



Artist's Impression

5 Sunhill Road | Glen Iris





Artist's Impression



Artist's Impression



Artist's Impression

Like Spaces by Lowe Design & Build





The Ultimate in Luxury Living

This soon to be constructed 3 bedroom plus study townhouse is waiting for you to add your final touches to call it home. Expertly crafted with high end inclusions and modern aesthetics, aptly define this outstanding example of contemporary design. Surrounded by quality homes in a tightly held pocket of Glen Iris, this stunning home will not disappoint. Boasting its own street frontage, this home is a true standout, with its commanding facade and considered floorplan, every detail of this home will be managed and proudly constructed by Lowe Design & Build. Renowned for our attention to detail, your quality is assured.

30sq of living on approx. 332sqm of land.

Ground Floor

- Master suite with ensuite
- Open plan kitchen living and dining featuring pop up roof, WIP and Bosch appliances
- Outdoor entertaining zone
- Laundry
- Separate powder room
- Double garage with internal access

First Floor

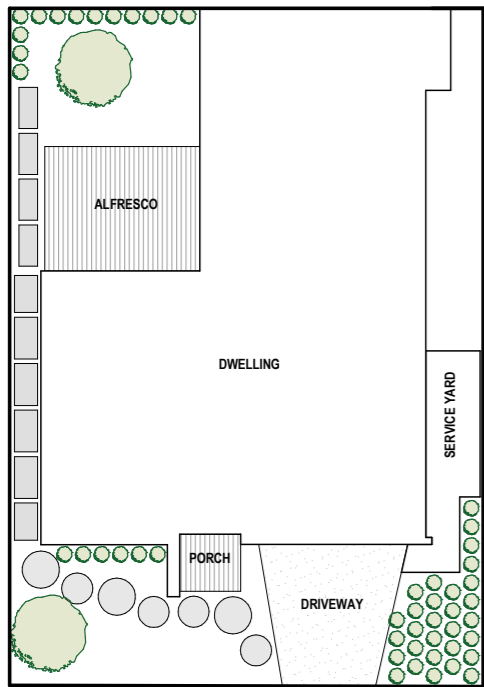
- 2 further bedrooms one with full ensuite including free standing bath and walk in shower
- Family bathroom with walk in shower
- Spacious retreat and separate study

You'll be spoilt for choice living in this amazing home that not only delivers quality, functionality and the perfect backdrop to an enviable lifestyle, it's the ideal combination of comfort and opulence.

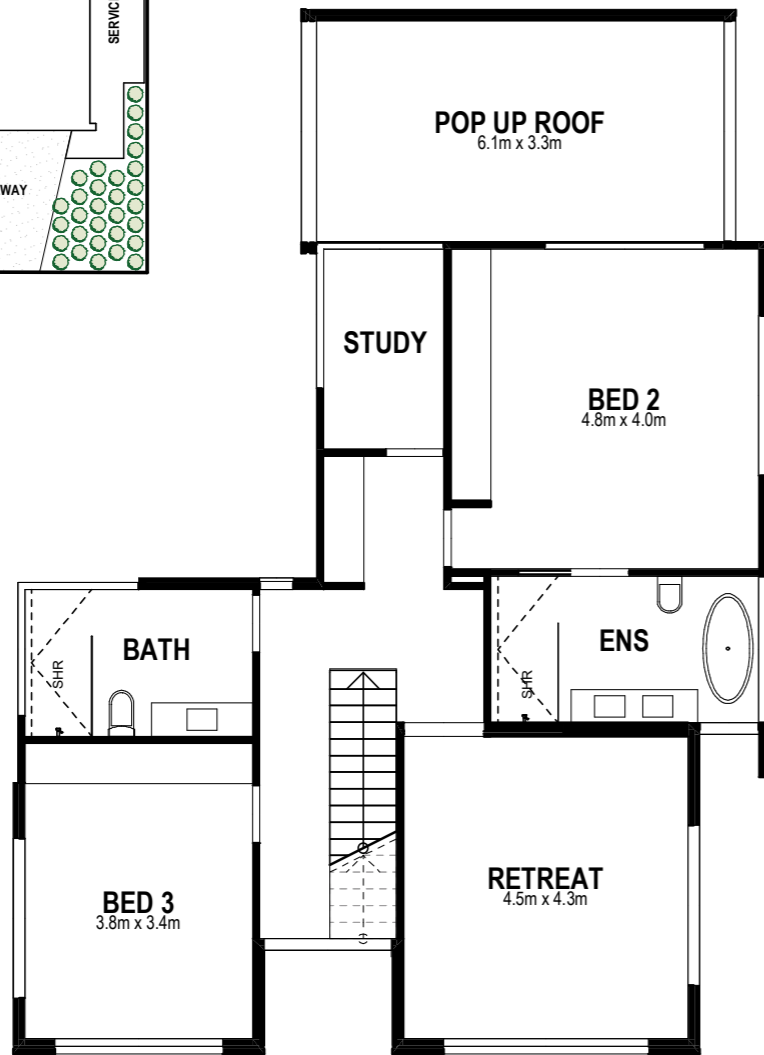
Purchase pre construction and take the opportunity to work with our inhouse design team to select your colours and finishes to truly make this home your own.

Contact us today for further details.

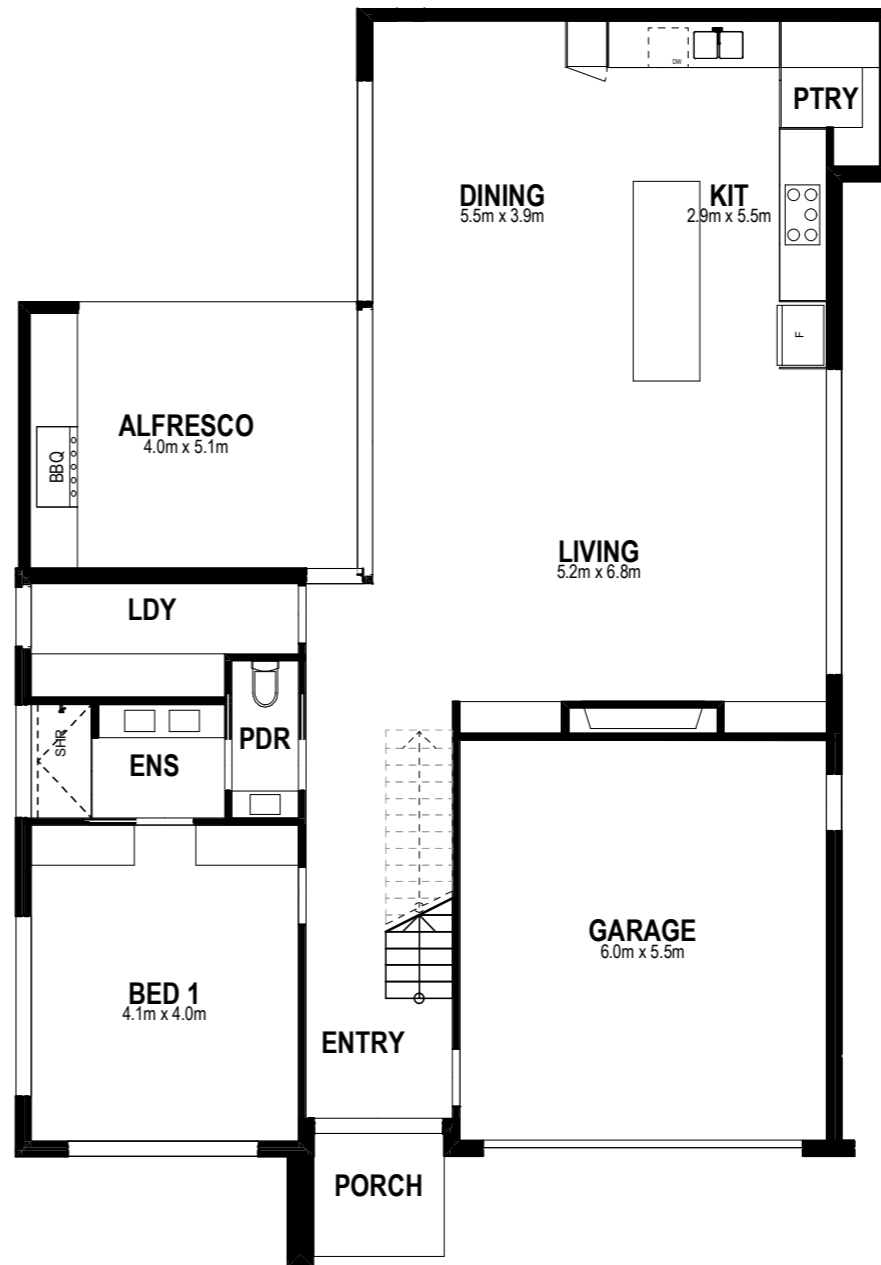
Site Plan



First Floor



Ground Floor



5 Sunhill Road
Glen Iris

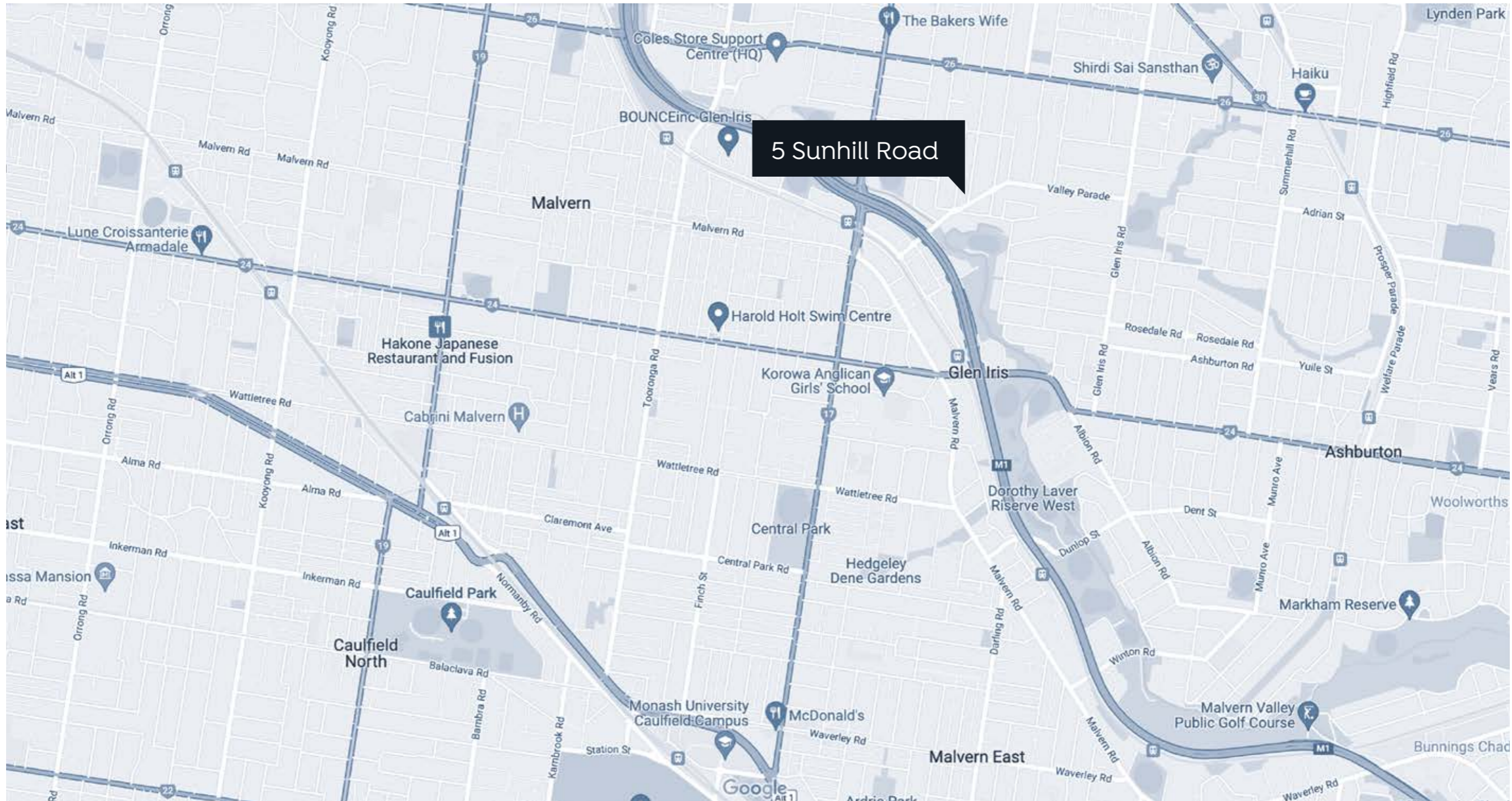
Bedroom	3
Study	1
Walk in Robe	2
Bathroom	3
Powder Room	1
Walk in Pantry	1
Living	2
Double Garage	1
Alfresco	1

Area Summary

Land Size	332m ²
Ground Floor	136.30m ²
First Floor	106.80m ²
Garage	35.70m ²
TOTAL	278.80m ² / 30.00sq

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





- DISTANCE**
- Walking distance to both train & trams and good freeway access
 - Close to Private Schools
 - Gardiners Creek bike path and walking trails on your door step



Marketing Specification

Site Address: 5 Sunhill Rd, Glen Iris

Client: Sale Unit

Date: 13.09.2022

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	2700mm 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
Window & External Door Head Height	2400mm 2700mm (Living) 3700mm (Dining)
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 - ground floor and first floor zoning (operating one zone at a time)
Intercom	Dorani Video Intercom
Security	Strobe & Siren System
Ducted Vac	Excluded
Solar Power Provision	Conduit from Roof to Garage

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Entry Door Lever	Pittella Solid Brass Door Lever with Round Rosette Satin Chrome Finish	
Internal Door Lever - Throughout	Pittella Solid Brass Door Lever with Round Rosette Satin Chrome Finish	
Cavity Sliders	Pittella Flush Pull Satin Chrome Finish	
Electrical		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
TV Aerial	Clipsal Iconic TV PAL Antenna Socket Plate Location: Living Room, Bed 1 & Retreat	
Lighting		
Downlights	Unios Micron Downlight UV Textured White Finish	
Treadlights	Unios Zenith Wall Light UV Textured White Finish	
External Wall Lights	Unios Zenith Wall Light UV Textured Black or Anodised Aluminium	
LED Strip Lighting	LED Strip Lighting in Recessed Channel Location: Powder Room	
Appliances		
Cooktop	Bosch Series 8 Induction cooktop 90cm Finish: Black, surface mount with frame	

Item / Location	Description	Image
Oven x 2	Bosch Series 8 Built-in oven 60 x 60cm Finish: Black Qty: 2	
Dishwasher	Bosch Series 6 semi-integrated dishwasher 60cm Finish: Stainless steel	
Rangehood	Sirius Undermount Rangehood 85cm Finish: Concealed	
Fitting & Fixtures - Kitchen		
Sink	Afa Exact Double Undermount Sink	
Tapware	Scala Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Clark Edgeline Laundry Trough	
Mixer	Mizu Drift Sink Mixer	
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathroom & Ensuite	American Standard Heron Under Counter Basin	
Basin - Powder Room	Roca Inspira Round Above Counter Basin	
Tapware - Throughout	Scala Wall Outlet and Wall Mixer	
Toilet	Caroma Forma Rimless Back to Wall Toilet Suite	

Fittings & Fixtures

Item / Location	Description	Image
Toilet Roll Holder	Scala Toilet Roll Holder	
Hand Towel Rail	Scala Guest Hand Towel Rail	
Shower - Bed 1 Ensuite	GROHE Smart Active Twin Shower	
Shower - Bed 2 Ensuite & Bathroom	Milli Mood 250mm Shower Head & Wall Arm	
Shower & Bath Mixer	Scala Mixer	
Shower Niche	Tiled Shower Niche Detail: Mitred edges in feature wall tile Location: Ensuite & Bathroom	
Towel Rail	Scala Double Towel Rail 900mm	
Bath	Kado Lux 1750mm Freestanding Bath	
Bath Spout	Scala Bath Spout	

Finishes

Item / Location	Description
Kitchen	
Cabinetry	2-pack to exposed panels
Drawers	9 x Drawers to island bench & drawers to cookline (As applicable)
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	Glass splashback to cookline or window splashback, as per design
Stone	60mm polished re-consituted stone to benchtop from Caesarstone Supernatural range 2x stone end panels included
Walk in Pantry	
Cabinetry	2-pack to exposed panels
Drawers	3x Blum glass fronted pantry drawers
Drawer Hardware	Tandembox Intivo soft close drawer runners
Handles	Recessed finger pull handles to drawers & doors below bench Vertical lip handle to tall cupboards (if applicable)
Splashback	Glass or window splashback, as per design
Stone	60mm polished re-consituted stone to benchtop from Caesarstone Standard range
Laundry	
Cabinetry	2-pack to exposed panels
Drawers	Included, 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 tall cupboards (if applicable)

Finishes

Item / Location	Description
Splashback	Mosaic tile to splashback
Stone	40mm polished re-consituted stone to benchtop from Caesarstone Standard range
Powder Room	
Cabinetry	2-pack to exposed panels
Drawers	Excluded - Cupboard doors to powder room
Handles	Recessed finger pull handles to doors below bench
Splashback	Mosaic tile to splashback behind mirror
Stone	40mm polished re-consituted stone to benchtop from Caesarstone Standard range
Mirror	6mm polished edge fixed mirror with recessed LED behind
Tiles	300x600mm porcelain feature tile to floor
Bathroom, Bed 1 Ensuite & Bed 2 Ensuite	
Cabinetry	'Nav Urban' or 'Evenex' Laminate to exposed panels
Drawers	Included, as per design
Drawer Hardware	Tandembox Intivo soft close drawer runners
Splashback	300mm high polished re-consituted stone splashback from Caesarstone Standard range OR tiled in feature tile, as per design
Stone	40mm polished re-consituted stone to benchtop from Caesarstone Standard range
Mirror	6mm polished edge fixed mirror to bathroom Recessed shaving cabinet included to ensuite
Tiles	300 x 600mm tiles, full height tiling to all walls, from 'Eureka' range or similar Selected feature tile to floor and all walls

Item / Location	Description
Secondary Bedroom Robes	
Hinged Doors	2400mm high painted MDF doors with lip handle
Fit Out	Combination of long hanging, double hanging & shelving 4x drawers included
Flooring	
Timber	2200 x 220 x 21mm 'French Oak Floors' Engineered Oak Boards to ground floor living areas
Tiles	300 x 600mm porcelain feature tile, 'Eureka' range or similar to wet areas
Carpet	RC&D, 'Vivaldi' 100% Wool carpet or similar to bedrooms, walk in robes, first floor areas
Staircase	
Stair Treads	Open staircase with Tasmanian Oak Timber Treads Stained finish if applicable to match flooring
Balustrade	Frameless glass balustrade Patch fittings to stringer & ceiling

External Works

Item / Location	Description
Water Tank	2,500L Slimline Poly Water Tank
Decking	NewTechWood 'Terrace Range' Decking
Alfresco	Laserlite roofing. LOSP timber beams. Painted timber ceiling shade battens.
Front Yard Steppers	Permeable Paving
Side Yard Steppers	Coloured Concrete
Driveway	Permeable Paving
Landscaping	Provisional Sum Allowance
Front Fence	Description: Metal Picket Fence Height: 1800mm (maximum) Finish: Painted finish
Rear Intertenancy Fence	New 1950mm high timber paling fence
Boundary Fence	New 1950mm high timber paling fence (as required)
Side gate	Description: Matrix panel Height: 1900mm
Mailbox	Powdercoated aluminium and rendered blockwork with stainless steel number and mailbox insert
Clothesline	Description: Large Single folding Frame Clothesline Size: 2400 x 700mm
Digital Antenna	Aluminium with plastic spacers. Suited to either flat or pitched roof. Specification: VHF (very high frequency) & UHF (ultra high frequency)

Exclusions

Description
Study and living room cabinetry
Alfresco kitchen and BBQ
Fireplace