



Artist's Impression

20b Douglas Avenue | Chelsea





Artist's Impression

Like Spaces by Lowe Design & Build





## When Location Counts.

Perfectly positioned and set to impress, this is where luxury design meets the perfect beach side lifestyle. Set on a low maintenance block, only steps from the white sands of Chelsea beach and walking distance Chelsea village and the railway. This soon to be constructed 3 bedroom townhouse showcase all that the bayside lifestyle is synonymous for; luxurious interiors, relaxed open spaces that seamlessly blend indoor and outdoor living.

### Ground Floor

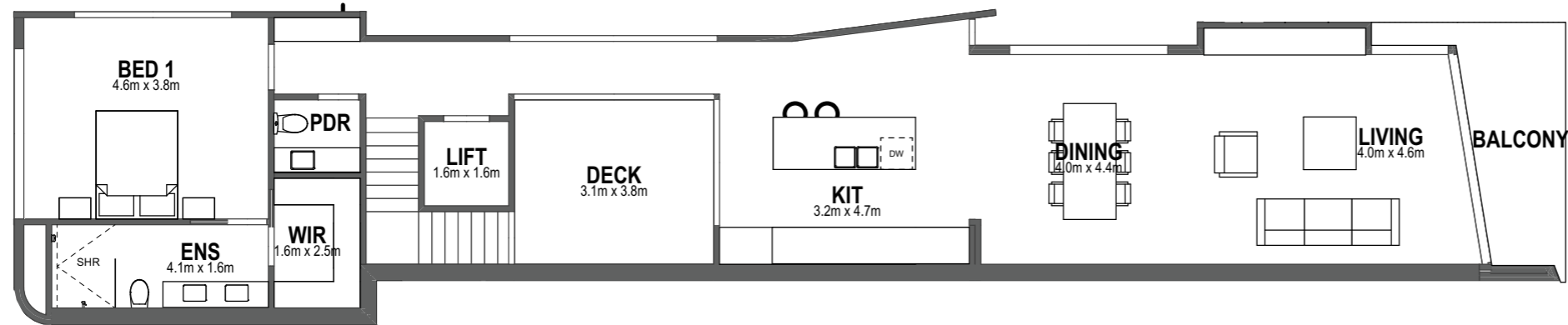
- 2 bedrooms with built in robes
- Family bathroom
- Laundry
- Lift provision
- Large retreat with access to the alfresco and courtyard
- Single garage with extra storage

### First Floor

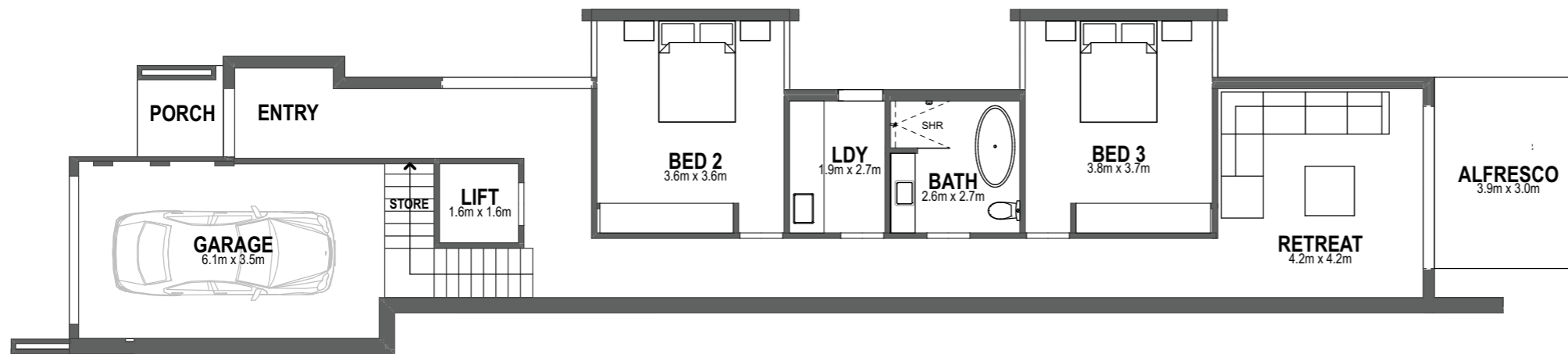
- Master suite with walk in robe and ensuite
- Open plan kitchen, living and dining that's bathed in natural light from the raked ceiling.
- Balcony and Internal protected deck
- Ample storage
- Separate powder room

Take this opportunity to secure your own beach retreat that ticks all the boxes for the ultimate in bayside living. With a long list of high-end inclusions, a contemporary façade and a sophisticated level of finish, you'll also enjoy huge stamp duty savings and work with one of our interior designers to put your finishing touches on your new home.

## 20b Douglas Avenue Chelsea



First Floor



Ground Floor

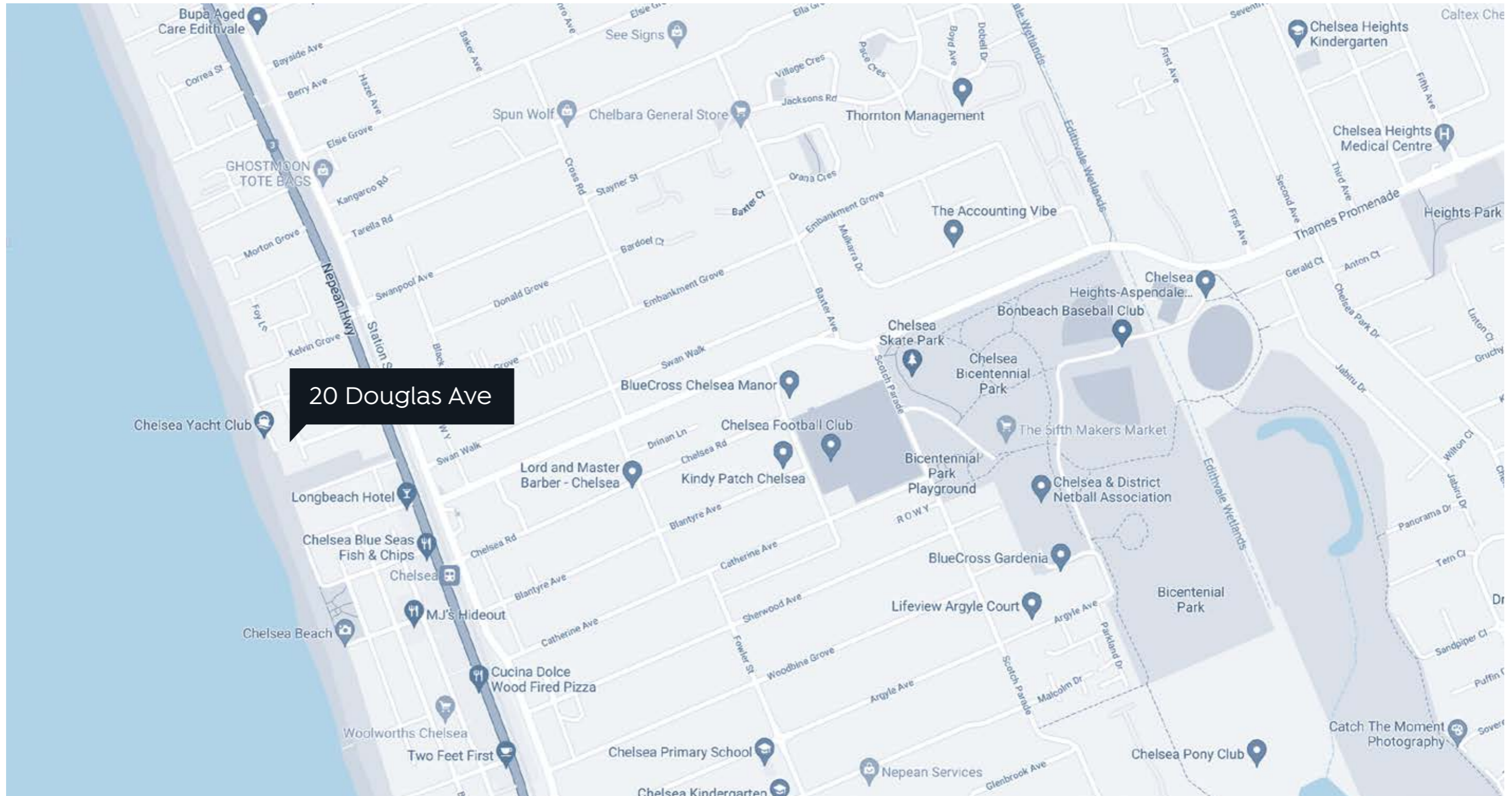
Bedroom	3
Walk in Robe	1
Bathroom	2
Powder Room	1
Living	2
Lift Provision	1
Single Garage	1
Deck	1
Balcony	1
Alfresco	1

### Area Summary

Land Size	250m <sup>2</sup>
Ground Floor	110.34m <sup>2</sup>
First Floor	122.19m <sup>2</sup>
First Floor Decks	19.88m <sup>2</sup>
Garage	35.15m <sup>2</sup>
<b>TOTAL</b>	<b>287.5m<sup>2</sup> / 30.94sq</b>

These plans are the property of Lowe Design & Build and cannot be reproduced in any form without prior written consent.





- DISTANCE**
- 20m to beach
  - 300m to shops & cafes
  - 500m to Chelsea Station

## Marketing Specification

Site Address: 20 Douglas Avenue, Chelsea

Client: Sale Unit

Date: 31.03.2021













### Specifications May Be Subject To Change.













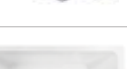
These specifications are an example of the type of the inclusions and may be subject to change. Customisation of the interiors is available to the buyer, prior to construction. Please confirm final specifications prior to signing the contract.

### General

Item	Description
Entry Doors	2400mm x 920mm x 40mm - Painted
Windows	Residential aluminium windows
Flyscreens	Included to openable windows only
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm Ground Floor; 2400mm First Floor
Garage Vehicle Doors	Sectional Garage Door with Remote
Internal Door Height	2340mm Ground Floor, 2340mm 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 - ground floor and first floor zoning (operating one zone at a time)
Intercom	Included
Security	Excluded
Ducted Vac	Excluded
Solar Power	Excluded

## Fittings & Fixtures

Item / Location	Description	Image
<b>Door Hardware</b>		
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	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
<b>Lighting</b>		
Downlights	Pierlite LED Downlight or Similar	
<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	Undermount Double Bowl Sink	
Tapware	Mixx Holli Gooseneck Sink Mixer	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Lavassa 45L Laundry Trough	
Mixer	Paramount Sink Mixer	
<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 (If Applicable)</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 powder 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	2400mm 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	Not Req.

## External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	Cumaru Decking to Porch
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Service Yard	Coloured concrete
Driveway	Permeable Surface
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 42 x 42 timber pickets Height: 1200mm (maximum) Finish:Paint finish
Rear Intertenancy Fence	New 1950mm high timber paling fence
Boundary Fence	South Boundary: New 1900mm high timber paling fence West Boundary: New 1900mm high timber paling fence East Boundary: Cypress posts to front and New 1900mm high timber paling fence to remainder
Mailbox	Rendered enclosure with Stainless Steel insert mailbox
Clothesline	Supplier: Coopers Description: Large Single folding Frame Clothesline Size: 2000 x 800
Digital Antenna	Aluminium with plastic spacers. Suited to either flat or pitched roof. Specification: VHF (very high frequency ) & UHF (ultra high frequency)