

**Home Price:**  
**\$1,219,000**



# Angaston 25      The Gables

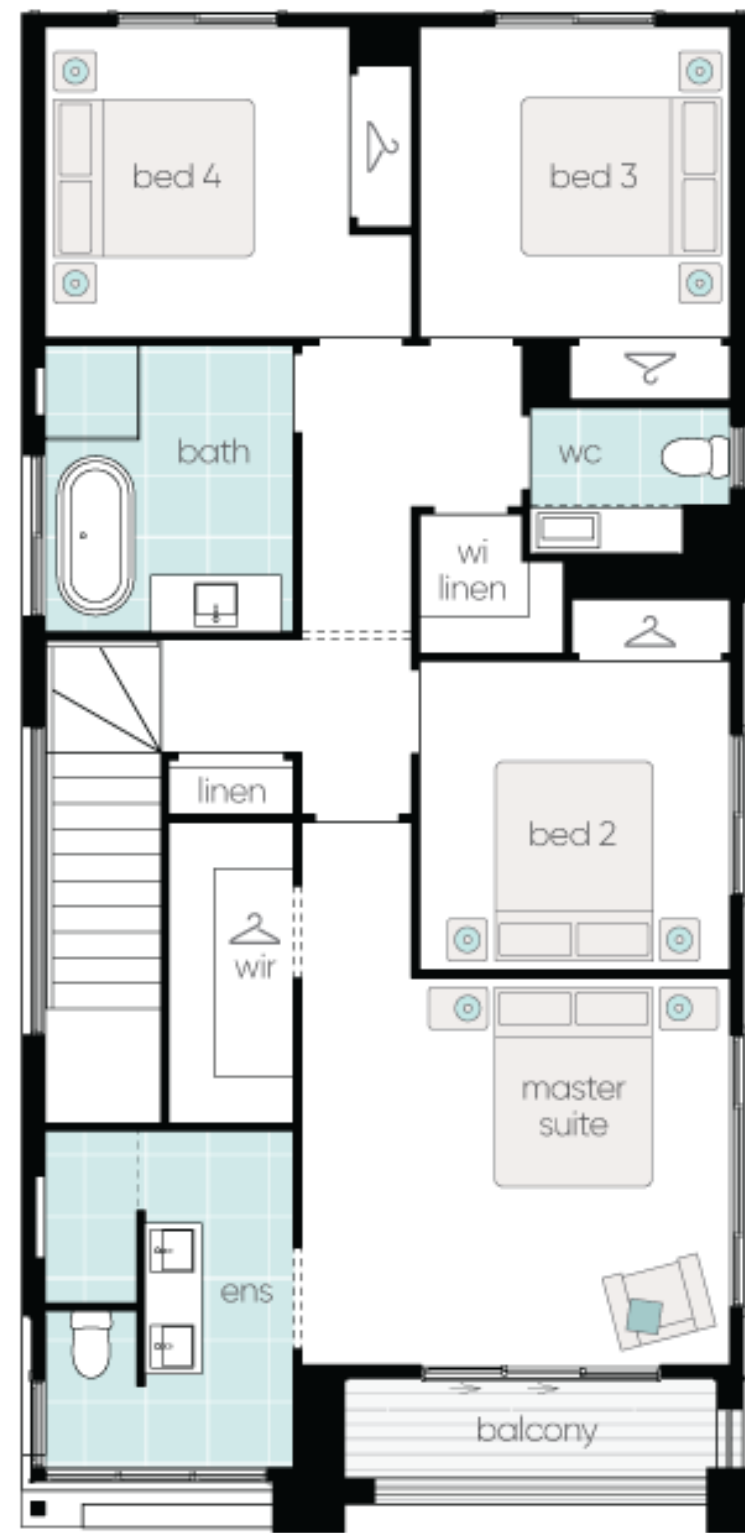
Settlement: September 2024

Lot: 4105

4  2.5  2 

Land: 250m<sup>2</sup>

House: 226.56m<sup>2</sup>



first floor



ground floor

# DESIGNER INCLUSIONS

## Designer Inclusions

kitchen	
<b>Cooktop</b>	Fisher and Paykel 900mm stainless steel gas cooktop
<b>Oven</b>	Fisher and Paykel 900mm stainless steel multifunction oven
<b>Rangehood</b>	Fisher and Paykel 900mm concealed rangehood, vented to external
<b>Dishwasher</b>	Integrated Fisher and Paykel Dishwasher
<b>Microwave</b>	Fisher and Paykel stainless steel microwave with trim kit
<b>Fridge</b>	569L Fisher and Paykel ActiveSmart French Door Fridge
<b>Benchtops</b>	40mm Smartstone benchtops with pencil round edge and waterfall ends where nominated on plan
<b>Splashback</b>	Ceramic tiled splashback
<b>Cabinetry</b>	Polyurethane cupboard doors and drawer fronts with soft close draws and cupboards
<b>Water Point</b>	Tap to rear of refrigerator space
<b>Water Filter</b>	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
<b>Pantry</b>	As nominated on plan with 4 shelf in Melamine
<b>Bin</b>	Slide-out bin enclosure
<b>Kitchen Sink</b>	Posh Solus Mk3 Double bowl stainless steel undermount sink
<b>Butler's Pantry Sink</b>	Overmount Clark Cellini Single Bowl Round Sink (where applicable; refer to plan)
<b>Tapware</b>	Posh Solus Gooseneck sink mixer in chrome finish
ensuite / bathroom / powder room	
<b>Free-Standing Bath</b>	Stylus Origin White free-standing bath with chrome waste and rubber plug as indicated on plan
<b>Cabinetry</b>	Fully laminated vanity units
<b>Benchtops</b>	20mm Smartstone benchtops with pencil round edge
<b>Vanity Basins</b>	Posh Domaine Inset vanity basin with chrome waste in ensuite and bath Manooga Monaco Basin in Powder room
<b>Mirror</b>	Polished edge mirror
<b>Handles</b>	Hettich handles
<b>Shower Screens</b>	2,000mm high semi-framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
<b>Accessories</b>	Posh Solus Mk2 Towel rails
<b>Tapware</b>	Posh Solus Mk2 chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
<b>Toilet</b>	Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite
<b>Exhaust Fans</b>	Exhaust Fan in ensuite, bathroom and powder room
<b>Floor waste</b>	Chrome floor wastes throughout
<b>Tiling</b>	Full Height Tiling to bathroom and ensuite, excludes powder room

# Designer Inclusions

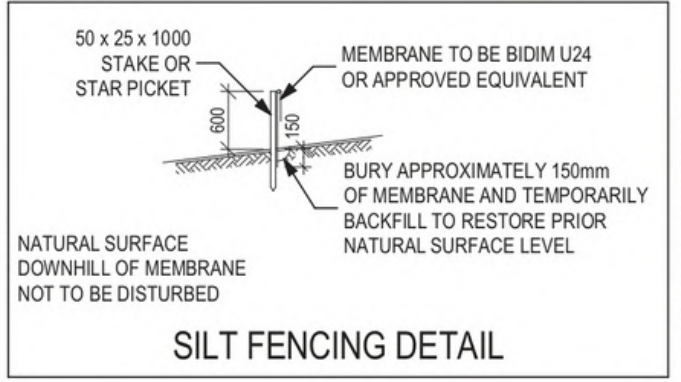
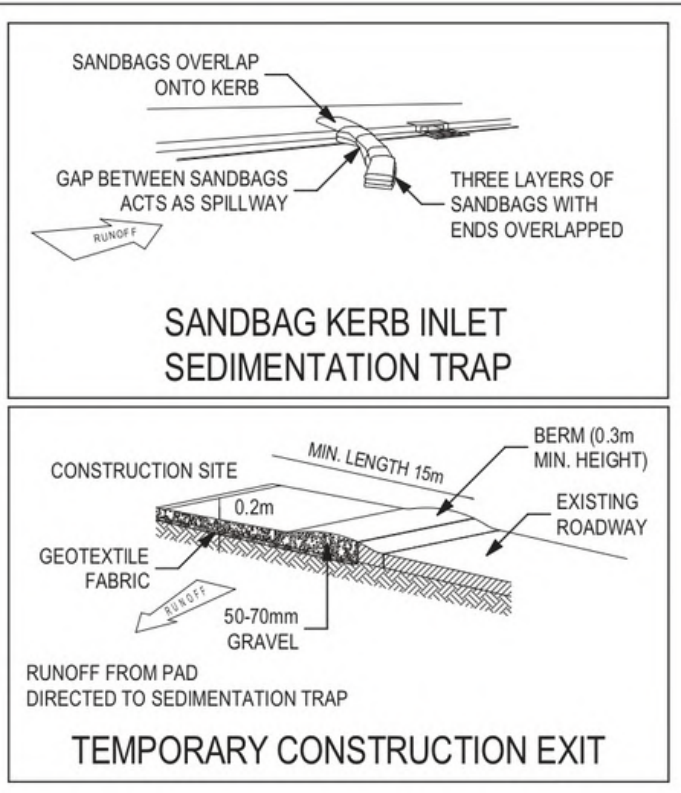
doors	
Front Door	Hume XN5 Newington clear glazed in a paint finish
Internal	Flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified
door furniture	
Front Door	Gainsborough Freestyle Trilock Smart Lock in Brushed Satin Chrome
Internal	Gainsborough Amelia G4 Leverset (Privacy sets to bathrooms, WC and master bedroom)
flooring	
Ceramic Tiles	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen and butlers pantry, pantry, hallway & linen) (design specific)
Carpet	Feltex Category 4 carpet to remainder of home with 10mm underlay
laundry	
Laundry Tub	Laminate cabinetry as outlined by plan with 20mm pencil edge stone benchtop with 45L drop-in tub
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Posh Bristol Mk2 Sink Mixer
Splashback	Tiled splashback to laundry tub
internal	
Cornice	90mm Cove cornice throughout, square set to bathroom and ensuite.
Gas Package	Gas cooktop, HWS and heating point
Robes	WIR to main where nominated and framed mirror sliding doors to bedroom robes Melamine Shelving with draws and hanging rail provided
Skirting	Half splayed HMR Skirting and architraves
foundation / frame	
Slab	Concrete slab structurally designed by qualified engineers
Ceiling	As per plan
Frame	Truecore Steel Frame
electrical	
Air- Conditioning	Reverse Cycle Ducted A/C System
Lighting	Downlights throughout as outline by electrical plan. 2 x Downlights to underside of overhead kitchen cupboards
Alarm	Alarm system with PIR sensors, 1 LCD keypad, control panel & internal/external siren
Power Points	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
USB Power Points	Throughout as detailed on electrical plan
Phone	Throughout as detailed on electrical plan
Television Point	Throughout as detailed on electrical plan

*start living*

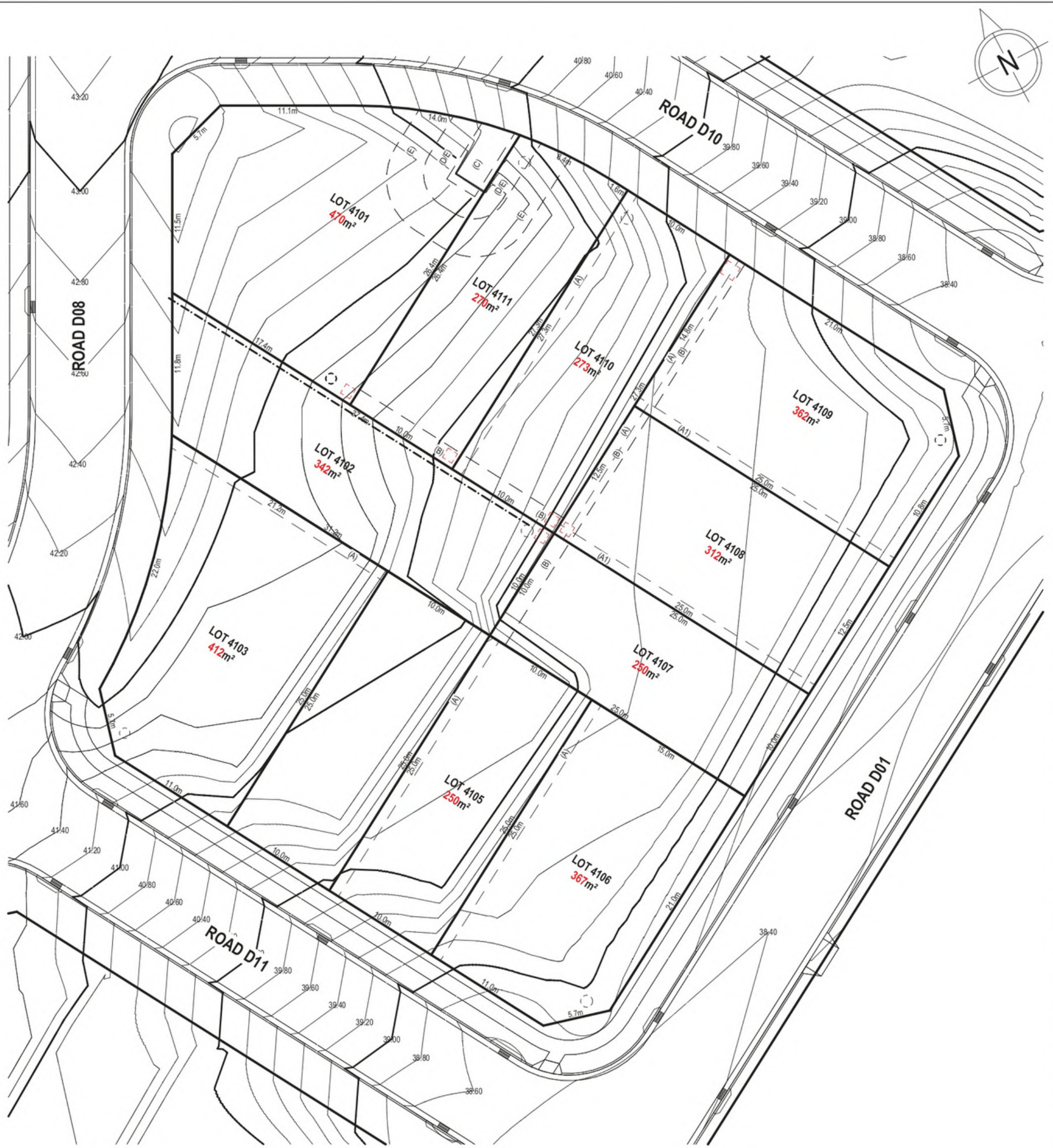
# Designer Inclusions

hot water system	
Hot Water System	Rheem Metro 26 instantaneous gas hot water unit
paint	
Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system
external	
Walls	Face brickwork with Austral Bricks where indicated on plan
Render	Cement Render finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Window Furnishings	Blockout Roller blinds to all windows and glass sliding doors, excludes wet areas and hinged doors.
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	Colorbond roof
Fascia, Gutter and Downpipes	Colorbond fascia and guttering, 90mm Round PVC downpipes as indicated by plan
Sarking	Sarking to roof and external walls
Garage Door	Sectional Colorbond garage door, with two handsets and wall mounted
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear as indicated by landscaping plan Letterbox Garden to Front Yard
Driveway	Concrete driveway
Fencing	Timber Lapped and Capped Fencing
Clotheslines	Austral AddALine Clothesline
Gas Connection	Gas point to alfresco

*start living*



- (A) - EASEMENT FOR REPAIRS 0.9 WIDE
- (A1) - EASEMENT FOR REPAIRS 0.9 WIDE
- (B) - EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) - EASEMENT FOR PAD MOUNT SUBSTATION 2.75 WIDE
- (C1) - COVENANT R288397
- (C2) - COVENANT S13628
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - RESTRICTION ON THE USE OF LAND



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DRAWING	DRAWN	
13 LOT 138 & 141 RET LOCATION UPDATED	AVA	2022.05.03
14 CIVIL WORKS NOTED AS PER COUNCIL	AVA	2022.07.18
15 RETAINING WALLS UPDATED	AVA	2022.09.12
16 FIRE RATED WALLS REQUIREMENTS	AVA	2022.11.08
17 LOT 4101 / 4111 / 4110 - UPDATED LANDSCAPE	AVA	2022.11.25

CLIENT: <b>COMPLETE BY MCDONALD JONES</b>			LOT No.: <b>1</b>
ADDRESS: <b>THE GABLES, PRECINCT D STAGE 1</b>			DP No.: <b>NYR</b>
SUBURB: <b>BOX HILL</b>	POSTCODE: <b>2765</b>	COUNCIL: <b>THE HILLS SHIRE</b>	SECTION No.: <b>N/A</b>

HOUSE DESIGN:	HOUSE CODE:
FACADE DESIGN:	FACADE CODE:
SHEET TITLE: <b>SITE PLAN - LOT 141 - PARENT LOT</b>	SCALES: <b>1:400</b>
	SHEET No.: <b>1 / 15</b>

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**LOT 141**



