGING RAIL), GF LINEN, PANTRY &amp; FF LINEN - WHITE MELAMINE</p> <p>BUTLERS PANTRY SHELVING - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - PAPERBARK</p> <p>WIR, WIR 2, WIR 3 &amp; WIR 4 - LAMINEX - WOODGRAINS - NATURAL FINISH - AVIGNON WALNUT (WITH BLACK HANGING RAIL) @ 2000mm HIGH</p> <p>BED 1 FIT-OUT SELECTIONS -</p> <p>BED 1 - NIB WALL BENCHTOP - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - AVIGNON WALNUT - SQUARE EDGE</p> <p>BED 1 - WIR RBD - CABINETRY FIT-OUT -</p> <p>DOORS - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - PAPERBARK - PUSH TO OPEN (NO HANDLES)</p> <p>DRAWERS - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - PAPERBARK - FINGER PULLS (NO HANDLES) WITH HAFELE SALICE SOFT CLOSERS - SHADOWLINE (TO FINGER PULLS) - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - AVIGNON WALNUT - VERTICAL GRAIN</p> <p>BED 1 - DRESSER -</p> <p>BENCHTOP - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - AVIGNON WALNUT - SQUARE EDGE</p> <p>DRAWERS - LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - PAPERBARK - FINGER PULLS (NO HANDLES) - WITH HAFELE ALTO SOFT CLOSERS</p> <p>[AMENDED ON 13.02.23 BY MB][AMENDED ON 13.04.23 BY MB][AMENDED ON 13.07.23 BY MB][AMENDED ON 25.07.23 BY MB]</p>

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## Internal Finishes

<b>Wardrobes Units</b>	WIR 1 ELEV. D - FIT-OUT 3 - 450mm OPEN SHELF UNIT WITH SINGLE HANGING & DOUBLE HANGING (TO ELEV. D & ELEV. A) WITH BLACK HANGING RAILS & 600mm DRAWER UNIT & FINGER PULLS (NO HANDLES)
<b>Internal Doors</b>	GROUND FLOOR INTERNAL DOORS - 2340mm HIGH DECO11S - PAINTED GLOSS ENAMEL - TAUBMANS COTTON SHEETS T15 7.1  FIRST FLOOR & GARAGE INTERNAL DOOR - 2040mm HIGH DECO11S - PAINTED GLOSS ENAMEL - TAUBMANS COTTON SHEETS T15 7.1  DOORSTOPS - LOCKWOOD ARCH A3000MBK DOORSTOP WALL 75mm
<b>Hinge and Strike Plates</b>	HINGES, STRIKE PLATES & LATCHES (INCLUDING FRONT ENTRY DOOR) - COLOUR - BLACK
<b>Skirtings</b>	Upgrade 92x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Architraves</b>	Upgrade 67x18mm - Single Bevelled - Gloss Enamel - PAINTED - TAUBMANS COTTON SHEETS T15 7.1  NOTE - PLASTER REVEAL TO BUTLERS ELEV. B, STAIRCASE ELEV. C, STAIRCASE ELEV. D & LANDING ELEV. D WINDOWS  [AMENDED ON 13.04.23 BY MB]
<b>Wall Paint</b>	CAT 1 - Taubmans 3 coat Endure - PAINTED - TAUBMANS HIGH REACHES T15 28.1
<b>Internal Side of Front Door</b>	REFER TO EXTERNALS FINISHES SECTION
<b>Ceiling Paint</b>	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS COTTON SHEETS T15 7.1
<b>Cornices</b>	GROUND FLOOR - GYPROCK - ALTO 90mm - PAINTED - TAUBMANS COTTON SHEETS T15 7.1  FIRST FLOOR - GYPROCK - COVE 75mm - PAINTED - TAUBMANS COTTON SHEETS T15 7.1  POWDER ROOM & ENSUITE - SET SQUARE

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## Internal Finishes

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### Feature Walls

#### PAINTED FEATURE WALLS -

BED 4 ELEV. B WALL - PAINTED - TAUBMANS OIL SHALE T15 26.7

#### FEATURE WALLPAPERS -

LIVING ELEV. B WALL -  
COLLECTION: 1930 BY CASADECO  
PRODUCT: LOUISE FOUGERES  
COLOUR: 2892 99 39  
CODE: 56047-108  
SUPPLIER: MOKUM

RUMPUS ELEV. A WALL -  
COLLECTION: ALLIAGES BY CASAMANCE  
PRODUCT: SCANDIUM  
COLOUR: 7503 18 34  
CODE: 50585-102  
SUPPLIER: ZEPEL

BED 1 DRESSER ELEV. A (ALCOVE): NOTE - RUN WALLPAPER HORIZONTAL  
COLLECTION: ALLIAGES BY CASAMANCE  
PRODUCT: SCANDIUM  
COLOUR: 7503 18 34  
CODE: 50585-102  
SUPPLIER: ZEPEL

BED 2 ELEV. C WALL  
COLLECTION: ALLIAGES BY CASAMANCE  
PRODUCT: PLATINUM  
COLOUR: 7507 23 46  
CODE: 50582-105  
SUPPLIER: ZEPEL

BED 3 ELEV. D WALL -  
COLLECTION: ALLIAGES BY CASAMANCE  
PRODUCT: SOROA  
COLOUR: 7409 04 66  
CODE: 70411-102  
SUPPLIER: ZEPEL

[AMENDED ON 13.02.23 BY MB][AMENDED ON 13.07.23 BY MB][AMENDED ON 17.11.23 BY MB][AMENDED ON 01.12.23 BY MB]

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## Internal Finishes

<b>Internal Wall Panelling</b>	<p>Surround by Laminex - Classic VJ 100 (vertical) - THEATRE ELEV. A - PAINTED - TAUBMANS - OIL SHALE T15 26.7</p> <p>BED 1 ELEV. B (FRONT OF 1200mm HIGH NIB WALL ONLY) - PAINTED - TAUBMANS TAUPE STONE T15 13.4</p> <p>[AMENDED ON 13.02.23 BY MB][AMENDED ON 05.06.23 BY MB][AMENDED ON 17.11.23 BY MB]</p>
<b>Internal door handles</b>	<p>Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK</p>
<b>Stairs</b>	<p>STAIR 4 - Vic Ash open stair with closed stringer &amp; 42mm treads - Stair Stained Finish - Johnstone's Professional - Charcoal - 1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY)</p> <p>2nd/3rd COAT - Johnstone's Professional Interior Floor Clear Coat (Matt)</p> <p>With Johnstone's Professional Slip Resistant Interior Floor applied to stair treads</p>
<b>Balusters</b>	<p>BALUSTRADE 20.2 - PATCH FITTED Glass balustrade (GB06) - 12mm clear glass fixed with black patch fittings to OUTER STRINGER OR END OF TREADS AND WITH SQUARE HR07 TIMBER HANDRAIL to top of glass and with drop down features - Balustrade Stain Finish - Johnstone's Professional - Charcoal</p> <p>1st COAT - Johnstone's Professional Interior Tintable Primer (TINTED TO COLOUR WITH ONE COAT ONLY)</p> <p>2nd/3rd - Johnstone's Professional Interior Floor Clear Coat (Matt)</p> <p>[AMENDED ON 16.06.23 BY MB]</p>
<b>Internal Door Dummy Handles</b>	<p>Upgrade - Lockwood Velocity 63mm Dummy Handle - Element - Round Plate Black - VEL3/L3BLK - LOCATION - COATS, GF LINEN &amp; FF LINEN</p>
<b>Window Furnishings</b>	<p>Refer to Separate Window Furnishings Spreadsheet -</p> <p><i>All roller blinds installation will be attached to the architraves of the window, this is known as Face Fixing. If the Client would like their blinds installed inside the window reveal, this will need to be noted and signed off in VBET Documentation. Important to note: If the client wishes the blinds to be mounted within the window reveal, (in the case of A &amp; L Windows only, where the reveal is in line with the aluminium frame) the client acknowledges that there will be an open cavity between the edge of the blinds and the reveal due to the blinds mounting bracket resulting in a light cavity.</i></p>

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## Internal Finishes

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### LIGHTING & ELECTRICAL REQUIREMENTS -

#### External (Excluding Alfresco) & Internal Downlights -

Alpha 10 White LED Downlight 10W in White with Warm White Globes

#### Alfresco Downlights -

LEDlux City III Fixed LED Black Dimmable Downlight in Warm White SKU 170761

#### Alfresco Fan -

Provide 1No. Nordic 142cm Fan Only in Black SKU 212910

Location - Centered to Alfresco Ceiling

#### Façade External Wall Lights -

Provide 3No. Warren 1 Light Exterior Wall Bracket in Black SKU 239425 with Karbon

T185 2.6W LED Dimmable ES Globe in Warm White SKU 121303

Location - Elev. A Rendered Brick Pillars & Left Side of Garage Wall @ 1900mm High

#### External Laundry Wall Light -

Provide 1No. Sentinel 2 Light Up/Down Wall Bracket in Black with Warm White Globes  
SKU 230318

#### Powder Room Pendant Lights -

Provide 1No. Callam 1 Light Small Pendant in Black SKU 011605 & 1No. Callam 1 Light

Medium Pendant in Black SKU 011607 with GE 7.5W Heritage Dimmable LED Pilot ES  
Globes in Warm White SKU 121617

Location - REFER TO POWDER ROOM ELEV. C FOR DIMENSIONS

#### Kitchen Pendant Light -

Provide 1No. LEDlux Avenue LED Dimmable Bar Pendant in Black with Warm White  
Globes SKU 020936

Location - REFER TO KITCHEN ELEV. D FOR DIMENSIONS

#### Kitchen Strip Lighting -

Provide 3M Ribbon Kit Warm White Strip Lighting SKU 170550 with Recessed Joinery

Profile SKU 177052 - Note - Integrate Light Switch into GPO

Location - Underside of Overhead Cupboards Elev. C Recessed into Extrusion Channel  
(Run Behind Rangehood)

#### Bed 1 Wall Lights -

Provide 2No. LEDlux Orsay 11W IP55 Rated Wall Bracket Lights in White with Warm  
White Globes SKU 231001

Location - REFER TO BED 1 ELEV. B FOR DIMENSIONS

#### Bed 1 Dresser Pendant Lights

Provide 2No. Callam 1 Light Small Pendant in Black SKU 011605 with GE 7.5W

Heritage Dimmable LED Pilot ES Globes in Warm White SKU 121617

Location - REFER TO BED 1 DRESSER ELEV. A FOR DIMENSIONS

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## Internal Finishes

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Ensuite Wall Lights -

Provide 2No. LEDlux Orsay 11W IP55 Rated Wall Bracket Lights in White with Warm White Globes SKU 231001

Location - REFER TO ENSUITE ELEV. C FOR DIMENSIONS

Bathroom Wall Light -

Provide 1No. LEDlux Orsay 11W IP55 Rated Wall Bracket Lights in White with Warm White Globes SKU 231001

Location - REFER TO BATHROOM ELEV. B FOR DIMENSIONS

Electrical Note -

Provide Iconic Range 'Anthracite' GPOs in Theatre Elev. A, Living Elev. B, Bed 2 Elev. C & Bed 4 Elev. B Walls.

[AMENDED ON 13.02.23 BY MB][AMENDED ON 25.05.23 BY MB][AMENDED ON 07.06.23 BY MB][AMENDED ON 08.06.23 BY MB][AMENDED ON 16.06.23 BY MB]

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**VICTORIA**



## Tiles

<b>Kitchen Wall Tiles Option 1</b>	Upgrade - 62x250mm - Clay Range - Chalk Matt Subway - DE8WB0958 - Vertical Stack - GROUT - #200 WHITE LOCATION - KITCHEN ELEV. C WALL - NO RETURNS
<b>Kitchen Wall Tiles Option 2</b>	BULTERS - NO TILES - PLASTER REVEAL TO WINDOW
<b>Bathroom Wall Tiles Option 1</b>	Upgrade - 600x300mm porcelain - Stellar Noce Lappato - OVEFK1502 - Vertical Stack - GROUT - #273 MAGELLAN GREY LOCATION - ELEV. A BATH WALL, ELEV. B WALL (ADD ADDITIONAL TILES TO BE IN-LINE WITH MIRROR HEIGHT - MIRROR TO EXTEND TO WALL), ELEV. C SHOWER WALL (IN-LINE WITH MIRROR) ELEV. D BATH WALL - REFER TO DRAWINGS  NOTE - MOVE VANITY OVER 170mm TO LEFT SIDE TO ALLOW FOR 2080mm LONG MIRROR
<b>Ensuite Wall Tiles Option 1</b>	Upgrade - 600x600mm porcelain - Stellar Noce Lappato - OVEFP1502 - GROUT - #273 MAGELLAN GREY LOCATION - ELEV. A (FRONT & TOP OF NIB WALL 1200mm HIGH), ELEV. B, ELEV. C & ELEV. D WALLS - FULL HEIGHT TILING  ENTRANCE TILE TRIM - WHITE ALUMINIUM L SHAPE TRIM ANGLE-W NIB WALL TILE TRIM - BRUSHED ALUMINIUM L SHAPE TRIM - ANGL3-BF  NOTE - SHOWER NIB WALL TO ELEV. A (WALL TO WALL) @ 1200mm HIGH  [AMENDED ON 13.02.23 BY MB][AMENDED ON 13.04.23 BY MB]
<b>Ensuite Wall Tiles Option 2</b>	Upgrade - 62x250mm - Clay Range - Chalk Matt Subway - DE8WB0958 - Vertical Stack - GROUT - #200 WHITE LOCATION - ELEV. A @ 1200mm HIGH TO CEILING (ABOVE NIB WALL ONLY)  [AMENDED ON 13.02.23 BY MB]
<b>Powder Room Wall Tiles Option 1</b>	Upgrade - 600x300mm porcelain - Stellar Noce Lappato - OVEFK1502 - Vertical Stack - GROUT - #273 MAGELLAN GREY LOCATION - ELEV. A, ELEV. B, ELEV. C & ELEV. D WALLS - FULL HEIGHT TILING
<b>Laundry Wall Tiles Option 1</b>	TILE - 600x300mm PORCELAIN - STELLAR NOCE LAPPATO - OVEFK1502 - VERTICAL STACK LOCATION - ELEV. A SPLASHBACK & CONTINUE BEHIND WM - NO RETURNS GROUT - #273 MAGELLAN GREY  [AMENDED ON 13.04.23 BY MB]
<b>Floor Tiles Option 1</b>	Upgrade - 600x600mm porcelain - Stellar Noce Lappato - OVEFP1502 - GROUT - #273 MAGELLAN GREY LOCATION - POWDER ROOM, LAUNDRY, ENSUITE, WC, BATHROOM & WC 2

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

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## Tiles

<b>Bath Trim</b>	Standard - Brushed Aluminium L shape trim – ANGL3-BF - LOCATION - BATHROOM  [AMENDED ON 31.05.23 BY MB]
<b>Balcony Floor Tiles</b>	TILE - ENZO MICRO TECH MOON MATT 300x600mm - VOLFK0223 GROUT - #241 MISTY GREY  TILE TRIM - WHITE ALUMINIUM L SHAPE TRIM ANGLE-W  [AMENDED ON 31.05.23 BY MB][AMENDED ON 22.08.23 BY MB]

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

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### VICTORIA



## Bathroom

<b>Benchtop</b>	Silestone - 20mm Square Edge - Blanco Zeus - Suede Finish - [AMENDED ON 25.07.23 BY MB]
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Shadow Line</b>	Laminex Impressions - Chalk Finish - Avignon Walnut
<b>Vanity Units</b>	982mm - V9 - single vanity with 2No. doors - NOTE - MOVE VANITY OVER 170mm TO LEFT SIDE TO ALLOW FOR 2080mm LONG MIRROR
<b>Cabinetry Handles</b>	Hafele - Laminated finger pull (base cabinets only) - [AMENDED ON 04.10.23 BY MB]
<b>Basin</b>	Upgrade - Aurora above counter basin - White Matt - 192031
<b>Basin Pop Up Waste Upgrade</b>	White Silk Matte 192257 - [AMENDED ON 25.01.23 BY MB]
<b>Basin Tapware</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE VESSEL MIXER VS79031 BC  LOCATION - LEFT SIDE CORNER OF BASIN  [AMENDED ON 13.04.23 BY MB][AMENDED ON 19.06.23 BY MB]
<b>Bath Taps &amp; Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE WALL TAPS VS06031  [AMENDED ON 19.06.23 BY MB]
<b>Bath/Spa</b>	Upgrade - Decina Turin Bath 1665 - BATH000011
<b>Bath Outlet</b>	PHOENIX - BRUSHED CARBON - VIVID BATH SPOUT V776 31  [AMENDED ON 19.06.23 BY MB][AMENDED ON 20.06.23 BY MB]
<b>Showerhead</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE HIGH RISE SHOWER ARM ROUND PLATE VS6000 31 & VIVID SHOWER ROSE 230mm V52731  [AMENDED ON 19.06.23 BY MB]
<b>Shower Taps and Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE WALL TAPS VS06031  [AMENDED ON 19.06.23 BY MB]
<b>Shower Base</b>	TILED 900X900mm SHOWER BASE WITH FORME SHOWER WASTE MESH - Brushed Gun Metal Grey FD11XS90 MGR 110X110mm - TO IN-SITU RECESSED SHOWER BASE
<b>Showerscreen Frame</b>	Cat 3 - Premium Frameless - Feature Black fittings
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235) - LOCATION - WC 2  [AMENDED ON 13.02.23 BY MB]

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

### VICTORIA



## Bathroom

<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Gunmetal - RA892GM - LOCATION - WC 2
<b>Window Glazing</b>	A&L - Clear Glazing - LOCATION - BATHROOM & WC 2
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS  NOTE - PROVIDE 2080mm LONG VANITY MIRROR - REFER TO DRAWINGS
<b>Towel Rails &amp; Ladders</b>	Upgrade - Phoenix - Radii Robe Hook Round Plate Gun Metal - RA897 GM - TOTAL - 2NO. LOCATION - ELEV. D @ 1800mm HIGH

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### VICTORIA



## Ensuite

<b>Benchtop</b>	Silestone - 20mm Square Edge - Blanco Zeus - Suede Finish - [AMENDED ON 25.07.23 BY MB]
<b>Shadow Line</b>	Laminex Impressions - Chalk Finish - Avignon Walnut
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Vanity Units</b>	1782mm - V17CD1B2 - double vanity with 4No. doors and 1No. 3 bank drawer unit
<b>Cabinetry Handles</b>	Upgrade - Hafele - laminated finger pull (base cabinets only) - [AMENDED ON 04.10.23 BY MB]
<b>Basin</b>	Upgrade - Aurora above counter basin - White Matt - 192031 - TOTAL 2NO.
<b>Basin Pop Up Waste Upgrade</b>	White Silk Matte 192257 - TOTAL 2NO. [AMENDED ON 25.01.23 BY MB]
<b>Basin Tapware</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE VESSEL MIXER VS79031 BC  TOTAL 2NO. - LOCATION - LEFT SIDE CORNER OF LEFT BASIN & RIGHT-SIDE CORNER OF RIGHT BASIN  [AMENDED ON 13.04.23 BY MB][AMENDED ON 19.06.23 BY MB]
<b>Bath/Spa</b>	ARKO 120 FREESTANDING BATH 1700mm 192246  INCLUDING POP OUT WASTE & FLEXIWASTE BATH (OVERFLOW POP OUT KIT) IN WHITE 192237
<b>Bath Taps &amp; Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE WALL TAPS VS06031  [AMENDED ON 19.06.23 BY MB]
<b>Bath Outlet</b>	PHOENIX - BRUSHED CARBON - VIVID BATH SPOUT V776 31  [AMENDED ON 19.06.23 BY MB][AMENDED ON 20.06.23 BY MB]
<b>Shower Head on Arm/Rail</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE TWIN SHOWER VS650031 - TOTAL 2NO.  [AMENDED ON 19.06.23 BY MB]
<b>Shower Taps and Mixers</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE WALL TAPS VS06031 - TOTAL 2NO.  [AMENDED ON 19.06.23 BY MB]

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### VICTORIA



## Ensuite

<b>Shower Base</b>	2X TILED 1500X900mm SHOWER BASES WITH FORME SHOWER WASTE MESH - Brushed Gun Metal Grey FD11XS90 MGR 110X110mm - TO IN-SITU RECESSED SHOWER BASE  [AMENDED ON 25.01.23 BY MB][AMENDED ON 14.02.23 BY MB][AMENDED ON 31.08.23 BY MB]
<b>Showerscreen Frame</b>	FIXED FRAMELESS GLASS PANEL WITH BLACK FITTINGS - TOTAL 2NO.
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235) - LOCATION - WC  [AMENDED ON 13.02.23 BY MB]
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Gunmetal - RA892GM - LOCATION - WC
<b>Window Glazing</b>	A&L - Clear Glazing - LOCATION - ENSUITE & ENSUITE WC A&L - Clear Glazing - LOCATION - ENSUITE & ENSUITE WC
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS  *DELETE MIRROR
<b>Towel Rails &amp; Ladders</b>	Upgrade - Phoenix - Radii Single Towel Rail 600mm Round Plate Gunmetal - RA804GM - TOTAL - 3NO. - LOCATION - ELEV. C - REFER TO DARWINGS - HIGHTS - 900mm, 1200mm & 1500mm FFL  [AMENDED ON 04.10.23 BY MB]

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### VICTORIA



## PowderRoom

<b>Benchtops</b>	Silestone - 20mm Square Edge - Blanco Zeus - Suede Finish - [AMENDED ON 25.07.23 BY MB]
<b>Shadow Line</b>	Laminex Impressions - Chalk Finish - Avignon Walnut
<b>Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Vanity Units</b>	982mm - V9 - single vanity with 2No. doors
<b>Cabinetry Handles</b>	Upgrade - Hafele - laminated finger pull (base cabinets only) - [AMENDED ON 04.10.23 BY MB]
<b>Basin</b>	Upgrade - Aurora above counter basin - White Matt - 192031
<b>Basin Pop Up Waste Upgrade</b>	White Silk Matte 192257 - [AMENDED ON 25.01.23 BY MB]
<b>Basin Tapware</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE VESSEL MIXER VS79031 BC  LOCATION - LEFT SIDE CORNER OF BASIN  [AMENDED ON 13.04.23 BY MB][AMENDED ON 19.06.23 BY MB]
<b>Toilet</b>	Upgrade - Seima - Limni - Wall Faced With Classic Seat (STO-309-00) - 191775 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235) - [AMENDED ON 13.02.23 BY MB]
<b>Toilet Roll Holder</b>	Upgrade - Phoenix - Radii Toilet Roll Holder Round Plate Gunmetal - RA892GM
<b>Window Glazing</b>	A&L - Clear Glazing
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS  *DELETE MIRROR

*Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will not match in any join section.*

### VICTORIA





## Laundry

<b>Laundry Benchtops</b>	Silestone - 20mm Square Edge - Blanco Zeus - Suede Finish - [AMENDED ON 25.07.23 BY MB]
<b>Laundry Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Shadow Line</b>	Laminex Impressions - Chalk Finish - Avignon Walnut
<b>Kickboard</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Overhead Cupboards</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark - INCLUDING UNDERSIDE PANEL - NO HANDLES - NO BULKHEAD  WITH OVERHEAD CABINET / OPEN SHELF UNIT - LAMINEX - PREMIUM - ABSOLUTEMATTE FINISH - PAPERBARK
<b>Cabinetry Handles</b>	LAMINATE FINGER PULL TO BASE CABINETS WITH 16mm OVERHANG TO OVERHEAD CUPBOARDS (NO HANDLES)  [AMENDED ON 04.10.23 BY MB]
<b>Laundry Trough</b>	Upgrade - Franke - Sirius Large Single Bowl Undermount Sink - SID110-50 White - [AMENDED ON 13.04.23 BY MB]
<b>Laundry Tapware</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SINK MIXER 220mm GOOSENECK VS73331  [AMENDED ON 19.06.23 BY MB]
<b>Washing Machine Stops</b>	Burbank range - 20mm washing machine stops
<b>Other Items</b>	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS

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### VICTORIA



## Kitchen

<b>Benchtops</b>	DEKTON - 60mm SQUARE EDGE - ARGENT - LOCATION - ISLAND BENCH  SILESTONE - 20mm SQUARE EDGE - BLANCO ZEUS - SUEDE FINISH - LOCATION - ELEV. C  NOTE - EXTEND ISLAND BENCHTOP TO 1200mm  [AMENDED ON 25.07.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Wrap Downs</b>	BUTT JOINT (DEKTON ONLY) - 60mm SQUARE EDGE
<b>Shadow Line</b>	Laminex Premium - Pure Grain Finish - Terril - LOCATION - ELEV. C ONLY
<b>Base Cabinets</b>	LAMINEX - PREMIUM - PUREGRAIN FINISH - TERRIL - LOCATION - ELEV. B (PANTRY & OVEN TOWERS) & ELEV. C (PANTRY, FRIDGE SPACE & 2NO. BANK OF 3NO. SET OF POT DRAWERS)  LAMINEX - PREMIUM - ABSOLUTE MATTE FINISH - PAPERBARK - LOCATION - ELEV. D (ISLAND BENCH)
<b>Kickboard</b>	REFER TO BASE CABINET COLOUR
<b>Overhead Cupboards</b>	Laminex Premium - Pure Grain Finish - Terril - ELEV. C INCLUDING LAMINATE UNDERSIDE PANEL - NO HANDLES  Note - Kitchen Elev. C Strip Lighting to Underside of Overhead Cupboards (Run Behind Rangehood) Recessed into Extrusion Channel
<b>Open Shelves</b>	Laminex Premium - Pure Grain Finish - Terril - INCLUDING LAMINATE UNDERSIDE PANEL - LOCATION - ABOVE FRIDGE SPACE
<b>Fridge End Panels</b>	Laminex Premium - Pure Grain Finish - Terril
<b>Bar Back</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark - NOTE - 3 PANELS
<b>Oven Tower</b>	Laminex Premium - Pure Grain Finish - Terril - TOTAL - 2NO.
<b>Cabinetry Handles</b>	LAMINATE FINGER PULL TO BASE CABINETS WITH 16mm OVERHANG TO OVERHEAD CUPBOARDS (NO HANDLES)  PUSH TO OPEN TO OVERHEAD CUPBOARDS ABOVE MW SPACE & TALL PANTRY UNITS (NO HANDLES)  [AMENDED ON 31.05.23 BY MB][AMENDED ON 25.07.23 BY MB]
<b>Underbench Oven</b>	2NO. OVEN TOWERS INCLUDE -  2NO. FRANKE 600mm MULTI-FUNCTION OVENS FCE60M10B1 2NO. FRANKE 600mm COMBINATION MICROWAVES FCMWC38B1

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### VICTORIA



## Kitchen

<b>Cooktop</b>	Upgrade Franke - FCG905B1 - 90cm gas cooktop black (Urban range)
<b>Rangehood</b>	Upgrade Smeg - PUM910X - 900mm integrated
<b>Dishwasher</b>	Upgrade - Franke - FCDW60SI - Semi-integrated dishwasher
<b>Sink</b>	Upgrade - Franke - Sirius large single bowl undermount sink - White - SID110-50
<b>Mixer Tap</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE PULL-OUT SINK MIXER VS710531 [AMENDED ON 19.06.23 BY MB]
<b>Other Items</b>	SOFT CLOSERS -  HAFELE SALICE TO DOORS HAFELE ALTO TO DRAWERS  *CAPPED COLD WATER POINT TO FRIDGE SPACE  [AMENDED ON 13.04.23 BY MB]

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### VICTORIA



## Butlers Pantry

<b>Benchtops</b>	Silestone - 20mm Square Edge - Blanco Zeus - Suede Finish - [AMENDED ON 25.07.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
<b>Shadow Line</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Kitchen Base Cabinets</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Kickboard</b>	Laminex Premium - AbsoluteMatte Finish - Paperbark
<b>Cabinetry Handles</b>	LAMINATE FINGER PULL TO BASE CABINETS - NO HANDLES
<b>Sink</b>	Upgrade - Franke - Sirius large single bowl undermount sink - White - SID110-50
<b>Mixer Tap</b>	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SINK MIXER 220mm GOOSENECK VS73331  [AMENDED ON 19.06.23 BY MB]
<b>Other Items</b>	SOFT CLOSERS -  HAFELE SALICE TO DOORS

\* Please note that any variations will incur a minimum \$1000 non-refundable variation fee plus the cost of the variation. If you are required to come back to the Edge, then there is a \$500 non-refundable fee also applies. Further structural variations are no longer possible.

**General Disclaimer:**

We advise colour, texture, glaze, appearance and blending variations will occur. The manufacturing process of most products displayed are made from raw materials. Every effort is taken and detailed controlled formulas are closely adhered to during the manufacturing process, however variations will naturally occur. Colours have been reproduced as faithfully as possible, nonetheless shade variations can occur from batch to batch.

Displays, samples and brochures are intended as an indication only.

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### VICTORIA