



Artist's Impression

31b Victor Street | Beaumaris











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Like Spaces by Lowe Design & Build





## When Luxury & Location Count

This stunning 26sq 3 bedroom plus study townhouse is perfectly positioned 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 one not to be missed.

### Residence:

- Luxurious ground floor master suite with generous walk in robe and ensuite
- Open plan kitchen living and dining flowing through to the alfresco and landscaped gardens
- Powder room, laundry and walk in pantry
- Double garage with internal access and extra storage
- First floor - 2 further bedrooms with built in robes
- Separate study
- Full bathroom, separate powder room and spacious retreat

Perfectly positioned with shopping, Primary Schools, Early Learning Centre, Reserves and the Tennis Club all less than a 10 minute walk away, this is a sort after location.

Work alongside your own designer to further customise the home with the option of upgrading your fittings and fixtures plus choosing your own colours. This is the perfect opportunity to create your dream home that showcases the best of contemporary design and offers timeless style and functionality.

## 31b Victor Street Beaumaris

Bedroom	3
Study	1
Walk in robe	1
Bathroom	2
Powder Room	1
Living	2
Walk in Pantry	1
Double Garage	1

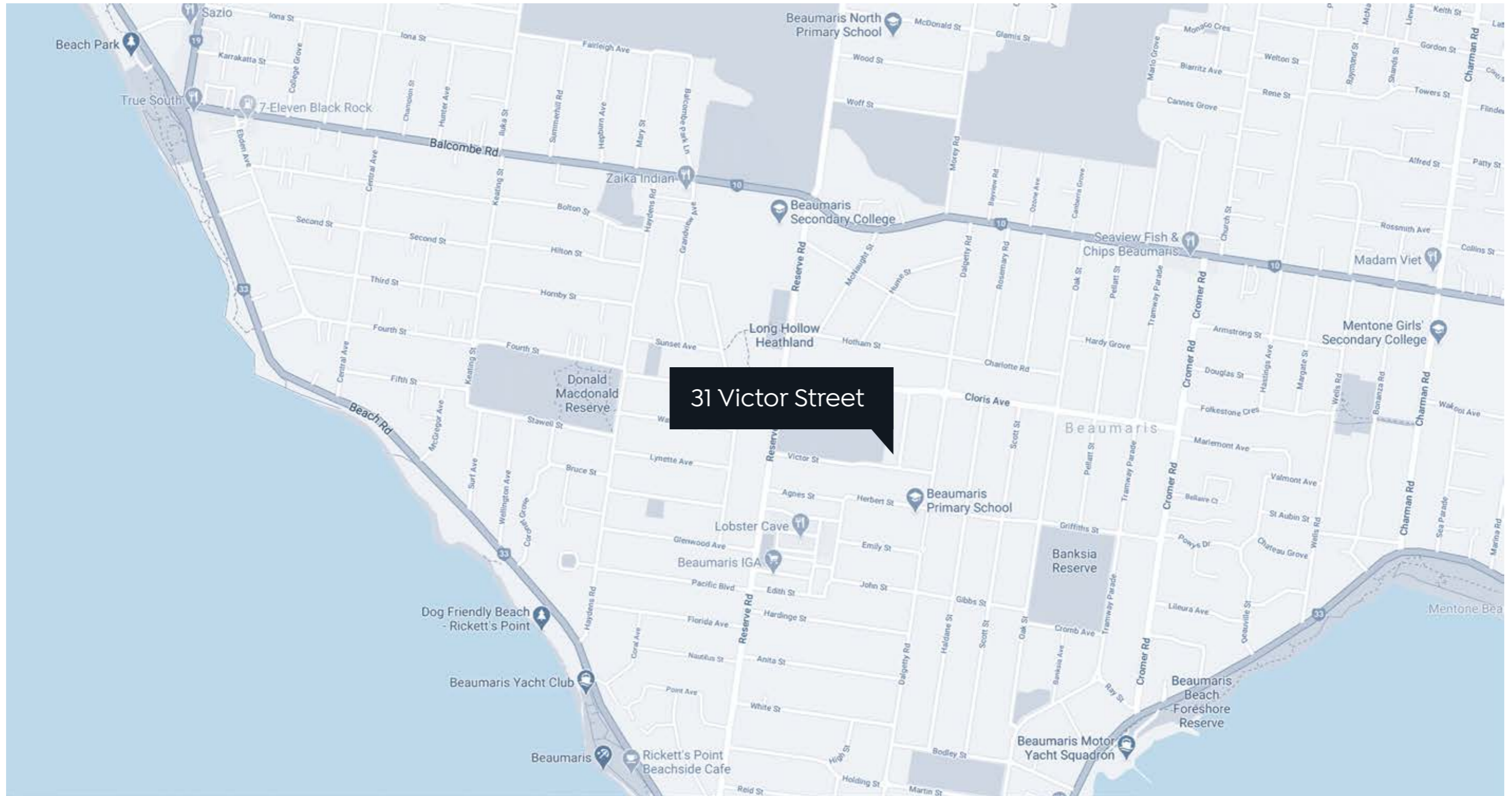
### Area Summary

Ground Floor	131.40m <sup>2</sup>
First Floor	72.56m <sup>2</sup>
Garage	39.27m <sup>2</sup>
<b>TOTAL</b>	<b>243.23m<sup>2</sup> / 26.18sq</b>

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**DISTANCE**    The Concourse    - 550m  
                     Bus                        - 500m  
                     Beach                        - 1.3km

*Located in the Beumaris Secondary school zone.*

## Premium Marketing Specification

Site Address: 31 Victor Street, Beaumaris

Client: Sale Unit

Date: 11.12.2018

### Specifications May Be Subject To Change.







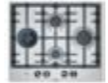





These specifications are an example of the type of the inclusions and may be subject to change. Customisation of the interiors is available to the buyer, prior to construction. Please confirm final specifications prior to signing the contract.








### General

Item	Description
Entry Doors	2400mm x 870mm x 40mm - Permacore Flush Panel Entry Door, Paint finish
Windows	Aluminium windows
Flyscreens	Included
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 & Internal Door Lever - Throughout	Pittella Art. 242 SC, Solid Brass Door Lever	
<b>Electrical</b>		
Powerpoints	Clipsal Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
<b>Lighting</b>		
Downlights	Ispot LED Downlight or similar	
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 60cm Concealed 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 - Bathroom</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 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 or window splashback, as per design
Stone	60mm polished re-constituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range. 2x stone end panels included.
<b>Walk in Pantry</b>	
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 power room only
Stone	40mm polished re-constituted stone to cookline & island benchtop from Essa Stone Elemental range or Caesar Stone standard range
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>	
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 & 2 x banks of drawers
<b>Bedroom Robes</b>	
Hinged Doors	2400mm high painted MDF doors. Combination of long hanging, double hanging & one bank of adjustable shelving with 4x drawers
<b>Flooring</b>	
Timber	190 x 15mm Engineered Prestigue Oak flooring to ground floor living areas
Tiles	600x300mm tiles to wet areas from standard tile range
Carpet	100% Nylon carpet to bedrooms
<b>Staircase</b>	
Stair Treads	Tasmanian Oak with clear coat finish
Feature Balustrade	Stainless Steel Rods



## External Works

Item / Location	Description
Water Tank	2,300ltr above ground water tank
Decking	Yellow Stringybark
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	New 1900mm high timber paling fence
Boundary Fence - Side & Rear	North Boundary: New 1900mm high timber paling fence South Boundary: Retain existing East Boundary: Retain existing West Boundary: Retain existing
Rear Intertenancy Fence	New 1900mm high timber paling fence