

Stage 4D
Floorplans and Inclusions

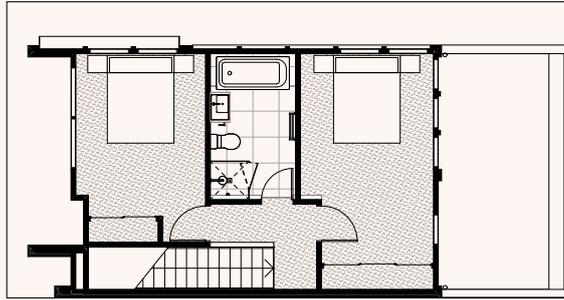
PHOENIX

AT ALARAH

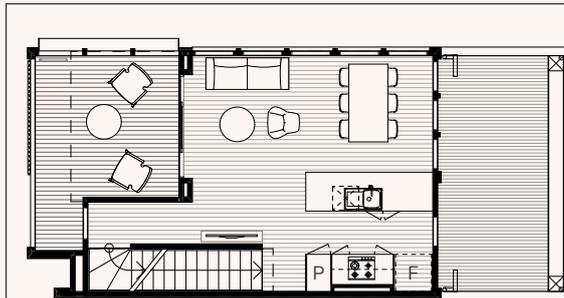
Cranbourne West

Legend

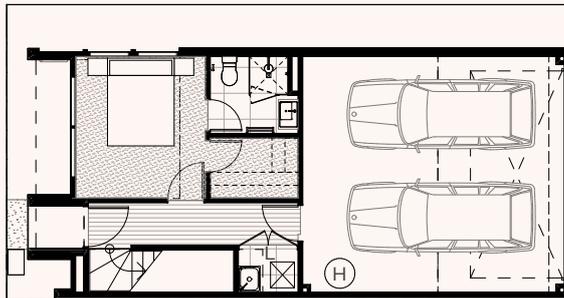
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground

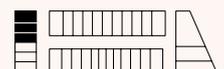


T01A
Lot 457, 458, 459

3 Bed, 2 Bath, 2 Carparks

| Area | Ground Floor |
|----------------------------|-------------------------|
| Ground floor | Entry |
| 31.19m ² | 4.8 x 1m ² |
| First floor | Bed 1 |
| 39.91m ² | 3 x 3.2m ² |
| Second floor | WIR |
| 48.83m ² | 2 x 1.4m ² |
| Garage | Ensuite |
| 36.21m ² | 2 x 1.8m ² |
| Internal area | Laundry |
| 156.14m ² | 1.3 x 1m ² |
| Porch front | Garage |
| 1.5m ² | 6 x 5.4m ² |
| Deck | |
| 13.82m ² | |
| Balcony/porch | First Floor |
| 15.32m ² | Living |
| Total area | Dining |
| 171.46m ² | 2.6 x 4.3m ² |
| | 2.9 x 2.7m ² |
| | Kitchen |
| | 2.9 x 2.7m ² |
| | Deck |
| | 3.3 x 3.2m ² |
| | |
| | Second Floor |
| | Hall |
| | 2.4 x 1m ² |
| | Bed 2 |
| | 3 x 4.8m ² |
| | Bed 3 |
| | 3 x 3.7m ² |
| | Bath |
| | 1.9 x 3.3m ² |
| LOT AREA | |
| 78- 89m² | |

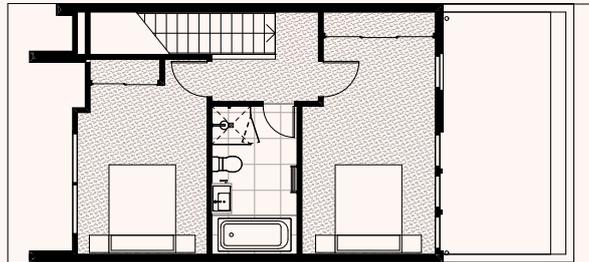
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

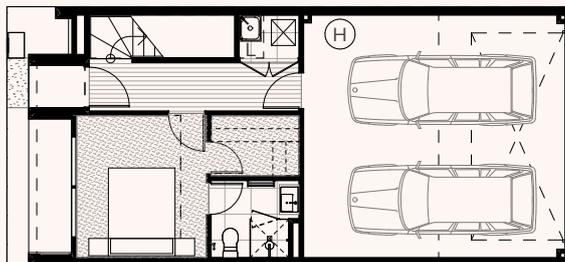
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground



T01AM
Lot 460, 461, 462

3 Bed, 2 Bath, 2 Carparks

| Area | Ground Floor |
|-----------------|---------------------------|
| Ground floor | 32.19m ² |
| First floor | 41.75m ² |
| Second floor | 50.95m ² |
| Garage | 36.96m ² |
| Internal area | 161.85m ² |
| Porch front | 1.50m ² |
| Deck | 13.82m ² |
| Balcony/porch | 15.32m ² |
| Total area | 177.17m ² |
| LOT AREA | 78-91m² |

| | |
|---------------------|-------------------------|
| Entry | 4.8 x 1.1m ² |
| Bed 1 | 3 x 3.3m ² |
| WIR | 2 x 1.4m ² |
| Ensuite | 2 x 1.8m ² |
| Laundry | 1.3 x 1m ² |
| Garage | 6 x 5.6m ² |
| First Floor | |
| Living | 2.6 x 4.5m ² |
| Dining | 2.9 x 2.8m ² |
| Kitchen | 2.9 x 2.7m ² |
| Deck | 3.3 x 3.3m ² |
| Second Floor | |
| Hall | 2.4 x 1m ² |
| Bed 2 | 3 x 5m ² |
| Bed 3 | 3 x 3.9m ² |
| Bath | 1.9 x 3.4m ² |

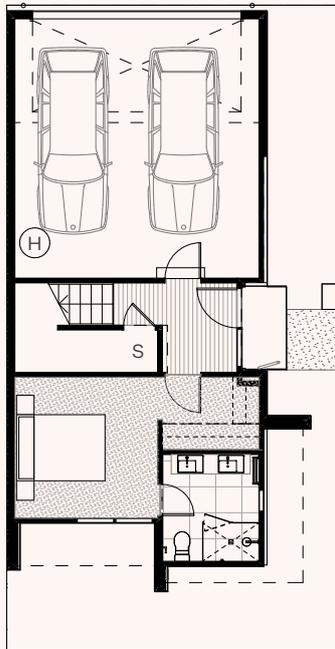
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



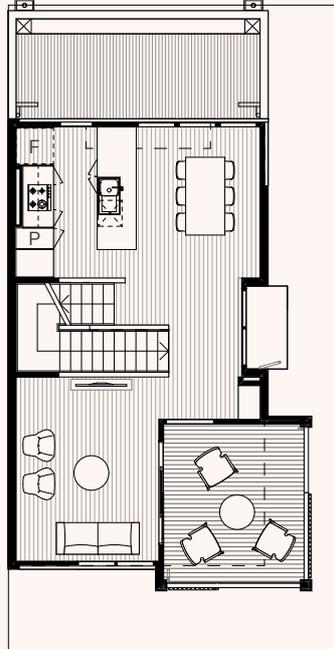
Disclaimer: Please note all information is conceptual only.

Legend

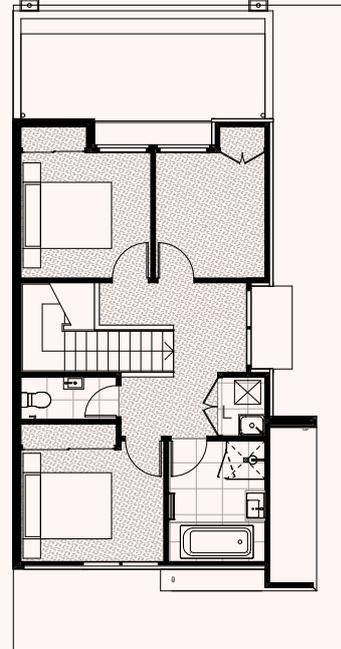
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02
Lot 474, 475

4 Bed, 2.5 Bath, 1 Study, 2 Carparks

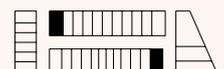
| Area | |
|-----------------|-----------------------------|
| Ground floor | 35.83m ² |
| First floor | 53.27m ² |
| Second floor | 59.47m ² |
| Garage | 37.05m ² |
| Internal area | 185.62m ² |
| Porch front | 1.8m ² |
| Deck | 13.4m ² |
| Balcony/porch | 15.2m ² |
| Total area | 200.82m ² |
| LOT AREA | 112-122m² |

| Ground Floor | |
|--------------|-------------------------|
| Entry | 1.7 x 2m ² |
| Bed | 3.3 x 3.2m ² |
| WIR | 2.2 x 1.7m ² |
| Ensuite | 2.2 x 2.4m ² |
| Storage | 2.3 x 1m ² |
| Garage | 5.6 x 6m ² |

| First Floor | |
|-------------|-------------------------|
| Living | 3.3 x 4.2m ² |
| Dining | 2.8 x 3.5m ² |
| Kitchen | 2.7 x 3.5m ² |
| Deck | 3.3 x 3.7m ² |
| Hall | 1 x 3.5m ² |

| Second Floor | |
|--------------|-------------------------|
| Bed 2 | 3.3 x 2.5m ² |
| Bed 3 | 3 x 2.9m ² |
| Study | 2.5 x 2.9m ² |
| Bath | 2.2 x 2.8m ² |
| Toilet | 2.2 x 0.9m ² |
| Laundry | 1.1 x 1.3m ² |

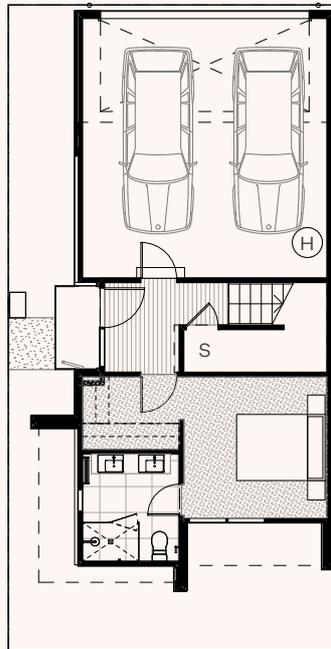
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



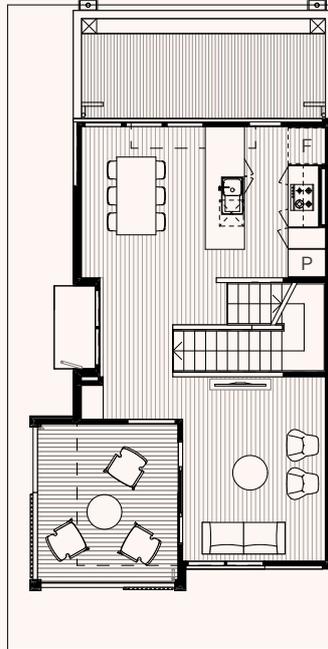
Disclaimer: Please note all information is conceptual only.

Legend

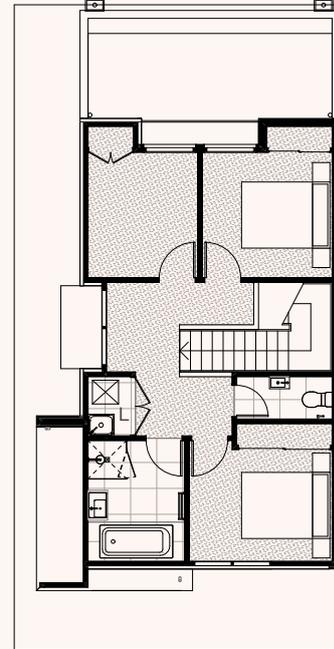
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02M
Lot 463, 485

3 Bed, 2.5 Bath, 1 Study, 2 Carparks

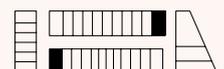
| Area | |
|-----------------|-----------------------------|
| Ground floor | 35.83m ² |
| First floor | 53.27m ² |
| Second floor | 59.47m ² |
| Garage | 37.05m ² |
| Internal area | 185.62m ² |
| Porch front | 1.8m ² |
| Deck | 13.4m ² |
| Balcony/porch | 15.2m ² |
| Total area | 200.82m ² |
| LOT AREA | 110-124m² |

| Ground Floor | |
|--------------|-------------------------|
| Entry | 1.7 x 2m ² |
| Bed 1 | 3.3 x 3.2m ² |
| WIR | 2.2 x 1.7m ² |
| Ensuite | 2.2 x 2.4m ² |
| Storage | 2.3 x 1m ² |
| Garage | 5.6 x 6m ² |

| First Floor | |
|-------------|-------------------------|
| Living | 3.3 x 4.2m ² |
| Dining | 2.8 x 3.5m ² |
| Kitchen | 2.7 x 3.5m ² |
| Deck | 3.3 x 3.7m ² |
| Hall | 1 x 3.5m ² |

| Second Floor | |
|--------------|-------------------------|
| Bed 2 | 3.3 x 2.5m ² |
| Bed 3 | 3 x 2.9m ² |
| Study | 2.5 x 2.9m ² |
| Bath | 2.2 x 2.8m ² |
| Toilet | 2.2 x 0.9m ² |
| Laundry | 1.1 x 1.3m ² |

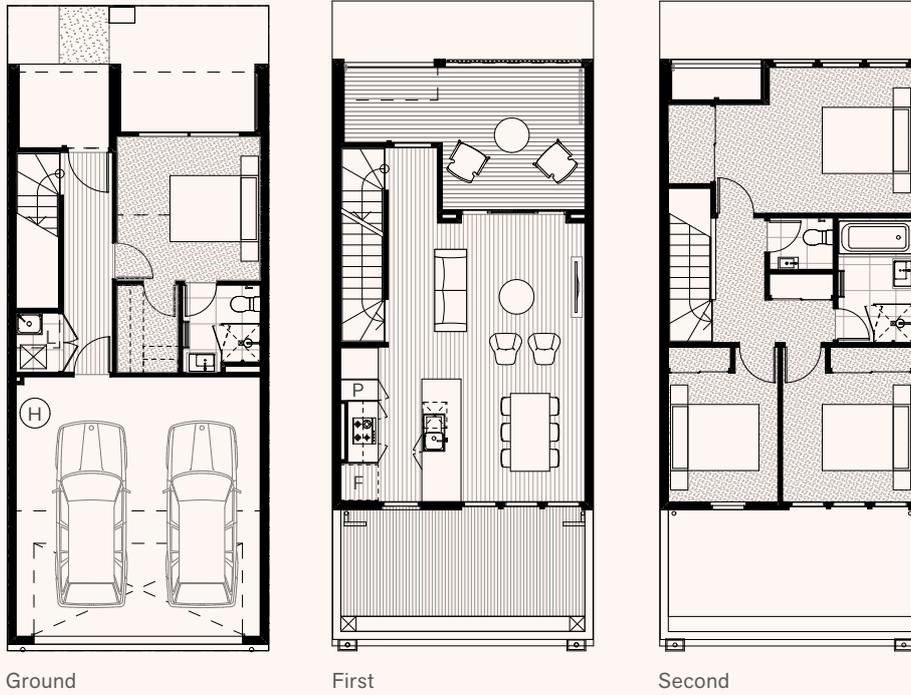
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



T03A
Lot 477, 479, 481, 483

4 Bed, 2.5 Bath, 2 Carparks

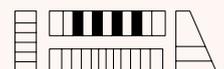
| | |
|-----------------|--------------------------|
| Area | |
| Ground floor | 33.84m ² |
| First floor | 45.2m ² |
| Second floor | 59.92m ² |
| Garage | 36.96m ² |
| Internal area | 175.92m ² |
| Porch front | 4.49m ² |
| Deck | 16.88m ² |
| Balcony/porch | 21.37m ² |
| Total area | 197.29m ² |
| LOT AREA | 89.6m² |

| | |
|---------------------|-------------------------|
| Ground Floor | |
| Entry | 1.1 x 5.1m ² |
| Bed 1 | 3.3 x 3.3m ² |
| WIR | 1.4 x 2m ² |
| Ensuite | 1.8 x 2m ² |
| Laundry | 1 x 1.3m ² |
| Garage | 5.6 x 6m ² |

| | |
|--------------------|-------------------------|
| First Floor | |
| Living | 4.5 x 3.6m ² |
| Dining | 2.8 x 2.8m ² |
| Kitchen | 2.7 x 3.6m ² |
| Deck | 3.3 x 3.3m ² |

| | |
|---------------------|-------------------------|
| Second Floor | |
| Hall | 1.1 x 2.9m ² |
| Bed 2 | 3.3 x 3.3m ² |
| Bed 3 | 3 x 3m ² |
| Bed 4 | 2.5 x 3m ² |
| Bath | 1.7 x 2.9m ² |
| WC | 1.4 x 1.2m ² |

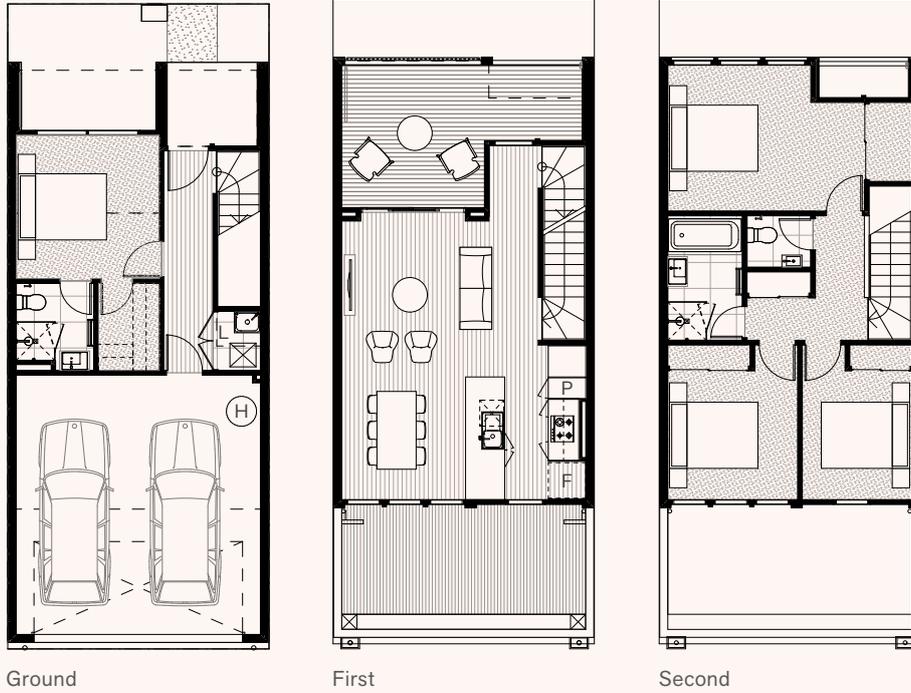
Enquiries
 For all sales enquiries
 please contact
 Gabby Krayz
 gabby@wolfdene.com.au
 Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



T03AM
Lot 476, 478, 480,
482, 484

4 Bed, 2.5 Bath, 2 Carparks

| Area | |
|-----------------|--------------------------|
| Ground floor | 33.84m ² |
| First floor | 45.02m ² |
| Second floor | 59.73m ² |
| Garage | 36.96m ² |
| Internal area | 175.55m ² |
| Porch front | 4.49m ² |
| Deck | 16.88m ² |
| Balcony/porch | 21.37m ² |
| Total area | 196.92m ² |
| LOT AREA | 89.6m² |

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

| Second Floor | |
|--------------|-------------------------|
| Hall | 1.1 x 2.9m ² |
| Bed 2 | 3.3 x 3.3m ² |
| Bed 3 | 3 x 3m ² |
| Bed 4 | 2.5 x 3m ² |
| Bath | 1.7 x 2.9m ² |
| WC | 1.4 x 1.2m ² |

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
- H HWS



T04A
Lot 464, 465, 466

4 Bed, 2.5 Bath, 2 Carparks

| Area | |
|-----------------|------------------------|
| Ground floor | 33.99m ² |
| First floor | 46.03m ² |
| Second floor | 58.29m ² |
| Garage | 36.96m ² |
| Internal area | 175.27m ² |
| Porch front | 5.2m ² |
| Deck | 12.28m ² |
| Balcony/porch | 17.48m ² |
| Total area | 192.75m ² |
| LOT AREA | 90m² |

| Ground Floor | |
|--------------|-------------------------|
| Entry | 1.1 x 5.1m ² |
| Bed 1 | 3.3 x 3.3m ² |
| WIR | 1.4 x 2m ² |
| Ensuite | 1.8 x 2m ² |
| Laundry | 1 x 1.3m ² |
| Garage | 5.6 x 6m ² |

| First Floor | |
|-------------|-------------------------|
| Living | 4.5 x 4.2m ² |
| Dining | 3.3 x 2.3m ² |
| Kitchen | 2.2 x 3.6m ² |
| Deck | 3.3 x 3.4m ² |

| Second Floor | |
|--------------|-------------------------|
| Hall | 1.1 x 2.9m ² |
| Bed 2 | 3.3 x 3.3m ² |
| Bed 3 | 2.7 x 3m ² |
| Bed 4 | 2.7 x 3m ² |
| Bath | 1.7 x 2.9m ² |

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
- H HWS



T04AM
Lot 471, 472, 473

4 Bed, 2.5 Bath, 2 Carparks

| <u>Area</u> | |
|-----------------|------------------------|
| Ground floor | 33.99m ² |
| First floor | 46.17m ² |
| Second floor | 58.29m ² |
| Garage | 36.96m ² |
| Internal area | 175.41m ² |
| Porch front | 5.2m ² |
| Deck | 12.28m ² |
| Balcony/porch | 17.48m ² |
| Total area | 192.89m ² |
| LOT AREA | 90m² |

| <u>Ground Floor</u> | |
|---------------------|-------------------------|
| Entry | 1.1 x 5.1m ² |
| Bed 1 | 3.3 x 3.3m ² |
| WIR | 1.4 x 2m ² |
| Ensuite | 1.8 x 2m ² |
| Laundry | 1 x 1.3m ² |
| Garage | 5.6 x 6m ² |

| <u>First Floor</u> | |
|--------------------|-------------------------|
| Living | 4.5 x 4.2m ² |
| Dining | 3.3 x 2.3m ² |
| Kitchen | 2.2 x 3.6m ² |
| Deck | 3.3 x 3.4m ² |

| <u>Second Floor</u> | |
|---------------------|-------------------------|
| Hall | 1.1 x 2.9m ² |
| Bed 2 | 3.3 x 3.3m ² |
| Bed 3 | 2.7 x 3m ² |
| Bed 4 | 2.7 x 3m ² |
| Bath | 1.7 x 2.9m ² |

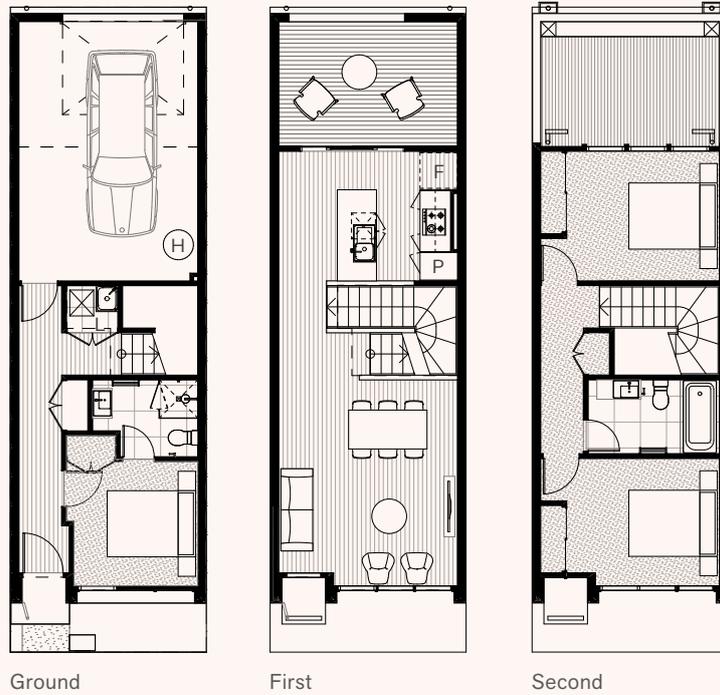
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



T05
Lot 468, 470

3 Bed, 2 Bath, 1 Carparks

| Area | |
|-----------------|------------------------|
| Ground floor | 31.99m ² |
| First floor | 45.95m ² |
| Second floor | 46.24m ² |
| Garage | 27.68m ² |
| Internal area | 151.86m ² |
| Porch front | 1.26m ² |
| Deck | 13.72m ² |
| Balcony/porch | 14.98m ² |
| Total area | 166.84m ² |
| LOT AREA | 67m² |

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

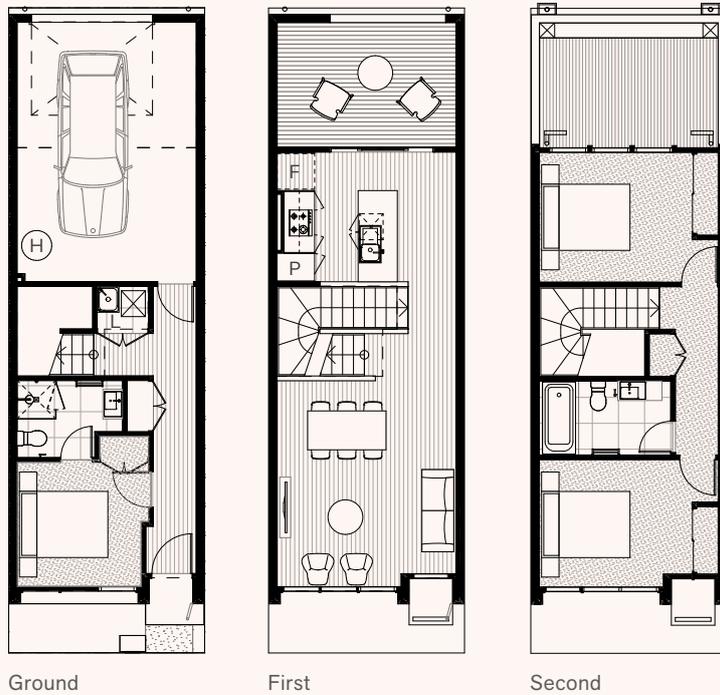
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



T05M
Lot 467, 469

3 Bed, 2 Bath, 1 Carparks

| <u>Area</u> | |
|-----------------|------------------------|
| Ground floor | 31.99m ² |
| First floor | 45.95m ² |
| Second floor | 46.24m ² |
| Garage | 27.68m ² |
| Internal area | 151.86m ² |
| Porch front | 1.26m ² |
| Deck | 13.72m ² |
| Balcony/porch | 14.98m ² |
| Total area | 166.84m ² |
| LOT AREA | 67m² |

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

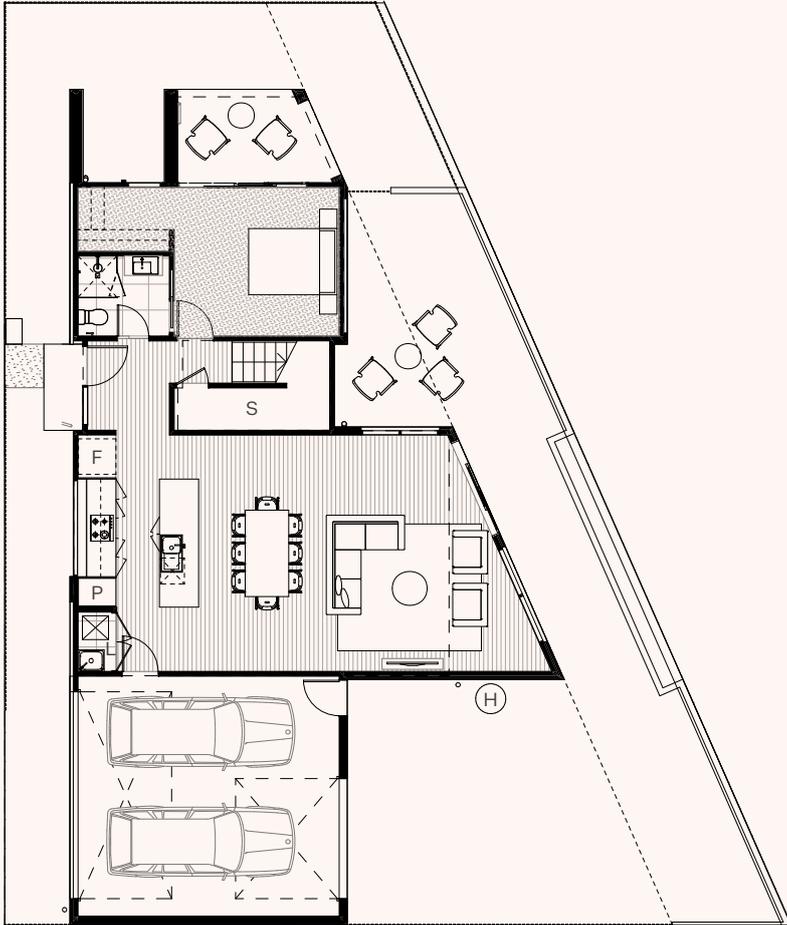
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



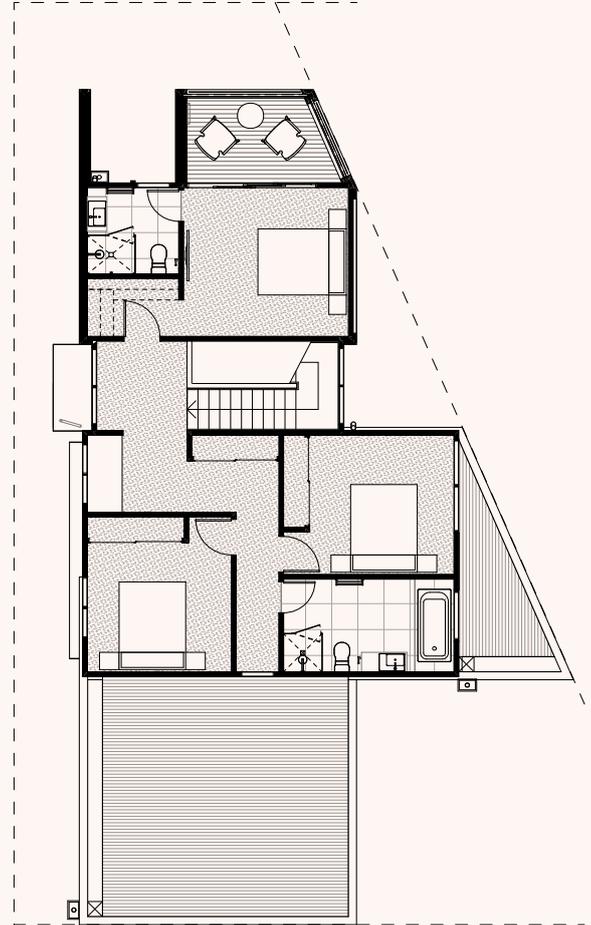
Disclaimer: Please note all information is conceptual only.

Legend

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



Ground



First



Custom Lot 486

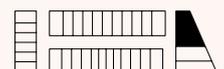
4 Bed, 3 Bath, 1 Study, 2 Carparks

| Area | |
|-----------------|-------------------------|
| Ground floor | 94.05m ² |
| First floor | 85.31m ² |
| Garage | 36.58m ² |
| Internal area | 215.94m ² |
| Porch | 1.8m ² |
| Deck | 7.86m ² |
| Balcony/porch | 9.66m ² |
| Total area | 225.6m ² |
| LOT AREA | 281m² |

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

| First Floor | |
|-------------|-------------------------|
| Hall | 2 x 2m ² |
| Bed 1 | 3.8 x 3.4m ² |
| Deck | 3.5 x 2m ² |
| Ensuite | 2.1 x 2m ² |
| WIR | 2.1 x 1.3m ² |
| Bed 2 | 3.3 x 3.2m ² |
| Bed 3 | 3.3 x 3m ² |

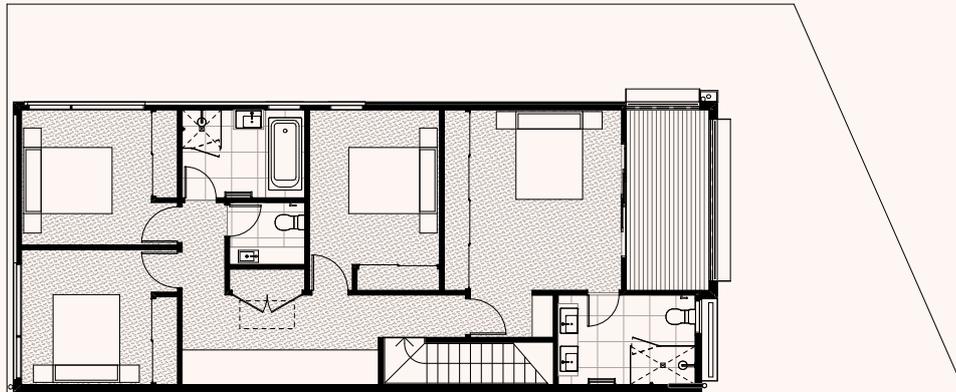
Enquiries
 For all sales enquiries please contact
Gabby Krayz
 gabby@wolfdene.com.au
 Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



First



Ground

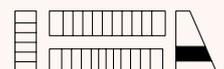


Custom Lot 487

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

| Area | | Ground Floor | |
|----------------------------|----------------------|--------------|-------------------------|
| Ground floor | 58.35m ² | Entry | 1.8 x 2m ² |
| First floor | 98.75m ² | Living | 4.7 x 4.1m ² |
| Garage | 41.83m ² | Dining | 2.2 x 4m ² |
| Internal area | 198.93m ² | Kitchen | 2.7 x 4m ² |
| Porch | 2.61m ² | WC | 1.7 x 1m ² |
| Deck | 9.18m ² | Laundry | 1.3 x 1.1m ² |
| Balcony/porch | 11.79m ² | Garage | 6 x 6.3m ² |
| Total area | 210.72m ² | | |
| LOT AREA 178m ² | | First Floor | |
| | | Bed 1 | 3.4 x 4.1m ² |
| | | Bed 2 | 3 x 3.5m ² |
| | | Bed 3 | 3 x 3.1m ² |
| | | Bed 4 | 3 x 3.1m ² |
| | | Study | 4.5 x 2m ² |
| | | Ensuite | 3.1 x 2m ² |
| | | Bathroom | 2.8 x 2m ² |
| | | WC | 1.7 x 1.4m ² |
| | | Deck | 1.9 x 4.1m ² |

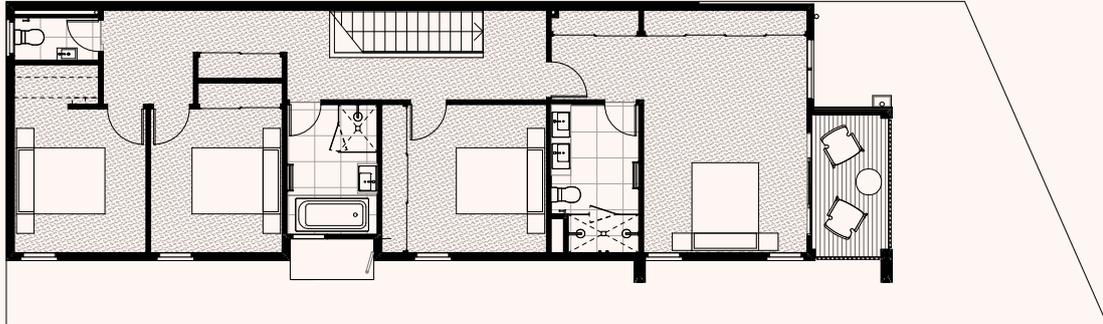
Enquiries
For all sales enquiries
please contact
Gabby Krayz
gabby@wolfdene.com.au
Mobile 0449 899 700



Disclaimer: Please note all information is conceptual only.

Legend

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



First



Ground

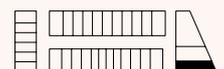


Custom Lot 488

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

| | | | |
|-----------------|-------------------------|---------------------|-------------------------|
| Area | | Ground Floor | |
| Ground floor | 70.06m ² | Entry | 3.8 x 1.1m ² |
| First floor | 109.74m ² | Dining/living | 5.9 x 5.6m ² |
| Garage | 36.7m ² | Kitchen | 2.7 x 3.4m ² |
| Internal area | 216.5m ² | WC | 1 x 2.1m ² |
| Porch | 3.3m ² | Laundry | 1.1 x 1.9m ² |
| Deck | 6.54m ² | Garage | 6 x 5.6m ² |
| Balcony/porch | 9.84m ² | Pantry | 2.2 x 1m ² |
| Total area | 226.34m ² | | |
| LOT AREA | 176m² | First Floor | |
| | | Bed 1 | 3.7 x 5m ² |
| | | Bed 2 | 3.2 x 3.4m ² |
| | | Bed 3 | 3 x 3.3m ² |
| | | Bed 4 | 3 x 3.3m ² |
| | | WIR | 1.9 x 0.9m ² |
| | | Ensuite | 2 x 3.4m ² |
| | | Bathroom | 2 x 3m ² |
| | | WC | 1.9 x 1m ² |
| | | Deck | 1.7 x 3.2m ² |

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.

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

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

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)

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

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

Visit our display suite located
on the corner of Alarah & Hayton
Park Boulevard in Cranbourne West
Phone 03 9246 0446

liveatphoenix.com.au