



Artist's Impression

6A Ebb Street | Aspendale



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Perfectly positioned only moments from the beach, schools and shopping.

This soon to be constructed stunning 24sq, 3 bedroom townhouse on approx. 265sqm of land, is waiting for you to add your final touches and call it home.

Comprising:

- Ground floor master with walk in robe and ensuite
- Open plan kitchen living and dining
- First floor, 2 spacious bedrooms, central bathroom and retreat.
- Plus a long list of high end inclusions

This home showcases the best of contemporary design and offers timeless style and functionality. Buying off the plan allows you the opportunity to enjoy enormous Stamp Duty Savings and add your personal touch with your choice of finishes.

6A Ebb Street
Aspendale

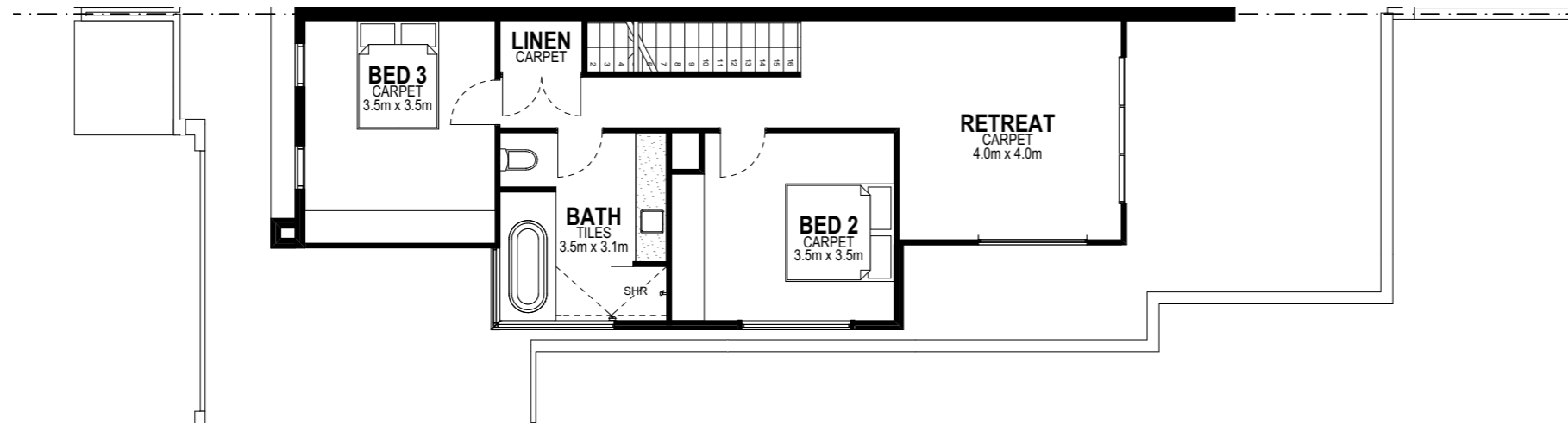
Bedroom	3
Bathroom	2
Powder Room	1
Living	2
Double Garage	1

Area Summary

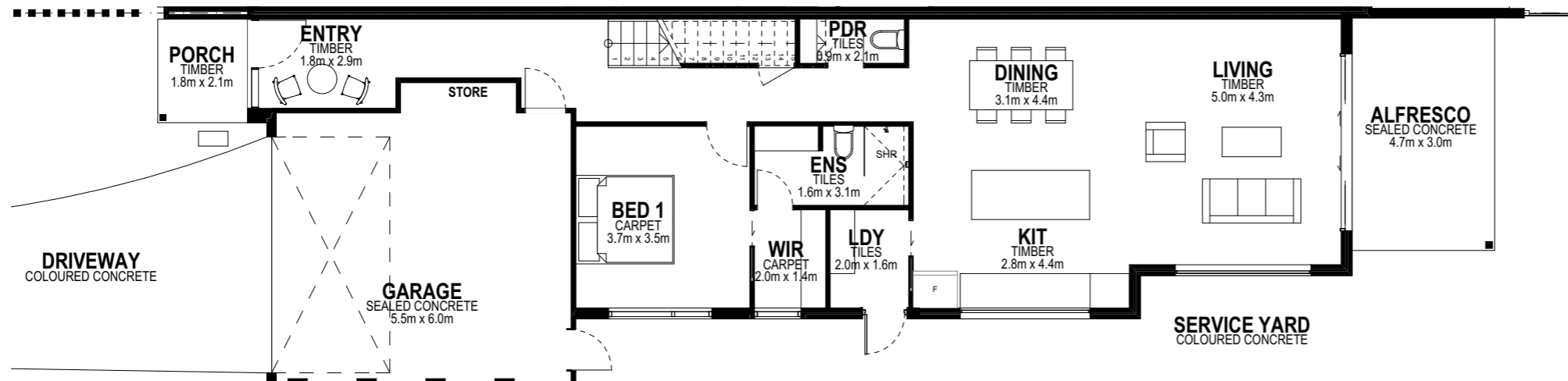
Ground Floor	112.30m ²
First Floor	85.42m ²
Garage	38.11m ²
TOTAL	235.83m ² / 24sq

Alfresco	11.92m ²
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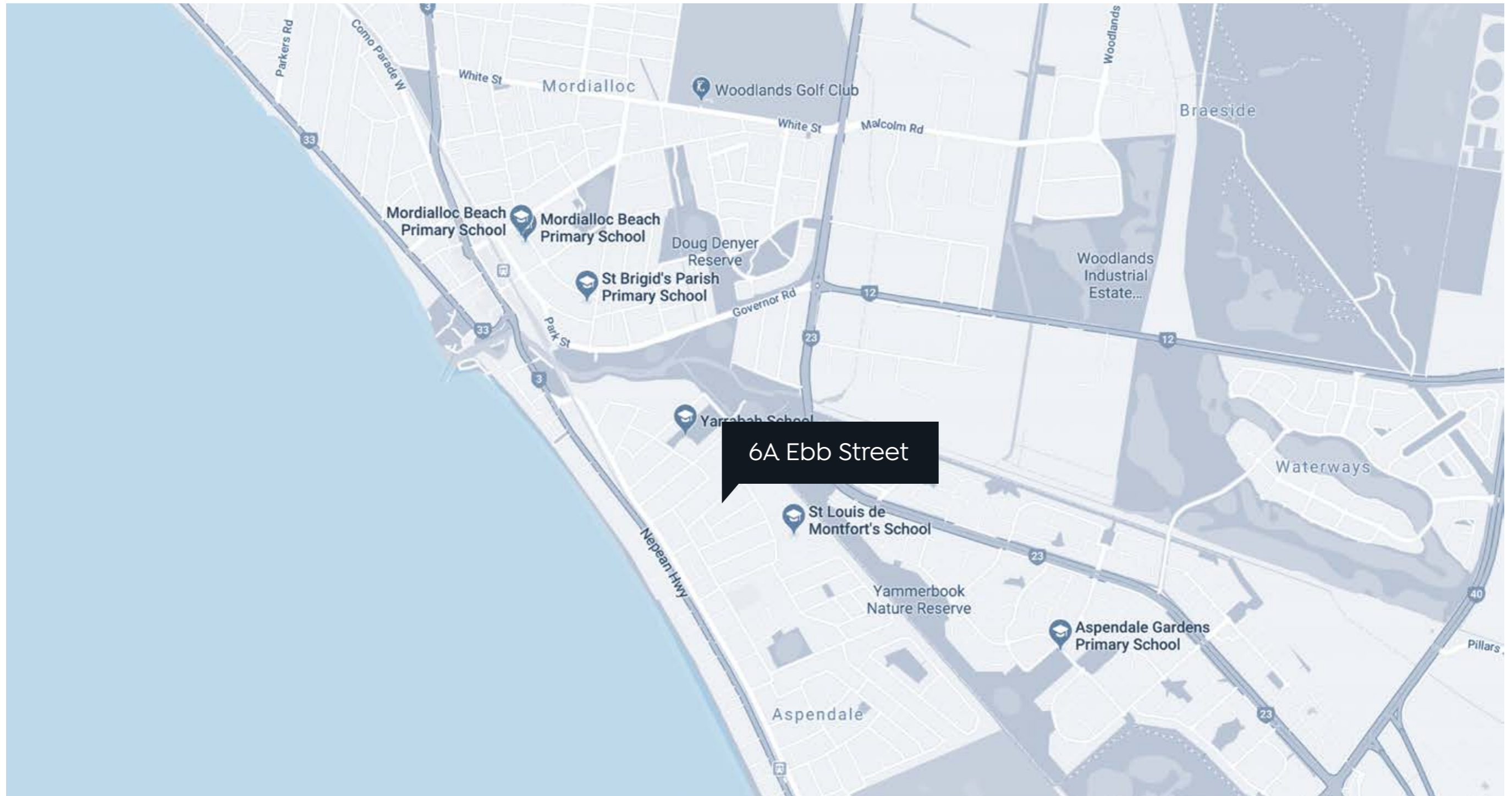
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First Floor



Ground Floor



DISTANCE

Shopping	- 540m or 6min walk
Beach	- 640m or 8min walk
Train	- 1.5km or 18min walk

Deluxe Marketing Specification

Site Address: 6A Ebb Street, Aspendale

Client: Sale Unit

Date: 17 April 2018

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	Tilt 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		
Internal Door Lever - Throughout	Gainsborough Amelia Lever with Round Rosette	
Cavity Slider	Gainsborough High Rectangular Flush Pull with Round Ends	
Lighting		
Downlights	Pierlite LED Downlight or Similar	
Appliances		
Cooktop & Oven	Bosch Series 4 - 90 cm Dual Fuel Range Cooker	
Dishwasher	600W Omega Freestanding Dishwasher	
Rangehood	Ilve Undermount Fully Concealed Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Clarke Polar Double Overmount Sink	
Tapware	Cylindo Gooseneck Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Sagi Inset Trough with Bypass	
Mixer	Phoenix Ivy Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
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
Kitchen	
Laminate	Laminate to exposed panels, including cookline overheads & drawers
Splashback	Tiled splashback to cookline
Stone	40mm polished re-consituted stone to cookline & island bench
Bathroom	
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
Laundry	
Laminate	Laminate to exposed panels, including overheads & benchtop
Master Walk in Robe (If Applicable)	
Laminate	Combination of long hanging, double hanging & shelving
Bedroom Robes	
Hinged Doors	Painted hinged doors. Combination of long hanging, double hanging & shelving
Flooring	
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
Staircase	
Stair Treads	Timber
Balustrade	Stainless Steel Rods

External Works

Item / Location	Description
Water Tank	2,300L Slimline Poly Water Tank
Decking - Front Porch	Yellow Stringybark
Service Yard	Coloured concrete
Rear Patio	U2 - 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