



Artist's Impression

8B Cullinane Street | Black Rock







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Like Spaces by Lowe Design & Build



This is Perfection!

Currently Under Construction

This stunning 3 bedroom townhouse is perfectly positioned and stands proud in an enviable pocket of Black Rock. Striking façade, functional floorplan and outstanding attention to detail, this Lowe Design and Build home is soon to be completed and is a home not to be missed.

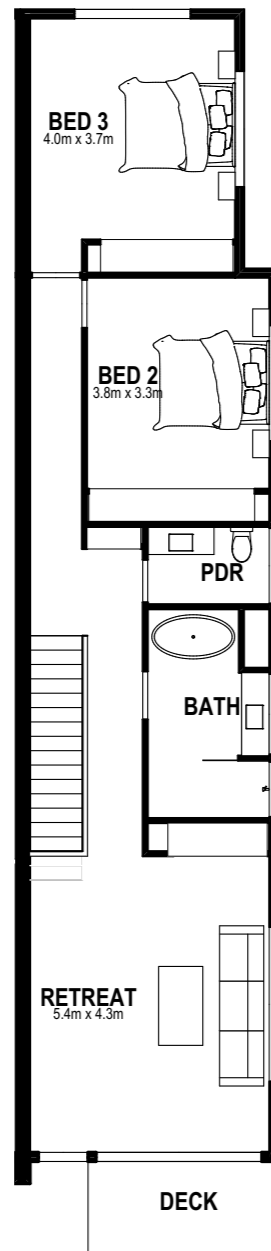
Comprising

- Ground floor master with walk in robe and ensuite with double vanity
- Open plan kitchen living and dining flowing through to the open alfresco and separate terrace
- Upstairs - 2 further bedrooms
- Full bathroom and retreat with balcony
- Plus a double garage with internal access

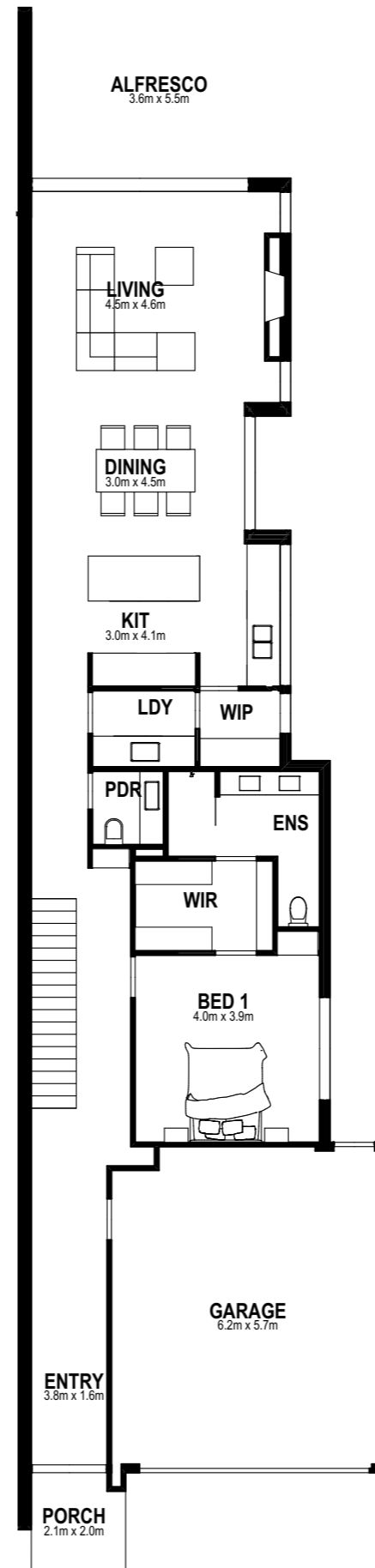
This is the perfect opportunity to have your dream and call it home. Showcasing the best of contemporary design and offering timeless style and functionality. All located under a ten minute walk to the beach, shops and transport....Perfection!



First Floor



Ground Floor



Townhouse

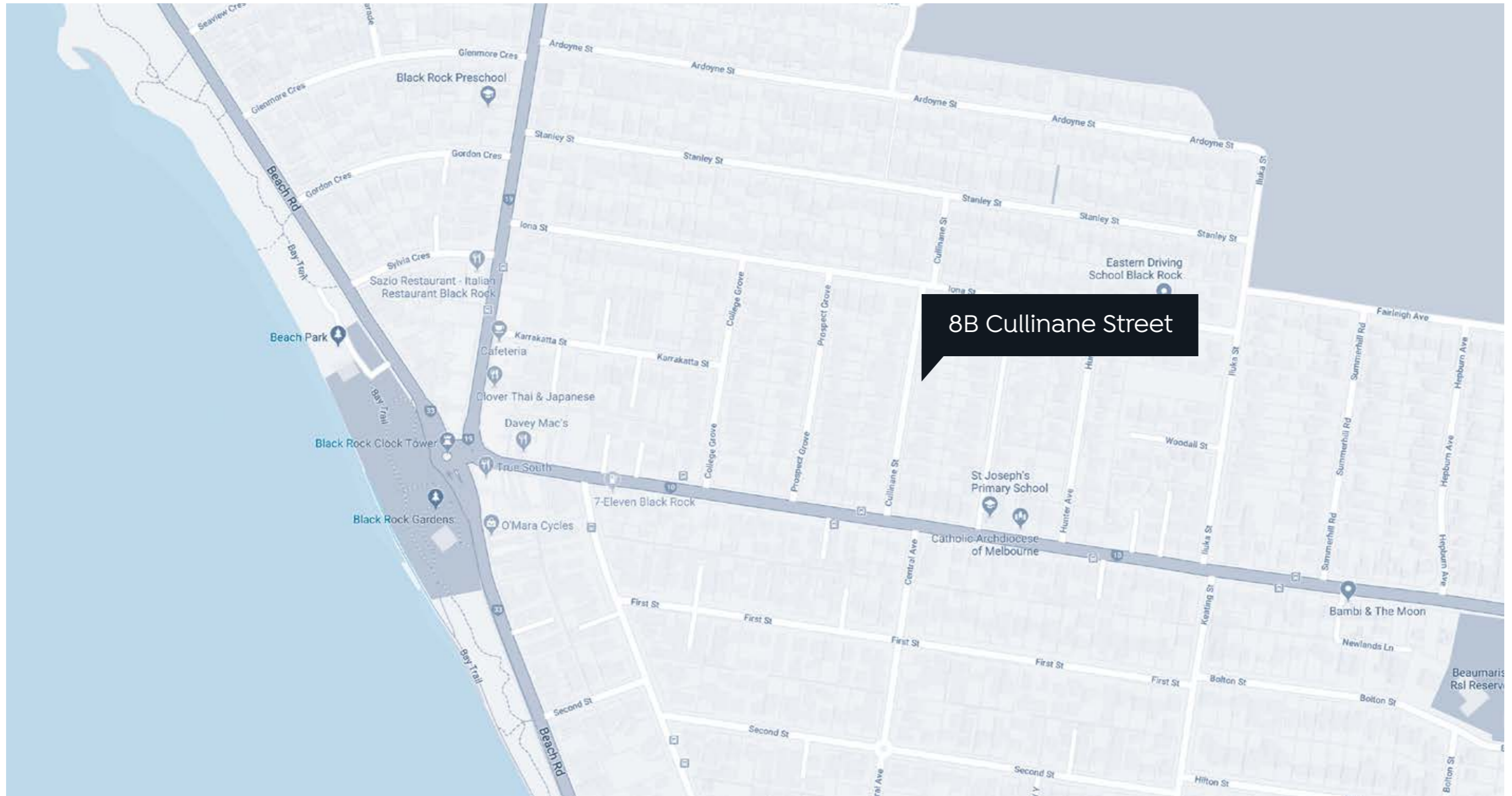
8B Cullinane Street,
Black Rock

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

Townhouse 2 Area Summary

Ground Floor	133.62m ²
First Floor	94.07m ²
First Floor Deck	5.98m ²
Garage	40.31m ²
TOTAL	273.98m ² / 29.5sq
Alfresco	16.88m ²

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



DISTANCE

Bus	- 180m or 2min walk
Beach	- 700m or 8min walk
Shopping	- 700m or 8min walk



Ultra Premium Marketing Specification

Site Address: 8B Cullinane Street, Black Rock

Client: Sale Unit

Date: 16.08.18

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	Sectional Door with remote (as per 18 Green Parade)
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		
Internal Door Lever - Throughout	Pittella Art 6820 Solid Brass Door Lever with Round Rosette	
Cavity Sliders	Pittella Art. 598 Flush Pull	
Lighting		
Downlights	BTR LED Downlight	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Wall Pillar Up/Down Light	
Appliances		
Cooktop	Bosch 90cm, Series 6 - 6 Burner Gas Cooktop	
Oven	Bosch 60cm, Series 8 - Single Multifunction Oven Quantity: x 2	
Dishwasher	Bosch 60cm, Series 8 - Semi Integrated Dishwasher	
Rangehood	Ilve 90cm - Integrated Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Afa Double Undermount Sink	
Tapware	Scala Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Clark Edgeline Laundry Trough	
Mixer	Mizu Drift Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Bathroom		
Basin - Bathrooms & Master Ensuite	Roca Diverta 500 Undercounter Basin	
Basin - Powder Room	Axa H10 Above Counter Basin	
Tapware	Scala Basin Mixer	
Toilet - Bathroom & Master Ensuite	Kado Lux Close Coupled Back to Wall Overheight Bottom Inlet Toilet Suite with Soft Close Quick Release Seat White	
Toilet - GF Powder Room	Kado Lux Back to Wall Pan with Cistem to Suit	
Toilet Roll Holder	Scala Toilet Roll Holder	
Hand Towel Rail	Scala Guest Hand Towel Rail	
Shower - Bathroom	Hansgrohe Raindance Rail Shower	
Shower - Master Ensuite	Twin Shower Rail with Hansgrohe Raindance	
Shower & Bath Mixer	Scala Mixer	
Shower Shelf	Tiled Shower Niche	
Towel Rail	Scala Towel Rail	
Bath	Freestanding Bath	
Bath Spout	Scala Bath Spout	

Finishes

Item / Location	Description
Kitchen	
2-pak	2-pak to exposed panels & drawers
Splashback	Glass or Mirror Splashback to cookline
Stone	60mm ultra premium polished re-consituted stone to benchtops & end panels
Walk in Pantry & Laundry	
2-pak	2-pak to exposed panels & drawers
Stone	60mm ultra premium polished re-consituted stone to benchtop
Splashback	Tiled splashback
Bathroom	
Laminate	Laminate to exposed panels
Stone	Polished re-consituted 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. All tiles to be in a feature colour selection.
Walk in Robe	
Laminate	Feature Laminate to exposed panels. Combination of long hanging, double hanging, shelving and drawers
Built in Robes	
Painted MDF	All built in robes 2400H. Includes double hanging, long hanging & adjustable shelving & 1 bank of drawers

Item / Location	Description
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	Frameless glass balustrade

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
Boundary Fence - Side & Rear	New 1900mm high timber paling fence
Intertenancy Fence - Front	Description: 125 x125mm rough sawn cypress timber posts Height: 2000mm Spacing: 300mm centre to centre Finish: Stained
Intertenancy Fence - Rear	New 1900mm high timber paling fence