

bespoke

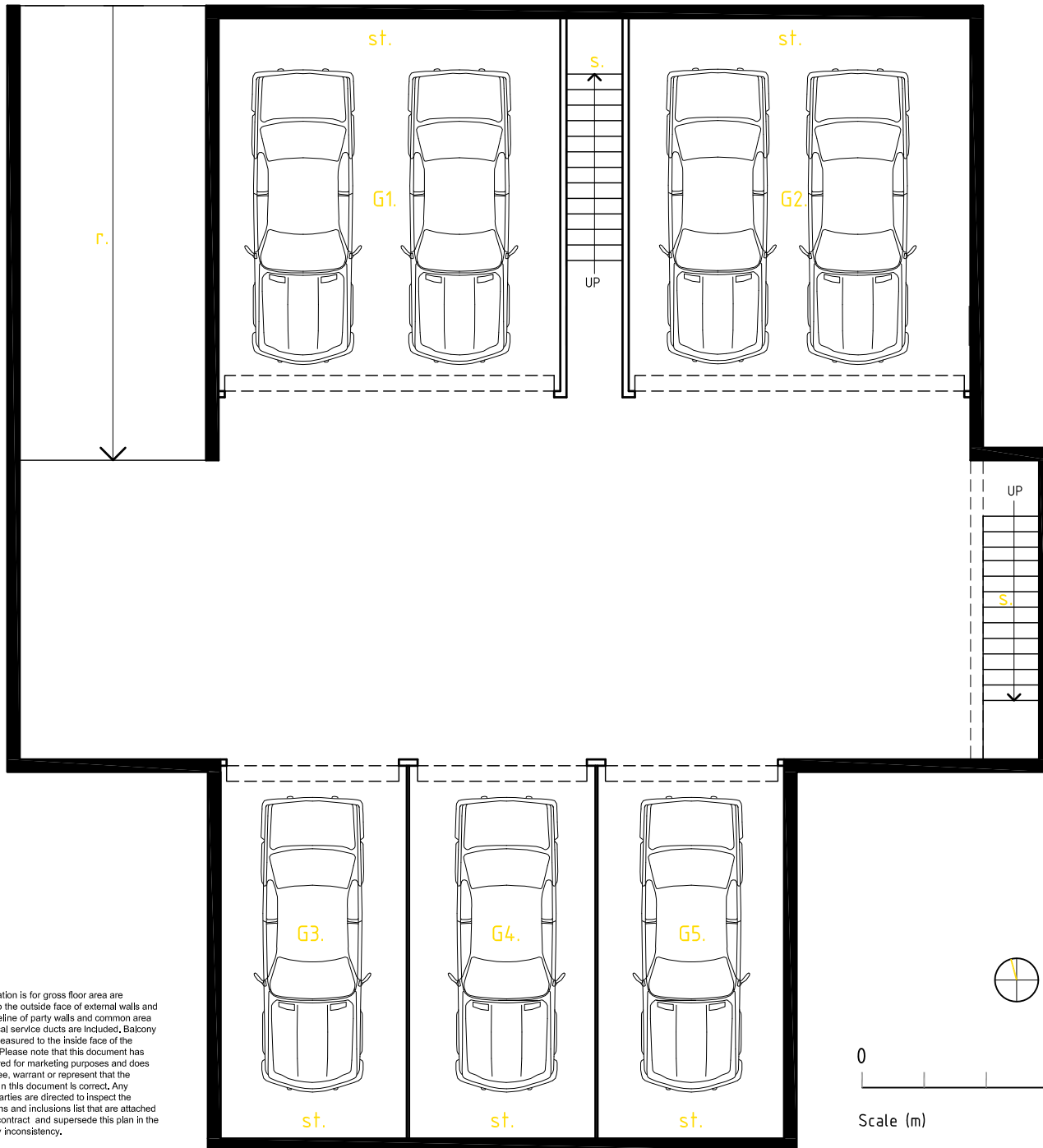
5, exclusive light filled homes featuring front and rear gardens on the doorstep of braddon town centre.

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





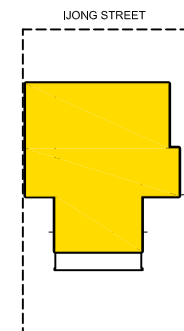
BASEMENT.

G1	34.0m ²
G2	34.0m ²
G3	18.5m ²
G4	18.5m ²
G5	18.5m ²

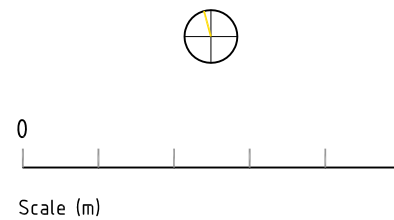
Key:

- 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

Location Plan



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.



TERRACE 5.

Type: 1 Bedroom + Study

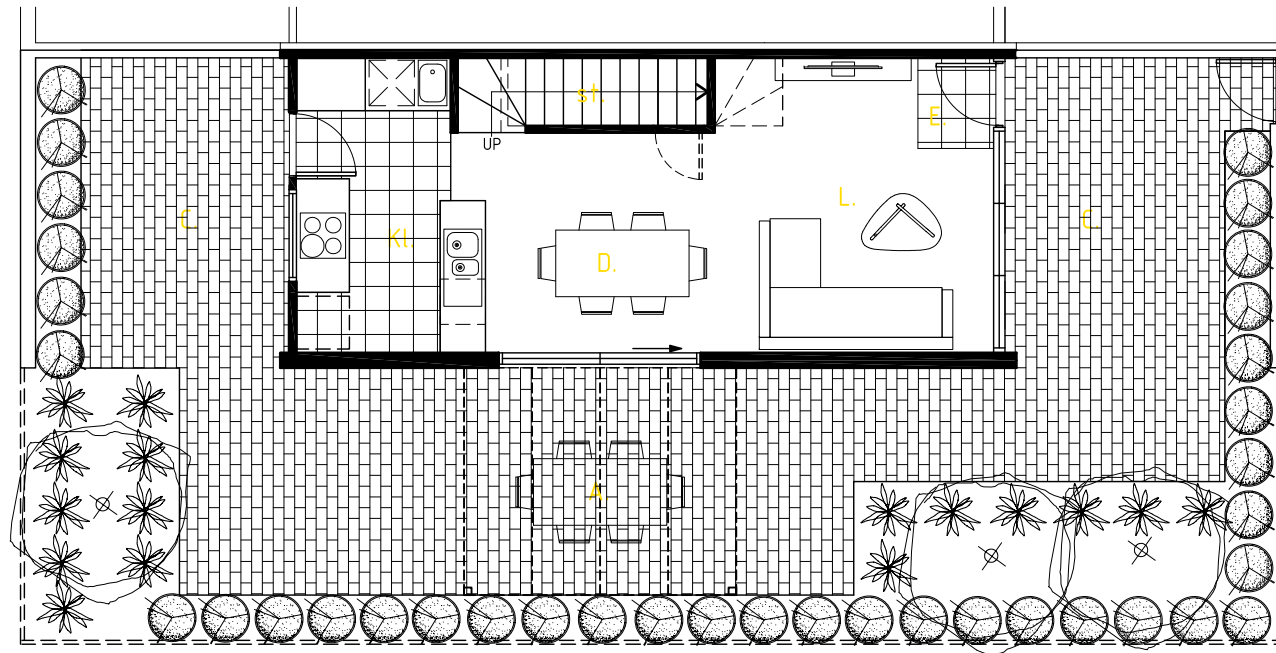
Level: G & 1

Garage 18.5m²

Living 73.5m²

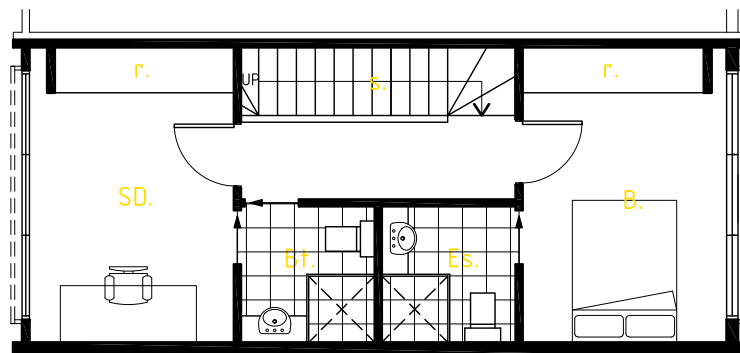
Total area 92.0m²

Courtyard 92.0m²



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

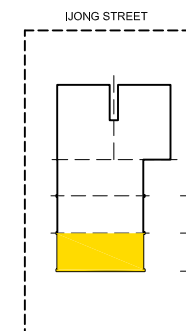


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Scale (m)

Location Plan



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

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