



Artist's Impression

110 Linacre Road | Hampton







Like Spaces by Lowe Design & Build





Your Slice of the Hamptons in Hampton

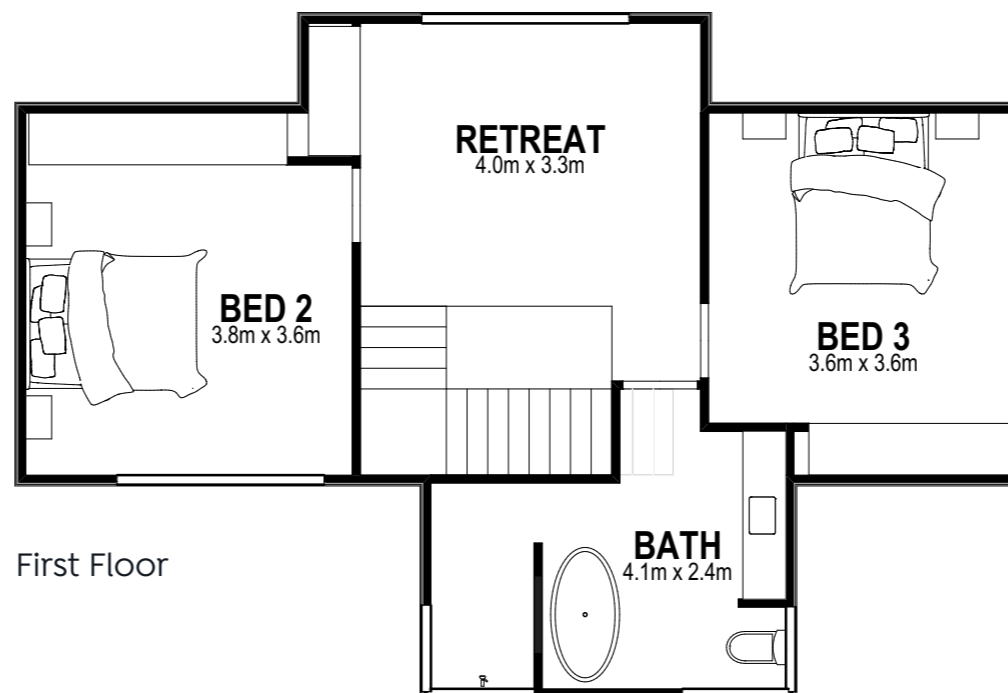
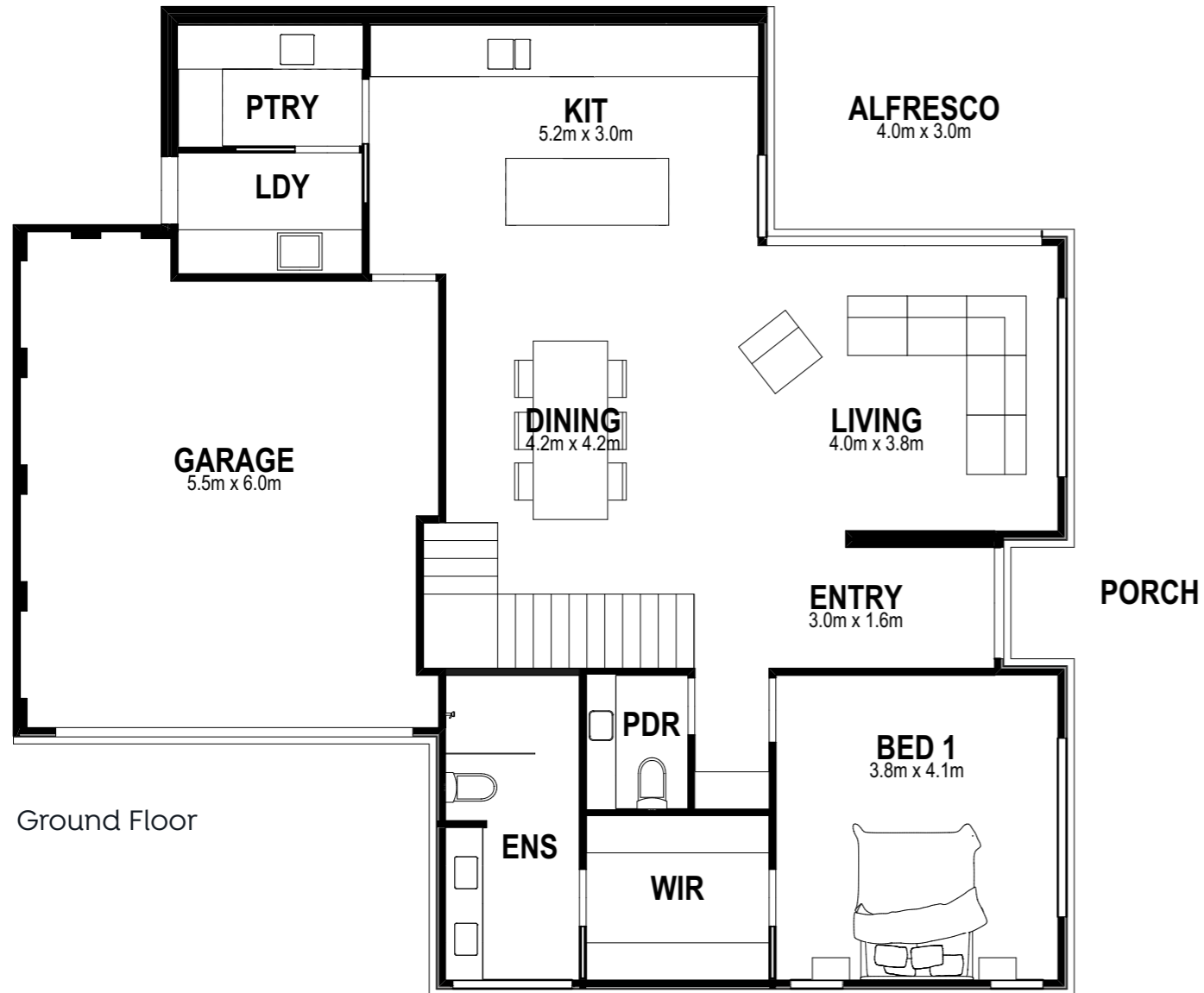
Currently Under Construction

Pretty as a picture and perfectly positioned in one of Hamptons sort after pockets is this stunning 24sq, 3 bedroom townhouse. With all of the luxury fittings and fixtures you would expect in a Lowe Design & Build home, it offers the opportunity to purchase prior to completion.

Comprising

- Ground floor master with walk in robe and ensuite
- Open plan kitchen with walk in pantry, living and dining that flows to the alfresco
- First floor 2 further bedrooms, retreat and family bathroom
- Double garage with internal access
- Soaring 2720mm ceilings, ground and first floor
- Intercom, security system and ducted vacuum
- Plus a long list of high end inclusions

With quality schools, parklands, boutique shopping, transport and the beach all approximately a kilometre from your doorstep, this is the perfect position to call home. Showcasing the best of design, timeless style and functionality, this home is one not to be missed.



Townhouse 1

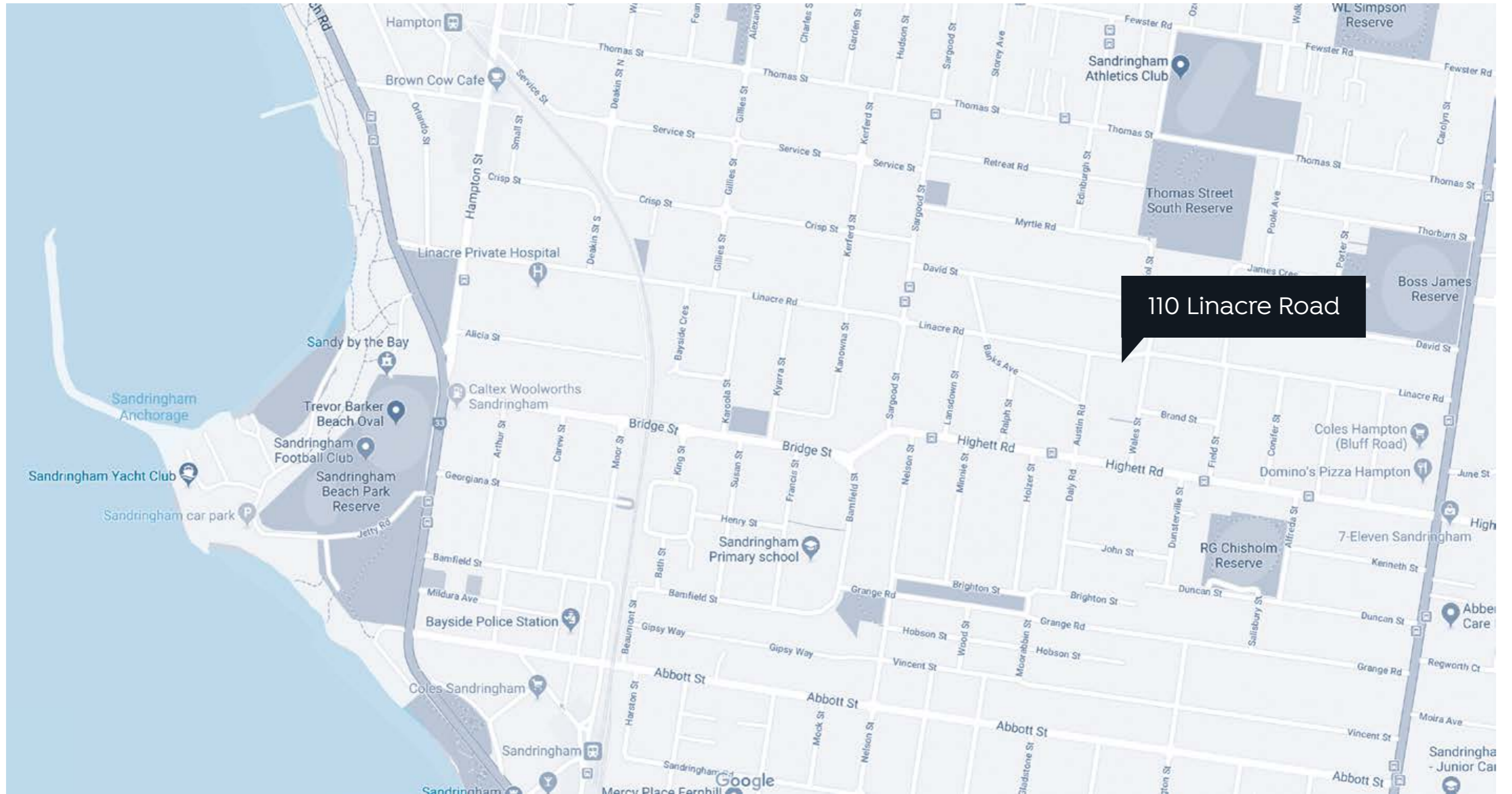
110 Linacre Road,
Hampton

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

Townhouse 1 Area Summary

Ground Floor	114.37m ²
First Floor	67.21m ²
Garage	38.69m ²
TOTAL	220.27m² / 24sq

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



DISTANCE	Bus	- 300m or 3min walk
	Shopping	- 1.4km or 16min walk
	Beach	- 1.5km or 17min walk
	Train	- 1.7km or 20min walk



Ultra Premium Marketing Specification

Site Address: U1/110 Linacre Road, Hampton

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.














Please request set of detailed and final specifications prior to signing the contract.






General

Item	Description
Entry Doors	2400mm x 920mm x 40mm - Solid core timber veneer door, vertical grain
Windows	Aluminium windows
Flyscreens	Included to openable windows only
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm
Garage Vehicle Doors	Tilt Panel Door with remote
Internal Doors	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	Included
Ducted Vac	Included

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Entry & Internal Door Lever - Throughout	Pittella Solid Brass Door Lever with Round Rosette	
Cavity Slider Door Hardware	Pittella Flush Pull	
Lighting		
Downlights	LED Downlights	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Up/Down Wall Pillar	
Appliances		
Cooktop	Bosch 750mm - Series 6, 5 Burner Gas Cooktop	
Ovens	2x Bosch 600mm, Series 8 - Single Multifunction Oven	
Dishwasher	Bosch 600mm, Series 6 - Fully-Integrated Dishwasher	
Rangehood	Ilve 800mm - Integrated Rangehood	
Wine Fridge	Vintec 35 Bottle Single Zone Wine Fridge	
Fitting & Fixtures - Kitchen		
Sink	Franke 1 & 1/4 Undermount Sink	
Tapware	Teknobili Flag Gooseneck Mixer	
Fitting & Fixtures - Pantry		
Sink	Franke Single Undermount Sink	
Tapware	Phoenix Vivid Slimline Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Laundry		
Trough	Clark Edgeline Laundry Trough	
Mixer	Phoenix Vivid Slimline Sink Mixer	
Fitting & Fixtures - Bathroom		
Basin - Bathroom & Master Ensuite	Roca Diverta 500 Undercounter Basin	
Basin - Powder Room	Roca Inspira Round Above Counter Basin	
Tapware - Bathroom & Master Ensuite	Phoenix Vivid Slimline Basin Mixer	
Tapware - Powder Room	Phoenix Vivid Slimline Up Wall Basin Mixer	
Toilet	Kado Lux Back to Wall Toilet Suite	
Toilet Roll Holder	Caroma Cosmo Toilet Roll Holder	
Hand Towel Rail	Caroma Cosmo Hand Towel Rail	
Shower - Master Ensuite	Nikles Pearl Single WaterRail Shower	
Shower - Bathroom	Nikles Pearl Twin Rail Shower	
Shower & Bath Mixer	Phoenix Vivid Slimline Shower Mixer	
Tiled Shower Niche - Ensuite	Scala	

Item / Location	Description	Image
Shower Shelf - FF Bathroom	Caroma Cosmo Shower Shelf	
Towel Rail - Master Ensuite & FF Bathroom	Caroma Cosmo Single Towel Rail	
Towel Hooks - FF Bathroom	Caroma Cosmo Robe Hooks	
Bath	Kado Lux Petite Freestanding Bath	
Bath Spout	Phoenix Vivid Slimline Curved Wall Outlet	

Finishes

Item / Location	Description
Kitchen	
2-pak	2-Pak finish with shaker profile to exposed panels & drawers, including end panels
Splashback	Stone splashback
Stone	60mm polished re-constituted stone to benchtops & end panels
Walk in Pantry	
Laminate	Laminate to exposed panels
Splashback	Glass splashback
Stone	60mm polished re-constituted stone to benchtop
Bathroom	
Laminate	Feature laminate to exposed panels
Stone	40mm polished re-constituted stone to benchtop & 300mm splashback
Mirror	6mm polished edge mirror
Tiles	Full Height 600x300 mm tiles to shower & behind bath, 100mm skirting tile to all wet areas.
Laundry	
Laminate	Laminate to exposed panels, including overheads
Stone	60mm polished re-constituted stone to benchtop
Walk in Robe	
Laminate	Feature Laminate to exposed panels. Combination of long hanging, double hanging, shelving and drawers

Item / Location	Description
Built in Robes	
Painted MDF	All built in robes 2400H. Includes double hanging, long hanging & adjustable shelving & 1 bank of drawers
Flooring	
Timber	Engineered Oak flooring to ground floor living areas
Tiles	600x300mm porcelain tiles to wet areas
Carpet	100% New Zealand Wool carpet to bedrooms
Staircase	
Stair Treads	Timber
Balustrade	White decorative timber posts, with timber handrail

External Works

Item / Location	Description
Water Tank	5,200ltr under ground water tank
Decking	Yellow Stringybark
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Exposed Aggregate
Landscaping	Provisional Sum Allowance
Front Fence	Brand: Premium Quality Haymes Paint Colour: Posts - Dulux Natural White Colour: Pickets - Dulux Grey Pebble
Boundary Fence - Side & Rear	1900mm high timber paling fence
Intertenancy Fence - Front	Brand: Premium Quality Haymes Paint Colour: Posts - Dulux Natural White Colour: Pickets - Dulux Grey Pebble
Intertenancy Fence - Rear	1900mm high timber paling fence