

City Living

- Spinaway whirlybird for temperature control to roof void
- Fully painted to the colour of your choice, excluding internal walls
- Two-tone painted gutter and fascia
- Full connection to sewer within 10 metres of last fixture
- Obligation free, detailed site appraisal
- Fixed price contract
- 6 month Maintenance Agreement
- Engineer designed concrete footings and floor slab
- Feature contour of your block
- All standard shire and water fees included
- Professional consultants to advise on building queries
- Generous pantry with white lined shelving
- Quality kitchen cupboards with white lined shelving
- Dishwasher recess with SGPD on separate circuit and hot or cold water supply
- Postforming to all cabinetwork
- Designer kitchen 1% bowl stainless steel sink
- Chrome mixer tap to kitchen sink
- Soft close roller tracks to all kitchen drawers
- Designer European stainless steel wall oven
- Hotplate and electric fan-forced wall oven
- Water filtration system to kitchen sink
- Generous allowance for ceramic wall and floor tiles
- Floor tiles to bathroom, ensuite, laundry and wc
- Chrome on brass floor wastes
- Exhaust fan to ensuite wc
- 2m high tiling to showers with screens and mirrors to match
- Jollied edges to tiling where possible
- Clear glazed framed pivot door to ensuite shower
- Full width mirrors above all vanities with trim
- Privacy locks to bathrooms and wc
- Vanity cupboards under vanity tops, fully lined
- Quality pressed metal bath (white)
- Quality vitreous china basins (white)
- Colour coordinated taps and outlets
- Automatic washing machine taps
- Quality dual flush acrylic toilet cisterns
- Stainless steel sudsaver trough with coloured cabinet, choice of colours
- Double towel rails and toilet roll holders
- Temperature safety valve to hot water unit
- Feature elevation with render and timber garage door and steep roof pitch as shown
- Clear glazed one light aluminium entry doors
- Direct access from garage to house
- Inset laundry trough with bench adjacent
- Separate toilet to ensuite
- Feature bulkhead to kitchen
- Flumed European stainless steel inbuilt rangehood to kitchen
- Double overhead cupboards over hotplate
- Perimeter framed clear glazed pivot doors to bath and Ensuite
- Designer square basins to bath, powder and ensuite
- Island bench to kitchen
- 31c high ceilings to ground floor living and first floor living areas
- 28c ceilings to garage
- Expansive alfresco with 31c ceilings and T bars to perimeter
- Stone tops to kitchen cupboards
- Three phase power to meterbox
- Generous allowance for balustrade
- 37c to study, sitting and balcony

Additional features included in the Embassy

The Sovereign Specification - Embassy

- Double garage with grano hardstand and remote sectional garage door including two handsets
- Brickpaving to all external areas under main roof plus a generous allowance for drive and paths
- Double clay brick construction
- R3.0 roof insulation
- Extensive choice of clay face bricks from builders standard range
- Colorbond roof tiles from builder's extensive standard range
- Cream or natural mortar with raked, rolled or hose joints
- Quality aluminium sliding windows and doors with a choice of colours
- Flyscreens to sliding windows and sliding doors
- Keypad bollocks to aluminium sliding doors
- Breezeblocks to sliding windows
- Corner beads to all internal full height corners excluding reveals
- Plasterboard ceilings to garage
- Designer range of entry doors with double deadlock
- Deluxe profile metal door jambs
- Built-in/walk-in linen cupboard
- Built-in/walk-in robes to all bedrooms
- Timber cappings to dwarf walls (where shown)
- Gas negus point
- Two smoke detectors direct wired to mains
- Brushed aluminium designer light switches with black inserts
- One designer double power point to all habitable rooms plus a bonus three to positions of your choice
- Electrical safety switch to mains
- Telephone point on external wall
- Television point
- Quality door furniture
- Large capacity hot water system
- Garden taps to front and rear
- Stormmaster gutters which prevent overflow into eaves

Kitchen

Bathrooms/laundry

The Embassy

Over 100 years of experience built into every home.



City Living



The Embassy

Get fresh.

If you're ready for a fresh approach to city living, it's time to visit The Embassy. As aesthetically stunning as it is innovative and practical, this is one home that fits a whole lot of versatility in one astonishing package. With its spectacular balcony, generously sized bedrooms, handy dining options and a deceptively flexible range of rooms – The Embassy is function and beauty combined, providing you with the ultimate in modern city living style.

House Areas

G/F PLAN	142.60m ²
GARAGE	45.48m ²
PORTICO	7.42m ²
ALFRESCO	16.77m ²
TOTAL GF AREA	212.27m²
GF PERIMETER	63.48m
F/F PLAN	116.75m ²
BALCONY	10.74m ²
TOTAL FF AREA	127.49m²
FF PERIMETER	66.96m
TOTAL HOUSE AREA	339.76m²

