



20b Douglas Avenue | Chelsea













## Beachfront Luxury

Understated elegance describes this home perfectly. Clean lines, and carefully considered details add to a sense of simplicity and sophistication. With the focus on the natural materials and optimising light, the stunning views of Port Phillip Bay take centre stage all while ensuring a harmonious blend of form and function.

At the heart of this design is a central courtyard on the first floor. It serves as a focal point bringing the outdoors in. Surrounded by ceiling to floor glass, it effortlessly becomes an extension of the interior, creating the perfect gathering spot protected from the winds off the Bay.

A relaxed colour palette throughout the home was a natural choice, with soft coastal tones and materials that echo the surrounding sand dunes. The home has a soft hue formed by varying angles that create pockets of light while highlighting the interaction of shadows and warmth providing a soothing and inviting space.

### INCLUSIONS:

#### Ground Floor

- 2 bedrooms
- Retreat
- Family bathroom with freestanding bath
- Lift provision
- Laundry
- Deck and courtyard

#### First Floor

- Kitchen, dining and living opening to a balcony with Bay views
- Internal courtyard – Alfresco
- Separate powder room
- Generous Master with large “his & hers” walk in robe
- Ensuite with double sinks and stunning curved shower

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## Features

### General

- Walk in store with Wine cellar (fridge included)
- Full Security with cameras
- Keyless entry
- Maintenance free composite decking
- External Shower
- Wool Carpets
- Fitted out Mud room
- LED feature lighting throughout
- Provision for future lift + solar power
- Ducted heating / cooling
- Mechanical blind to bed 1-facade

### Kitchen

- 2 PAC cabinetry
- Feature Porcelain bench tops
- 900mm induction cooking
- Double ovens
- Integrated fridge
- Stone splash back
- Dedicated HWS in island bench
- Appliance cupboard

### Alfresco

- Mechanical louvered roof
- Built in BBQ
- Electric strip heater

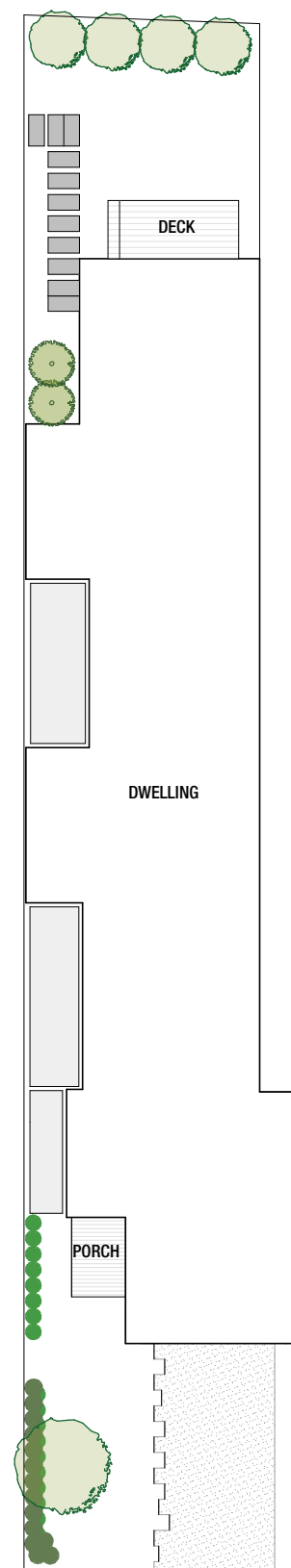
### Bathrooms

- Built in Shaving Cabinet
- LED Lighting
- Concealed cistern toilets
- Fully tiled with frameless shower screen

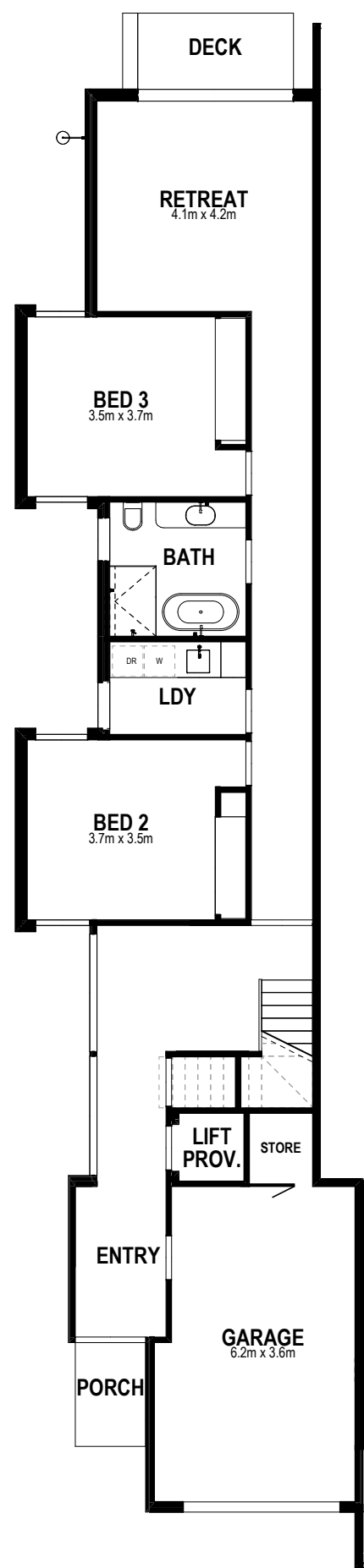
### Garage

- EV charging point
- Walk In store room
- Shelving fit out

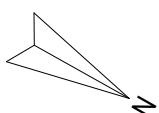
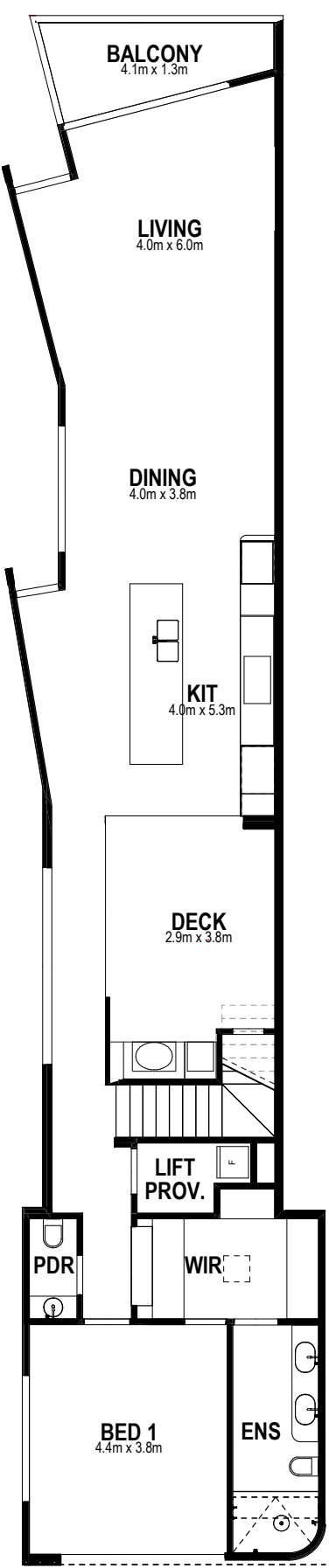
Site Plan



Ground Floor



First Floor



20b Douglas Avenue  
Chelsea

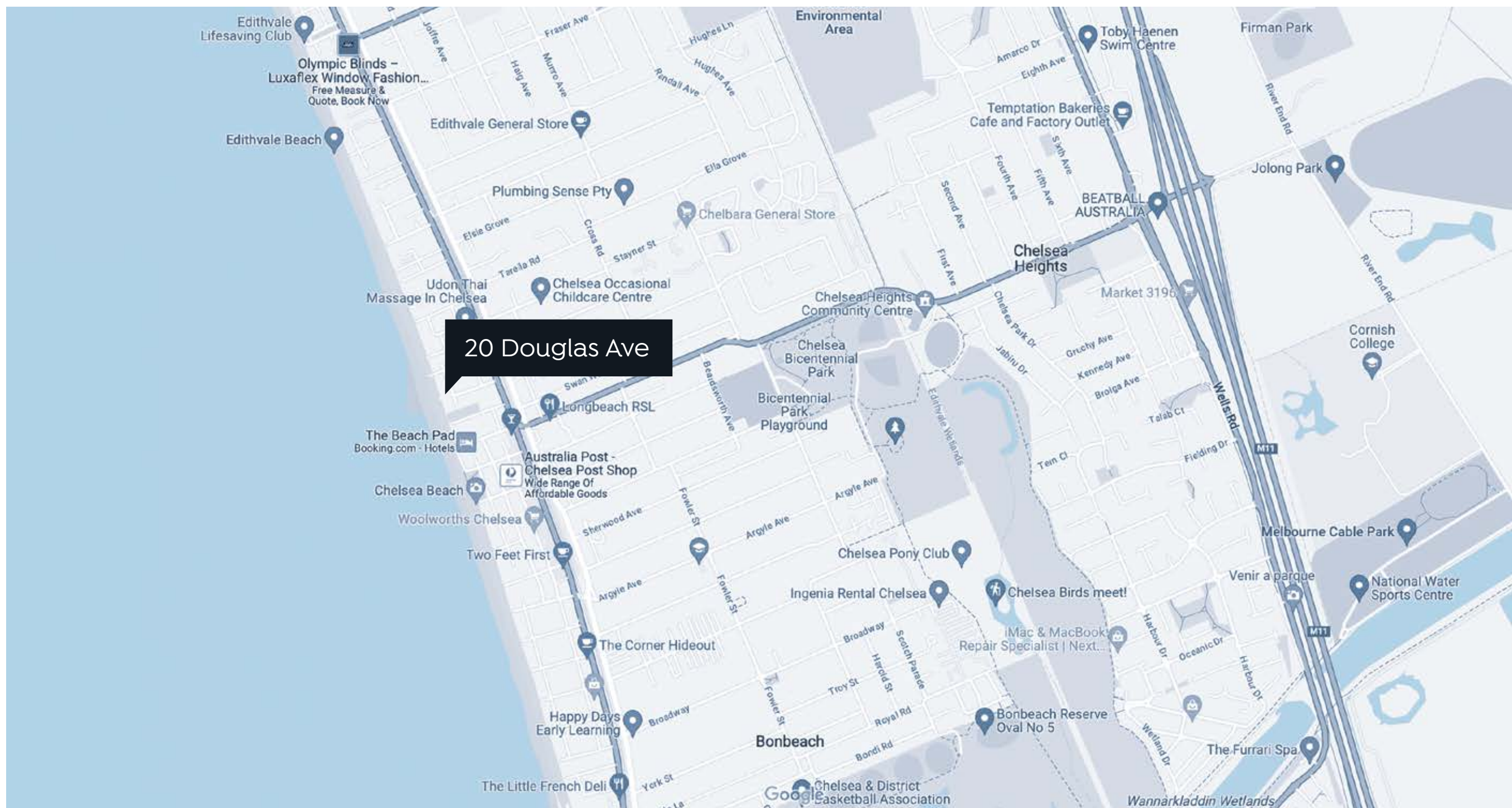
Bedroom	3
Bathroom	2
Powder Room	1
Walk in Robe	1
Living	2
Single Garage	1
Storage Room	1
Deck	2
Balcony	1
Lift Provision	1

Area Summary

Land Size	250.5m <sup>2</sup>
Ground Floor	113.3m <sup>2</sup>
First Floor	122.0m <sup>2</sup>
Garage	27.8m <sup>2</sup>
Balcony	6.2m <sup>2</sup>
Internal Deck	14.9m <sup>2</sup>
TOTAL	284.2m <sup>2</sup> / 30.6sq

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- LOCATION
- 360m to the shops
  - Steps to the beach
  - 700m to the station



## Marketing Specification

Site Address: 20b Douglas Ave, Chelsea

Client: Sale Unit

Date: 10.10.2023

### 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.





## Structure

Item / Location	Description
Foundations	
Slab	Engineer designed reinforced slab on ground to suit soil conditions as listed in soil report.
Termite Protection	TermiCOAT termite treatment to perimeter and penetrations to AS3660.
Flyscreens	Included to openable windows only
Framing	
Party Wall System	Hebel Intertenancy Wall Systems 75mm Hebel PowerPanel installed in accordance with the manufacturers specification
Ceiling Heights - Ground Floor	2720mm high
Ceiling Heights - First Floor	2720mm high
Window head height - Ground Floor	2400mm high
Window head height - First Floor	2700mm high 3770mm Popup
Pelmet	
Recessed Pelmet	Specification: Recessed pelemet into ceiling space Size: W220mm x H150mm clear Location: Bed 1 Note: Window furnshings not included
Niches	
Metal Niche	Ensuite shower




General

Item / Location	Description
General Plumbing	
BBQ Gas Point	Description: Gas Point with bayonet fitting Location: First Floor Internal Deck Qty: 1
Taps	Decription: Chrome plated brass garden tap Location: Front, side & Rear Garden + FF Decks Qty: 5
Capped Cold Water	Description: Capped cold water point Location: Above fridge cavity Height: 2050mm Qty: 1
Hot Water System	Description: Rinnai Infinity 26 External Gas Hot Water System Installed in a Rinnai Recessed Smartbox Qty: 1
Fire Place Gas point	Provision provided to Living room
Floor Waste	Specification: 80mm chrome square grate (202113) with custom linear grate Location: Internal showers
Water Tank	Type: Slimline Poly Water Tank Size: 1970H x 2920L x 580W Capacity: 3,000L Colour: Monument Supplier: All Oz Tanks Pump & Filter: HHR370S Submersible mains changeover pump
Aluminium Doors, Windows, Blinds & Roofs	
Window Frames	Frame: Aluminium with Powdercoat finish Colour: Textura Black Furniture Colour: Textura Black
Laundry Door	Type: Fully glazed aluminium hinged door & frame with clear glass Colour: As per Window colour above Glazing: Obscure Door Seal: Supplied by window manufacturer

Item / Location	Description	Image
Louver roof	Type: Eclipse Opening (louvred) roof system Colour: Powdercoated Lexicon Quarter Motor: Remote control with Rainsensor	
Evaya Blind	Type: EV93D - Evaya external venetion Colour: To match window frames Controls: Remote	
Flyscreens	Frame: Powder coated Aluminium Mesh: Fibreglass Mesh Colour: To match window frame	
Glazing	Clear: Clear Double glazing throughout Obscure: Décor Satin Viridian Glass	
Aluminium Doors & Windows Hardware		
Hinged Door Hardware	Specification: Ando Locking Lever Handle Colour: To match window frame	
Sliding Door Hardware	Specification: Ando Twin Point Sliding Door Lock Colour: To match window frame	
Sliding Window Hardware	Specification: Ando Sliding Window Keyed Lock Colour: To match window frame	
Awning Window Hardware	Specification: Keyed Chainwinder Colour: To match window frame	
External Doors		
Entry Door	Type: Glazed infill door Frame: Timber Size: Refer to plans	
Garage To House Door	Type: Redicote flush panel (6.0mm skin)	



General

Item / Location	Description	Image
Main Garage Door	Type: Sectional Door Supplier: Dandenong Garage Doors Finish: Ply door with 42 x 30mm LOSP battens – Concealed Fix Colour: Grey Pebble Qrt Remote: Included with 2 handsets & bell press	
External Door Hardware		
Entry Door Lever	Zanda Boston lever (fixed externally) Supplier: Zanda Specifications: 63mm Rosette, 120mm L Finish: Brushed Nickel	
Door Lever Garage to House	Zanda Boston lever (fixed externally) Supplier: Zanda Specifications: 63mm Rosette, 120mm L Finish: Brushed Nickel	
Mortice Lock  Entry Door Garage to House	Lockwood Synergy Vestibule Mortice Lock Supplier: Lockwood Architectural Specification: 60mm backset, with 2x LW 570 single cylinder (oval) SC-Z 5PK Code: 3572TSC	
Exterior Cladding		
Adbri Masonry Blocks (BL)	Description: Adbri Masonry coloured blocks Size: 390 x 190 x 90mm Finish: Smooth face Colour: Steel Mortar – Sand: White Mortar – Cement: Grey Joint Type: Rolled Bond: Stretcherbond	





Item / Location	Description	Image
Foam Cladding (RF)	Grade: M Description: M Grade polystyrene cladding Size: 75mm Finish: Rendered Application: 2 Coats Acrylic Render Base Coat 2 Coat Acrylic Render Top Coat 1 Coat Rendertex Coloured Membrane	
Hebel Cladding (HB)	Description: Hebel PowerPanel installed in accordance with the manufacturers specification. Size: 50mm Finish: Rendered Application: 2 Coats Acrylic Render Base Coat 2 Coat Acrylic Render Top Coat 1 Coat Rendertex Coloured Membrane	
Scyon Axon Cladding (AXC)	Supplier: James Hardie Description: Scyon Axon Cladding Specification: 133mm wide groove spacing Surface Texture: Smooth Reveal Window Trim: Axent Trim 45x38mm Corner Trim: Aluminium Angle	
Scyon Matrix Cladding (MXC)	Supplier: James Hardie Description: Scyon Matrix Cladding	
LOSP Battens (TSC)	Description: LOSP battens Batten Size: 40 x 30mm Spacings: 40mm Batten Finish: Painted Batten Colour: Grey Pebble Qrt Substrate/Lining: 9mm Exterior Grade Plywood Substrate/Lining Colour: Grey Pebble Qrt	



General






Item / Location	Description	Image
Heating & Cooling		
Equipment	Type: Electric Reverse Cycle Split Ducted System Supplier: Fujitsu	
Internal Cassette	1 x Internal Cassette located in first floor space Model: ARTG60LHTA (three phase) Zones: Ground Floor: X1 zone for GF First Floor: X2 zone Recommended to only use 2 zone at a time to run at full capacity	
External Condenser	1 x External Condenser unit Model: AOTG60LATT (three phase) Zones: Ground Floor: X1 zone for GF First Floor: X2 zone Recommended to only use 2 zone at a time to run at full capacity	
Thermostat	Specification: Backlit Controller Location: Refer to plans Qty: 2	
System zoning	3 x Zones - Ground floor and 2 x first floor	

Electrical

Item / Location	Description	Image
Electrical		
Powerpoints	Clipsal Iconic Collection Power Point Skin Colour: Vivid White (VW) Fitted: Horizontally	
Weatherproof Powerpoint	Clipsal Weathershield Double Power Point Skin Colour: Resistant White Electric (RW) Mounted: Flush Code: WSCF227/2	
Ducted Exhaust Fan	TT-150 Inline Exhaust Fan with Plastic Cone - Vent Ducted to Outside with Outside Grill Mounted: Ceiling	
Switch Plates	Clipsal Iconic Collection Switch Plates Skin Colour: Vivid White (VW) Fitted: Horizontally 1-Way/2-Way as required	
Provision for NBN	25mm Conduit from Madison box to Data Enclosure (typically in garage) Location of Madison Box: Garage Additional Data Point - Wired Back to CMP	
LED Strip Lighting	LED Strip Light (up to 5 meters) with Aluminium Extrusion Watts: 14.4 per meter Colour: Warm White Location: Kitchen & Entry Feature Wall, FF Ensuite, Bathroom, Pwd Room	
Solar Power	Provision to roof provided	
Solar Skylights	Specification: Illume solar skylights Installation: Recessed Size: 900 x 600mm Qty: 4 Size: 500 x 500mm Qty: 1	



Electrical

Item / Location	Description	Image
Fixed Lighting		
Internal Low Voltage Downlights	Domus Deep-13 Recessed Dimmable LED Downlight Specification: 90mm Dia. Lamp: LED 13W Temp: 3000K Warm White Finish: White Code: DEEP-13-WW	
Stainless Steel External Downlight	Gentech Stainless Steel Downlight Lamp: LED 50w Finish: 316 Grade SS Code: G822R Location: Porch	
Garage Lights	Philips SmartBright LED Batten Specifications: L1200mm Lamp: LED 40w	
IXL	Tastic Triumph 3 in 1 - 375W Ensuite Heater, Exhaust Fan & Light Finish: White Code: 11312 Location: Ensuite	
Security		
Intercom	Dorani Touch Video Intercom 1x Front Door Station 1x Touch Screen 2 x Room Station	
Electric Strike - Entry Door	Pre-Load Electric Strike Brand: Lockwood Code: ES9000	
Alarm System	Ness Alarm & Siren 3x Detectors 1x External Combination Strobe & Siren 1x Panel & Keypad	
Security Cameras	5x Hikvision Cameras	

Internal Linings, Doors & Architraves

Item / Location	Description	Image
Internal Linings		
Ceiling Linings	10mm CSR Gyprock SupaCeil	
Sound Proof Cielings- Bed 2 & 3	2 Layers 10mm plaster. Mounted on acoustic battens.	
Wall Linings - general	10mm CSR Gyprock Plasterboard	
Wall Linings - Wet areas	6mm James Hardie Villaboard Location: Shower compartments, bath surrounds & vanity backing	
Wall Linings - Porta Battens	Specification: Porta Contours Interior Wall Lining Supplier: Porta Profile: Riverine Size: L2700mm Location: GF Hall/Entry	
Cornice	Square Set throughout	
Internal Doors		
Internal Door	Type: Redicote flush panel (6.0mm skin) Height: 2340mm	
Cavity Slider	Type: Redicote flush panel (6.0mm skin) Height: 2340mm Grooving: Bottom rail	
Full Height Slider	Type: Redicote flush panel (6.0mm skin) with internal steel frame Track: Concealed/recessed track Reveal: Plaster reveal Height: 2700mm Grooving: Bottom rail Location: GF Hallway	
Architrave & Skirting		
Architraves	Specification: Single Bevel Size: 42x12mm Material: Pre Primed MDF Location: Throughout (Excluding wet areas)	
Architraves - Wet Areas Only	Specification: Single Bevel Size: 42x18mm Material: Pre Primed Pine Location: Wet Areas	








Internal Linings, Doors & Architraves

Item / Location	Description
Skirting	Specification: Single Bevel Size: 67x12mm Material: Pre Primed MDF Location: Throughout (Excluding wet areas)
Internal Door Hardware	
Door Lever - Throughout	Zanda Boston Door Lever Code: 10081.BN Supplier: Zanda Finish: Brushed Nicklel Backset: 60mm Rose: 54mm screw on roseconcealed fixing
Door Lever with Privacy Adaptor (hinged doors only)	Zanda Boston Door Lever with integrated Privacy Adaptor Code: 10082.BN Supplier: Zanda Finish: Brushed Nicklel Backset: 60mm Rose: 54mm screw on roseconcealed fixing
Flush Pull	Mardeco 'M' Series Flush Pull Code: BN8002/190 Supplier: The Lock Shop Specifications: H190 x 45mm Finish: Brushed Nickel
Edge Pull	Zanda Heavy Duty Mortice Edge Pull Code: 5289.SS Supplier: Zanda Finish: Stainless Steel
Privacy Adaptor (Sliding doors only)	Mardeco 'M' Series Flush Pull Privacy Set Code: BN8004/SET Supplier: The Lock Shop Door thickness: 34-50mm Backset: 50-55mm Finish: Brushed Nickel
Door Stop - Throughout	Zanda Skirting Mount Door Stop 85mm length Code: 5240BN Supplier: Zanda Finish: Brushed Nickel







Stairs & Balustrade

Item / Location	Description
Main Internal Stair	
Closed Stair	Riser: Closed Stringer: Undercut Stringer to both sides Tread Material: American Oak Finish: LOBADUR 2-Pak R10 Anit- Slip coating, Matt finish (clear) Stain: Stain to match Parana flooring (by Contemporary Flooring Solutions)
Balustrade	
Handrail	Description: 40mm dia. Round Timber Handrail Bracket: Half Round Stainless Steel (Satin) Stain: Stain to match Parana flooring (by Contemporary Flooring Solutions)
Stair Balustrade	Description: Frameless glass panel to ground floor

Appliances







Item / Location	Description	
Kitchen		
Cooktop	Bosch Series 6, 80cm Black Induction Cooktop w. frame Code: PVS875FB5E Size: 816 x 527mm Finish: Black Glass with Stainless steel side profiles Zones: 4	
Oven (x2)	Bosch Series 8, 60cm Built-in Oven with Pyrolytic cleaning Features: EcoClean Direct Size: H595 x W594 x D548 mm Finish: Black Code: HBG6753B1A	
Dishwasher	Bosch Series 6, 60cm Semi-Integrated Dishwasher Size: H815-875 x W598 x D573mm Interior: Stainless Steel Tub Finish: Cabinetry panel Code: SMI6HCS01A	
Rangehood	Ilve 900mm Fully Integrated Rangehood Code: CU89-90 Finish: Stainless Steel Construction Motor: 920m3/h, Twin Motor Lighting: 2 spotlights Power Settings: 3	
Integrated Fridge / Freezer	Fisher & Paykel Integrated French Door Refrigerator Freezer, 90cm Code: RS90AI Finish: Integrated with cabinetry panels	
BBQ		






Fittings & Fixtures

Item / Location	Description	Image
Kitchen		
Sink	Burazzo Undermount Double Bowl Sink 750mm Code: BU754522D Specification: W755xL450xD220mm Finish: Stainless Steel Qty: 1	
Tapware	Star Mini Pull Out Kitchen Mixer Supplier: EOS Bathware Code: STM1107 Finish: Brushed Nickel	
Laundry		
Trough	Burazzo Undermount Single Bowl 450mm (Deep) Code: BU454525S Specification: W450xL450xD250mm Finish: Stainless Steel Qty: 1	
Mixer	Spin Gooseneck Sink Mixer Code: SPI20-BN Specification: 361.5H x pro.183.5mm Finish: Brushed Nickel Qty: 1	
Bathroom, Ensuite & Powder Rooms		
Basin - Ensuite & Bathroom	Elissa Solid Surface Bench Mount Basin Matte White Code: BLU102-M Supplier: Highgrove Bathrooms Specification: W580 x L380 x D110 Qty: 3	
Basin - Powder Room	Fine Lines Eden Bench Mount Basin Matte White Code: FL135-M Supplier: Highgrove Bathrooms Specification: Dia. 360 x H115mm Finish: Matt White Qty: 1	











Fittings & Fixtures

Item / Location	Description	Image
Bottle Trap - Powder Room	Spin Bottle Trap Code: A186-E-BN Supplier: Highgrove Bathrooms Specification: 55mm x 158mm Finish: Brushed Nickel Qty: 1	
Tapware - Ensuite, Bathroom & Powder Room	Elysian Minimal Mixer & Spout Code: 14275 Supplier: ABI Interiors Mixer: 62mm dia. backplate Spout: 200mm pro. x 60mm dia. backplate Finish: Brushed Nickel Qty: 4	
Shower - Ensuite	Spin Ceiling Dropper Brushed Nickel 450mm & Monsoon Round Shower Head 300mm Code: C450R-BN & MS300R-BN Supplier: Highgrove Bathrooms Dropper length: 450mm Shower Head: 300mm dia. Finish: Brushed Nickel Qty: 2 (1 of each)	
Shower - Ensuite & Bathroom	Modo Shower Rail 850mm & Eden Hand Shower Code: R165-BN & EDEN-BN Supplier: Highgrove Bathrooms Rail Length: 850mm Finish: Brushed Nickel Qty: 4 (2 of each)	
Shower & Bath Mixer	Spin In Wall Mixer Code: SPI41-BN Supplier: Highgrove Bathrooms Back plate: Dia. 75mm Finish: Brushed Nickel Qty: 3	
Shower Diverter - Ensuite	Mesh In Wall Separate Diverter Kit Code: SPM191-BN Supplier: Highgrove Bathrooms Back plate: Dia. 40mm Finish: Brushed Nickel Qty: 1	

Item / Location	Description	Image
Freestanding Bath	Kado Lux Petite Freestanding Bath Code: 9502159 Supplier: Reece Size: L1500 x W750 x H600mm Finish: White Gloss Acrylic Qty: 1	
Bath Spout	Spin Bath Wall Spout 220mm Code: SP090-220-BN Supplier: Highgrove Bathrooms Specification: Pro. 220mm Finish: Brushed Nickel Qty: 1	
Toilet Pan - Ensuite, Powder Room & GF Bathroom	Ollie Rimless Floor Pan Code: TOL3-W Supplier: Highgrove Bathrooms Inlet: Back Size: 365W x 570L x H430mm Seat Fixing Cap: Gloss White Finish: White ceramic Qty: 3	
Cistern - Ensuite & Powder Room	Concealed Pneumatic In Wall Cistern 80mm Code: K301-Q Supplier: Highgrove Bathrooms Size: 480 x 78 x 830mm Qty: 3	
Toilet Buttons - Ensuite & Powder Room	Push Plate for Pneumatic Cistern Code: K5233-BN Supplier: Highgrove Bathrooms Specification: 236mm x 152mm Finish: Brushed Nickel Qty: 3	







Fittings & Fixtures

Item / Location	Description	Image
Towel Rail - Ensuite & Bathroom	Spin Towel Rail 750mm Code: SP24-750-BN Supplier: Highgrove Bathrooms Specification: W750mm Finish: Brushed Nickel Qty: 6 (3x per room)	
Toilet Roll Holder - Powder Room, Ensuite, Bathroom	Spin Toilet Roll Holder Code: SP51-BN Supplier: Highgrove Bathrooms Specification: W150 x pro.80mm Finish: Brushed Nickel Qty: 3	
Hand Towel Rail - Powder Room, Ensuite, Laundry, GF Bathroom	Spin Hand Towel Rail 250mm Code: SP51-BN Supplier: Highgrove Bathrooms Specification: W250mm (fixing points) x pro.70mm Finish: Brushed Nickel Qty: 4	
Towel Hook - Ensuite & Bathroom	Spin Robe Hook Code: SP54-BN Supplier: Highgrove Bathrooms Specification: D.40 x pro.60mm Finish: Brushed Nickel Qty: 3 (1 x Bath & 2 x Ens)	
Push Plug - Basins	Turn Down Basin Waste without Overflow 32mm Code: TDW3240-M Supplier: Highgrove Bathrooms Finish: Matte White Qty: 1x per basin	
Push Plug - Bath	Turn Down Basin/Bath Waste without Overflow 40mm Code: TDW3240-BN Supplier: Highgrove Bathrooms Finish: Brushed Nickel Qty: 1x per bath	

Item / Location	Description	Image
Mirrors		
Fixed Mirror - Powder Room	Timberline Jazz Arch Mirror Code: MVL1000X450PR Supplier: Timberline Specification: 450 x 1000mm Finish: White Satin Qty: 1	
Recessed Shaving Cabinet - Ensuite	Timberline Jazz Arch Shaver Code: JZA-SC-400-S-G Supplier: Timberline Specification: 450 x 1000mm Hinge: 1x left hand, 1x right hand Finish Interior: White melamine Finish Edge: White Satin Qty: 1	









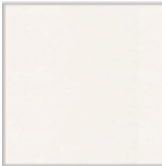


Joinery & Stone

Item / Location	Description	Image
Kitchen		
Stone Benchtop & End Panel	Specification: Porcelain Benchtop Detail: Mitred Edge, Minimal Aris Supplier: Neolith Colour: Calacatta Finish: Satin Stone Cutout: Undermount sink	
Splashback	Specification: H700mm Porcelain Splashback Supplier: Neolith Colour: Calacatta Finish: Satin Stone Cutout: Powerpoint	
Island Bench Rear Panel & Side Return	Specification: Porta Contours Lining Boards with corner beads Supplier: Joiner Profile: Riverine Species: Engineered American Oak Finish: Stained to match flooring	
Joinery - throughout inc. cookline kicker & curved panel	Specification: 2-Pak to exposed panels Supplier: By Joiner Internal Carcass: White melamine, smooth Colour: Dulux Lexicon Quarter Finish: 30% Satin	
End Panel & Kicker - Island Bench Only	Specification: Timber veneer Supplier: By Joiner Species: White American Oak Finish: Stained to match flooring	
Inner Drawer	Specification: TANDEMBOX Intivo M-height drawer (83mm) Supplier: By Joiner Runners: TANDEM with soft-close BLUMOTION Finish: Silk White (SW)	

Item / Location	Description	Image
Drawer System - Throughout	Specification: TANDEMBOX Intivo Supplier: By Joiner Runners: TANDEM with soft-close BLUMOTION Finish: Silk White (SW)	
Drawer / Door Hardware - Below Bench	Specification: 25mm recessed fingerpull Supplier: By Joiner Finish: To match joinery finish	
Door Hardware - Appliance Cbrd & Integrated Fridge	Specification: Slimline Metal Handle Supplier: Made Measure Size: A (length): 392mm B (fixing centre to centre): 352mm C (height): 35mm Finish: White Satin Qty: 5	
Inner Drawers - Appliance Cbrd	Legrabox Free with High Fronted Glass Design Element Drawer System: Legrabox Finish: Silk White (SW-M) Specifications: C (177mm), includes integrated blumotion Qty: 3	
Utensil Insert - 800mm	Specification: Blum ORGALINE Cutlery Insert Supplier: By Joiner Nominal Drawer Length: 500mm Finish: Stainless Steel Code: 2x ZSI.500KI3N	
Cutlery Insert - 800mm	Specification: Blum ORGALINE Cutlery Insert Supplier: By Joiner Nominal Drawer Length: 500mm Finish: Stainless Steel Code: 2x ZSI.500BI3	







Joinery & Stone



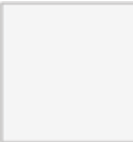
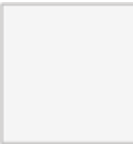
Item / Location	Description	Image
Under Sink Caddy	Specification: Tansel Stainless Steel Wire Detergent Pull Out – Bottom Mount Supplier: By Joiner Finish: Stainless Steel Size: W100 (top) / W250 (bottom) x H430 x D485mm	
Pull Out Double Bin	Specification: Wesco Pull Boy 2x32L Waste Bin Supplier: Wilson Bradley Runners: Blum TANDEMBOX with BLUMOTION Cabinet width: 450mm Size: W418 x D510 x H565 mm Finish: Grey matt Code: WBPB4564	
Powder Room		
Benchtop	Specification: Reconstituted Stone Benchtop Edge Detail: Mitred, Minimal Aris Supplier: Caesarstone Range: Deluxe Range Colour: Pure White 1141 Finish: Polished Stone Cutout: Above Counter	
Joinery	Excluded	
Bed 1 - Walk in Robe		
Joinery	Specification: Polytec Thermo-laminated doors with Chifley Profile Supplier: Polytec Carcass: White melamine, smooth Colour: Ultra White Finish: Matt	

Item / Location	Description	Image
Drawer System - Throughout	Specification: TANDEMBOX Intivo Supplier: By Joiner Runners: TANDEM with soft-close BLUMOTION Finish: Silk White (SW)	
Door / Drawer Hardware	Specification: Momo Ferarra Lip Pull Handle Supplier: Momo Handles Size: 150mm L Finish: Matt White Code: FER150.WH.FG	
Hanging Rail	Rail: Hafele Oval 30x15mm OVA rail Supplier: By Joiner Support: Rail support screw fixed to side panel Finish: Chrome	
Ensuite		
Benchtop	Specification: Reconstituted Stone Benchtop Edge Detail: Polished Edge Supplier: Caesarstone Range: Deluxe Range Colour: Pure White 1141 Finish: Polished Stone Cutout: Above Counter	
Joinery	Specification: Polytec Thermo-laminated doors with Chifley Profile Supplier: Polytec Carcass: White melamine, smooth Colour: Ultra White Finish: Matt	
Drawer / Door Hardware - Below Bench	Specification: Momo Ferarra Lip Pull Handle Supplier: Momo Handles Size: 100mm L Finish: Matt White Code: FER100.WH.FG	








Joinery & Stone

Item / Location	Description	Image
Laundry		
Benchtop	Specification: Reconstituted Stone Benchtop Supplier: Caesarstone Range: Deluxe Range Colour: Pure White 1141 Finish: Polished Stone Cutout: Above Counter	
Joinery	Specification: Laminate finish to exposed panels with ABS edging Carcass: White melamine, smooth Supplier: Polytec Colour: Polar White Finish: Matt	
Joinery - Floating Shelf & Rail	Specification: Timber Veneer shelf with custom timber hanging rail Supplier: By Joiner Colour: White American Oak Finish: Satin	
Drawer / Door Hardware - Below Bench	Specification: 25mm recessed fingerpull Supplier: By Joiner Finish: To match joinery finish	
Door Hardware - Broom / Linen	Specification: Momo Ferrara Lip Pull Handle Supplier: Momo Handles Size: 150mm L Finish: Matt White Code: FER150.WH.FG	
GF Bathroom		
Benchtop	Specification: Reconstituted Stone Benchtop Edge Detail: Polished Edge Supplier: Caesarstone Range: Deluxe Range Colour: Pure White 1141 Finish: Polished Stone Cutout: Above Counter	

Item / Location	Description	Image
Joinery	Specification: Polytec Thermo-laminated doors with Chifley Profile Supplier: Polytec Carcass: White melamine, smooth Colour: Ultra White Finish: Matt	
Shaving Cabinets	Specification: Recessed shaving cabinets with mirror door Supplier: By Joiner Carcass: White melamine, smooth	
Drawer / Door Hardware - Below Bench	Specification: Momo Ferrara Lip Pull Handle Supplier: Momo Handles Size: 100mm L Finish: Matt White Code: FER100.WH.FG	
FF Store (Under Stairs)		
Joinery	Specification: Polytec laminate Carcass: White melamine, smooth Colour: Polar White Finish: Matt	
FF Store (Lift Provision)		
Joinery	Specification: Polytec laminate Carcass: White melamine, smooth Colour: Polar White Finish: Matt	

Robes & Cupboards

Item / Location	Description	Image
Bed 2 & 3 Built-in Robe		
Insert Cupboard	Specification: Prelaminated robe doors with concealed hinged Carcass: White melamine, smooth Jamb: Laminate Supplier: Laminex Colour: Calm White Finish: Natural Code: 8522	
Door Hardware - Broom / Linen	Specification: Momo Ferrara Lip Pull Handle Supplier: Momo Handles Size: 150mm L Finish: Matt White Code: FER150.WH.FG	
Hanging Rail	Rail: Hafele Oval 30x15mm OVA rail Supplier: By Joiner Support: Rail support screw fixed to side panel Finish: Chrome	
First Floor Linen Cupboard		
Insert Cupboard	Specification: Prelaminated robe doors with concealed hinged Carcass: White melamine, smooth Jamb: Laminate Supplier: Laminex Colour: Calm White Finish: Natural Code: 8522	
Door Hardware - Broom / Linen	Specification: Momo Ferrara Lip Pull Handle Supplier: Momo Handles Size: 150mm L Finish: Matt White Code: FER150.WH.FG	

Mirror & Glass




Item / Location	Description	Image
Bathrooms		
Mirror GF Bathroom	Specification: 6mm Fixed Mirror Supplier: Dynamic Glass Trim: Polished aluminium trim	
Glass Shower Screens	Size: Refer to detailed drawings Specification: 10mm frameless clear shower screen with frameless glass hinged door Height: H2700mm Location: Ensuite & GF Bathroom	
Walk in Robe		
Fixed Mirror	Specification: 6mm Fixed Mirror Supplier: Dynamic Glass Trim: Polished edge Location: Full length fixed mirror - direct fix to wall & H400mm mirror to dresser	

Wall Tiling & Floor Finishes

Wall Tiling		
TL01	Supplier: Tile Fusion Details: Rectified Ceramic White Wall Tile Size: 300 x 600 mm Finish: Satin Grout: Ardex Ultra White Laying Style: Horizontal Stackbond	
TL02	Supplier: Tile Fusion Details: T-Stone, Light Grey, Matt Size: 300 x 600 mm Grout: Ardex Misty Grey 24l Laying Style: Horizontal Stackbond	



Wall Tiling & Floor Finishes

Item / Location	Description	Image
TL03 Skirting Tile	Supplier: Tile Fusion Details: Rectified Ceramic White Wall Tile Size: 100 x 600 mm Finish: Satin Grout: Ardex Ultra White	
TL04	Supplier: Artedomus Details: INAX 'Yohen Border' Mosaic Code: YKR1 Tile Size: 145x20mm Sheet Size: 296x292.5mm sheet Grout: Ardex Misty Grey 24l Laying Style: Vertical Stackbond Location: Powder Room & Ensuite	
TL05 Laundry Splashback	Supplier: Tile Fusion Details: Rectified Ceramic White Wall Tile Size: 100 x 300 mm Finish: Satin Grout: Ardex Ultra White	
Floor Finishes		
Floor Tile Laundry Ensuite Bathroom	Supplier: Tile Fusion Size: 300 x 600 mm Details: T Stone, Light Grey, Matt Grout: Ardex Misty Grey 24l Laying Style: Horizontal Stackbond	
Carpet Bedrooms Bed 1 WIR	Specification: 100% Wool Pile Type: Level Loop Range: Tuftmaster 'Rossmore Heather' Colour: Ghost Gum 150	
Engineered Timber Flooring Entry GF Hall Retreat Kit / Liv / Dining FF Powder Room	Supplier: Contemporary Flooring Solutions Range: Preference Floors - Prestige Oak Size: 2200mm x 220mm x 21mm Colour: Parana Grade: A/B grade boards only	

Interior Paint

Item / Location	Description	Image
Interior Paint Refer to Haymes Paint Specification documents for full preparation & application information		
Walls	Finish: Haymes Low sheen Colour: Dulux Lexicon Quarter Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Expressions Interior	
Ceilings	Finish: Haymes Ceiling White Colour: Dulux Lexicon Quarter Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Expressions Ceiling White	
Doors, Architraves & Skirting	Finish: Haymes Semi Gloss Colour: Dulux Lexicon Quarter Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Trim Enamel (Oil Based)	
Entry Door Frame - Internally	Finish: Haymes Semi Gloss Colour: Dulux Lexicon Quarter Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Trim Enamel (Oil Based)	

Finishes

Item / Location	Description	Image
Fencing		
Front Porch Fence & Gate	2500mm high 42mm LOSP battens to match garage door with 1000mm wide gate	
Side Yard Gate	1900mm high x 900mmW timber pickets to match front intertenancy fence	
Pedestrian Gate Latch (for side yard gate & laneway pedestrian gate)	Dual Lokk Latch Pro SL Colour: Black Material: Metal/Wood (as per gate material) Security: Key Lockable	
Frameless Glass Balustrade	Description: 12mm clear toughened glass (OBSCURE) Capping Rail: 25 x 20mm Stainless Steel RHS Fixing: Concealed Galvanised Channel Beneath Deck From Pheonix Safety Rail	
Letterbox	Structure: 1600mm high rendered block pier with PC aluminium fascia Model: Model: REAR ENTRY. 316 Enhanced Brush Finish Stainless w/ no text (440W x 230H x 230D) Numbering: Laser cut number into fascia Supplier: The Letterbox Shop	
Screens		
Louvre Screen (SCR-02)	Description: 1700mm high Aluminium louvre screen in PC aluminium frame Elliptical Blade Size: 100mm Blade Angle: 45 degrees Blade Centres: 80mm Finish: Powdercoated Colour: Black Satin	