



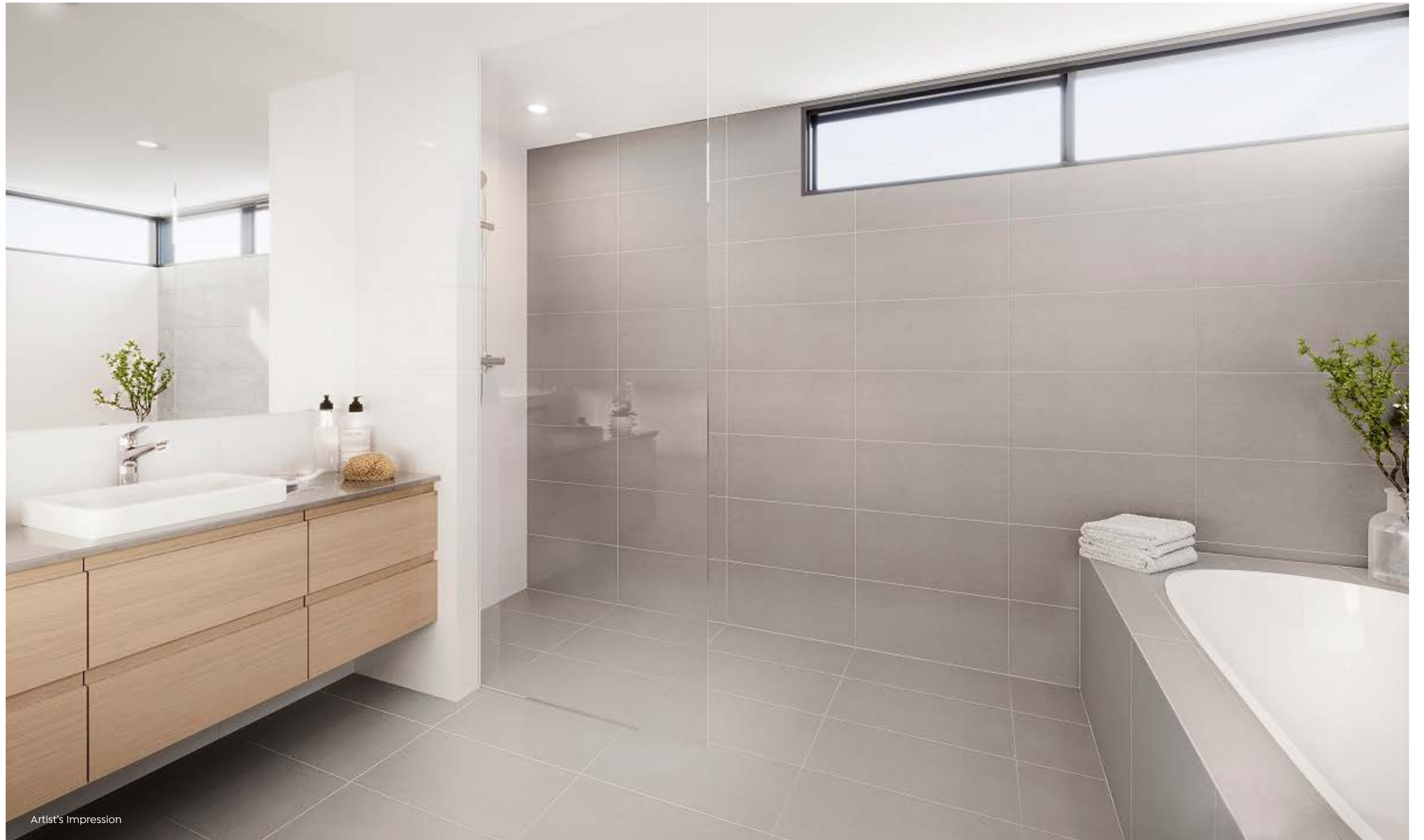
Artist's Impression

44a Glen Street | Aspendale





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Like Spaces by Lowe Design & Build





When Location Counts

Perfectly positioned in a quiet central pocket of Aspendale, is this soon to be constructed stunning 23sq, 3 bedroom townhouse with quality fixtures and a long list of inclusions. With an opportunity to further customise prior to construction, plus the added benefit of stamp duty savings, purchasing this townhouse pre construction is sure to tick many boxes.

23sq of living on 270sqm of land.

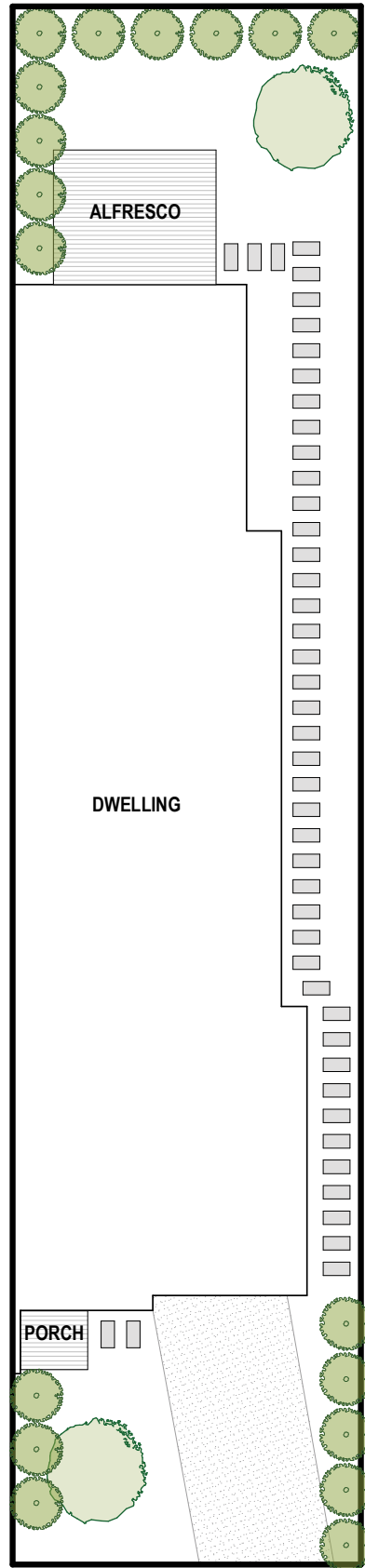
Ground Floor

- Generous entry
- Master with ensuite
- Powder room
- Concealed laundry
- Open plan kitchen, living and dining
- Alfresco and low care yard

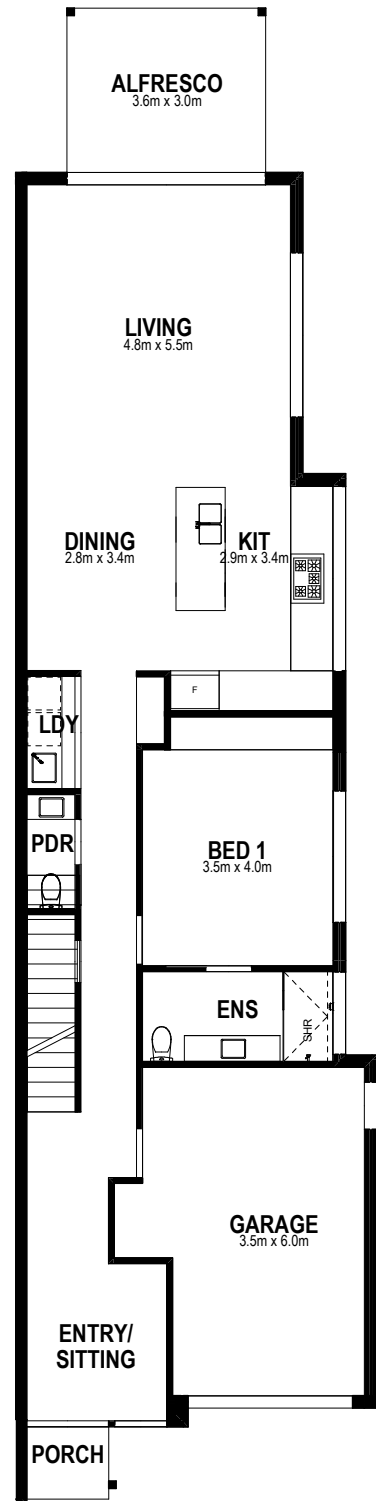
First Floor

- 2 further bedrooms with built in robes
- Family bathroom with walk in shower and bath
- Study nook
- Retreat

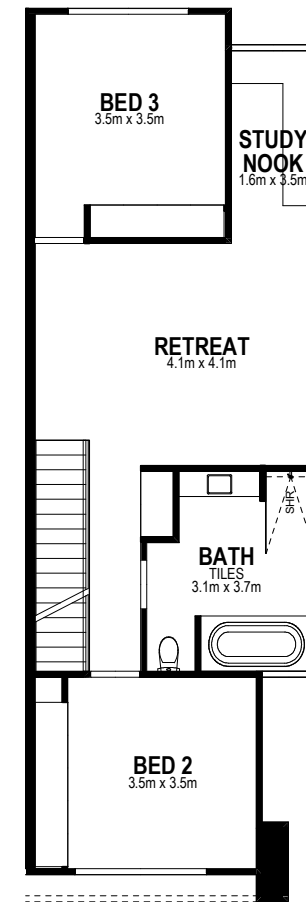
This home showcases the best of contemporary design and offers timeless style and functionality along with an envied location. Contact us today for further details and to arrange your private appointment to view the plans and take a virtual tour.



Site Plan



Ground Floor



First Floor



44a Glen Street Aspendale

| | |
|---------------|---|
| Bedroom | 3 |
| Study Nook | 1 |
| Bathroom | 2 |
| Powder Room | 1 |
| Living | 2 |
| Single Garage | 1 |
| Alfresco | 1 |

Area Summary

| | |
|--------------|----------------------------------|
| Land Size | 270m ² |
| Ground Floor | 109.9m ² |
| First Floor | 80.6m ² |
| Garage | 26.0m ² |
| TOTAL | 216.5m² / 23sq |

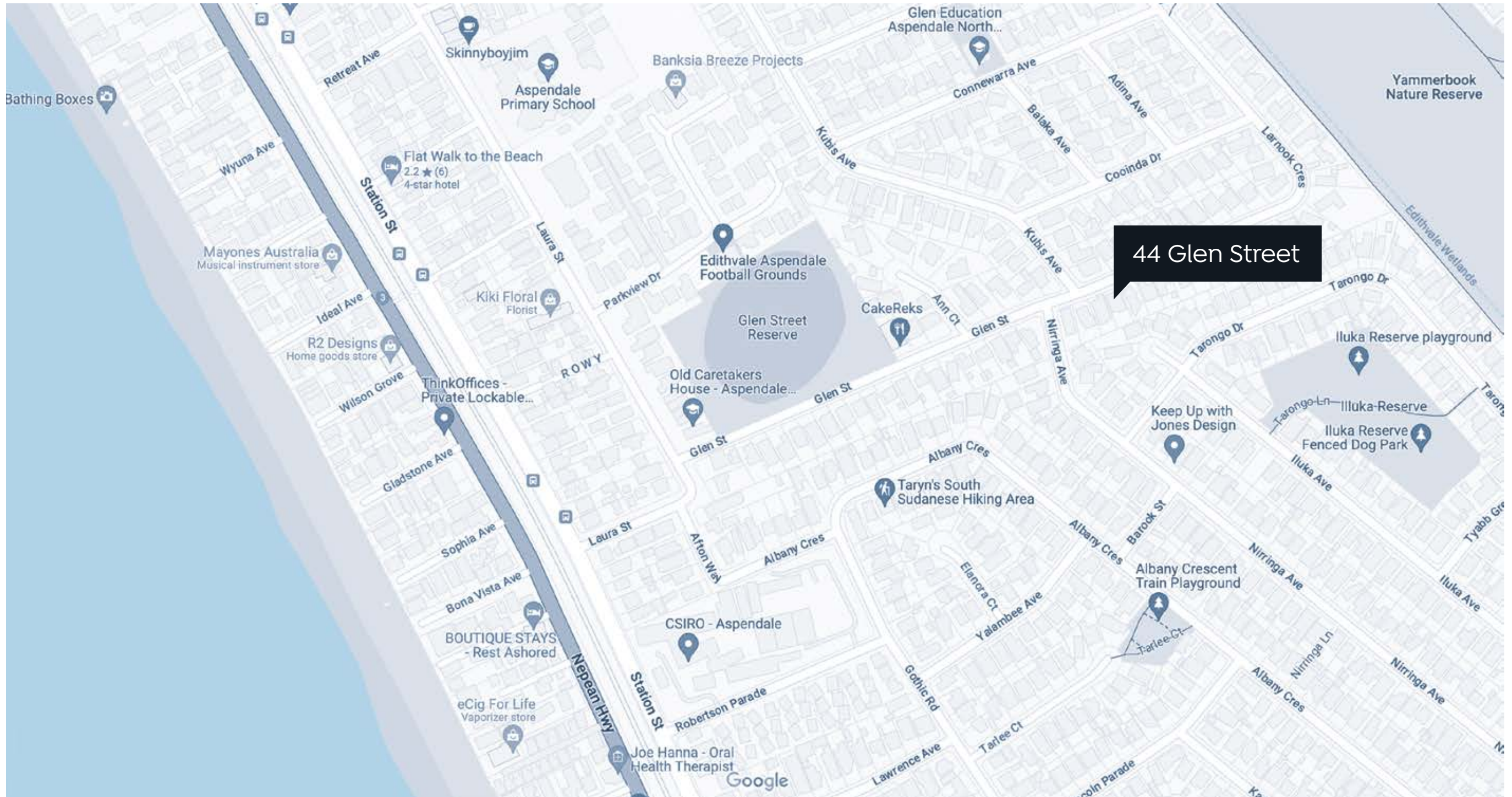
Did you know?

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.

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- LOCATION**
- Walking distance to parkland and fenced dog park, bus stops, train station, shops and the beach
 - Quality primary and secondary schools all within easy reach

Marketing Specification

Site Address: 44 Glen St, Aspendale

Client: Sale Unit

Date: 12.10.2022






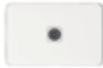







Specifications May Be Subject To Change.

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; 2400mm 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 |
| Partiwall System | X2 Hebel Zero Lot Boundary Wall Systems |
| 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 |
|----------------------------------|---|---|
| Door Hardware | | |
| 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 |  |
| Electrical | | |
| Powerpoints | Clipsal Iconic Series Powerpoints |  |
| Switches | Clipsal Iconic Series Switch Plates |  |
| TV Aerial | Clipsal Iconic TV PAL Antenna Socket Plate Location: Living Room & Retreat |  |
| Lighting | | |
| Downlights | Pierlite LED Downlight or Similar |  |
| External Flood Lights | Brilliant Hunter LED Double Flood Light |  |
| Treadlights | Excluded |  |
| LED Strip Lighting | Excluded |  |
| Appliances | | |
| Cooktop & Oven | Fisher & Paykel, 900mm Freestanding Oven & Cooktop |  |
| Dishwasher | Fisher & Paykel, 600mm, Freestanding Dishwasher |  |
| Rangehood | Fisher & Paykel, 900mm Undermount Rangehood |  |

| Item / Location | Description | Image |
|---|---|---|
| Fitting & Fixtures - Kitchen | | |
| Sink | Burazzo Undermount Double Bowl Sink 750mm |  |
| Tapware | Spin Round Gooseneck Sink Mixer |  |
| Fitting & Fixtures - Laundry | | |
| Trough | Stella Top Mount Laundry Tub |  |
| Mixer | Euro Sink Mixer |  |
| Fitting & Fixtures - Ensuite, Bathroom & Powder Room | | |
| 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 |  |

Fittings & Fixtures

| Item / Location | Description | Image |
|-----------------|------------------------------|---|
| 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 |
|--|---|
| Kitchen | |
| 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 Caesar Stone CSF (Silica Free Formulation) Mineral Stone to benchtop. M1 - M2 range |
| Walk in Pantry (dwelling 2) | |
| Cabinetry | Open laminate shelves, including benchtop & kickers |
| Laundry | |
| 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 |
| Powder Room, Bathroom & Ensuite | |
| 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 |

Finishes

| Item / Location | Description |
|----------------------|--|
| Splashback | 300 x 600mm white wall tile splashback |
| Stone | 20mm Caesar Stone CSF (Silica Free Formulation) Mineral Stone to benchtop from MI 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 |
| Bedroom Robes | |
| Hinged Doors | 2100mm high white pre-laminated hinged doors |
| Fit Out | Combination of long hanging, double hanging & one bank of adjustable shelving |
| Flooring | |
| 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) |
| Staircase | |
| 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 | 2,500L Slimline Poly Water Tank |
| Decking | NewTechWood 'Terrace Range' Decking |
| Open Pergola - Alfresco | Painted LOSP timber beams and posts |
| Service Yard | Coloured concrete |
| Driveway | D1 - Coloured concrete D2 - permeable with permeable concrete base |
| Landscaping | Provisional Sum Allowance |
| Front Intertenancy Fence | Description: 125 x125mm rough sawn cypress timber posts Height: 1800mm (maximum) Spacing: 300mm centre to centre Finish: Stained finish |
| Rear Intertenancy Fence | New 1950mm high timber paling fence |
| Boundary Fence | South Boundary: New 1900mm high timber paling fence East Boundary: Retain existing West Boundary: New 1900mm high timber paling fence |
| Side gates - dwelling 1 | Description: timber palings Height: 1900mm high |
| 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) |