



Artist's Impression

7A Hughes Street | Brighton East





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Like Spaces by Lowe Design & Build





Where Luxury Meets Location

Commanding, contemporary and cutting edge design is what you'll find with this soon to be constructed 3 bedroom townhouse. Take the opportunity to work with our design team and customise the interior with your own personal touches prior to the construction stage and secure stamp duty savings.

25sq of living on 295m2 of land

Ground Floor

- Master bedroom with ensuite and built in robe
- Separate powder room
- Open plan kitchen with walk in pantry and laundry
- Pop up roof to living
- Floor to ceiling windows in living and dining rooms
- Alfresco
- Double garage with internal access

First Floor

- 2 further bedrooms with built in robes
- Family bathroom
- Spacious retreat or study

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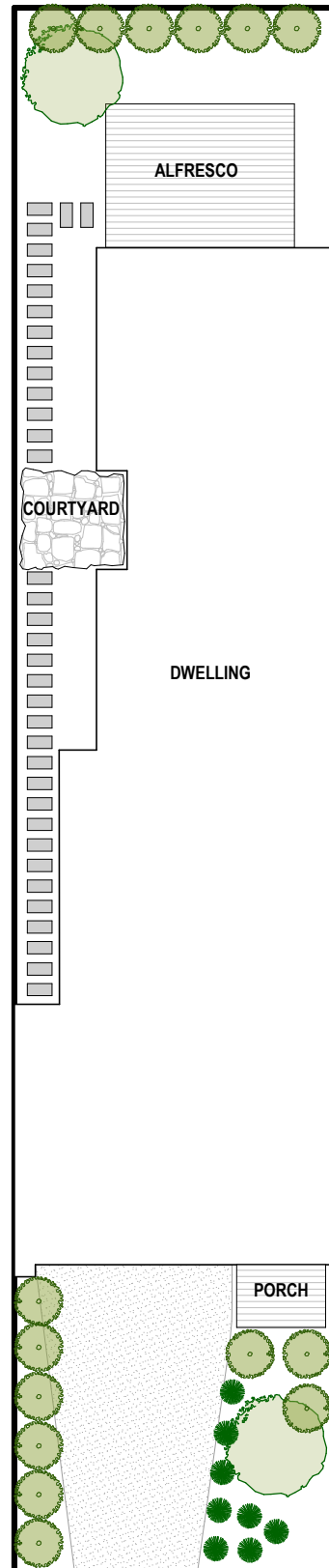
Other Features include:

- 2.7m ceilings to ground and first floors
- Bosch appliances
- 60mm stone bench tops to kitchen
- Engineered oak flooring and wool carpets
- Plus a long list of high end inclusions

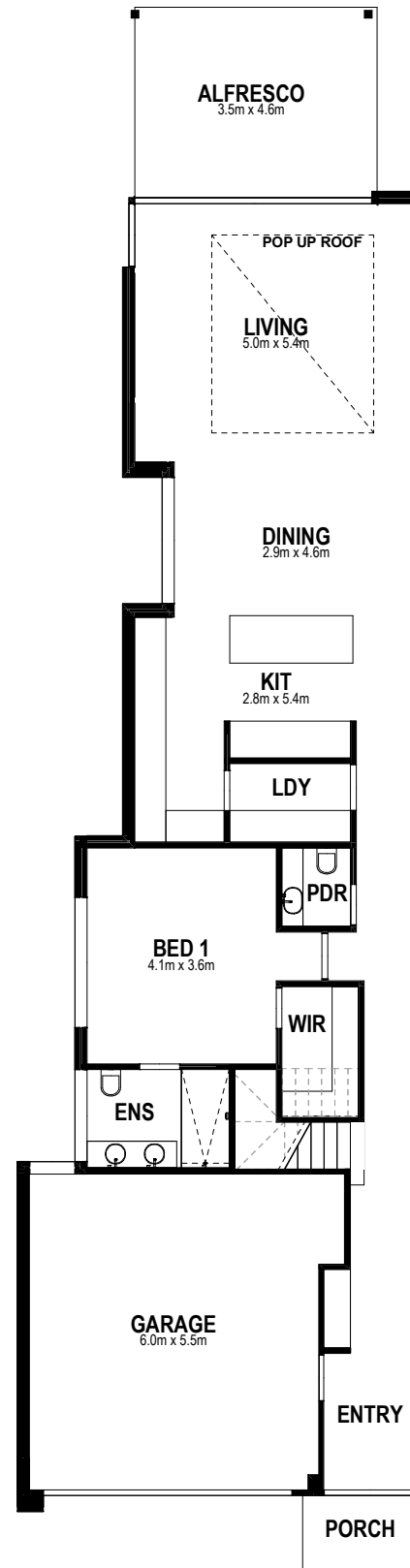
Located in a tightly held pocket of Brighton East, it's just a short walk to Brighton Golf Course and Dendy Park, and a few minutes' drive to Brighton's boutique shopping and restaurant scene and the iconic Brighton Beach bathing boxes. This is the perfect place to call home.

7a Hughes St Brighton East

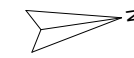
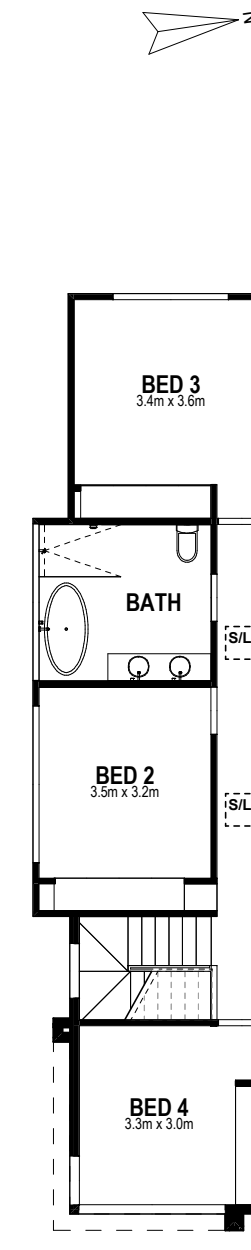
Site Plan



Ground Floor



First Floor



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

Area Summary

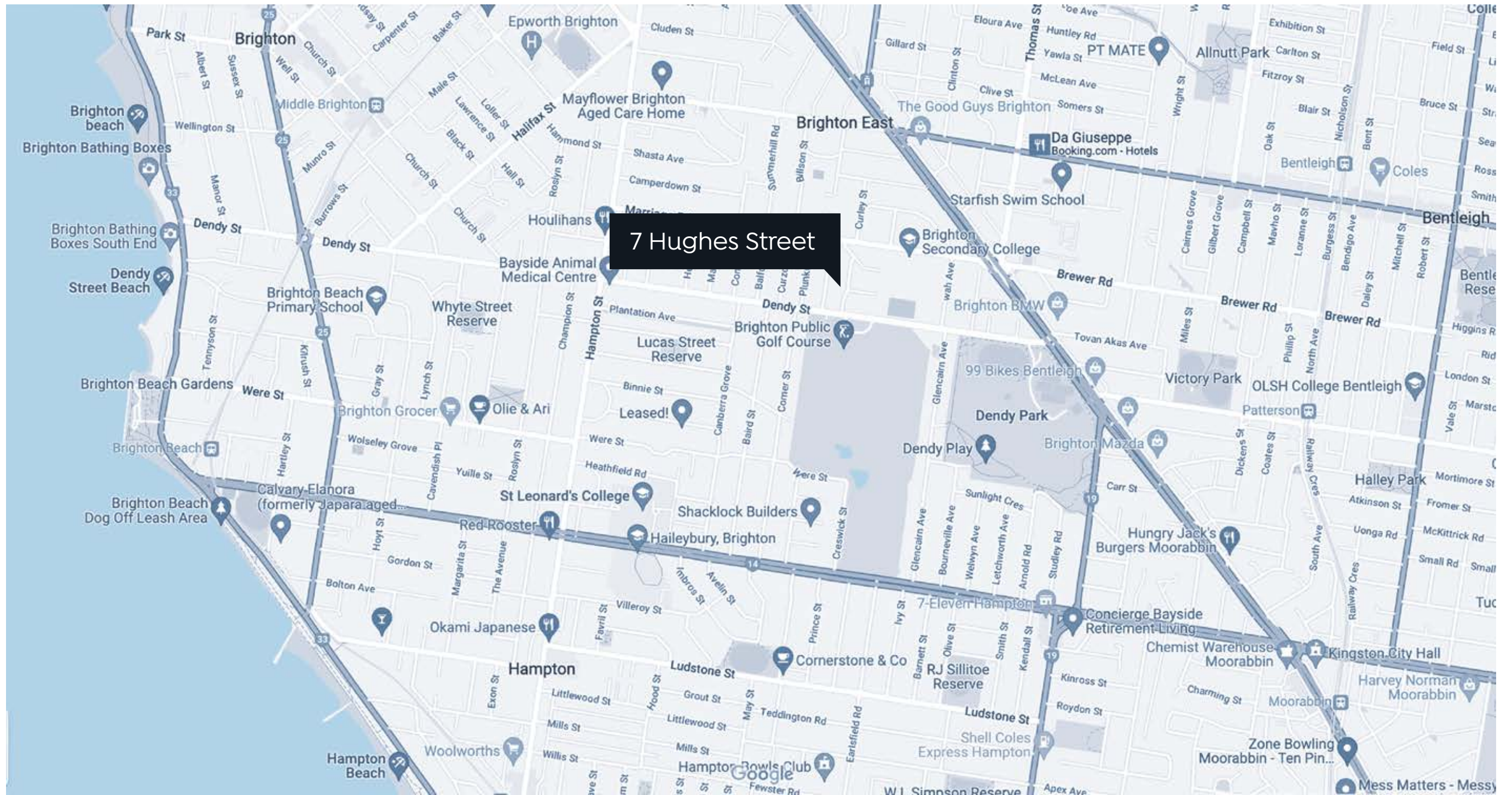
Land Size	295m ²
Ground Floor	123.14m ²
First Floor	72.04m ²
Garage	36.73m ²
TOTAL	232.25m ² / 25.0sq

Did you know?

You can customise this property to your individual requirements.

Whether that means shifting a wall, reconfiguring a particular space or adding a lift.

This is your opportunity to work with our design team to create your perfect home.



- DISTANCE**
- 350m to the bus stop
 - 450m to Brighton Secondary College
 - 1km to shops and cafes
 - 2.6km to Brighton Beach

Marketing Specification

Site Address: 7 Hughes St, Brighton East

Client: Sale Unit

Date: 5.08.2022















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	2700mm x 920mm x 40mm - Permacore Flush Panel Entry Door, Stain finish
Windows	Residential aluminium windows
Flyscreens	Included to openable windows only
Ceiling Heights	2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm
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	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	Gainsborough Rectangular Flush Pull	
Electrical		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
Lighting		
Downlights	Unios Micron Downlight UV Textured White Finish	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Wall Pillar Up/Down Light	
Appliances		
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	
Fitting & Fixtures - Kitchen		
Sink	Afa Flow Double Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	

Item / Location	Description	Image
Fitting & Fixtures - Laundry		
Trough	Posh Solus Laundry Trough	
Mixer	Posh Solus Sink Mixer	
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	Roca Diverta 500 Undercounter Basin	
Basin - Powder Room	Axa H10 Above Counter Basin	
Tapware	Mizu Bliss Basin Mixer	
Toilet	American Standard Cygnet Back to Wall Toilet Suite	
Toilet Roll Holder	Mizu Soothe Toilet Roll Holder	
Hand Towel Rail	Mizu Soothe Guest Hand Towel Rail	
Shower	Grohe Tempesta Cosmopolitan Rail Shower	
Shower & Bath Mixer	Mizu Soothe Shower Mixer	
Shower Shelf	Mizu Soothe Metal Shower Shelf	
Towel Rail	Mizu Soothe Towel Rail	
Bath	Decina Uno Hob Mounted Bath	
Bath Spout	Mizu Bliss Bath Outlet 250mm	

Finishes

Item / Location	Description
Kitchen	
Cabinetry	Vinyl wrap to exposed panels. Excludes overhead cupboards to cookline
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	Glass splashback to cookline or window splashback, as per design
Stone	60mm Caesar Stone CSF (Silica Free Formulation) Mineral Stone to cookline & island benchtop from M1-M4 range. 2x stone end panels included
Walk in Pantry	
Cabinetry	Open laminate shelves, including benchtop & kickers
Powder Room, Bathroom & Ensuite	
Cabinetry	'Nav Urban' or 'Evenex' Laminate to exposed panels.
Drawers	Drawers included to ensuite & bathroom, Cupboard doors to power 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 to ensuite & bathroom, Mosaic tile splashback to powder room only.
Stone	40mm Caesar Stone CSF (Silica Free Formulation) Mineral Stone to benchtops from range M1-M2 or similar
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. With a combination of white wall tile and plaster to other areas

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 600 white wall tile splashback
Master Walk in Robe (If Applicable)	
Laminate	Combination of long hanging, double hanging & 2x banks of drawers
Bedroom Robes	
Hinged Doors	2400mm high pre-laminated hinged doors. Combination of long hanging, double hanging & one bank of adjustable shelving with 4x drawers
Flooring	
Timber	1900 x 190 x 15mm Engineered Oak flooring to ground floor living areas
Tiles	600x300mm tiles to wet areas from standard tile range
Carpet	Tuftmaster, 'Rossmore Heather' 100% Wool carpet or similar to bedrooms, walk in robes, first floor areas
Staircase	
Stair Treads	Open staircase with Tasmanian Oak treads. Clear coat finish.
Feature Balustrade	Tasmanian Oak Timber Battens

External Works

Item / Location	Description
Water Tank	2,300L Slimline Poly Water Tank
Decking	Newtech Composite Decking
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Steppers	Bluestone Pavers
Courtyard	Crazy Paving
Driveway	Exposed Aggregate
Landscaping	Provisional Sum Allowance
Front Intertenancy Fence	Description: 125 x125mm rough sawn cypress timber posts Height: 1700mm (average) Spacing: 300mm centre to centre Finish: Stained finish
Rear Intertenancy Fence	New 1900mm high timber paling fence
Boundary Fence	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
Front Fence
Fireplace
Cabinetry to Retreat