

VITALITY

TOWNHOUSES

VITALITY

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WELCOME TO VITALITY

For those seeking sophisticated, family living, Vitality Townhouses offer the perfect lifestyle. These four bedroom, residential residences showcase functional design and impeccable finishes. Vitality represents the ultimate in modern living, in the heart of an idyllic northside location.

DISCOVER THE BEST OF ALBANY CREEK

06

DISCOVER

Vitality seamlessly delivers exceptional contemporary living in the sought-after suburb of Albany Creek.

08

MASTERPLAN

The vibrant style of this residential precinct reflects its enviable location, creating a positive community lifestyle.

10

DESIGN

Radiating understated luxury, these beautifully appointed townhouses embrace modern design and enduring style.

18

LIFESTYLE

Albany Creek is admirably positioned to craft a balanced lifestyle, surrounded by a wealth of quality amenities.

22

INVESTMENT

A wise choice for a professional investment portfolio, located within an economic corridor on the rise.

26

AUSBUILD

Ausbild is a leading property group with a diverse range of residential communities across South East Queensland.





DISCOVER VITALITY

41-43 GREENSILL ROAD ALBANY CREEK, BRISBANE

Vitality seamlessly combines exceptional townhouse living with an enviable location, the leafy setting of Albany Creek.

As one of Moreton Bay's most sought-after suburbs, with easy access to both Brisbane's CBD and the bay, Albany Creek now gifts residents with a dynamic and engaging place to call home.

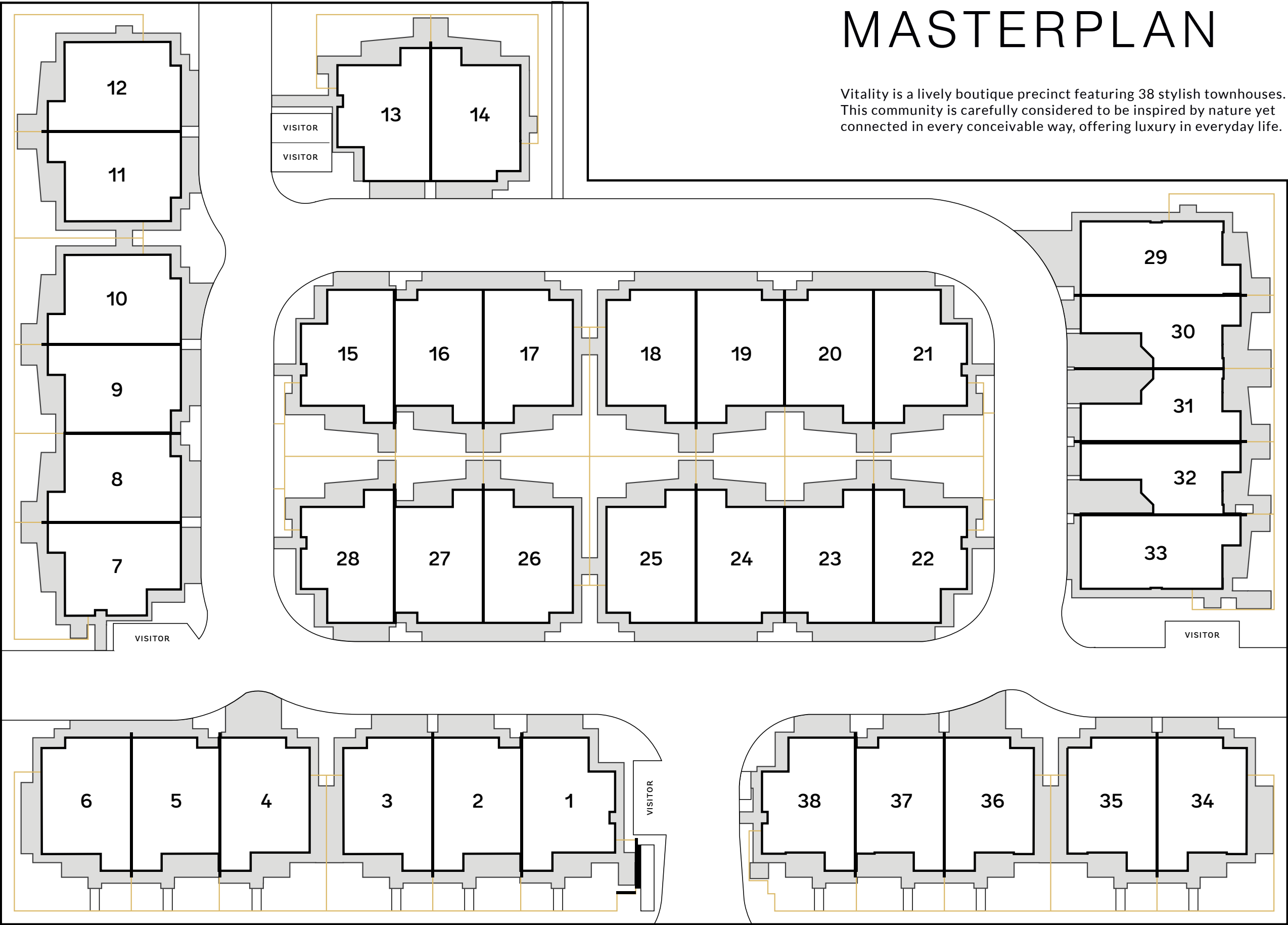
12 Buildings / 38 Townhouses

- > Situated within Brisbane City Council
- > Under 30 mins to Brisbane CBD
- > Under 15 mins to Westfield Chermside
- > Within easy reach to medical and schools

Everything you need is close by - See P.18 >

PROJECT MASTERPLAN

Vitality is a lively boutique precinct featuring 38 stylish townhouses. This community is carefully considered to be inspired by nature yet connected in every conceivable way, offering luxury in everyday life.





ARTIST IMPRESSION

MASTERFUL DESIGN

BOLD . NATURAL . CONTEMPORARY

Vitality townhouses are bold yet thoughtful in design. Beautifully crafted interiors leave room to move and connect with outdoor spaces. These open layouts seamlessly blend contemporary design and natural light to celebrate a lifestyle full of endless opportunity.

Relax at home in the privacy and tranquility of a flawlessly designed, open plan home. There is an abundance of space for both preparing meals and entertaining family and friends. A separate laundry and powder room are considerate features to keep those generous living areas open for whatever you may be planning.

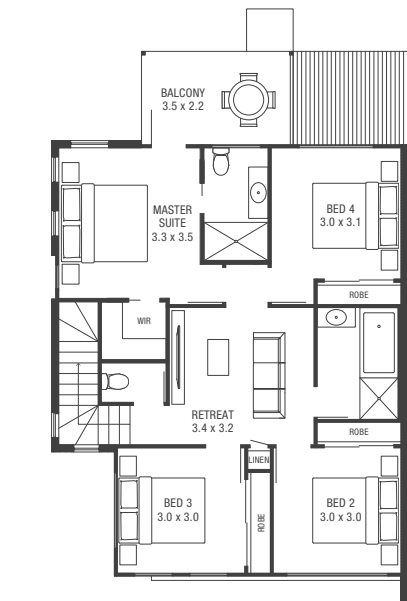
These residences are generous, full-size homes, with four spacious bedrooms all on the first floor. Luxurious but purposeful, the master suite boasts a private ensuite, while an elegant bathroom services the secondary bedrooms. This creates a calming retreat, away from the main living areas.

TOWNHOUSE

A

4 2½ 2 2

TOTAL AREA 19.8sq | 184.4m²

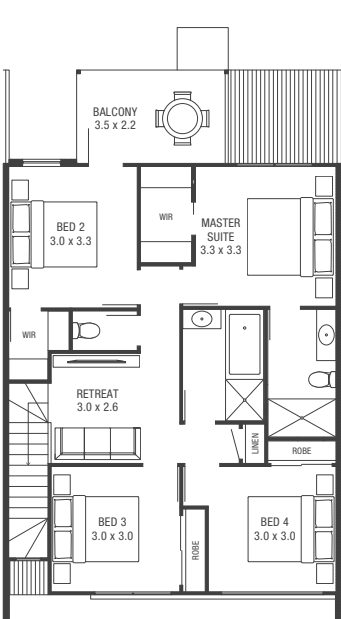


TOWNHOUSE

B

4 2½ 2 2

TOTAL AREA 20.3sq | 188.8m²

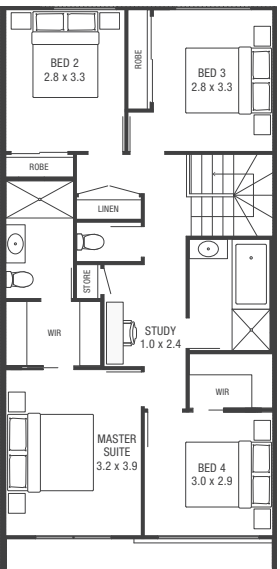


TOWNHOUSE

C

4 2½ 2 2

TOTAL AREA 19.2sq | 178.7m²

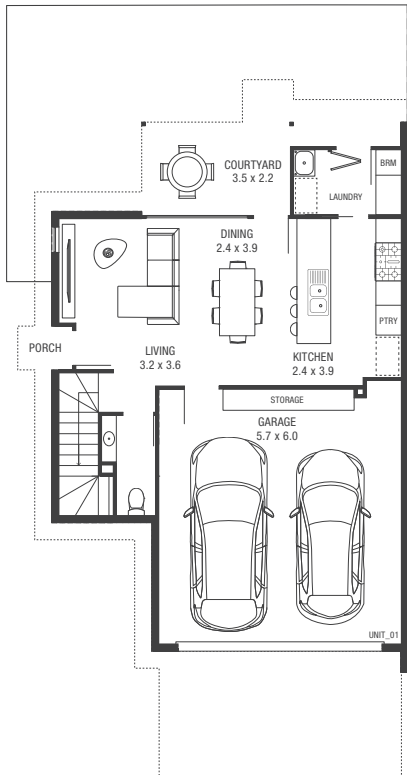
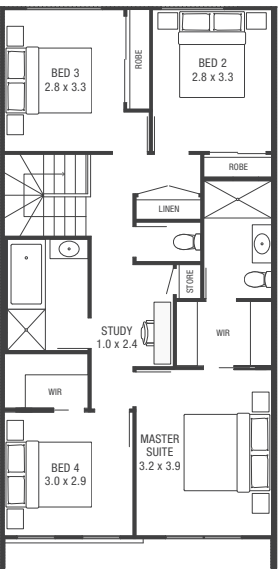


TOWNHOUSE

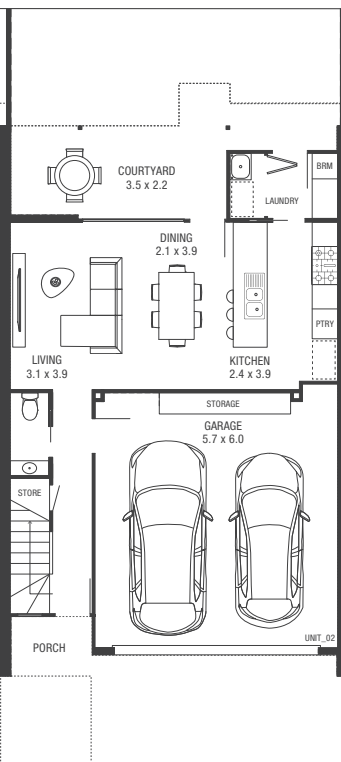
D

4 2½ 2 2

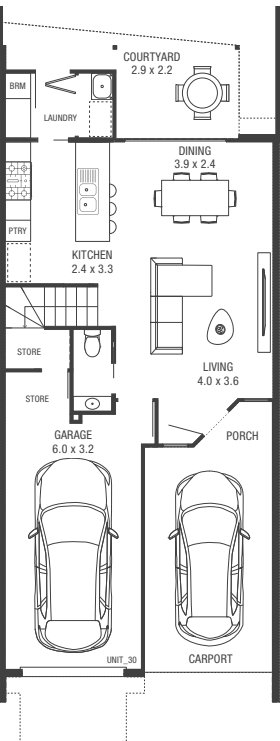
TOTAL AREA 19.4sq | 180.6m²



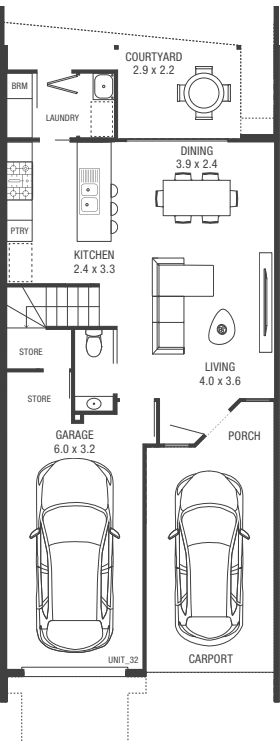
The above townhouse plan is based on Unit 1.
Please refer to individual townhouse brochure for townhouse specific plan.



The above townhouse plan is based on Unit 2.
Please refer to individual townhouse brochure for townhouse specific plan.



The above townhouse plan is based on Unit 30.
Please refer to individual townhouse brochure for townhouse specific plan.



The above townhouse plan is based on Unit 33.
Please refer to individual townhouse brochure for townhouse specific plan.

Design is not just what it looks like and feels like. Design is how it works.

STEVE JOBS



IMPECCABLE INCLUSIONS

SLEEK & UNDERSTATED



KITCHEN - SCHEME 1, ARTIST IMPRESSION.



KITCHEN - SCHEME 2, ARTIST IMPRESSION.

No detail has been overlooked in these thoughtfully curated residences; a sophisticated streetscape mirrored by a beautifully layered interior, impeccably appointed with superior fittings and luxe finishes, to offer a timeless appeal and entice the senses.

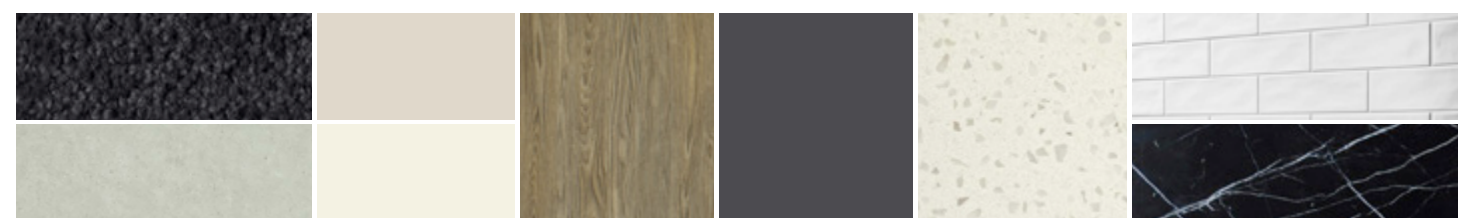
Meticulous in design, the kitchen features sleek stainless steel appliances, coupled with stone benchtop and splashback to create a seamless allure. Refined joinery offers an abundance of storage space, harmoniously flowing throughout the home. Elegant bathrooms showcase contemporary finishes such as a bold feature tile wall and matte black tapware, while mirrored cabinets provide the luxury found when style meets functionality.

BOLD COLOUR SCHEMES

The modern urban design is further reflected in two colour schemes, accentuating themes of timber and slate. Clean, contemporary lines, textural layers, and a warm, neutral palette, create a statement of luxury.



BATHROOM, ARTIST IMPRESSION.



CONTEMPORARY LIVING

LIVE . SHOP . MEET . PLAY



COMMUNITY LIFE

Vitality is impeccably located in an idyllic natural setting, offering families an urban sanctuary that will provide a relaxed yet sophisticated lifestyle for many years to come. Here, you can make lifelong friends within the community, or branch outside in the well-established local surrounds. Uncover this metropolitan oasis full of community spirit.

EVERYDAY CONVENIENCE

Residents will discover a wealth of local comforts in this dynamic suburb, which features an energetic business, retail and hospitality heart. Albany Creek Shopping Village offers ultimate convenience to drop in and pick up those few necessities. Or, shop up a storm in the nearby Westfield Chermside or Aspley Hypermarket, both boast major retailers and numerous specialty stores alike, and indulge in the endless culinary delights offered by local cafes and restaurants.



ACTIVE LIFESTYLE

Keep up an active lifestyle with the local South Pine Sports Complex hosting an array of indoor and outdoor sports, and even an agility club for your dog! With golf courses, swimming pools and plenty of health and fitness centres nearby, there are energetic options to suit everyone. If you're after something more serene, there are many local parks and nature reserves to explore, or go for a short drive and take in a walk along the water's edge.

MIND & BODY

Nurture young minds with numerous private and public, primary and secondary schools in the local area, plus quality childcare and early learning centres. TAFE Queensland and a selection of world-class universities offer unrivaled opportunities for those pursuing higher education.

For routine check-ups, rare medical emergencies, or simply to maintain your general well-being, there are a selection of local medical practices and specialists ready to help.



NEAR TO HOME

Enjoy a relaxed lifestyle in this family-friendly community which offers a connected way of life in the charismatic Brisbane northside suburb of Albany Creek. Major transport thoroughfares are a short drive away, making for an easy commute to neighbouring suburbs or travels further afield. Plus, local public transport options can take you where you need to go, with both buses and trains easily accessible.



SPORTS & RECREATION

- 01. Albany Creek Football Club
- 02. Wantima Golf Course and Country Club
- 03. Albany Links Golf Course
- 04. South Pine Sports Complex
- 05. Eatons Hill Hotel and Function Centre
- 06. Wolter Park Football Club
- 07. Albany Creek Gymnastics Club
- 08. Albany Creek Leisure Centre



EDUCATION

- 09. All Saints Parish Primary School
- 10. Albany Creek State School
- 11. Albany Creek State High School
- 12. Good Shepherd Christian School
- 13. Eatons Hill State School



PARKS

- 14. Apex Park
- 15. Leitch Park Playground
- 16. Doug Stevens Park
- 17. Wolter Park
- 18. Jacaranda Park
- 19. Tom Simpson Park



MEDICAL

- 20. Albany Family Doctors
- 21. Albany Care Medical Centre
- 22. Prasads Medical Centre
- 23. Chermside Family Medical Centre
- 24. North West Private Hospital
- 25. Prince Charles Hospital
- 26. Everyday Medical



RETAIL

- 27. Westfield Chermside
- 28. Albany Creek Village
- 29. Eatons Hill Village
- 30. Carseldine Central
- 31. Bracken Ridge Plaza



ALBANY CREEK, BRISBANE

A WISE INVESTMENT

 LOCATION

14km
TO BRISBANE CBD

 CAPITAL GROWTH

**MEDIAN
HOUSE PRICE**
2018 **\$290**
2019 **\$495**


7.4%
YEAR ON YEAR CAPITAL
VALUE INCREASE

 DEMOGRAPHICS // POPULATION GROWTH


**POPULATION
GROWTH**
↑8.3%
FROM 2000 TO 2017


**INVESTOR
15%**
**OWNER
85%**


\$261
**ABOVE AVERAGE
WEEKLY INCOME**
ON A NATIONAL AVERAGE COMPARISON

TOTAL POPULATION IS PROJECTED TO INCREASE BY 10.9%.

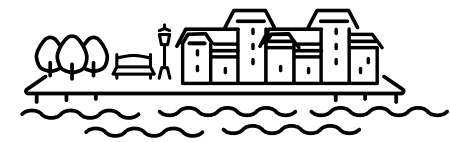
 RENTAL MARKET


2.6%
VACANCY RATE


MEDIAN ASKING RENT
2005 **\$290** | 2019 **\$495**
14 YEAR INCREASE OF
18.2%

 INFRASTRUCTURE


**APPROX. 1,200
STUDENTS**
**UNIVERSITY OF SUNSHINE COAST
MORETON BAY CAMPUS NOW OPEN**


\$3.6 BILLION PROJECT
QUEEN STREET WHARF

PURCHASE WITH CONFIDENCE

SUSTAINABLE LIVING



ENERGY

- > Ausbuild have optimised the passive building design to achieve a minimum rating of 5 stars across all townhouses.
- > External walls have been insulated to help keep indoor temperatures cool in summer and warm in winter.
- > All homes have 100% energy efficient lighting to reduce energy bills.
- > CSR Hebel cladding has better insulation value than brickwork due to air bubbles trapped within the panels. This product also has excellent sound proofing properties.
- > High quality reverse cycle air-conditioning installed to all units, with multiple adjustable zones to reduce energy consumption. Ceiling fans have been installed to all bedrooms and living, to reduce energy consumption further.
- > Hot water systems mounted internally to maximise insulation and allows for less distance of travel to areas where hot water is required.



WATER

- > All toilets have a 4 star water efficiency rating, which use 3 litres of water or about 45% less water per flush than average.
- > All bathroom and kitchen taps have a minimum water efficiency rating of 4 stars, which use about 40% less water than average taps.
- > High quality shower fittings with a minimum 4 star water efficiency rating, reducing water usage but providing a great shower.
- > Installed underground, the Ocean Protect Storm Filter treats all storm-water running off the site and ensures that no silt, soluble heavy metals or rubbish enters our creeks and oceans beyond.
- > All gardens are mulched, which stops the top of soil from drying out, keeping the soil moist and can reduce watering up to 60%. Mulching also reduces weed seed germination.



LIFESTYLE

- > Wall mounted bicycle racks to all garages, allows residents to have a healthy and cost effective alternative to vehicles.
- > James Hardie fibre cement cladding has been applied to all external walls. This range of highly durable products, help reduce on-going maintenance and repair costs.
- > Large windows and doors allow natural light to flow into the homes to reduce the need for artificial lighting.
- > Timber framing was sourced from renewable tree plantations, that permanently captures carbon from the atmosphere.
- > All external cladding materials are fire and pest resistant.

AN ENVIRONMENTALLY CONSIDERED COMMUNITY

Innovation is often the ability to reach into the past and bring back what is good, what is beautiful, what is useful, what is lasting.

SISTER PARISH



THE DEVELOPER

CRAFTED BY AUSBUILD

Ausbuild is an established developer and builder offering one of the widest range of services in the industry. With decades of experience in construction, design, land development, sales and marketing, we continue to build on our strong reputation and brand as trusted experts in the local property market.

For over 30 years our team of highly skilled professionals has given every project dedicated care, with hands on involvement from start to finish. Ausbuild personally inspect all developments and review all plans – ensuring every new home under the Ausbuild name is delivered to the highest standards of quality and service.

With land available now and well into the future, you can rely on Ausbuild to have the capacity to serve growing industry demands.

If you are looking to expand your portfolio, you can trust in Ausbuild – one of Queensland’s largest property groups.



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 Greensill Road, Albany Creek  vitalitytownhouses.com.au



Ausbuild Pty Ltd QBCC Licence Number 21710
24.04.20. V1.0



Lot detail is based on council approved allotment plan and subject to change as required. Lot areas are rounded and may differ slightly to final results. Estate and Stage Plans may not show the location of services, footpaths, and other infrastructure. Landscaping shown is for illustrative purposes only and may not reflect final outcomes. Soft landscaping is comprised of mulch and plants – typical ground cover and shrubbery. Not feature trees or turf included. Hard Landscaping is comprised of concrete or timber structures and paths including driveway and crossovers. Turf refers to grass or lawn free from planting and hard landscaping structures. Site retaining and topography is not shown. Refer to your consultant to obtain the site-specific disclosure plan and other relevant development and engineering plans regarding site setback, building envelopes, restricted building areas, building guidelines, applicable covenants and other development and building conditions. See ausbuild.com.au/terms for more details. Ausbuild Pty Ltd, ACN 142375184, QBCC 21710. All prices and availability current at time of printing 06/03/20 - V1.2

VITALITY

UNIT 1

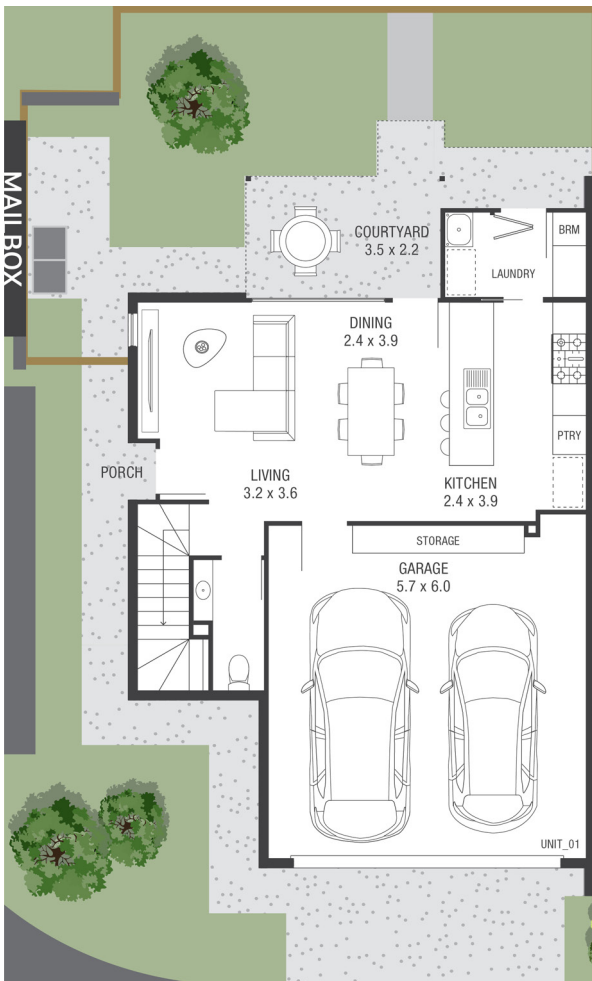


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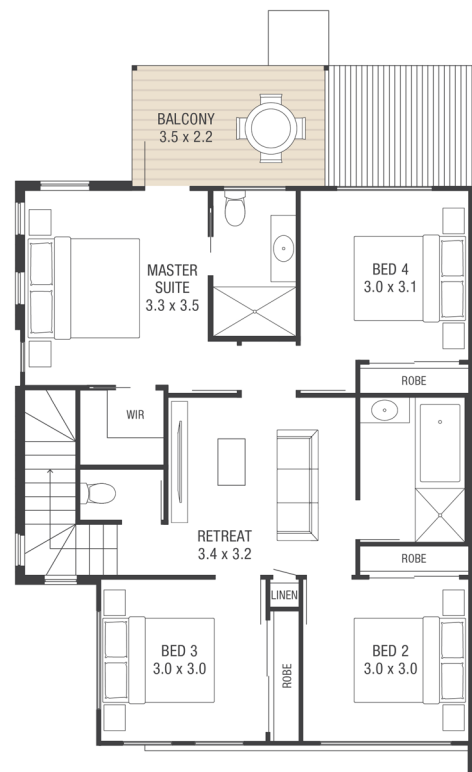
DESIGN D4WS-BAL

Ground Floor	4.8sq	45.4m ²
First Floor	8.6sq	80.5m ²
Garage	4.0sq	37.2m ²
Porch	0.1sq	1.3m ²
Potico	0.1sq	1.2m ²
Courtyard	0.8sq	7.7m ²
Balcony	0.8sq	7.8m ²
Services	0.3sq	3.0m ²
Total Home Area	19.8sq	184.4m²
Total Exclusive Use Area	6.0sq	56.0m²

8.2m



13.5m



VITALITY

TOWNHOUSES

STANDARD INCLUSIONS

VITALITY TOWNHOUSES INCLUSIONS GUIDE

Kitchen

CABINETRY

- Stone (reconstituted) benchtop to kitchen & butler's pantry (20mm)
- Stone (reconstituted) mitred waterfall end to kitchen island (20mm)
- Timber-look melamine cabinetry with dishwasher provision, microwave provision and cutlery tray
- Walk-in butler's pantry cabinetry
- Full height pantry cupboard (4 shelves in white melamine) ^{DS}
- Pot drawers - 2 sets (3 drawers)
- Overhead cupboards and bulkhead
- Mitred fingerpull to doors and drawers on underbench cupboards, overhead cupboards to have overhanging doors to undersides ^{DS}
- Refrigerator cavity
- Soft close drawers and doors to cabinets

SPLASHBACK

- Stone (reconstituted) splashback to kitchen back wall only.

APPLIANCES

- Westinghouse electric freestanding cooker 900mm wide (5 zone ceramic hob, fan-forced, stainless steel)
- Chef canopy rangehood 900mm wide (sliding controls, ducted to external wall)
- Westinghouse dishwasher (15 place, stainless steel) (WELS 4.5 star, 13.5 litres/minute)

SINK & TAPWARE

- Kitchen sink, 1.5 bowl stainless steel with integrated drainers / plugs
- Phoenix Arlo sidelever sink mixer gooseneck Matte Black (WELS 4 star, 7.0 litres/minute, Reg -No. T29178 [V])

Bathroom, Ensuite & Toilet

SHOWER & BATH

- Semi-frameless shower screen in Matte Black
- White enamel pressed steel bath ^{DS}

VANITY & CABINETRY

- Stone (reconstituted) benchtop (20mm)
- Timber-look melamine cabinetry
- White melamine shaving cabinetry with mirrored doors, to match length of vanity unit to main bathroom and ensuite

TILES

- 600 x 300mm ceramic tiles - wall tiles in shower to ceiling
- 600 x 300mm ceramic tiles - wall tiles to skirting (half size of nominated tile)
- Tiled recessed niche to each shower

MIRRORS

- Microframe mirror (full vanity length) to ground floor powder room

BASIN & TAPWARE

- Phoenix Arlo wall mounted shower mixer tap in Matte Black
- Phoenix Arlo basin mixer Matte Black (WELS 5 star, 5.5 litres/minute, Reg -No. T29174 [V])
- Phoenix Pina shower on rail in Matte Black (WELS 4 star, 6.5 litres/minute, Reg -No. S12666 [V])
- Phoenix Arlo wall mounted bath mixer with integrated spout in Matte Black
- White ceramic basin drop-in or above benchtop

TOILET

- Cob & Pen 'Kent' close coupled toilet suite (WELS 4 star, Full/Half/Avg Flush per litre 4.5/3/3.4, 3.4 litres/minute, Reg -No. L06152)

BATHROOM ACCESSORIES

- Phoenix Rarii 2 x single towel rail and towel ring in Matte Black
- Phoenix Rarii toilet-roll holder in Matte Black

Laundry

INCLUSIONS

- 45L free-standing stainless steel laundry tub and powder coated white cabinet
- Phoenix Arlo sidelever sink mixer gooseneck Matte Black (WELS 4 star, 7.0 litres/minute, Reg -No. T29178 [V])
- Bifold flush panel doors to laundry alcove
- Linen storage and broom cupboard shelves (flush panel door, with white melamine shelving) ^{DS}

Internal inclusions

ROBES

- Vinyl sliding doors with Matte Black frame, with 1 mirrored door per wardrobe
- Built-in wardrobes, white melamine shelf and hanging rail

FLOORING

- 600 x 300mm ceramic tiles to dry and wet areas
- Cut pile nylon carpet and quality underlay to bedrooms and stairs

COLOURS

- 3 coat paint system to ceiling and cornice (1 colour)
- 2 coat paint system to walls, skirting, architraves and doors (1 colour)

DOORS & FURNITURE

- Flush-panel doors
- Lever-set handles in black
- Privacy locks to bathroom, toilet and master bedroom

FURNISHING

- Roller blinds to windows and glass sliding doors (excludes obscured glass)

^{DS} Design Specific: Availability, quantity or position subject to detail on standard plan

Inclusions are based on, and apply to, standard plans only. Inclusions subject to supply or model availability and may be substituted by an equivalent or better item without notice. Ausbuild reserves the right to change design, materials, specification and suppliers without notice. Ausbuild Pty Ltd QBCC Licence Number 21710. Specification as at 28/02/2020. V.1.1

Sustainability & Services

ELECTRICAL

- Earth leakage system (safety switch)
- Single and double power points (DS)
- Photoelectric smoke alarm (hard-wired, battery backup)
- 2 x TV points, 2 x data points
- LED downlights and surface mounted lights (LED, 10watt) (DS)
- High speed internet ready
- Light and exhaust fan to ensuite and bathroom/s
- External lighting (DS)
- Suspended LED light bar to over kitchen island (DS)

PLUMBING

- 250L Electric hot water system, retention system
- Matte Black inset tile floor wastes throughout

HEATING & COOLING

- Fujitsu 10.0kW ducted air conditioner with 7 supply outlets and 5 zones, zoned for energy efficiency
- Glass wool ceiling insulation batts
- Sarking foil wrap to external walls and roof
- Glass wool to behind external lightweight cladding (DS)
- Ceiling fans to bedrooms and living area (3 blade)

Structural & External Inclusions

SITEWORKS, FOOTINGS & SLAB

- Waffle raft slab system to structural engineer design (AS2870.2011, includes piercing)
- Stormwater and sewer connection
- Underground water and electricity connection
- Termite protection to Australian standards

STRUCTURAL

- 2590mm high ceilings to ground floor, 2400mm high ceilings to first floor
- Timber frame with AAC and various feature cladding materials

STAIRCASE

- Timber framed stairs lined with carpet
- Plaster set balustrade with timber handrail to internal stairs

GARAGE & STORAGE

- Sectional overhead garage doors (includes 2 remote controls)
- Bike hook to wall
- Freestanding internal shelving or Colorbond shed on concrete slab (depending on site layout) (DS)

OUTDOORS

- 2 x external water taps
- Fence mounted, fold down clothes line and concrete slab or clothes dryer (DS)
- Treated timber feature batten fence, painted (pine) to prominent locations
- Treated timber butted pailing fencing to rear and hidden sides (pine)
- Landscaping including mulched garden beds, screening plants and turf where applicable
- Rear alfresco, driveway, side paths and front porch in exposed aggregate
- Common letterbox with roof

FRONT DOOR, WINDOWS & SLIDING DOORS

- Entry door solid timber frame with exterior solidcore, feature glass panel, stain grade, with 450-600mm long stainless steel handles and frosting with laser cut unit numbering
- Rear door with exterior solidcore, 1/3 glass panel, paint grade)
- Additional front door (DS) Exterior solidcore, glass panel/s, paint grade)
- Diamond grille screens (including fly screen) to sliding external doors and laundry doors, as well as opening windows
- Entrance lever-set, with incorporated deadbolt.
- Aluminium powder coated framed windows and glass doors, with keylocks to opening doors and windows
- Keyed locks to windows sliding doors

LINING

- Plasterboard to walls and ceiling
- Colorbond sheeting
- Colorbond gutter, Colorbond fascias, PVC downpipes
- Villaboard to bathrooms (6mm)
- Square set to living, dining, kitchen, ensuite & bathrooms.
- Cove cornice (90mm) to the remaining internal rooms
- Architrave (42mm x 12mm, MDF to dry areas and pine to wet areas)
- Skirting (67mm x 12mm, MDF to dry areas and pine to wet areas)

SERVICES & FEES

- Council and QBCC fees (Moreton Bay)
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training

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Ausbuild Pty Ltd QBCC Licence Number 21710

VITALITY TOWNHOUSES

INTERNAL COLOURS | SCHEME 1

Scheme applies to townhouse 1-3, 7-10, 13-14, 18-21, 26-28, 34-35

GENERAL LIVING | BEDROOMS

1 Bedroom Flooring	Carpet - Cut Pile Dark Grey/Black	3 Paint	Walls, Doors & Trims - Taubmans Cloudburst
2 Living Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	4 Paint	Ceiling & Cornice - Taubmans Ceiling White

KITCHEN

5 Lower Cabinetry	Laminate - Laminex Natural Walnut	7 Benchtop	Reconstituted Stone - Smartstone Santorini
6 Upper Cabinetry	Laminate - Laminex Battalion	7 Splashback	Reconstituted Stone - Smartstone Santorini

BUTLER'S PANTRY / LAUNDRY

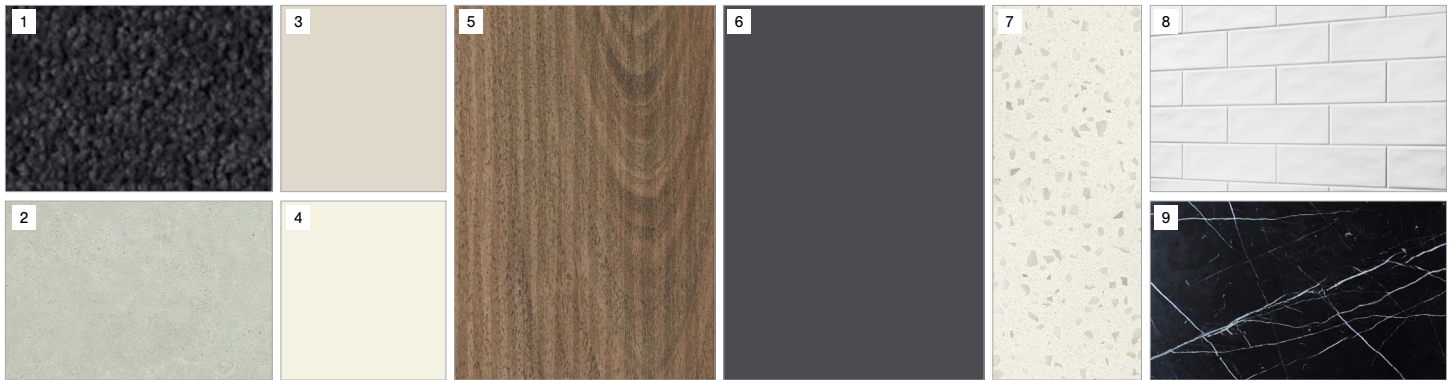
5 Lower Cabinetry	Laminate - Laminex Natural Walnut	7 Benchtop	Reconstituted Stone - Smartstone Santorini
6 Upper Cabinetry	Laminate - Laminex Battalion	8 Splashback	Tile - Whoosh Glacier Grey

POWDER ROOM

2 Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	7 Benchtop	Reconstituted Stone - Smartstone Santorini
8 Splashback	Tile - Whoosh Glacier Grey 200mm high	5 Cabinetry	Laminate - Laminex Natural Walnut

BATHROOM & ENSUITE

2 Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	9 Feature Wall	Tile - Black Marble Look 300 x 600mm
2 Wall	Tile - Pietra Lavica Glacier Matt 300 x 600mm	9 Splashback	Tile - Black Marble Look 300 x 600mm
7 Benchtop	Reconstituted Stone - Smartstone Santorini		



Please Note:
Indicative only. Subject to variations and substitutions in accordance with the Contract Terms.
Due to supply timeframes, model availability and supply arrangements the colours and brands nominated are indicative only. It is not uncommon for one or more of these items to be substituted for a similar colour, size or pattern, for an equivalent or better-quality product or brand, or supplied by an alternative supplier. Ausbuild reserves this right to make these changes without disclosure.
Inclusions are based on, and apply to, standard plans only. Specification last revised as at 09/03/2020. V1.0

VITALITY TOWNHOUSES

INTERNAL COLOURS | SCHEME 2

Scheme applies to townhouse 4-6, 11-12, 15-17, 22-25, 29-33, 36-38

GENERAL LIVING | BEDROOMS

1 Bedroom Flooring	Carpet - Cut Pile Dark Grey/Black	3 Paint	Walls, Doors & Trims - Taubmans Cloudburst
2 Living Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	4 Paint	Ceiling & Cornice - Taubmans Ceiling White

KITCHEN

5 Lower Cabinetry	Laminate - Laminex Battalion	7 Benchtop	Reconstituted Stone - Smartstone Santorini
6 Upper Cabinetry	Laminate - Laminex Natural Walnut	7 Splashback	Reconstituted Stone - Smartstone Santorini

BUTLER'S PANTRY / LAUNDRY

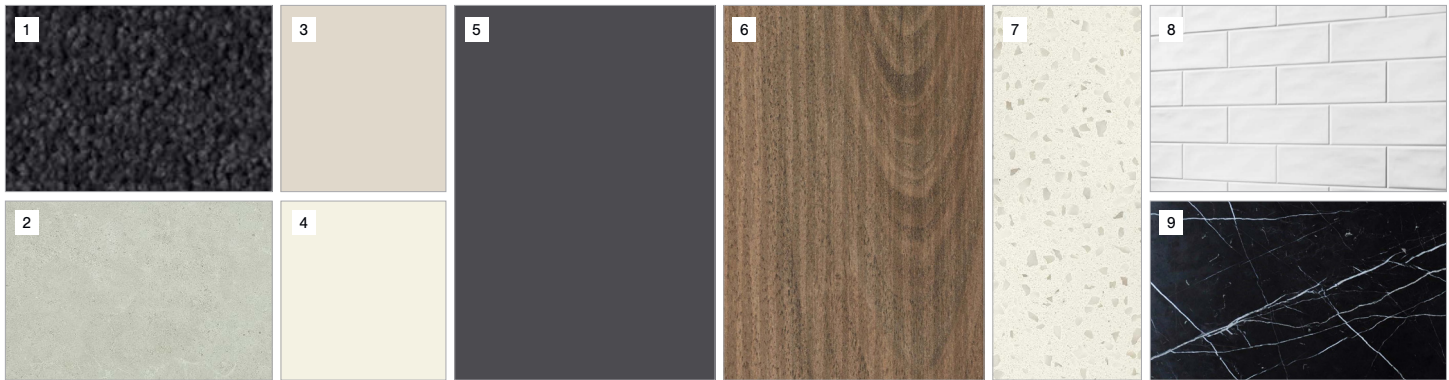
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6 Upper Cabinetry	Laminate - Laminex Natural Walnut	8 Splashback	Tile - Whoosh Glacier Grey

POWDER ROOM

2 Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	7 Benchtop	Reconstituted Stone - Smartstone Santorini
8 Splashback	Tile - Whoosh Glacier Grey 200mm high	5 Cabinetry	Laminate - Laminex Natural Walnut

BATHROOM & ENSUITE

2 Flooring	Tile - Pietra Lavica Glacier Matt 300 x 600mm	9 Feature Wall	Tile - Black Marble Look 300 x 600mm
2 Wall	Tile - Pietra Lavica Glacier Matt 300 x 600mm	9 Splashback	Tile - Black Marble Look 300 x 600mm
7 Benchtop	Reconstituted Stone - Smartstone Santorini		



Please Note:
Indicative only. Subject to variations and substitutions in accordance with the Contract Terms.
Due to supply timeframes, model availability and supply arrangements the colours and brands nominated are indicative only. It is not uncommon for one or more of these items to be substituted for a similar colour, size or pattern, for an equivalent or better-quality product or brand, or supplied by an alternative supplier. Ausbuild reserves this right to make these changes without disclosure.
Inclusions are based on, and apply to, standard plans only. Specification last revised as at 09/03/2020. V1.0