



Artist's Impression

72b Jasper Road | Bentleigh





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Like Spaces by Lowe Design & Build





## The Perfect Combination of Quality and Functionality

Positioned opposite Halley Park and in the Tucker Rd school zone you'll find this soon to be constructed 28sq 4 bedroom townhouse. Meticulously designed and to be constructed by award winning Lowe Design & Build the home has been designed for effortless family living with considered spaces for both day to day functionality and entertaining. It's the perfect blend of strong visual lines with a crisp colour palette perfectly capturing the relaxed bayside lifestyle.

28sq of living on 351m<sup>2</sup> of land.

### Ground Floor

- Sweeping oak flooring leading to open plan kitchen living and dining
- Quality appliances, fitting and fixtures throughout
- Master with ensuite and walk in robe
- Walk through Laundry and pantry
- Separate powder room
- Alfresco off living
- Double garage

### First Floor

- 3 bedrooms with built in robes
- Family bathroom plus additional ensuite
- Separate powder room
- Spacious retreat

This townhouse is in the perfect location and provides low care family living at it's best. Take the opportunity to purchase this home prior to construction and work with one of our in house interior designers to put your own touches on the property and truly make it your own.

72b Jasper Road  
Bentleigh

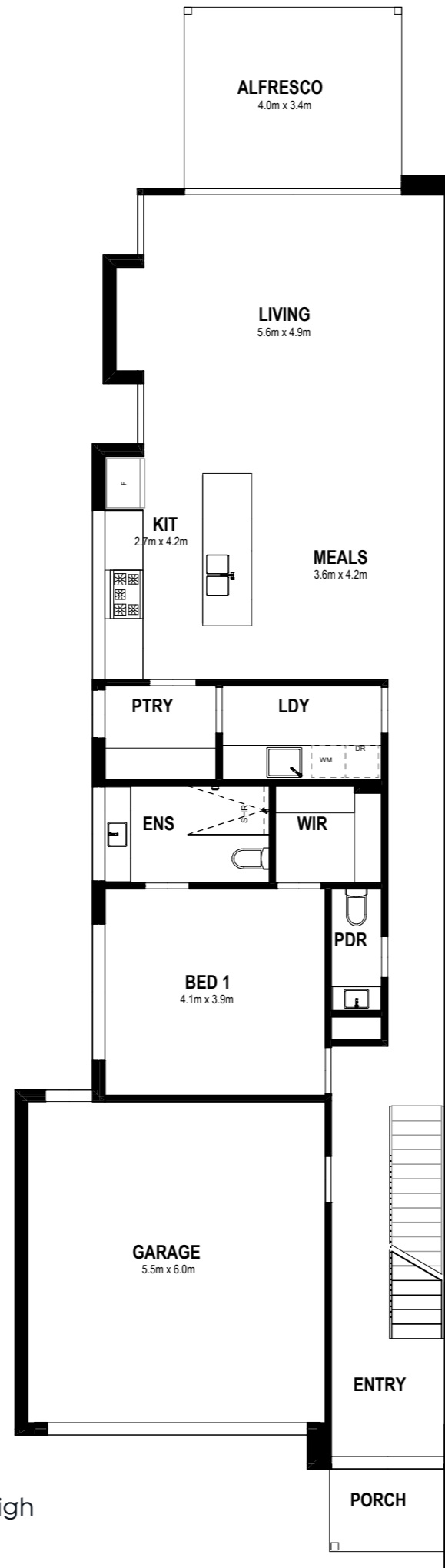
Bedroom	4
Walk in Robe	1
Bathroom	3
Powder Room	2
Walk in Pantry	1
Living	2
Double Garage	1
Alfresco	1

Area Summary

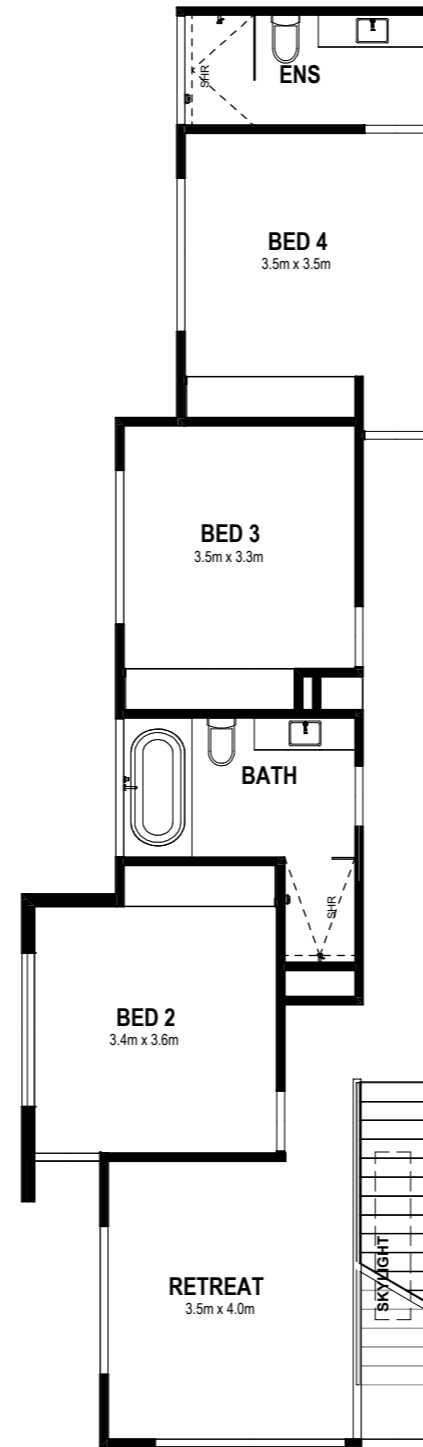
Land Size	351m <sup>2</sup>
Ground Floor	127.90m <sup>2</sup>
First Floor	97.60m <sup>2</sup>
Garage	35.65m <sup>2</sup>
TOTAL	261.15m <sup>2</sup> / 28sq

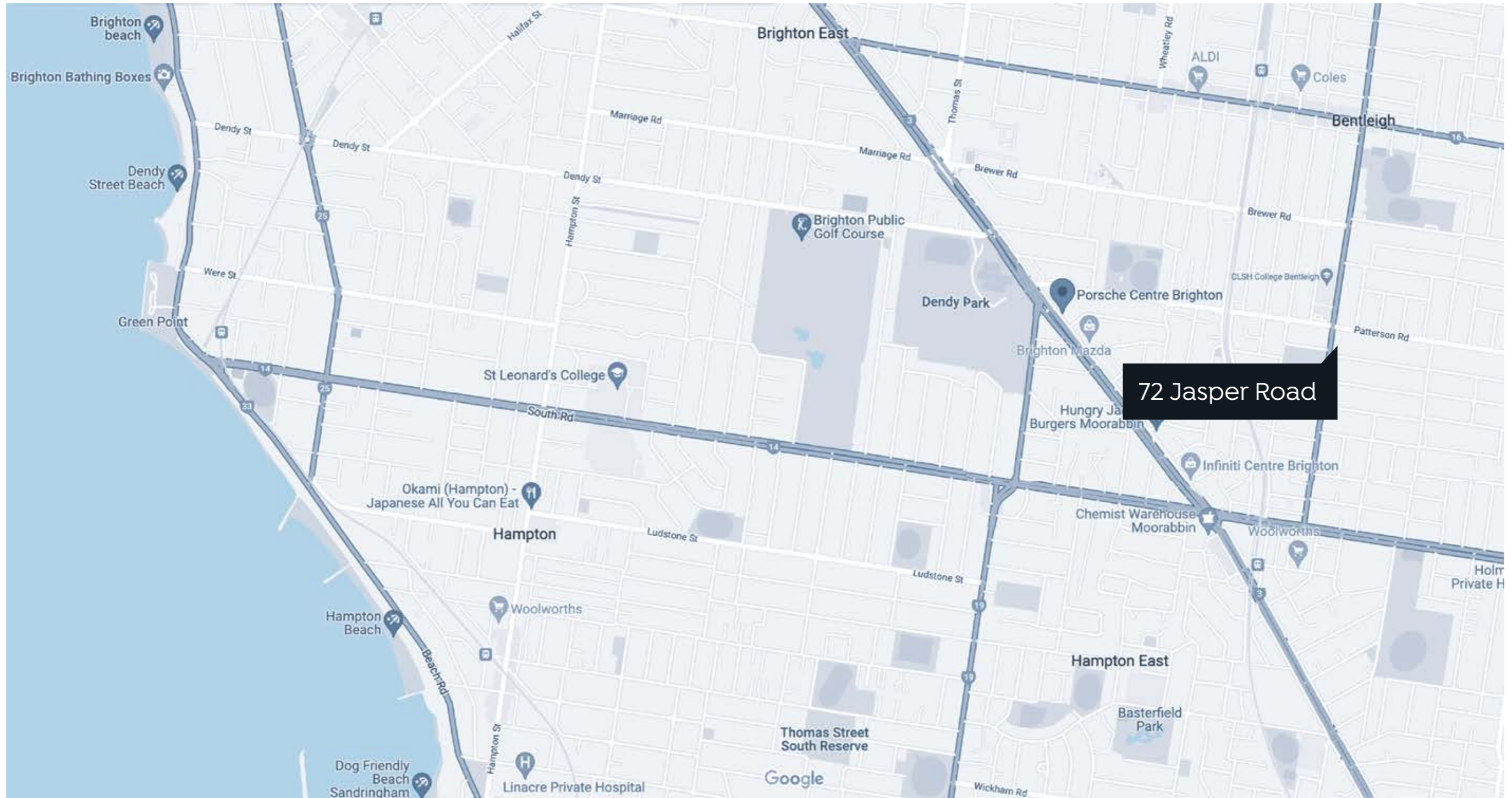
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written consent.

Ground Floor



First Floor





- DISTANCE**
- 235m to OLSH College
  - 75m to bus stop
  - 500m to Centre Rd shopping strip

## Marketing Specification

Site Address: 72 Jasper Rd, Bentleigh

Client: Sale Unit

Date: 17.02.2022

### Specifications May Be Subject To Change.





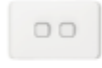










These specifications are an example of the type of the inclusions and may be subject to change. Customisation of the interiors is available to the buyer, prior to construction. Please confirm final specifications prior to signing the contract.

## General

Item	Description
Entry Doors	2400mm x 920mm x 40mm – Permacore Flush Panel Entry Door, Paint finish
Windows	Double Glazed 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 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	Dorani Video Intercom
Security	Excluded
Ducted Vac	Excluded
Solar Power Provision	Conduit from Roof to Garage



## Fittings & Fixtures

Item / Location	Description	Image
<b>Door Hardware</b>		
Entry Door Lever	Nidus Torcello Stainless Steel Lever Set	
Internal Door Lever - Throughout	Gainsborough Amelia Passage Lever with Round Rosette	
Cavity Slider	Delf Architectural Rectangular Flush Pull	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
TV Aerial	Clipsal Iconic TV PAL Antenna Socket Plate. Location: Living Room & Retreat	
<b>Lighting</b>		
Downlights	Pierlite LED Downlight or Similar	
External Flood Lights	Brilliant Hunter LED Double Flood Light	
Treadlights	Excluded	
LED Strip Lighting	Excluded	
<b>Appliances</b>		
Cooktop & Oven	Fisher & Paykel, 900mm Freestanding Oven & Cooktop	
Dishwasher	Fisher & Paykel, 600mm, Freestanding Dishwasher	
Rangehood	Fisher & Paykel, 900mm Undermount Rangehood	
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Burazzo Undermount Double Bowl Sink 750mm	
Tapware	Spin Round Gooseneck Sink Mixer	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Stella Top Mount Laundry Tub	
Mixer	Euro Sink Mixer	
<b>Fitting &amp; Fixtures - Ensuite, Bathroom &amp; Powder Room</b>		
Basin - Bathrooms & Master Ensuite	Eden Inset Basin, Gloss White	
Basin - Powder Room	Eden Bench Mount Basin	
Tapware - Bathroom & Ensuite	Spin Basin Mixer	
Tapware - Powder Room	Spin In Wall Mixer & 200mm Spout	
Toilet	Ollie Rimless Wall Faced Toilet Suite	
Toilet Roll Holder	Spin Toilet Roll Holder	
Shower	Eden Handshower on Sliding Rail	
Shower & Bath Mixer	Spin in Wall Mixer	
Shower Shelf	Spin Glass Shelf 400mm	
Towel Rail	Spin Single Towel Rail 750mm	
Hand Towel Rail	Spin Hand Towel Rail 250mm	
Towel Hook	Spin Robe Hook	
Bath	Classico Drop in Bath 1775mm	
Bath Spout	Spin Bath Wall Spout 220mm	

## 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	4 x Drawers to cookline & 1 x cutlery bank to island bench, as per design
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 600mm white wall tile splashback to cookline or window splashback, as per design
Stone	40mm polished re-consituted stone to benchtop from Caesarstone Standard range
<b>Walk in Pantry</b>	
Cabinetry	Open laminate shelves, including benchtop & kickers
<b>Laundry</b>	
Cabinetry	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to doors below bench
Splashback	100 x 600mm white wall tile splashback
<b>Powder Room, Bathroom &amp; Ensuite</b>	
Cabinetry	'Laminex' or 'Polytec' Laminate to exposed panels
Drawers	Two banks of 2x drawers to ensuite Cupboard doors to bathroom & powder room
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench
Splashback	300 x 600mm white wall tile splashback
Stone	20mm polished re-consituted stone to benchtop from Caesarstone Standard range
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 Combination of white wall tile and plaster to other areas
<b>Master Walk in Robe</b>	
Cabinetry	'Laminex' or 'Polytec' Laminate to exposed panels
Fit Out	Combination of long hanging, double hanging and shelving 1x banks of 4x drawers included
<b>Bedroom Robes</b>	
Hinged Doors	2100mm high white pre-laminated hinged doors
Fit Out	Combination of long hanging, double hanging & one bank of adjustable shelving

Item / Location	Description
Mirror	6mm polished edge fixed mirror
Tiles	300x600mm tiles, full height to wet areas from standard tile range. Selected feature tile to floor & 1x wall Combination of white wall tile and plaster to other areas
<b>Laundry</b>	
Cabinetry	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to doors below bench
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## Finishes

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<b>Flooring</b>	
Timber	1900 x 160 x 12mm Preference Flooring Engineered Oak to main living areas
Tiles	600 x 300mm 'Epitome' tiles or similar to wet areas from Deluxe tile range
Carpet	Godfrey Hirst, 'Cool Charm' 100% nylon carpet, or similar to bedrooms & under stairs (if applicable)
<b>Staircase</b>	
Stair Treads	Fully enclosed staircase with Tasmanian Oak treads and risers Clear coat finish Plaster to underside with door to access under stair storage
Feature Balustrade	Stainless Steel Rods

## External Works

Item / Location	Description
Water Tank	4,000L 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 Fence	N/A
Front Intertenancy Fence	N/A
Rear Intertenancy Fence	New 1950mm high timber paling fence
Boundary Fence	North Boundary: New 1900mm high timber paling fence South Boundary: New 1900mm high timber paling fence East 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

Study and living room cabinetry

Alfresco kitchen and BBQ

Full height cavity sliding doors

Fireplace

Front fence and gates