



Artist's Impression

22B Eveline Avenue | Parkdale







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Like Spaces by Lowe Design & Build







**CURRENTLY UNDER CONSTRUCTION**

**COMPLETION DUE FEBRUARY 2023**

29.8sq of living on 332m<sup>2</sup> of land.

## Custom crafted for comfort, functionality and a relaxed family lifestyle

From the striking façade to the finest finishes, this light filled home gives equal consideration to both day to day living and entertaining. This townhouse has exquisite attention to detail, combining custom features with an envied location and is proudly being constructed by Award winning Lowe Design and Build.

### Ground Floor

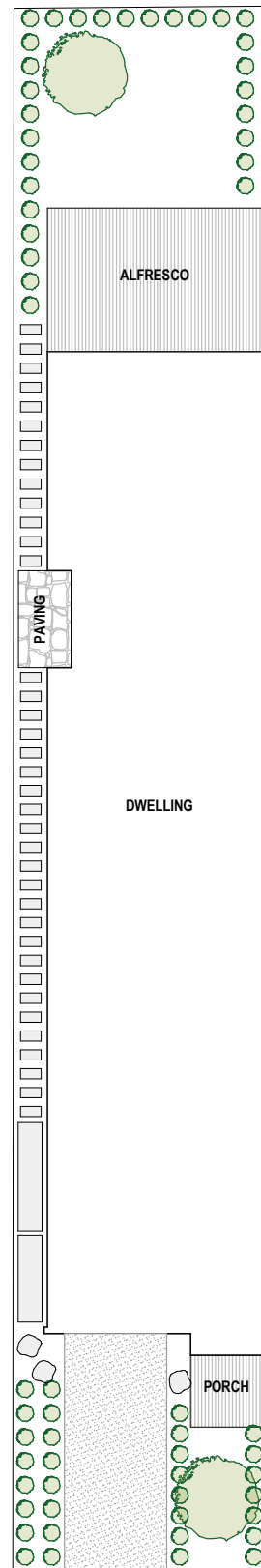
- Open plan kitchen with skylight, dining and generous living zone with pop up roof.
- Kitchen with Bosch appliances including compact oven with microwave feature, plus two further 600mm and 900mm ovens.
- Walk in pantry with sink and separate laundry
- Separate powder room
- Master with ensuite, walk in shower, double sinks and large walk in robe
- Engineered Oak flooring
- Single garage with internal access
- Taking full advantage of natural light, the home includes two skylights, one over staircase and another in the kitchen plus the pop up roof in the living zone.

### First Floor

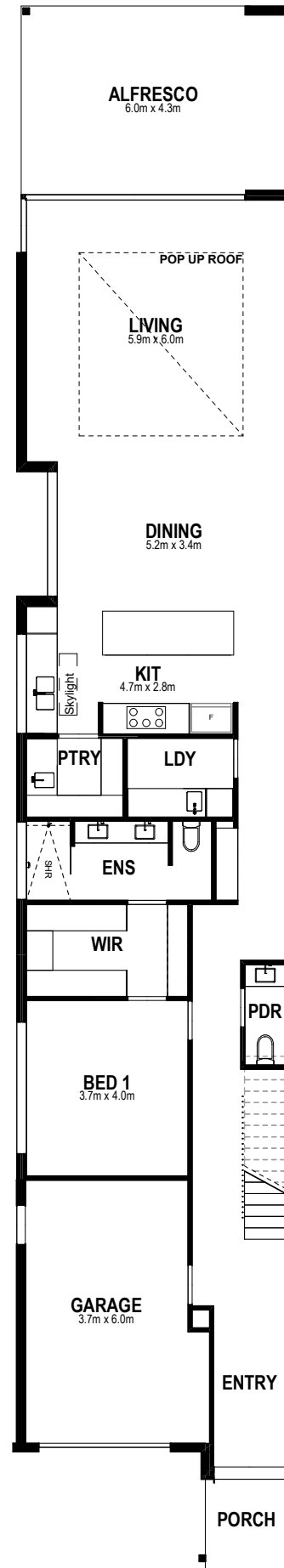
- Provides a further three bedrooms and one, a secondary master with ensuite and walk in robe
- Generous living zone
- Family bathroom with separate bath and walk in shower.
- Spacious outdoor living with planning permission for a spa.

This home is effortlessly nestled between Mordialloc and Mentone where everything is at your fingertips, with quality schooling, boutique shopping, transport and the beach all close by. This is the perfect location to enjoy all the benefits of the Bayside lifestyle and all it has to offer. Contact us today and arrange your appointment to view the plans of this stunning home.

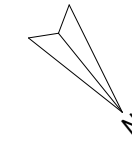
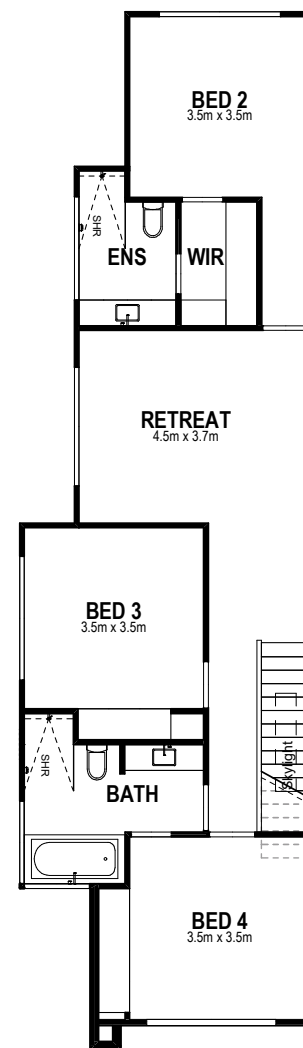
Site Plan



Ground Floor



First Floor



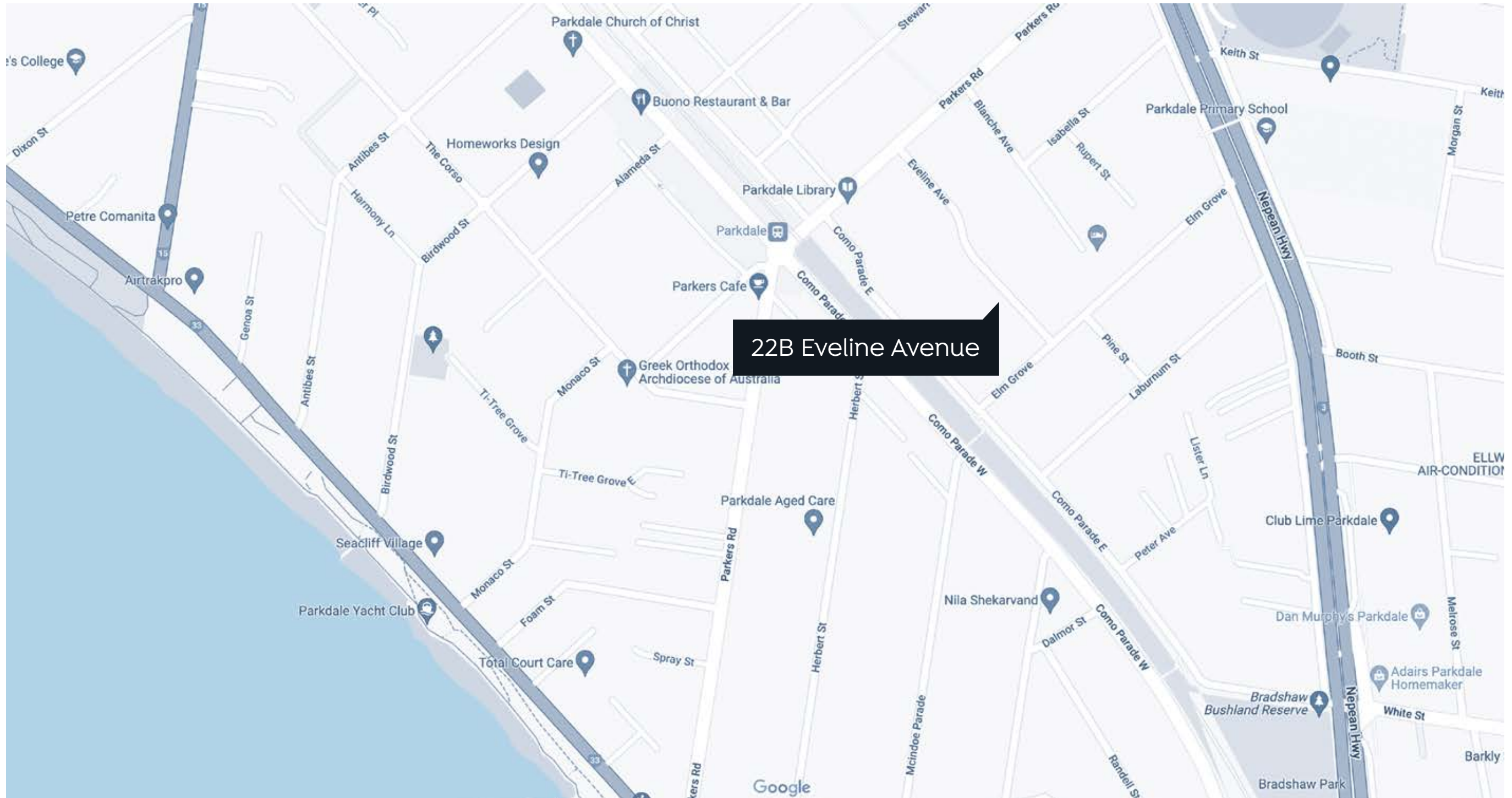
## 22B Eveline Avenue Parkdale

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

### Area Summary

Land Size	332m <sup>2</sup>
Ground Floor	155.1m <sup>2</sup>
First Floor	96.9m <sup>2</sup>
Garage	25.4m <sup>2</sup>
<b>TOTAL</b>	<b>277.4m<sup>2</sup> / 29.8sq</b>

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- DISTANCE**
- 300m to Parkdale Station
  - 300m local Como Parade shopping
  - 1.3km to the beach





## Marketing Specification

Site Address: 22 Eveline Ave, Parkdale

Client: Sale Unit

Date: 23.08.2022

### 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, Painted
Windows	Residential aluminium windows
Flyscreens	Included
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 - two zones
Intercom	Included
Security	Excluded
Ducted Vac	Excluded














## Fittings & Fixtures

Item / Location	Description	Image
<b>Door Hardware</b>		
Entry Door Lever	Gainsborough G4 Series Straight Passage Set	
Internal Door Lever - Throughout	Gainsborough Amelia Passage Lever	
Cavity Slider	Delf Architecture Rectangular Flush Pull	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Collection Power Points	
Switches	Clipsal Iconic Collection Switch Plates	
<b>Lighting</b>		
Downlights	Phillips Essential SmartBright G3 LED Downlight	
<b>Appliances</b>		
Cooktop	Bosch 900mm - 6 Burner Gas Cooktop	
Oven	Bosch 900mm, Series 6 Built in Oven	
Oven	Bosch 600mm, Series 8 Built in Oven	
Microwave Oven	Bosch 600mm x 45mm, Series 8 Built in Compact Oven with Microwave function	
Dishwasher	Omega 600mm, Freestanding Dishwasher	
Rangehood	ILVE 900mm, Undermount Rangehood	

Item / Location	Description	Image
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Afa Exact Dbl Bowl Sink Nth QC	
Accessories - Sink	Afa Exact Chopping Board	
Accessories - Sink	Afa Exact Colander	
Sink	Afa Exact Drain Tray SS	
Tapware	Mizu Drift MK2 G/N P/o Sink Mixer	
<b>Fitting &amp; Fixtures - Pantry</b>		
Trough	Memo Hugo Compact Sink Nth SS Inset	
Mixer	Mizu Drift MK2 G/Neck Sink Mixer	
<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 No. Tap Landing OF WH	
Basin - Powder Room & FF Ensuite	Luna A/C Basin Nth Nof	



## Fittings & Fixtures

Item / Location	Description	Image
Tapware	Mizu Drift MK2 Wall Basin Mixer Set Brushed Nickel	
Toilet	Kado Lux Ccbtnw RL Bk/In TS TH Scqr 4	
Toilet Roll Holder	Mizu Drift Straight T/Roll Holder Brushed Nickel	
Shower	Mizu Drift Single Rail Shower with Top Rail Water Inlet Brushed Nickel (3 Star)	
Shower & Bath Mixer	Mizu Drift MK2 Shower Mixer BN	
Shower Niche	Recessed Shower Niche	
Towel Rail	Mizu Drift Single Towel Rail	
Bath	Decina Carina 1675 x 765mm Inset Bath	
Bath Spout	Mizu Drift MK2 Wall Bath Mixer Set 200	

## Finishes

Item / Location	Description
<b>Kitchen</b>	
Laminate	Vinyl wrap to exposed panels, 2-pack to overhead cupboards to cookline only
Drawers	Drawers to island bench
Handles	Recessed finger pull handles to drawers & doors below bench Vertical lip handle to pantry or crockery cupboards
Splashback	Glass splashback to cookline or window splashback, as per design
Stone	40mm polished re-consituted stone to cookline & 60mm polished re-consituted stone to island bench
<b>Powder Room, Bathroom &amp; Ensuite</b>	
Laminate	Laminate to exposed panels
Drawers	2 x banks of 2 drawers to GF & FF Ensuite, 1 x bank of drawers to bathroom Cupboard doors to powder room
Drawer Hardware	Tandembox Intivo soft close drawer runners
Stone	20mm polished re-consituted stone to benchtop
Mirror	6mm polished edge mirror
Tiles	600x300 mm tiles to shower & behind bath, 300mm height behind vanity; 100mm skirting tile to all wet areas
<b>Laundry</b>	
Laminate	Laminate to exposed panels, including overheads & benchtop
Handles	Recessed finger pull handles to drawers & doors below bench Vertical lip handle to broom cupboards



## Finishes

Item / Location	Description
<b>Pantry</b>	
Laminate	Laminate to exposed panels, including overheads & benchtop
<b>Bedroom Robes</b>	
Hinged Doors	2400mm high prelaminated hinged doors
Fit Out	Combination of long hanging, double hanging & adjustable shelving 4x drawers included
<b>Flooring</b>	
Timber	Engineered Oak flooring to ground floor living areas
Tiles	600x300mm porcelain tiles to wet areas
Carpet	100% Nylon carpet to bedrooms
<b>Staircase</b>	
Stair Treads	Open staircase with Tasmanian Oak treads Stained to match flooring
Balustrade	Stainless Steel Rods powdercoated in Manix Black (Satin)

## External Works

Item / Location	Description
Water Tank	2,500L Slimline Poly Water Tank
Decking - Front Porch	Cumaru timber deck
Decking - Alfresco	Cumaru timber deck
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Service Yard	Coloured concrete
Driveway	Exposed aggregate
Landscaping	Provisional Sum Allowance
Boundary Fence	1.95m high timber paling fence
Intertenancy Fence - Rear	1.95m high timber paling fence