



Artist's Impression

15a Sandford Street | Highett







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Like Spaces by Lowe Design & Build







## Flawless Family Living.

Perfectly positioned with parkland, transport and shopping all close by, this is your opportunity to purchase this contemporary 3 bedroom townhouse positioned on a generous block of 450m<sup>2</sup> of land before construction commences. Work with your own interior designer to select your colours and add the final touches to truly make this your dream home.

Comprising:

- Ground floor master with walk in robe and ensuite
- Sweeping open plan living overlooking the large landscaped yard and alfresco entertaining zone
- Kitchen with stone benchtops, Omega appliances and walk in pantry
- Separate laundry
- Separate powder room
- Study
- Double garage with storage
- First floor, two further bedrooms with built in robes
- Family bathroom
- Spacious retreat

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 and will be proudly constructed by Award winning Lowe Design and Build.

# 15a Sandford Street Highett

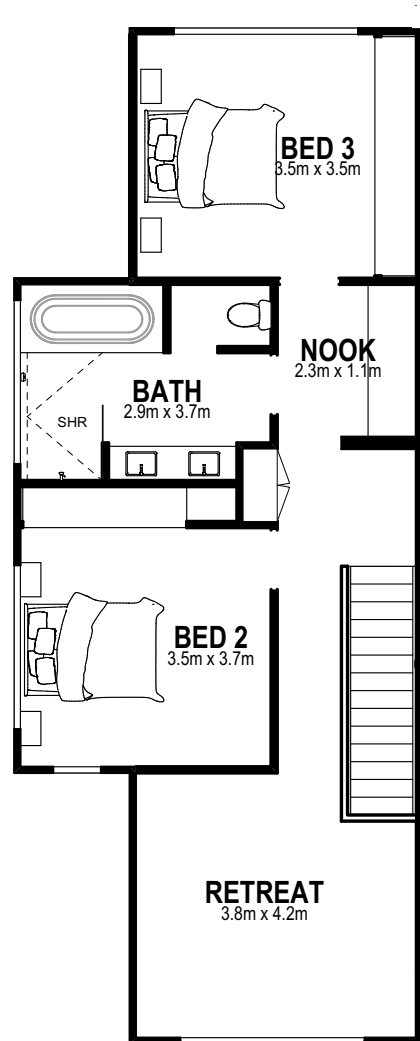
Bedroom	3
Study	1
Bathroom	2
Powder Room	2
Living	2
Walk in Robe	1
Walk in Pantry	1
Double Garage	1
Alfresco	1

## Area Summary

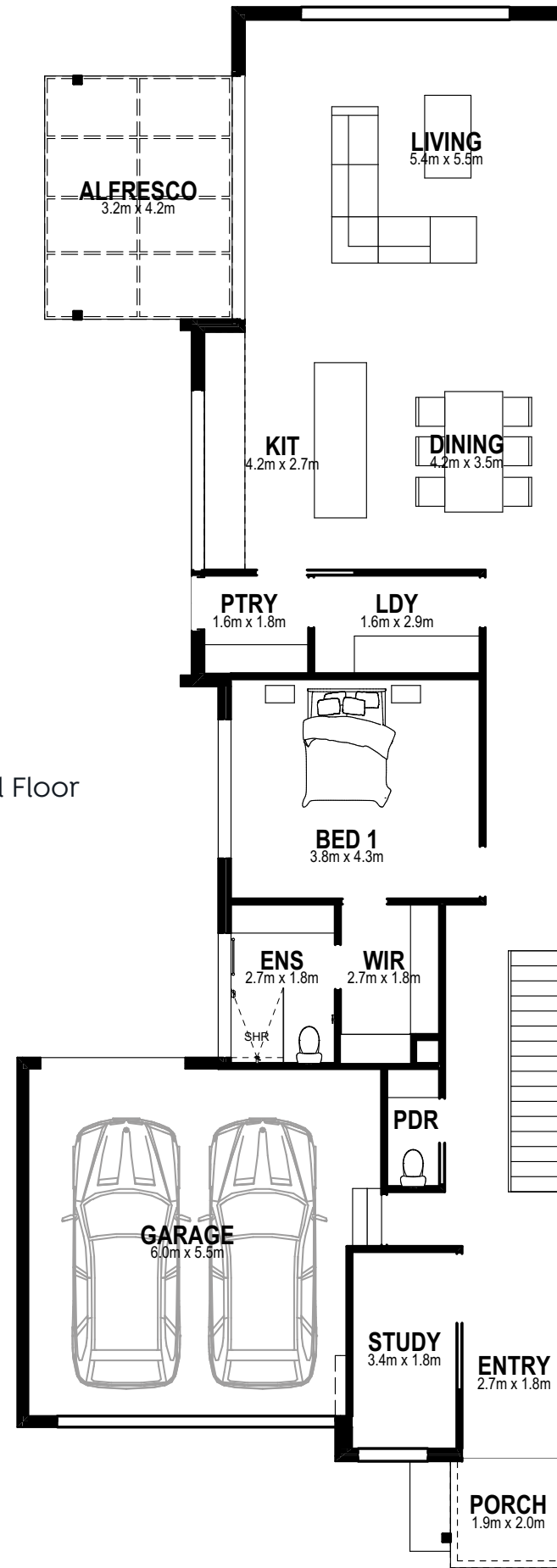
Land Size	450m <sup>2</sup>
Ground Floor	133.60m <sup>2</sup>
First Floor	74.34m <sup>2</sup>
Garage	43.16m <sup>2</sup>
TOTAL	251.10m <sup>2</sup> / 27sq

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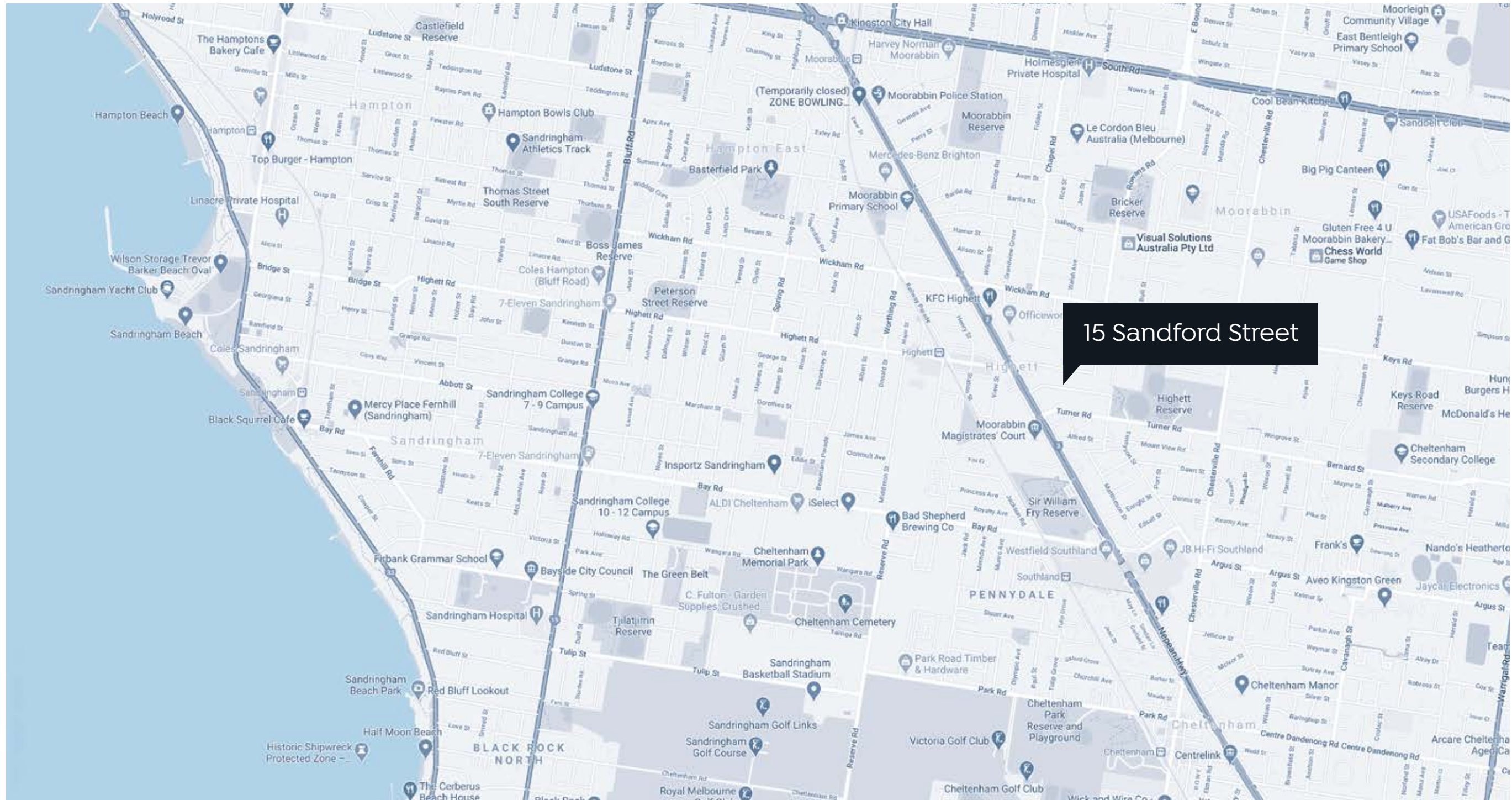
First Floor



Ground Floor







- DISTANCE**
- 360m to bus stop
  - 640m to the train station
  - 1.15km to Southland
  - 400m to Highett Rd shops
  - 250m to Highett Reserve

## Marketing Specification

Site Address: 15 Sandford Street, Highett

Client: Sale Unit

Date: 22.04.2020

### 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 Ground Floor; 2100mm First Floor
Garage Vehicle Doors	Sectional 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
<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 C2000 Classic Series Powerpoints	
Switches	Clipsal C2000 Classic Series Switch Plates	
<b>Lighting</b>		
Downlights	Pierlite LED Downlight or Similar	
<b>Appliances</b>		
Cooktop & Oven	Omega 900mm, Freestanding Oven & Cooktop	
Dishwasher	Omega 600mm, Freestanding Dishwasher	
Rangehood	ILVE 900mm, Undermount Rangehood	
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Undermount Double Bowl Sink	
Tapware	Mixx Holli Gooseneck Sink Mixer	
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Lavassa 45L Laundry Trough	
Mixer	Paramount Sink Mixer	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Ensuite, Bathroom &amp; Powder Room</b>		
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
<b>Kitchen</b>	
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
<b>Walk in Pantry</b>	
Cabinetry	Open laminate shelves, including benchtop & kickers
<b>Powder Room, Bathroom &amp; Ensuite</b>	
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
<b>Laundry</b>	
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
<b>Master Walk in Robe (If Applicable)</b>	
Laminate	Combination of long hanging, double hanging & shelving only
<b>Bedroom Robes</b>	
Hinged Doors	2100mm high white pre-laminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving
<b>Flooring</b>	
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)
<b>Staircase</b>	
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: 125 x125mm rough sawn cypress timber posts Height: 1800mm (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)