



Artist's Impression

16b Church Street | Beaumaris





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Like Spaces by Lowe Design & Build



## Unparalleled flexibility

Welcome to the essence of luxury living in the tightly held pocket of Beaumaris. To be proudly constructed by Award Winning Lowe Design & Build, our exclusive 4 bedroom, 30sq townhouse offers you the perfect blend of style and function. Nestled on 325sqm of land, this home provides you with a stunning and practical living experience, it's the perfect union of style and functionality.

**Customisation Options:** We understand that personalisation is key to creating your dream home. When purchasing Pre Construction, there is a range of options allowing you to unlock and shape your ideal home. You'll collaborate directly with our skilled design team to fine tune the internal spaces according to your individual requirements. This is more than a home; it's your canvas to bring your dream to life.

**Versatility:** Elevate your living experience with the exceptional versatility offered by not one, but two master suites, whether you choose to use the second master suite for guests, family members, a home office, or a personal fitness area, the adaptability of having two master suites ensures that your living space remains versatile and accommodating. This thoughtful design feature offers a level of flexibility that is truly unparalleled.

### Key Features

- Generous entry with sweeping oak floors.
- Master bedroom with built-in robe and ensuite.
- Open plan living, dining, and kitchen with a walk in pantry.
- Powder room for added convenience.
- Streamlined laundry.
- Large alfresco space for outdoor enjoyment.
- Planning permission for a swimming pool.
- Double garage with internal access for secure parking.

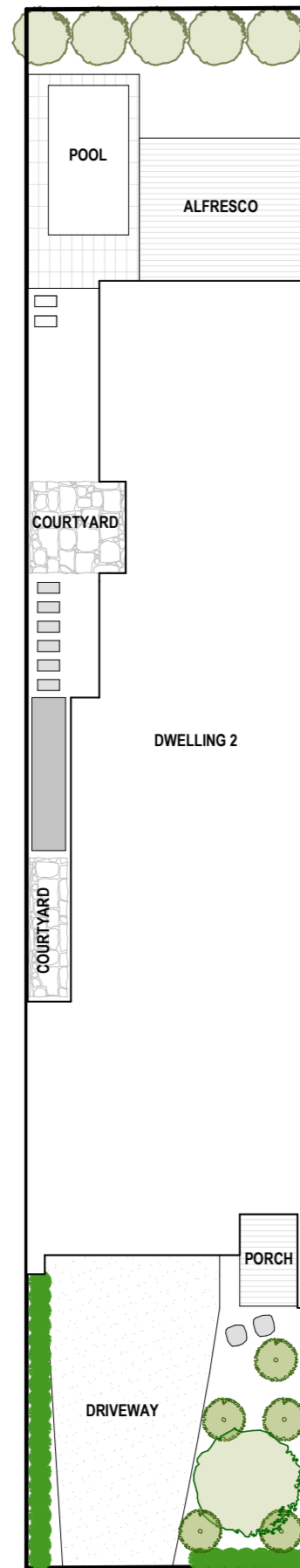
### First Floor:

- Two additional bedrooms with built-in robes.
- Second master bedroom with ensuite and built in robes.
- Family bathroom for optimal functionality.
- Spacious retreat area for relaxation and entertainment.

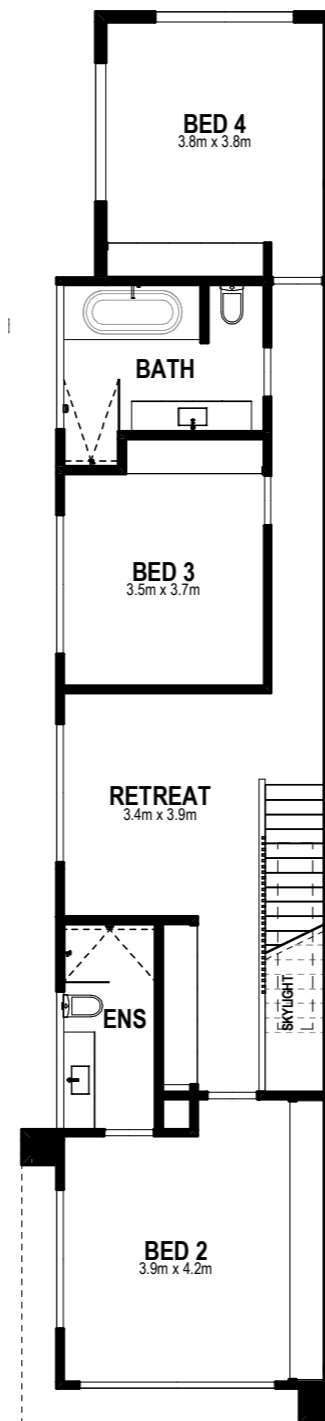


**Ideal Location:** This townhouse is situated in the highly coveted Beaumaris School Zone, ensuring access to quality education. Additionally, the proximity to prestigious golf clubs, a local shopping strip, and the beach provides a diverse range of recreational options.

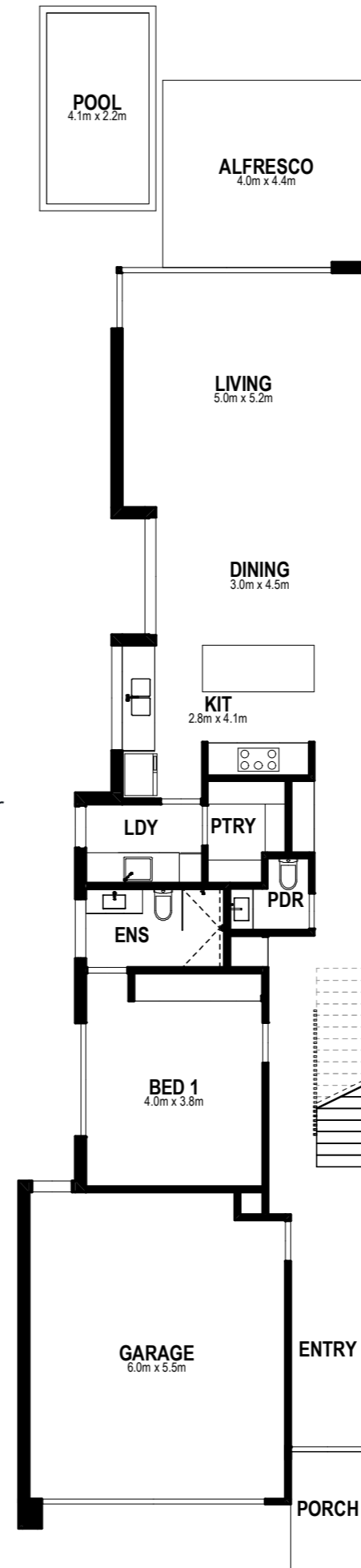
Don't miss your opportunity to secure this stunning home. Contact us today to find out further details, discuss your customisation options, schedule a time to view the plans, and take the first step towards owning your custom townhouse in Beaumaris.



Site Plan



First Floor



Ground Floor

## Dwelling 2: 16b Church Street Beaumaris

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

### Area Summary

Land Size	325m <sup>2</sup>
Ground Floor	128.6m <sup>2</sup>
First Floor	111.0m <sup>2</sup>
Garage	38.2m <sup>2</sup>
TOTAL	277.8m <sup>2</sup> / 29.9sq

### 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**
- Beamaris School Zone
  - Prestige Golf Clubs
  - Local Shopping strip and beach all close by

7 16b Church Street | Beamaris





## 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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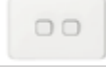
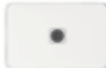









## General















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
<b>Door Hardware</b>		
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	
<b>Electrical</b>		
Powerpoints	Clipsal Iconic Series Powerpoints	
Switches	Clipsal Iconic Series Switch Plates	
TV Aerial	Clipsal Iconic TV PAL Antenna Socket Plate Location: Living Room & Retreat	
<b>Lighting</b>		
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	
<b>Appliances</b>		
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
<b>Fitting &amp; Fixtures - Kitchen</b>		
Sink	Afa Flow Double Undermount Sink	
Tapware	Posh Solus MKII Gooseneck Sink Mixer	
<b>Fitting &amp; Fixtures - Laundry</b>		
Trough	Posh Solus Laundry Trough	
Mixer	Posh Solus Sink Mixer	
<b>Fitting &amp; Fixtures - Ensuite, Bathroom &amp; Powder Room</b>		
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
<b>Kitchen</b>	
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 to benchtop. Range M1 - M4: 2x stone end panels to island bench included
<b>Walk in Pantry / Scullery</b>	
Cabinetry	Open laminate shelves, including benchtop & kickers
<b>Laundry</b>	
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
<b>Powder Room, Bathroom &amp; Ensuite</b>	
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
<b>Bedroom Robes</b>	
Hinged Doors	2400mm high prelaminated hinged doors
Fit Out	Combination of long hanging, double hanging & adjustable shelving 4x drawers included
<b>Flooring</b>	
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
<b>Staircase</b>	
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