

*Naturally bayside. Your home for a new life.*

# HIGHETT COMMON





*Over 42% of Highett  
Common is dedicated  
to public green space.*



Sandringham Yacht Club  
4.5km

Sandringham Beach  
4.4km

Brighton Beach  
6.9km

Woolworths  
80m

Highett Station  
120m

Highett Road Shopping  
120m

Sandringham

Hampton

Brighton

Elwood

Hampton East

Caulfield South

Highett

Moorabbin

MIDDLETON ST

GRAHAM ROAD

BAY ROAD

NEPEAN HIGHWAY

HIGHETT  
COMMON

*Highett Common Masterplan*

H  
C



*Redefining  
the future of  
Highett.*

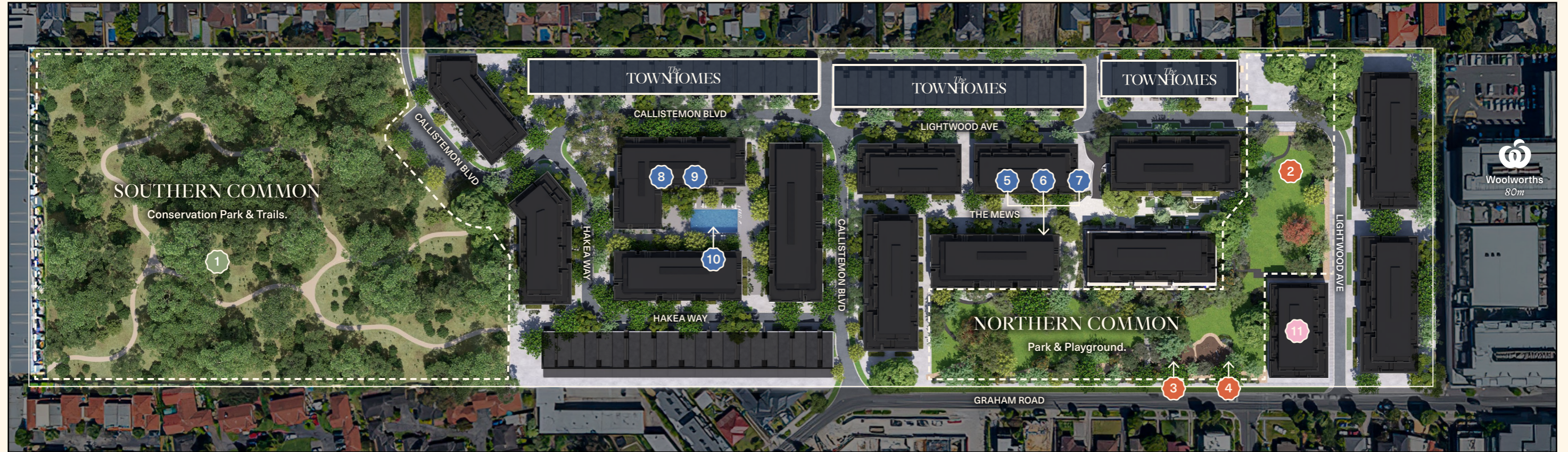


The Townhomes exterior

Artist impression

# Masterplan.

New nature, new parks, new community, new life.



## SOUTHERN COMMON

Conservation Park & Trails.

- 1 Conservation Area**  
A green haven of local flora and fauna protected for bayside residents to enjoy.

### Public Amenity.

- 11 Highett Library**  
A new library for Highett includes spaces for work and study, workshops and community meetings.

## NORTHERN COMMON

Park & Playground.

- 2 Open Lawn**  
A pillowy green space to inspire lazing under the sun and impromptu chats with the neighbours.

- 3 Playground**  
Nature-based play equipment and spaces for explorers and adventurers of all ages.

- 4 Barbecue Area**  
Perfectly positioned beside the playground for celebrations, gatherings or a weekend sausage sizzle.

### Northern Residents' Private Amenity.

- 5 Indoor Pool**  
Keep fitness goals up over the cooler months with lap swimming and pool activities all year round.

- 6 Gym & Wellness Area**  
Spaces to inspire a healthy community with areas for meditation, yoga, group fitness and more.

- 7 Dining & Lounge**  
Private dining rooms and expansive lounge areas to host friends and family or social get-togethers with neighbours.

### Southern Residents' Private Amenity.

- 8 Cinema**  
Private residents' cinema room with bar facilities to enjoy the latest releases on the big screen.

- 9 Outdoor Pool**  
Enjoy morning laps, weekend dips and lounging on the sundeck.

- 10 Gym & Wellness Area**  
Modern equipment for cardio and strength training in a beautifully appointed gymnasium.



Park House as seen from Northern Common

Artist Impression



HIGHETT  
COMMON

*Public spaces*





*Southern Common –  
Conservation park and trails.*

Bringing nature back to Highbett's heart.

*The parkland of  
Highbett Common  
is equivalent  
to 2 MCGs.*



*Northern Common  
– Park and playground.*

The beauty of nature and the energy of community.





*Highbett library and  
community spaces.*

A new library for Highbett and the community.

HIGHETT  
COMMON

*Living at Highett Common*





*Modern living,  
at home amongst nature,  
community and convenience.*

New homes to suit every taste.



Park House as seen from Northern Common

Artist impression





Park House and playground

Artist Impression

*Private residents' amenity.*

Workouts, wellness or weekends by the pool.

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Indoor/Outdoor Pools

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Multiple Gyms

---

Wellness Hubs

---

Yoga and Meditation

---

Group Fitness

---

Residents Dining/Lounge

---

Cinema Room

---



Southern Resident Amenity – Wellness Lounge

Artist impression





Southern Resident Amenity – Outdoor Pool

Artist impression



Southern Resident Amenity – Wellness Lounge

Artist impression



Southern Resident Amenity - Gym & Wellness Area

Artist impression



Southern Resident Amenity - Cinema

Artist impression



Northern Resident Amenity – Dining & Lounge

Artist impression







Northern Resident Amenity – Gym & Wellness Area

Artist impression



Northern Resident Amenity - Indoor Pool

Artist Impression



## *Highbett Common – Green Commitment.*

Environmentally conscious living becomes a natural part of your day.

---

Net Zero (Capable)

---

OC Solar Panels for energy

---

Smart Car Charger Capacity (Provision)

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Certified Green Power Initiatives

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All electric (Removal of Gas)

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Recycled rainwater for landscaping

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Sustainably sourced timber/steel

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Townhomes with solar provision  
and rainwater tank provision

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Landscaping to over 50% of the site

---

Walkable site: Transportation, Highbett Shopping  
Centre and Woolworths Supermarket within  
easy walk

---



## *Highett Common* – *Connect.*

Uncomplicate your life and embrace your new community.

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Amenity reservations

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Resident social events

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Community hub and marketplace

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Lifestyle management

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Maintenance news

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Smart parcel lockers

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Owners corporation hub

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Private document storage

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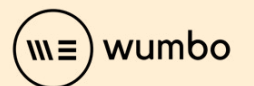
Local grocery and retail delivery

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Local business offers



wewumbo.io





Northern Common playground

Artist Impression



## *Homes for Homes.*

Social responsibility partner.

[homesforhomes.org.au](https://homesforhomes.org.au)

Sunkin are proud to help to fund affordable housing for vulnerable Australians by participating in Homes for Homes. Homes for Homes is an independent, not-for-profit organisation, established by Australia's largest and most successful social enterprise, The Big Issue.

With research forecasting a deficiency of over 1 million homes in Australia by 2036, time is vital to change the narrative.

Through Homes for Homes, registered properties donate a small, tax deductible sum of 0.1% of their property's sale price to Homes for Homes when they sell. Donations are pooled with other contributions in your state or territory, and then go towards creating new social and affordable housing in required locations\*.

\*Homes for Homes contributions are for external housing solutions throughout Australia and not within Highett Common.

HIGHETT  
COMMON

*Highbett and surrounds*





*Become a Highbett local.*

The best of Bayside.



Sandringham Beach



Sandy Links Golf Course



Abbiocco

The Flour House

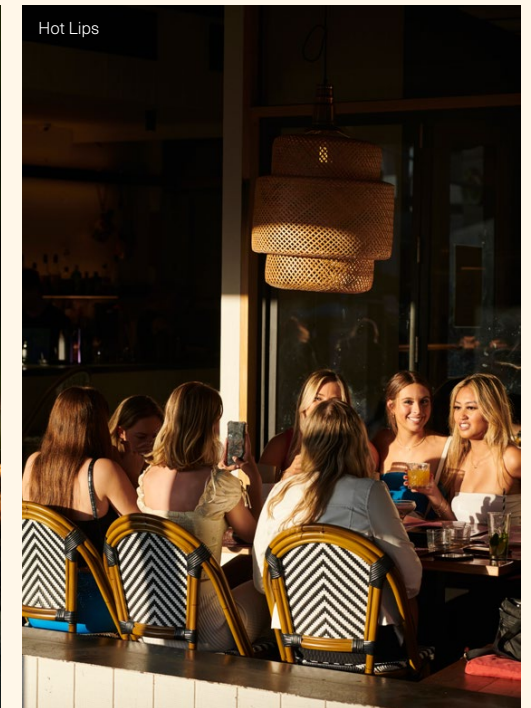


Cerberus Beach House



View from Beach Park - Sandringham



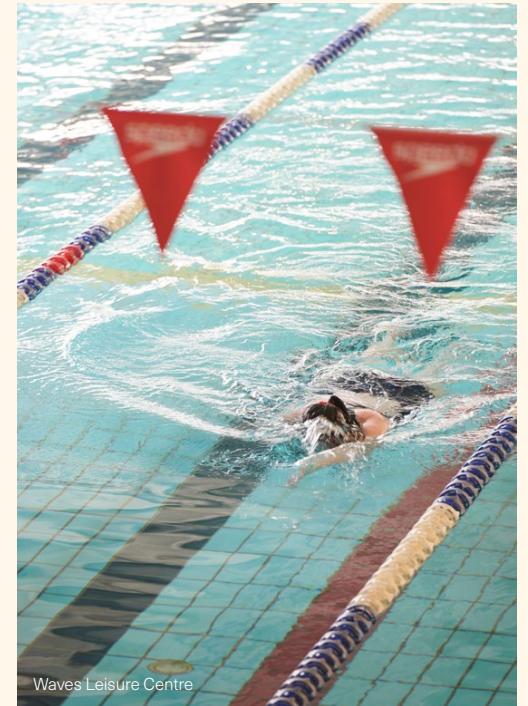




Museum of Play & Art (MoPA)



Hawker Typhoon



Waves Leisure Centre



Sandringham Harbour



Sandringham Beach



Phillippa's



Church Street, Brighton



Chilpa



*Convenience and  
choice, without  
compromise.*



## Neighbourhood Map



### Dining

01. Abbiocco
02. Table Birds
03. The Diplomat Cafe
04. Hawker Typhoon
05. Hot Lips Hacienda
06. Bad Shepherd
07. Stomping Ground
08. Cerberus Beach House
09. The Odd Room
10. The Hellenic House Project
11. Chilpa



### Education

12. Moorabbin Primary School
13. Sandringham Primary School Village
14. Sandringham College 7 - 9 Campus
15. Sandringham College 10 - 12 Campus
16. Firbank Grammar School
17. Cheltenham Secondary College
18. Brighton Grammar School
19. St Leonard's College
20. Haileybury Brighton Campus
21. Beaumaris Secondary College
22. Mentone Girls Grammar



### Healthcare

23. Sandringham Hospital
24. Chesterville Day Hospital
25. Holmesglen Private Hospital
26. Highett Medical & Dental Centre



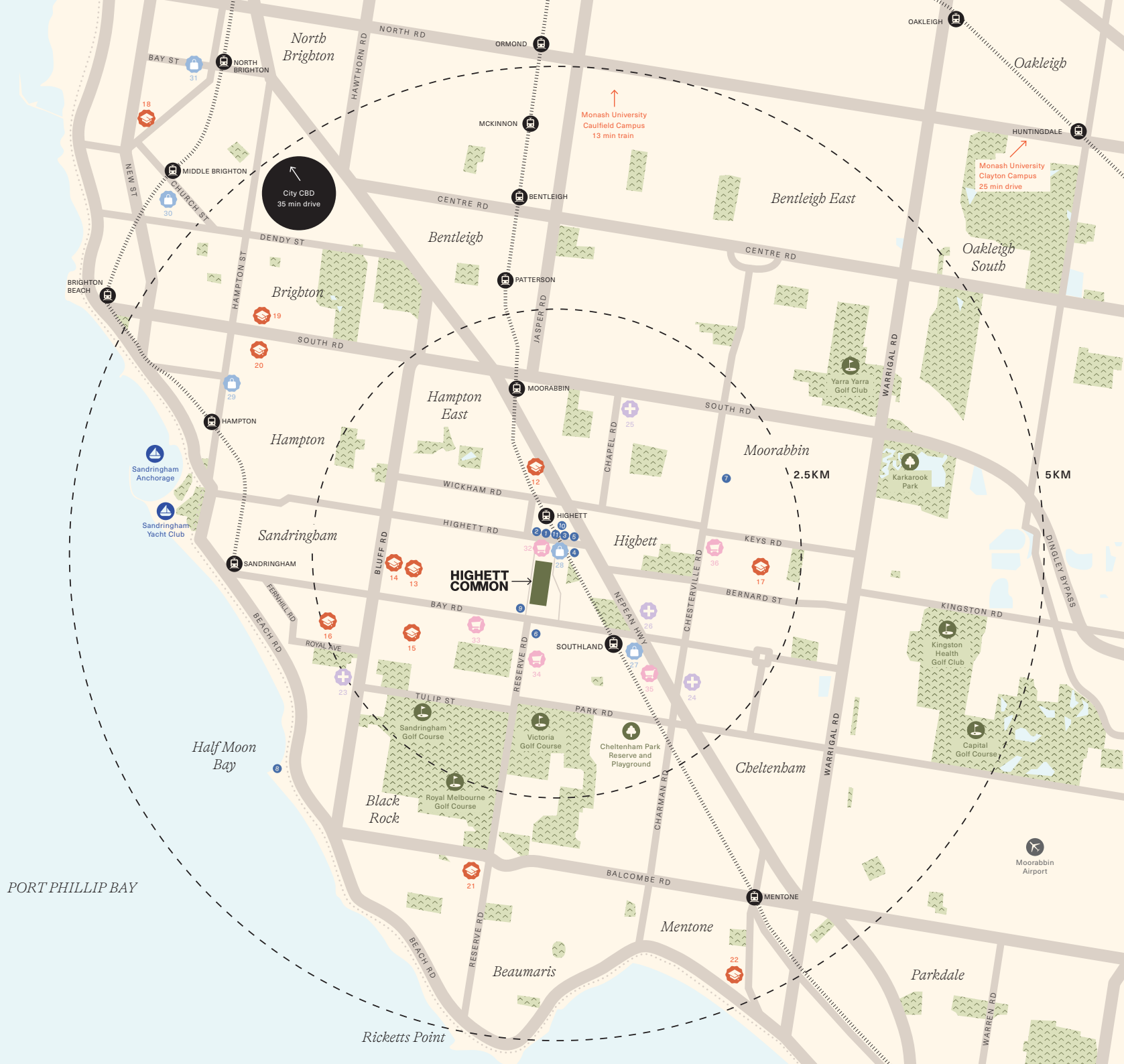
### Shopping & Retail

27. Southland Shopping Centre & Train Station
28. Highett Road Shopping Precinct
29. Hampton Street Shopping Precinct
30. Church St, Brighton
31. Bay Street, Brighton



### Groceries

32. Woolworths Highett
33. ALDI
34. Cheltenham Organic Store
35. Coles
36. Moorabbin Market



NORTH

HIGHETT  
COMMON

*Project team*





448 Brighton



## SUNKIN

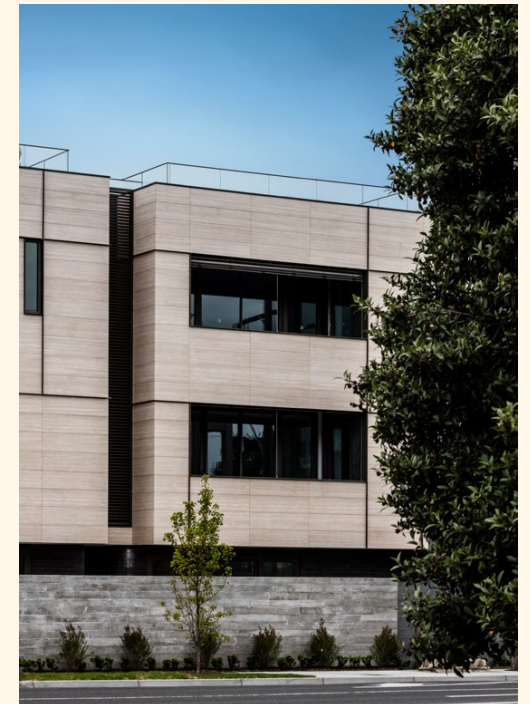
### Sunkin Property Group

[sunkin.com.au](http://sunkin.com.au)

Melbourne based, Sunkin Property Group maintains a focus on design integrity, efficiency and innovation to deliver enduring and highly considered places and communities for life. Our world-class developments integrate seamlessly into the urban fabric to re-establish connections and add value to the existing landscape. We combine engaging architectural sensibilities, future focused sustainability, and responsive amenities to achieve holistic spaces that balance ambitions for today and tomorrow. Winners of UDIA Victoria Medium Density project of the year 2021 at 448 Brighton. Sunkin continues to establish their reputation in Victoria with landmark

trophy properties, including Novotel Glen Waverly, Century City Walk Glen Waverly, and 509 St Kilda Road Melbourne, which all add to a showcase of Sunkin's absolute commitment to quality property development outcomes across Victoria. Sunkin is well funded and will continue to grow above it's current \$600m+ capitalisation.

For Highbury Common, Sunkin have brought together a collaborative selection of Australian design teams including Clarke Hopkins Clarke, Tract Landscaping, Stantec Environmental Engineers, WSP Engineers, Webber Structural and Gallagher Jeffs as Project Managers.



ClarkeHopkinsClarke  
*Architects*

[chc.com.au](http://chc.com.au)

ClarkeHopkinsClarke Architects is an interdisciplinary design practice with studios in Melbourne and Sydney. With a mission to Impact Tomorrow through future focused design that makes positive impact at scale, ClarkeHopkinsClarke is certified carbon neutral and the only Australian architects certified Climate Active. As Australia's largest architectural BCorp, ClarkeHopkinsClarke is part of a global network of businesses balancing people, planet, profit and purpose.

ClarkeHopkinsClarke collaborate closely with clients and communities to deliver award-winning projects that are inclusive, accessible and embrace diverse uses and typologies. Using a unique Creating Vibrant Communities methodology, mixed use and multi-residential communities are masterplanned with design diversity to be socially, ecologically and commercially sustainable, whilst also featuring refined, liveable and environmentally conscious spaces for people to call home.

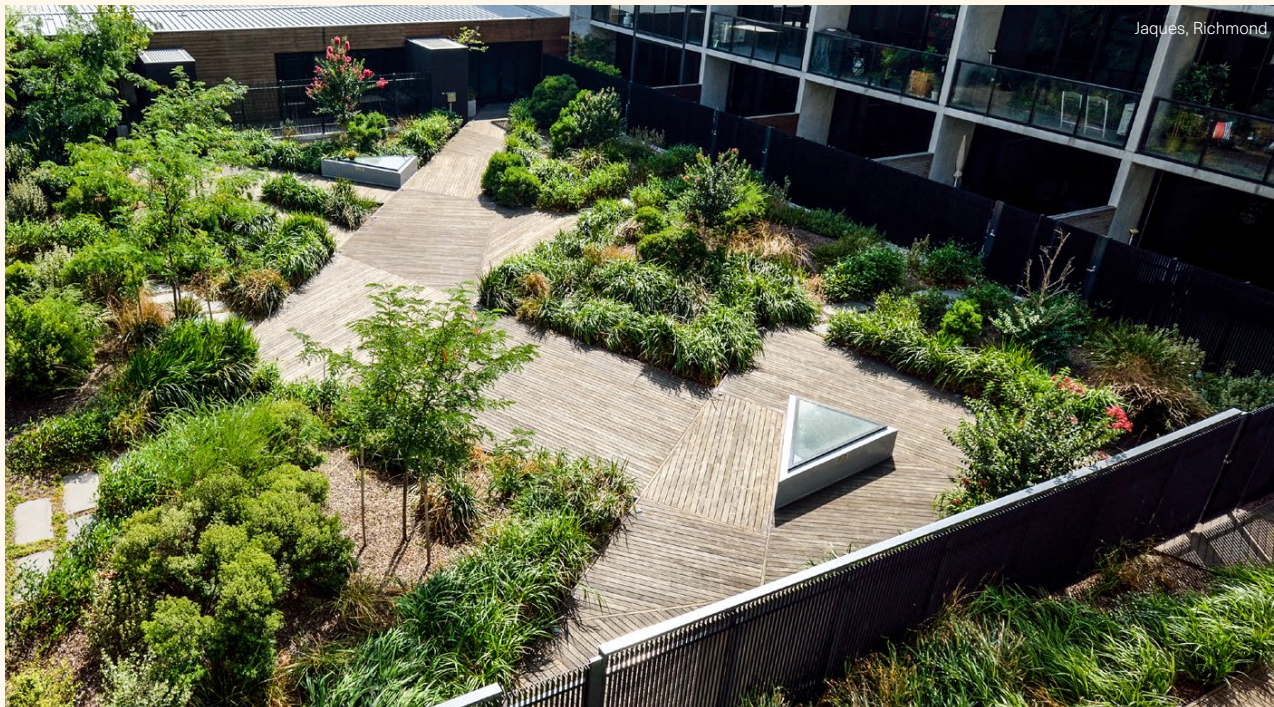


Tract

Tract  
*Landscape Architects*

[tract.com.au](http://tract.com.au)

Tract is a national planning and design practice specialising in town planning, urban design and landscape architecture. A truly interdisciplinary practice, Tract combines deep local knowledge with a wider perspective in responses to new challenges and projects across Australia. With 50 years of successful practice, Tract continues to evolve to deliver compelling solutions and creatively shape places for civic interaction, conduits for movement, places to live, work and visit, and habitats to grow. Tract's charter is to positively impact all environments and the communities they support, delivering sustainable and memorable solutions that leave a lasting legacy.



COCO REPUBLIC™

Coco Republic  
*Styling Partner*

[cocorepublic.com.au](http://cocorepublic.com.au)

The Coco Republic team curates award-winning design and décor for residential, commercial and hospitality projects across Australia and New Zealand. Known for their distinctive property styling and diverse service offering, the Coco Republic brand is synonymous with timeless style, superior craftsmanship and contemporary sophistication. A proud industry innovator, the design-led brand offers an outstanding ability to balance practical and aesthetic needs in curating homes, delivering truly tailored interior design solutions.





Park House and playground from Northern Common

Artist impression

HIGETT  
COMMON

*Urbis report - highlights*



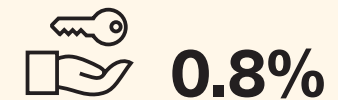


Sandringham Harbour

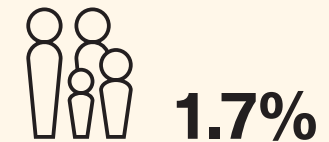
Source: Urbis Highett Market Outlook 2023

## *Highett market insights.*

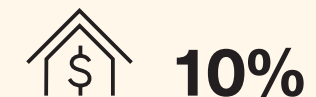
### Population & Demographics



Low Vacancy Rates - Highett recorded a record low vacancy rate of 0.8% in late 2022.



Population growth - Highett area is forecast to see population growth of 1.7% per annum between 2022 and 2032, with an additional 7,000 residents calling the area home.



Strong socioeconomic profile - Highett household incomes 10% above Greater Melbourne.

## Population & Demographics



# 60,000

Employment uplift - The South-eastern region is anticipated to see significant growth in job opportunities over the next nine years to 2031. Plan Melbourne indicates 60,000 additional jobs by 2031 in the region.



# 81%

Highbett's employment profile is largely comprised of white-collar workers at 81%, 10% points above the south eastern corridor.

## Median House Prices – Surrounding Suburbs



### Median House Prices 2023

Brighton	\$3.22M
Brighton East	\$2.28M
Hampton	\$2.35M
Hampton East	\$1.52M
Black Rock	\$2.38M
Beaumaris	\$2.01M
Sandringham	\$2.15M
Highbett	\$1.40M



## Median House Prices – Highett

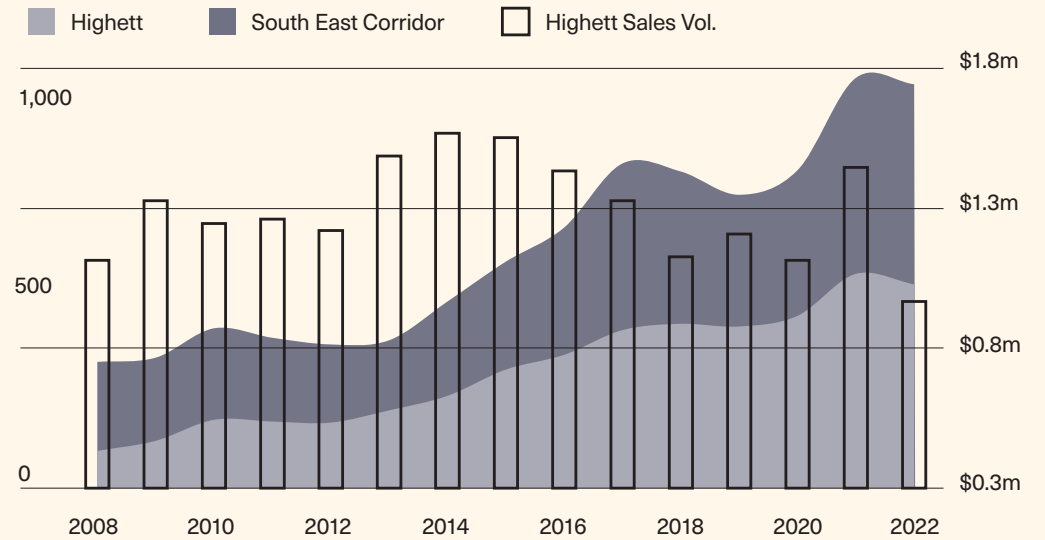


# \$1,741,000

Highett's median house price registered \$1,741,600 in 2022, 70% higher than South-east Melbourne (\$1,028,300).

Highett is considered a suburb with more premium or larger houses than most suburbs within this corridor, all supported by demand. For 2022, the local area recorded around 500 sales, with declining annual transaction volumes since 2015. Highett's residential market has shown resilience against the impacts of the pandemic. Since 2017, median house prices have grown by 3.6% per annum.

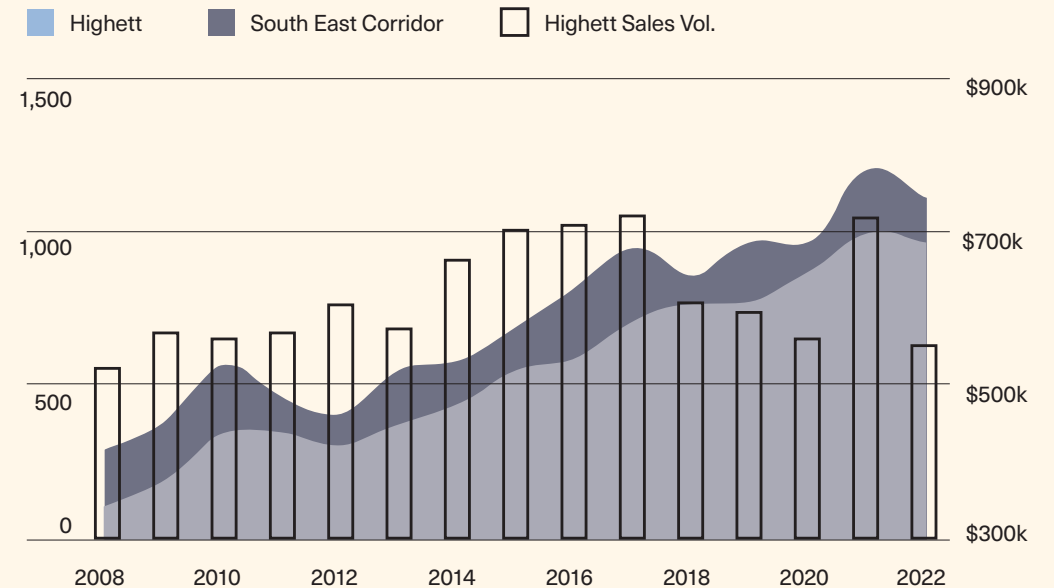
### Median Sale Price - Houses



# \$747,010

Units within Highett achieved a median price of \$747,010 in 2022, 10% above the South-eastern corridor at \$688,430. Like house prices, unit transaction volumes have been declining over the last five years, provided the already well-established nature of the suburb with limited residential supply

### Median Sale Price - Units





## Infrastructure

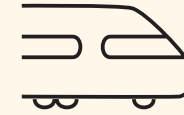


### \$326.8 million

Total investment & infrastructure.

Substantial infrastructure projects are underway in Highett and surrounding suburbs, including upgrades to community facilities and improvements to transport links.

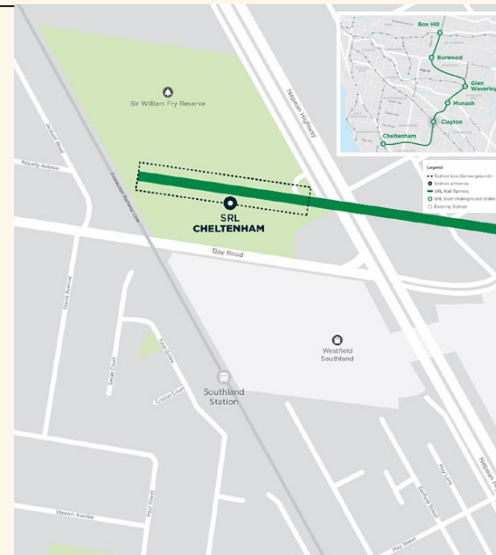
- South Road upgrades
- Sandringham family leisure centre basketball stadium
- Sandringham College upgrades
- Highett level crossings removal



### \$250 million

Highett Road Level Crossing Removal and Station.

Estimated completion 2029. Two level crossings in Highett: one at Wickham Road and one at Highett Road, to be removed. A new station will also be built at Highett. The upgrades will significantly improve traffic flow, allowing for faster travel times and a safer rail crossing.



### 1km

Suburban Rail Loop (SRL) – *Future Station*.

Highett Common is 1km away from Cheltenham station of Suburban Rail Loop which connect every major train line from the Frankston line to the Werribee line via Melbourne Airport and improve access to housing, jobs, schools, universities, hospitals in Melbourne's middle suburbs. Stage One will create a new standalone line within 26km of twin rail tunnels and new underground stations at Cheltenham, Clayton, Monash, Glen Waverly, Burwood and Box Hill.

## Infrastructure



Overview of the 2021 Master Plan.  
The Master Plan will support positive  
outcomes for the community and  
Victoria, including:

**23,100**

Jobs (direct and indirect)

**\$1.2 billion**

of economic activity

**\$10 billion**

Over the 20-year period to 2035, the  
total economic contribution of the  
Airport will exceed \$10 billion

**1,800**

Training for student pilots

**375,000**

Airspace capacity

**720**

Aircraft parking



### Sustainability matters.

Aim to achieve carbon neutrality by 2025. Our  
Master Plan will demonstrate our commitment  
to sustainable initiatives including Airport Carbon  
Accreditation by FY23, waste management,  
renewable energy generation, water conservation,  
and actively managing supply chains.

**\$250 million**

in new sustainable developments

**2,100kW**

of solar generation power

**2,000**

drought tolerant trees planted

*The*  
TOWNHOMES  
HIGHETT COMMON

*Architecture*



*A place to call home*

Refined urban design.



The Townhomes 3 storey exterior

Artist impression



The Townhomes 2 storey exterior

Artist impression



The Townhomes 2 storey exterior

Artist impression



3 storey townhome

Artist impression

*The*  
TOWNHOMES  
HIGHETT COMMON

*The Townhomes*





# *Naturally welcoming*

You'll want to stay in.



Entrance joinery detail

Artist impression



Interior & living staircase detail

Artist impression





2 storey – Living and courtyard

Artist impression



2 storey – Living and courtyard

Artist impression





2 storey – Kitchen in warm scheme

Artist impression



2 storey - Kitchen in dark scheme

Artist impression





Bathroom

Artist impression

*The*  
TOWNHOMES  
HIGHETT COMMON

*Floorplans*



# The TOWNHOMES

HIGHETT COMMON

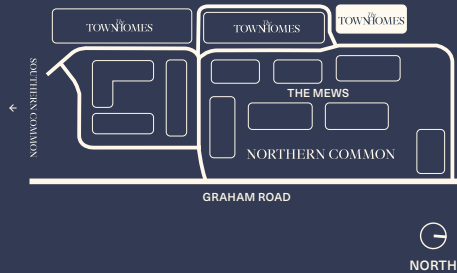
H  
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## Townhome 01

4 Bed | 2.5 Bath | 2 Car

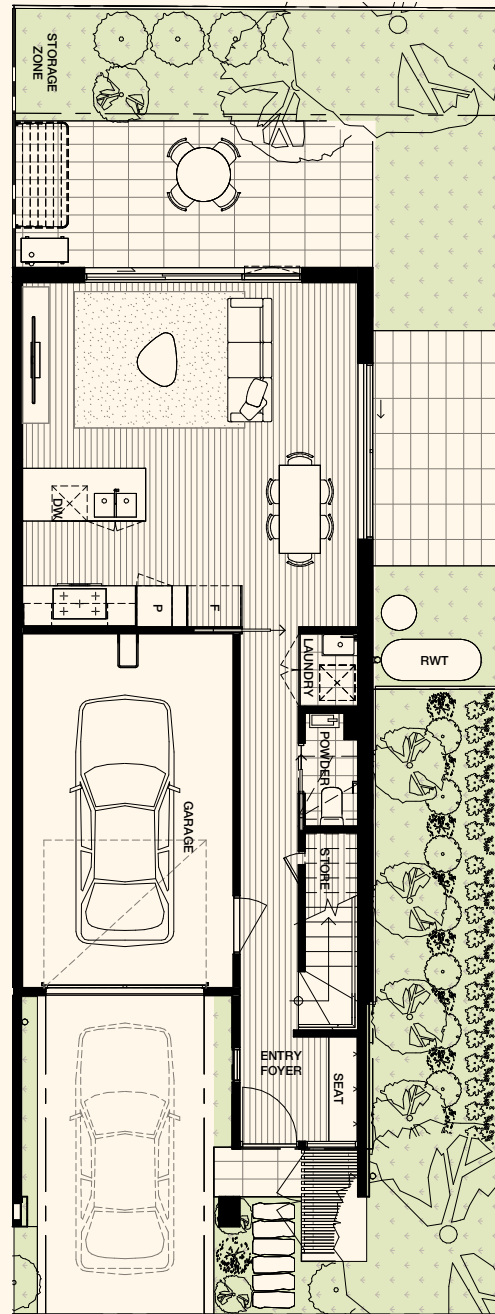
Lot Size	185m <sup>2</sup>
Internal Area	147.5m <sup>2</sup>
Outdoor Area	52.6m <sup>2</sup>
Garage	23m <sup>2</sup>

Townhomes 1 – 10

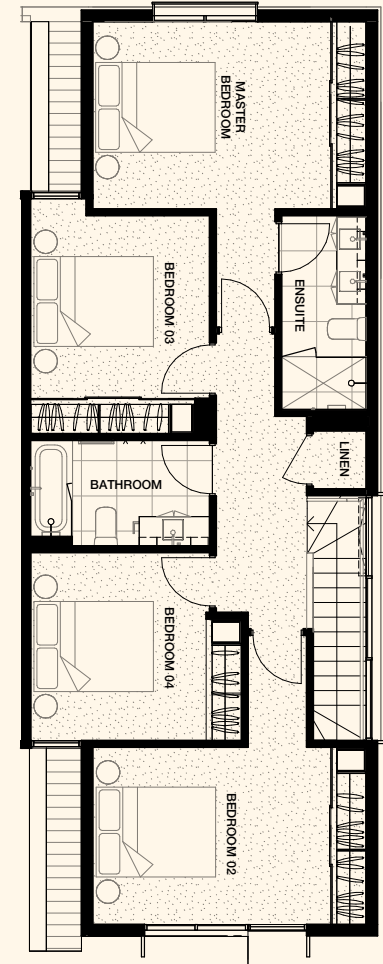


NOTE: REFER FLOOR LAYOUT FOR LOCATION AND ORIENTATION OF INDIVIDUAL LOTS

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Ground Floor



Level 1

# The TOWNHOMES

HIGHETT COMMON

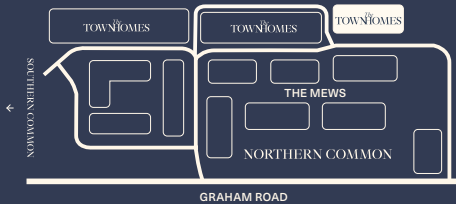


## Townhome 02

4 Bed | 2.5 Bath | 2 Car

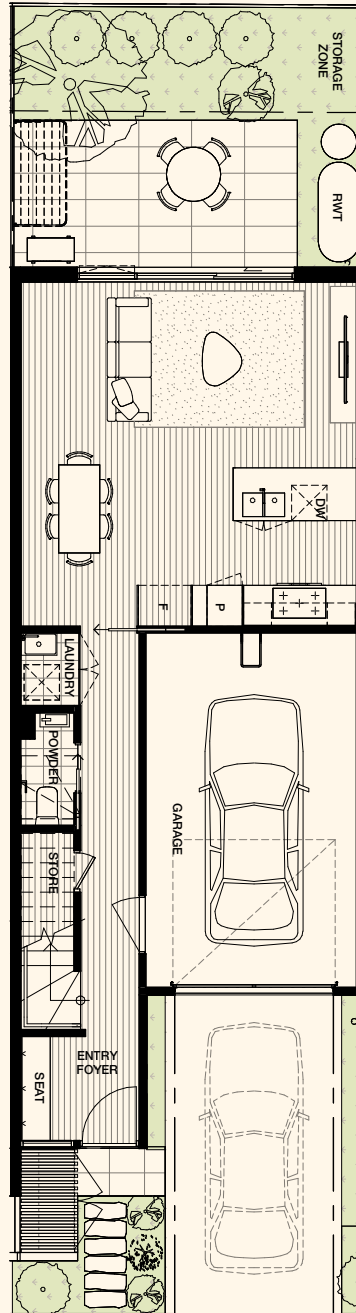
Lot Size	134m <sup>2</sup>
Internal Area	145.1m <sup>2</sup>
Outdoor Area	26.9m <sup>2</sup>
Garage	23m <sup>2</sup>

### Townhomes 1 - 10

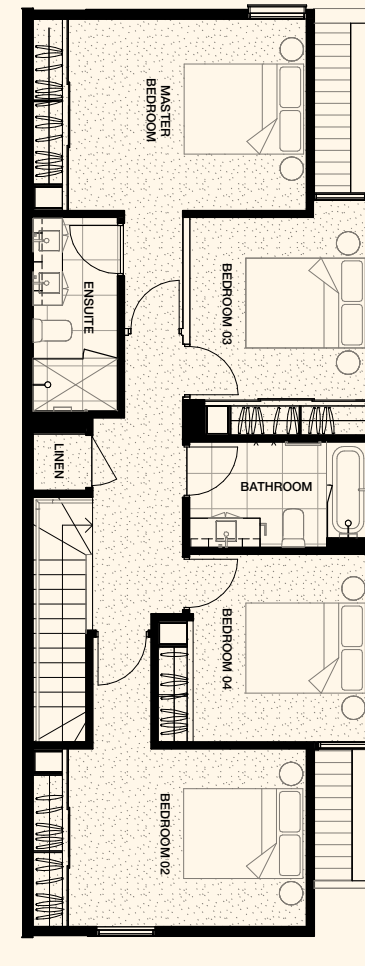


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Ground Floor



Level 1

# The TOWNHOMES

HIGHETT COMMON

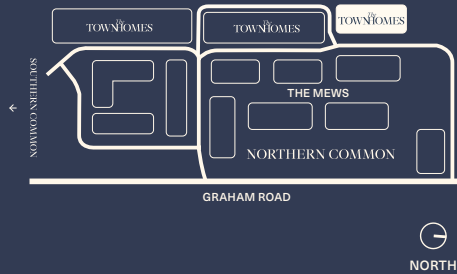


## Townhome 03

4 Bed | 2.5 Bath | 2 Car

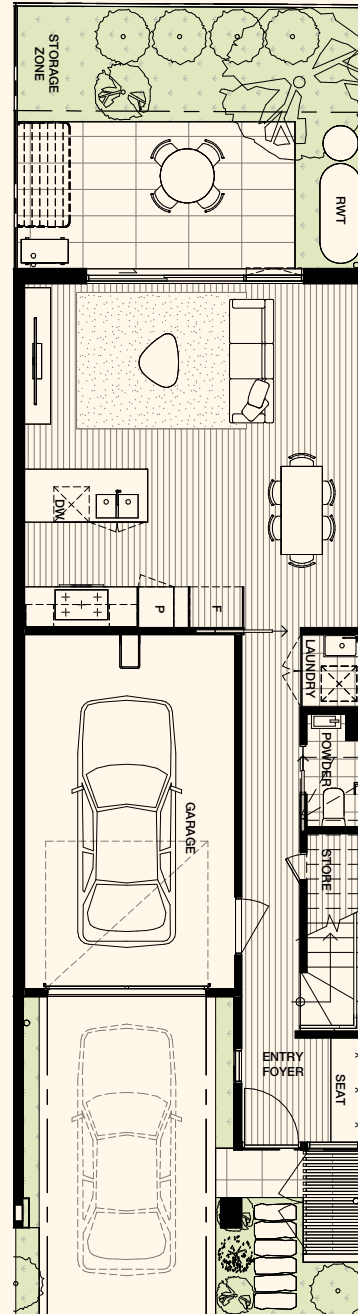
Lot Size	134m <sup>2</sup>
Internal Area	145.5m <sup>2</sup>
Outdoor Area	27m <sup>2</sup>
Garage	23m <sup>2</sup>

Townhomes 1 – 10

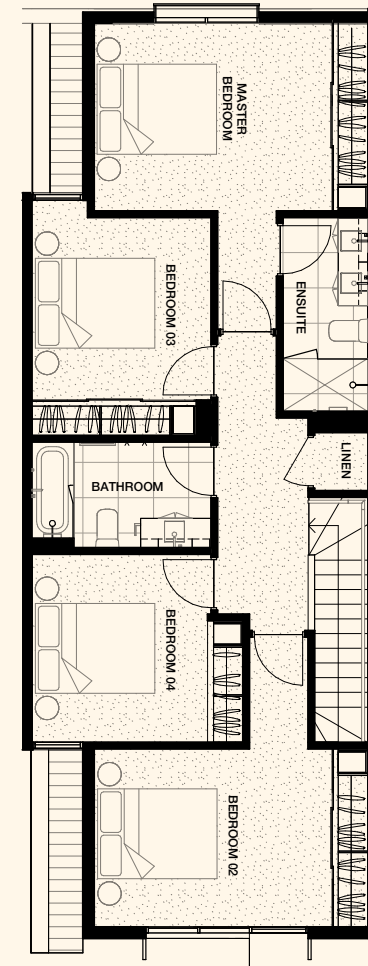


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Ground Floor



Level 1

# The TOWNHOMES

HIGHETT COMMON

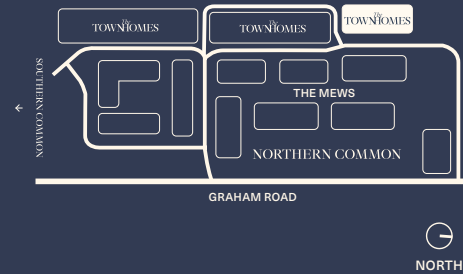


## Townhome 04

4 Bed | 2.5 Bath | 2 Car

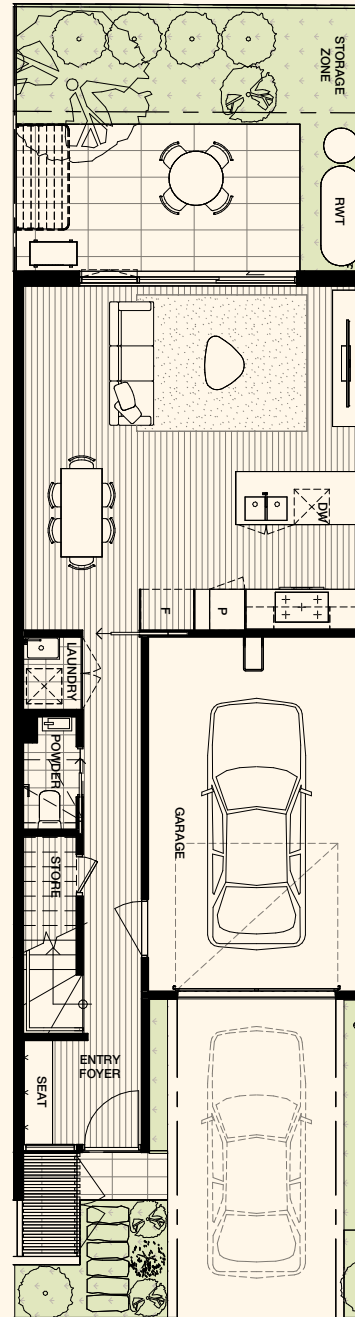
Lot Size	134m <sup>2</sup>
Internal Area	145.1m <sup>2</sup>
Outdoor Area	27.2m <sup>2</sup>
Garage	23m <sup>2</sup>

Townhomes 1 – 10

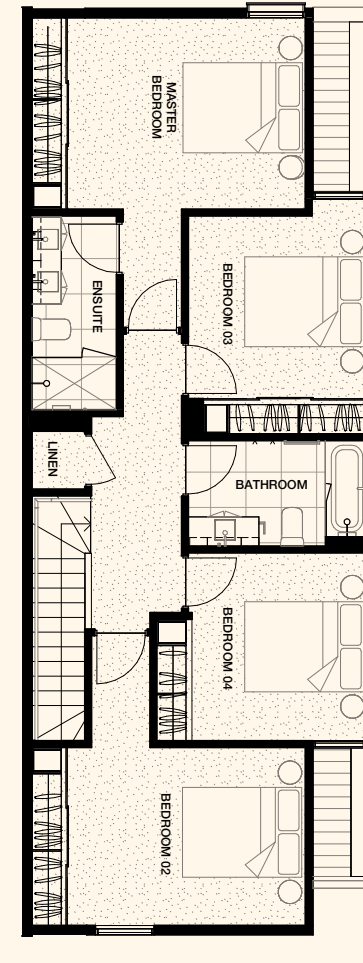


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Ground Floor



Level 1

# The TOWNHOMES

HIGHETT COMMON

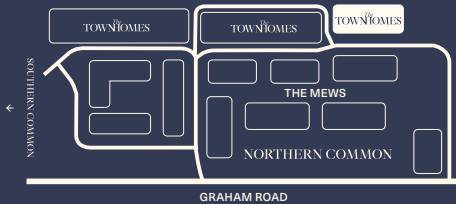


## Townhome 05

4 Bed | 2.5 Bath | 2 Car

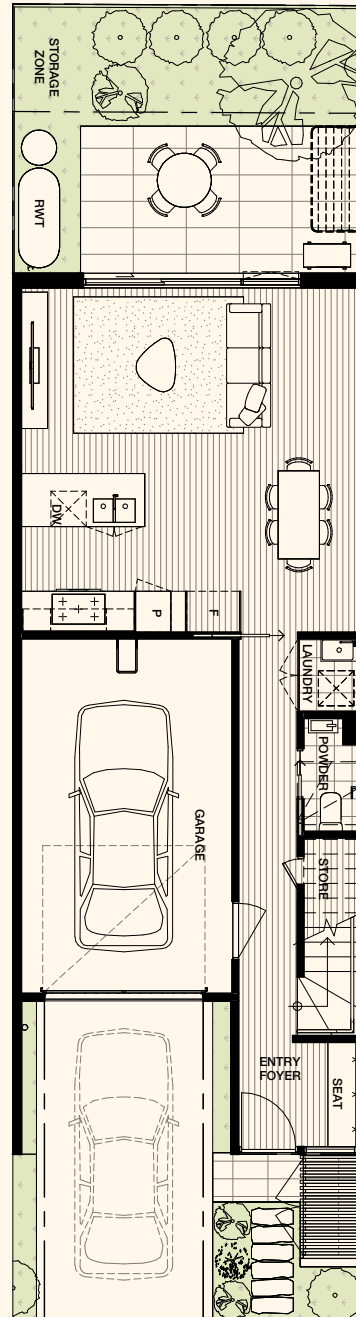
Lot Size	134m <sup>2</sup>
Internal Area	145m <sup>2</sup>
Outdoor Area	27.4m <sup>2</sup>
Garage	23m <sup>2</sup>

### Townhomes 1 – 10

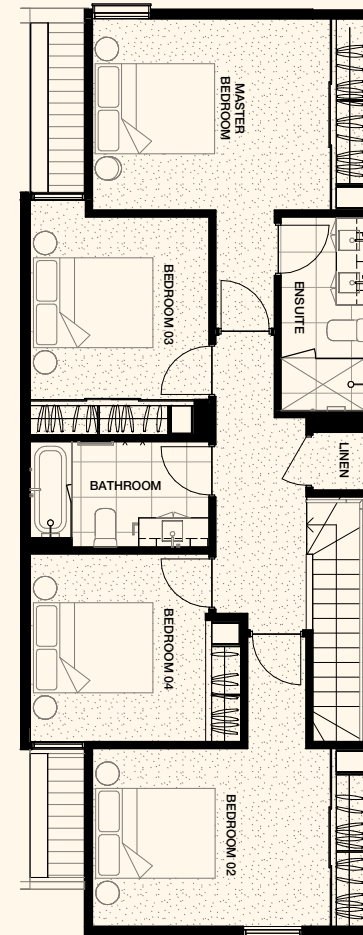


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Ground Floor



Level 1

# The TOWNHOMES

HIGHETT COMMON

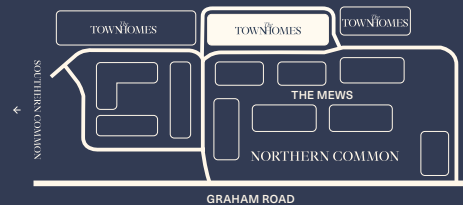


## Townhome 11

4 Bed | 3.5 Bath | 2 Car

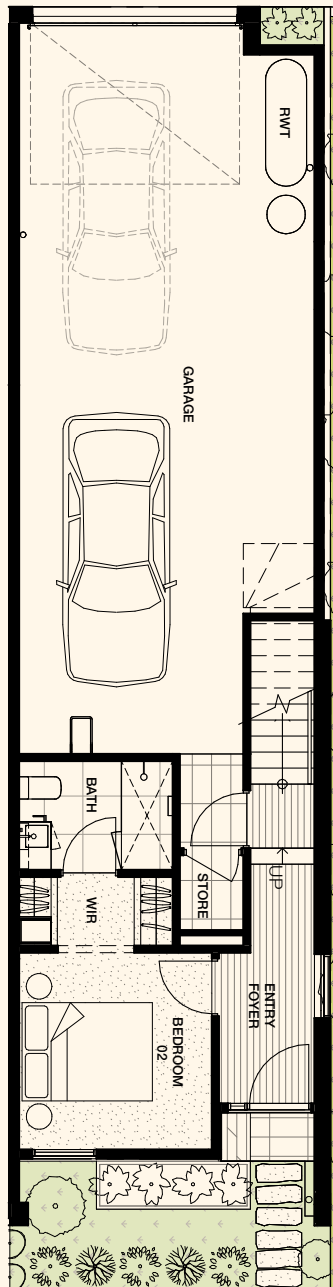
Lot Size	100m <sup>2</sup>
Internal Area	170.7m <sup>2</sup>
Outdoor Area	30.4m <sup>2</sup>
Garage	56.7m <sup>2</sup>

### Townhomes 11 - 32

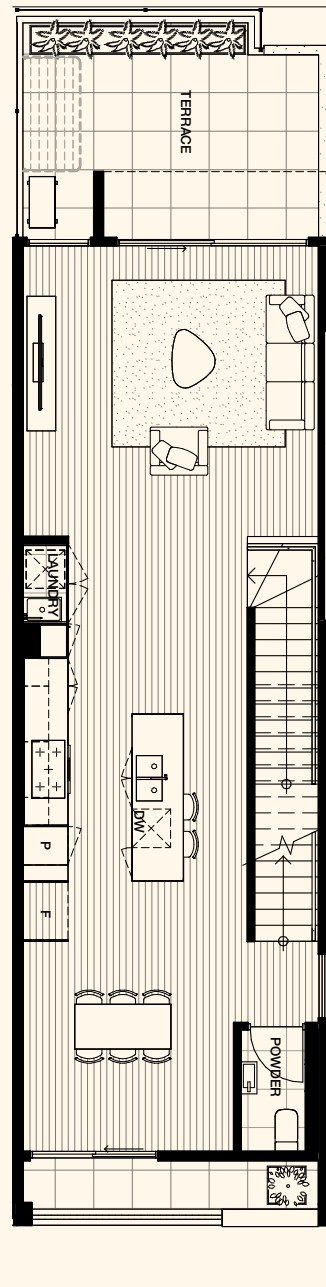


NOTE: REFER FLOOR LAYOUT FOR LOCATION AND ORIENTATION OF INDIVIDUAL LOTS

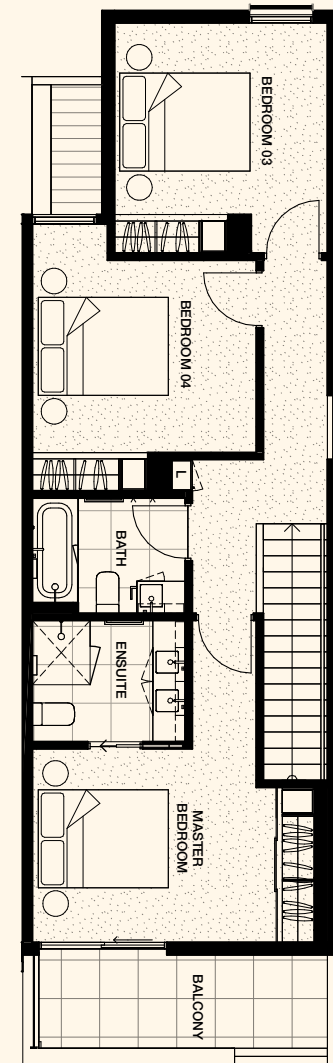
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Ground Floor



Level 1



Level 2



# The TOWNHOMES

HIGHETT COMMON

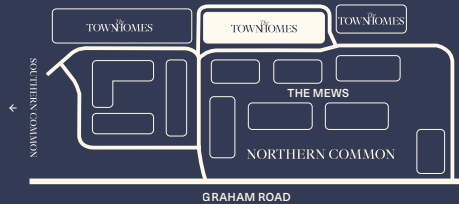
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C

## Townhome 12

4 Bed | 3.5 Bath | 2 Car

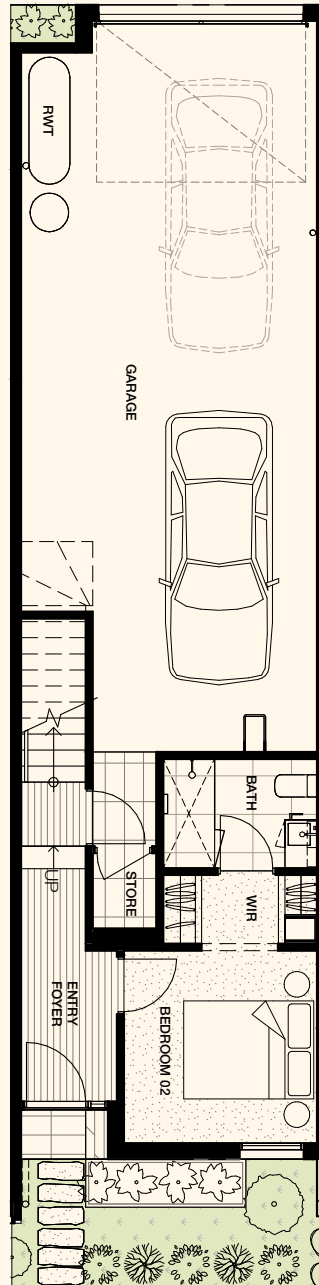
Lot Size	98m <sup>2</sup>
Internal Area	169m <sup>2</sup>
Outdoor Area	27.3m <sup>2</sup>
Garage	56.7m <sup>2</sup>

Townhomes 11 - 32

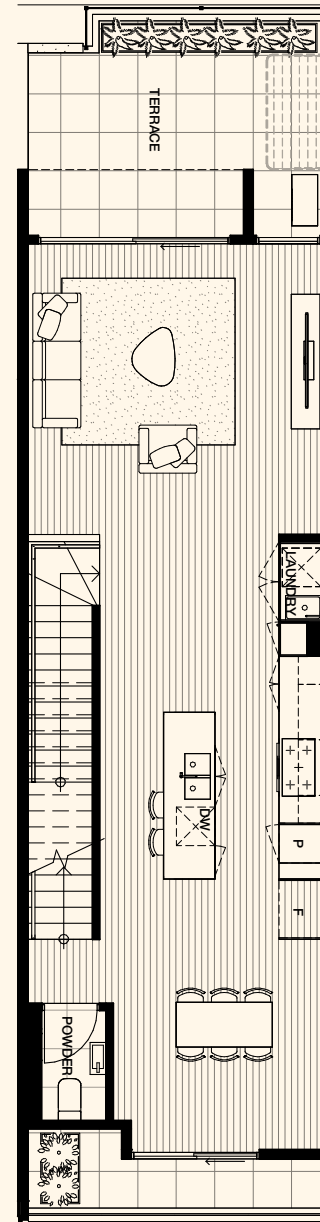


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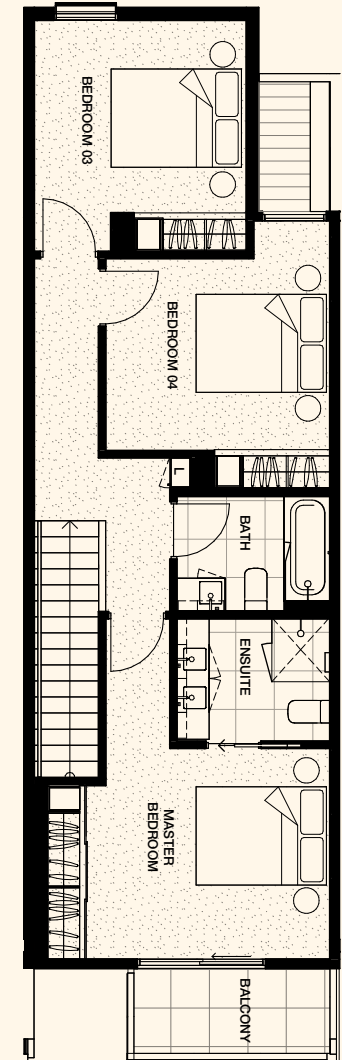
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Ground Floor



Level 1



Level 2

# The TOWNHOMES

HIGHETT COMMON

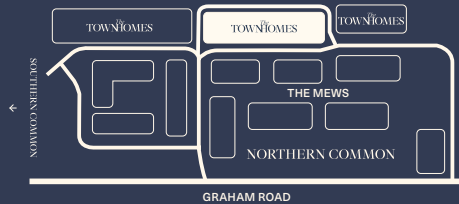


## Townhome 13

4 Bed | 3.5 Bath | 2 Car

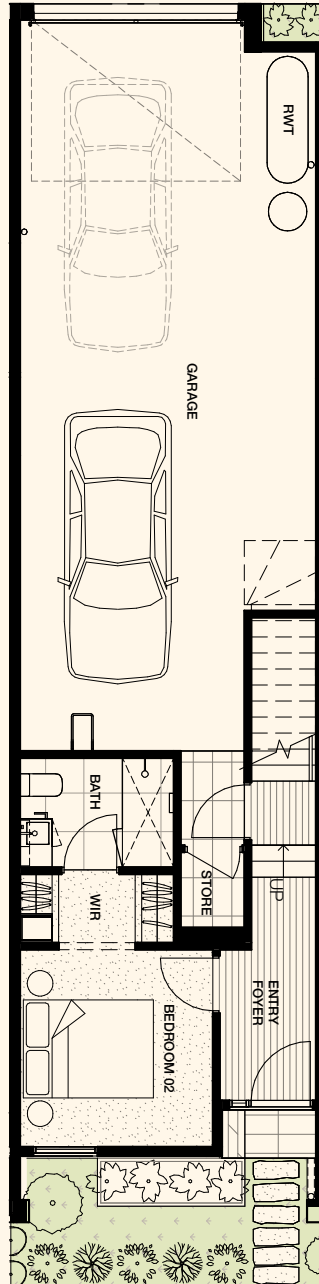
Lot Size	98m <sup>2</sup>
Internal Area	168.3m <sup>2</sup>
Outdoor Area	30.2m <sup>2</sup>
Garage	56.7m <sup>2</sup>

Townhomes 11 - 32

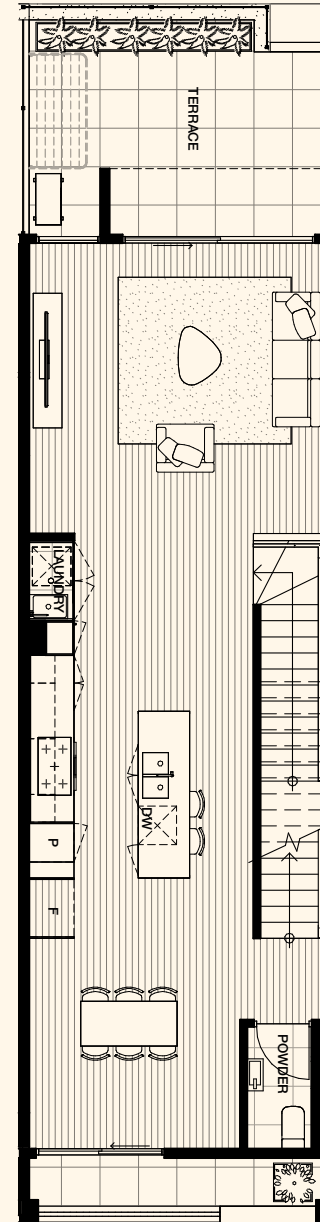


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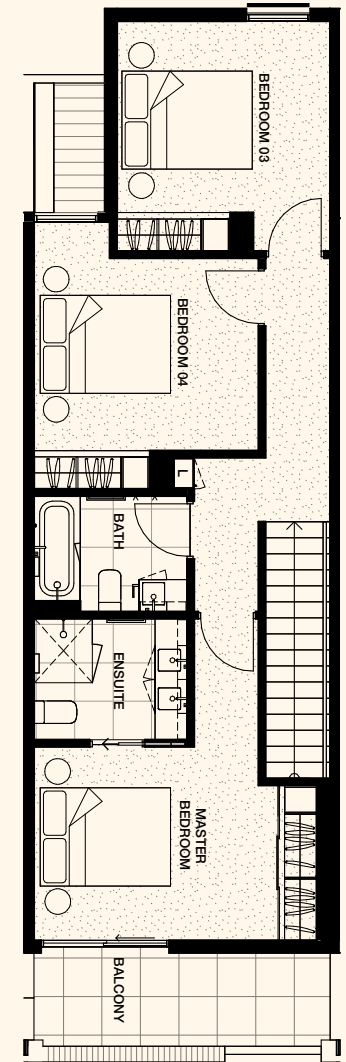
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Ground Floor



Level 1



Level 2

# The TOWNHOMES

HIGHETT COMMON

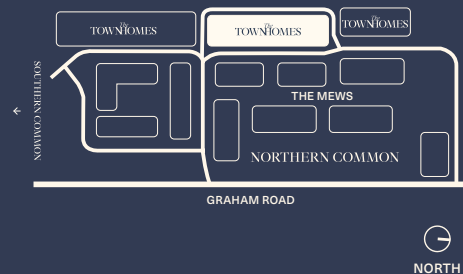
H  
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## Townhome 14

4 Bed | 3.5 Bath | 2 Car

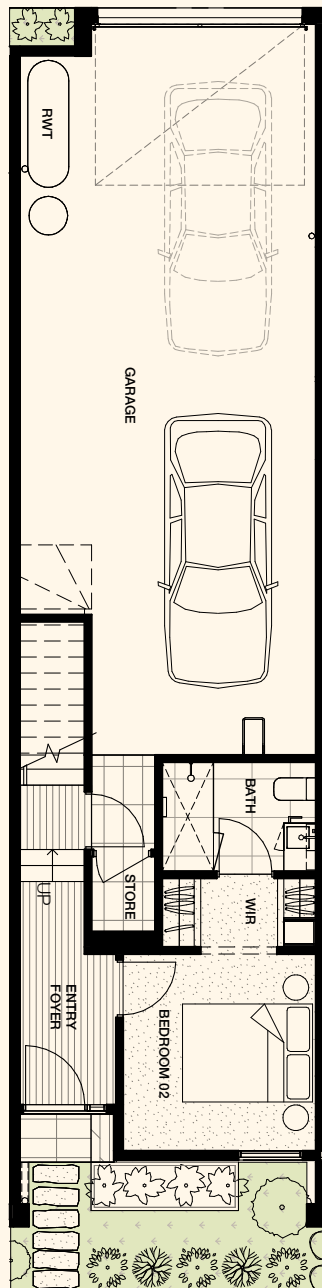
Lot Size	98m <sup>2</sup>
Internal Area	168.3m <sup>2</sup>
Outdoor Area	30.2m <sup>2</sup>
Garage	56.7m <sup>2</sup>

Townhomes 11 - 32

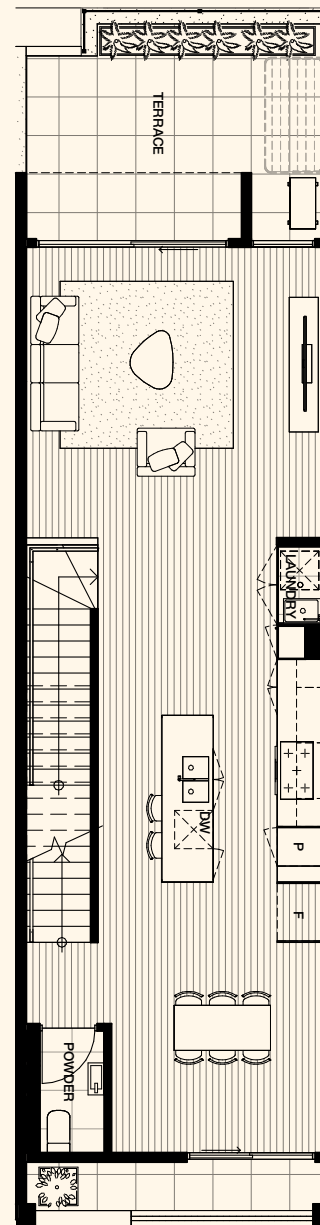


NOTE: REFER FLOOR LAYOUT FOR LOCATION AND ORIENTATION OF INDIVIDUAL LOTS

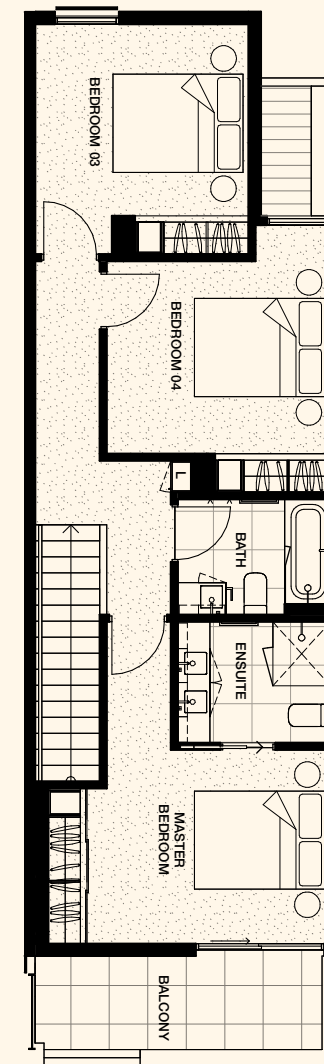
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Ground Floor



Level 1



Level 2

# The TOWNHOMES

HIGHETT COMMON

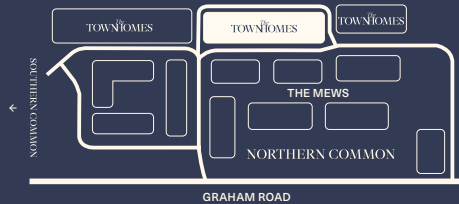


## Townhome 15

4 Bed | 3.5 Bath | 2 Car

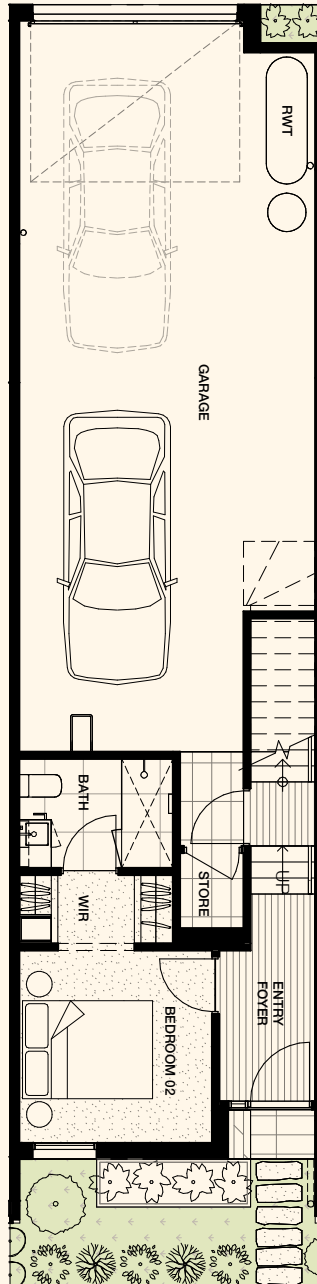
Lot Size	98m <sup>2</sup>
Internal Area	169m <sup>2</sup>
Outdoor Area	27.3m <sup>2</sup>
Garage	56.7m <sup>2</sup>

Townhomes 11 - 32

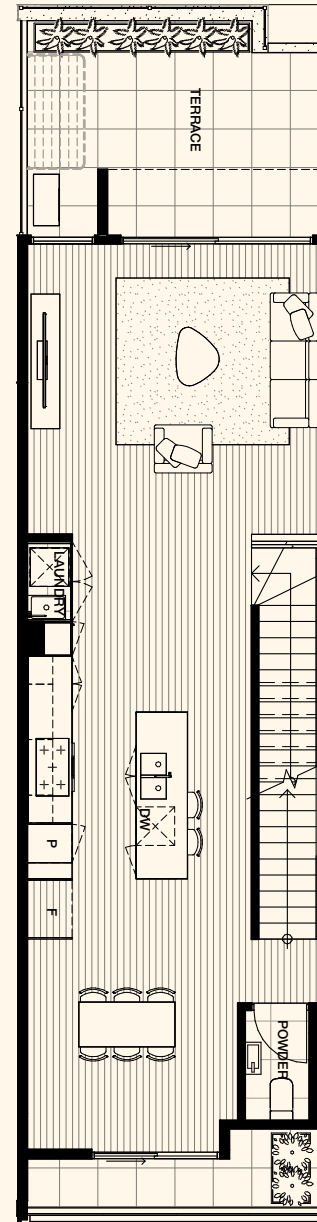


NOTE: REFER FLOOR LAYOUT FOR LOCATION AND ORIENTATION OF INDIVIDUAL LOTS

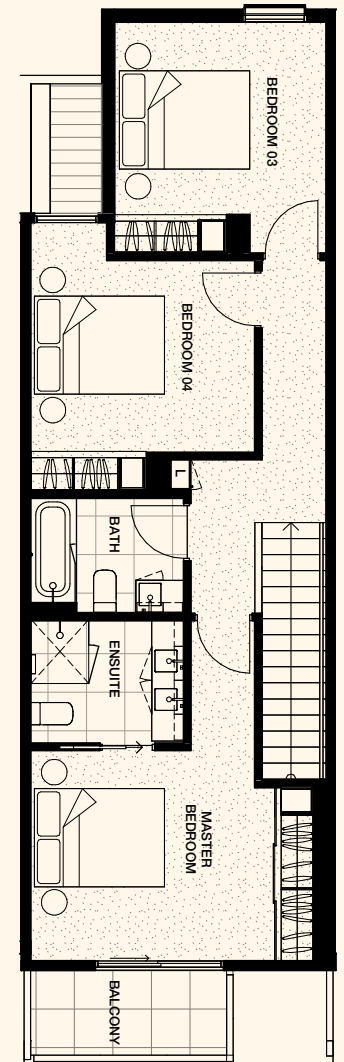
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Ground Floor



Level 1



Level 2


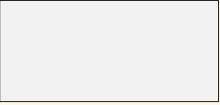
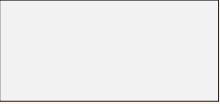
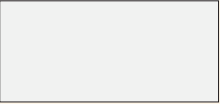
*The*  
TOWNHOMES  
HIGHETT COMMON

*Fixtures, fittings & equipment*



# Fixtures, fittings & equipment

## Paint finish

<b>Cabinetry</b>	Kitchen, underbench cabinetry	Warm and dark scheme Colour: Natural white Finish: Satin	
	Kitchens overhead cabinetry & full height cupboards / panels	Light scheme Colour: Natural white Finish: Satin	
<b>Ceilings</b>	Ceilings	Colour: Ceiling white flat	
<b>Walls</b>	General walls	Colour: Natural white low sheen	
<b>Reveals / arch / skirting</b>	General skirtings throughout	Colour: Natural white satin aquanamel	
<b>Flush panel doors &amp; frames</b>	Flush panel doors & frames, generally		

Laminate

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Kitchens overhead cabinetry & full height  
cupboards / panels

Warm scheme  
Colour: Navurban ashwood  
Finish: Smooth texture



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Bathroom cabinetry

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Kitchens overhead cabinetry & full height  
cupboards / panels

Dark scheme  
Colour: Navurban ashgrove  
Finish: Smooth texture



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Bathroom cabinetry

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Feature open shelving

Warm and dark scheme  
Colour: Canterbury grey  
Finish: Matt




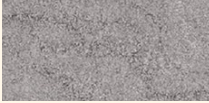
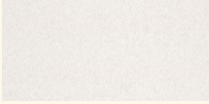
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WIR joinery




Colour: Classic white  
Finish: Matt



Stone

	Kitchen benchtops, splashback, island bench	Warm scheme Colour: Calacutta nuvo	
		Dark scheme Colour: Turbine grey	
	Bathroom benchtops	Warm scheme Colour: Organic white	
		Dark scheme Colour: Turbine grey	

Tiling

<b>Floor and wall tiles</b>	Bathrooms & ensuites, laundry	Warm and dark scheme	
<b>Wall tile, feature</b>	Bathrooms & ensuites, splashback <i>Refer to the Floorplan</i>	Warm scheme I Naturali	
		Dark scheme In-Side	



## Flooring including floating floors & underlays

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**Timber strip flooring**

Flooring where noted

Oak  
Finish: Matt



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**Carpet**

100% wool loop pile  
Colour: Fossil



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## Carpentry

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**Timber lining**

Feature wall behind  
entry seating joinery

Range: Easy VJ 100mm  
Finish: Pre-primed










Appliances – whitegoods

Oven	Kitchen	Smeg Multifunction oven 900mm Finish: Black	
Cooktop	Kitchen	Smeg Induction cooktop 900mm Finish: Black	
Dishwasher	Kitchen	Smeg Fully integrated dishwasher 600mm Energy: 3.5 star rating	
Rangehood	Kitchen	Smeg Integrated undermount rangehood 900mm	
Integrated fridge <i>Upgrade item</i>	Kitchen	Fisher and Paykel French door refrigerator freezer 900mm Includes ventilation grille	






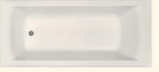
Heating/Cooling Split Systems - *Purchaser upgrades available*

3 Bedroom Town Home	1 x unit to living, 1 x unit to master
4 Bedroom Town Home	1 x unit to living, 1 x unit to master








Sanitaryware and tapware

<b>Toilet suite</b>	Bathroom / ensuite	Wall faced toilet suite – back entry	
<b>Basin, undermount with overflow</b>	Bathroom / ensuite	Vanity basin with overflow Colour: Gloss white Brass pop-up waste with overflow	  
<b>Basin, wall mount</b>	Powder rooms	500mm Wall Mount Basin Finish: White	
<b>Tapware</b>	Bathroom / ensuite	Pin lever wall mounted basin mixer - 150mm spout Finish: Satin nickel	
<b>Shower Rose</b>	Bathroom / ensuite	Wall shower arm - 355mm 200mm round shower head only Finish: Satin nickel	
<b>Shower mixer</b>	Bathroom / ensuite	Shower wall mixer tap Finish: Satin nickel	

Sanitaryware and tapware (*cont*)

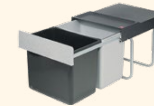
<b>Sink, single, undermount, kitchen</b>	Kitchen <i>Refer to the Floorplan</i>	Single bowl	
<b>Sink, double, undermount, kitchen</b>	Kitchen <i>Refer to the Floorplan</i>	Double bowl	
<b>Tapware, gooseneck</b>	Kitchen Laundry	Sink mixer Finish: Satin nickel	
<b>Trough &amp; cabinet</b>	Laundry	35L compact stainless steel trough & cabinet with one tap hole and by-pass	
<b>Floor waste, tile in</b>	Bathrooms / ensuite	Square floor waste Size: 100 x 100mm Finish: Stainless steel	
<b>Bath</b>	Bathrooms	Inset bath with overflow kit 1675mm L x 735mm W x 425mm H 1525mm L x 735mm W x 425mm H Finish: Acrylic white gloss	

Fittings, fixtures

<b>Robe hooks</b>	Bathrooms / ensuite	Robe hook Finish: Satin nickel	
<b>Shower shelf</b>	Bathrooms / ensuite	Shower shelf 440mm Finish: Satin nickel	
<b>Toilet roll holders</b>	Bathrooms / ensuite	Toilet roll holder Finish: Satin nickel	
<b>Towel rails</b>	Bathrooms / ensuite	Single towel rail 600mm Finish: Satin nickel	
<b>Shower screens</b>	Bathrooms / ensuite	Semi frameless shower screen with pivot door	
<b>Wardrobes</b>	Bedrooms	Sliding doors: mirror glass doors in full frameless look aluminium frame, full height	
<b>Coat hooks</b>	Entry Seat	Size: 36mm (dia) x 28mm (D) Finish: Natural oak	
<b>Mailbox insert</b>	Exterior	Letterbox with telescopic sleeve Key lockable Finish: Stainless steel	

## Joinery hardware

<b>Pull out garbage bin</b>	Kitchen, under bench	Double-bin waste sorter tandem 2 x 18L capacity
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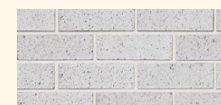
## Door hardware

<b>Door lever / rose</b>		1220 Brass round rose door handles Colour: Satin chrome brushed
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## Outdoor

<b>Pavers</b>	Outdoor areas TBC	Bluestone paver 900mm L x 450mm H x 40mm D Finish: Diamond sawn
<b>Clothesline</b>	Outdoors	1500mm wall mounted folding clothesline Finish: Powdercoat black
<b>Planter boxes</b>	Outdoors	Raised planter boxes 1100mm H x 1500mm L x 500mm W 1100mm H x 2000mm L x 500mm W Colour: To match DULUX Monument (Charcoal)
<b>Brickwork</b>	Brick veneer walls	230mm L x 110mm H x 76mm D Brick colour: Light grey Mortar colour: White





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