



Artist's Impression

55a Eighth Street | Parkdale





Artist's Impression



Like Spaces by Lowe Design & Build





The Perfect Parkdale Location

Flexible floor plan options available.

Here is an exciting opportunity for you to customise this contemporary 4 bedroom 30sq townhouse and add your personal touches. Available to purchase Pre Construction, you'll work directly with Lowe Design & Build's in house design team. Share your design inspirations and preferences to ensure this home reflects your unique style.

30sq of living on 348²m of land.

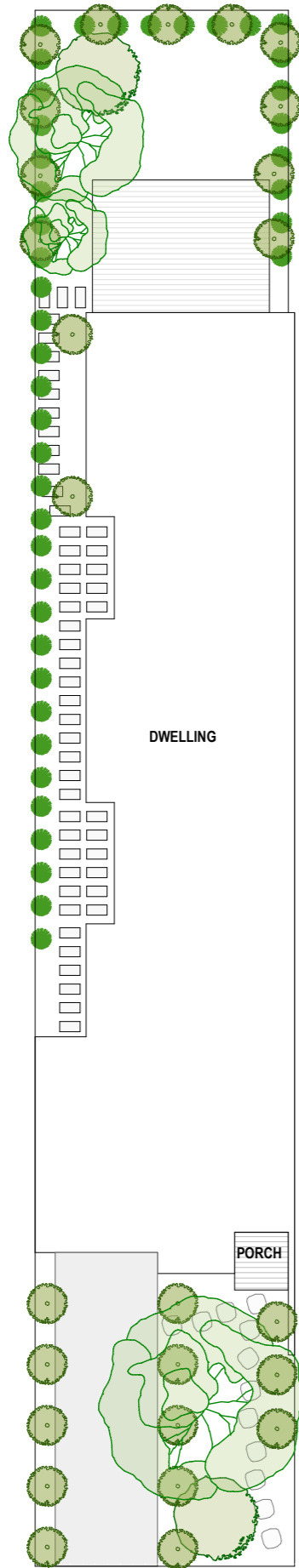
Ground Floor Features

- Study
- Master suite with walk in robe and ensuite with large walk in shower and double sinks
- Separate powder room
- Open plan kitchen, living and dining
- Walk in pantry and laundry
- Spacious alfresco and low maintenance yard
- Single Garage with internal access

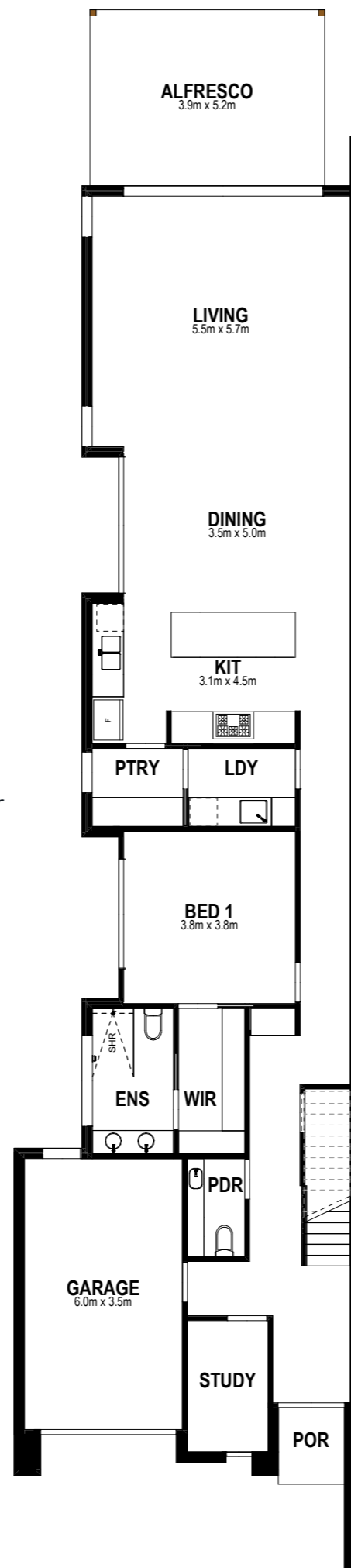
First Floor Features

- 3 further bedrooms with built in robes
- Family bathroom with freestanding bath and large walk in shower
- Separate powder room
- Spacious retreat

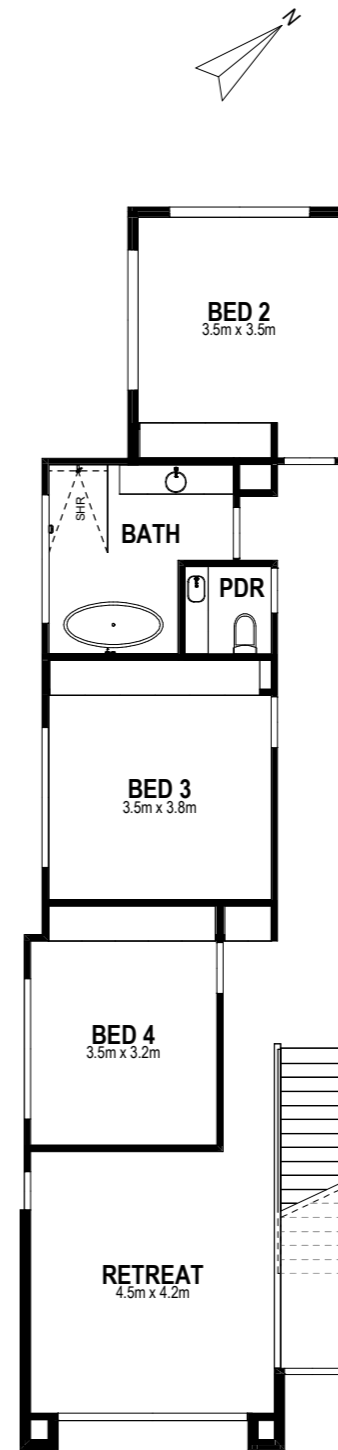
Nestled in a popular pocket of Parkdale, you'll be spoilt for choice when it comes to boutique shopping, café's and restaurants. With easy access to quality schooling plus the glimmering Parkdale Beach and Yacht Club. This home has everything you could need and more, it's the perfect location to start the next chapter. Contact us today for further details.



Site Plan



Ground Floor



First Floor

55a Eighth Street Parkdale

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

Area Summary

Land Size	348m ²
Ground Floor	150.3m ²
First Floor	105.5m ²
Garage	23.0m ²
TOTAL	278.8m² / 30.0sq

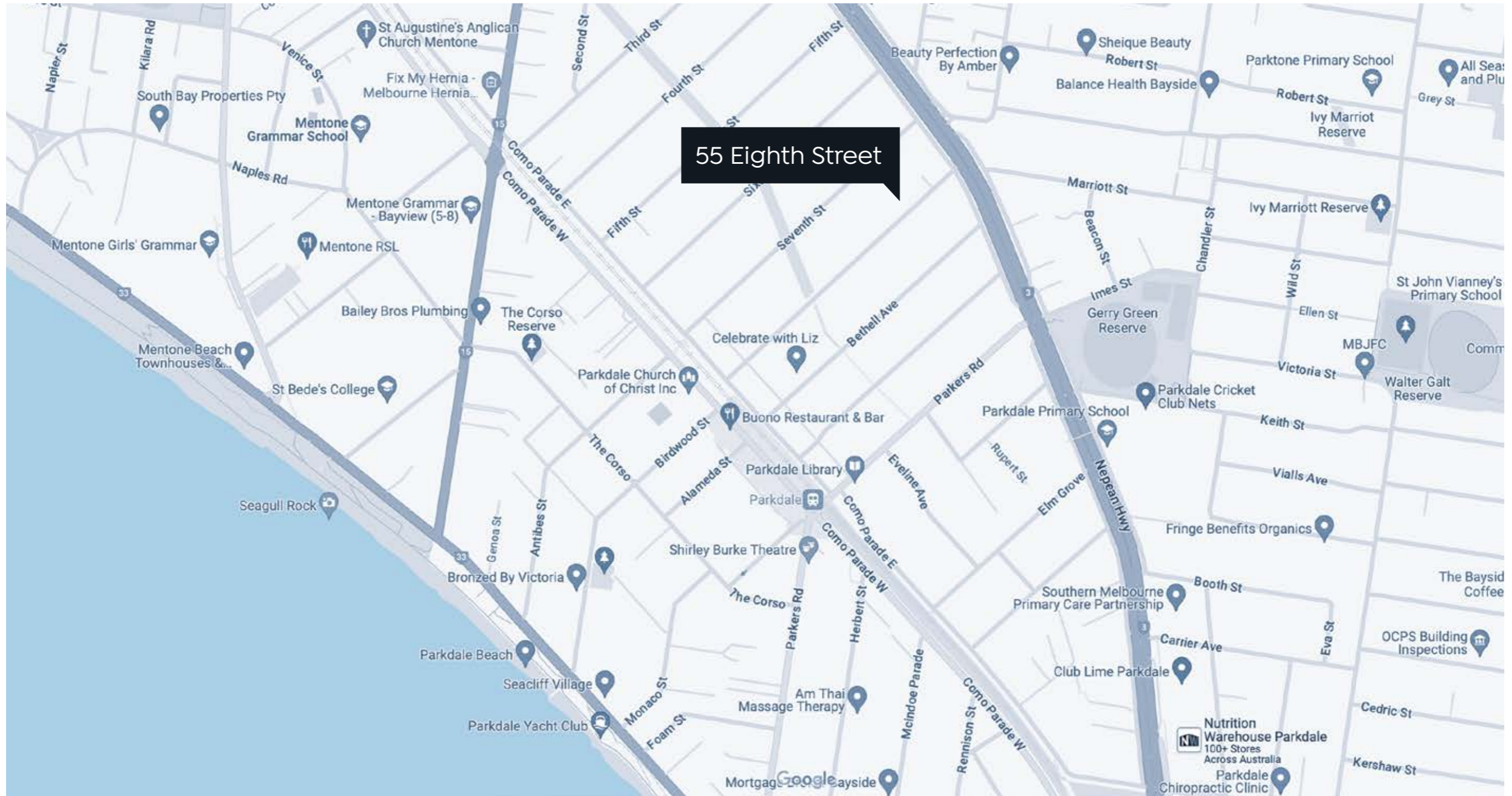
Did you know?

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.

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- LOCATION**
- 560m to Gerry Green Reserve
 - 730m to the train station and shops
 - 1km to Parkdale Beach

Marketing Specification

Site Address: 55a Eighth Street, Parkdale

Client: Sale Unit

Date: 06.09.2023






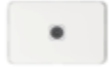







Specifications May Be Subject To Change.














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.

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; 2720mm First Floor
Window Head Height	2400mm Ground Floor; 2400mm First Floor (generally)
Garage Vehicle Doors	Tilt Panel Door with Remote
Internal Door Height	2340mm Ground Floor, 2340mm 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	Excluded

Fittings & Fixtures

Item / Location	Description	Image
Door Hardware		
Entry Door Lever	Lockwood 1370 Series Solid Brass Door Lever on Round Rose Finish: Satin Chrome Brushed SC	
Internal Door Lever - Throughout	Lockwood 55mm Velocity Series - Element Lever L3 Finish: Satin Chrome Brushed SC	
Cavity Slider	Zanda Verve 200 x 37mm Flush Pull Finish: Stainless Steel	
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	Teknik Sol Recessed Downlight with Diffuser	
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	Double Bowl Kitchen Sink 820mm	
Tapware	Star Mini Kitchen Mixer	
Fitting & Fixtures - Laundry		
Trough	45L Top Mount Laundry Tub	
Mixer	Gana Sink Mixer	
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	Icarus Inset Basin	
Basin - Powder Room	Icarus Bench Mount Basin	
Tapware - Bathroom & Ensuite	Star Mini Basin Mixer	
Tapware - Powder Room	Star Mini Wall Combination	
Toilet	Vega Rimless Toilet Suite	
Toilet Roll Holder	Mirage Toilet Roll Holder	
Shower	Star Mini Handshower On Rail with Vega Round Shower Head	
Shower & Bath Mixer	Star Mini Wall Mixer	
Shower Shelf	Mirage Shower Shelf 600mm	

Fittings & Fixtures

Item / Location	Description	Image
Towel Rail	Mirage 750mm Single Towel Rail	
Hand Towel Rail	Mirage Hand Towel Rail	
Towel Hook	Mirage Robe Hook	
Bath	Grace 1700mm Freestanding Tub	
Bath Spout	Villa Bath Spout	

Interior 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 from range M1 -M2
Walk in Pantry	
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

Interior Finishes

Item / Location	Description
Splashback	300 x 600mm white wall tile splashback
Stone	20mm CSF (Silica Free Formulation) Mineral Stone to benchtop from Caesarstone 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
Master Walk in Robe	
Cabinetry	'Laminex' or 'Polytec' Laminate to exposed panels
Fit Out	Combination of long hanging, double hanging and shelving 1x banks of 4x drawers included
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	2,000L Slimline Poly Water Tank
Decking	NewTechWood 'Terrace Range' Decking
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Service Yard	Coloured concrete
Driveway	Coloured concrete
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	North Boundary: New 1900mm high timber paling fence South Boundary: New 1900mm high timber paling fence West Boundary: New 1900mm high timber paling fence
Mailbox	Powdercoated aluminium letterbox
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)
Adbri Masonry Bricks (BR)	Ebony brickwork (standard 110mm x 76mm)
Adbri Masonry Blocks (BL-01)	Ebony block work
Grey Render Blocks (RB-01)	Application: 1 Coat - Rendertex Rendershield Membrane Finish: Rendered Colour: Natural White

External Works

Item / Location	Description
Foam Cladding (RF-1)	Description: M Grade polystyrene cladding Size: 75mm Finish: Rendered Colour: Natural White
WeatherTex Cladding (WTC)	Finish: Haymes Low Sheen Application: 3 Coats - Ultra Premium Solashield Exterior Colour: Monument
Scyon Axon Cladding (AXC)	Finish: Haymes Low Sheen Application: 3 Coats - Ultra Premium Solashield Exterior Colour: Monument
Scyon Matrix Cladding (MXC)	Finish: Haymes Low Sheen Application: 3 Coats - Ultra Premium Solashield Exterior Colour: Monument
Paint Finish (PF)	Finish: Haymes Low Sheen Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Solashield Exterior
Window frames	Description: powdercoated aluminium Colour: Textura black

Exclusions

Item / Location
Study and living room cabinetry
Gas fireplaces
Mechanical lifts
Alfresco kitchen and BBQ
Permeable paving
Front fence
Raised windows to living room
Roofing to pergolas (laserlite + battens + matrix fascia)