



Zircon Living

THE BEACHSIDE

AS DISPLAYED



DISPLAY

BEDROOM: 3

BATHROOM: 2

LOT WIDTH: 15

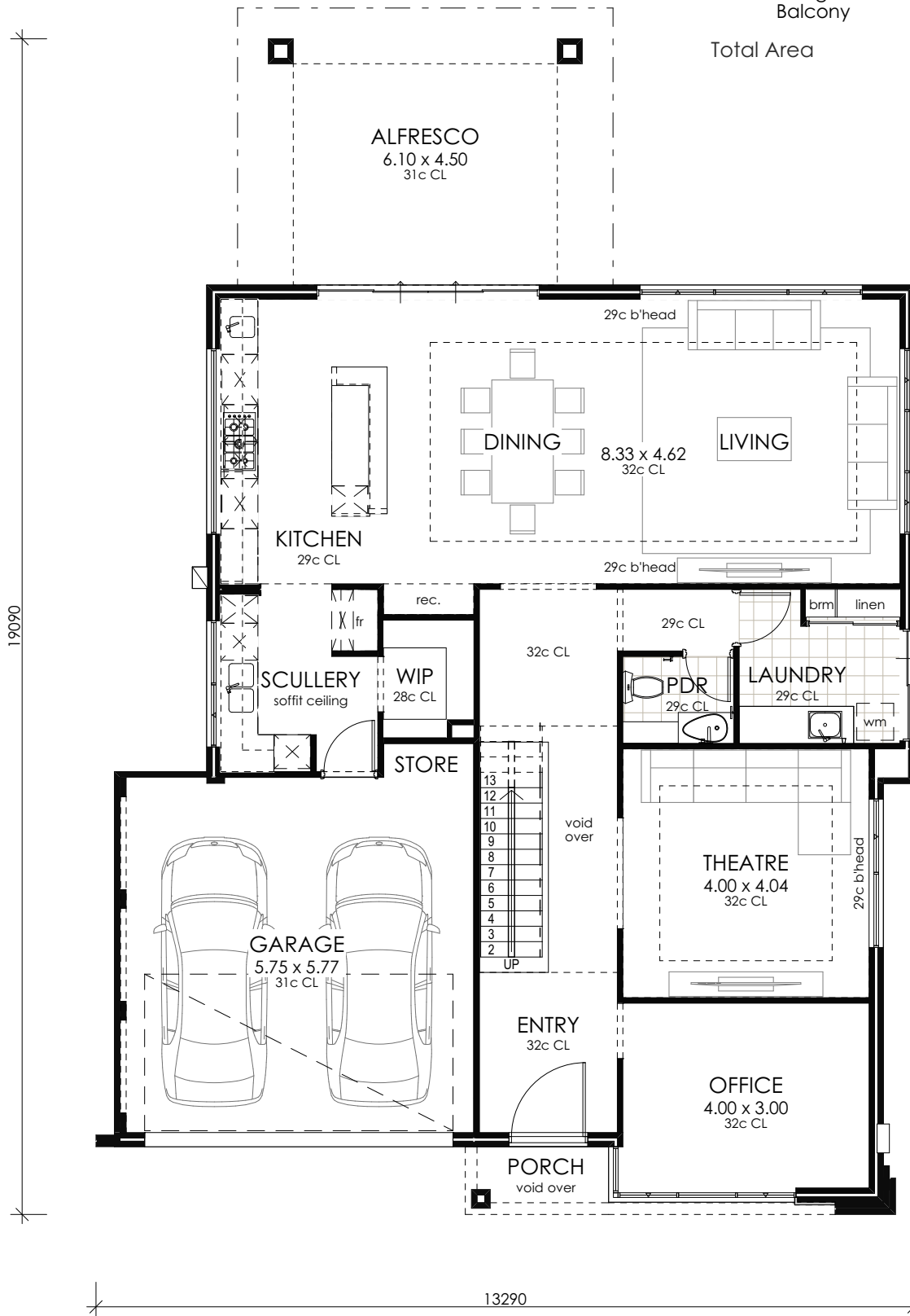
63 BURLEIGH DRIVE, BURNS BEACH

zirconliving.com.au

BC 5975

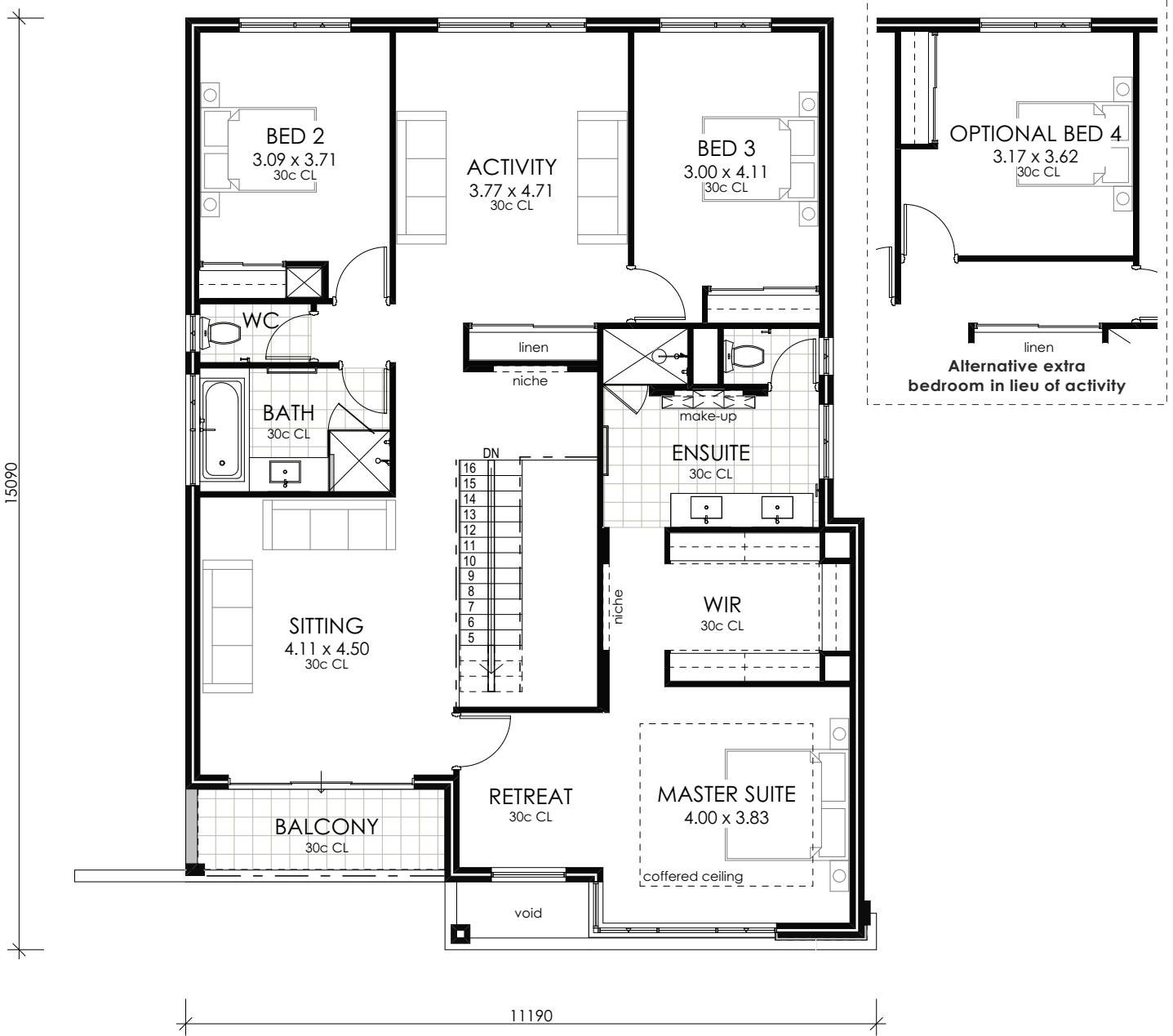
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Ground Floor	
Living	134.96
Garage	35.98
Alfresco	20.40
Porch	2.56
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	193.90 m ²
Upper Floor	
Living	147.41
Balcony	6.30
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	153.71 m ²
Total Area	<hr/>
	347.61 m ²



Ground Floor

The Beachside - As Displayed
63 Burleigh Drive Burns Beach



Upper Floor

The Beachside - As Displayed
63 Burleigh Drive Burns Beach

DISPLAY

SPECIFICATION

EXTERNAL

Roof Cover	Colorbond custom orb metal roof	Hot Water System	Rinnai 20L instantaneous
Fascia / Gutters	Colorbond Stratco Edge profile to entire roof	Garage Hardstand Garage	100mm concrete
External Walls	Acrylic texture coat to all elevations as per plans	Sectional Door	Alubond garage door inc 3 remote controls
Garage Walls	Brikmakers 2c Contemporary Collection internally	Paving	Brikmakers Stonewashed Vistapave - 65m2 allowance
Feature Cladding	Aluminium "Alubond" Cladding to Feature Wall	Roof Structure	Traditional timber roof H2 blue pine
Balustrade	Clear glass balustrade on stirrups & top mount handrail	Aluminium Joinery	Jason Windows - Sliding doors and windows
Entry Door	Jason Windows powdercoated aluminium	Fly Screens	To all sliding doors & windows
Entry Door Frame	Jason Windows powdercoated aluminium	Window Glazing Ceiling	Satinlite glazing to all bathrooms & WC
Door Furniture External	Gainsborough Omni Tri Lock & Pull Handle	Linings	10mm plasterboard with cove cornice
Taps	2 taps included	Meter Box	Combination Electrical and Gas - Lockable

INTERNAL

Concrete Slab	Full Concrete to Ground and Upper Floor	Internal Door Frames	JDS regal profile metal door frames
Staircase	Steel spine staircase with Timber Treads with feature plinth at base of staircase	Internal Door Furniture	Gainsborough G3 range
Balustrade	Clear glass balustrade on stirrups & top mount handrail	Internal Doors	Flush panel
Ceiling Heights	32c ceilings to ground floor, 30c to upper floor	Internal Walls	Brikmakers vertical cored clay bricks
Dropped Ceilings	Refer to plans for heights and locations	Internal Wall Finish	White plaster set to all internal walls
Ceiling Linings	10mm plasterboard with Feature cornice inc Garage	Robe Shelving	Melamine shelf with chrome rail to all robes
Corner Beads	Included throughout	Sliding Robes	Mirrored Sliders to Bedrooms and Linen
Insulation	R4.1 insulation batts where required	Linen Shelving	4x Melamine shelves

CABINETS & BENCHTOPS

Kitchen & Scullery	40mm Stone edge from Builders Standard Range with feature laminated overhang to island bench	Feature Laminate Handles	Polytec Woodmatt timber look to Pantry & Fridge Recess
Ensuite	40mm Stone from Builders Standard Range	Dishwasher Recess	Negative detail finger grips with cold tap and power point included to Kitchen, Ensuite, Makeup and Bathroom
Powder Room	150mm Stone Plinth with Laminate benchtop 20mm	Drawers	to all cabinet drawers and doors
Bathroom & Laundry	Stone edge from Builders Standard Range	Soft Close	Included to Kitchen and Scullery
Cupboard facings	Semi Gloss cupboard facings to Scullery & Kitchen, Woodmatt finish to Kitchen & Scullery feature shelf, Ensuite, Make up, Bath, Powder & Laundry	Glass Splashback	Included with 3x drawers and 20mm stone benchtop
		Makeup Cupboard	To ensuite included with 3x layered stack with 9x drawers
		Feature Vanity	

FIXTURES & FITTINGS

Appliances	Blanco Gas CGG905WFFC 900mm Glass, 5 Burner including Wok, RUL90X 900mm Rangehood & 2x Blanco BOSE65XM 600mm oven	Basins	Seima Plati SBC-030 to Ens and Bath, Seima Gyal SBC-021K Organic Tear Drop to Powder Room.
Tapware	Phoenix Vivid Slimline tower mixer range to basins, Twin shower head to Ensuite, Shower Rail to Bathroom, Tower mixers to basins and Gooseneck mixers to Sinks and Troughs	Toilets	Seima Gyal STO-30
Mirrors	Frameless with polished edge	Baths	Seima Tondo SBT-021 1675mm
		Bathroom Accessories	Phoenix Vivid range with 3x Towel Rails to Ens, 2x Towel Rails to Bathroom & Phoenix Radii Hand Towel Holder to PDR
		Sink	Seima Acero SKS-A1200 Stainless Steel Seima SKS-45LO
		Trough	Blanco Quatrus Large Single Bowl
		Shower screens	Semi Frameless to Bathroom Shower

ELECTRICAL

Exhaust Fan	Included to Ensuite, Bathroom, Powder and WC	Smoke Detectors	2x hard wired detectors
Switches	Clipsal C2000 range or similar	NBN Provision	Conduit, Double power point and Data point
External Wall Lights	Weatherproof bayonet to Laundry sliding door	TV Points	1x Digital ready point
Ceiling Light Point	Bayonet point to each room	Phone Points	1x Phone point

PAINTING

Supplier	Dulux range of paints used throughout	Ceilings	Included
Eaves	Included	Meterbox	Included
Doors & Door Frames	Included	Flumes and Vents	Included

TILING

Ceramic Tiling	\$60.00 per m2 inc GST (Builders Standard Range)	Wall	Kitchen, Ensuite, Bathroom, Laundry and WC
Tile size	Up to 300x600mm	Shower Hob	Hobless Shower to Ensuite and Bathroom
Floors	Ensuite, Bathroom, Laundry and WC	Mitred Tiling	Included to all external corners
Heights	Ensuite: Full height tiling, WC includes 1x skirting tile. Bathroom: 1200mm high wall tiling with 2000mm high wall tiling in shower recess, Kitchen & Scullery: Glass splashback to underside of overhangs. Laundry & Powder: 300mm above laundry bench top, 1x skirting tile.		

This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A full comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. The Builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. Refer to Siteworks Annexure of the Quote for the full breakdown of costs not mentioned on this document. Images are for illustration purposes only. Landscaping, Hardscaping, Letterbox, Planter boxes, Key Drop, Furniture, Artwork, Window Treatments, Fridge, Dishwasher, Audio Visual equipment, LED lighting strips and downlights, bluetooth light switches, Wall paper, Internal Wall Painting, security system, Skirting Boards, Floor Tiles, Feature wall tiling, Carpets and Airconditioning are not included in the base house price.