

Woollahra

PLATINUM COLLECTION



A Nice way to live

Proven
Professional
Provincial Homes







Step inside...

experience the
difference, the space
and Quality.

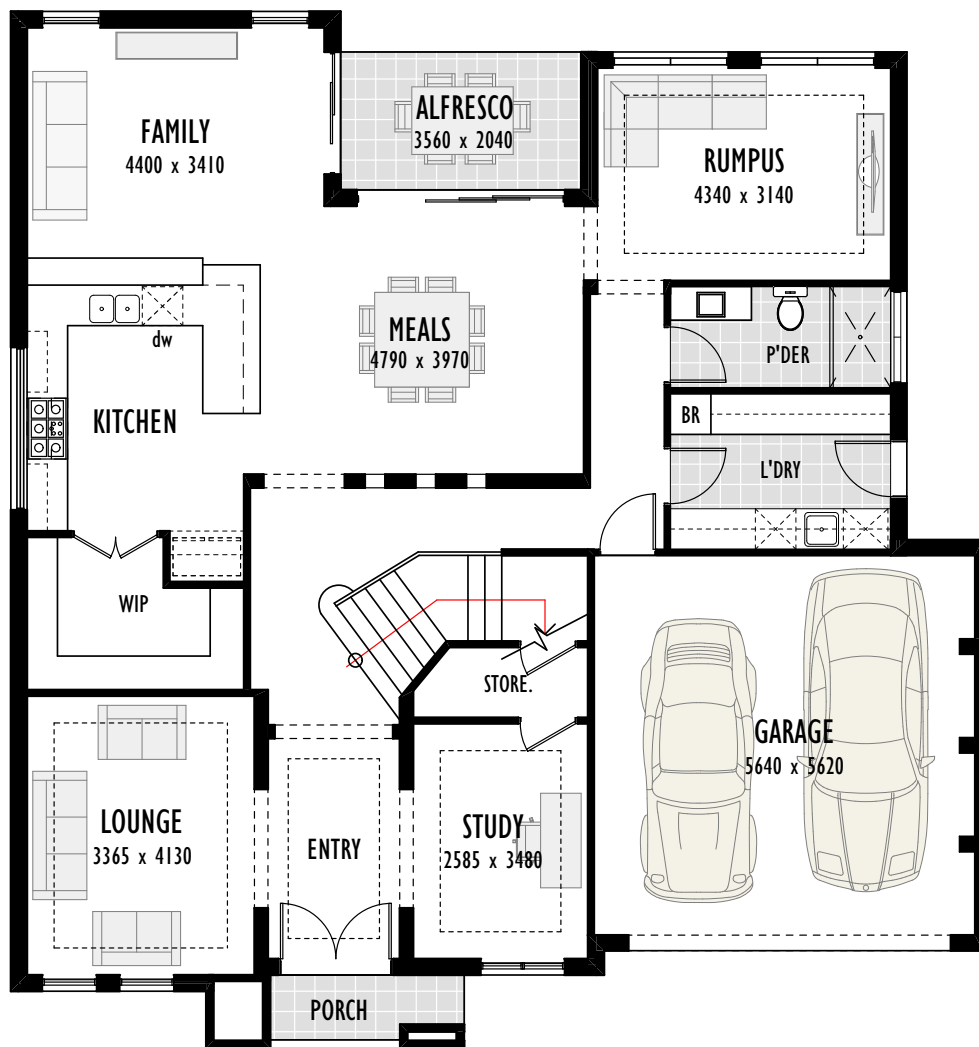
If you're looking for a spacious well designed Home, **The Woollahra** has it all. A functional floor plan which includes a Dream Kitchen for the Master Caterer in your family, an oversized Butlers Pantry which provides an extension to your Kitchen with more than ample Cooking space.

High end finishes feature throughout this beautiful Home, which includes high Ceilings with Bulkheads to Entry, Lounge, Study and Rumpus and a drop-down Ceiling to Kitchen with a modern Hamptons Colour scheme.

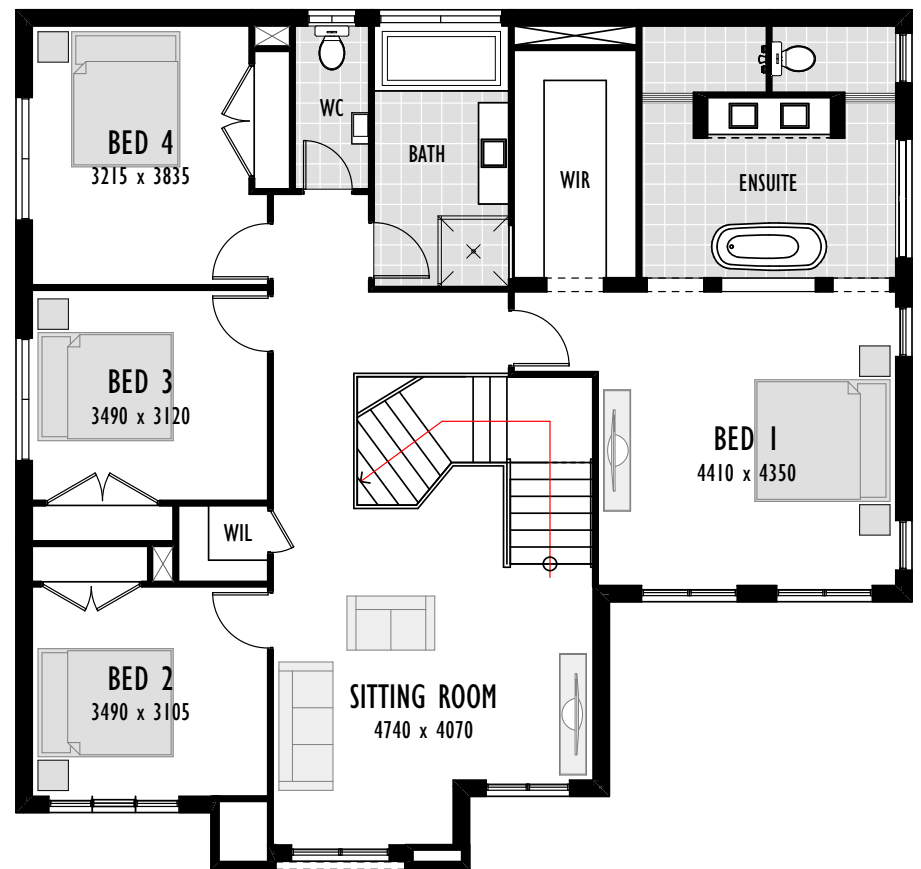
The Impressive Staircase which takes you to the First floor, where you will find a large Sitting room and Four oversized Bedrooms, all with Walk In Robes, and a Stunning Ensuite to Bedroom One.

The Woollahra encompasses Modern Design and Contemporary open-plan Living, ideal for those with a focus on Lifestyle and Design.

Woollahra 36



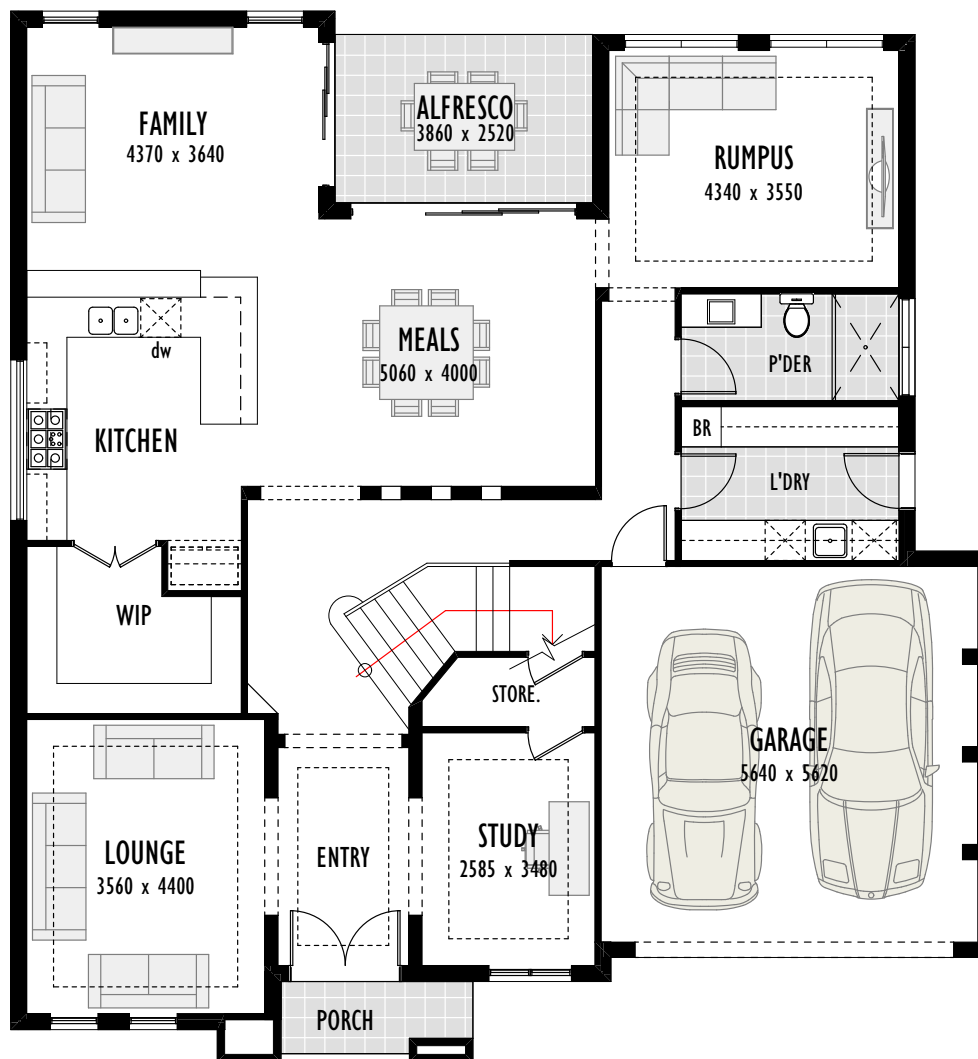
Ground Floor



First Floor

Ground Floor Area	149.05m ²	Porch	3.65m ²	Total Width	14.38m
First Floor Area	146.03m ²	Garage	33.86m ²	Total Depth	15.3m
		Alfresco	7.26m ²	Total Area	339.85m ² /36.58sq

Woollahra 38



Ground Floor



First Floor

Ground Floor Area 157.50m²

First Floor Area 152.92m²

Porch 3.67m²

Garage 33.84m²

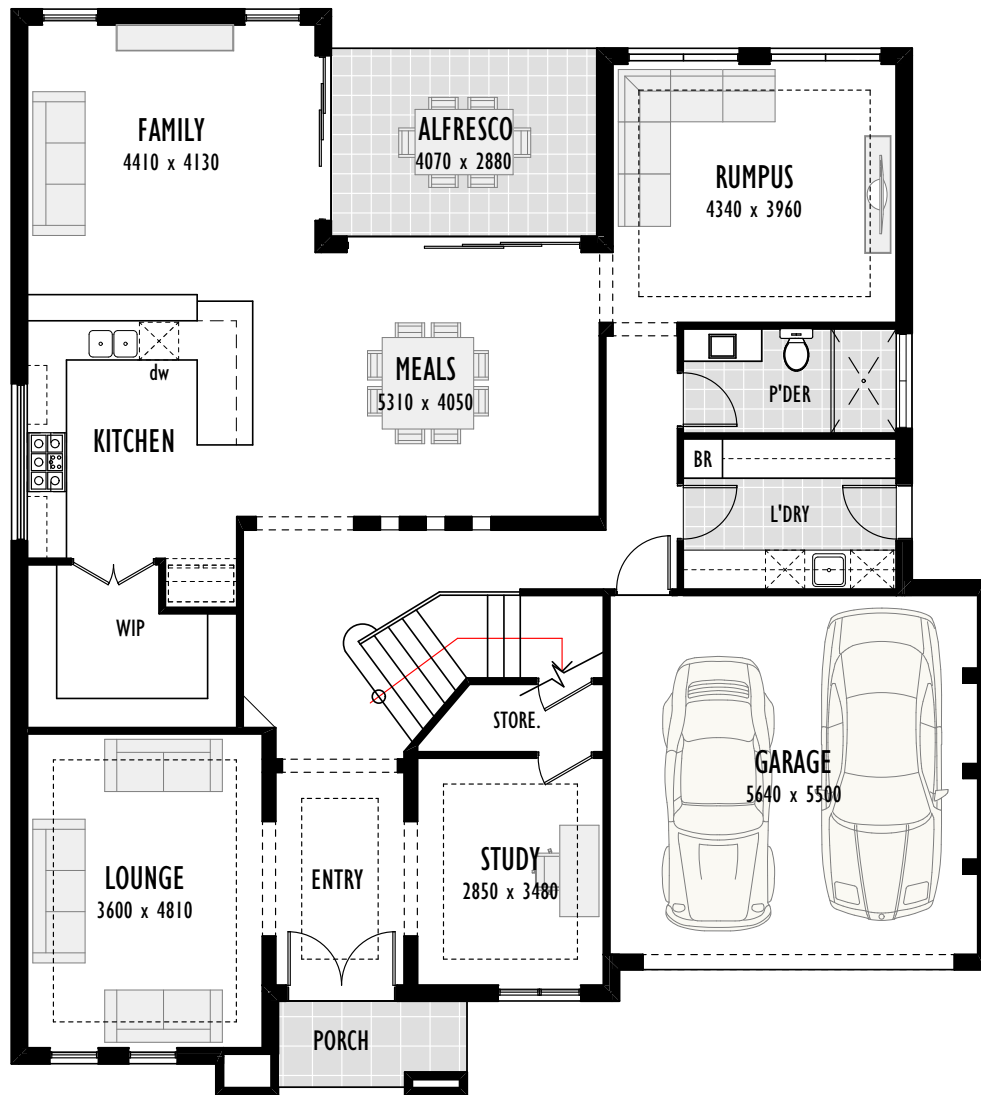
Alfresco 9.73m²

Total Width 14.58m

Total Depth 15.72m

Total Area 357.66m²/38.49sq

Woollahra 40



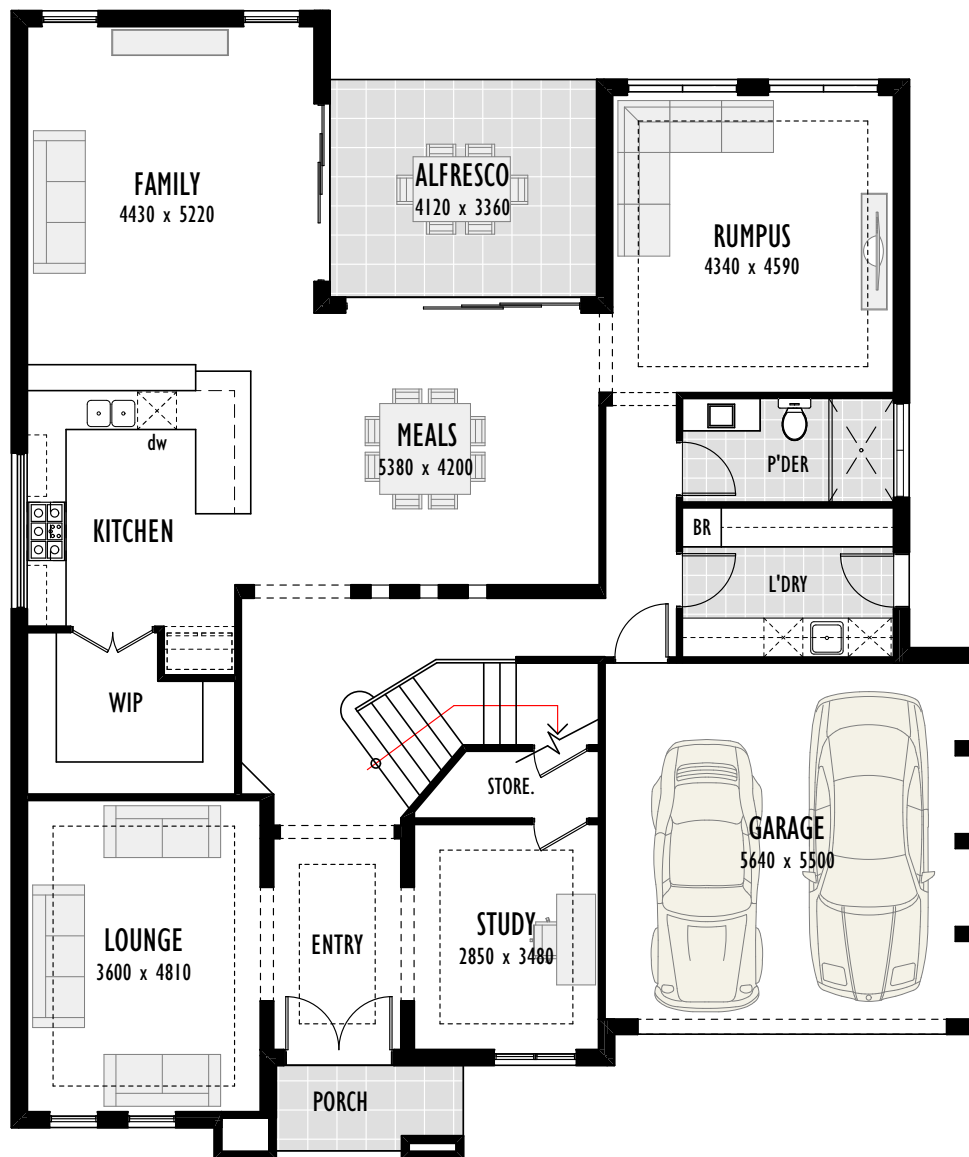
Ground Floor



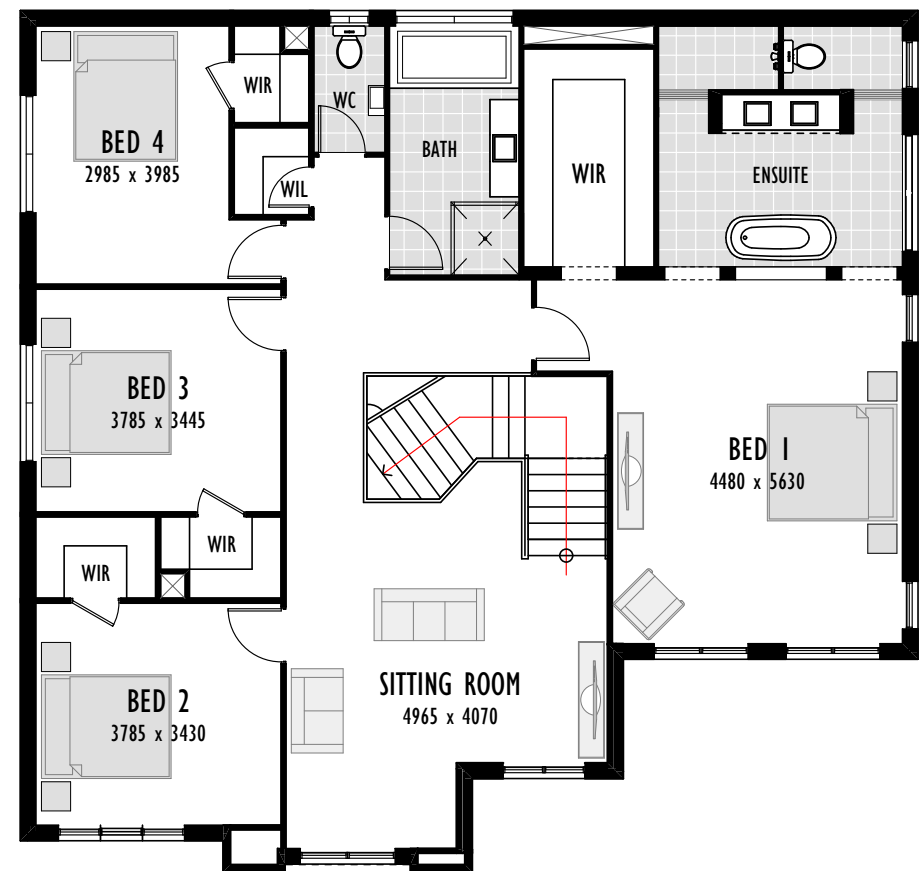
First Floor

Ground Floor Area	167.40m ²	Porch	4.38m ²	Total Width	14.90m
First Floor Area	158.91m ²	Garage	33.17m ²	Total Depth	16.62m
		Alfresco	11.72m ²	Total Area	375.58m ² /40.43sq

Woollahra 42



Ground Floor



First Floor

Ground Floor Area 176.86m²

First Floor Area 164.05m²

Porch 4.38m²

Garage 33.17m²

Alfresco 13.85m²

Total Width 14.90m

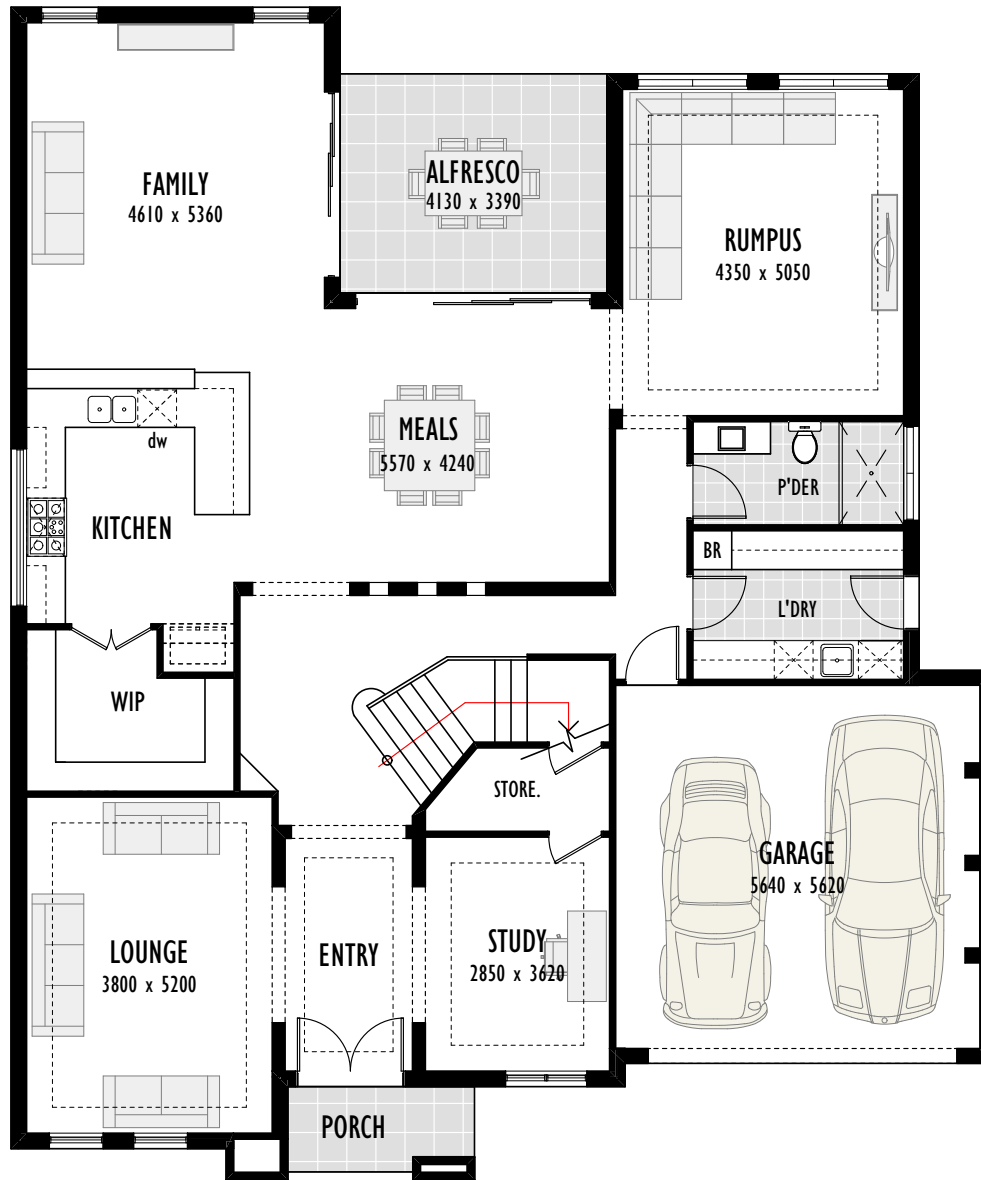
Total Depth 17.71m

Total Area 392.30m²/42.23sq

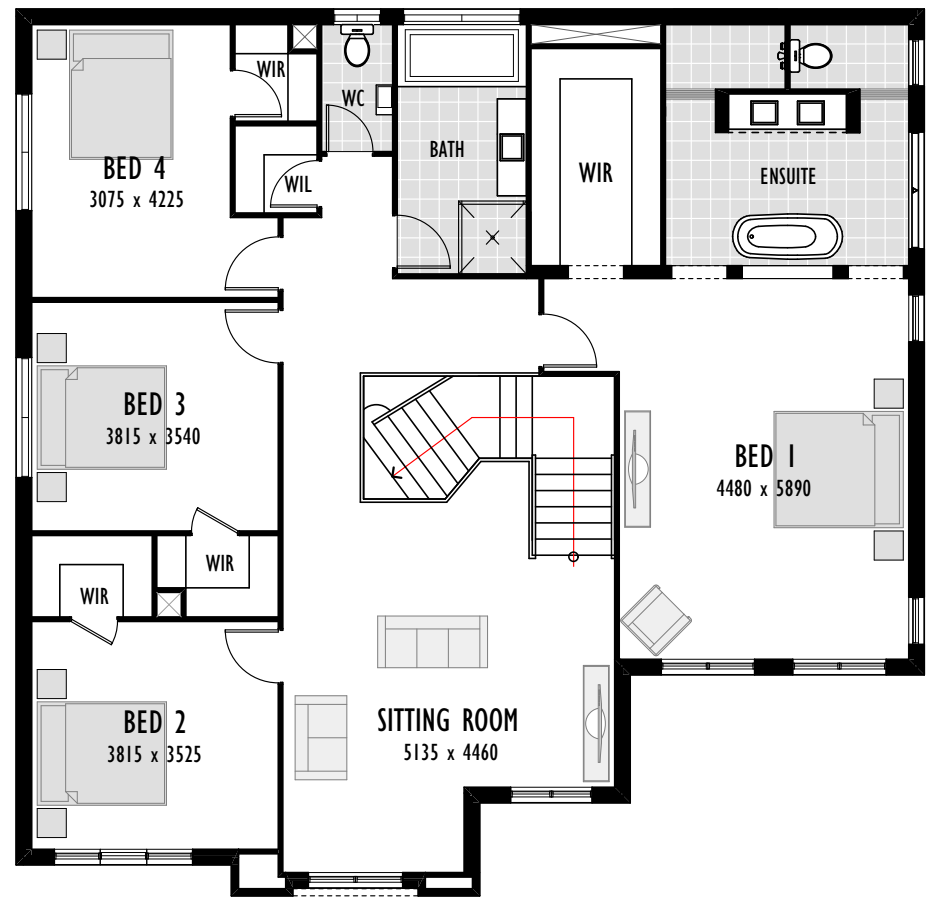
Woollahra 44



On Display
**HOMEWORLD
BOX HILL**



Ground Floor



First Floor

Ground Floor Area 186.42m²

First Floor Area 172.02m²

Porch 4.38m²

Garage 33.84m²

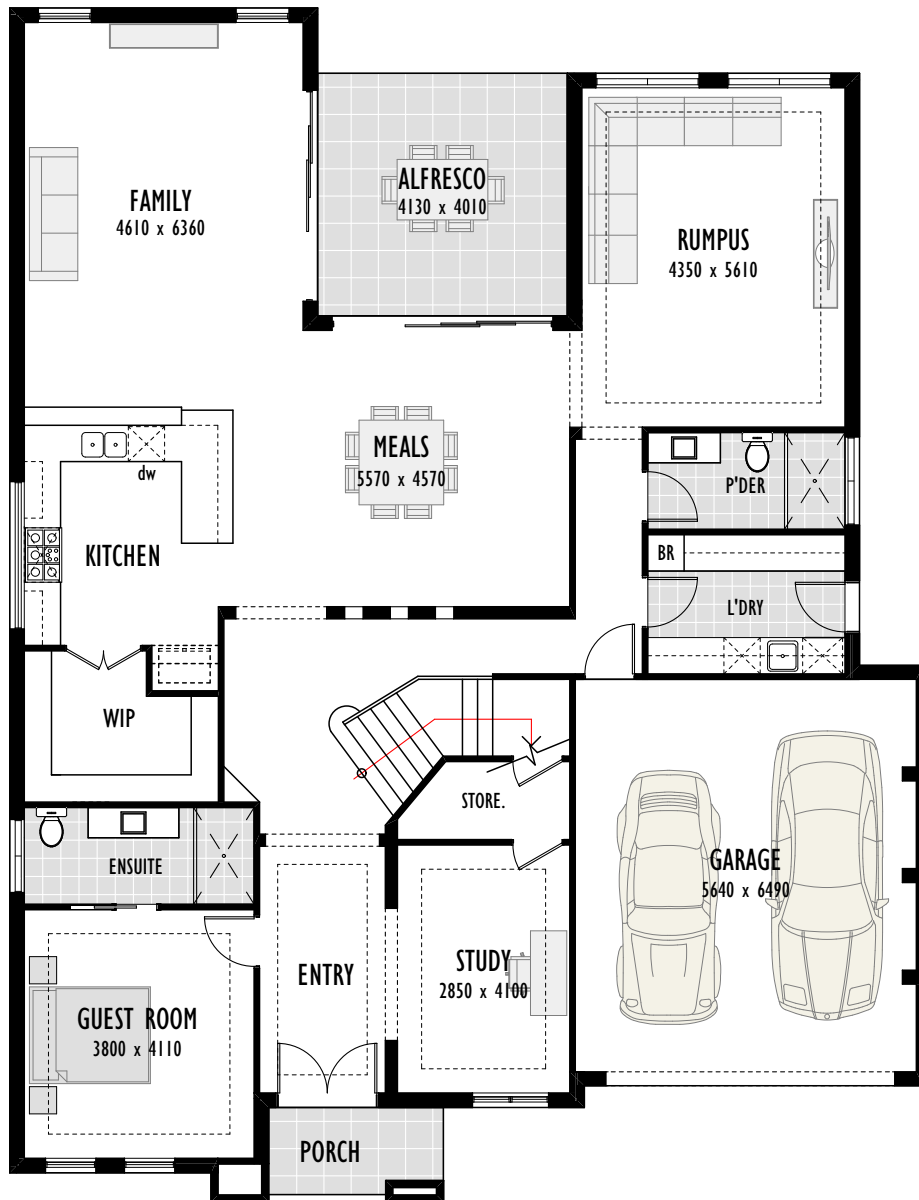
Alfresco 14.00m²

Total Width 15.10m

Total Depth 18.14m

Total Area 410.66m²/44.20sq

Woollahra 48



Ground Floor



First Floor

Ground Floor Area 200.77m²

First Floor Area 172.02m²

Porch 4.73m²

Garage 33.85m²

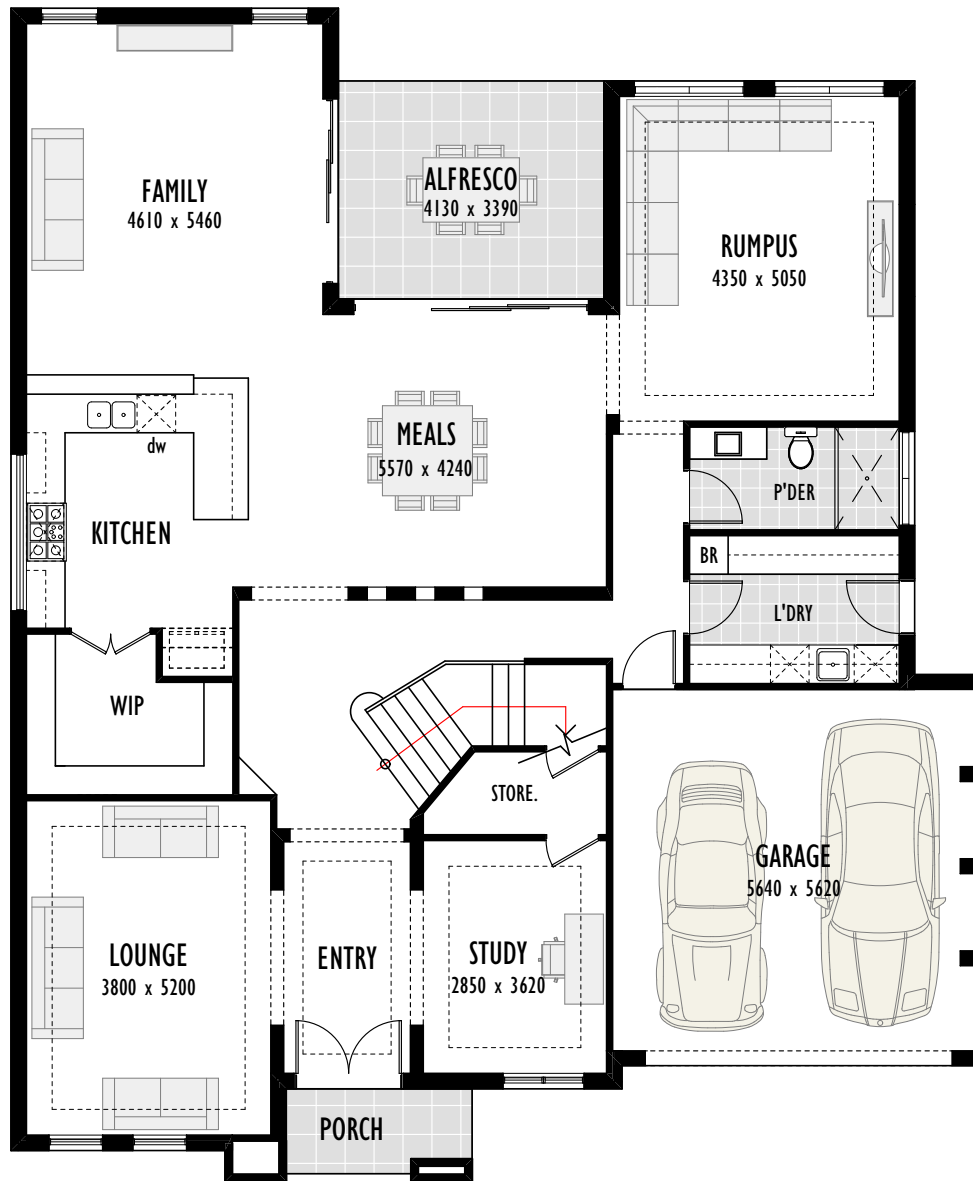
Alfresco 16.56m²

Total Width 15.10m

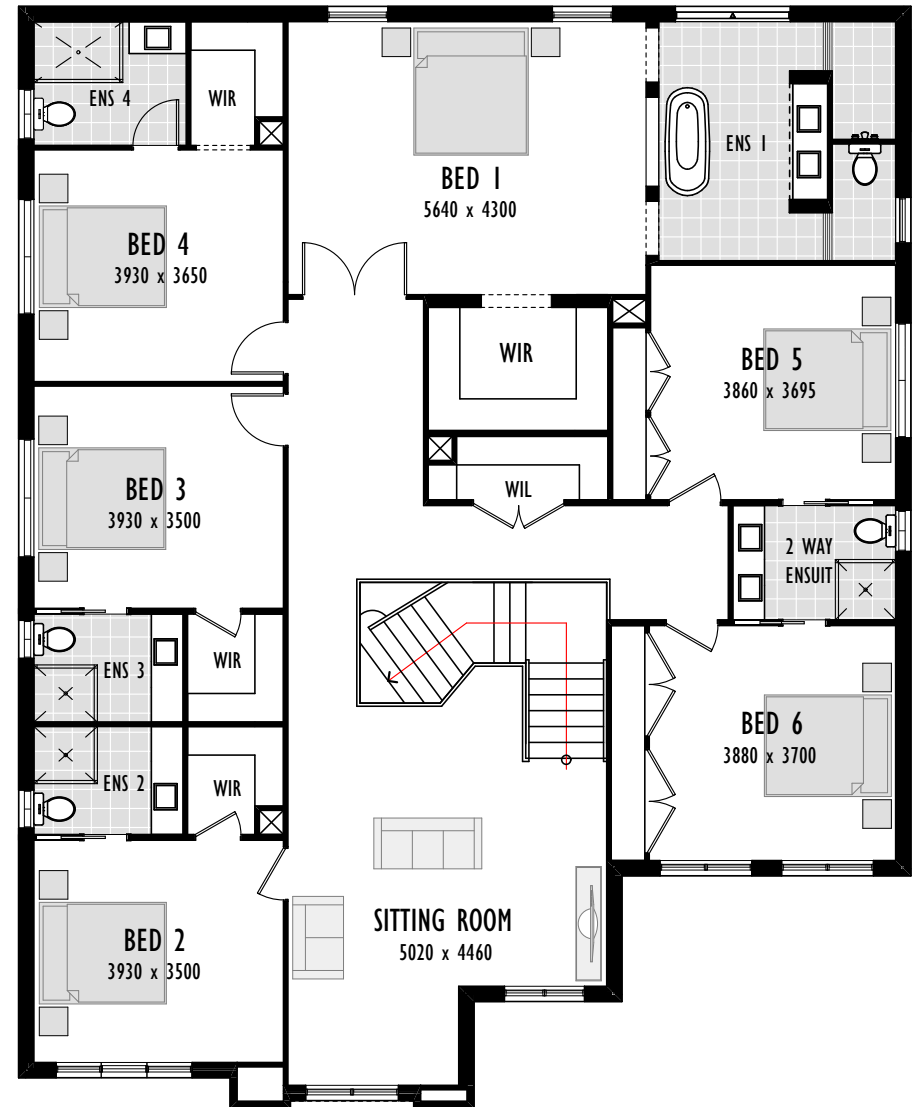
Total Depth 19.74m

Total Area 442.85m²/47.67sq

Woollahra 50



Ground Floor

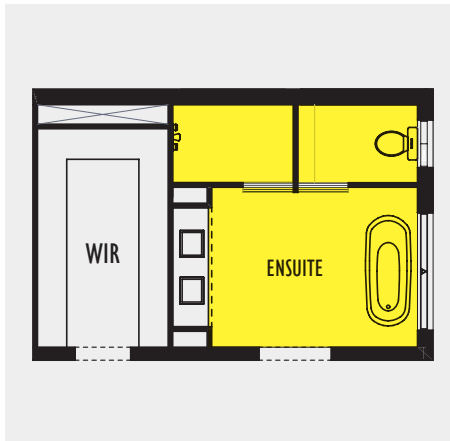


First Floor

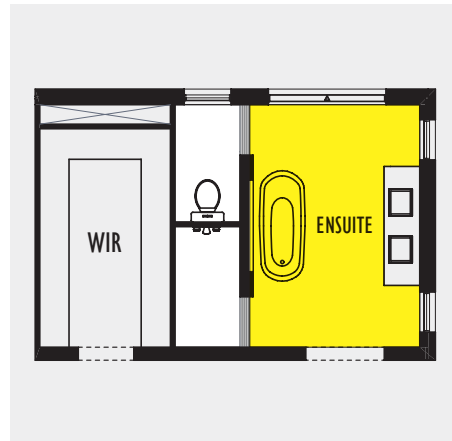
Ground Floor Area	186.93m ²	Porch	4.38m ²	Total Width	15.10m
First Floor Area	221.37m ²	Garage	33.84m ²	Total Depth	18.24m
		Alfresco	14.00m ²	Total Area	460.52m ² /49.57sq

Floor Plan Options

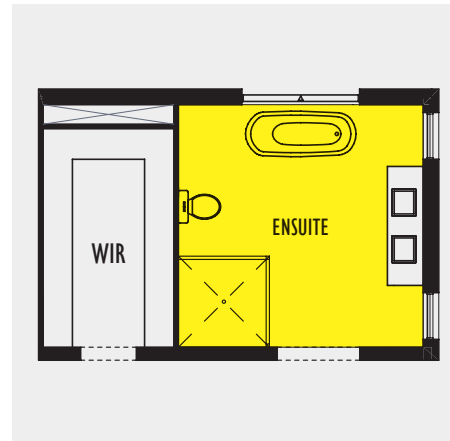
Ensuite Options



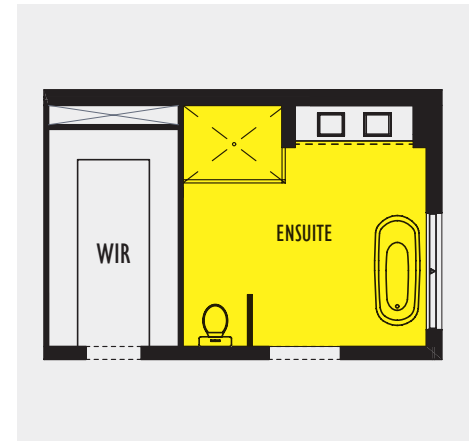
Option 1



Option 2

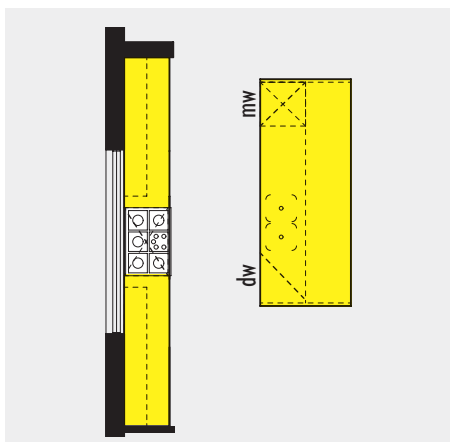


Option 3



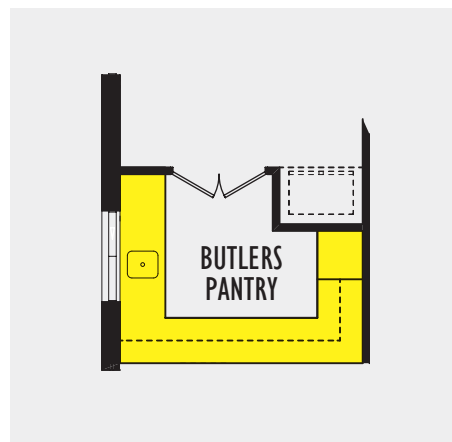
Option 4

Kitchen Option



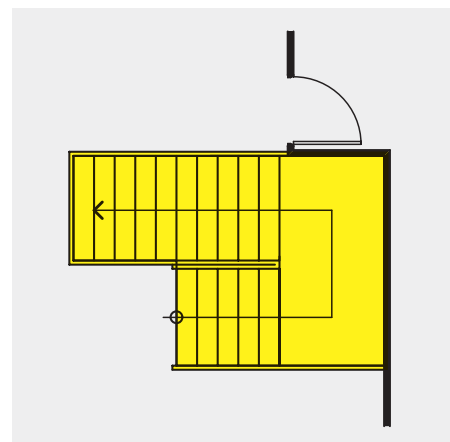
Island Benchtop

Butler's Pantry

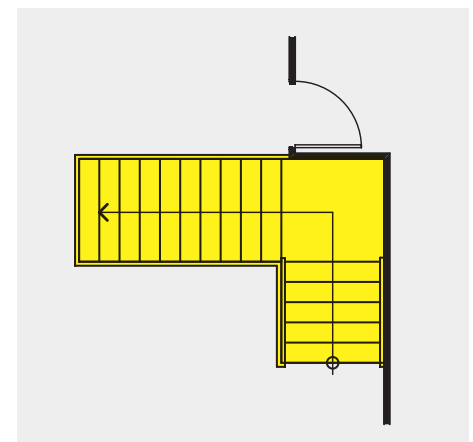


Butler's Pantry

Staircase Options



U-Shape



L-Shape

Outdoor Living Options



Rectangular Alfresco



Open Alfresco



Grand Alfresco

Choose your façade



Classic Façade (Face Brick)



Classic Façade (Render) as display



Chateau Façade



Coastal Façade



Concourse Façade



Grove Façade



Impression Façade



Seville Façade



Majestic Façade



Plantation Façade



Sienna Façade (Face Brick)



Sienna Façade (Render)

Platinum Inclusions

External Features

- **Slab:** Concrete Biax Pod Slab
- **Walls:** Face Brickwork from Austral or PGH Platinum Selection
- **Mortar:** Off-white
- **Frame – Truss:** Termite Resistant Treated
- **Render:** Render/Paint finish to Front Porch Feature
- **Porch:** Tiled (600 x 600) Concrete Slab
- **Roof:** Bristle Terracotta Roof Tiles with A-line Ridge
- **Windows & Doors:** Aluminium Windows and Doors including security key locks
- **Fascia & Gutter:** Maintenance free metal Fascia and Gutter
- **Garden Taps:** 1 to front, 1 to rear
- **Garage:** Colorbond Panelift Door

Kitchen Features

- **Cupboards:** Polyurethane Elegance Cupboards with Soft Close Doors and Drawers
- **Benchtop:** 60mm Caesarstone to Benchtop
- **Raised Served:** 60mm Caesarstone to Served Top
- **Side Dropdown:** 60mm Caesarstone Dropdown (Waterfall)
- **Handles:** Handles from selected range
- **Sink:** Undermount Stainless Steel Double Bowl
- **Tapware:** Flick Mixer Lever action
- **Accessories:** Pull out Shelf and Carousel
- **Dishwasher:** Fisher & Paykel (Double Drawer) Stainless Steel
- **Freestanding Cooker:** Fisher & Paykel (5 Burners) 900mm Stainless Steel
- **Rangehood:** Fisher & Paykel, 900mm Stainless Steel Canopy (ducted)
- **Pantry:** Four (4) Melamine Shelves

Internal Features

- **Cornice:** 75mm Stepped Cornice in Trio Profile (excludes Garage)
- **Bulkheads:** To Entry, Lounge, Study and Rumpus Room
- **Drop Ceiling:** To Kitchen
- **Walls – Ceiling:** Plasterboard Walls and Ceilings
- **Ceiling Height:** 2.7m (9') to Ground Floor, 2.4m (8') to First Floor
- **Robe Bed 1:** Polyurethane Fit out with Elegance Drawers
- **Robes:** 4 Melamine and 4 Drawer Tower with Shelf and Rail
- **Linen:** Four (4) Shelves
- **Skirting Boards:** 150mm half Splay Profile to Skirting Boards (painted finish)
- **Architraves:** 67mm half Splay Architraves (paint finish)

Staircase

- **Timber Treads:** Stained
- **Risers:** Painted
- **Timber Handrail:** Stained
- **Timber Balusters:** Painted

Doors

- **Front Doors:** Double Infinity 8G with clear glazing 2.34m high
- **Laundry:** Hinged Aluminium Frame with clear glazing
- **Internal:** Hampton Range (Ham 4) Hinged Doors (painted) 2.34m high to Ground Floor. 2.04m high to First Floor.
- **Robe:** Hampton Range (Ham 4) Hinged Doors (painted)
- **Pantry Doors:** Hume with Translucent Glazing 2.34m high
- **Door Stops:** To Internal Doors

Door Furniture

- **Front Entry:** Gainsborough Tri-lock Omni Allure including Dummy set to Second Entry Door
- **Laundry:** Gainsborough Ambassador Entrance Lever set
- **Internal:** Gainsborough Lianna Lever

Bathroom-Ensuite-Powder Features

- **Cupboards:** Polyurethane Elegance Wall hung Vanity Units
- **Benchtop:** 20mm Caesarstone to Vanity Tops
- **Vanity Basin:** Undermount Ceramic to Ensuite and Bathroom, Ceramic Powder room
- **Tapware:** Chrome Single Lever Mixers with Square Shower Rose, Floor standing Mixer to Ensuite Bath
- **Mirror:** Polyurethane edge Mirrors
- **Handles:** Metal Handles
- **Bath:** Decina Carina Acrylic Bath with Tiled Hob
- **Freestanding Bath:** Decina Piccolo to Ensuite
- **Shower Screens:** Frameless Shower Screens (clear toughened glass)
- **Shower Niches:** Tiled to Ensuite, Bathroom and Powder Room
- **Accessories:** Chrome Double Towel Rails, Rings Toilet Roll Holders and Soap Holders
- **WC:** Dual Flush Back to Wall Toilet Suite, Vitreous China Cistern, Soft close seat
- **Floor Wastes:** Channel Grate to Ensuite, Smart Tile Floor Wastes to Wet Rooms

Laundry Features

- **Cupboards:** Polyurethane Elegance Bench and Overhead Cupboards with Hanging Rail
- **Benchtop:** 20mm Caesarstone
- **Broom Cupboard:** Polyurethane (4 Shelves)
- **Tub:** 45 litre Stainless Steel drop-in Tub
- **Tapware:** Chrome Tapware to Laundry Tub and Washing Machine Cocks

Floor And Wall Tiles

- **Splashback:** Tiled or Glass Splashback to Kitchen
- **Ceramic Floor Tiles:** Ensuite, Bathroom, Powder Room, Laundry, WC and Shower
- **Ceramic Wall Tiles:** Full height to Ensuite, Bathroom, Powder Room, WC and Laundry
- **Shower Recess:** Full height
- **Alfresco:** Tiled (600 x 600) Concrete Slab
- **Front Porch:** Tiled (600 x 600) Concrete Slab
- **Tile Selection:** Green Range – Builder's Select range

Hot Water System

- **Rheem:** Rheem Instantaneous 26 litre (per minute) 6 star Gas Hot Water System

Paint

- **Internal Walls:** Taubman's ENDURE quality washable Paint, 3 coat system (one Colour)
- **Internal Woodwork:** Gloss Paintwork (one colour)
- **Exterior:** Acrylic Paintwork (2 colours)
- **Internal Ceilings:** One colour

Floor Coverings

- **Tiles:** Matt Porcelain (600 x 600) up to 3mm Joint, Or
- **Timber:** Select Grade 80mm With Modified Oil Finish. (Choice of 4 Timbers) to Ground Floor Living
- **Carpet:** Godfrey Hirst Inspirational Dove (Choice of Colours) to Lounge, Study, First Floor

Air Conditioner

- Actron Fully Ducted 20kW (CRA200T) with 4 Zones and 3-Phase Power

Electrical Features

- Sunshine 3-in-1 Fan Light Heat Lamp to Ensuite, Bathroom and Powder Room
- Fifty (50) LED Ceiling Downlights
- Forty (40) Bayonet Light Points
- Thirty (30) Double Power Points
- Seven (7) Single Power Points
- One (1) Two-way Switch
- Four (4) Telephone Points (including pre-wiring)
- Four (4) Television Points
- Two (2) Smoke Detectors
- Earth Leakage Safety Switches
- Circuit Breakers to Metre Box

Fees and Services

- Preparation Of Plans and Specifications
- Building Approval
- Construction Insurance Premium
- Home Owners Warranty Insurance
- Engineer Designs and Certificate
- House Peg Out Survey
- Water Board Approval
- Basix Certificate
- Construction Certificate

Peace Of Mind

- Six (6) Month Maintenance Period
- 180 Day Firm Tender Period
- Thirty (30) Year Structural Guarantee
- HIA Residential Building contract
- Colour Consultation
- Friendly and Professional Service



Good JOB!



GREAT SERVICE



FAST APPROVAL TIME



DESIGN FLEXIBILITY



VALUE FOR MONEY



HIGH QUALITY STANDARD



EXPERIENCE

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