



Artist's Impression

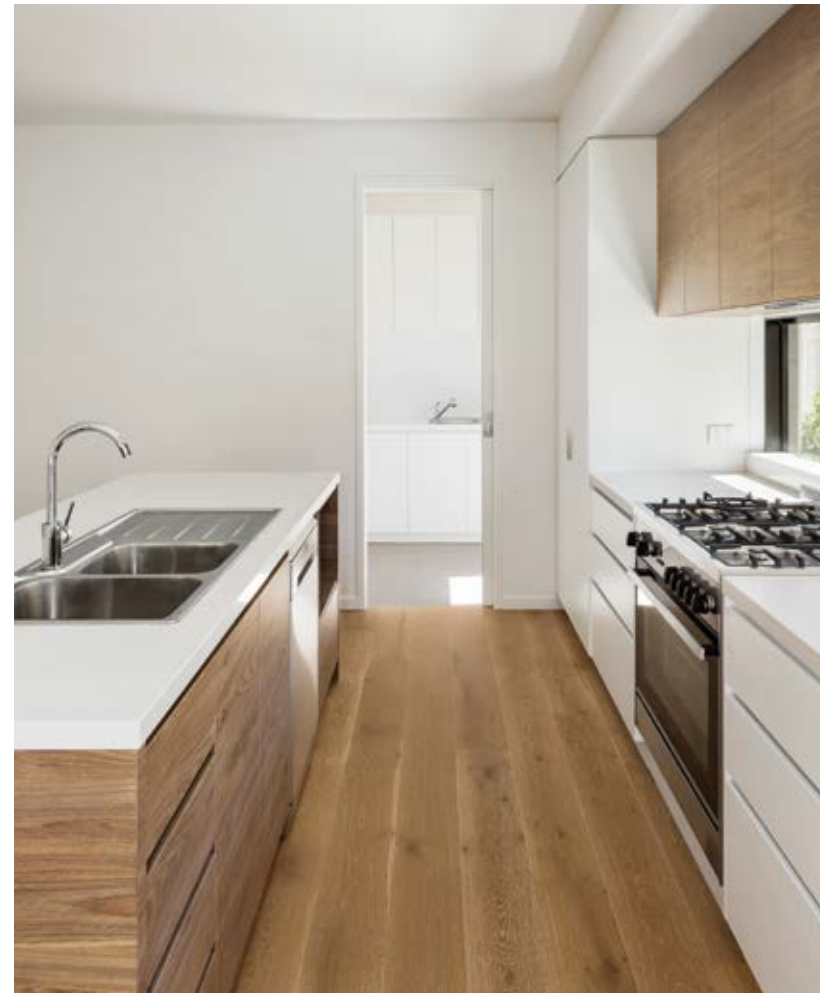
21a South Avenue | Bentlyigh







Like Spaces by Lowe Design & Build





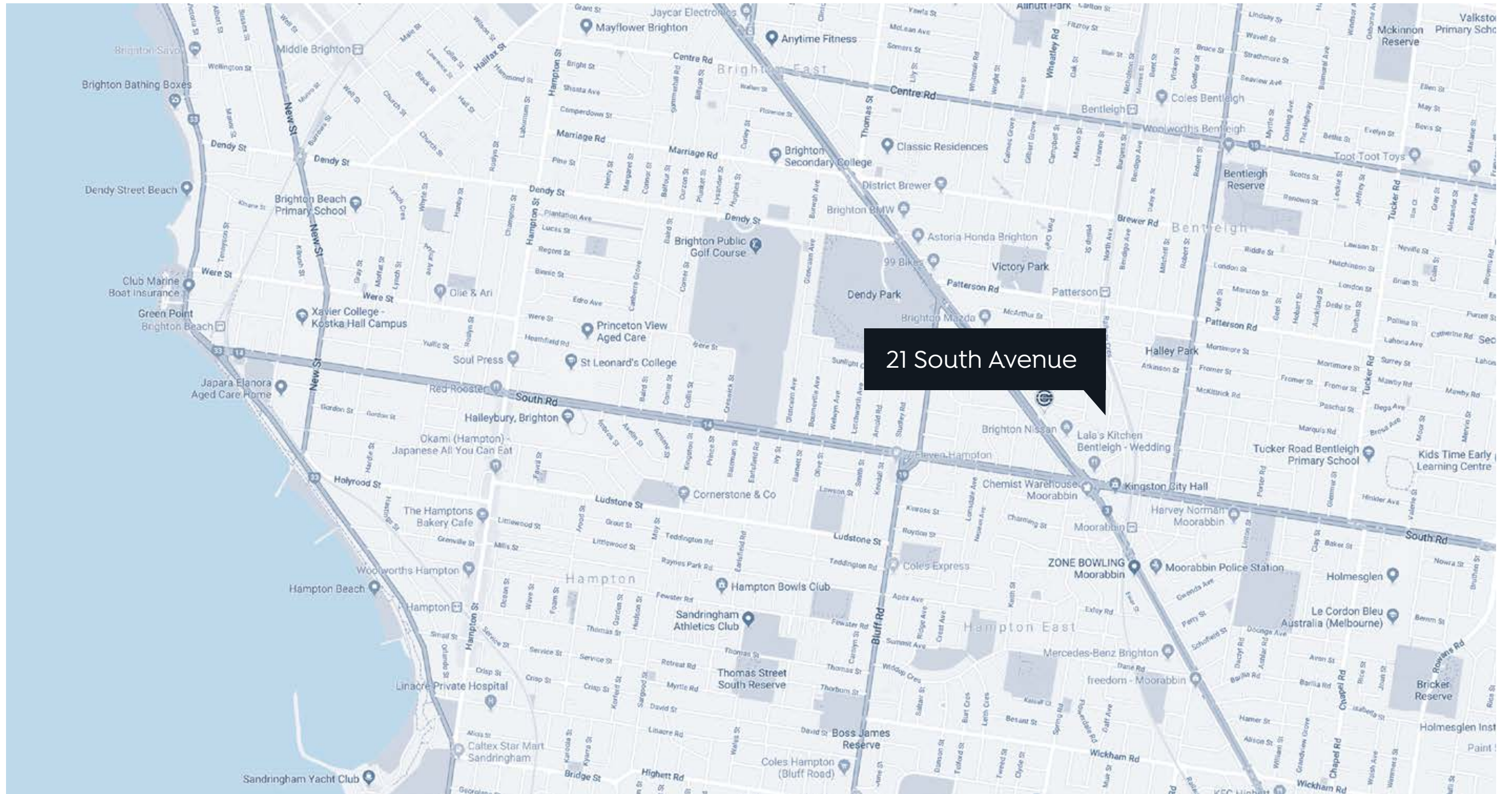
Flawless Family Living

From the striking façade to the finest finishes, this 4bedroom, 25sq townhouse will be proudly constructed by Award winning Lowe Design and Build. Perfectly positioned on 355m2 of land, this home has been custom crafted for comfort, functionality and a relaxed family lifestyle that gives equal consideration to both day to day living and entertaining.

Comprising:

- Ground floor master with ensuite and walk in robe.
- Spacious open plan kitchen, living and dining
- Alfresco and large back yard with enough room for a pool (subject to council approval)
- First floor provides a further three bedrooms, generous living zone
- Family bathroom and separate powder room.
- Single garage with extra storage and internal access

This soon to be constructed townhouse that has exquisite attention to those little details that matter, combines custom features with an envied location. Contact us today to arrange your appointment to view the plans and take your 3D walk through of this stunning home. Let's discuss how purchasing pre construction not only gives you the opportunity to make substantial stamp duty savings but also the chance to work with your own designer to create a few custom changes that will make this your dream home.



DISTANCE

Local Shopping	- 0.3km
Moorabbin Station	- 0.6km
Brighton Golf Course	- 1.8km

Deluxe Marketing Specification

Site Address: 21 South Ave, Bentleigh

Client: Sale Unit

Date: 24.10.19



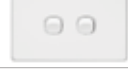




Specifications May Be Subject To Change.













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; 2420mm First Floor
Window Head Height	2400mm Ground Floor; 2100mm First Floor
Garage Vehicle Doors	Sectional Garage Door with Remote
Internal Door Height	2340mm Ground Floor, 2040mm 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 C2000 Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
Lighting		
Downlights	Pierlite LED Downlight or Similar	
Appliances		
Cooktop & Oven	Omega 900mm, Freestanding Oven & Cooktop	
Dishwasher	Omega 600mm, Freestanding Dishwasher	
Rangehood	ILVE 900mm, Undermount Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Undermount Double Bowl Sink	
Tapware	Mixx Holli Gooseneck Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Lavassa 45L Laundry Trough	
Mixer	Paramount Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	Caroma Luna Inset Basin	
Basin - Powder Room	Mini Wall Hung Basin	
Tapware	Mixx Holli Straight Basin Mixer	
Toilet	Jess Back to Wall Toilet Suite	
Toilet Roll Holder	Mixx Round Toilet Roll Holder	
Hand Towel Hook	Mixx Round Towel Hook	
Shower	Mixx Round Rail Shower Set	
Shower & Bath Mixer	Mixx Holli Shower Mixer	
Shower Shelf	Mixx Glass Shower Shelf	
Towel Rail	Mixx Round Single 750mm Towel Rail	
Bath	Decina Carina 1675 x 765mm Inset Bath	
Bath Spout	Vivid Curved 250mm Wall Bath Outlet	

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	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	100 x 600 white wall tile splashback to cookline or window splashback, as per design
Stone	40mm polished re-consituted stone to cookline & island benchtop from Essa Stone Elemental range or similar
Walk in Pantry (If Applicable)	
Cabinetry	Open laminate shelves, including benchtop & kickers
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 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
Stone	20mm polished re-consituted stone to cookline & island benchtop from Essa Stone 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	300 x 600 white wall tile splashback
Master Walk in Robe (If Applicable)	
Laminate	Combination of long hanging, double hanging & shelving only
Bedroom Robes	
Hinged Doors	2100mm high white pre-laminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving
Flooring	
Timber	1900 x 160 x 12mm Engineered Oak flooring to ground floor living areas
Tiles	600x300mm 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	Cumaru Decking
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Service Yard	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 125x125mm rough sawn cypress timber posts Height: 1850mm (maximum) Spacing: 300mm centre to centre Finish: Stained finish
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)