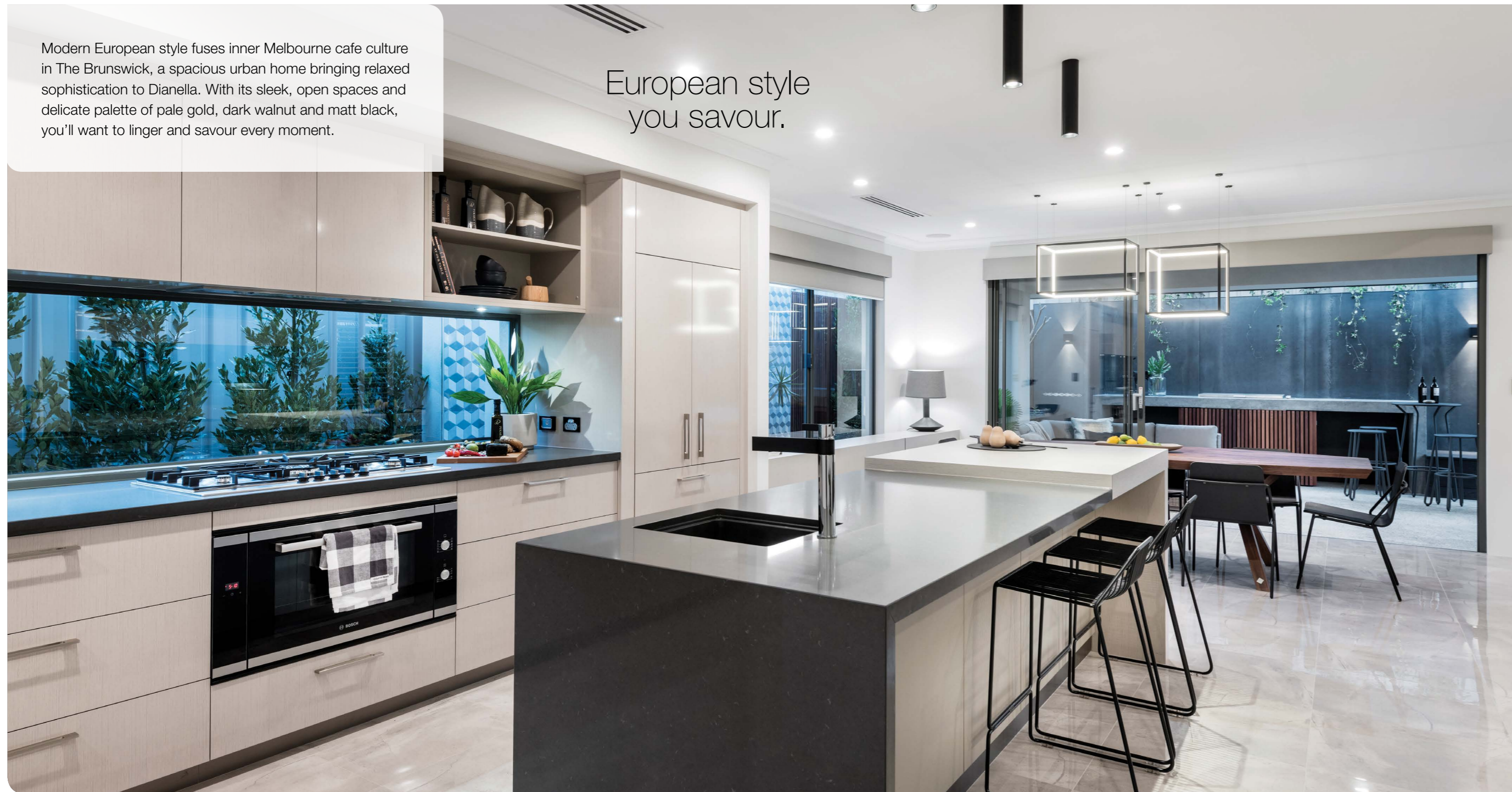


Brunswick



Modern European style fuses inner Melbourne cafe culture in The Brunswick, a spacious urban home bringing relaxed sophistication to Dianella. With its sleek, open spaces and delicate palette of pale gold, dark walnut and matt black, you'll want to linger and savour every moment.

European style  
you savour.



Your sumptuous master suite boasts a well-appointed walk-in wardrobe designed for the modern fashionista, as well as a beautiful ensuite with a luxe black freestanding bathtub just begging to be filled. Cook up a storm in the gourmet kitchen complete with enormous island bench and hidden scullery wine bar, or get together with family and friends in the open plan living and trendy alfresco. With three generous queen-sized bedrooms leading off a sitting room and balcony located privately upstairs, ensuring home tranquillity is never far away.



12m Design

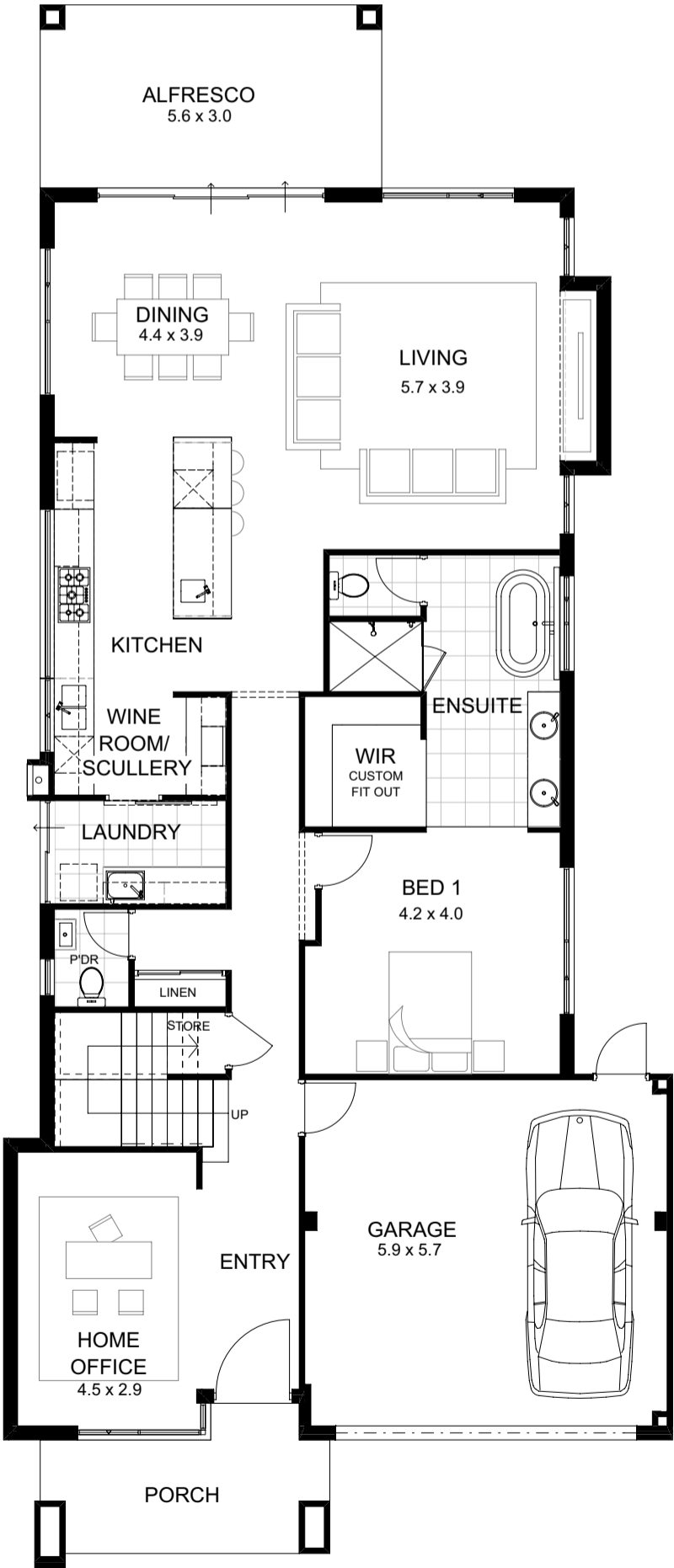
Width: 10.95m

Depth: 25.60m

Total Area: 320.42m<sup>2</sup>

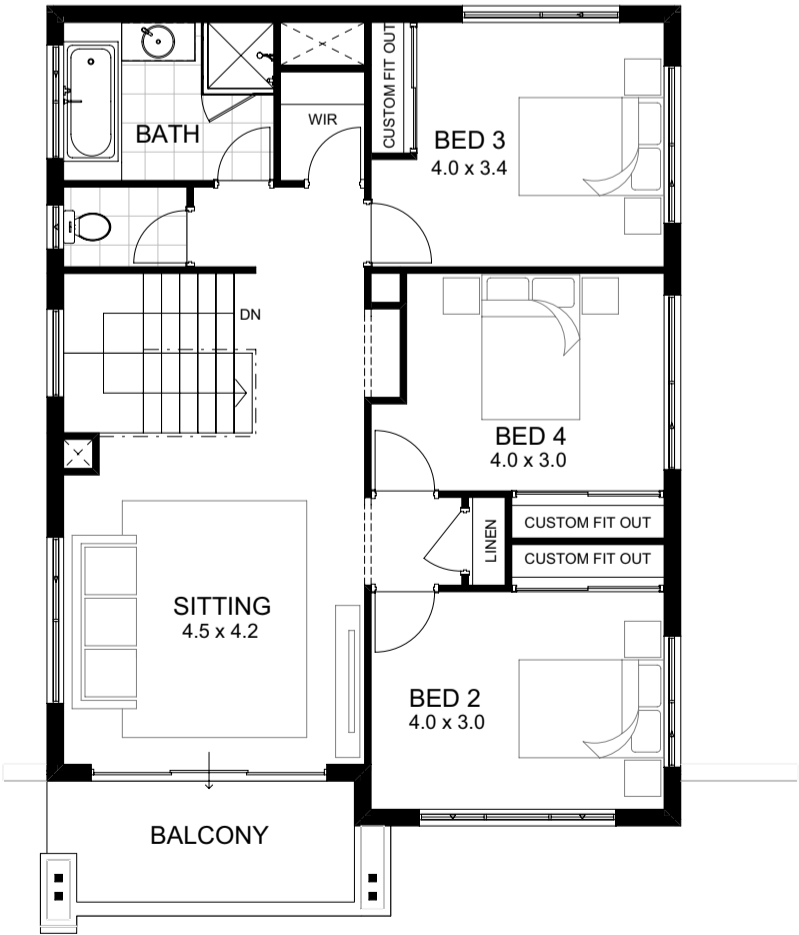


- Balcony
- Sitting Room
- Powder Room
- Home Office
- Wine Room/ Scullery



Premium Designer Options

- Deluxe chefs kitchen
- Luxurious ensuite and bathroom
- Stunning front elevation
- Glass balustrade to internal staircase
- Custom walk-in robe fit outs to all rooms



# The Brunswick features.

## PRELIMINARIES

- Local government building licence application and Water Corporation building application fees
- Contour survey of building site
- Engineers soil report of building site (soil report based on 'A' class sites)
- Finance advisory service available from Resolve Finance

## EXTERNAL FINISHES

- Traditional double clay brick construction to ground and upper floor
- Engineered reinforced concrete slab to upper floor
- Dulux AcraTex acrylic texture coating system to entire home in a wide range of colours (includes one additional contrasting colour to front elevation)
- 1150mm clear glazed entry door
- Aluminium composite panelled remote controlled sectional garage door
- Monierprime Horizon roof tiles
- COLORBOND® Riverstone steel fascia, custom pressed gutters with rectangular downpipes in a wide range of colours
- Jason Windows key lockable multi-point sliding doors in a range of colours
- Jason Windows key lockable Breezelock aluminium framed windows in a range of colours
- Jason Windows aluminium framed fly screens colour matched to window and sliding door frames (excludes bi-folds, commercial frames/stackers)
- 27 course high windows and sliding doors to ground floor Living areas
- Frameless clear glazed balustrade with stainless steel fixings
- Brick paving to front porch and covered Alfresco plus 30m<sup>2</sup> brick paving allowance to path/driveway
- Galvanized external T-bars and lintels
- Feature stone cladding to pier on front elevation

## INTERNAL FINISHES

- 30 course high ceilings to ground floor and 28 course high ceilings to upper floor (bulkheads and dropped ceiling heights as per plan)
- Plasterboard ceilings with Symphony cornice throughout (includes garage, Alfresco and Balcony)
- Premium residential stacking doors with recessed sill to Alfresco
- Selection of Gainsborough door furniture to all internal doors
- Corinthian DECO 1S decorative internal feature doors
- White backed glazed sliding doors to ground floor linen with mirrored sliding doors to robes in secondary bedrooms
- Four white lined shelves with painted fascia to linen cupboards
- Custom fit outs to robes
- Painting to internal doors, doorframes, cornices and ceilings
- Fully frameless glazed balustrade with black planar fixings
- Reinforced metal beads to external corners of trafficable areas (excludes sliding doors)
- Clipsal Saturn Horizon light and power point switch plates. One light and one double power point per room (excludes garage and concealed switches).
- Recessed ceilings to Living and Sitting rooms

## KITCHEN

- Caesarstone® bench tops to hot plate bench in a wide range of colours
- The Maker custom built Kitchen cabinetry with soft close hinges and drawer runners, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and laminate kickboards
- Handle-less overhead cupboards with push to open catches above the fridge recess
- Pot drawers - Two banks of three to hot plate bench and one below the oven
- Selection of designer handles to cabinet doors and drawers
- 40mm Caesarstone island bench with raised 86mm laminate section.
- 86mm boxed laminate and 40mm caesarstone waterfall ends to either side of island bench.
- Granite under mount single bowl sink (Onyx)
- Milli Axon sink mixer black/chrome
- Bosch 900mm wide stainless steel fan forced electric wall oven
- Bosch 900mm wide stainless steel gas hotplate
- Bosch 700mm wide stainless steel integrated range hood
- Microwave recess including power supply
- Dishwasher recess including power and cold water supply
- Fridge recess including power supply
- Splashback tiling above bench top to underside of overhead cupboards and range hood at \$44/m<sup>2</sup> inc. GST
- Scullery includes Caesarstone® 40mm bench top with custom built cabinetry, overhead cupboards, granite double bowl undermount sink (Onyx), Milli Axon black/chrome sink mixer, wine rack with mirrored splashback

## BATHROOMS AND LAUNDRY

- Caesarstone® bench tops to Bathrooms, Ensuite and Laundry in a wide range of colours
- The Maker custom built Bathroom and Laundry cabinetry with soft close hinges, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and tiled skirting to hob
- Selection of designer handles to cabinet doors
- Milli Axon black/chrome mixers to vanity basins, showers and baths.
- Mizu Drift matte black single waterrail shower head
- Kado Lure 1755 freestanding bath to Ensuite and Posh Solus MKII 1675 bath to Bathroom
- Alape Circa 450 black above counter basins to Ensuite and Bathroom
- Cibo Tasca mini vanity unit to Powder room
- Dual flush vitreous china American Standard wall faced close coupled toilet suites with white pans and cisterns throughout
- Open shelving and oversize drawers to Bathroom and Ensuite
- Clear glazed semi-frameless shower screens in a range of frame colours
- Black framed mirrors above vanity cabinets to Ensuite, Bathroom and Powder room
- Milli Axon MKII (black) towel rails and toilet roll holders
- Hob less shower to Ensuite with 100mm tiled hob to Bathroom shower
- Privacy door locks to Bathrooms, WC's and master bedroom
- 45L stainless steel inset trough to Laundry cabinet

- Laundry over head cupboards with handle-less cabinets and open shelving section.
- Extraction fans flumed to external air to Bathrooms and WC's
- Chrome plated wastes to basins and wet area floors
- Ceramic floor and wall tiling to Bathrooms, WC's and Laundry at \$44/m<sup>2</sup> inc. GST. (includes 2000mm high wall tiling to shower recesses and tiled splashback over vanity cabinets, bath and remainder of wet area floors)

## MISCELLANEOUS

- Energy efficient 160L gas hot water storage system
- R 4.1 ceiling insulation batts to internal ceilings and garage
- Anti-termite protection treatment
- Two RCD safety switches and two hard wired smoke detectors
- External front and rear garden taps

## GUARANTEES, SERVICES AND INSURANCES

- 25 year structural warranty (10 years transferrable)
- 12 month maintenance warranty period
- Public liability and indemnity insurance
- Fixed price Housing Industry Association contract
- apg Homes is a Housing Industry Association and Master Builders Association member

### Notes

Not included: Decorator items, display lighting, floor coverings, custom built-in furniture (excluding wet rooms), mirror to bed one W.I.R., decorator shelving including plasterboard shelving to bed one, semi integrated dishwasher, integrated fridge, bar fridge, microwave, TV, sound system, smart wiring, security system, air-conditioning, led lighting, clear glazing to bathroom/ensuite, window treatments, Vesilux lined Balcony ceiling with negative detail, decorative garden features, rendered/tiled screen wall, freestanding bench with inbuilt bbq unit, landscaping, planter boxes, fencing, gates, timber platform/seat and external garden including decorative features. Site specific inclusions - Bushfire Attack Level requirements.

All non-specified items including but not limited to: Face brick, feature brick, ceramic tiles, paving, laying patterns, colour selections, materials and finishes are to be selected from the apg Homes Standard range

Nominated brand products are subject to alteration pending availability. In the event of non-availability, the nomination of an equivalent featured substitute is at the full discretion of apg Homes in compliance with the Housing Industry Association contract.

Home elevation illustrations and photographs shown are for illustration purposes only. Illustrations and photographs may depict features not included as standard features of the home design or not supplied by apg Homes including, but not limited to: feature brickwork/stone cladding, garden features, landscaping, planter boxes, retaining walls, pergolas, outdoor Kitchens, barbeques, screens, exposed aggregate concrete, designer garage doors, water features, gates, fencing, letterboxes, tinted windows, light fittings, built-in furniture, furniture, window treatments, floorcoverings and decorator items. apg Homes does not supply swimming pools, pool decks and fencing. Please speak with an apg Homes Building Consultant for clarification.