



Artist's Impression

15 Charlotte Road | Beaumaris



Like Spaces by Lowe Design & Build



Like Spaces by Lowe Design & Build



Like Spaces by Lowe Design & Build





Please note: Updated exterior colour scheme, subject to permit amendment.

## Your Beaumaris Dream - Select Your Colours and Finishes.

This stunning 3 bedroom townhouse is perfectly position on a corner block giving it the feel of a detached home and stands proud in an enviable pocket of Beaumaris. Striking façade, functional floorplan and outstanding attention to detail, this Lowe Design and Build home is soon to be constructed and is a home not to be missed.

Comprising:

- Ground floor master with walk in robe and ensuite
- Open plan kitchen living and dining flowing through to the under cover alfresco
- Upstairs - 2 further bedrooms
- Full bathroom and retreat

**This home is waiting for you to further customise with the option of upgrading your fittings and fixtures. This is the perfect opportunity to create your dream home that showcases the best of contemporary design and offers timeless style and functionality.**

15 Charlotte Road  
Beaumaris

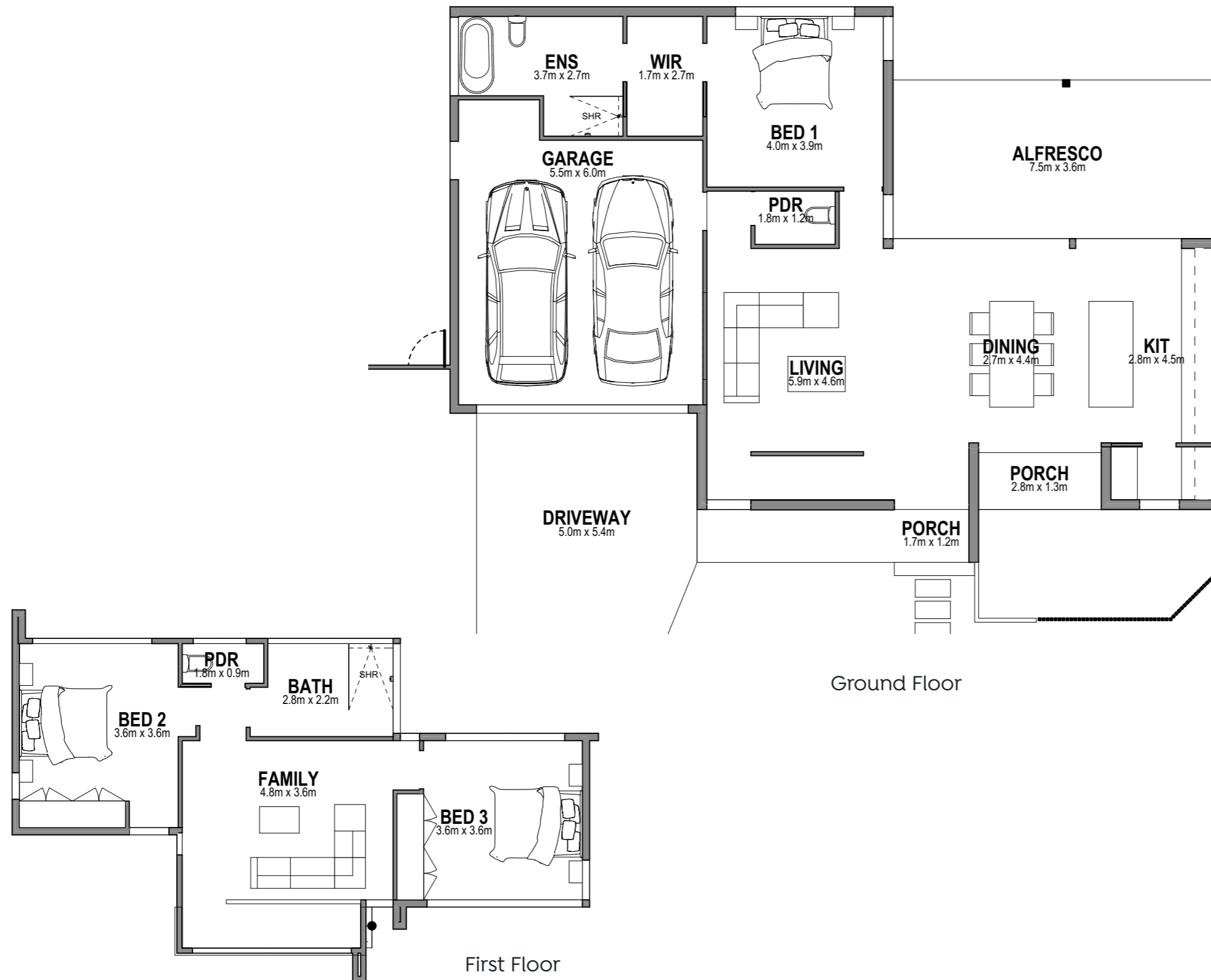
Bedroom	3
Bathroom	2
Powder Room	1
Living	2
Double Garage	1

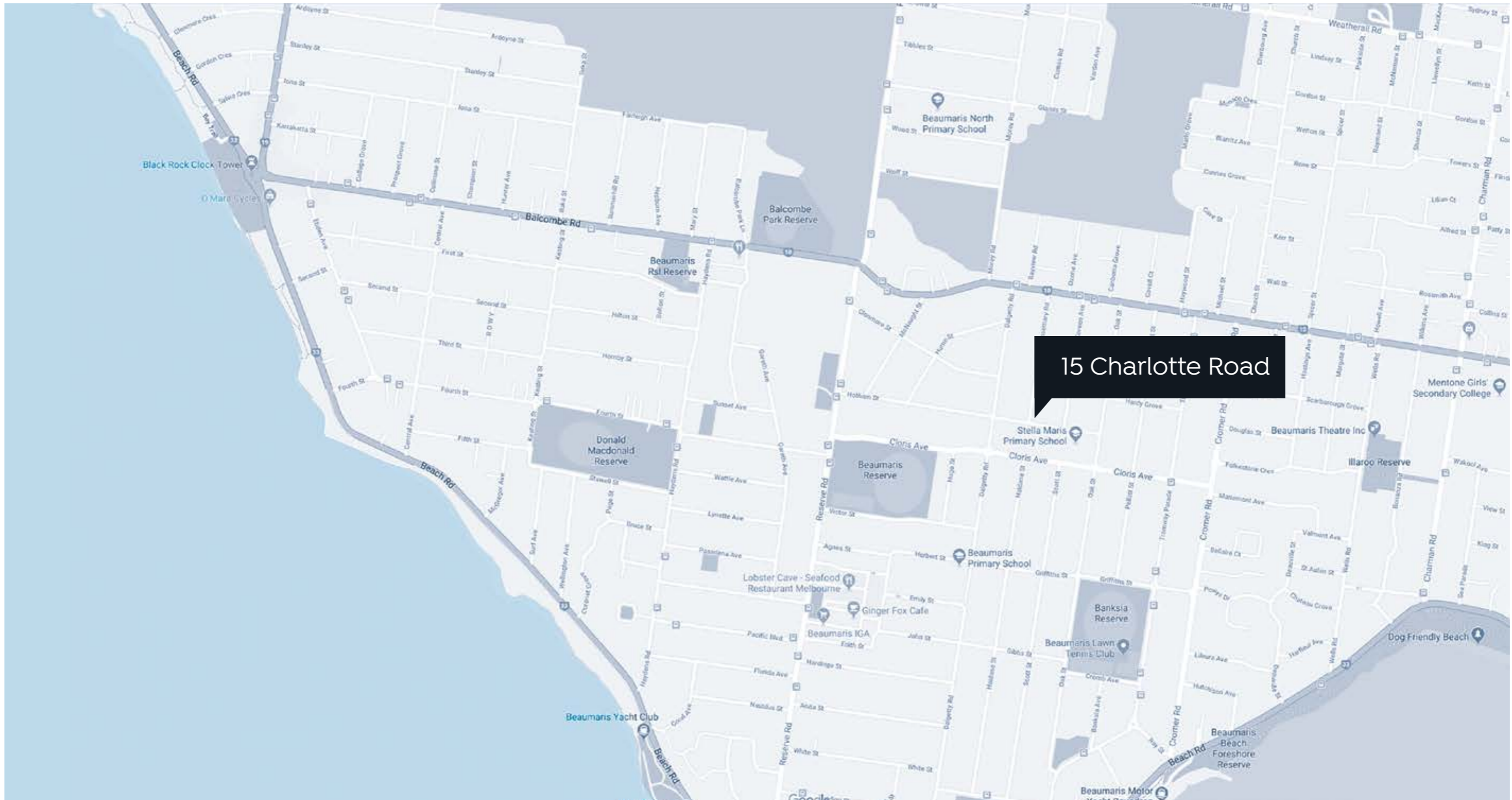
Area Summary

Ground Floor	108.85m <sup>2</sup>
First Floor	67.3m <sup>2</sup>
Garage	37.2m <sup>2</sup>
TOTAL	212.8m <sup>2</sup> / 22.9sq

Alfresco	7.5 x 3.6m
----------	------------

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





**DISTANCE**

- Primary School - 20m or 1min walk
- Bus - 460m or 5min walk
- Beach - 1.5km or 18min walk



## Premium Marketing Specification

Site Address: 15 Charlotte Road, Beaumaris

Client: Sale Unit

Date: 30.04.19

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.







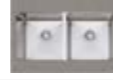
Please confirm final specifications prior to signing the contract.















### General

Item	Description
Entry Doors	2400mm x 920mm x 40mm - Permacore Flush Panel Entry Door, Paint finish
Windows	Residential 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
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	Excluded
Ducted Vac	Excluded



## Fittings & Fixtures

Item / Location	Description	Image
<b>Door Hardware</b>		
Entry Door Lever	Lemaar Silla Stainless Steel Lever with Round Rosette	
Internal Door Lever - Throughout	Zanda Avante Leverset with Round Rosette	
Cavity Slider	Zanda Oval Flush Pull with Concealed Fixings	
<b>Electrical</b>		
Powerpoints	Clipsal C2000 Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
<b>Lighting</b>		
Downlights	Unios Micron Downlight - UV Textured White Finish	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Wall Pillar Up/Down Light	
<b>Appliances</b>		
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 600mm, Undermount Rangehood	
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Afa Flow Double Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Posh Solus Laundry Trough	
Mixer	Posh Solus Sink Mixer	
<b>Fitting &amp; Fixtures - Ensuite, Bathroom &amp; Powder Room</b>		
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 & Bath 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
<b>Kitchen</b>	
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
Stone	60mm polished re-consituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range. 2x stone end panels included
<b>Walk in Pantry / Laundry</b>	
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
<b>Ground Floor &amp; First Floor Powder Room, Bathroom &amp; Ensuite</b>	
Cabinetry	'Nav Urban' or 'Evenex' Laminate to exposed panels
Drawers	Drawers included to ensuite. Cupboard doors to powder room & bathroom.
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 powder room only.
Stone	40mm polished re-consituted stone to benchtops from Essa Stone Elemental range or Caesar Stone standard range.

Item / Location	Description
<b>Ground Floor &amp; First Floor Powder Room, Bathroom &amp; Ensuite (cont.)</b>	
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.
<b>Master Walk in Robe</b>	
Laminate	Combination of long hanging, double hanging & 2x banks of drawers
<b>Bedroom Robes</b>	
Hinged Doors	2400mm high prelaminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving with 4x drawers.
<b>Flooring</b>	
Timber	1900 x 190 x 15mm Engineered Oak flooring to ground floor living areas
Tiles	600x300mm tiles to wet areas from standard tile range
Carpet	100% Nylon carpet to bedrooms, walk in robes, first floor areas
<b>Staircase</b>	
Stair Treads	Closed staircase with Tasmanian Oak treads & risers. Clear coat finish.
Balustrade	Plastered wall

## External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	Yellow Stringybark
Alfresco	Roof with Plasterlined Ceiling
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Exposed Aggregate Concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	1600mm high timber paling fence
Rear Intertenancy Fence	New 1950mm high timber paling fence
Boundary Fence	New 1950mm high timber paling fence as required
Mailbox	Rendered enclosure with Stainless Steel insert mailbox
Clothesline	Supplier: Hills Description: Large Single folding Frame Clothesline Size: 2400 x 1200mm
Digital Antenna	Aluminium with plastic spacers. Suited to either flat or pitched roof. Specification: VHF (very high frequency ) & UHF (ultra high frequency)