

HIGHLINE

4 Bedrooms/2.5 bathrooms/2 cars

GUIDE PRICE FOR STANDARD MODEL ON LEVEL SITE

\$1,484,500

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

DESCRIPTION

The Highline is a distinctive statement of style, simplicity and function. Seen from the street, the ground floor recedes, giving the impression that the upper level of the house is floating lightly above it, shaded by the wide eaves of a large flat roof. An undercover entry, framed by high angular walls that also provide privacy for the upper rooms, acts as a focal point, drawing the eye upwards. Inside the house, the spacious entry corridor gives glimpses into the light-filled space beyond – a living room with double-height windows at one end that look out over the garden. Through a large opening off the living space is the combined kitchen and dining room, with exposed timber roof beams. Stretching across the rear of the house are full-height glass sliding doors. Once open, these doors connect the terrace to the kitchen, dining and living rooms, blurring boundaries between internal and external spaces, bringing the outside in.

FEATURES

- Combined kitchen and dining area
- Double height living room
- Large outdoor covered terrace
- Separate pantry with sink
- Two living rooms plus dining
- Flexible upstairs study space
- 3 balconies

GROSS BUILDING AREA

LOCATION	AREA
Ground Floor Living	140.5m ²
First Floor Living	136.9m ²
Garage	46.7m ²
Terrace/Balconies	75.6m ²
TOTAL	399.7m²

ROOM SIZES

LOCATION	DIMENSIONS (mm)	AREA
Living	6200 x 5900	37.50m ²
Dining	5100 x 3400	19.26m ²
Family	4000 x 3400	17.20m ²
Terrace	12400 x 1800 / 5300	47.23m ²
Study	3600 x 5250	18.90m ²
Entry Porch	6400 x 1700	11.54m ²
Garage	7100 x 6100	43.31m ²

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 Sydney and the Blue Mountains.

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