



Artist's Impression

5A Luxmoore Street | Cheltenham







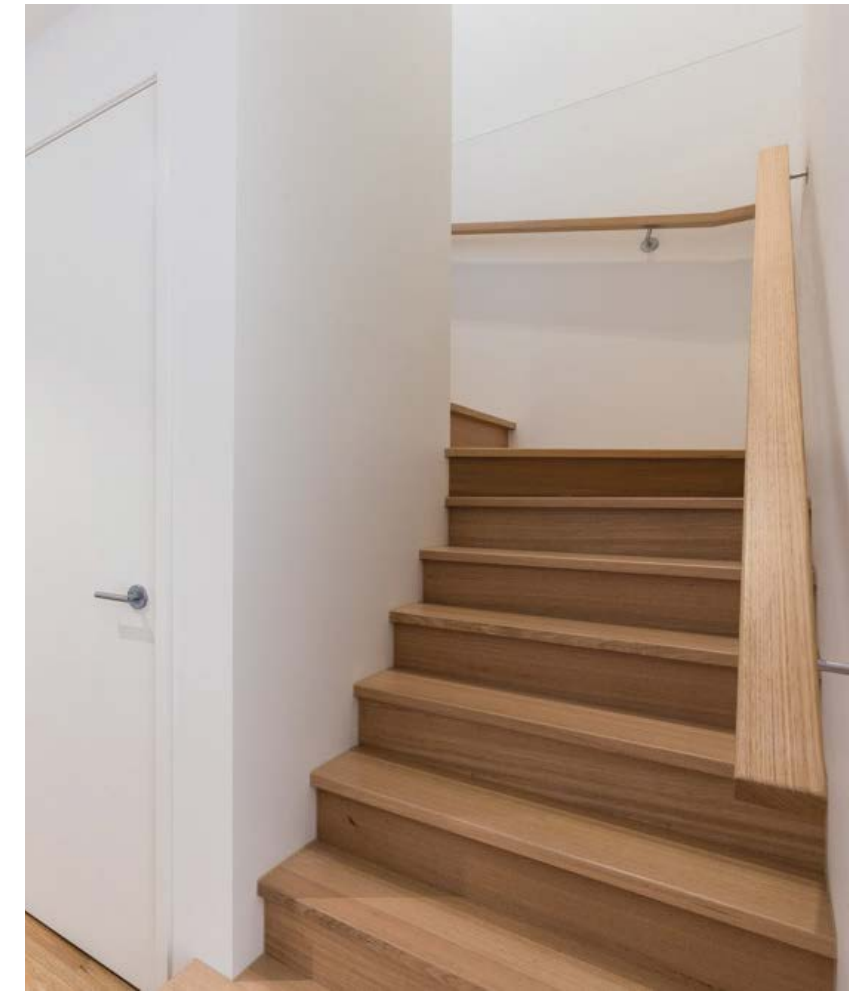
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Like Spaces by Lowe Design & Build



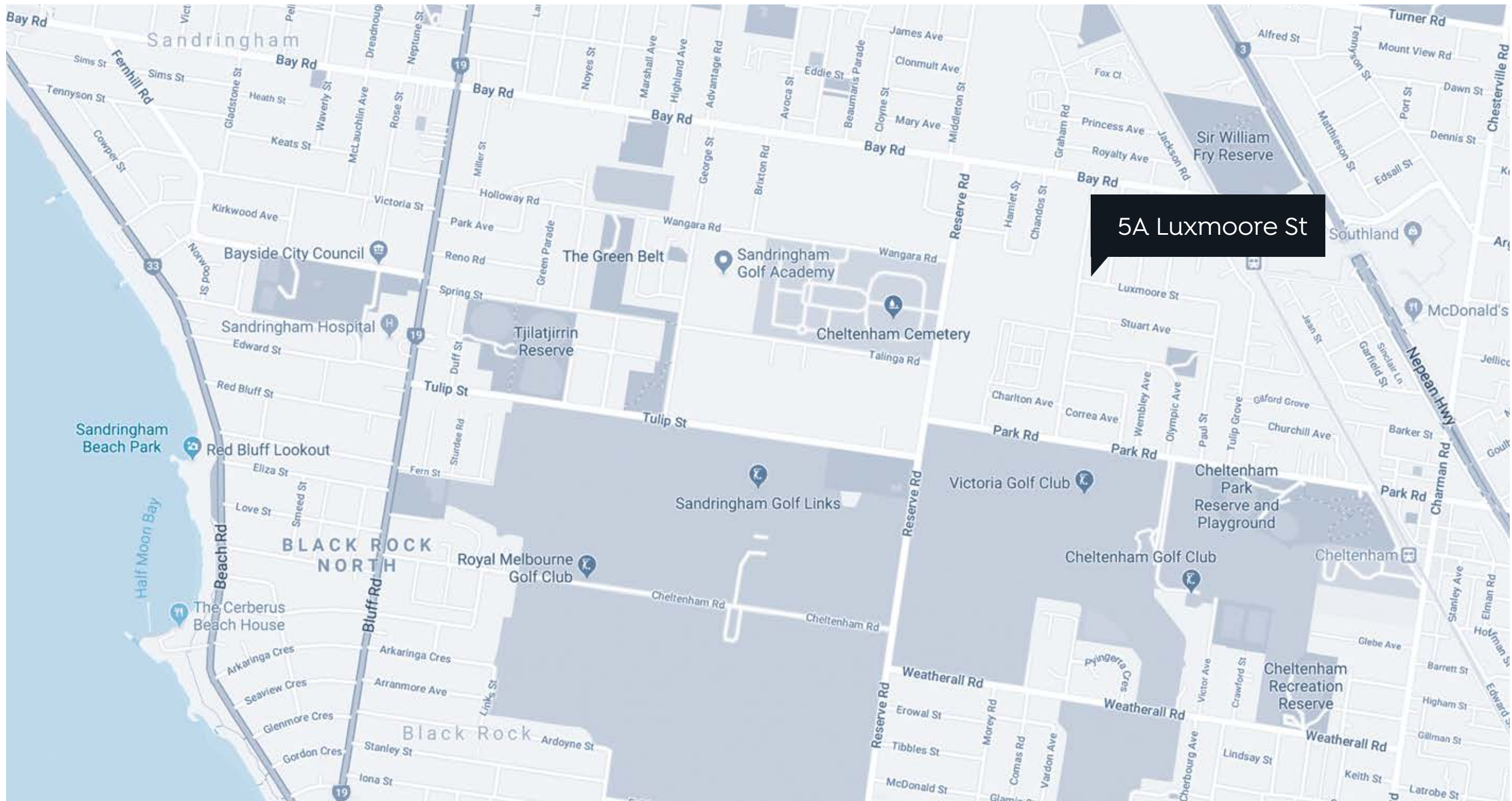


## Contemporary living at it's best.

You will need to be quick to secure this soon to be constructed stunning 3 bedroom town house that's perfectly positioned in one of Cheltenham's sought after locations! This is an amazing opportunity to put your own touches on the property and truly make it your own prior to the construction phase. Meticulously designed and constructed by award winning Lowe Design & Build, this home is a true showpiece of design, sophistication and unrivalled lifestyle living. This contemporary home with its commanding façade and timeless and spacious interior's will allow you to enjoy all this prime location has to offer whilst living in a statement of luxury.

**With a shoppers paradise, Westfield Southland a stone's throw away, prestige schooling, Victoria Golf Club and transport links even closer, this is a sort after location. This home showcases the best of contemporary design and offers timeless style and functionality.**





- DISTANCE**
- Bus - 80m or 1min walk
  - Train - 970m or 11min walk
  - Shopping - 980m or 15min walk
  - Golf Course - 1.2km or 16min walk

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## Deluxe Marketing Specification

Site Address: 5B Luxmoore St, Cheltenham

Client: Sale Unit

Date: 15.08.18

### 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, Painted Dulux Malay Grey
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
<b>Door Hardware</b>		
Internal Door Lever - Throughout	Gainsborough Amelia Lever with Round Rosette	
Cavity Slider	Gainsborough High Rectangular Flush Pull with Round Ends	
<b>Lighting</b>		
Downlights	Pierlite LED Downlight or Similar	
<b>Appliances</b>		
Cooktop	Bosch 900mm - 6 Burner Gas Cooktop	
Oven	Bosch 900mm, Series 6 - Single Multifunction Oven	
Dishwasher	Bosch 600mm, Series 2 - Semi Integrated Dishwasher	
Rangehood	Ilve Undermount Fully Concealed Rangehood	
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Clarke Polar Double Overmount Sink	
Tapware	Cylindo Gooseneck Sink Mixer	
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Sagi Inset Trough with Bypass	
Mixer	Phoenix Ivy Sink Mixer	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Ensuite, Bathroom &amp; Powder Room</b>		
Basin - Bathrooms & Master Ensuite	Caroma Carboni II Vanity Basin Inset	
Basin - Powder Room	Sunny CB250-C	
Tapware	Cylindro Basin Mixer	
Toilet	Konna Milan Close Coupled Toilet Suite	
Toilet Roll Holder	Cylindro Toilet Roll Holder	
Hand Towel Rail	Cosmo Single Hand Towel Rail	
Shower	Vivid Rail Shower	
Shower & Bath Mixer	Cylindro Shower Mixer	
Shower Shelf	Radaii Shower Shelf	
Towel Rail	Cylindro Towel Rail	
Bath	Ascot Cortex 1700 Acrylic Bath	
Bath Spout	Phoenix Vivid Wall Bath Outlet Curved 250mm	



## Finishes

Item / Location	Description
<b>Kitchen</b>	
Laminate	Laminate to exposed panels, including cookline overheads & drawers
Splashback	Tiled splashback to cookline
Stone	40mm polished re-consituted stone to cookline & island bench
<b>Bathroom</b>	
Laminate	Laminate to exposed panels
Stone	20mm polished re-consituted stone to benchtop
Mirror	6mm polished edge mirror
Tiles	600x300 mm tiles to shower & behind bath, 300mm height behind vanity; 100mm skirting tile to all wet areas
<b>Laundry</b>	
Laminate	Laminate to exposed panels, including overheads & benchtop
<b>Master Walk in Robe (If Applicable)</b>	
Laminate	Combination of long hanging, double hanging & shelving
<b>Bedroom Robes</b>	
Hinged Doors	Painted hinged doors. Combination of long hanging, double hanging & shelving
<b>Flooring</b>	
Timber	Engineered Oak flooring to ground floor living areas
Tiles	600x300mm porcelain tiles to wet areas
Carpet	100% Nylon carpet to bedrooms & under stairs (if applicable)

Item / Location	Description
<b>Staircase</b>	
Stair Treads	Timber
Balustrade	60 x 34mm Vic Ash Vertical Timber Balustrade

## External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking - Front Porch	Yellow Stringybark
Service Yard	Coloured concrete
Rear Patio	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Boundary Fence	1.95m high timber paling fence
Intertenancy Fence - Rear	1.95m high timber paling fence