



# Bellevue

DESIGN AND CONSTRUCTION



## Quality Inclusions

20mm Stone Bench top to Kitchen and Bathrooms

### **CABINETRY**

Choose from a wide range of designer Laminex colours of cabinetry and handles

### **SPLASHBACK**

Choose from more than 30 patterns and up to 600x600 porcelain tiles

### **BULKHEADS**

Included above the overheads to make the complete look for kitchen

### **DUCTED OUT RANGEHOOD**

Reduced smell of cooking inside the house

### **POT DRAWER**

Provision for microwave with pot drawer below included (design specific)

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## FISHER & PAYKEL

### APPLIANCES



### RANGEHOOD

90cm externally ducted  
Rangehood



### COOKER

90cm Freestanding  
Dual Fuel Cooker

### STONE RANGE



## KITCHEN MIXER TAP



YSW2217-07



YSW2508-07



YSW2508-06



YSW3015-06



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## KITCHEN SINK



Stainless steel overmount double sink



Free upgrade: Stainless steel overmount TWMP5740

## BATHROOM FIXTURES

Master Ensuite Shower with Rain head & Shower rose



All Bathrooms Shower rail Chrome finish



## BATHTUB



Decina Bambino BA1510W



Renovator MK II BT1525MK2

## SHOWER / BATH MIXER & SPOUT



Nero Dolce 3630 single towel rail – Chrome



Nero Dolce 3686W BK round toilet roll holder – Chrome



Frameless polished edge mirror

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## SHOWER

450x450mm tiled niche to shower compartment and square tiled floor waste to ALL wet area.



Exhaust fan (externally ducted) over shower compartment

## VANITY UNIT

20mm stone bench top to modern vanity units with soft close portrait doors, choose from a wide range of laminate colours and designer handles.

## TOILET

Back to wall Toilet Suite with soft close seat



Dual Flush Soft Close  
N117T

Dual Flush Soft Close  
N106T

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**BASINS**



**BASINS MIXER**



Dolce Tell Basin Mixer  
YEW2508-04



Pop-up waste



Dolce Basin Mixer  
YEW2508-02



LAUNDRY FIXTURES

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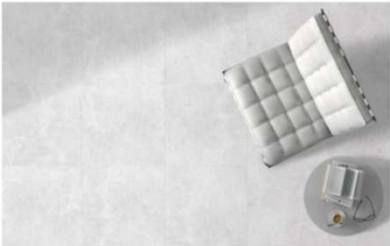
45L Aluminum Laundry trough



Nero sink mixer chrome YSW2508-07



Olswell 1/4 turn washing machine taps inside cabinet



Choose from a wide range of ceramic wall tiles with floor tiles and skirting tiles throughout



## FRONT ENTRY DOOR



PMAD 4G



PMAD 04



PMAD 101



PMAD 106



PMAD 104



PMAD 111



## ENTRY DOOR FURNITURE



Gainsborough  
Trilock

Free Upgrade  
MLNX5 Digital Lock

## GARAGE REAR and LAUNDRY DOOR FURNITURE



Gainsborough  
G4 Villa

Gainsborough  
Tradepro

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## ROOFING - COLOURBOND



## ROOFING - TILES



## GARAGE DOOR



Panel lift door with motor 2x hand & 1x wall remote controllers

## GARAGE COLOUR RANGE

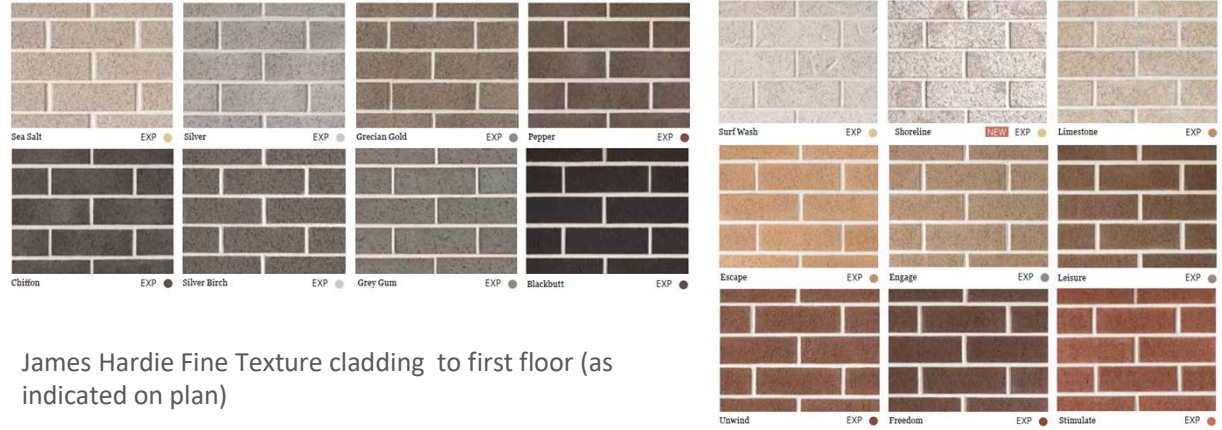


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## EXTERNAL WALL

Austral Bricks builder's range 230x76x110 face bricks to ground floor (as indicated on plan)



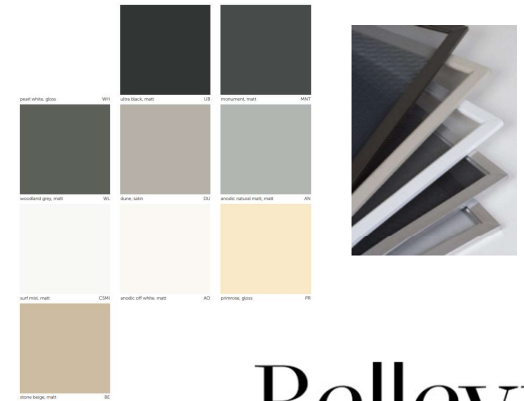
James Hardie Fine Texture cladding to first floor (as indicated on plan)



Powder coated aluminum balustrade to Balcony



Clear glazed Aluminium frame windows and sliding doors with key lock and flyscreen to all window openings (as indicated on plan)



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## STAIRS



MDF Type 1A Carpet grade to stringers, treads and riser.



1200mm high dwarf wall to both flight and first floor.



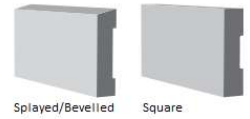
Painted wall mounted handrail to both flights.

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## INTERNAL FIXTURES



Pencil Round Bullnose



Splayed/Bevelled Square

68x11mm pine skirtings and 68x11mm pine architraves throughout.



Robes with aluminum framed vinyl sliding doors (White Birch, Glacier or Chalk) including melamine shelf and chrome hanging rail



Adel Level with round rosette



Colton Knob with round rosette



Bela Level with square rosette

Gainsborough Tradepro passage set with 65mm round or square rosette (privacy sets to Bedroom 1, Bathroom, Ensuites, Powder and WC)



Door-stop



Wet areas door-stop

Corinthian PMDF

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## Electrical



Clipsal double power points and LED downlights with iconic switches (as per standard electric layout).



1200mm long twin 36w diffused fluoro light to Garage



1x external light point



Rheem 26L continuous flow gas hot water system



Clipsal Photoelectric surface mounted Smoke detectors



2x TV points, 1 x Data/Telephone point and 1x TV antenna



Bayside Calypso 122cm 3Blade Fan in White / Black ceiling fans to Bedrooms and Alfresco



RCD safety switches (earth leakage detector)



NBN fiber optic installation ready for connection



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