

Please note – specification, plan and elevation correct at time of printing but subject to change without notice.

<p>Additional features included in the Brisbane</p> <p>67 Feature elevation with render, windows to garage door, gables and painted mouldings</p> <p>68 Direct access from garage to house</p> <p>69 Inset laundry trough with bench adjacent</p> <p>70 Feature bulkhead to kitchen</p> <p>71 Flumed European stainless steel slide out rangehood to kitchen</p> <p>72 Stone tops to kitchen only</p> <p>73 Overhead cupboards over hoplate with two glazed doors to end</p> <p>74 Designer semi recessed basins to bath, powder and ensuite</p> <p>75 Island bench to kitchen</p> <p>76 31c high ceilings to ground floor living</p> <p>77 28c ceilings to garage</p> <p>78 Expansive alfresco with 31c ceilings</p> <p>Not included</p> <p>Stone look render, planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, floor coverings other than bathroom, ensuite, laundry and wc, listello border & feature tiles, clear glazing to bathroom and ensuite windows, vinyl wrap cupboard doors, light fittings (location & quantity), built-in display units, fences & gates, retaining, landscaping, reticulation, cornice & taps.</p>	<p>43 Postforming to all cabinetwork</p> <p>44 Designer kitchen 1 ¼ bowl stainless steel sink</p> <p>45 Chrome mixer tap to kitchen sink</p> <p>46 Soft close roller tracks to all kitchen drawers</p> <p>47 Designer European stainless steel 900mm gas hoplate and 600mm electric fan-forced wall oven</p> <p>48 Water filtration system to kitchen sink</p> <p>Bathrooms/laundry</p> <p>49 Generous allowance for ceramic wall and floor tiles</p> <p>50 Floor tiles to bathroom, ensuite, laundry and wc</p> <p>51 Chrome on brass floor wastes</p> <p>52 Exhaust fan to ensuite wc</p> <p>53 2m high tiling to showers with screens and mirrors to match</p> <p>54 Jolled edges to tiling where possible</p> <p>55 Clear glazed framed pivot door to bath and ensuite shower</p> <p>56 Full width mirrors above all vanities with trim</p> <p>57 Privacy locks to bathrooms and wc</p> <p>58 Vanity cupboards under vanity tops, fully lined</p> <p>59 Quality bath (white)</p> <p>60 Quality vitreous china basins (white)</p> <p>61 Colour coordinated taps and outlets</p> <p>62 Automatic washing machine taps</p> <p>63 Quality dual flush vitreous china toilet cisterns</p> <p>64 Stainless steel sudsaver trough with coloured cabinet, choice of colours</p> <p>65 Double towel rails and toilet roll holders</p> <p>66 Temperature safety valve to hot water unit</p>	<p>21 Brushed aluminium designer light switches</p> <p>22 One designer double power point to all habitable rooms plus a bonus three to positions of your choice</p> <p>23 Electrical safety switch to mains</p> <p>24 Telephone point on external wall</p> <p>25 Television point</p> <p>26 Quality door furniture</p> <p>27 Large capacity hot water system</p> <p>28 Garden taps to front and rear</p> <p>29 Stormmaster gutters which prevent overflow into eaves</p> <p>30 Fully painted to the colour of your choice, excluding internal walls</p> <p>31 Two-tone painted gutter and fascia</p> <p>32 Full connection to sewer within 10 metres of last fixture</p> <p>33 Obligation free, detailed site appraisal</p> <p>34 Fixed price contract</p> <p>35 6 month Maintenance Agreement</p> <p>36 Engineer designed concrete footings and floor slab</p> <p>37 Feature contour of your block</p> <p>38 All standard shire and water fees included</p> <p>39 Professional consultants to advise on building queries</p> <p>Kitchen</p> <p>40 Generous pantry with white lined shelving</p> <p>41 Quality kitchen cupboards with white lined shelving</p> <p>42 Dishwasher recess with SFP on separate circuit and hot or cold water supply</p>	<p>1 Double garage with grano hardstand and remote sectional garage door including two handsets</p> <p>2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths</p> <p>3 Double clay brick construction</p> <p>4 R3.0 roof insulation</p> <p>5 Extensive choice of clay face bricks from builder's standard range</p> <p>6 Roof tiles from builder's extensive standard range</p> <p>7 Cream or natural mortar with raked, rolled or hose joints</p> <p>8 Quality aluminium sliding windows and doors with a choice of colours</p> <p>9 Flyscreens to sliding windows and sliding doors</p> <p>10 Keyed boltlocks to aluminium sliding doors</p> <p>11 Breezlocks to sliding windows</p> <p>12 Corner beads to all internal full height corners excluding reveals</p> <p>13 Plasterboard ceilings to garage</p> <p>14 Designer range of entry door/s with double deadlock</p> <p>15 Deluxe profile metal door jambs</p> <p>16 Built-in/walk-in linen cupboard</p> <p>17 Built-in/walk-in robes to all bedrooms</p> <p>18 Timber cappings to dwarf walls (where shown)</p> <p>19 Gas negus point</p> <p>20 Two smoke detectors direct wired to mains</p>
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The Sovereign Specification – Brisbane

The Brisbane

Over 100 years of experience built into every home.



*Optional feature stone look render shown.



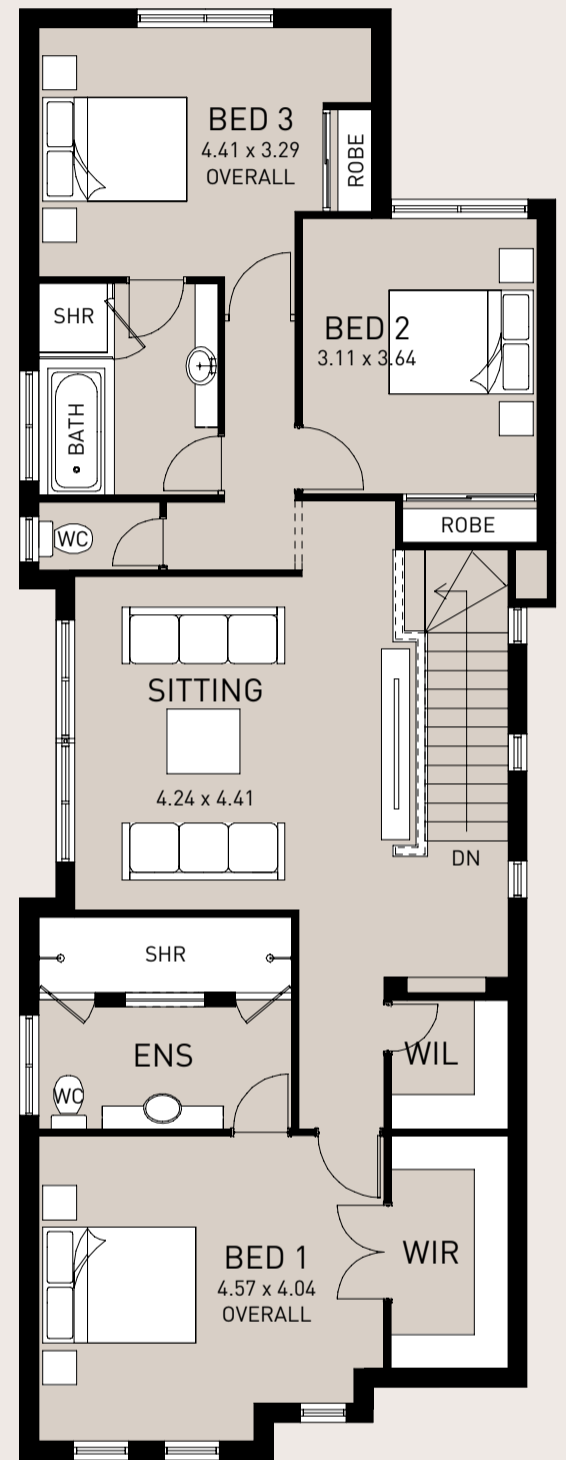
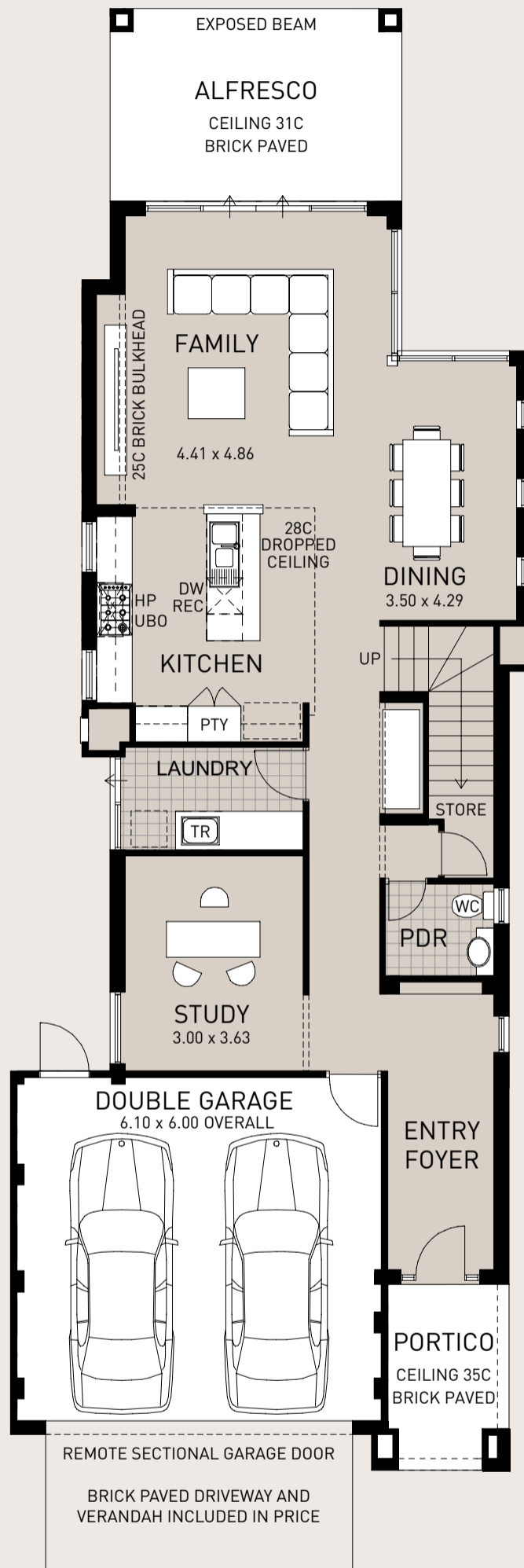
The Brisbane

This is city living with a touch of class.

Federation style with a very contemporary twist. From the easy welcome of its stone-clad portico to the expansive 5-star master-suite, The Brisbane is a home that effortlessly combines function and style to bring you a narrow-lot design that is deceptively spacious. Boasting three very generously sized bedrooms and a light-filled open plan living area that integrates perfectly with the outdoors, The Brisbane has everything you need to make the most of city living.

House Areas

G/F PLAN	107.82m ²
GARAGE	38.07m ²
PORTICO	6.53m ²
ALFRESCO	15.91m ²
TOTAL GF AREA	168.33m²
GF PERIMETER	51.60m
F/F PLAN	121.70m ²
TOTAL FF AREA	121.70m²
FF PERIMETER	53.52m
TOTAL HOUSE AREA	290.03m²
HOUSE LENGTH	24.59m
HOUSE WIDTH	8.77m



SINCE 1903

