

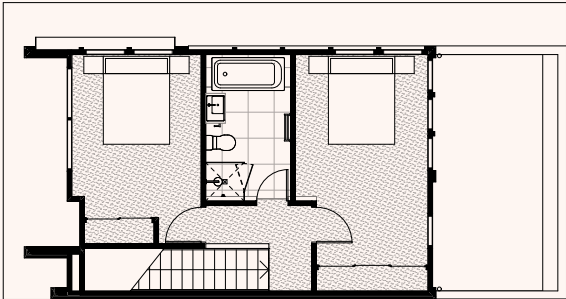
Stage 4D  
Floorplans and Inclusions

# PHOENIX

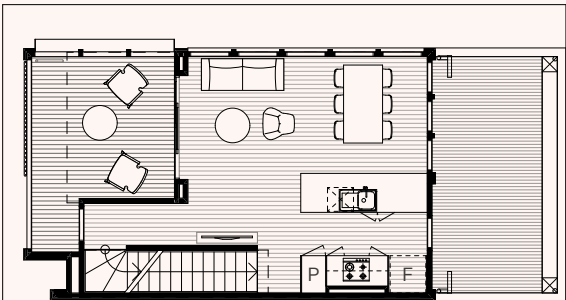
AT ALARAH

Cranbourne West

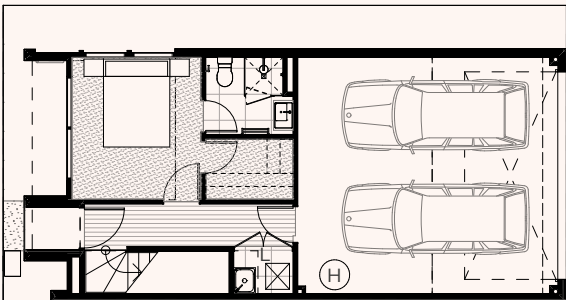
- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



Second



First



Ground



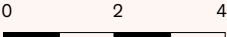
T01A  
 Lot 457, 458, 459

3 Bed, 2 Bath, 2 Carparks

Area	
Ground floor	31.19m <sup>2</sup>
First floor	39.91m <sup>2</sup>
Second floor	48.83m <sup>2</sup>
Garage	36.21m <sup>2</sup>
Internal area	156.14m <sup>2</sup>
Porch front	1.5m <sup>2</sup>
Deck	13.82m <sup>2</sup>
Balcony/porch	15.32m <sup>2</sup>
Total area	171.46m <sup>2</sup>
LOT AREA	78– 89m <sup>2</sup>

Ground Floor	
Entry	4.8 x 1m <sup>2</sup>
Bed 1	3 x 3.2m <sup>2</sup>
WIR	2 x 1.4m <sup>2</sup>
Ensuite	2 x 1.8m <sup>2</sup>
Laundry	1.3 x 1m <sup>2</sup>
Garage	6 x 5.4m <sup>2</sup>
First Floor	
Living	2.6 x 4.3m <sup>2</sup>
Dining	2.9 x 2.7m <sup>2</sup>
Kitchen	2.9 x 2.7m <sup>2</sup>
Deck	3.3 x 3.2m <sup>2</sup>
Second Floor	
Hall	2.4 x 1m <sup>2</sup>
Bed 2	3 x 4.8m <sup>2</sup>
Bed 3	3 x 3.7m <sup>2</sup>
Bath	1.9 x 3.3m <sup>2</sup>

**Enquiries**  
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 please contact  
 Gabby Krayz  
 gabby@wolfdene.com.au  
 Mobile 0449 899 700



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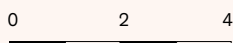
F	Fridge
L	Laundry
P	Pantry
H	HWS



3 Bed, 2 Bath, 2 Carparks

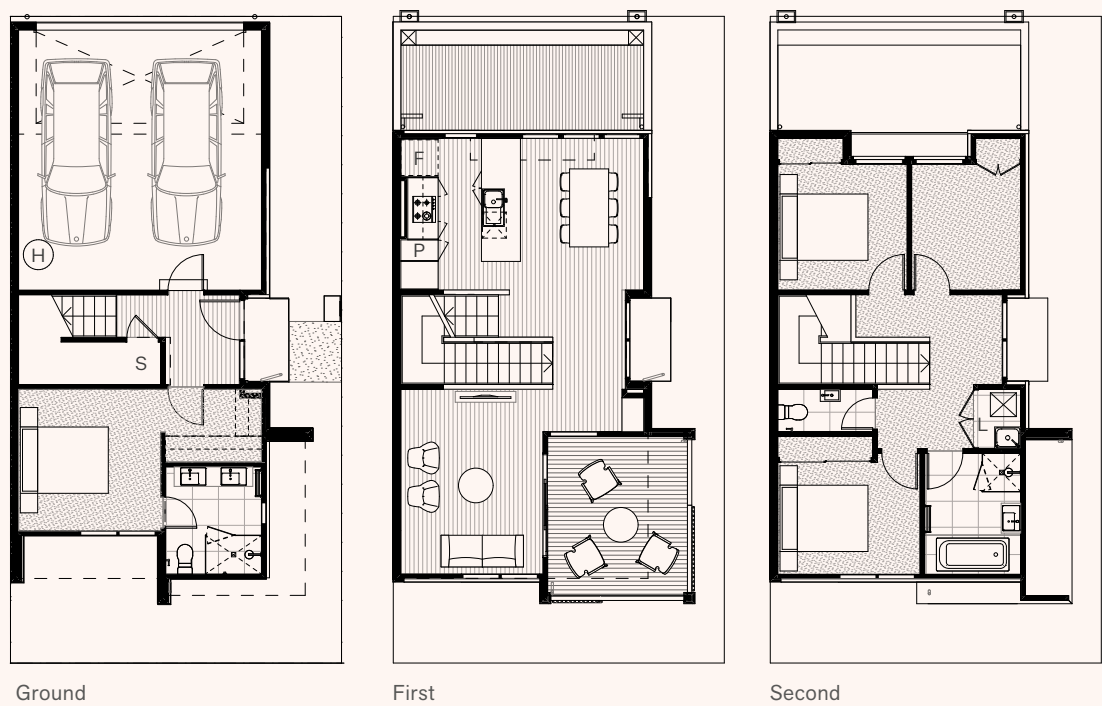
<b>Area</b>		<b>Ground Floor</b>	
Ground floor	32.19m <sup>2</sup>	Entry	4.8 x 1.1m <sup>2</sup>
First floor	41.75m <sup>2</sup>	Bed 1	3 x 3.3m <sup>2</sup>
Second floor	50.95m <sup>2</sup>	WIR	2 x 1.4m <sup>2</sup>
Garage	36.96m <sup>2</sup>	Ensuite	2 x 1.8m <sup>2</sup>
Internal area	161.85m <sup>2</sup>	Laundry	1.3 x 1m <sup>2</sup>
Porch front	1.50m <sup>2</sup>	Garage	6 x 5.6m <sup>2</sup>
Deck	13.82m <sup>2</sup>		
Balcony/porch	15.32m <sup>2</sup>	<b>First Floor</b>	
Total area	177.17m <sup>2</sup>	Living	2.6 x 4.5m <sup>2</sup>
		Dining	2.9 x 2.8m <sup>2</sup>
LOT AREA	78-91m <sup>2</sup>	Kitchen	2.9 x 2.7m <sup>2</sup>
		Deck	3.3 x 3.3m <sup>2</sup>
		<b>Second Floor</b>	
		Hall	2.4 x 1m <sup>2</sup>
		Bed 2	3 x 5m <sup>2</sup>
		Bed 3	3 x 3.9m <sup>2</sup>
		Bath	1.9 x 3.4m <sup>2</sup>

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- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 S Storage  
 H HWS



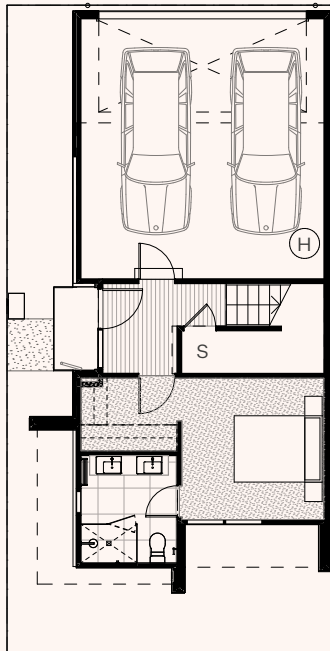
T02  
 Lot 474, 475

4 Bed, 2.5 Bath, 1 Study, 2 Carparks

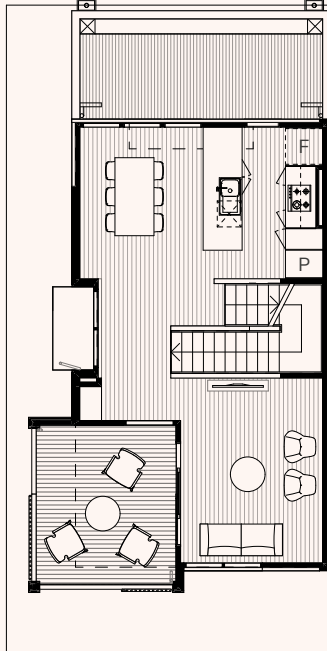
Area		Ground Floor		Enquiries
Ground floor	35.83m <sup>2</sup>	Entry	1.7 x 2m <sup>2</sup>	For all sales enquiries
First floor	53.27m <sup>2</sup>	Bed	3.3 x 3.2m <sup>2</sup>	please contact
Second floor	59.47m <sup>2</sup>	WIR	2.2 x 1.7m <sup>2</sup>	Gabby Krayz
Garage	37.05m <sup>2</sup>	Ensuite	2.2 x 2.4m <sup>2</sup>	gabby@wolfdene.com.au
Internal area	185.62m <sup>2</sup>	Storage	2.3 x 1m <sup>2</sup>	Mobile 0449 899 700
Porch front	1.8m <sup>2</sup>	Garage	5.6 x 6m <sup>2</sup>	
Deck	13.4m <sup>2</sup>			
Balcony/porch	15.2m <sup>2</sup>	First Floor		
Total area	200.82m <sup>2</sup>	Living	3.3 x 4.2m <sup>2</sup>	
LOT AREA	112-122m <sup>2</sup>	Dining	2.8 x 3.5m <sup>2</sup>	
		Kitchen	2.7 x 3.5m <sup>2</sup>	
		Deck	3.3 x 3.7m <sup>2</sup>	
		Hall	1 x 3.5m <sup>2</sup>	
		Second Floor		
		Bed 2	3.3 x 2.5m <sup>2</sup>	
		Bed 3	3 x 2.9m <sup>2</sup>	
		Study	2.5 x 2.9m <sup>2</sup>	
		Bath	2.2 x 2.8m <sup>2</sup>	
		Toilet	2.2 x 0.9m <sup>2</sup>	
		Laundry	1.1 x 1.3m <sup>2</sup>	

### Legend

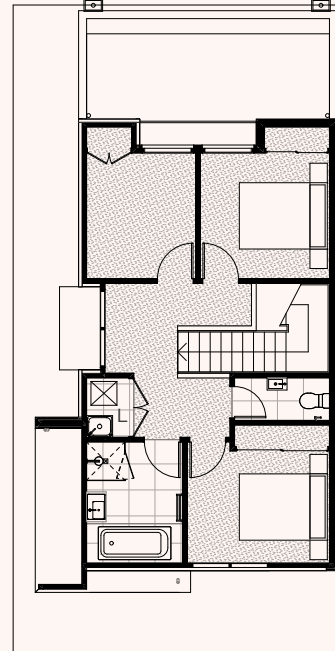
F Fridge  
L Laundry  
P Pantry  
S Storage  
H HWS



Ground



First



Second



## T02M Lot 463, 485

3 Bed, 2.5 Bath, 1 Study, 2 Carparks

Area	
Ground floor	35.83m <sup>2</sup>
First floor	53.27m <sup>2</sup>
Second floor	59.47m <sup>2</sup>
Garage	37.05m <sup>2</sup>
Internal area	185.62m <sup>2</sup>
Porch front	1.8m <sup>2</sup>
Deck	13.4m <sup>2</sup>
Balcony/porch	15.2m <sup>2</sup>
Total area	200.82m <sup>2</sup>
<b>LOT AREA</b>	<b>110-124m<sup>2</sup></b>

Ground Floor	
Entry	1.7 x 2m <sup>2</sup>
Bed 1	3.3 x 3.2m <sup>2</sup>
WIR	2.2 x 1.7m <sup>2</sup>
Ensuite	2.2 x 2.4m <sup>2</sup>
Storage	2.3 x 1m <sup>2</sup>
Garage	5.6 x 6m <sup>2</sup>

First Floor	
Living	3.3 x 4.2m <sup>2</sup>
Dining	2.8 x 3.5m <sup>2</sup>
Kitchen	2.7 x 3.5m <sup>2</sup>
Deck	3.3 x 3.7m <sup>2</sup>
Hall	1 x 3.5m <sup>2</sup>

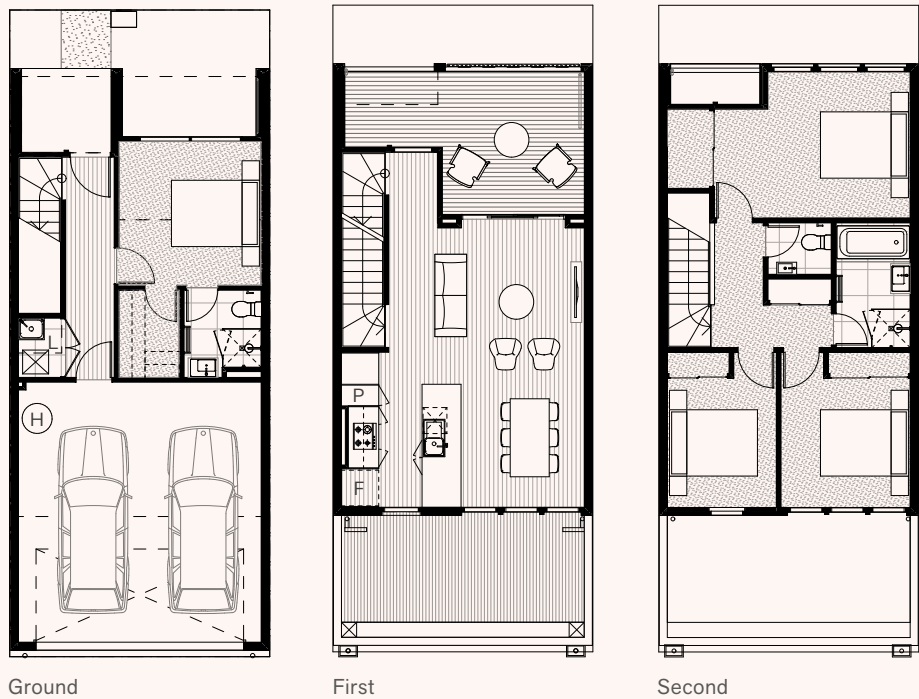
Second Floor	
Bed 2	3.3 x 2.5m <sup>2</sup>
Bed 3	3 x 2.9m <sup>2</sup>
Study	2.5 x 2.9m <sup>2</sup>
Bath	2.2 x 2.8m <sup>2</sup>
Toilet	2.2 x 0.9m <sup>2</sup>
Laundry	1.1 x 1.3m <sup>2</sup>

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- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



T03A  
 Lot 477, 479, 481, 483

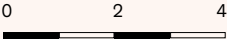
4 Bed, 2.5 Bath, 2 Carparks

Area	
Ground floor	33.84m <sup>2</sup>
First floor	45.2m <sup>2</sup>
Second floor	59.92m <sup>2</sup>
Garage	36.96m <sup>2</sup>
Internal area	175.92m <sup>2</sup>
Porch front	4.49m <sup>2</sup>
Deck	16.88m <sup>2</sup>
Balcony/porch	21.37m <sup>2</sup>
Total area	197.29m <sup>2</sup>
LOT AREA	89.6m <sup>2</sup>

Ground Floor	
Entry	1.1 x 5.1m <sup>2</sup>
Bed 1	3.3 x 3.3m <sup>2</sup>
WIR	1.4 x 2m <sup>2</sup>
Ensuite	1.8 x 2m <sup>2</sup>
Laundry	1 x 1.3m <sup>2</sup>
Garage	5.6 x 6m <sup>2</sup>
First Floor	
Living	4.5 x 3.6m <sup>2</sup>
Dining	2.8 x 2.8m <sup>2</sup>
Kitchen	2.7 x 3.6m <sup>2</sup>
Deck	3.3 x 3.3m <sup>2</sup>

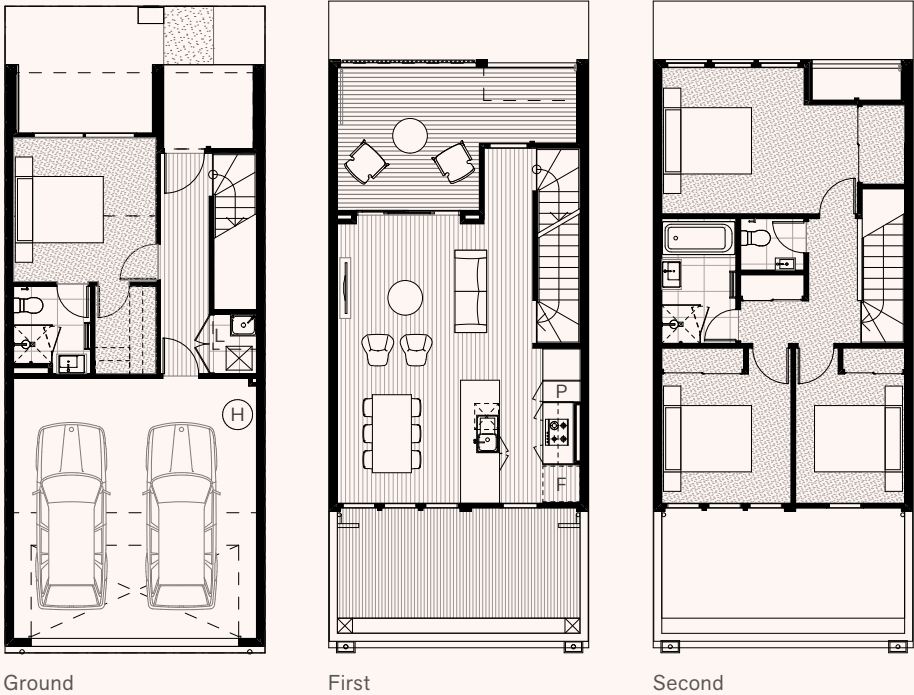
Second Floor	
Hall	1.1 x 2.9m <sup>2</sup>
Bed 2	3.3 x 3.3m <sup>2</sup>
Bed 3	3 x 3m <sup>2</sup>
Bed 4	2.5 x 3m <sup>2</sup>
Bath	1.7 x 2.9m <sup>2</sup>
WC	1.4 x 1.2m <sup>2</sup>

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 gabby@wolfdene.com.au  
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- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



**T03AM**  
**Lot 476, 478, 480,**  
**482, 484**

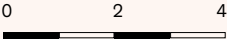
4 Bed, 2.5 Bath, 2 Carparks

Area	
Ground floor	33.84m <sup>2</sup>
First floor	45.02m <sup>2</sup>
Second floor	59.73m <sup>2</sup>
Garage	36.96m <sup>2</sup>
Internal area	175.55m <sup>2</sup>
Porch front	4.49m <sup>2</sup>
Deck	16.88m <sup>2</sup>
Balcony/porch	21.37m <sup>2</sup>
Total area	196.92m <sup>2</sup>
<b>LOT AREA</b>	<b>89.6m<sup>2</sup></b>

Ground Floor	
Entry	1.1 x 5.1m <sup>2</sup>
Bed 1	3.3 x 3.3m <sup>2</sup>
WIR	1.4 x 2m <sup>2</sup>
Ensuite	1.8 x 2m <sup>2</sup>
Laundry	1 x 1.3m <sup>2</sup>
Garage	5.6 x 6m <sup>2</sup>
First Floor	
Living	4.5 x 3.6m <sup>2</sup>
Dining	2.8 x 2.8m <sup>2</sup>
Kitchen	2.7 x 3.6m <sup>2</sup>
Deck	3.3 x 3.3m <sup>2</sup>

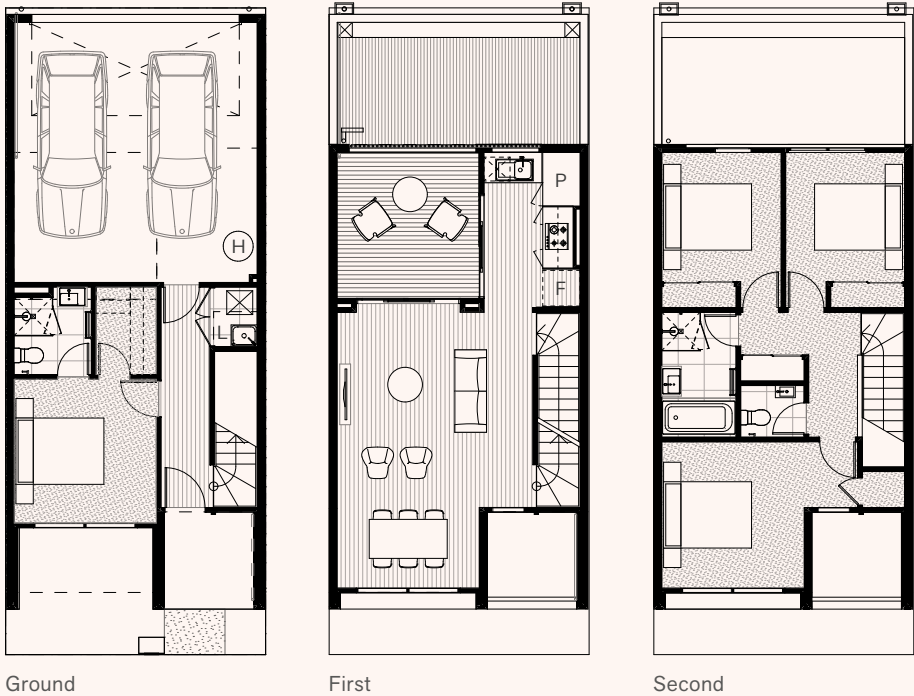
Second Floor	
Hall	1.1 x 2.9m <sup>2</sup>
Bed 2	3.3 x 3.3m <sup>2</sup>
Bed 3	3 x 3m <sup>2</sup>
Bed 4	2.5 x 3m <sup>2</sup>
Bath	1.7 x 2.9m <sup>2</sup>
WC	1.4 x 1.2m <sup>2</sup>

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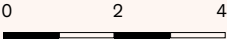
- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



**T04A**  
**Lot 464, 465, 466**

4 Bed, 2.5 Bath, 2 Carparks

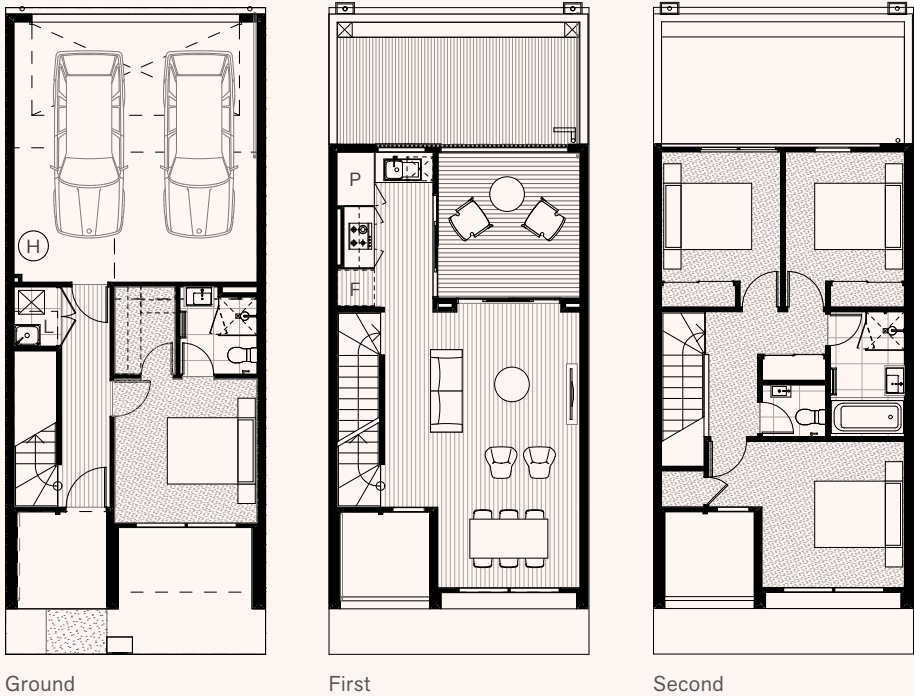
Area		Ground Floor		Enquiries
Ground floor	33.99m <sup>2</sup>	Entry	1.1 x 5.1m <sup>2</sup>	For all sales enquiries please contact Gabby Krayz gabby@wolfdene.com.au Mobile 0449 899 700
First floor	46.03m <sup>2</sup>	Bed 1	3.3 x 3.3m <sup>2</sup>	
Second floor	58.29m <sup>2</sup>	WIR	1.4 x 2m <sup>2</sup>	
Garage	36.96m <sup>2</sup>	Ensuite	1.8 x 2m <sup>2</sup>	
Internal area	175.27m <sup>2</sup>	Laundry	1 x 1.3m <sup>2</sup>	
Porch front	5.2m <sup>2</sup>	Garage	5.6 x 6m <sup>2</sup>	
Deck	12.28m <sup>2</sup>			
Balcony/porch	17.48m <sup>2</sup>			
Total area	192.75m <sup>2</sup>	First Floor		
		Living	4.5 x 4.2m <sup>2</sup>	
		Dining	3.3 x 2.3m <sup>2</sup>	
LOT AREA	90m <sup>2</sup>	Kitchen	2.2 x 3.6m <sup>2</sup>	
		Deck	3.3 x 3.4m <sup>2</sup>	
		Second Floor		
		Hall	1.1 x 2.9m <sup>2</sup>	
		Bed 2	3.3 x 3.3m <sup>2</sup>	
		Bed 3	2.7 x 3m <sup>2</sup>	
		Bed 4	2.7 x 3m <sup>2</sup>	
		Bath	1.7 x 2.9m <sup>2</sup>	



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- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



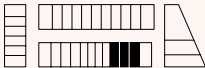
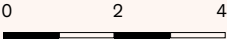
T04AM  
 Lot 471, 472, 473

4 Bed, 2.5 Bath, 2 Carparks

Area	
Ground floor	33.99m <sup>2</sup>
First floor	46.17m <sup>2</sup>
Second floor	58.29m <sup>2</sup>
Garage	36.96m <sup>2</sup>
Internal area	175.41m <sup>2</sup>
Porch front	5.2m <sup>2</sup>
Deck	12.28m <sup>2</sup>
Balcony/porch	17.48m <sup>2</sup>
Total area	192.89m <sup>2</sup>
LOT AREA	90m <sup>2</sup>

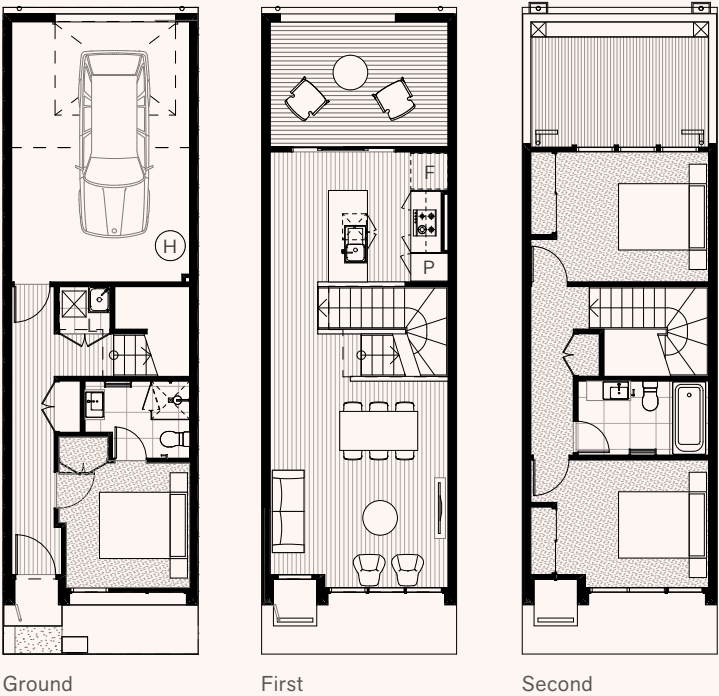
Ground Floor	
Entry	1.1 x 5.1m <sup>2</sup>
Bed 1	3.3 x 3.3m <sup>2</sup>
WIR	1.4 x 2m <sup>2</sup>
Ensuite	1.8 x 2m <sup>2</sup>
Laundry	1 x 1.3m <sup>2</sup>
Garage	5.6 x 6m <sup>2</sup>
First Floor	
Living	4.5 x 4.2m <sup>2</sup>
Dining	3.3 x 2.3m <sup>2</sup>
Kitchen	2.2 x 3.6m <sup>2</sup>
Deck	3.3 x 3.4m <sup>2</sup>
Second Floor	
Hall	1.1 x 2.9m <sup>2</sup>
Bed 2	3.3 x 3.3m <sup>2</sup>
Bed 3	2.7 x 3m <sup>2</sup>
Bed 4	2.7 x 3m <sup>2</sup>
Bath	1.7 x 2.9m <sup>2</sup>

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- Legend**
- F Fridge
  - L Laundry
  - P Pantry
  - H HWS



**T05**  
**Lot 468, 470**  
 3 Bed, 2 Bath, 1 Carparks

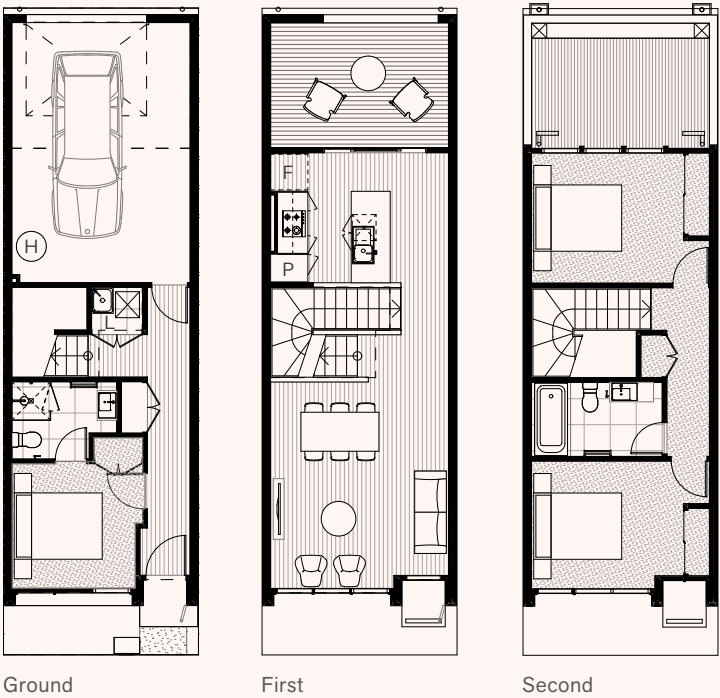
Area	
Ground floor	31.99m <sup>2</sup>
First floor	45.95m <sup>2</sup>
Second floor	46.24m <sup>2</sup>
Garage	27.68m <sup>2</sup>
Internal area	151.86m <sup>2</sup>
Porch front	1.26m <sup>2</sup>
Deck	13.72m <sup>2</sup>
Balcony/porch	14.98m <sup>2</sup>
Total area	166.84m <sup>2</sup>
<b>LOT AREA</b>	<b>67m<sup>2</sup></b>

Ground Floor	
Entry	1.1 x 1.1m <sup>2</sup>
Hall	1 x 5.5m <sup>2</sup>
Bed 1	3 x 2.8m <sup>2</sup>
Ensuite	2.4 x 1.8m <sup>2</sup>
Laundry	1.2 x 1m <sup>2</sup>
Garage	4.1 x 6m <sup>2</sup>
First Floor	
Dining	4.1 x 2.3m <sup>2</sup>
Lounge	4.1 x 2.4m <sup>2</sup>
Kitchen	2.7 x 3m <sup>2</sup>
Deck	4.1 x 2.9m <sup>2</sup>
Second Floor	
Hall	1 x 3.9m <sup>2</sup>
Bed 2	3.5 x 3m <sup>2</sup>
Bed 3	3.5 x 2.9m <sup>2</sup>
Bathroom	3 x 1.7m <sup>2</sup>

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 gabby@wolfdene.com.au  
 Mobile 0449 899 700



- Legend**
- F Fridge
  - L Laundry
  - P Pantry
  - H HWS



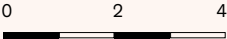
T05M  
 Lot 467, 469

3 Bed, 2 Bath, 1 Carparks

Area	
Ground floor	31.99m <sup>2</sup>
First floor	45.95m <sup>2</sup>
Second floor	46.24m <sup>2</sup>
Garage	27.68m <sup>2</sup>
Internal area	151.86m <sup>2</sup>
Porch front	1.26m <sup>2</sup>
Deck	13.72m <sup>2</sup>
Balcony/porch	14.98m <sup>2</sup>
Total area	166.84m <sup>2</sup>
LOT AREA	67m <sup>2</sup>

Ground Floor	
Entry	1.1 x 1.1m <sup>2</sup>
Hall	1 x 5.5m <sup>2</sup>
Bed 1	3 x 2.8m <sup>2</sup>
Ensuite	2.4 x 1.8m <sup>2</sup>
Laundry	1.2 x 1m <sup>2</sup>
Garage	4.1 x 6m <sup>2</sup>
First Floor	
Dining	4.1 x 2.3m <sup>2</sup>
Lounge	4.1 x 2.4m <sup>2</sup>
Kitchen	2.7 x 3m <sup>2</sup>
Deck	4.1 x 2.9m <sup>2</sup>
Second Floor	
Hall	1 x 3.9m <sup>2</sup>
Bed 2	3.5 x 3m <sup>2</sup>
Bed 3	3.5 x 2.9m <sup>2</sup>
Bath	3 x 1.7m <sup>2</sup>

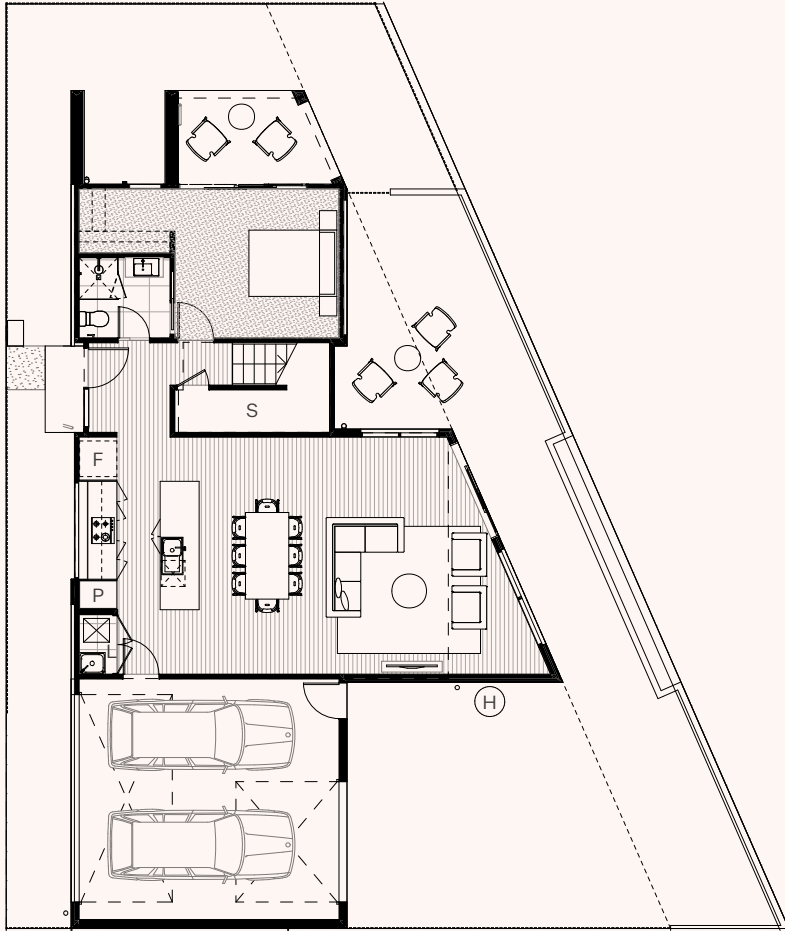
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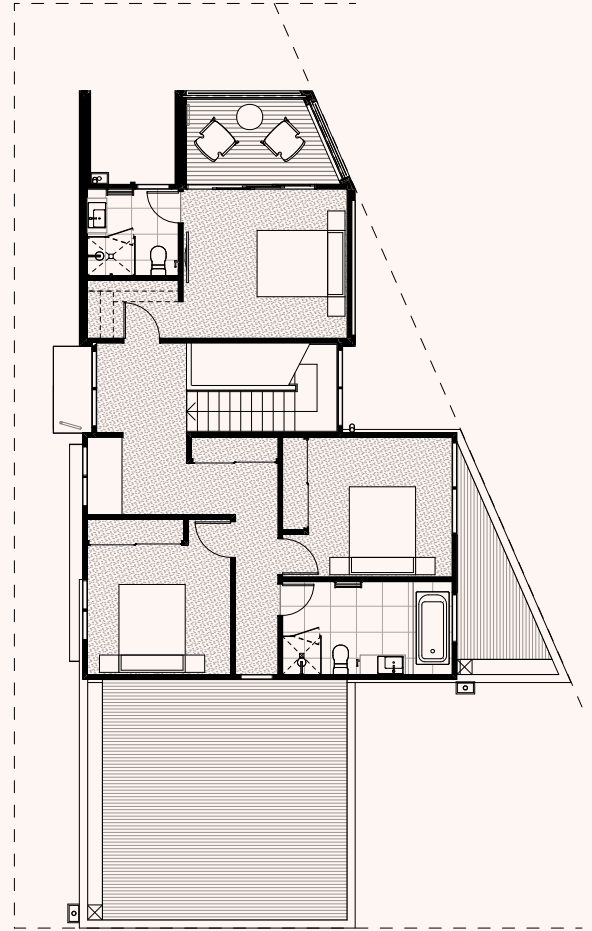
Disclaimer: Please note all information is conceptual only.

### Legend

F Fridge  
L Laundry  
P Pantry  
S Storage  
H HWS



Ground



First



## Custom Lot 486

4 Bed, 3 Bath, 1 Study, 2 Carparks

Area	
Ground floor	94.05m <sup>2</sup>
First floor	85.31m <sup>2</sup>
Garage	36.58m <sup>2</sup>
Internal area	215.94m <sup>2</sup>
Porch	1.8m <sup>2</sup>
Deck	7.86m <sup>2</sup>
Balcony/porch	9.66m <sup>2</sup>
Total area	225.6m <sup>2</sup>
LOT AREA	281m <sup>2</sup>

Ground Floor	
Entry	1.9 x 2m <sup>2</sup>
Bed 4	3.8 x 3.4m <sup>2</sup>
WIR	2.1 x 1.5m <sup>2</sup>
Ensuite	2.1 x 1.8m <sup>2</sup>
Garage	6 x 5.5m <sup>2</sup>
Kitchen	2.7 x 3.9m <sup>2</sup>
Dining/living	8.1 x 5.4m <sup>2</sup>
Laundry	0.9 x 1.4m <sup>2</sup>
Storage	3.5 x 1m <sup>2</sup>

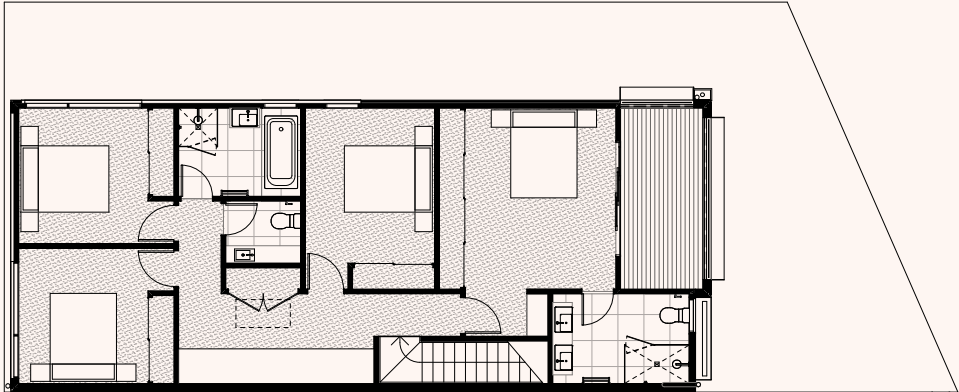
First Floor	
Hall	2 x 2m <sup>2</sup>
Bed 1	3.8 x 3.4m <sup>2</sup>
Deck	3.5 x 2m <sup>2</sup>
Ensuite	2.1 x 2m <sup>2</sup>
WIR	2.1 x 1.3m <sup>2</sup>
Bed 2	3.3 x 3.2m <sup>2</sup>
Bed 3	3.3 x 3m <sup>2</sup>

**Enquiries**  
For all sales enquiries  
please contact  
Gabby Krayz  
gabby@wolfdene.com.au  
Mobile 0449 899 700

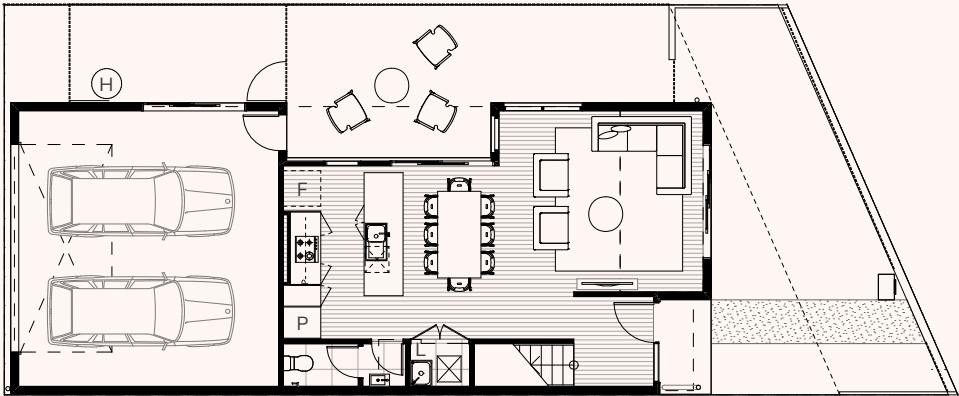


Disclaimer: Please note all information is conceptual only.

- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 S Storage  
 H HWS



First



Ground



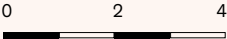
Custom  
 Lot 487

4 Bed, 2+0.5+0.5 Bath,  
 1 Study, 2 Carparks

Area	
Ground floor	58.35m <sup>2</sup>
First floor	98.75m <sup>2</sup>
Garage	41.83m <sup>2</sup>
Internal area	198.93m <sup>2</sup>
Porch	2.61m <sup>2</sup>
Deck	9.18m <sup>2</sup>
Balcony/porch	11.79m <sup>2</sup>
Total area	210.72m <sup>2</sup>
LOT AREA	178m <sup>2</sup>

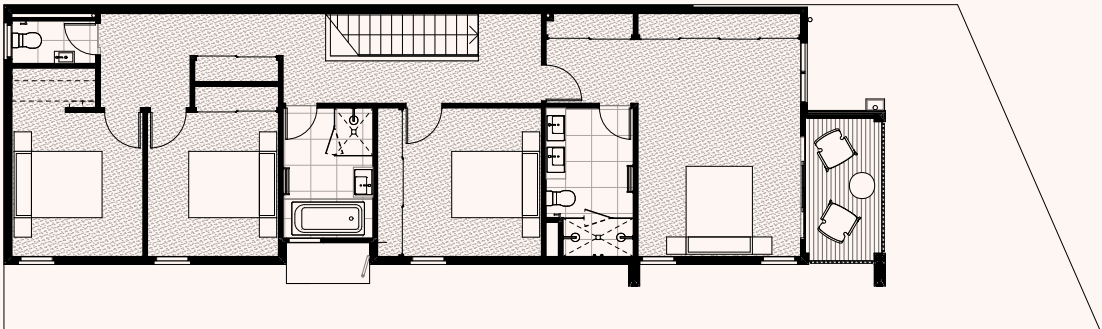
Ground Floor	
Entry	1.8 x 2m <sup>2</sup>
Living	4.7 x 4.1m <sup>2</sup>
Dining	2.2 x 4m <sup>2</sup>
Kitchen	2.7 x 4m <sup>2</sup>
WC	1.7 x 1m <sup>2</sup>
Laundry	1.3 x 1.1m <sup>2</sup>
Garage	6 x 6.3m <sup>2</sup>
First Floor	
Bed 1	3.4 x 4.1m <sup>2</sup>
Bed 2	3 x 3.5m <sup>2</sup>
Bed 3	3 x 3.1m <sup>2</sup>
Bed 4	3 x 3.1m <sup>2</sup>
Study	4.5 x 2m <sup>2</sup>
Ensuite	3.1 x 2m <sup>2</sup>
Bathroom	2.8 x 2m <sup>2</sup>
WC	1.7 x 1.4m <sup>2</sup>
Deck	1.9 x 4.1m <sup>2</sup>

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- Legend**  
 F Fridge  
 L Laundry  
 P Pantry  
 H HWS



First



Ground



Custom  
 Lot 488

4 Bed, 2+0.5+0.5 Bath, 2 Carparks

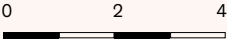
Area	
Ground floor	70.06m <sup>2</sup>
First floor	109.74m <sup>2</sup>
Garage	36.7m <sup>2</sup>
Internal area	216.5m <sup>2</sup>
Porch	3.3m <sup>2</sup>
Deck	6.54m <sup>2</sup>
Balcony/porch	9.84m <sup>2</sup>
Total area	226.34m <sup>2</sup>

LOT AREA 176m<sup>2</sup>

Ground Floor	
Entry	3.8 x 1.1m <sup>2</sup>
Dining/living	5.9 x 5.6m <sup>2</sup>
Kitchen	2.7 x 3.4m <sup>2</sup>
WC	1 x 2.1m <sup>2</sup>
Laundry	1.1 x 1.9m <sup>2</sup>
Garage	6 x 5.6m <sup>2</sup>
Pantry	2.2 x 1m <sup>2</sup>

First Floor	
Bed 1	3.7 x 5m <sup>2</sup>
Bed 2	3.2 x 3.4m <sup>2</sup>
Bed 3	3 x 3.3m <sup>2</sup>
Bed 4	3 x 3.3m <sup>2</sup>
WIR	1.9 x 0.9m <sup>2</sup>
Ensuite	2 x 3.4m <sup>2</sup>
Bathroom	2 x 3m <sup>2</sup>
WC	1.9 x 1m <sup>2</sup>
Deck	1.7 x 3.2m <sup>2</sup>

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## PHILOSOPHY

The Phoenix philosophy is all about smart living. For those making clever life choices, we prioritised efficiency without compromising on design.

## INCLUSIONS

### Electrical & heating

- Clipsal double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)
- RCD safety switches (earth leakage detector)
- Smoke detectors interlinked to comply with AS3786
- 2 x Free to Air TV points and 2/3 data/phone points
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC
- Double fluorescent light to garage
- External up/down light fittings to external
- Downlights to balcony
- Gas ducted heating to living areas and bedrooms
- Rinnai 26L gas instantaneous hot water system

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## SITE EXTERNAL

### External finishes general

- Fixed site costs including all earthworks
- Building permit and all relevant fees
- Home owners warranty insurance and public liability insurance
- Minimum 6 star energy rating assessment and report
- Minimum of 2 external taps, one in the front and one to the rear

### External finishes and roofing

- A combination of hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balcony's
- Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings

### Windows and external doors

- Timber entry door and frame, with Trilock
- Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows
- Slimline aluminium panel lift remote controlled garage door (2 x remotes)

### Landscaping & fencing

- Exposed aggregate concrete driveways and entry paths
- Plain concrete to rear courtyard (where applicable)
- Daytek aluminium fold down clothesline
- Northcote Pottery or similar freestanding letterbox
- Garden beds with soil, mulch and planting as per contract drawings
- Combination of timber picket fencing and timber paling fencing

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## SITE INTERNAL

### Internal finishes general

- Haymes 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)
- Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- Hume flush panel internal doors with stops and chrome hinges
- Gainsborough Liana or similar lever passage sets to all pull handles
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail
- Carpet to bedrooms and upstairs passages
- Engineered oak floating timber floors to living areas

### Bathroom & ensuite

- Pin lever basin mixer to surface mounted vanity basin
- Duel flush soft close Vitreous toilet
- Pin lever shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)
- Chrome double towel rail and toilet roll holders
- Laminate finish to cabinetry (colours and finish as per individual selection)
- 20mm quartz stone benchtop
- Polished edge mirrors above vanities

#### Kitchen

- Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside
- Artusi 600mm stainless steel free standing dishwasher
- Stainless steel single bowl sink and drip tray
- Gooseneck sidelever sink mixer
- 20mm quartz stone benchtop
- 75mm x 300mm vertically laid wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)
- Water point to fridge

#### Bathroom & ensuite (cont'd)

- Decina acrylic bath set into tiled podium
- Fully tiled shower base
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers

#### Laundry

- 45 Litre stainless steel laundry tub in metal cabinet
- Chrome sink mixer
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)

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### UPGRADES

#### Cooling Upgrades

- Ceiling fans to bedrooms
- Ducted cooling

#### Kitchen Upgrades

- ILVE Kitchen appliances upgrade
- 720mm in-built cooktop
- 600mm electric oven
- 600mm concealed externally ducted rangehood
- 600mm freestanding dishwasher
- Mirrored glass splashback with 200mm stone splashback skirt
- Stainless Steel undermount kitchen sink with gunmetal or black tap

#### Bedroom Robe Upgrade

- Wardrobe door mirror finish in lieu of vinyl (per door)

#### Bathroom Upgrades

- Feature mosaic wall tile to ensuite
- 1500mm Freestanding bath
- Black tapware to bathroom
- Gunmetal tapware to bathroom
- Shaving cabinet with mirror to bathroom

#### Move-In Options

- Roller blinds to all windows and doors + TV antenna
- Double roller blinds to all windows and doors + TV antenna
- Flywire screen doors to sliding door to courtyard
- Digital front door lock upgrade (unlock with phone or pinpad)
- Security alarm



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Visit our display suite located  
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