

## LEANLINE

3 Bedrooms/2.5 bathrooms/2 cars

## GUIDE PRICE FOR STANDARD MODEL ON LEVEL SITE

\$1,375,000

Please note: site location/conditions and variations to the standard design will determine final price.

## DESCRIPTION

*Designed specifically to suit narrow, inner-city sites, the Leanline uses vertical space cleverly to create a home that's both beautiful and functional. From the street, the large roof plane forms generous eaves, supported by timber-clad, 'blade' walls that frame the edges of the areas below. To one side is a large, recessed, double-height entry space - acting as a focal point that welcomes you into the house and draws you in. Light pours in from the window high above you and illuminates the long, angled timber-clad wall to the edge of the entry. This wall stretches to the end of the long corridor, which ends in a double-height window overlooking the garden. Here, the floor of the upper level is set back, creating a void above that allows light to flood into the space. Turning to one side with the timber-clad wall at your back, you see the combined living, dining and kitchen areas, and behind them a long line of glass doors that open on to the outdoor terrace and garden beyond.*

## FEATURES

- Combined kitchen, living and dining area.
- Entry corridor with double height windows.
- Large outdoor covered terrace.
- Separate walk in pantry.
- Two living rooms plus dining.
- 2 balconies off bedrooms.

## GROSS BUILDING AREA

LOCATION	AREA
Ground Floor Living	116.8m <sup>2</sup>
First Floor Living	149.4m <sup>2</sup>
Garage	40.3m <sup>2</sup>
Terrace/Balconies	36.7m <sup>2</sup>
<b>TOTAL</b>	<b>343.2m<sup>2</sup></b>

## ROOM SIZES

LOCATION	DIMENSIONS (mm)	AREA
Living	6200 x 5900	37.50m <sup>2</sup>
Dining	5100 x 3400	19.26m <sup>2</sup>
Family	4000 x 3400	17.20m <sup>2</sup>
Terrace	12400 x 1800 / 5300	47.23m <sup>2</sup>
Entry Porch	6400 x 1700	11.54m <sup>2</sup>
Garage	7100 x 6100	43.31m <sup>2</sup>

## STANDARD INCLUSIONS

### PRE-CONSTRUCTION

- Survey – contour and construction
- Structural Engineer design including concrete slab and structural steel
- Council Development Application Fees or Complying Development Fees
- BASIX Certification
- Sydney Water Approvals
- All relevant Construction Insurances
- *Does not include Long Service Fees and Statutory Authority Bonds*

### EXTERNAL AND STRUCTURAL SHELL ELEMENTS

- Concrete ground slab 'M' class plus 80 lineal metres of structural piling
- Wall framing 90x45 studs at 450 centres throughout 2700mm ceilings
- Colourbond metal roofing and insulation blanket
- Brick veneer construction to Ground Floor walls
- Aluminium window frames plus semi commercial Aluminium sliding doors
- Custom made Aluminium window frames with Semi commercial sliding doors
- Painted white external face bricks
- Cemintel Territory Woodland external wall lining +feature wall

### INTERNAL FINISHING

- 2700mm floor to ceiling height throughout
- P50 shadow line to ceiling
- Window reveals set – no architraves
- 13mm plasterboard throughout
- 2340mm door jambs with shadow line throughout – no architraves
- Full height front door
- Door furniture by Madinoz
- 600x600mm tile finish to entire Ground Floor Internal + External areas
- Carpet to Level 1 bedrooms Crossley Twist Zinia
- Strip flooring to Level 1 open area 12 mm engineered boards by Havwoods

### COMFORT

- NaTHERS energy star rating of 5.9 (subject to site conditions)
- Insulation to all ceilings, external and internal walls
- Enviroseal sisalation wall wrap to all external walls

### JOINERY

- Polyurethane Natural White and European Oak Veneer Kitchen, Pantry and Laundry
- European Oak shaving cabinet to WC, Bathroom and Bedroom 1 Ensuite
- Polyurethane Natural White doors to all Bedroom Robes
- Polyurethane Natural White vanity to Bedroom 1 Ensuite
- Smartstone Arcadia Toledo benchtop to Kitchen, Pantry, Laundry and Bedroom 1 Ensuite

# Pettit+Sevitt

## SANITARY APPLIANCES

- Franke Kitchen sink
- Abey Pantry and Laundry sink
- Blanco Kitchen and Pantry mixer
- Phoenix mixers to all basins, bath and showers
- Phoenix showers
- Verotti toilets
- Phoenix sanitary accessories

## ELECTRICAL APPLIANCES

- Miele Oven H 2860 BP
- Miele Semi Integrated Dishwasher G 4930 i
- Miele Gas Cooktop KM 3054 G
- Miele Externally Vented Rangehood DA 2578

## GET IN TOUCH

Call or email Val Sevitt to discuss your requirements or to arrange a design consultation. Currently, we are only able to service customers in these Sydney regions: North Shore, Northern Beaches, Hills District and Blue Mountains.

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