



Artist's Impression

12A Gale Street | Aspendale





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The perfect entertainer.

This soon to be constructed 3 bedroom townhome has a functional floorplan and every small detail has been considered creating a stunning family home that has just as much consideration for the inside spaces as the outside. With complete landscaping, alfresco and approval for a pool, this is the perfect bayside retreat where everyday will feel like a holiday.

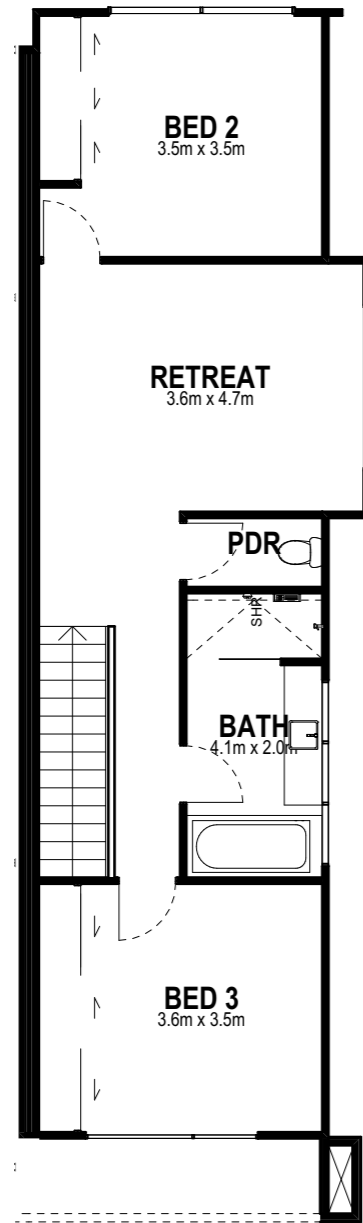
Ground floor

- Study
- Large storage area off single garage
- Master with walk in robe and ensuite
- Powder room
- Open plan living dining and kitchen with walk in pantry
- Large alfresco, landscaped gardens and the option for a swimming pool

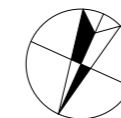
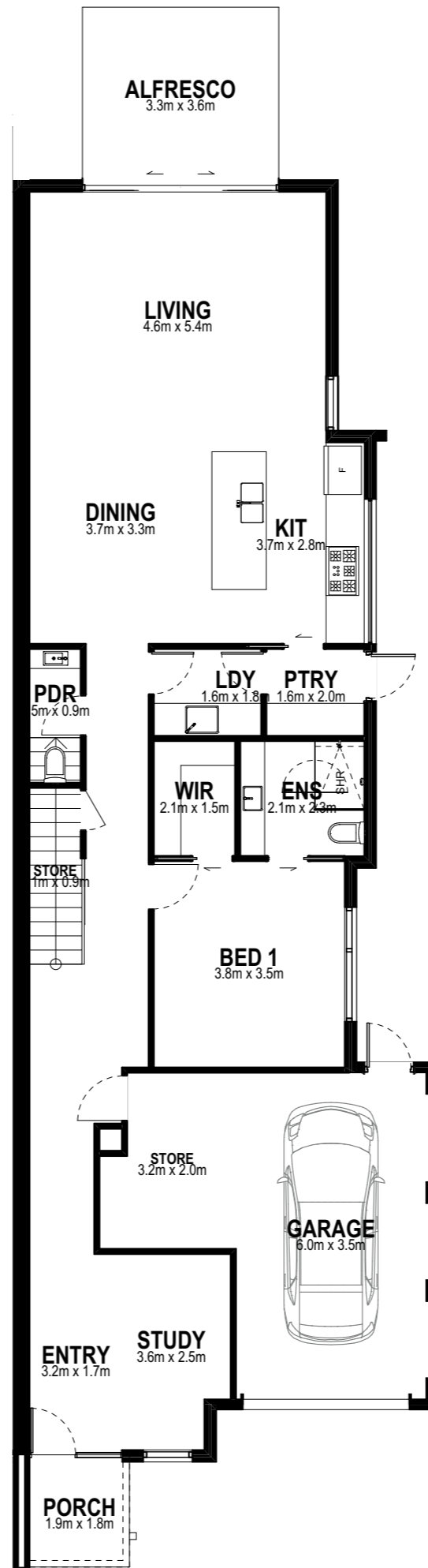
First floor

- 2 further bedrooms with built in robes
- Family bathroom
- Spacious retreat

Let's discuss how purchasing off the plan will give you the opportunity to customise the home plus secure huge stamp duty savings.



Ground Floor



Townhouse

12A Gale Street
Aspendale

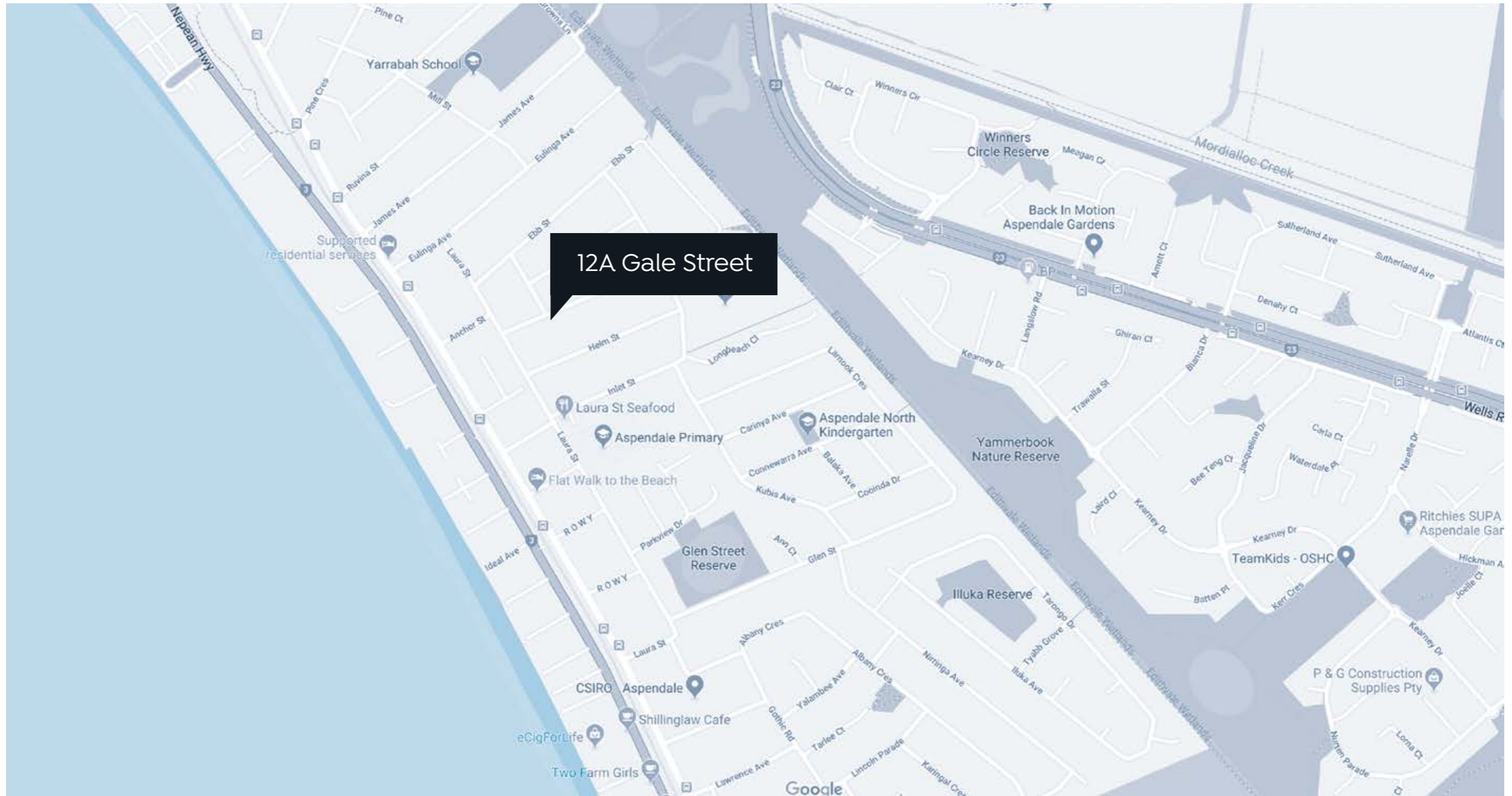
Bedroom	3
Bathroom	2
Study	1
Powder Room	2
Walk in Robe	1
Living	2
Pantry	1
Single Garage	1
Alfresco	1

Townhouse Area Summary

Land Size	302sqm
Ground Floor	110.74m ²
First Floor	74.19m ²
Garage	36.64m ²
TOTAL	221.57m² / 23.8sq

Alfresco 3.3m x 3.6m

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DISTANCE Bus - 430m or 5min walk
 Beach - 530m or 6min walk
 Train - 1.3 kilometres or 15min walk
 Local Shops - 340m or 4min walk

Deluxe Marketing Specification

Site Address: 1/12 Gale Street, Aspendale

Client: Sale Unit

Date: 07.02.19

Specifications May Be Subject To Change.





These specifications are an example of the type of the inclusions and may be subject to change.


Customisation of the interiors is available to the buyer, prior to construction. Please confirm final specifications prior to signing the contract.

General

Item	Description
Entry Doors	2400mm x 870mm x 40mm - Permacore Flush Panel Entry Door, Paint finish
Windows	Residential aluminium windows
Flyscreens	Included
Ceiling Heights	2720mm Ground Floor; 2420mm First Floor
Window Head Height	2400mm Ground Floor; 2100mm First Floor
Garage Vehicle Doors	Sectional Garage Door with Remote
Internal Door Height	2340mm Ground Floor, 2040mm First Floor
Insulation	As per energy report - minimum of 6 Star Rating
Cornice	Square set throughout
Hot Water Service	Rinnai Infinity 26 continuous flow hot water service
Heating & Cooling	Reverse cycle ducted split system - two zones
Intercom	Included
Security	Excluded
Ducted Vac	Excluded

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Entry Door Lever	Lemaar Silla Stainless Steel Lever with Round Rosette	
Internal Door Lever - Throughout	Zanda Avante Leverset with Round Rosette	
Cavity Slider	Zanda Oval Flush Pull with Concealed Fixings	
Electrical		
Powerpoints	Clipsal Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
Lighting		
Downlights	Pierlite LED Downlight or Similar	
Appliances		
Cooktop & Oven	900W Omega Freestanding Oven & Cooktop	
Dishwasher	600W Omega Freestanding Dishwasher	
Rangehood	Ilve Undermount Fully Concealed Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Clarke Polar Double Overmount Sink	
Tapware	Phoenix Vivid Slimline Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Laundry		
Trough	Posh Solus Laundry Trough	
Mixer	Phoenix Ivy Sink Mixer	
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	Caroma Luna Inset Basin	
Basin - Powder Room	Sunny Counter Basin	
Tapware	Phoenix Vivid Slimline Basin Mixer	
Toilet	Konna Milan Back to Wall Toilet Suite	
Toilet Roll Holder	Caroma Cosmo Toilet Roll Holder	
Hand Towel Rail	Caroma Cosmo Hand Towel Rail	
Shower	Phoenix Vivid Rail Shower	
Shower & Bath Mixer	Phoenix Vivid Slimline Shower Mixer	
Shower Shelf	Caroma Cosmo Metal Shower Shelf	
Towel Rail	Caroma Cosmo Towel Rail	
Bath	Posh Domaine Acrylic Inset Bath 1690 x 800 x 500mm	
Bath Spout	Phoenix Vivid Wall Bath Outlet Curved 250mm	

Finishes

Item / Location	Description
Kitchen	
Cabinetry	Laminex' or 'Polytec' Laminate to exposed panels. Includes cookline overheads, 2x island bench end panels and rear panel to island bench
Drawers	One bank of 4x cutlery drawers to island bench. Two banks of 3x drawers either side of oven
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench. Vertical lip handle to pantry or crockery cupboards
Splashback	100 x 600 white wall tile splashback to cookline or window splashback, as per design
Stone	40mm polished re-consituted stone to cookline & island benchtop from Essa Stone Elemental range or similar
Walk in Pantry (If Applicable)	
Cabinetry	Open laminate shelves, including benchtop & kickers
Powder Room, Bathroom & Ensuite	
Cabinetry	Laminex' or 'Polytec' Laminate to exposed panels.
Drawers	Two banks of 2x drawers to ensuite One banks of 2x drawers to bathroom Cupboard doors to power room
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	300 x 600 white wall tile splashback
Stone	20mm polished re-consituted stone to cookline & island benchtop from Essa Stone Elemental range or similar
Mirror	6mm polished edge fixed mirror
Tiles	300 x 600mm tile from standard tile range. Feature tile to floor & 1x wall, combined with white wall tiling. Tiled floor to ceiling in shower and bath areas, other walls plastered.

Item / Location	Description
Laundry	
Cabinetry	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	300 x 600 white wall tile splashback
Master Walk in Robe (If Applicable)	
Laminate	Combination of long hanging, double hanging & shelving only
Bedroom Robes	
Hinged Doors	2400mm high white pre-laminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving
Flooring	
Timber	160 x 12mm Engineered Oak flooring to ground floor living areas
Tiles	600x300mm tiles to wet areas from standard tile range
Carpet	100% Nylon carpet to bedrooms & under stairs (if applicable)
Staircase	
Stair Treads	Tasmanian Oak with clear coat finish
Feature Balustrade	Stainless Steel Rods

External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	Yellow Stringybark
Service Yard	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 125 x125mm rough sawn cypress timber posts Height: 1700mm Spacing: 300mm centre to centre Finish: Stained finish
Rear Intertenancy Fence	1.95m high timber paling fence
Boundary Fence	1.95m high timber paling fence
Mailbox	Rendered enclosure with Stainless Steel insert mailbox