



Artist's Impression

8 Mariemont Avenue | Beaumaris







Like Spaces by Lowe Design & Build





## Captivating Design In Sought After Beaumaris Location.

Expertly crafted with luxury materials and modern aesthetics, define this outstanding example of contemporary design. This soon to be constructed 27sq, 3 bedroom townhouse delivers the perfect combination of comfort and opulence providing functional open plan living with ultra premium finishes. This is luxury Beaumaris living, at it's best.

### Residence:

- Double garage with internal access
- Engineered oak flooring and soaring ceilings throughout
- Master suite with "his and hers" walk in robes and ensuite with double sinks
- Powder room
- Ample storage
- Open plan kitchen with walk in pantry, concealed laundry with external access
- Dining and living, seamlessly blended with south facing alfresco and planning permission for an inground swimming pool
- First floor consists of 2 further bedrooms with robes
- Family bathroom with freestanding bath
- Spacious retreat.

You'll be spoilt for choice living in this amazing home that not only delivers quality, functionality and the perfect backdrop to an enviable beachside lifestyle, there's quality schools, boutique shopping, yacht club and 5 golf courses to choose from. This home offers the opportunity to secure prior to construction and allows further customisation with your own interior designer, whilst also taking advantage of huge stamp duty savings.

## 8 Mariemont Avenue Beaumaris

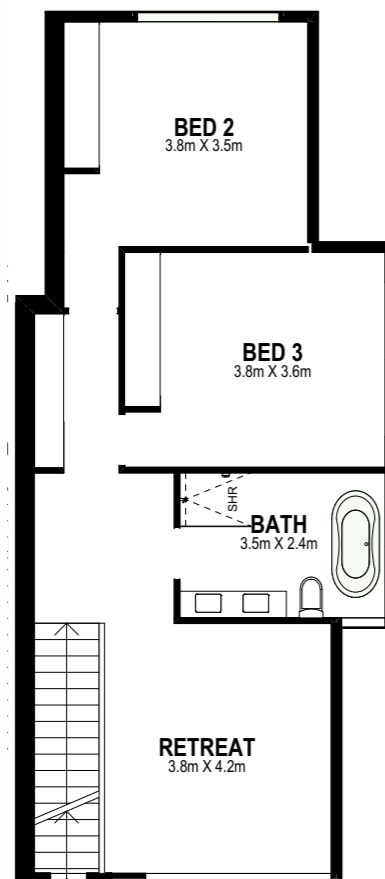
Bedroom	3
Bathroom	2
Powder Room	1
Living	2
Double Walk in Robe	1
Walk in Pantry	1
Double Garage	1
Alfresco	1
Optional Pool	1

### Area Summary

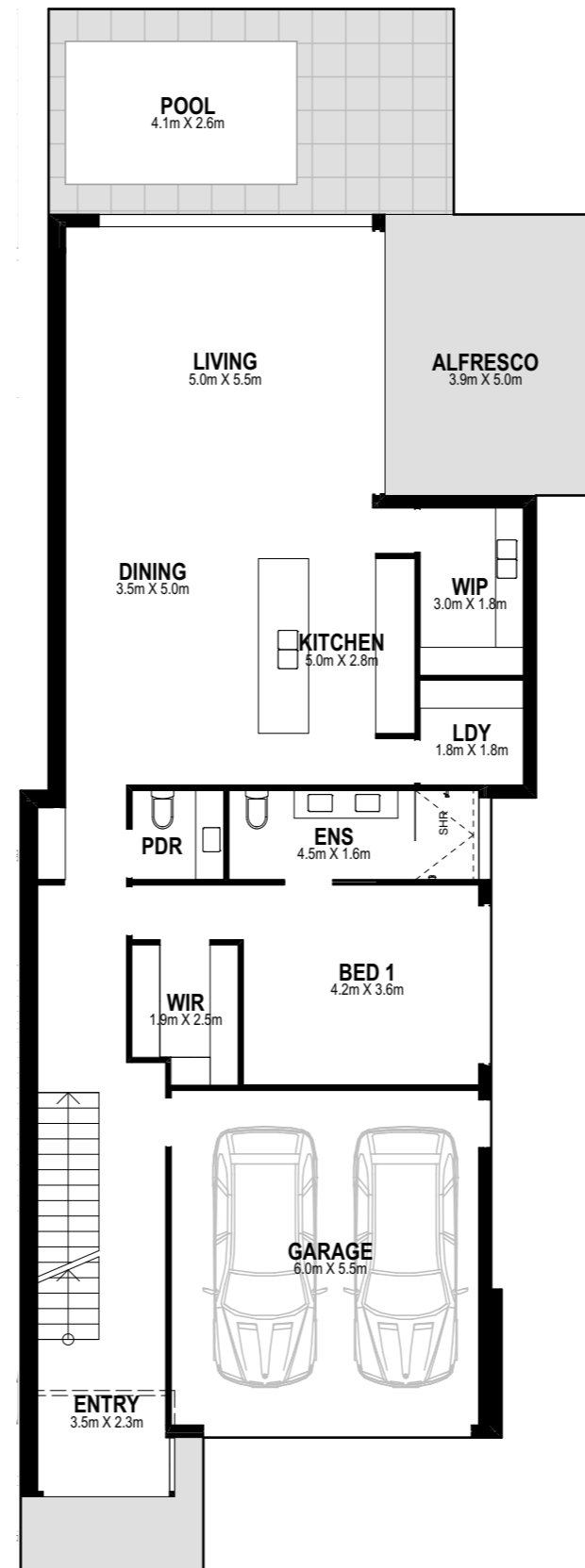
Land Size	368m <sup>2</sup>
Ground Floor	138.25m <sup>2</sup>
First Floor	80.68m <sup>2</sup>
Alfresco	19.20m <sup>2</sup>
Garage	35.23m <sup>2</sup>
<b>TOTAL</b>	<b>254.16m<sup>2</sup> / 27.36sq</b>

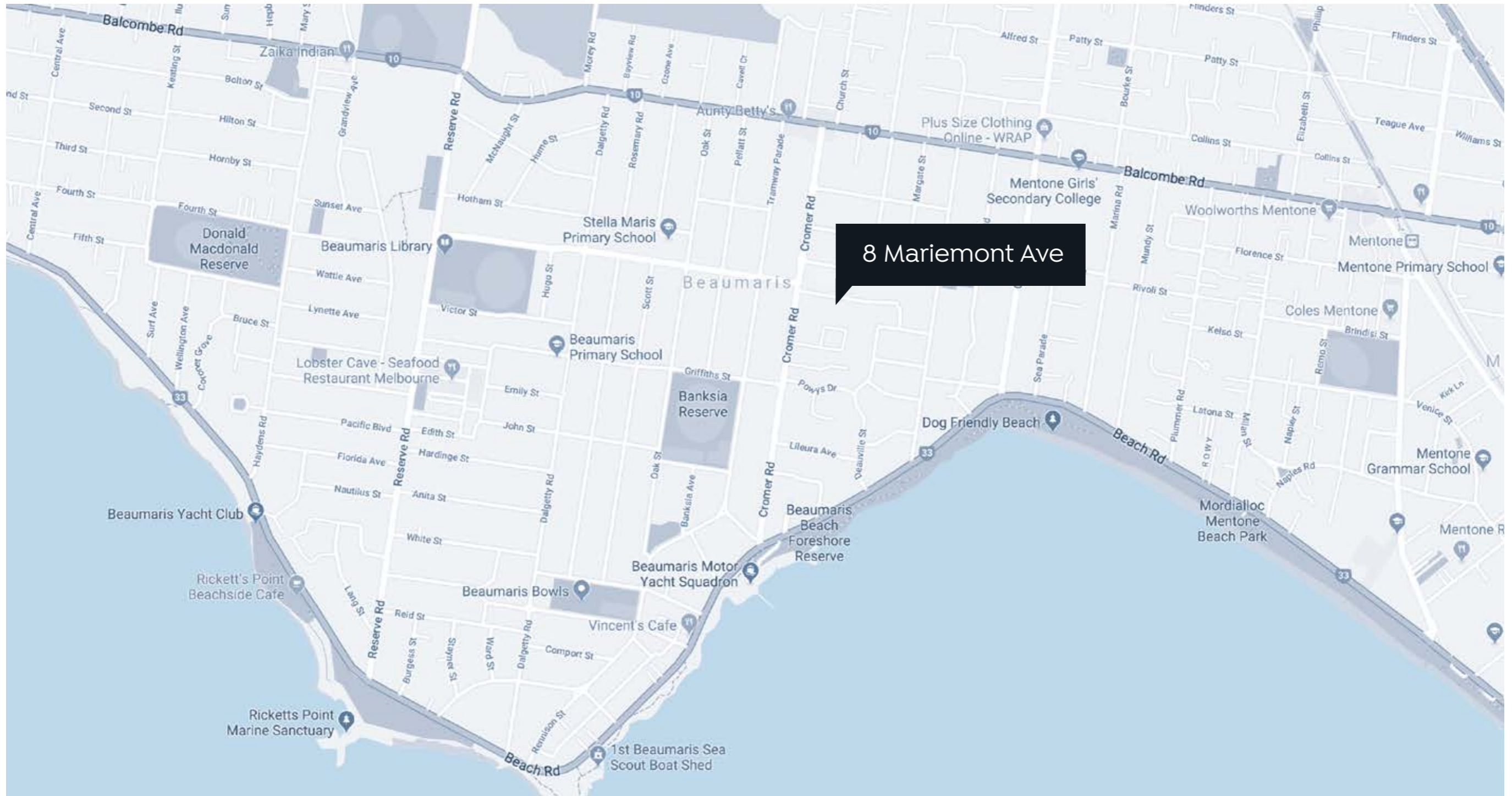
These plans are the property of  
Lowe Design & Build and cannot be  
reproduced in any form without prior  
written consent.

First Floor



Ground Floor





- DISTANCE**
- 700m to the beach
  - 250m to bus stop
  - 1.7km to the Concourse



## Premium Marketing Specification

Site Address: 8 Mariemont Ave, Beaumaris

Client: Sale Unit

Date: 30.04.2020

### 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	2700mm 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	Tilt Panel Door with remote
Internal Door Height	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	Gainsborough Asgard Lever with Round Rosette	
Internal Door Lever - Throughout	Gainsborough Amelia Passage Lever with Round Rosette	
Cavity Slider	Gainsborough Rectangular Flush Pull	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
<b>Lighting</b>		
Downlights	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 Bumer 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	American Standard Cygnet Back to Wall Toilet Suite	
Toilet Roll Holder	Mizu Soothe Toilet Roll Holder	
Hand Towel Rail	Mizu Soothe Guest Hand Towel Rail	
Shower	Grohe Tempesta Cosmopolitan Rail Shower	
Shower & Bath Mixer	Mizu Soothe Shower Mixer	
Shower Shelf	Mizu Soothe Metal Shower Shelf	
Towel Rail	Mizu Soothe Towel Rail	
Bath	Freestanding 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 or window splashback, as per design
Stone	60mm polished re-consituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range. 2 x stone end panels included.
<b>Walk in Pantry</b>	
Stone	60mm polished re-consituted stone to benchtop from Essa Stone Elemental range
Cabinetry	Open laminate shelves, including benchtop & kickers
<b>Powder Room, Bathroom &amp; Ensuite</b>	
Cabinetry	'Nav Urban' or 'Evenex' Laminate to exposed panels.
Drawers	Drawers included to ensuite & bathroom, Cupboard doors to power room.
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 similar.
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.

Item / Location	Description
<b>Laundry</b>	
Stone	60mm polished re-consituted stone to benchtop from Essa Stone Elemental range
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>Master Walk in Robe</b>	
Laminate	Combination of long hanging, double hanging & 2x banks of drawers
<b>Bedroom Robes</b>	
Hinged Doors	2400mm high pre-laminated 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	Open staircase with Tasmanian Oak treads. Clear coat finish.
Feature Balustrade	Tasmanian Oak Timber Battens

## External Works

Item / Location	Description
Water Tank	5,200L Slimline Poly Water Tank
Decking	Cumaru Decking
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Exposed Aggregate
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	1800mm H Painted Matrix Fence
Rear Intertenancy Fence	2400mm H Rendered Block Wall & New 1900mm high timber paling fence
Boundary Fence	New 1900mm high timber paling fence
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)