



Artist's Impression

683b South Road | Bentleigh East



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Style, Space and Functionality

This stunning 4 bedroom townhouse has everything the growing family could need, space, style, functionality and low maintenance living. It's perfectly located with quality schooling, transport and shopping all at your fingertips. Here's your chance to secure this property prior to construction and take advantage of customizing your interiors and huge stamp duty savings.

Residence:

- Ground floor includes master with ensuite and walk in robe
- Spacious open plan kitchen, living and dining
- North facing alfresco where you have enough room to add a swimming pool (subject to planning approval)
- Double garage with ample room for storage
- First floor has 3 further bedrooms with built in robes
- Family bathroom
- Spacious retreat

Flexible luxury living across two levels provides all the space and comfort you're looking for when it comes to a new home. This exceptional home is a showcase of the signature quality that has made Lowe Design & Build an award winner for new home excellence. Don't miss the opportunity to be the proud owner of this striking townhouse.

Contact us for further details and to arrange your 3d virtual walk though.

683b South Road Bentleigh East

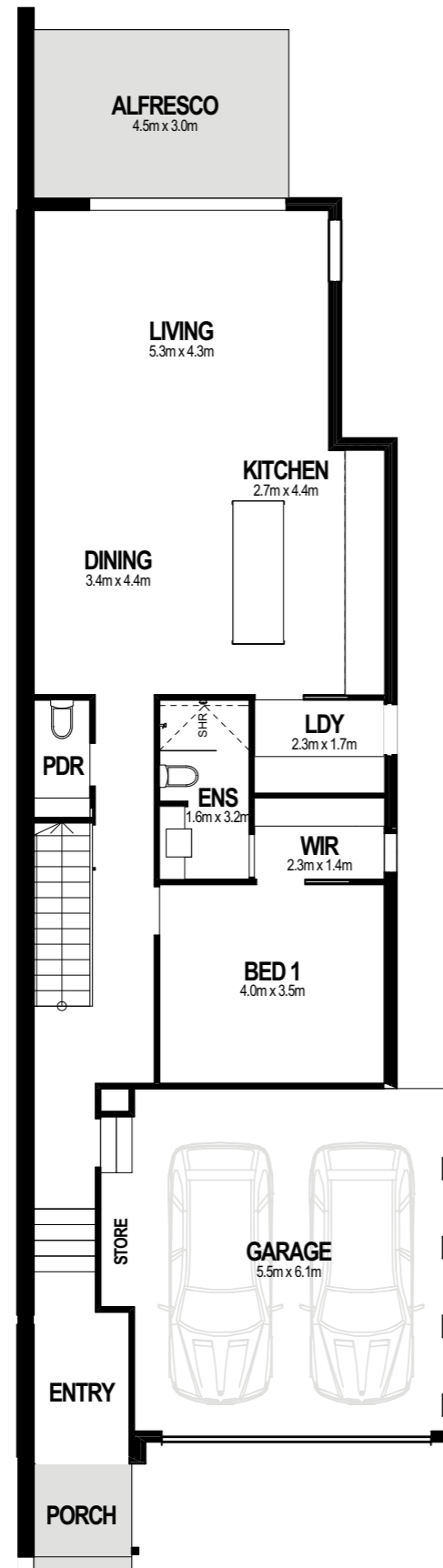
Bedroom	4
Walk in robe	1
Bathroom	2
Powder Room	1
Living	2
Double Garage	1
Alfresco	1

Area Summary

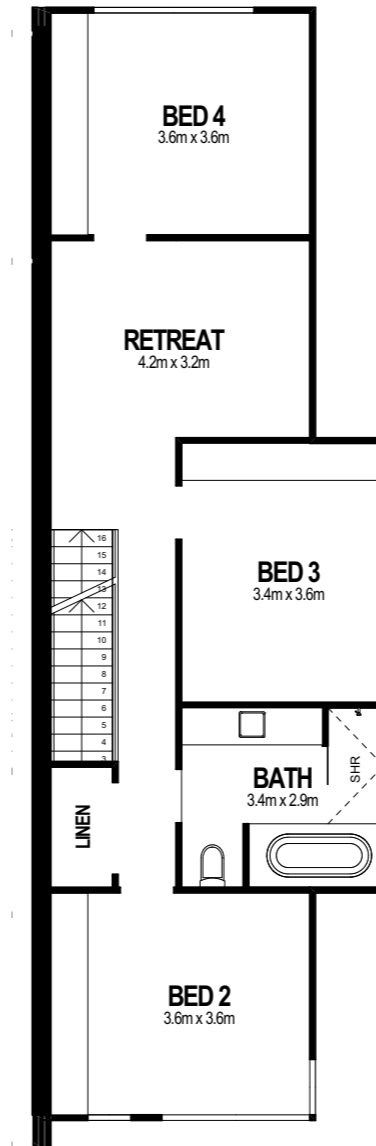
Ground Floor	112.37m ²
First Floor	89.78m ²
Garage	38.12m ²
TOTAL	240.27m² / 25.9sq

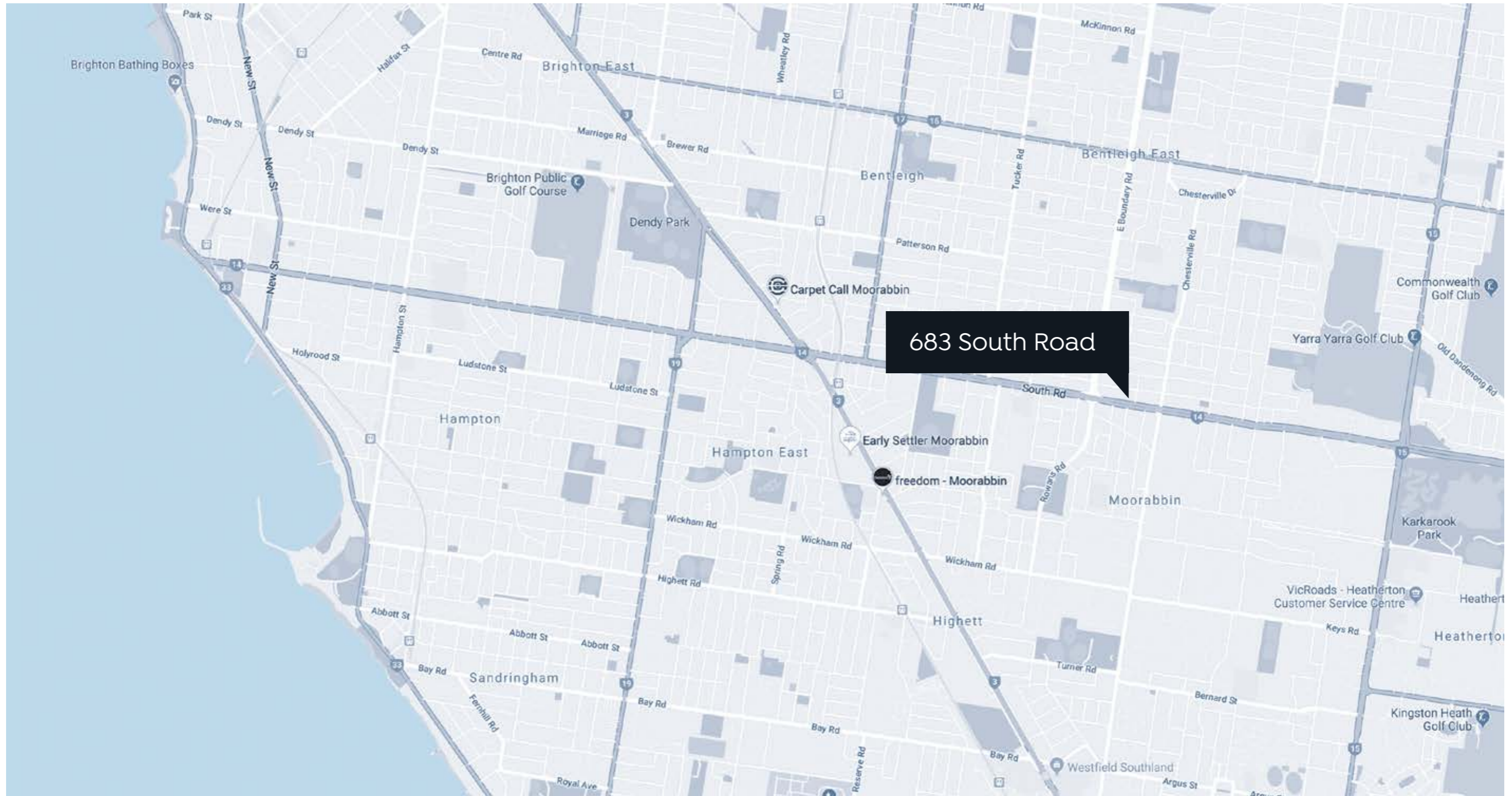
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Ground Floor



First Floor





DISTANCE

Transport	- 1.8km to Moorabbin Station and 800m to the bus stop
Shopping	- 2.5km from Southland
Beach	- 6km to the beach

Deluxe Marketing Specification

Site Address: 683b South Road, Bentleigh East

Client: Sale Unit

Date: 14.08.19





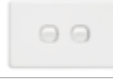








Specifications May Be Subject To Change.













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 970mm x 40mm - Permacore Flush Panel Entry Door, Paint finish
Windows	Residential aluminium windows
Flyscreens	Included
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm Ground Floor; 2400mm First Floor
Garage Vehicle Doors	Tilt Up Garage Door with Remote
Internal Door Height	2340mm Ground Floor, 2340mm 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		
Entry Door Lever	Lemaar Silla Stainless Steel Lever with Round Rosette	
Internal Door Lever - Throughout	Zanda Avante Leverset with Round Rosette	
Cavity Sliders	Zanda Oval Flush Pull with Concealed Fixings	
Electrical		
Powerpoints	Clipsal Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
Lighting		
Downlights	Pierlite LED Downlight or Similar	
Appliances		
Cooktop & Oven	900W Omega Freestanding Oven & Cooktop	
Dishwasher	600W Omega Freestanding Dishwasher	
Rangehood	Ilve Undermount Fully Concealed Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Clarke Polar Double Overmount Sink	
Tapware	Phoenix Vivid Slimline Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Posh Solus Laundry Trough	
Mixer	Phoenix Ivy Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	Caroma Luna Inset Basin	
Basin - Powder Room	Sunny Counter Basin	
Tapware	Phoenix Vivid Slimline Basin Mixer	
Toilet	Jess Back to Wall Toilet Suite	
Toilet Roll Holder	Caroma Cosmo Toilet Roll Holder	
Hand Towel Rail	Caroma Cosmo Hand Towel Rail	
Shower	Phoenix Vivid Rail Shower	
Shower & Bath Mixer	Phoenix Vivid Slimline Shower Mixer	
Shower Shelf	Caroma Cosmo Metal Shower Shelf	
Towel Rail	Caroma Cosmo Towel Rail	
Bath	Posh Domaine Acrylic Inset Bath 1690 x 800 x 500mm	
Bath Spout	Phoenix Vivid Wall Bath Outlet Curved 250mm	

Finishes

Item / Location	Description
Kitchen	
Cabinetry	Laminex' or 'Polytec' Laminate to exposed panels. Includes cookline overheads, 2x island bench end panels and rear panel to island bench
Drawers	One bank of 4x cutlery drawers to island bench. Two banks of 3x drawers either side of oven
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	100 x 600mm white wall tile splashback to cookline or window splashback
Stone	40mm polished re-consituted stone to cookline & island benchtop from Essastone Elemental range or similar
Powder Room, Bathroom & Ensuite	
Cabinetry	Laminex' or 'Polytec' Laminate to exposed panels.
Drawers	Two banks of 2x drawers to ensuite One banks of 2x drawers to bathroom Cupboard doors to powder room
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	300 x 600mm white wall tile splashback
Stone	20mm polished re-consituted stone to benchtop from Essastone Elemental range or similar
Mirror	6mm polished edge fixed mirror
Tiles	300 x 600mm tile from standard tile range. Feature tile to floor & 1x wall, combined with white wall tiling. Tiled floor to ceiling in shower and bath areas, other walls plastered.

Item / Location	Description
Laundry	
Cabinetry	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	100 x 600mm white wall tile splashback
Bedroom Robes	
Hinged Doors	2400mm high white pre-laminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving
Flooring	
Timber	1900 x 160 x 12mm Prestige Oak Engineered Flooring to ground floor living areas
Tiles	600 x 300mm tiles to wet areas from standard tile range
Carpet	100% Nylon carpet to bedrooms & under stairs (if applicable)
Staircase	
Stair Treads	Fully enclosed staircase with Tasmanian Oak treads and risers. Plaster to underside with access to storage
Feature Balustrade	Stainless Steel Rods

External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	Yellow Stringybark
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Service Yard	Coloured concrete
Driveway	Exposed Agg. concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 125 x125mm rough sawn cypress timber posts Height: Varying Spacing: 300mm centre to centre Finish: Stained finish
Rear Intertenancy Fence	1.9m high timber paling fence
Boundary Fence	1.9m high timber paling fence
Mailbox	Rendered enclosure with Stainless Steel insert mailbox