



45a Nirringa Avenue | Aspendale





Artist's Impression



Like Spaces by Lowe Design & Build





Location, Luxury & Lifestyle

This soon to be constructed townhouse is perfectly nestled in a popular pocket of Aspendale with recreation facilities, shopping and the beach all close by. Thoughtfully designed with a convenient layout that captures both family living and entertaining, you'll have everything you could need at your fingertips.

Ground Floor

- Sweeping oak flooring leading to open plan kitchen living and dining
- Quality appliances, fitting and fixtures throughout
- Laundry with custom cabinetry
- Separate powder room
- Alfresco off living
- Separate retreat
- Single garage with extra storage

First Floor

- 3 bedrooms with built in robes
- Master with ensuite
- Family bathroom

This is a great spot to surround yourself with in this idyllic bayside location where lifestyle is key. This is a fabulous tight knit community for families of all ages with Rosedale Golf Club, Aspendale Cricket and Tennis Clubs, plus there are kilometers of bike paths that run through nature reserves, and parks are just a short walk away. There's also the convenience of primary schools Kindergartens, child care centers all close by.

Contact us today to view the plans and take a virtual tour.

45a Niringa Avenue
Aspendale

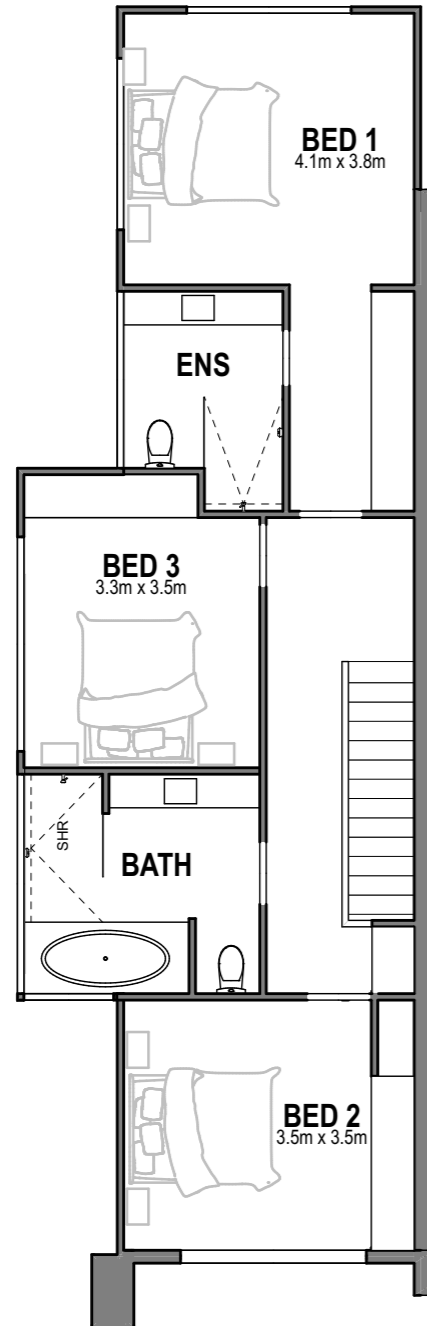
Bedroom	3
Bathroom	2
Powder Room	1
Living	2
Single Garage	1
Alfresco	1

Area Summary

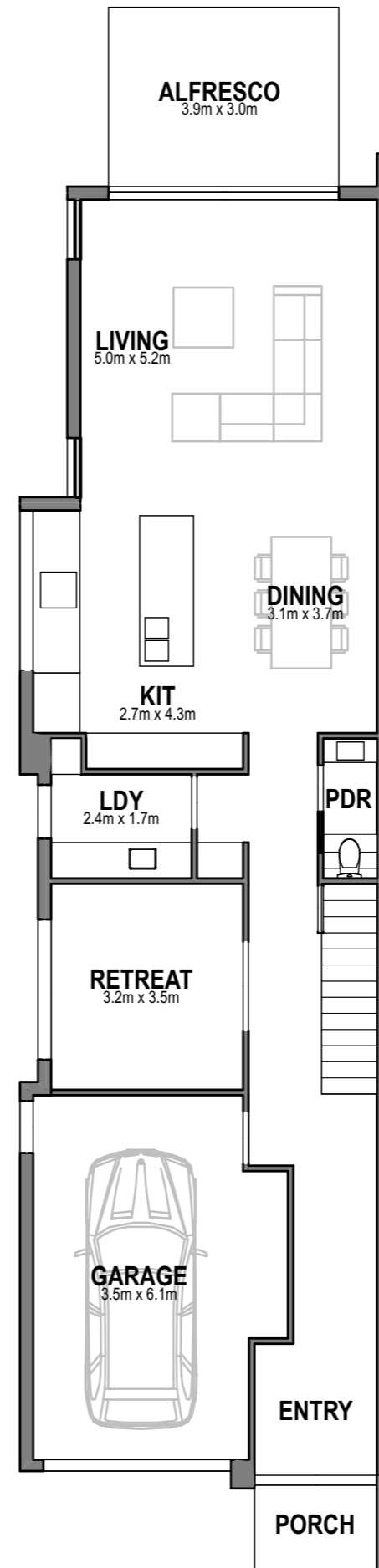
Land Size	267m ²
Ground Floor	101.23m ²
First Floor	86.54m ²
Garage	25.66m ²
TOTAL	213.43m ² / 23sq

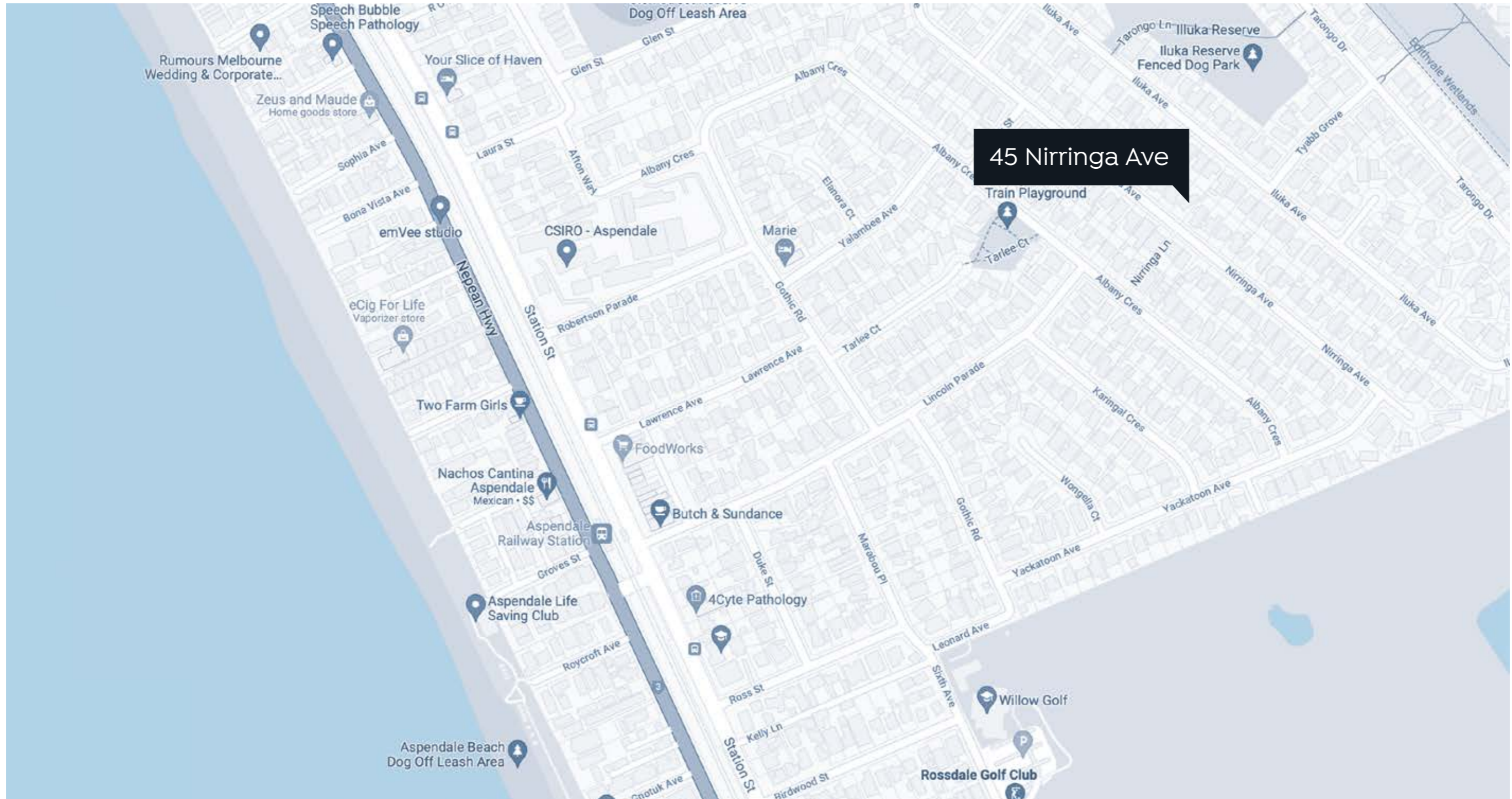
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First Floor



Ground Floor





- DISTANCE**
- 950m to shops, train & bus
 - 1km to the beach

Marketing Specification

Site Address: 45 Niringa Ave, Aspendale

Client: Sale Unit

Date: 15.11.2021





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 970mm x 40mm - Permacore Flush Panel Entry Door, Paint finish
Windows	Residential aluminium windows
Flyscreens	Included to openable windows & doors only
Ceiling Heights	2720mm Ground Floor; 2420mm First Floor
Window Head Height	2400mm Ground Floor; 2100mm First Floor
Garage Vehicle Doors	Sectional Garage 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 - 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
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 throughout. Including 2x end panels and rear panel to island bench.
Drawers	One cutlery bank to island bench & Two banks of 2x drawers to cookline.
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench. Vertical lip handle to pantry cupboards.
Splashback	Window splashback
Stone	40mm polished re-consituted stone to cookline & island benchtop from Essastone Standard range
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 powder room
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	300 x 600mm ceramic 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	100 x 600mm white wall tile splashback
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	300 x 600mm porcelain floor tiles to wet areas from standard tile range
Carpet	100% Nylon carpet to bedrooms & under stairs (if applicable)
Staircase	
Stair Treads	Fully enclosed staircase with Tasmanian Oak treads and risers. Plaster to underside with standard door to access storage.
Feature Balustrade	Stainless Steel Rods

External Works

Item / Location	Description
Water Tank	2,300L Slimline Poly Water Tank
Decking	Decking Excluded
Open Pergola - Alfresco	Painted LOSP timber beams and posts. Coloured Concrete
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: Varying Heights (1800mm maximum) Spacing: 300mm centre to centre Finish: Stained finish
Rear Intertenancy Fence	New 1900mm high timber paling fence
Boundary Fence	North Boundary: New 1900mm high timber paling fence East Boundary: New 1900mm high timber paling fence West Boundary: New 1900mm high timber paling fence
Mailbox	Rendered enclosure with Stainless Steel insert mailbox
Clothesline	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)

Exclusions

Item / Location
Window furnishings
Living room, retreat and study cabinetry
Gas Fireplaces
Front fence with vehicle and pedestrian gates
Decking to Alfresco