



Artist's Impression

22b Vincent Street | Edithvale





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Like Spaces by Lowe Design & Build





A Stones Throw From The Beach.

Strong angles and a captivating design define this stunning family townhouse in a prime Edithvale location. With the opportunity to purchase pre construction, you'll be able to work with your own interior designer to put the finishing touches and add your stamp on this home to truly make it your own. Finished to exacting standards, this home is only matched by its brilliant location, walk to the beach, shops, cafés and restaurants plus the convenience of transport links only a five minute walk away. Perfectly positioned in a quiet cul de sac and boasting an array of recreational facilities and quality schools, this home is a true stand out.

Residence:

- Ground floor master suite with ensuite and walk in robe
- Open plan kitchen, living and dining
- Walk in pantry, separate laundry and powder room
- Low maintenance outdoor entertaining zones
- Single garage
- First floor comprises of 3 further bedrooms with built in robes
- Family bathroom and separate powder room
- Spacious kids retreat

With an impressive street presence this home offers families all the space they need in contemporary surrounds. Don't miss the chance to secure this property prior to construction and reap the stamp duty savings and be the proud owner of this stunning townhouse.

22b Vincent Street Edithvale

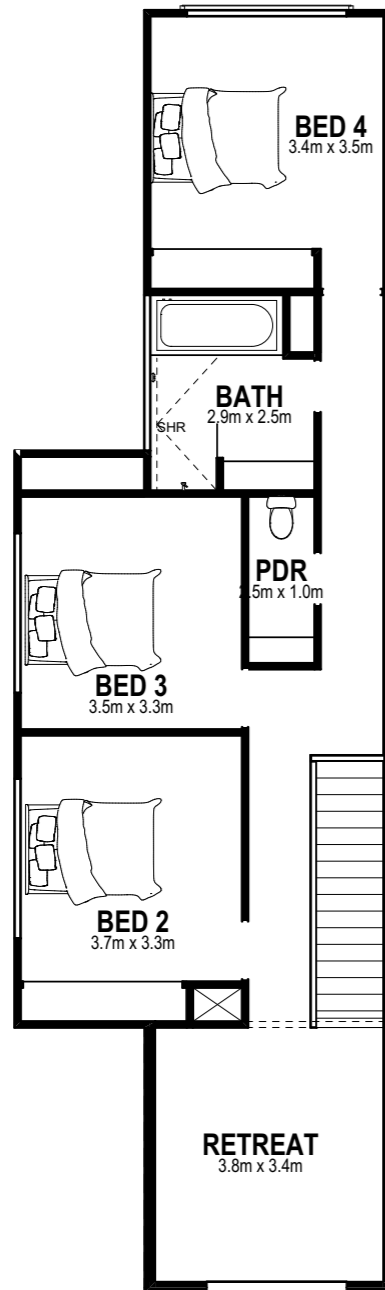
Bedroom	4
Bathroom	2
Powder Room	2
Living	2
Walk in Robe	1
Single Garage	1

Area Summary

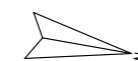
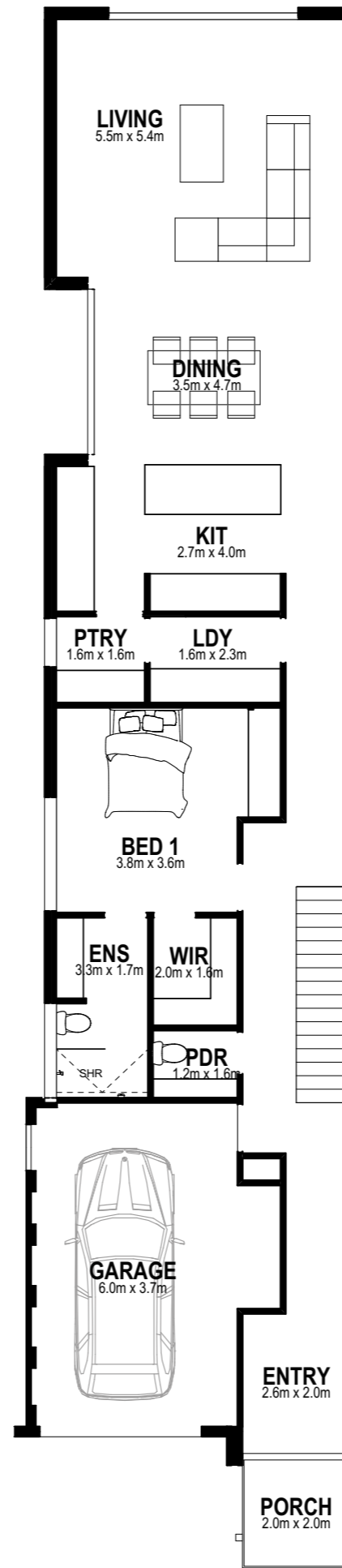
Land Size	324m ²
Ground Floor	123.43m ²
First Floor	88.98m ²
Garage	26.30m ²
TOTAL	238.71m² / 25.69sq

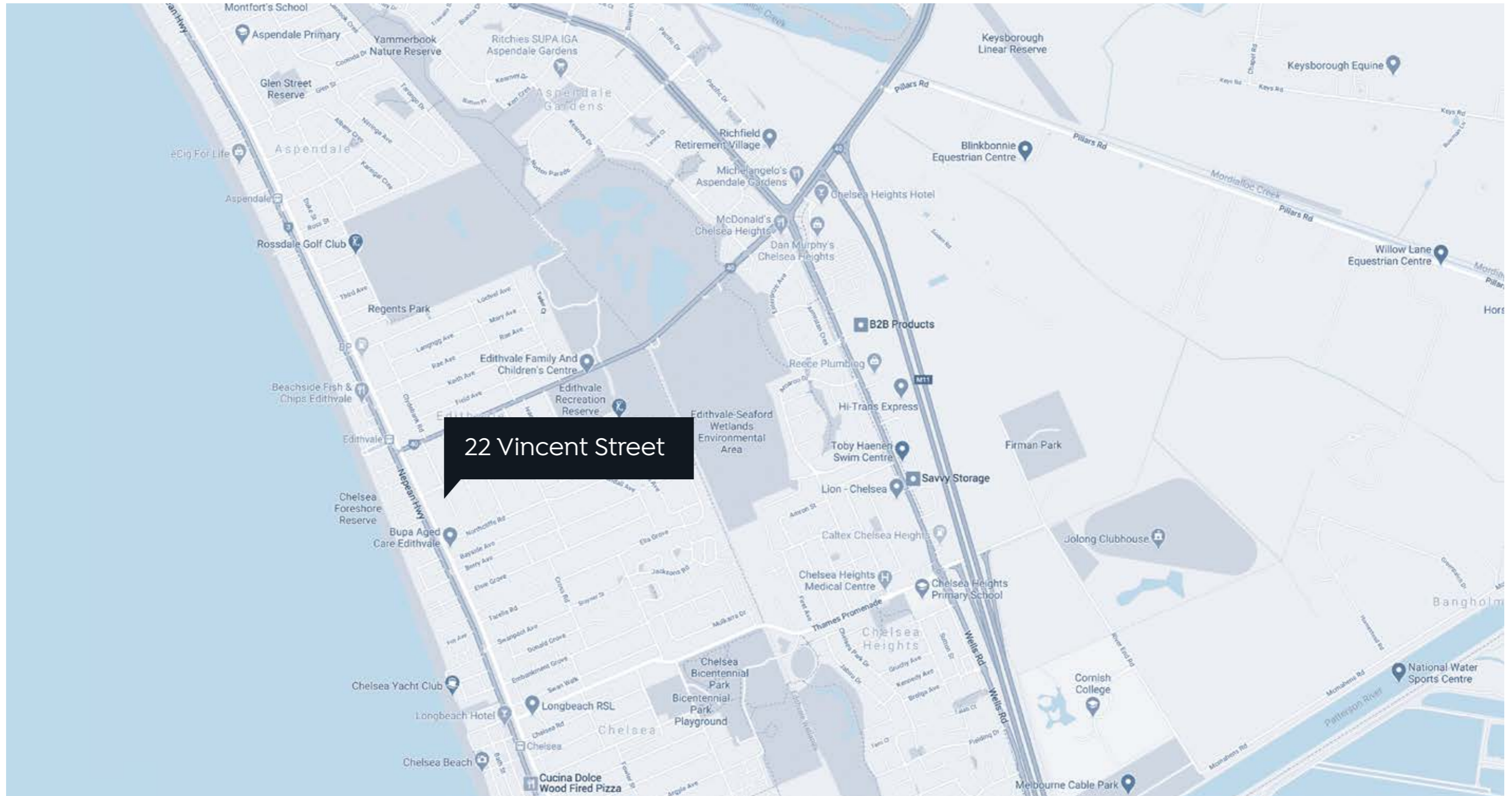
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First Floor



Ground Floor





- DISTANCE**
- 180m to bus stop
 - 300m to the beach
 - 460m to the station and shops

Deluxe Marketing Specification

Site Address: 22 Vincent Street, Edithvale

Client: Sale Unit

Date: 29.06.2020


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	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
Garage Vehicle Doors	Sectional 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 - ground floor and first floor zoning (operating one zone at a time)
Intercom	Included
Security	Excluded
Ducted Vac	Excluded

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Entry Door Lever	Gainsborough Asgard Lever with Round Rosette	
Internal Door Lever - Throughout	Gainsborough Amelia Passage Lever with Round Rosette	
Cavity Slider	Rectangular Flush Pull	
Electrical		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic 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	
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	
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
Staircase	
Stair Treads	Tasmanian Oak treads and risers
Feature Balustrade	Vertical timber balustrade

External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	Cumaru Decking
Open Pergola - Alfresco	Excluded
Service Yard	Sealed Concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 125 x125mm rough sawn cypress timber posts Height: 2000mm
Rear Intertenancy Fence	Description: Timber paling fence Height: 1900mm
Boundary Fence	New 1950mm high timber paling fence
Mailbox	Structure: Rendered Blockwork Model: 316 Enhanced Brush Finish Stainless Numbering: 150mm Stainless Steel number
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)