

NEWLINE

3 Bedrooms/2.5 bathrooms/2 cars

GUIDE PRICE FOR STANDARD MODEL ON LEVEL SITE

\$1,115,000

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

DESCRIPTION

From the street, the Newline immediately exudes a sense of style. Its distinctive, wood-panelled, curved-wall entrance and large, welcoming front door invite you inside. As soon as you enter, there's a direct line of sight through to full-height windows at the rear of the house and out into the garden. This visual connection draws you further in, down a spacious corridor, past a secluded family/media room and into a combined open-plan kitchen and living area. This is where the ceiling lifts dramatically to create a generous, airy and relaxed space, featuring our signature exposed beams. The timber-clad ceiling is raked up to a skylight that floods the room with natural light, flowing seamlessly through to a large, undercover outdoor living area that looks out over the back garden.

FEATURES

- Combined kitchen, living and dining area with high raked ceiling.
- Large outdoor covered terrace room.
- Separate pantry with sink
- Two living rooms plus dining
- Study desk with storage options
- Storage room

GROSS BUILDING AREA

LOCATION	AREA
Ground Floor Living	231.3m ²
Garage	45.9m ²
Terrace/Balconies	56.7m ²
TOTAL	333.9m²

ROOM SIZES

LOCATION	DIMENSIONS (mm)	FLOOR AREA
Living	6200 x 5300	33.20m ²
Dining	4200 x 3600	15.12m ²
Family	4510 x 5310	23.88m ²
Terrace	6200 x 7320	44.85m ²
Entry Porch	1550 x 3600	9.27m ²
Garage	5950 x 6150	37.50m 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 @ 450 centres throughout 2700mm ceilings
- Colourbond metal roofing and insulation blanket
- Brick veneer construction to ground floor walls
- Custom made Aluminium window frames with Semi commercial sliding doors
- Semi commercial sliding doors and window frames with full height 2700mm
- PGH Morada Blanco standard face bricks
- Western Red Cedar timber batten 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

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

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SANITARY APPLIANCES

- Frank 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 2661 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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