



Artist's Impression

34a Ardoyne Street | Black Rock





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Like Spaces by Lowe Design & Build





## Designed for a life of effortless luxury.

Straight out of Town Planning and ready for you to purchase pre construction, this versatile family townhouse offers the opportunity to work with your own interior designer and customise your finishes plus there's the huge stamp duty savings that can offset your upgrades.

Perfectly located, this stunning 4 bedroom townhouse is just two blocks from Black Rock primary school, an easy walk to the shopping village and the beach plus your choice of renowned Golf Courses. This home ticks all the boxes. Offering 364sqm of land and 30sq of living.

Comprising:

- Ground floor master suite with ensuite and walk in robe
- Sweeping open plan kitchen, dining, and living zone
- Walk in pantry, separate laundry and powder room
- Two separate entertaining zones
- Double garage
- First floor provides 3 further bedrooms with built in robes
- Family bathroom and separate powder room
- Generous kids retreat

Finished to an exacting standard throughout, this stunning residence is only matched by its brilliant location positioned in a beautiful family friendly pocket of Black Rock where the stunning waters of Port Phillip Bay are only a short walk away.

Register your interest and make a time to view the plans of this perfect family home.

## 34a Ardoyne Street Black Rock

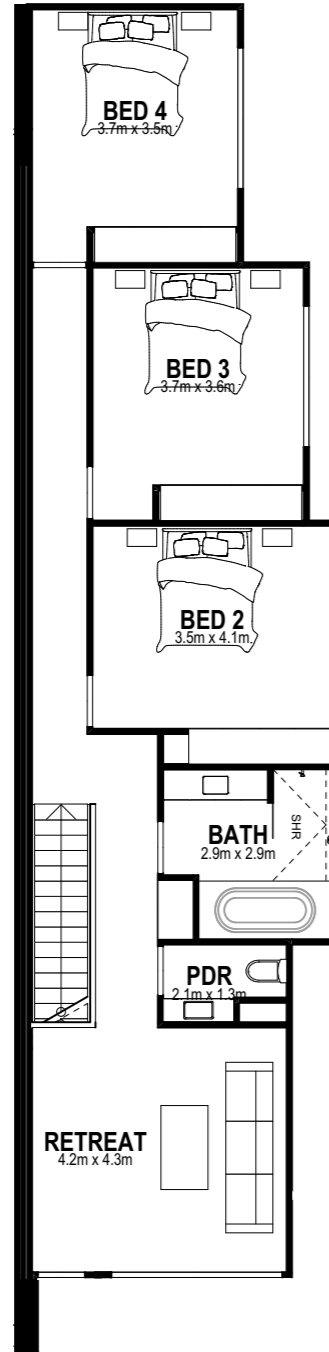
Bedroom	4
Bathroom	2
Powder Room	1
Living	2
Walk in Robe	1
Walk in Pantry	1
Double Garage	1
Alfresco	1
Deck	1

### Area Summary

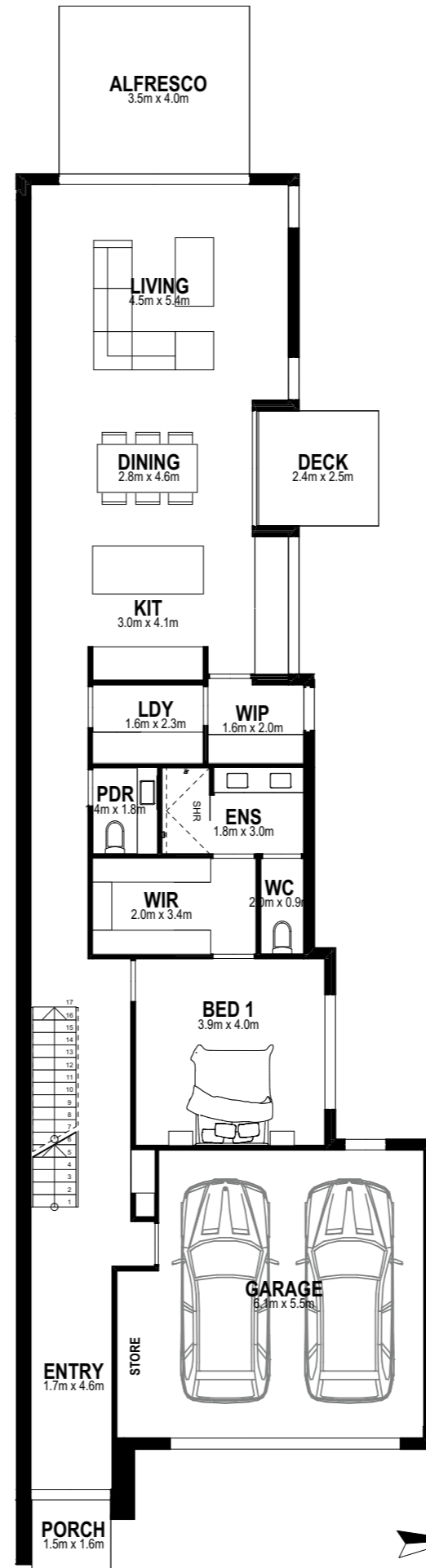
Land Size	364m <sup>2</sup>
Ground Floor	137.49m <sup>2</sup>
First Floor	102.02m <sup>2</sup>
Garage	38.49m <sup>2</sup>
<b>TOTAL</b>	<b>278m<sup>2</sup> / 29.92sq</b>

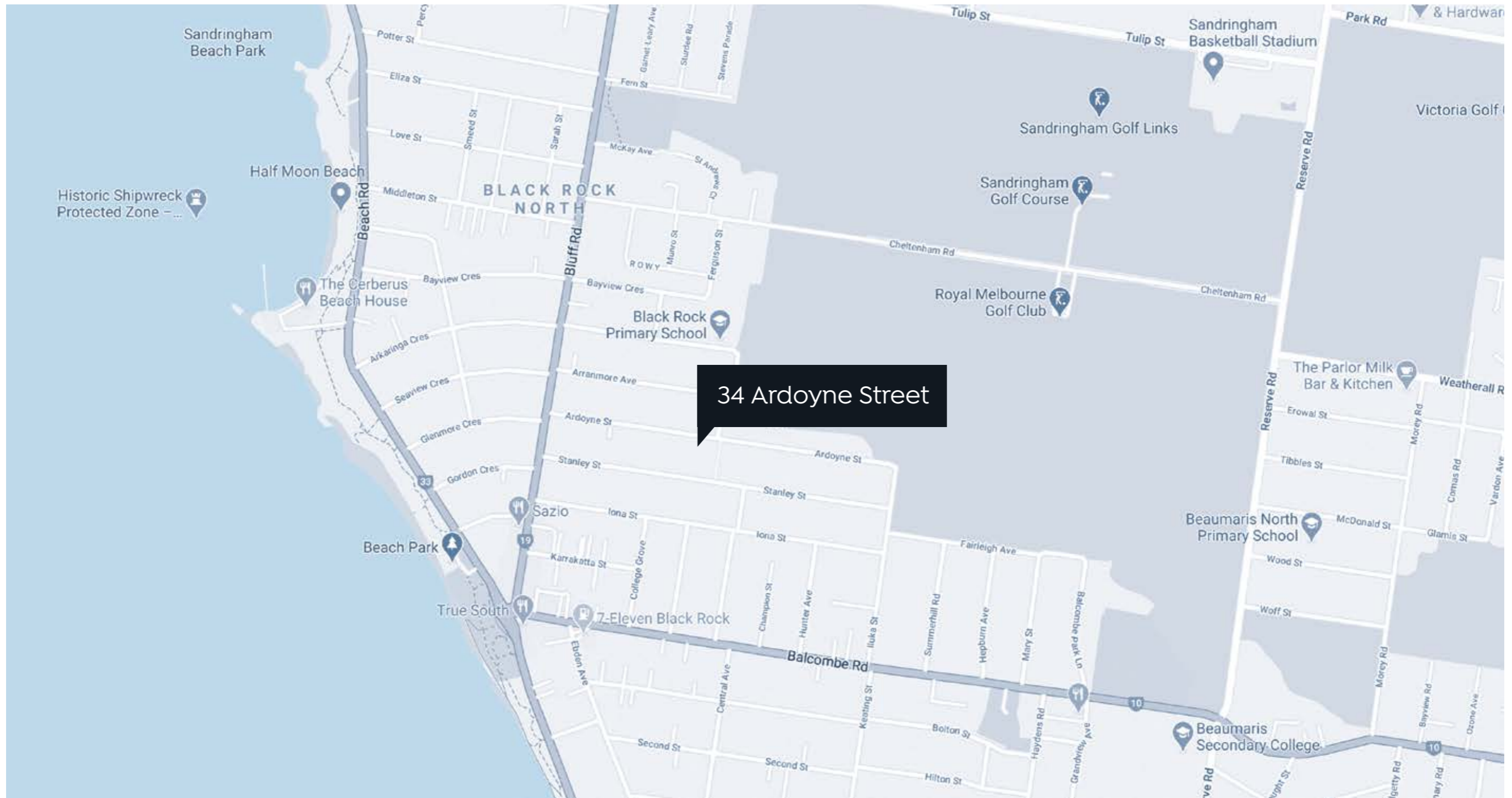
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First Floor



Ground Floor





- DISTANCE**
- 700m to the beach
  - 500m to bus stop
  - 650m to the shops



## Premium Marketing Specification

Site Address: 34 Ardoyne Street, Black Rock

Client: Sale Unit

Date: 29.07.2019













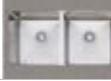

### Specifications May Be Subject To Change.















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; 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	Lemaar Silla Stainless Steel Lever with Round Rosette	
Internal Door Lever - Throughout	Zanda Avante Leverset with Round Rosette	
Cavity Slider	Zanda Oval Flush Pull with Concealed Fixings	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
<b>Lighting</b>		
Downlights	Unios Micron 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 Burner 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	Cygnnet 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 & Bath 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-consituted 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 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>	
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	2,100L Slimline Poly 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	Description: 125 x125mm rough sawn cypress timber posts Height: 1800mm max. 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)