



Artist's Impression

9a Kelmar Street | Cheltenham







Like Spaces by Lowe Design & Build



Luxury living in one of Cheltenham's most coveted neighbourhoods

This townhouse boasts a commanding facade, a timeless colour palette, and spacious interiors. The thoughtfully designed home will be proudly constructed by Award Winning Lowe Design & Build, reflecting sophistication and promising unrivalled lifestyle living.

24sq of living on 294sqm of land.

Customisation is 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.

Generous Living Spaces: features a generous entry with sweeping oak flooring. The open plan kitchen, living, and dining areas create a seamless flow.

Master Suite Retreat: The ground floor hosts a master bedroom with an ensuite and generous robes, providing a private retreat.

Additional ground floor features: include a walk-in pantry, laundry, and a separate powder room for convenience. A single garage with internal access enhances the ease of daily activities.

Functional First Floor: The first floor offers two bedrooms with built-in robes, a generous living zone, and a separate study. Completing the upper level is a well-appointed family bathroom.

Outdoor Entertainment: Step into an alfresco entertaining zone that adds an outdoor dimension, perfect for gatherings and relaxation.



Additional Inclusions

- Soaring 2720mm ground floor ceilings create an airy atmosphere.
- Engineered Oak flooring adds a touch of luxury.
- Ducted heating and cooling ensure year-round comfort.
- A 6 Star Energy rating reflects the commitment to sustainability.
- A long list of standard high-end inclusions enhances the overall appeal.
- A single garage with internal access enhances daily convenience.

Secure this stunning home and experience cutting-edge architecture that seamlessly blends style and functionality, promising a residence that stands out in today's modern landscape. Contact us today to arrange your private appointment to view the plans and find out more about this timeless home.

9a Kelmar Street
Cheltenham

| | |
|----------------|---|
| Bedroom | 3 |
| Study | 1 |
| Bathroom | 2 |
| Powder Room | 2 |
| Walk in Robe | 2 |
| Walk in Pantry | 1 |
| Living | 2 |
| Single Garage | 1 |
| Storage Area | 1 |
| Alfresco | 1 |

Area Summary

| | |
|--------------|--------------------------------|
| Land Size | 293.41m ² |
| Ground Floor | 122.17m ² |
| First Floor | 89.22m ² |
| Garage | 26.20m ² |
| TOTAL | 237.59m ² / 25.57sq |

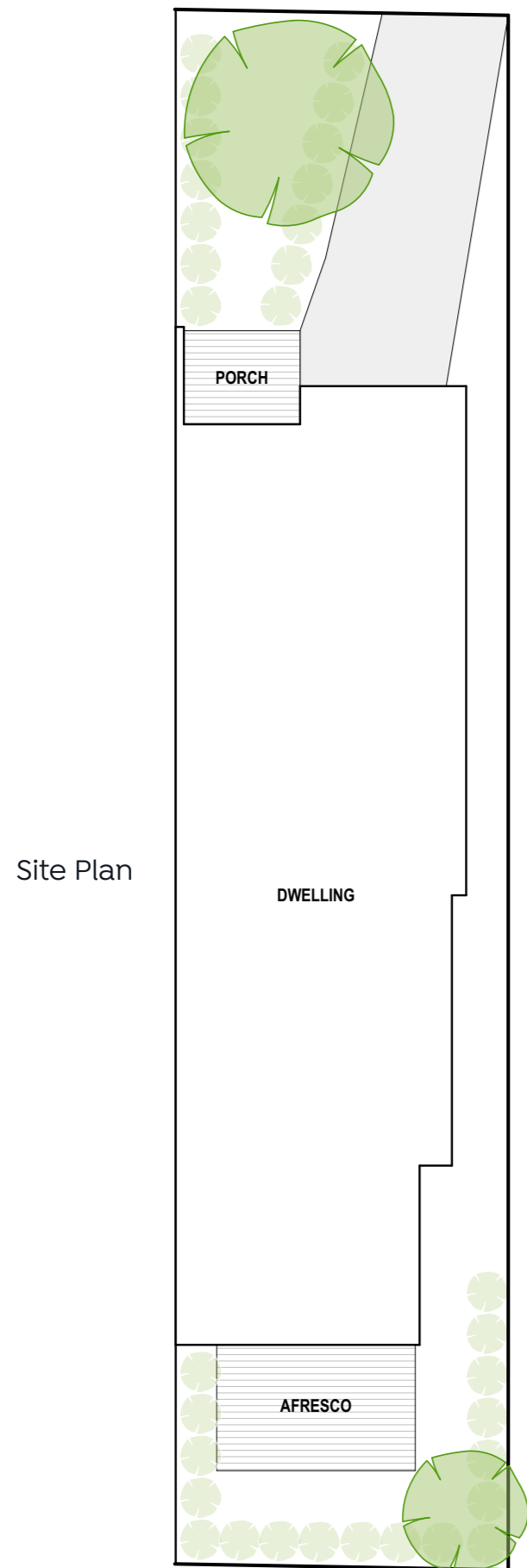
Did you know?

You can customise this property to your individual requirements.

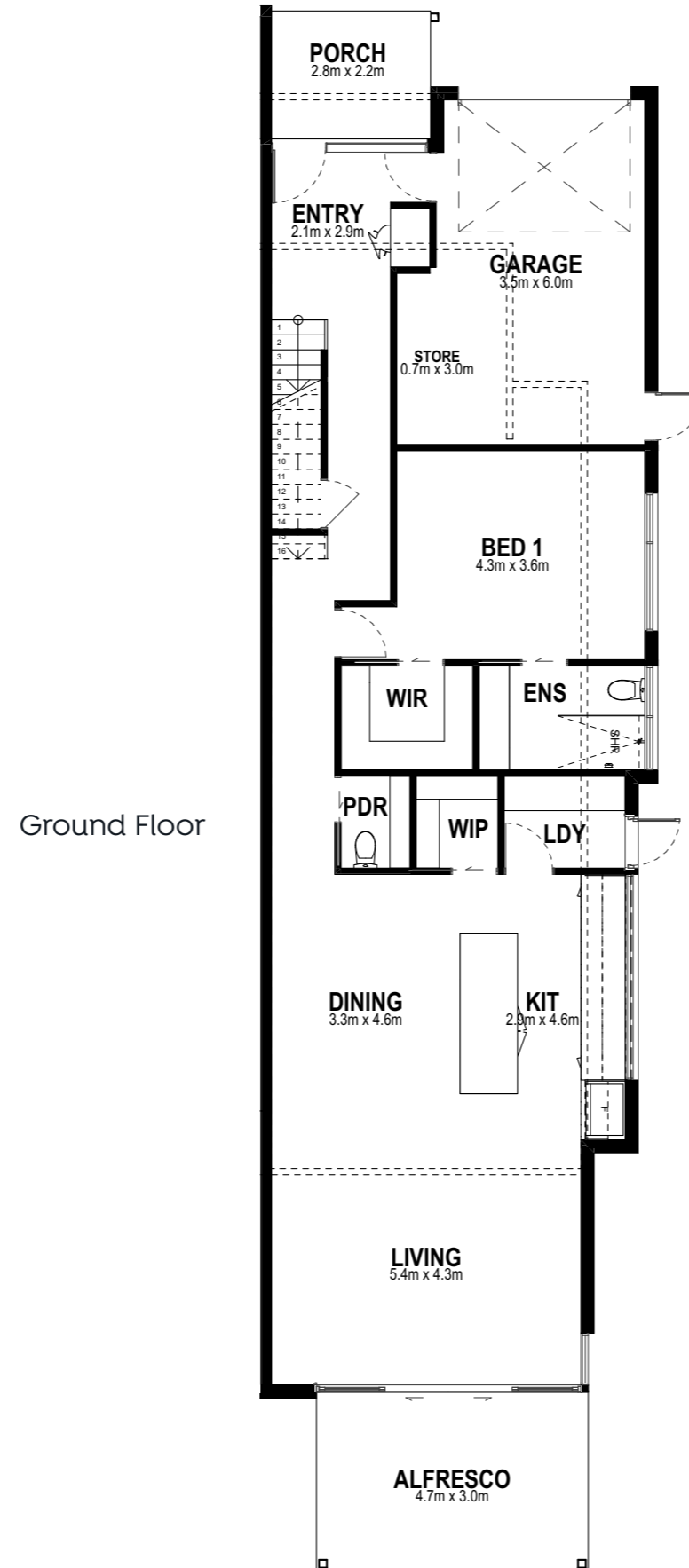
Whether that means shifting a wall, reconfiguring a particular space or adding a lift.

This is your opportunity to work with our design team to create your perfect home.

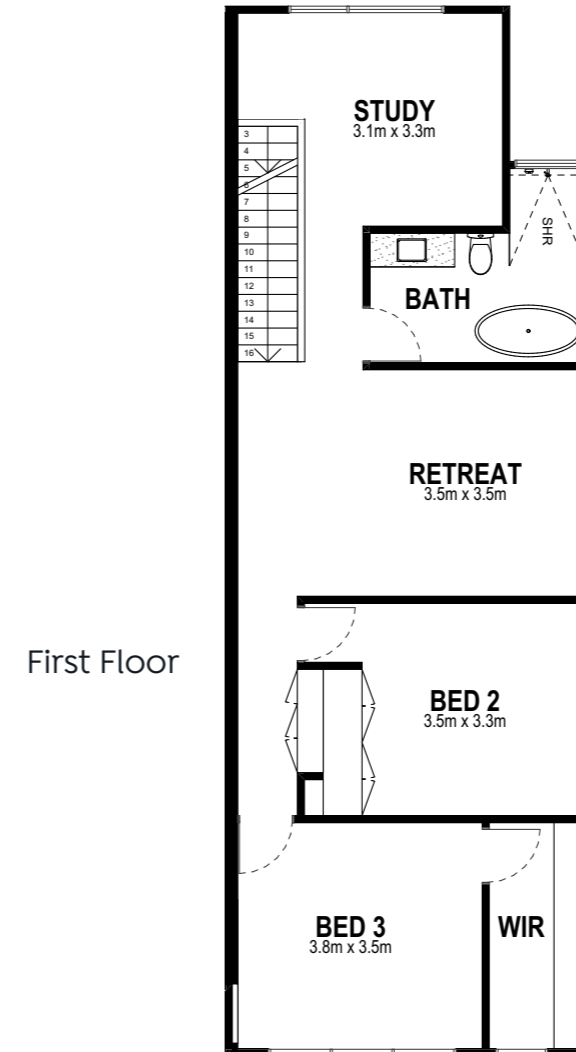
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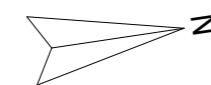
Site Plan

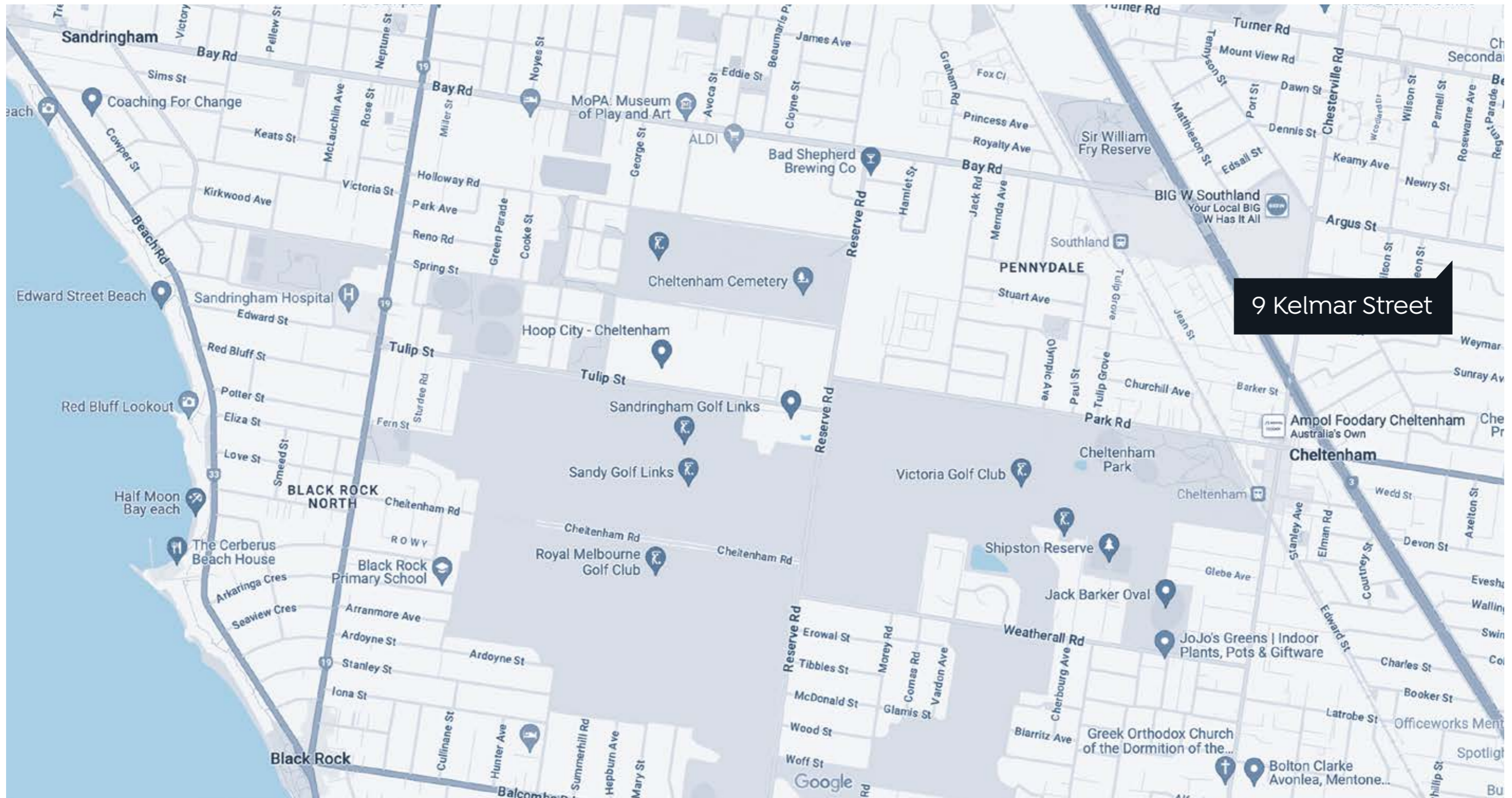


Ground Floor



First Floor





- PRIME LOCATION**
- 450m to Friendship Square Reserve Park for recreational activities.
 - 550m to Westfield Southland for shopping and entertainment.
 - 1.7km to Cheltenham station for convenient commuting.

Marketing Specification

Site Address: 9a Kelmar Street, Cheltenham

Client: Sale Unit

Date: 18.12.2023













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; 2420mm First Floor |
| Window Head Height | 2400mm Ground Floor; 2100mm First Floor |
| Roofing & Gutters | Colorbond roof with colorbond fascia and quad gutters |
| Garage Vehicle Doors | Dwelling 1: Sectional 'Seville' Garage Door with Remote Dwelling 2: Sectional Garage Door with aluminium cladding and 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 | 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 CSF (Silica Free) Mineral Stone to benchtop from Caesarstone M1 - M2 range |
| 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) 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 |
| 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 (sealed) |
| Landscaping | Provisional Sum Allowance |
| Front Fence | Description: 125 x125mm rough sawn cypress timber posts Height: 1700mm Spacing: 300mm centre to centre Finish: Stained finish |
| Front Intertenancy Fence | Description: 125 x125mm rough sawn cypress timber posts Height: 1700mm Spacing: 300mm centre to centre Finish: Stained finish |
| Rear Intertenancy Fence | New 1900mm high timber paling fence |
| Boundary Fence | North Boundary: New 1900mm high timber paling fence with 500mm Trellis East Boundary: New 1900mm high timber paling fence with 500mm Trellis West Boundary: New 1900mm high timber paling fence with 500mm Trellis |
| Side gates | Description: Timber palings Height: 1900mm Location: Dwelling 1 |
| Mailbox | Aluminium letterbox - provisional sum allowance |
| 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) |

External Works

| Item / Location | Description |
|------------------------------|--|
| Adbri Masonry Bricks (BR) | Ivory brickwork (standard size: 110mm x 76mm) |
| Adbri Masonry Blocks (BL-01) | Ivory block work |
| Grey Render Blocks (RB-01) | Application: 1 Coat - Rendertex Rendershield Membrane Finish: Rendered Colour: Grey Pebble Quarter |
| Foam Cladding (RF-1) | Description: M Grade polystyrene cladding Size: 75mm Finish: Rendered Colour: Grey Pebble Quarter |
| Weathertex Cladding (LC) | 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: Grey Pebble Quarter & 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: 3 Coats - Ultra Premium Solashield Exterior Colour: Monument |
| Window frames | Description: powdercoated aluminium Colour: Textura black |

Exclusions

| Item / Location |
|----------------------------------|
| Study and living room cabinetry |
| Alfresco kitchen and BBQ |
| Full height cavity sliding doors |
| Fireplace |
| Front fence and gates |
| Skylights |
| Window furnishings |