

LOT 781  
BROOKMAN CRES

ARIA HOMES HOUSE & LAND PACKAGE

*Build*  
YOUR  
*Dream*

ARIA HOMES



**EXECUTIVE RESERVE FRONT TOWNHOUSE**

ARIA HOMES SALES ENQUIRIES: STEVE JONES 0412 510 073

## DOWNSTAIRS INCLUDES

- Spacious open plan family/meals
- Gourmet kitchen with 40mm stone bench tops, stainless steel appliances and bespoke 2 pack joinery
- Private alfresco
- Wide entry incorporating gallery
- Master bedroom with walk in robe
- Ensuite with floor to ceiling tiles, semi-frameless shower screen and floating 2 pack vanity, European tapware and stone top
- Solid timber floating floors
- Guest powder room with floating 2 pack vanity, European tapware and stone top
- Double garage with automatic panel lift door and direct access to entry and rear courtyard

## UPSTAIRS INCLUDES

- Large balcony
- Generous sized bedroom 2 and 3 with built in robes
- Large family bathroom with floor to ceiling tiles, large bath, semi-frameless shower screen and floating vanity, European tapware and stone top
- Spacious retreat
- Separate seating area
- Luxury carpet to upper level



## AREAS

L/Living	122.42m <sup>2</sup>
U/Living	76.69m <sup>2</sup>
Alfresco	10.88m <sup>2</sup>
Balcony	10.88m <sup>2</sup>
Garage	39.04m <sup>2</sup>
Porch	2.34m <sup>2</sup>
<b>TOTAL</b>	<b>262.25m<sup>2</sup></b>

HOUSE & LAND PACKAGES  
STARTING FROM **\$698,000**

**BLACKWOODPARK.COM.AU**

ROBERT COULLS 0407 205 522





# LOT 781 BROOKMAN CRES

ARIA HOMES HOUSE & LAND PACKAGE

*Build  
YOUR  
Dream*

EXTERIOR	SPECIFICATION
Construction	Architecturally designed Torrens Title home CSR HEBEL as noted on plans Western Red Cedar feature cladding to 2 elevations Feature semi frameless glass balustrade to balcony
Roof	Colorbond - scribed and filleted Sisolation and flashings as per plan
Windows	Stegbar Powder Coated with Anodoic Mat Finish Full height windows where shown on plans
Garage Door	2450 x 5510 Madison Panel Lift with OPTIMA auto control 2400 x 2490 Roller door to garage rear

INTERNAL	SPECIFICATION
Ceiling Heights	2700mm ground floor 2700mm upper floor
Internal Linings	10mm thick plasterboard wall linings 10mm sheet rock to ceilings water resistant/villaboard to wet area walls
Insulation	R5.0 glass wool batts to ceilings including garage R4.0 glass wool batts between floors R2.5 glass wool batts to external walls R1.5 glass wool batts to internal walls
Cornices	90mm ARIA cornice throughout
Skirtings	90mm x 18mm single bevel
Architraves	90mm x 18mm single bevel
Paint System	3 coat system to all ceilings 3 coat system to all walls - Solver Maxi Wash 3 coat system to all second fix materials - semi gloss
Stairs	MDF Carpeted stair with clear finish hardwood handrail

EN SUITE	SPECIFICATION
Joinery Tops	20mm thick Caesar Stone with
Joinery Faces	Gloss white 2 pack lacquer
Joinery	Semi floating -soft close doors
Vanity Mirror	Full width of vanity/frameless concealed fittings/square edge
Flooring	300 x 600 rectified tiles
Walls	300 x 600 floor to ceiling white gloss tiles
Shower Screen	Semi frameless with polished chrome fittings
Fan/Light	IXL 4 in 1 fan
Sanitary & Tap Ware	PACO JAANSEN CATITA bench mounted vessel HANSGROHE FOCUS 190 basin mixer HANSGROHE FOCUS shower mixer GROHE TEMPESTA shower rail & rain head GALA LAVA BTW toilet
Accessories	ENEQ toilet roll holder & double towel rail
POWDER ROOM	SPECIFICATION
Joinery Tops	20mm thick Caesar Stone with
Joinery Faces	Gloss white 2 pack lacquer
Joinery	Semi floating -soft close doors
Vanity Mirror	Full width of vanity/frameless concealed fittings/square edge
Flooring	300 x 600 rectified tiles
Walls	150 x 600 skirting
Fan/Light	Exhaust fan
Sanitary & Tap Ware	SEIMA KYRA inset basin HANSGROHE FOCUS basin mixer GALA LAVA BTW toilet
Accessories	ENEQ toilet roll holder & double towel rail

DOORS	SPECIFICATION
Entry Door	Corinthian 2340 x 820 SEA
Entry Door Furniture	ALURE OMNI Trilock
Internal Doors	2340 x 820/720 Flush Panel Architectural Series
Internal Door Furniture	GAINSBOROUGH ANGULAR Series

KITCHEN	SPECIFICATION
Joinery Tops	"60mm" thick Caesar Stone with and 20mm shadow line
Joinery Faces	Gloss white 2 pack lacquer - 2700mm high
Joinery	Drawers and doors as per layouts
Splash back	Glass/Mirror as per plans
Flooring	14.5mm Blackbutt floating floor
Appliances	BOSCH 600mm gas cooktop BOSCH 600mm electric oven BOSCH 600mm range hood BOSCH dishwasher
Sanitary & Tap Ware	KUBIC double bowl PALOMA pull out sink mixer

LAUNDRY	SPECIFICATION
Joinery Tops	Laminate bench top as per clients selection
Joinery Faces	Laminate with impact edge
Joinery	Trough cupboard plus bench & linen
Splash back	300 x 600 tiles above bench cupboard
Flooring	300 x 600 rectified tiles
Sanitary & Tap Ware	SEIMA inset stainless steel tub STYLUS VALENCIA mixer tap

BATHROOM	SPECIFICATION
Joinery Tops	20mm thick Caesar Stone with
Joinery Faces	Gloss white 2 pack lacquer
Joinery	Semi floating -soft close doors
Vanity Mirror	Full width of vanity/frameless concealed fittings/square edge
Flooring	300 x 600 rectified tiles
Walls	300 x 600 floor to ceiling white gloss tiles
Shower Screen	Semi frameless with polished chrome fittings
Fan/Light	IXL 4 in 1 fan
Sanitary & Tap Ware	SEIMA PLATI inset basin HANSGROHE FOCUS basin mixer CAROMA NEWBURY island bath HANSGROHE FOCUS bath/shower mixers VIRTU SLIMLINE bath spout GROHE TEMPESTA shower rail GALA LAVA BTW toilet
Accessories	ENEQ toilet roll holder & double towel rail
ELECTRICAL	SPECIFICATION
Lighting	Combination of LED down lights, bayonet fitting and pendant lights
Power Switches	As per electrical layout - slimline white
FLOORING	SPECIFICATION
Timber Floating	14.5mm Blackbutt floating floor to entry, passages, meals, family & kitchen
Carpet	Premium to builders selection to stairs, bedrooms, retreat & robes
Balcony	600 x 300 tiles
OTHER	SPECIFICATION
Air Conditioning	Reverse cycle ducted zoned throughout