

# bespoke

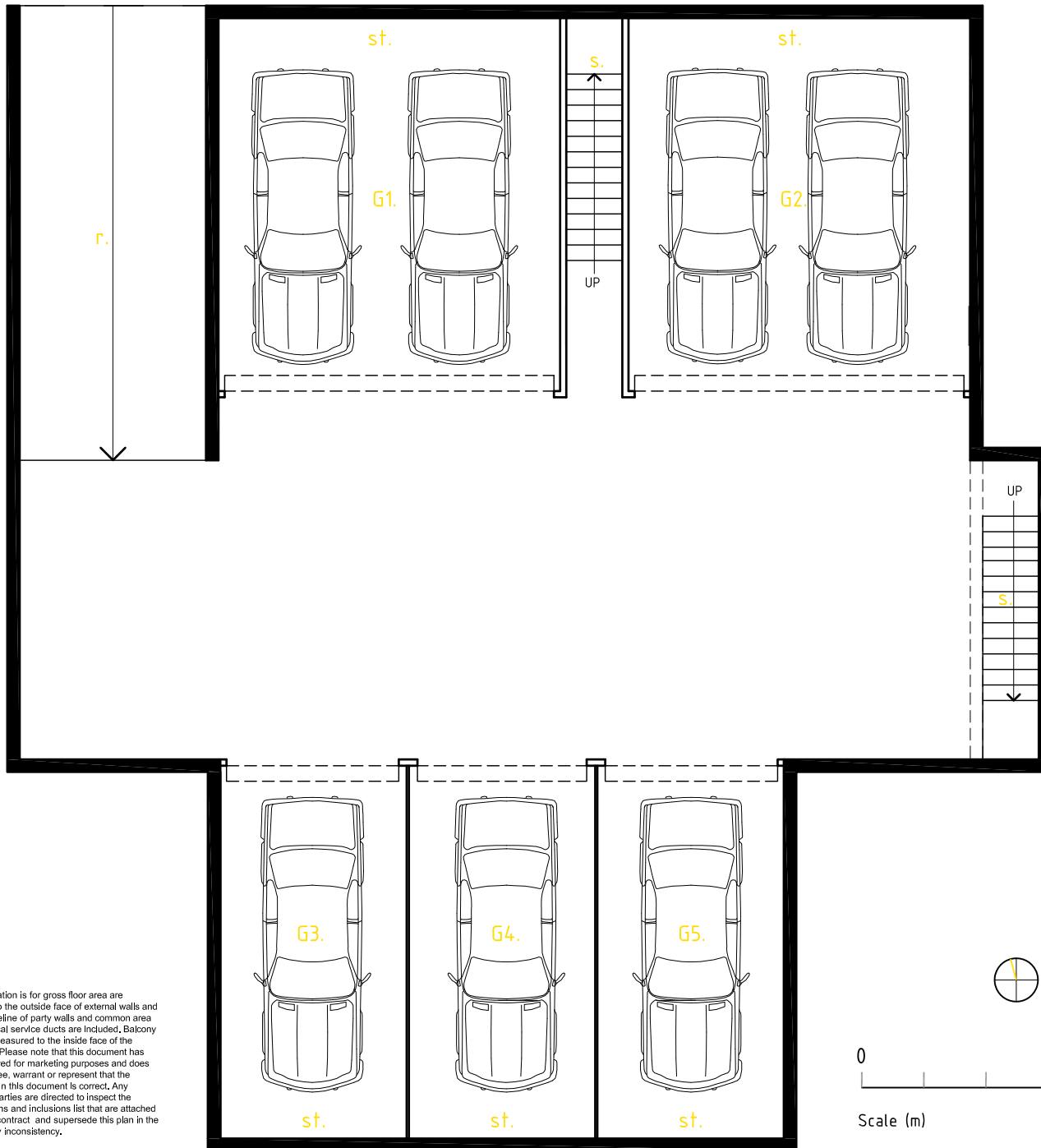
5, exclusive light filled homes featuring front and rear gardens on the doorstep of braddon town centre.

The philosophy, simple: clean details, natural light, floor to ceiling windows & designer finishes, low maintenance, & abundant individual garage space makes for truly livable homes.

bespoke gives you the chance to experience spectacular inner city living in quaint surroundings.

## ljong street braddon





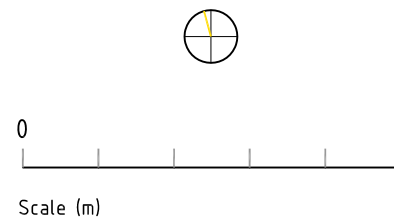
## BASEMENT.

G1	34.0m <sup>2</sup>
G2	34.0m <sup>2</sup>
G3	18.5m <sup>2</sup>
G4	18.5m <sup>2</sup>
G5	18.5m <sup>2</sup>

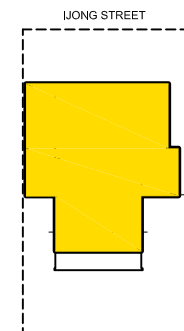
### Key:

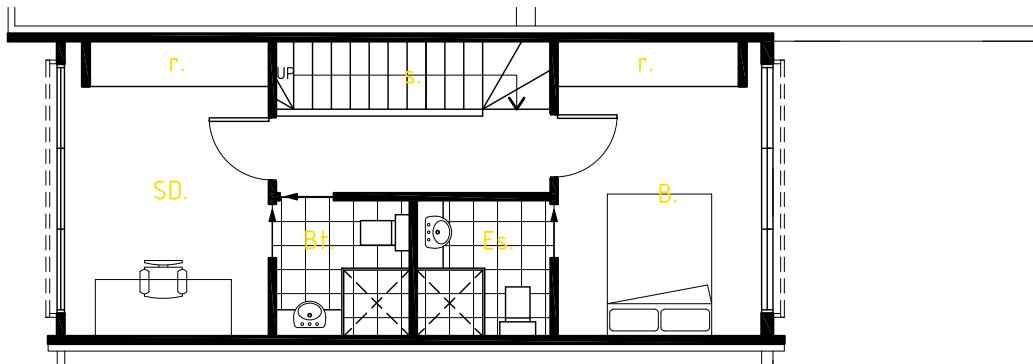
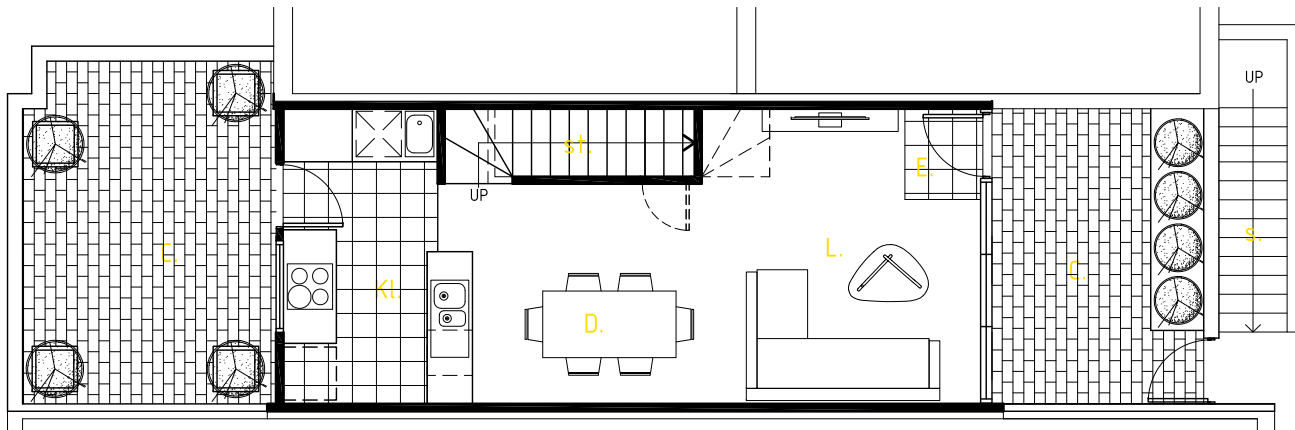
- G1. Garage - Terrace 1
- G2. Garage - Terrace 2
- G3. Garage - Terrace 3
- G4. Garage - Terrace 4
- G5. Garage - Terrace 5
- r. Ramp
- s. Stair to ground floor
- st. Storage

Area calculation is for gross floor area are measured to the outside face of external walls and to the centreline of party walls and common area walls. Vertical service ducts are included, Balcony areas are measured to the inside face of the balustrade. Please note that this document has been prepared for marketing purposes and does not guarantee, warrant or represent that the information in this document is correct. Any interested parties are directed to inspect the detailed plans and inclusions list that are attached to the sale contract and supersede this plan in the event of any inconsistency.



### Location Plan



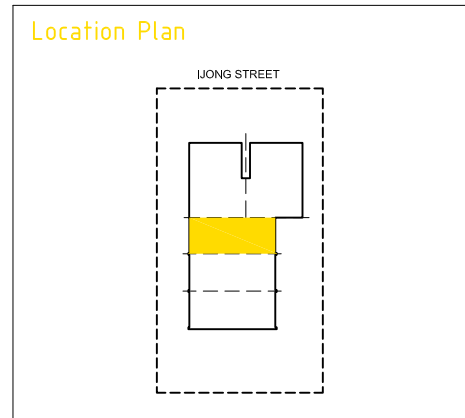


## TERRACE 3.

Type:	1 Bedroom + Study
Level:	G & 1
Garage	18.5m <sup>2</sup>
Living	73.5m <sup>2</sup>
Total area	92.0m <sup>2</sup>
Courtyards	29.0m <sup>2</sup>

**Key:**

E.	Entry
L.	Living
K.	Kitchen/Laundry
D.	Dining
s.	Stair
B.	Bedroom
r.	Robe
Es.	Ensuite
Bt.	Bathroom
SD.	Study
st.	Store
C.	Courtyard



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Scale (m)

Feature Finishes



Exterior  
 01 Vivid White Cement Render | 02 Solid Timber Cladding | 03 External Black Lustre Feature Tile Cladding | 04 Floor to ceiling windows | 05 Front & Rear Landscape courtyards | 06 Timber Entry Door  
 Interior  
 07 Stone Benchtops | 08 Full Height Porcelain tiles | 09 Godfrey Hurst Carpets | 10 Square set ceilings vivid & white walls | 11 Timber Stairs | 12 Volker Haug Pendant Architectural lighting

Feature Fixtures



01 Omega 75/90cm Oven | 02 Omega 75/90cm Cooktop | 03 Omega 60/90cm Pull Out Range Hood | 04 Fisher and Paykel Integrated Dish Washer | 05 Phoenix Matt Black Kitchen mixer | 06 Soft Close custom kitchen Joinery | 07 Phoenix Matt Black Sink mixer | 08 Custom made bathroom vanities | 09 Phoenix Vivid Matt Black shower Rail | 10 Wall Faced Toilet Suites | 11 Phoenix Matt Black Accessories | 12 Baro Architectural lighting

48 IJONG STREET PTY LTD/Kascon Projects Pty Ltd reserve the right to amend any fixtures & fittings on this Inclusion List without notice and reserve the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this Inclusion List are to be read in conjunction with the approved plans only. Due to construction factors such as plumbing and ducted service requirements, 48 IJONG STREET PTY LTD/Kascon Projects Pty Ltd reserve the right to make minor changes and adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied or changed without prior written approval and agreement by and with the builder. Any changes to the inclusions list or any other colour or material selections must be made within 14 days of the contracts exchanging otherwise the standard inclusions listed in this document will apply. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined.

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## Inclusions

### General

90 day Maintenance/defect period  
Termite protection to BCA requirements  
R6.0 Insulation to Floor and ceiling void  
R2.7 SHD insulation to external and party Walls  
Service Connection of electricity, Water, gas and telephone  
Builders clean on completion  
Common walls with STC acoustic rating separation between townhouses/units as per BCA/NCC  
Each unit to have Gas instantaneous hot water unit

### External

Cement Render – Painted vivid white with dulux 3 coat paint system  
Colourbond roof – Monument  
Single Glazed Aluminium windows – Black (optional upgrade to double glazed)  
Frameless glass balustrade where applicable  
Oxide black concrete driveway  
Roller Door to each Garage – Two remotes  
Wall hung bike storage to each garage  
External Lighting – Wall lights to courtyards and common areas  
Common Rendered brick Letterbox  
Fold out clothesline  
Timber clear oiled front door with Lockwood deadbolt and Stainless steel pull handle hardware  
Landscaping as per landscape plan  
External Gas bayonet for bbq connection to each unit  
External tap in each unit courtyard  
Fencing as per plan  
Painted Solid masonry walls between each courtyard where applicable  
Tiled balcony where applicable

### Internal

Dulux 3 coat painted walls and ceilings  
Square set ceilings  
Flush Panel Solid Core internal doors painted to colour scheme selected  
Lockwood Robert Watson roseless door handles in Satin Anodised  
Plasterboard walls generally, moisture resistant in wet areas  
Painted robe doors with melamine internal shelving, drawers and hanging space.  
67mm square dressed architraves and skirtings painted to colour scheme selected  
Black painted handrail to staircase

Reverse cycle heating and cooling. Ceiling cassette system to ground floor living areas, and split system to bedroom in units 3-5. Ceiling cassette system to ground floor and two split systems in upstairs bedrooms  
Floor finishes per plans and colour selection. Optional extra timber floor

## Appliances

Omega Electric 750mm oven in 3-5  
Omega gas 750mm cooktop in 3-5  
Omega 700mm slide out range hood in unit 3-5  
Fisher and Paykle integrated double dish drawer dish washer

## Kitchen

2mm abs edge laminate doors per colour selection  
Soft close doors and drawers with fully lined melamine cabinets  
Brushed aluminium kickboard  
20mm reconstituted stone bench top per colour selection  
Cutlery divider to cutlery drawer  
Integrated bin cabinet  
Blanco inset kitchen sink  
White melamine shelves  
Phoenix vivid black sink mixer  
Push to open drawers and doors  
Glass splashback painted to colour selection

## Laundry

2mm abs edge laminate doors per colour selection  
Soft close doors and drawers with fully lined melamine cabinets  
Brushed aluminium kickboard  
20mm reconstituted stone bench top per colour selection  
45l Stainless steel inset tub  
Washing machine hot and cold tap connections  
Phoenix black laundry sink mixer

## Bathroom

Full height tiles per colour selection  
Wall hung vanity per colour selection  
Parisi slim basin with plug and waste to Units 1 & 2 bathrooms  
Semi frameless glass shower screen chrome framing  
20mm reconstituted stone bench top per colour selection  
Fixed polished edge mirror 900mm high to width of vanity  
Stylus Banksia back to wall toilet suite  
Phoenix matt Black Hand shower on rail  
Phoenix matt black accessories

To units 1-2 wall Parisi wall hung basin to ensuite only with recessed shaving cabinet above.  
Tile insert floor waste  
Angle finish to external tiled corners

## Electrical

Generally white gimbal adjustable LED downlights  
2 downlights per bedroom  
Unit's 3-5 10 downlights to living/kitchen, 2 to common areas  
Units 1-2 14 downlights to living/kitchen, 4 to commune areas  
12 Double Power points  
3 data points  
2 lamp tastic/fan unit to bathroom  
2 tv points  
2 Foxtel points  
3 stair lights  
Pendant light in stair void  
Smoke detectors to BCA/NCC requirements  
External light to front and rear courtyards  
External GPO in each courtyard  
Alarm to each unit with back to base monitoring capabilities  
Video intercom doorbell with colour hands-free monitor to each unit