



Artist's Impression

17B Nelson Street | Sandringham



Like Spaces by Lowe Design & Build



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The Ultimate in Bayside Living

Timeless style and effortless luxury is what you will find in this soon to be constructed 3 bedroom 28sq Lowe Design & Build home with true attention to detail at every turn. Incorporating a list of premium inclusions throughout, this stunning residence is only matched by its brilliant location positioned in a beautiful family friendly pocket of Sandringham where the stunning waters of Port Phillip Bay are only a fifteen minute walk away.

Residence:

- Ground floor master with walk in robe and ensuite
- Open plan kitchen with walk in pantry
- Generous open plan living and dining
- Separate powder room
- Large alfresco and landscaped gardens
- Double garage with internal access
- First floor offers 2 further bedrooms with built in robes
- Family bathroom and separate powder room
- Spacious retreat that leads to a balcony

Perfectly situated to transport links, quality schools and an easy commute to the city, this home ticks all the boxes.

17B Nelson Street Sandringham

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

Area Summary

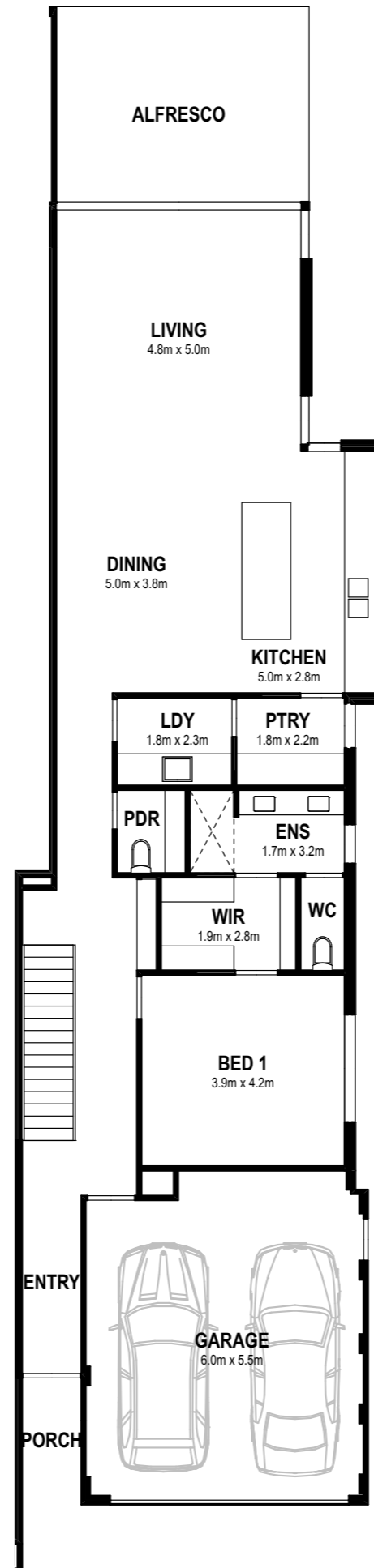
Land Size	380m ²
Ground Floor	134.81m ²
First Floor	79.46m ²
First Balcony	4.68m ²
Garage	38.9m ²
TOTAL	257.8m² / 27.7sq

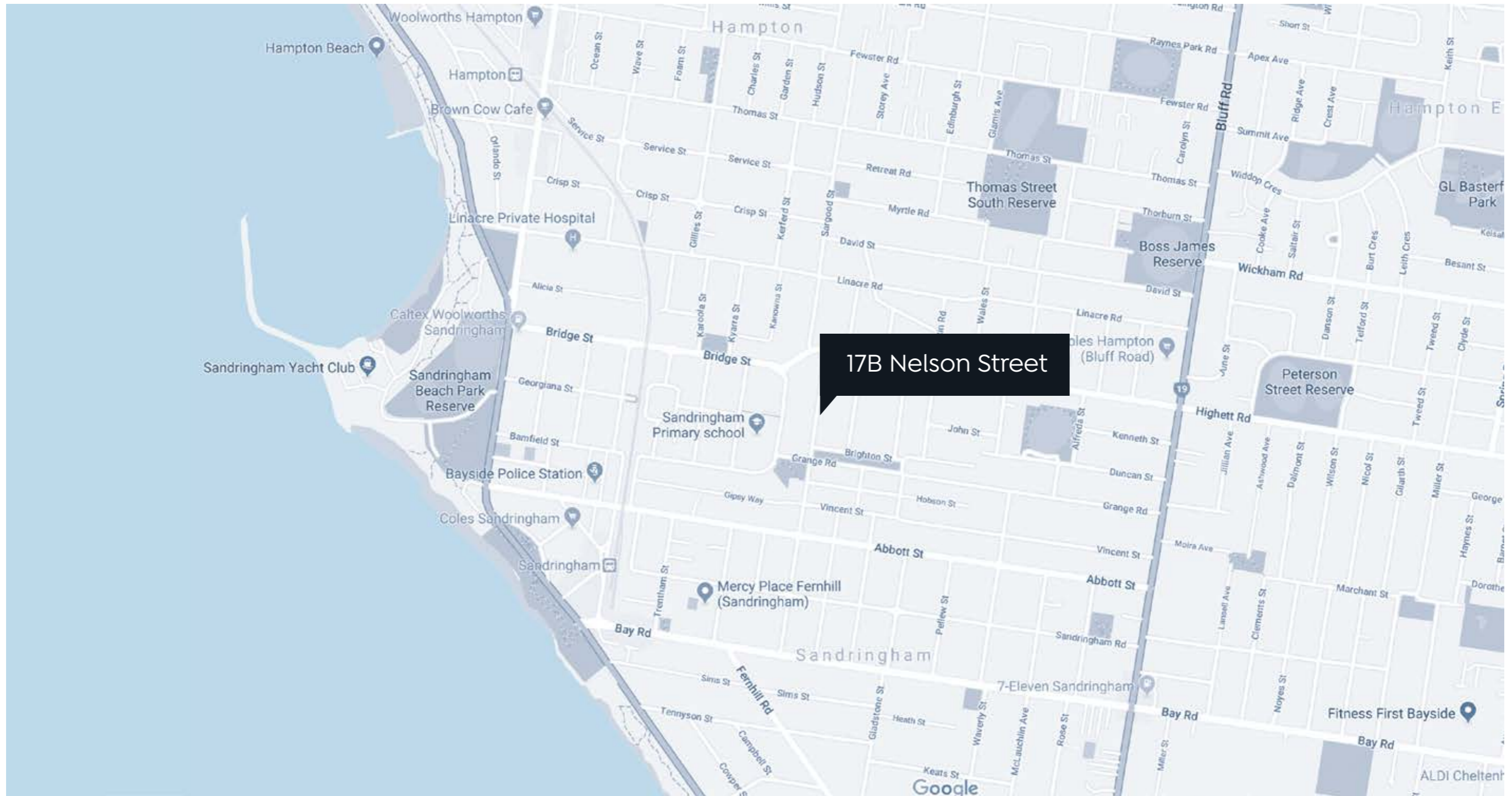
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First Floor



Ground Floor





- DISTANCE**
- Beach 15min walk or 1.2km
 - Train 12min walk or 1km
 - Hampton St Shops 13min walk or 1.06km

Ultra Premium Marketing Specification

Site Address: U2, 17 Nelson St, Sandringham

Client: Sale Unit

Date: 04.03.19

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 - Solid core timber veneer door, vertical grain
Windows	Aluminium windows
Flyscreens	Included to openable windows only
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2700mm in Living/Kitchen 2400mm to remainder
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	Included
Ducted Vac	Included

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Internal Door Lever - Throughout	Pittella Art 6820 Solid Brass Door Lever with Round Rosette	
Cavity Sliders	Pittella Art. 598 Flush Pull	
Lighting		
Downlights	BTR LED Downlight	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit External Up/Down Wall Light	
Appliances		
Cooktop	Bosch 900cm, Series 6 - 6 Burner Gas Cooktop	
Oven	Bosch 900cm, Series 6 - Single Multifunction Oven	
Dishwasher	Bosch 600cm, Series 8 - Semi Integrated Dishwasher	
Rangehood	Ilve 900 - Integrated Rangehood	
Fitting & Fixtures - Kitchen		
Sink	Afa Flow Double Bowl Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Clark Edgeline Laundry Trough	
Mixer	Posh Solus MKII Standard Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Bathroom		
Basin - Master Ensuite & FF Bathroom	Roca Diverta 500 Undercounter Basin	
Basin - GF & FF Powder Room	Axa H10 Above Counter Basin	
Tapware - Master Ensuite & FF Bathroom	Mizu Bliss Basin Mixer	
Tapware - GF & FF Powder Room	Mizu Bliss Wall Basin Mixer Set	
Toilet	Kado Lux Back to Wall Toilet Suite	
Toilet Roll Holder	Mizu Soothe Toilet Roll Holder	
Hand Towel Rail	Mizu Soothe Guest Hand Towel Rail	
Shower	Hansgrohe Raindance Rail Shower	
Shower & Bath Mixer	Mizu Bliss Shower Mixer	
Shower Recess - Master Ensuite	Tiled Recess Shower Niche	
Shower Shelf - FF Bathroom	Mizu Soothe Metal Shower Shelf	
Towel Rail	Mizu Soothe 600mm Towel Rail	
Bath	Decina Uno Hob Mounted Bath	
Bath Spout	Mizu Bliss Wall Bath Set	

Finishes

Item / Location	Description
Kitchen	
Vinyl Wrap	Vinyl wrap to exposed panels & drawers, 2-pak finish to cookline overhead cabinets
Splashback	Glass Splashback
Stone	60mm ultra premium polished re-consituted stone to benchtops & end panels
Walk in Pantry	
Laminate	Laminate to exposed panels, including benchtop
Splashback	Glass splashback
Laundry	
Laminate	Laminate to exposed panels, including benchtop
Splashback	Tiled splashback
Bathroom	
Laminate	Laminate to exposed panels
Stone	Polished re-consituted stone to benchtop & 300mm splashback in ensuite
Mirror	6mm polished edge mirror
Tiles	Floor to ceiling 600x300mm tiles to wet areas only. 100mm skirting tile to other walls. Tiled splashback to Bathroom & Powder Rooms.
Walk in Robe	
Laminate	Feature Laminate to exposed panels. Combination of long hanging, double hanging, shelving and drawers
Built in Robes	
Painted MDF	All built in robes 2400H. Includes double hanging, long hanging & adjustable shelving & 1 bank of drawers.

Item / Location	Description
Flooring	
Timber	190mm wide Engineered Oak flooring to ground floor living areas
Tiles	600 x 300mm porcelain tiles to wet areas
Carpet	100% New Zealand Wool carpet to bedrooms
Staircase	
Stair Treads	Tasmanian Oak open timber staircase
Balustrade	Frameless glass balustrade

External Works

Item / Location	Description
Water Tank	3,600ltr under ground water tank
Decking	Yellow Stringybark
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Exposed Aggregate
Landscaping	Provisional Sum Allowance
Front Fence & Front Intertenancy Fence	Description: 125 x125mm rough sawn cypress timber posts Height: 1200mm Spacing: 300mm centre to centre Finish: Stained. Refer section 38
Boundary Fence - Side & Rear	South Boundary: Retain existing East Boundary: Repair Existing
Intertenancy Fence - Rear	New 1900mm high timber paling fence