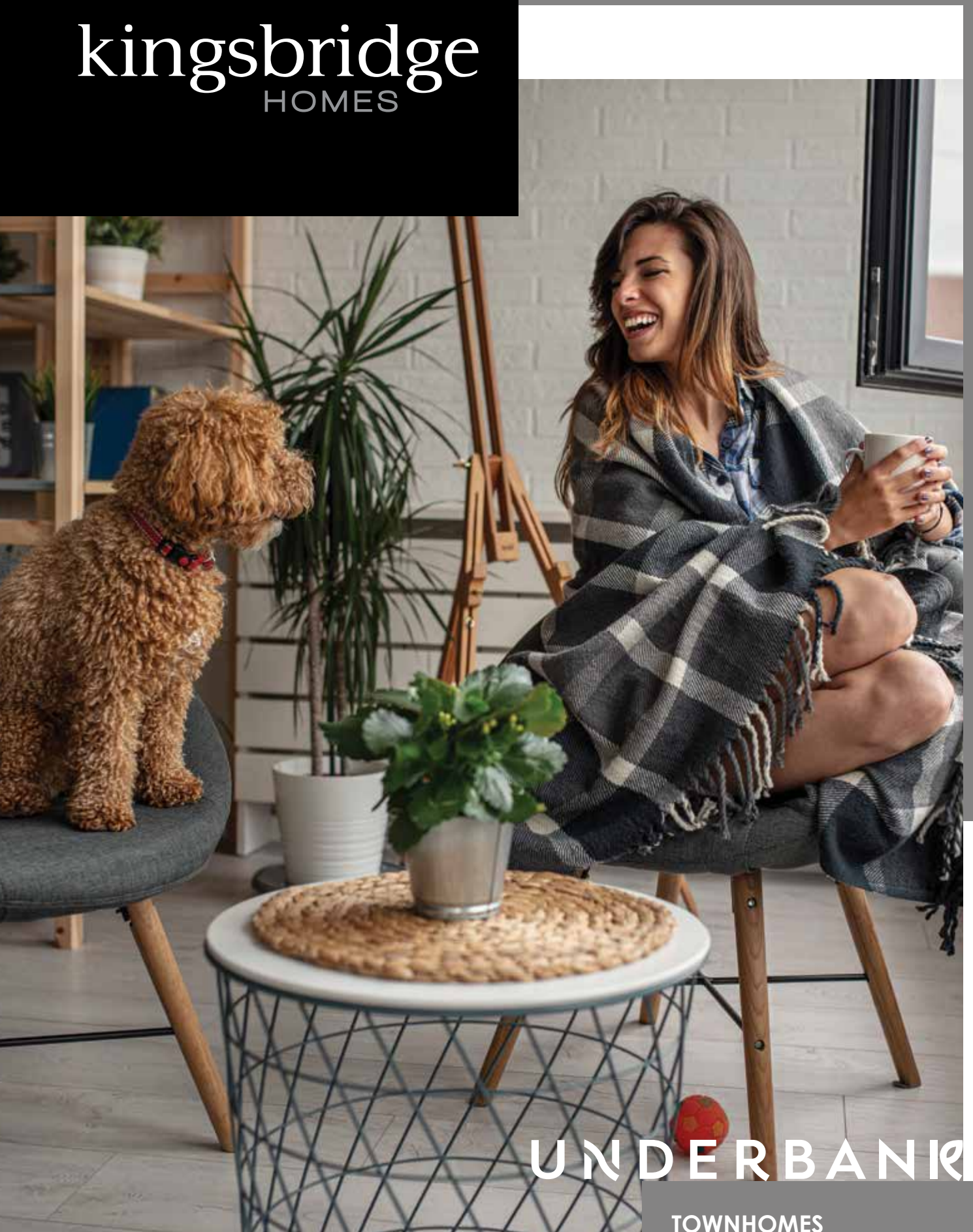


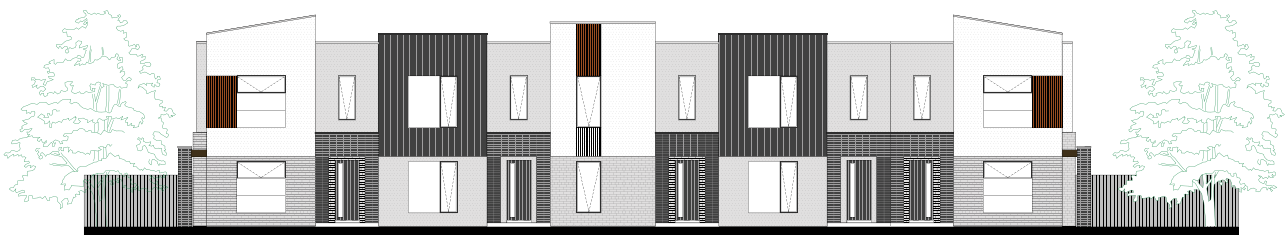
kingsbridge  
HOMES



UNDERBANK

TOWNHOMES

# TOWNHOMES - LOTS 13-17



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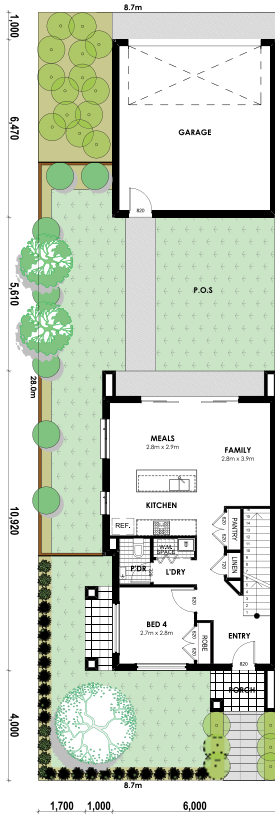




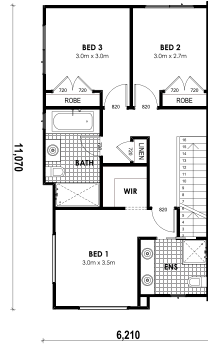




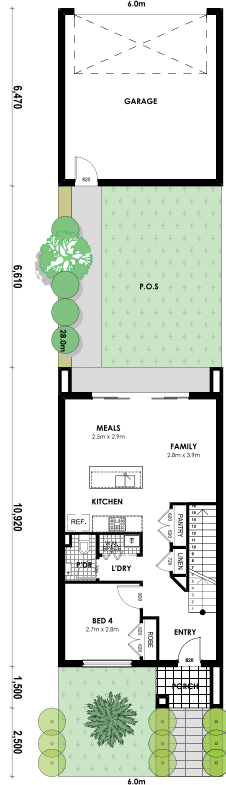
## FLOOR PLANS LOTS 13, 17



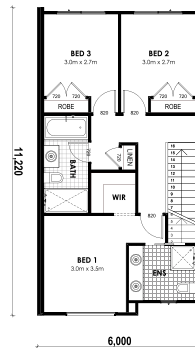
GROUND FLOOR	62.10m <sup>2</sup>
GARAGE	38.82m <sup>2</sup>
PORCH	3.66m <sup>2</sup>
	104.58m <sup>2</sup>
FIRST FLOOR	64.47m <sup>2</sup>
	169.05m <sup>2</sup>



## FLOOR PLANS LOTS 14, 15, 16



GROUND FLOOR	60.00m <sup>2</sup>
GARAGE	38.82m <sup>2</sup>
PORCH	3.66m <sup>2</sup>
	102.48m <sup>2</sup>
FIRST FLOOR	62.12m <sup>2</sup>
	164.60m <sup>2</sup>



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FOUR INTERNAL  
COLOUR  
SCHEME TO  
CHOOSE FROM

# CASA INTERNAL COLOUR SCHEME



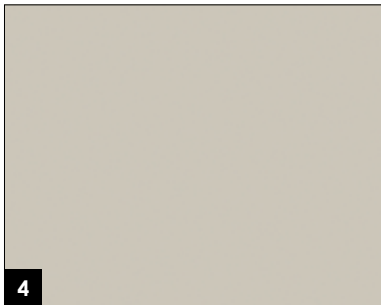
**1**  
 UTF/SURFACES  
 Colour: Brooklyn Newtown  
**Timber Laminate Floor**



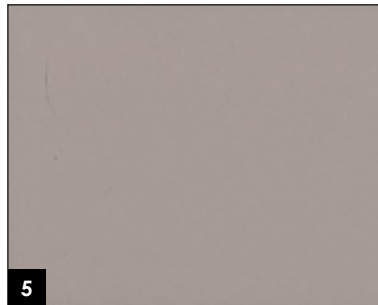
**2**  
 CAESARSTONE  
 20mm with 40mm Square Edge  
 Colour: Urban  
**Benchtop**



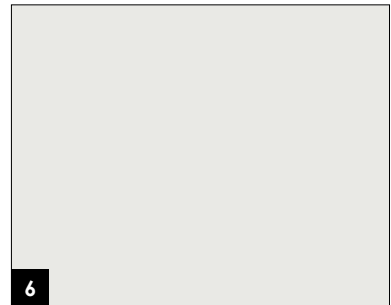
**3**  
 LAMINEX  
 Square Edge  
 Colour: Delana Oak – Natural 8966  
**Overheads**



**4**  
 LAMINEX  
 Square Edge  
 Colour: Pearl Grey Natural 336  
**Cabinet - Base**



**5**  
 BEAUMONT TILES  
 Colour: United Smoke Grey Gloss (1006461)  
 Size – 100x300mm  
**Splashback**



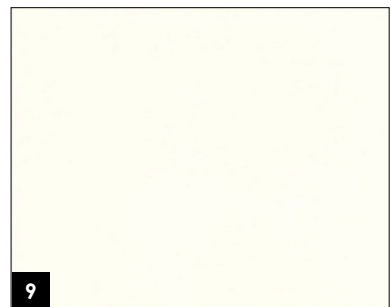
**6**  
 WATTYL  
 Colour: 19.20 Feather Dawn (26.20)  
 Finish: Low Sheen  
**Walls**



**7**  
 BEAUMONT TILES  
 Colour: Belga Grey shine (1000556)  
 Size: 450x450mm  
**Floor Tiles: Laundry, Ensuite, Bathroom and WC (inc. shower bases)**



**8**  
 FLOORING XTRA – CAT 3  
 Profile Gotham  
 Colour: Birdi  
 Underlay – 7mm  
**Carpet**



**9**  
 BEAUMONT TILES  
 Colour: Sector Gloss White (03215)  
 Size: 200x400mm  
**Ensuite and Bathroom Wall Tiles**

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# BAHAY INTERNAL COLOUR SCHEME

INTERNAL COLOUR SCHEME



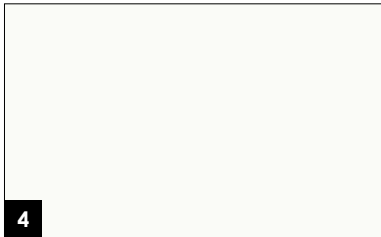
**1**  
 UTF/SURFACES  
 Colour: Spotted Gum  
**Timber Laminate Floor**



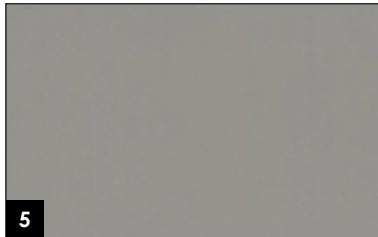
**2**  
 CAESARSTONE  
 20mm with 40mm Square Edge  
 Colour: Ocean Foam  
**Benchtop**



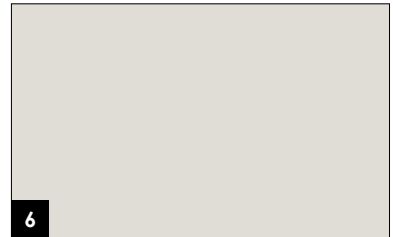
**3**  
 LAMINEX  
 Square Edge  
 Colour: Licorice Linea Natural 279  
**Overheads**



**4**  
 LAMINEX  
 Square Edge  
 Colour: Calm White 8522  
**Cabinet - Base**



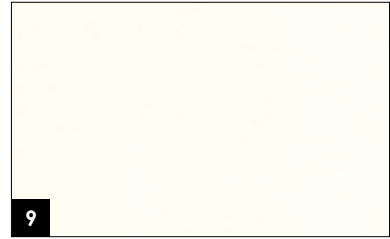
**5**  
 BEAUMONT TILES  
 Colour: United Grey Gloss (1000434)  
 Size: 100x300mm  
**Splashback**



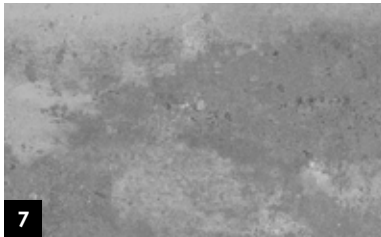
**6**  
 WATTYL  
 Colour: Floral White 18.70 (20.10)  
 Finish: Low Sheen  
**Walls**

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**BEAUMONT TILES**  
 Colour: Sector Gloss White 3215  
 Size: 200x400mm  
**Ensuite and Bathroom Wall Tiles**



**BEAUMONT TILES**  
 Colour: Waterhouse Dark Grey  
 GL- Porc (1008991)  
 Size: 450x450mm  
**Floor Tiles: Laundry, Ensuite, Bathroom  
 and WC (inc. shower bases)**



**FLOORING XTRA – CAT 2**  
 Colour: Royal Parade  
 Colour: 760/Urban Grey  
 Underlay – 7mm  
**Carpet**



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# KODU INTERNAL COLOUR SCHEME



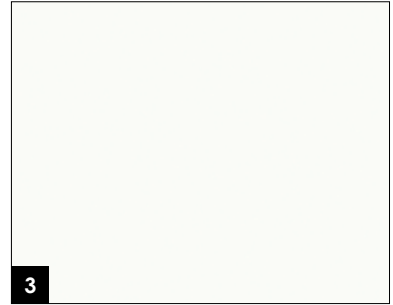
1

UTF/SURFACES  
Colour: Brooklyn Colombia  
**Timber Laminate Floor**



2

CAESARSTONE  
20mm with 40mm Square Edge  
Colour: Nougat  
**Benchtop**



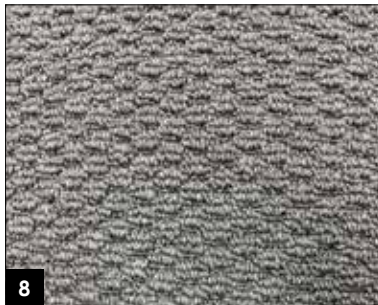
3

LAMINEX  
Square Edge  
Colour: Calm White 8522  
**Overheads**



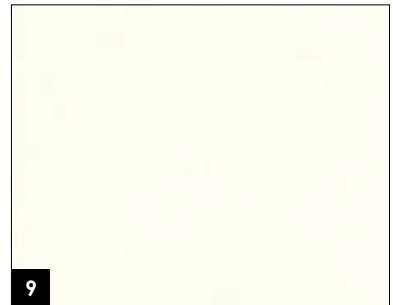
7

BEAUMONT TILES  
Warehouse Mid Grey 1010554  
Size:450x450mm  
**Floor Tiles: Laundry, Ensuite,  
Bathroom and WC (inc. shower  
bases)**



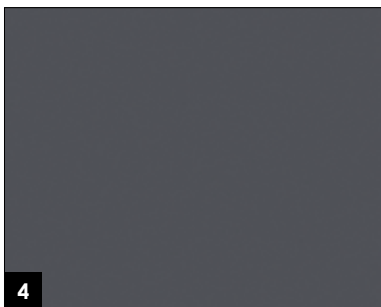
8

FLOORING XTRA – CAT 2  
Profile Seascape  
Colour: Taupe  
Underlay – 7mm  
**Carpet**



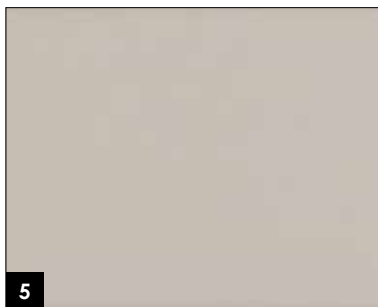
9

BEAUMONT TILES  
Colour: Sector Gloss White  
Size: 200x400mm  
**Ensuite and Bathroom Wall Tiles**



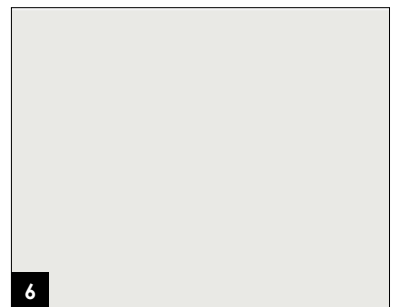
4

LAMINEX  
Square Edge  
Colour: Stormcloud 140  
**Cabinet - Base**



5

BEAUMONT TILES  
Colour: United Pumice Gloss 1006457  
Size: 100x300mm  
**Splashback**

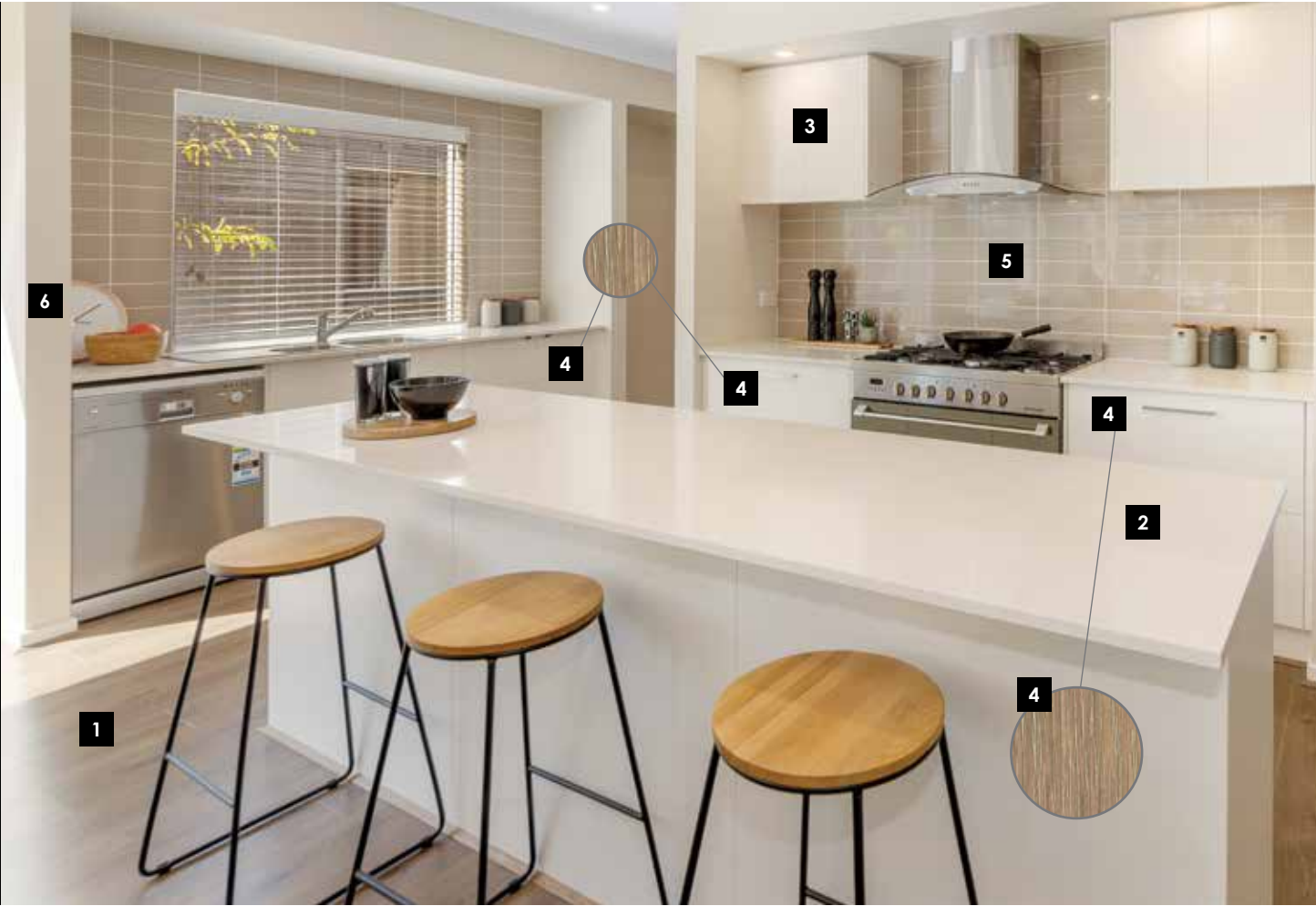


6

WATTYL  
Colour: 19.20 Feather Dawn (26.20)  
Finish: Low Sheen  
**Walls**

# GIDA INTERNAL COLOUR SCHEME

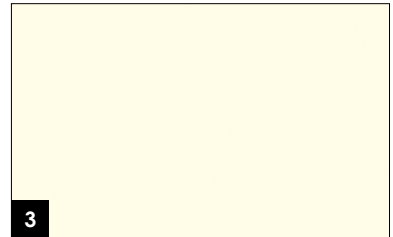
INTERNAL COLOUR SCHEME



**1**  
 HYNES/SURFACES  
 Colour: Manhattan Coffee Oak  
**Timber Laminate Floor**



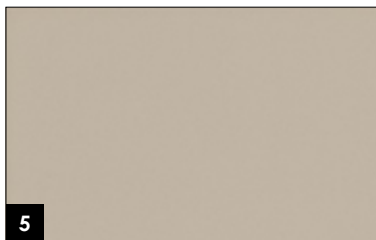
**2**  
 CAESARSTONE  
 20mm with 40mm Square Edge  
 Colour: Ice Snow  
**Benchtop**



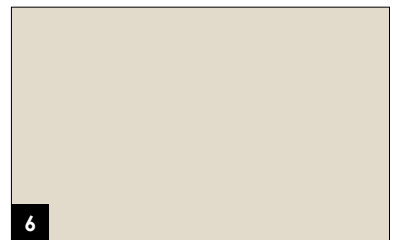
**3**  
 LAMINEX  
 Square Edge  
 Colour: Parchment  
 Finish: Natural  
**Overheads**



**4**  
 LAMINEX  
 Square Edge  
 Colour: Rural Oak  
 Finish: Natural  
**Cabinet - Base**



**5**  
 BEAUMONT TILES  
 Colour: United Ash Latte Gloss  
 (182055)  
 Size: 100x300mm  
**Splashback**



**6**  
 WATTYL  
 Colour: Dulux Match to Grand Piano  
 Half (P15-CH1)  
 Finish: Low Sheen  
**Walls**

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**9**  
**BEAUMONT TILES**  
 Colour: United Antique White Gloss (182146)  
 Size: 200x400mm  
**Ensuite and Bathroom Wall Tiles**



**7**  
**BEAUMONT TILES**  
 Colour: Belga Ivory GL (79934)  
 Size: 450x450mm  
**Floor Tiles: Laundry, Ensuite, Bathroom and WC (inc. shower bases)**



**8**  
**FLOORING XTRA – CAT 2**  
 Colour: Royal Parade  
 Colour: Show  
 Underlay – 7mm  
**Carpet**



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# INCLUSIONS

## ON SITE

- Building permit inclusive of fees, working drawings, engineering and specifications
- Site analysis including soil test, survey plan and property information
- Site and service connections for allotments up to 450m<sup>2</sup>
- Up to 300mm of fall over the building area and 6m set back

## EXTERNAL FIXTURES AND FINISHES

- Up to category 3 bricks
- Concrete roof tiles
- Colorbond fascia, gutter and downpipes
- 920mm wide PMAD104 front entry door with clear glazing (sidelights as per master plan)
- Aluminium windows
- Aluminium flyscreens with aluminium mesh to all openable windows
- Aluminium entertainer sliding doors to doors 2400mm wide and above
- Garden tap to front and rear
- Flush panel rear garage door
- Painted external frames to laundry (where applicable), front entry, rear garage and internal garage access doors

## GARAGE

- COLORBOND sectional panel lift door with motor and 3 remotes

## ENERGY EFFICIENCY

- Gas Boosted Solar Hot Water Service
- R2.0 Insulation batts and Sislotion to external Walls and Garage/House internal wall (excludes Garage External walls)
- R4.1 Insulation Battts to Ceiling (excludes Garage, Porch and Outdoor Living)
- R4.1 Insulation Battts to Floor of First Floor over Garage, Porch, Outdoor Living and open space
- Six Star Exhaust Fans positioned above all Showers
- External Venting to all Exhaust Fans and Rangehoods

## QUALITY

- RACV Emergency Home Assist for 12 months
- Brick infills above all windows and doors (excluding Front Garage, design specific)
- Painted Infill above Front Garage Door
- Plaster lined Ceiling to Porch and Outdoor Living
- Engineered roof trusses
- Engineered M class concrete waffle slab
- Independent quality inspection above industry standard
- Three month homecare warranty period
- Concrete floor to portico and outdoor living poured as part of the slab
- Concrete floor to garage poured as part of the slab

## INTERNAL FIXTURES AND FINISHES

- 2590mm high ceilings to single storey
- 2590mm high ceilings to ground floor and 2440mm high ceilings to first floor of double storey
- Painted staircase with MDF treads, risers, stringers and pine posts, balustrading, handrails
- 75mm cove cornice
- 67mm skirting and architrave
- 820mm wide garage/house access door
- 2040mm high flush panel internal doors
- Lever door handles to internal doors
- Melamine shelf with hanging rail to robes
- 4 melamine shelves to pantry and linen
- Three coats of paint to internal walls
- Gloss enamel paint to internal doors, skirting and architrave
- Door stops (where applicable)

## FLOORING

- Category 1 timber laminate flooring to entry and living areas connected to the kitchen (as per standard house plan)
- Up to category 2 carpet to bedrooms, rear hallway and living areas not connected to the kitchen (as per standard house plan)

## ELECTRICAL

- 20no. led downlights to entry and living areas connected to the kitchen (as per standard house plan)
- Gas ducted heating to suit standard house
- 1No. Split System Air Conditioner to Main Living area Downstairs
- Single power points to fridge, dishwasher and rangehood
- Double power points to the remainder of the home
- Television point
- External double led spotlight with sensor
- Hardwired smoke detectors
- Safety switch to the meter box
- Phone point

## KITCHEN

- 20mm category 1 engineered stone with 40mm square edge to all benchtops
- 1000mm wide kitchen island benchtop
- 900mm stainless steel freestanding cooker
- 900mm stainless steel curved glass canopy rangehood
- 600mm dishwasher
- Laminate overhead cabinets to each side of the rangehood
- Laminate overhead cabinets above fridge space
- Laminate base cabinets
- 2 banks of 4 pot drawers
- Soft close to all cabinet doors and drawers
- Double bowl stainless steel undermount sink
- Chrome sink mixer with pull out spray
- Category 1 tiled splashback



## ENSUITE AND BATHROOM

- Laminate cabinetry
- 20mm category 1 engineered stone with 20mm square edge
- Square inset basin
- Tiled shower base
- 330mm x 535mm shower niche
- Semi-framed shower screen
- Rimless toilet suite
- Acrylic bath (where applicable, size as per plan)
- Chrome mixer taps
- Chrome shower on rail
- Polished edge mirror to the full width of vanity
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles
- Obscure glazing to all windows (if applicable)
- Privacy lock (if applicable)
- Chrome double towel rails
- Chrome toilet roll holder (where applicable)

## WC & POWDER ROOM

- Rimless toilet suite
- Obscure glazing to all windows (if applicable)
- Privacy lock (if applicable)
- Chrome towel ring (where applicable)
- Chrome toilet roll holder (where applicable)

## LAUNDRY

- 900mm laminate base cabinet
- 20mm category 1 engineered stone with 20mm square edge
- 45-litre stainless steel insert trough
- Chrome sink mixer
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles to splashback
- Concealed washing machine connection

## UPGRADE OPTIONS

- Evaporative cooling (to upper floor only) \$3,400
- 1 No. split system \$1,900
- Full height tiles to Ensuite \$1,400
- Full Height tiles to Bathroom \$1,400
- Upgrade to Motive Internal Doors \$50 per door
- Mirrored sliding doors in lieu of hinged doors to all robes \$2,900



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