



16a Church Street | Beaumaris





Like Spaces by Lowe Design & Build



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YOUR IDEAL HOME AWAITS

Experience the allure of contemporary living with the thoughtfully designed interiors and striking features of this Beaumaris property. Seize the unique opportunity to own this 4 bedroom, 28sq home that will be proudly constructed by Award Winning, Lowe Design & Build. Nestled in a tightly held pocket, this property represents a rare chance to secure your dream home in the sought after Beaumaris High School Zone.

Versatility: This home is a testament to versatility, crafted to cater to a diverse range of lifestyles. Whether you're downsizing, growing a family, or seeking a low-maintenance holiday home, this residence has been meticulously designed to fulfill your desires and provide the sanctuary you've been looking for – a true haven for your family.

Customisation at Your Fingertips: This is your canvas to paint your ideal living space. Purchase Pre Construction and collaborate with our design team to fine tune the internal spaces to your individual requirements. Whether that means shifting a wall or reconfiguring a particular space, this is your opportunity to create a home that is a true reflection of your unique taste and will resonate with your lifestyle.

Key Features:

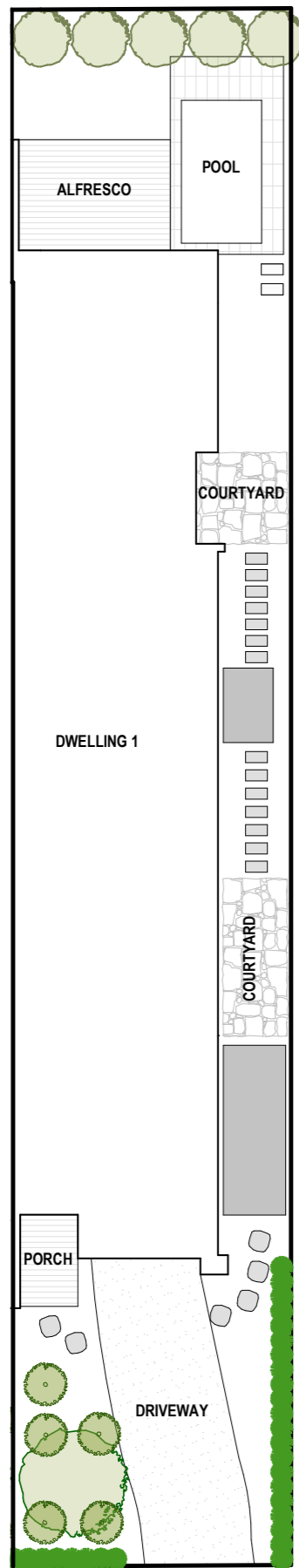
- Customization: Tailor the living spaces to reflect your unique style and preferences.
- Outdoor Oasis: Large alfresco with planning permission for a swimming pool.
- Masterful Design: Two Master Suites, generous entry, sweeping oak floors, and a striking facade.
- Convenience: Single garage with internal access, laundry, and powder room.

Location: Discover the unparalleled advantages of living in this prime Beaumaris location. Enjoy the prestige of being within the Beaumaris School Zone, ensuring educational opportunities for your family. The proximity to Prestige Golf Clubs, local shopping strips, and the beach enhances the lifestyle that this property affords.

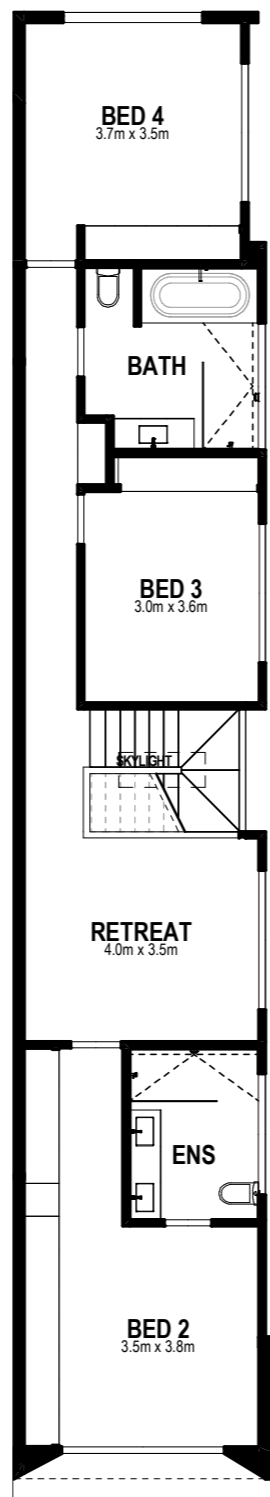


Indulge in a lifestyle of opulence with this bespoke townhouse, meticulously crafted for the discerning homeowner seeking the perfect blend of elegance and functionality. Nestled in the tightly held pocket of Beaumaris, this home promises a living experience beyond compare.

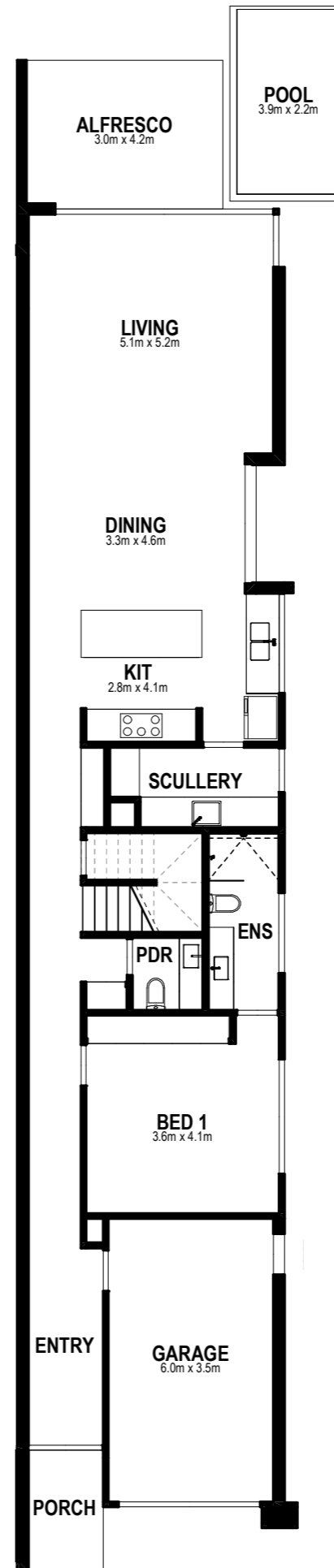
Don't miss your opportunity to secure this stunning home. Contact us today to find out further details, discuss your customisation options, schedule a time to view the plans, and take the first step towards owning your custom townhouse in Beaumaris



Site Plan



First Floor



Ground Floor

16a Church Street Beaumaris

Bedroom	4
Bathroom	3
Powder Room	1
Walk in Pantry	1
Living	2
Single Garage	1
Alfresco	1

Area Summary

Land Size	325m ²
Ground Floor	129.2m ²
First Floor	105.9m ²
Garage	22.9m ²
TOTAL	258m² / 27.8sq

Did you know?

You can customise this property to your individual requirements.

Whether that means shifting a wall or 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**
- Beamaris School Zone
 - Prestige Golf Clubs
 - Local Shopping strip and beach all close by



Marketing Specification

Site Address: 16 Church Street, Beaumaris (Dwelling 1 & 2)

Client: Sale Unit

Date: 10.03.2023

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.





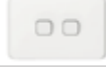
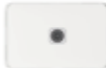









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General

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	Dwelling 1: 2720mm Ground Floor; 2550mm First Floor Dwelling 2: 2720mm Ground Floor; 2720mm First Floor
Window Head Height	2400mm - Generally 2700mm & 3300mm - Living & 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
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	Unios Micron Downlight UV Textured White Finish	
Treadlights	Havit Inlet Wall Luminare	
External Wall Lights	Havit Wall Pillar Up/Down Light	
External Flood Lights	Matrix Double Flood Light	
LED Strip Lighting	LED Strip Lighting in Recessed Channel Location: Powder Room	
Appliances		
Cooktop	Bosch 900mm, Series 6 - Gas Cooktop	
Oven	Bosch 900mm, Series 6 Pyrolytic Oven	
Dishwasher	Bosch 600mm, Series 6 - Semi Integrated Dishwasher	
Rangehood	Bosch 860mm, Series 8 Under cupboard Rangehood	

Item / Location	Description	Image
Fitting & Fixtures - Kitchen		
Sink	Afa Flow Double Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	
Fitting & Fixtures - Laundry		
Trough	Posh Solus Laundry Trough	
Mixer	Posh Solus Sink Mixer	
Fitting & Fixtures - Ensuite, Bathroom & Powder Room		
Basin - Bathrooms & Master Ensuite	American Standard Heron Under Counter Basin	
Basin - Powder Room	Axa H10 Above Counter Basin	
Tapware - Bathrooms & Master Ensuite	Mizu Bliss Basin Mixer	
Tapware - Powder Room	Mizu Bliss Wall Basin Mixer Tap	
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	

Fittings & Fixtures

Item / Location	Description	Image
Shower Niche - Master Ensuite	Tiled Shower Niche Detail: Mitred edges Size: 300 x 600mm	
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, 2-pack to overhead cupboards to cookline only
Drawers	9x Drawers to island bench OR 6x drawers to cookline & 1 x cutlery bank to island bench
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 benchtop Range M1 - M4. 2x stone end panels to island bench included
Walk in Pantry / Scullery	
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	'Nav Urban' or 'Evenex' Laminate to exposed panels
Drawers	Drawers included to ensuite, 1 x bank of drawers to bathroom Cupboard doors to 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 to ensuite & bathroom Mosaic tile splashback to powder room only
Stone	40mm Caesar Stone CSF (Silica Free Formulation) Mineral Stone benchtops. Range M1 – M2
Mirror	6mm polished edge fixed mirror
Tiles	300 x 600mm tiles, full height tiling to all walls, from 'T-Stone' range or similar Selected feature tile to floor & 1x wall, white wall tiles to other walls
Bedroom Robes	
Hinged Doors	2400mm high prelaminated hinged doors
Fit Out	Combination of long hanging, double hanging & adjustable shelving 4x drawers included
Flooring	
Timber	1900 x 190 x 15mm Preference Flooring Engineered Oak to main living areas
Tiles	300 x 600mm porcelain feature tile, 'T-Stone' range or similar to wet areas
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 Clear coat finish

External Works

Item / Location	Description
Water Tank	2,100L Slimline Poly Water Tank
Decking	NewTechWood 'Terrace Range' Decking
Open Pergola - Alfresco	Painted LOSP timber beams and posts
Paving	Bluestone Pavers
Service Yard	Coloured concrete
Driveway	Coloured concrete
Landscaping	Provisional Sum Allowance
Retaining Walls	Description: 200 x 75mm Treated Pine Sleepers Uprights: Galvanized Steel
Front Fence	Description: powdercoated aluminium fins Batten Size: 50x10mm with 50mm gaps Height: 1700mm
Front Intertenancy Fence	Description: powdercoated aluminium fins Batten Size: 50x10mm with 50mm gaps Height: 1700mm
Rear Intertenancy Fence	New 1950mm high timber paling fence
Boundary Fence	North Boundary: New 1950mm high timber paling fence + 600mm trellis South Boundary: New 1800mm high timber paling fence + 500mm trellis (match exst. hgt) East Boundary: New 1950mm high timber paling fence + 600mm trellis
Side gates	Description: painted matrix Height: 1900mm Colour: Black Pitch *Gates at pool end to be double sided matrix
Side gates (Dwelling 1 adjacent to garage)	Description: powdercoated aluminium fins Batten Size: 50x10mm with 50mm gaps Height: 1700mm

External Works

Item / Location	Description
Mailbox	Aluminium 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)
Adbri Masonry Blocks (BL-01)	Ebony block work
Grey Render Blocks (RB-01)	Application: 1 Coat - Rendertex Rendershield Membrane Colour: Grey pebble quarter
Foam Cladding (RF-1)	Description: M Grade polystyrene cladding Size: 75mm Finish: Rendered Colour: Grey pebble quarter
Scyon Axon Cladding (AXC)	Finish: Haymes Low Sheen Application: 3 Coats - Ultra Premium Solashield Exterior Colour: Black Pitch
Scyon Matrix Cladding (MXC)	Finish: Haymes Low Sheen Application: 3 Coats - Ultra Premium Solashield Exterior Colour: Black Pitch
Paint Finish (PF)	Finish: Haymes Low Sheen Application: 1 Coat - Ultra Premium Prepcoat Ultraseal 2 Coats - Ultra Premium Solashield Exterior
Garage door	Description: Timber cladding (TC) Finish: Stained Cedar
Window frames	Description: powdercoated aluminium Colour: Textura black
Front fence	Description: powdercoated aluminium Size: 50x10mm Gaps: 50mm Colour: Black pitch

Exclusions

Item / Location
Study nook and Living room cabinetry
Alfresco Kitchen and BBQ
Swimming Pool, Pool Paving and Pool Fencing
Matrix fence and gates to service yard