



Artist's Impression

15b Foy Avenue | Chelsea





Artist's Impression

Like Spaces by Lowe Design & Build





Beach Townhouse. Perfect Bayside Living.

Imagine stepping outside this home, seeing, hearing... feeling the beach envelop your senses.

This architecturally designed home takes full advantage of its bayside location with reverse living ready to capture the stunning bay views, seamless floor layout along with premium list of inclusions. This exceptional 28sq home allows you the opportunity to customise the interiors and add your personal touch prior to construction.

Residence

- Beach views, exceptional 3 bedroom home
- Reverse living, kitchen and dining
- Spacious first floor balcony overlooking the bay
- First floor master bedroom with walk in robe and ensuite
- Proposed lift option
- Further two bedrooms on the ground floor, with full bathroom and retreat
- Double garage and landscaped gardens

With the beach at your door step this exquisite bayside home will tick all the boxes for the ultimate in bayside living.

Townhouse 2

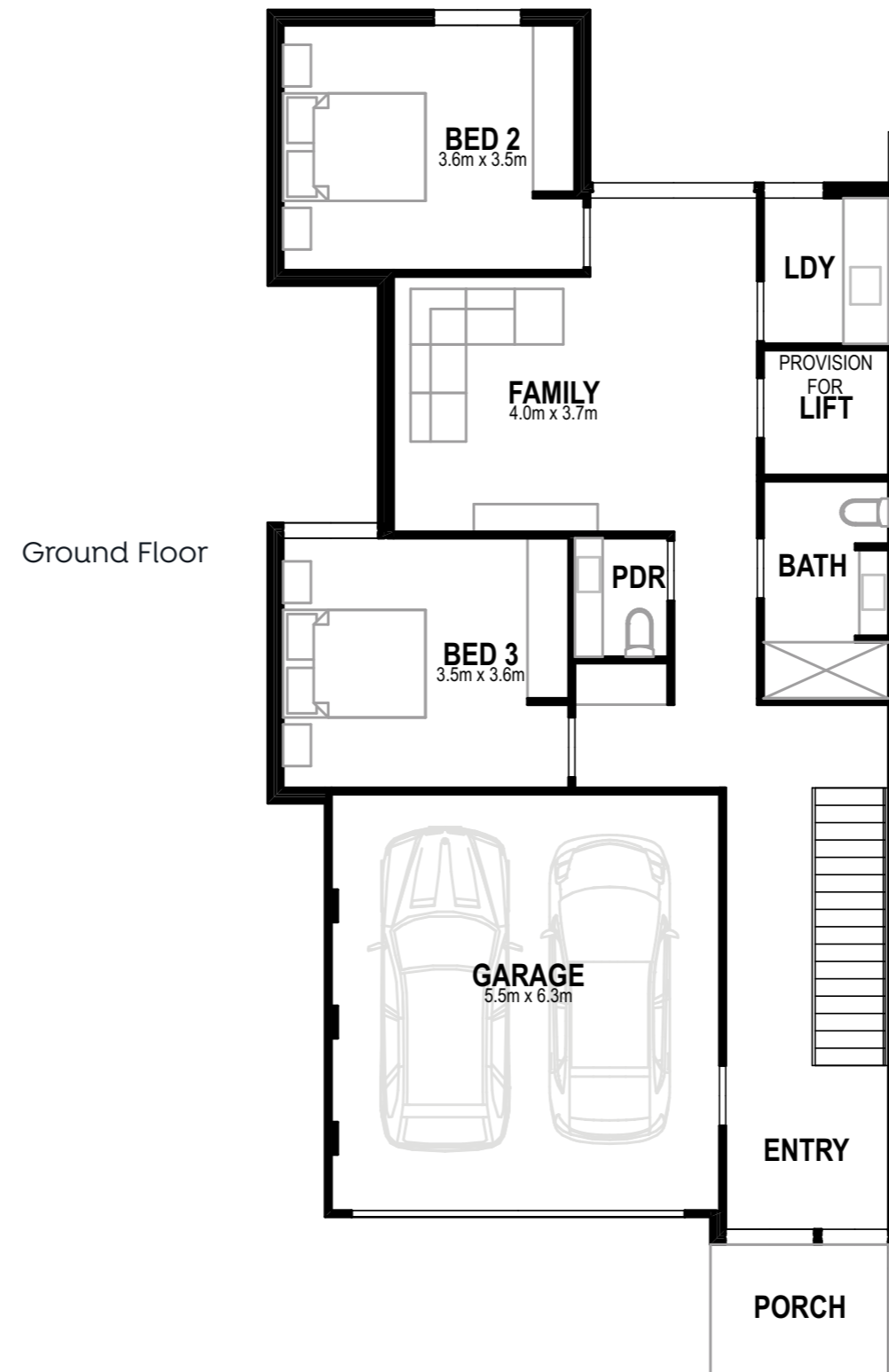
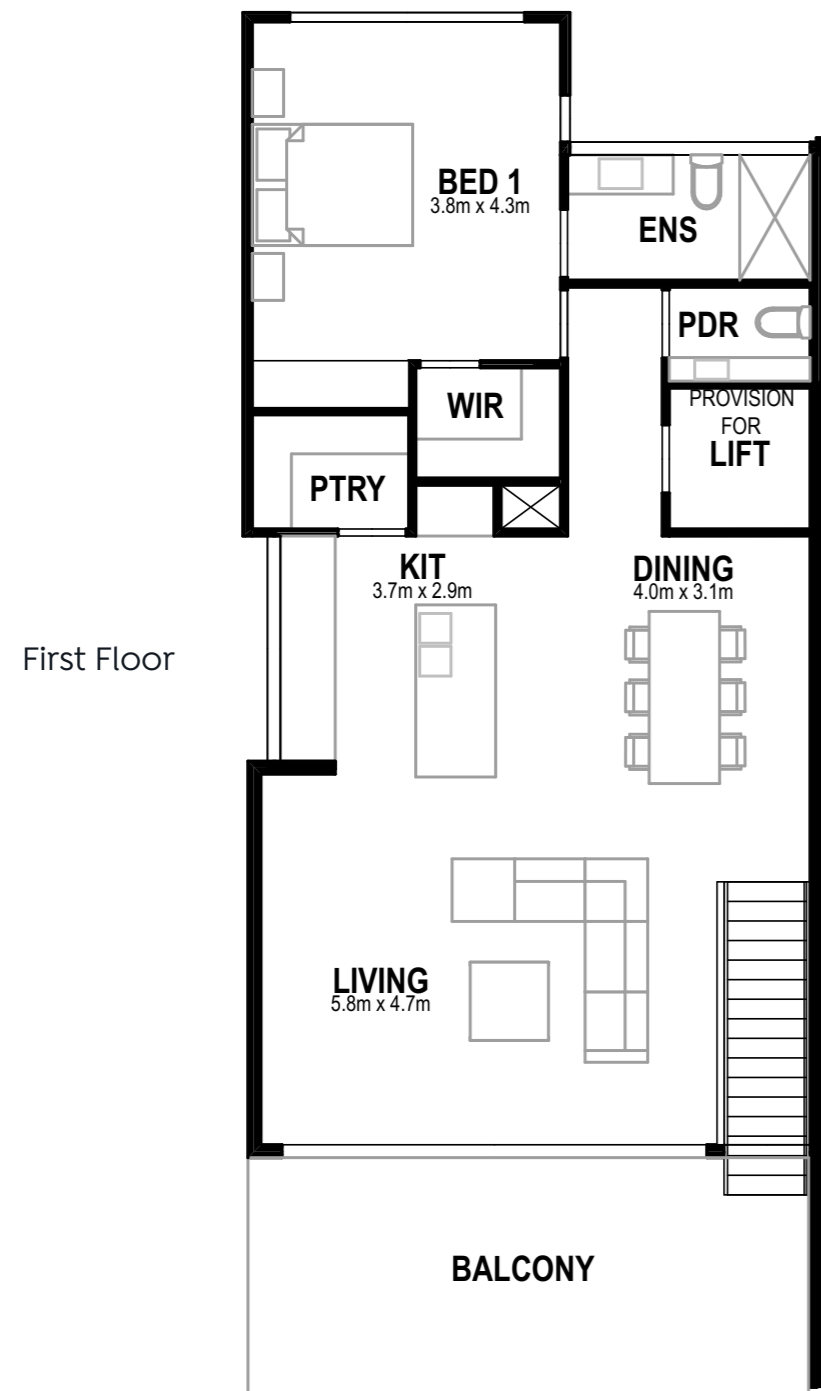
15b Foy Avenue,
Chelsea

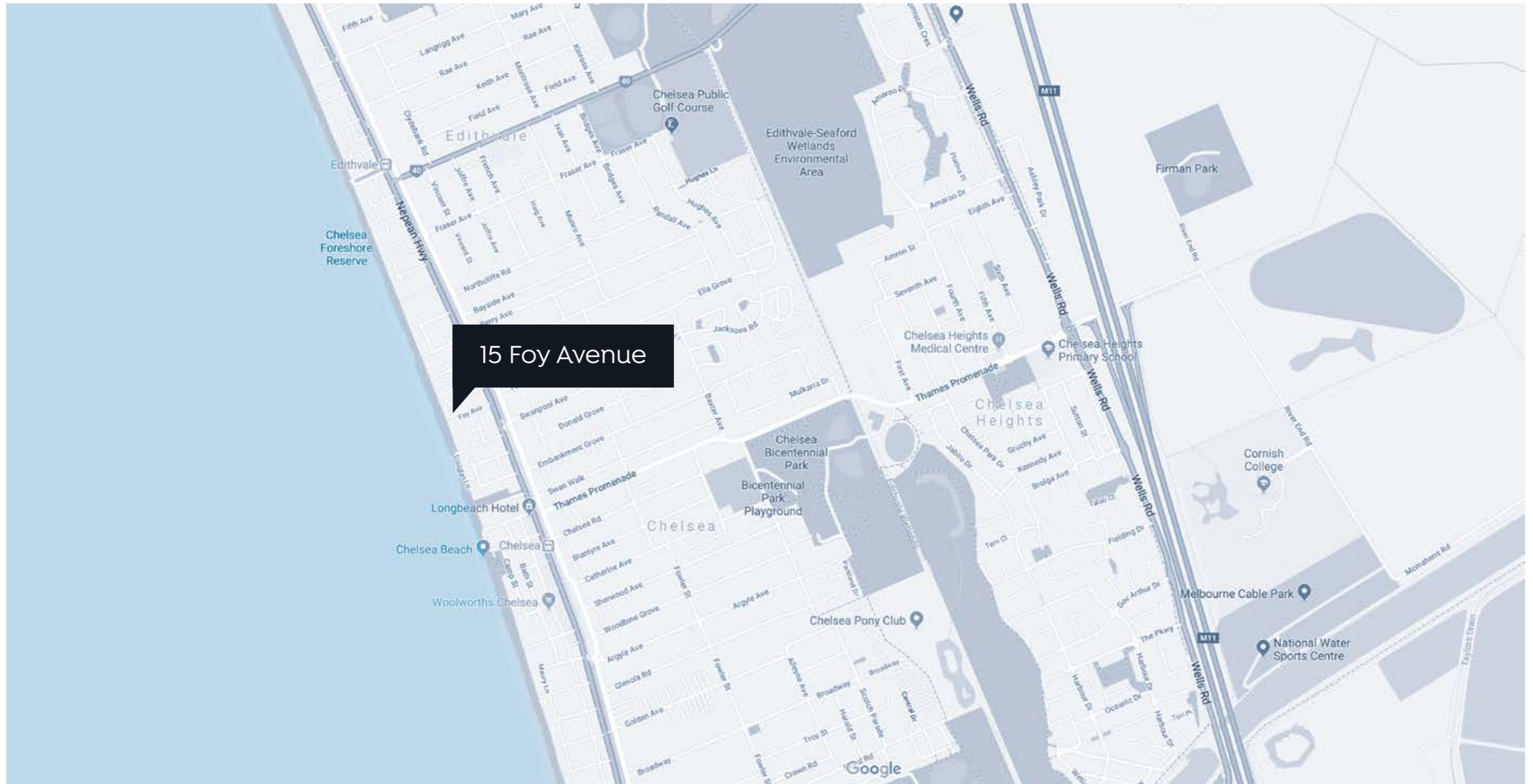
Bedroom	3
Bathroom	2
Powder Room	2
Walk in Robe	1
Walk in Pantry	1
Living	2
Double Garage	1
Balcony	1

Townhouse 2 Area Summary

Ground Floor	103.4m ²
First Floor	101.5m ²
First Floor Balcony	22.7m ²
Garage	34.5m ²
TOTAL	261.1m² / 28.2sq

These plans are the property of
Lowe Design & Build and cannot be
reproduced in any form without prior
written consent.





- DISTANCE**
- Beach at your door step!
 - Short 5 to 10min stroll to Shops, Transport & Chelsea Yacht Club



Ultra Premium Marketing Specification

Site Address: 15b Foy Avenue, Chelsea

Client: Sale Unit

Date: 20.07.18


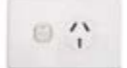











Specification may change, please confirm prior to signing contract












General

Item	Description
Entry Doors	2400mm x 870mm x 40mm - Solid core timber veneer door, vertical grain
Windows	Aluminium windows
Flyscreens	Included
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm
Garage Vehicle Doors	Tilt Panel Door with remote
Internal Door Height	2400mm
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 & Internal Door Lever - Throughout	Pittella Art. 242 SC, Solid Brass Door Lever	
Electrical		
Powerpoints	Clipsal Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
Lighting		
Downlights	Ispot LED Downlight or similar	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Wall Pillar Up/Down Light	
Appliances		
Cooktop	Bosch 600mm, Series 6 - 4 Burner Gas Cooktop	
Oven	Bosch 600mm, Series 8 - Single Multifunction Oven	
Dishwasher	Bosch 600mm, Series 2 - Semi Integrated Dishwasher	
Rangehood	ILVE 60cm Concealed Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Afa Flow Double Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Posh Solus Laundry Trough	

Item / Location	Description	Image
Mixer	Posh Solus Sink Mixer	
Fitting & Fixtures - Bathroom		
Basin - Bathrooms & Master Ensuite	Roca Diverta 500 Undercounter Basin	
Basin - Powder Room	Axa H10 Above Counter Basin	
Tapware	Mizu Bliss Basin Mixer	
Toilet	Cygnets Back to Wall Toilet Suite	
Toilet Roll Holder	Mizu Soothe Toilet Roll Holder	
Hand Towel Rail	Mizu Soothe Guest Hand Towel Rail	
Shower	Hansgrohe Croma Rail Shower	
Shower Mixer	Mizu Soothe Shower Mixer	
Shower Shelf	Mizu Soothe Metal Shower Shelf	
Towel Rail	Mizu Soothe Towel Rail	
Bath	Decina Uno Hob Mounted Bath	
Bath Spout	Mizu Bliss Bath Outlet 250mm	

Finishes

Item / Location	Description
Kitchen	
Cabinetry	Vinyl wrap to exposed panels. Excludes overhead cupboards to cookline
Drawers	Included to island bench & cookline
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	Glass splashback to cookline or window splashback, as per design
Stone	60mm polished re-constituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range. 2x stone end panels included
Walk in Pantry (If Applicable)	
Cabinetry	Open laminate shelves, including benchtop & kickers
Powder Room, Bathroom & Ensuite	
Cabinetry	Open laminate shelves, including benchtop & kickers
Drawers	Drawers included to ensuite & 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 to ensuite & bathroom. Mosaic tile splashback to power room only.
Stone	40mm polished re-constituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range.
Mirror	6mm polished edge fixed mirror
Tiles	300 x 600mm tiles, full height to wet areas from standard tile range. Selected feature tile to floor & 1x wall. With a combination of white wall tile and plaster to other areas.

Item / Location	Description
Laundry	
Cabinetry	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	100 x 600 white wall tile splashback
Master Walk in Robe (If Applicable)	
Laminate	Combination of long hanging, double hanging & 2x banks of drawers
Bedroom Robes	
Hinged Doors	2400mm high painted MDF doors. Combination of long hanging, double hanging & one bank of adjustable shelving with 4x drawers
Flooring	
Timber	Engineered White Brushed 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	2,300ltr above ground water tank
Decking	Yellow Stringybark
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Front Fence (if applicable)	Description: 125 x125mm rough sawn cypress timber posts Height: 2000mm Spacing: 300mm centre to centre Finish: Stained. Refer section 38
Boundary Fence - Side & Rear (if applicable)	North Boundary: New 1900mm high timber paling fence / Retain existing / Repair Existing South Boundary: New 1900mm high timber paling fence / Retain existing / Repair Existing East Boundary: New 1900mm high timber paling fence / Retain existing / Repair Existing West Boundary: New 1900mm high timber paling fence / Retain existing / Repair Existing
Intertenancy Fence - Front (if applicable)	Description: 125 x125mm rough sawn cypress timber posts Height: 2000mm Spacing: 300mm centre to centre Finish: Stained. Refer section 38
Intertenancy Fence - Rear	New 1900mm high timber paling fence