

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

<p>Additional features included in The Melville</p> <p>67 Feature elevation with render and painted mouldings</p> <p>68 Direct access from garage to house</p> <p>69 Inset laundry trough with bench adjacent feature bulkhead to kitchen</p> <p>70 Feature bulkhead to kitchen</p> <p>71 Flumed European stainless steel canopy rangehood to kitchen</p> <p>72 Stone tops to kitchen only</p> <p>73 Overhead cupboards over hopplate</p> <p>74 Designer semi recessed basin to powder</p> <p>75 31c high ceilings to ground floor living</p> <p>76 28c ceilings to garage</p> <p>77 Expansive alfresco with 31c ceilings</p> <p>Not included</p> <p>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, gloss finish to kitchen cupboards, 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 1/4 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 hopplate 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 capings 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 – The Melville

The Melville

Over 100 years of experience built into every home.



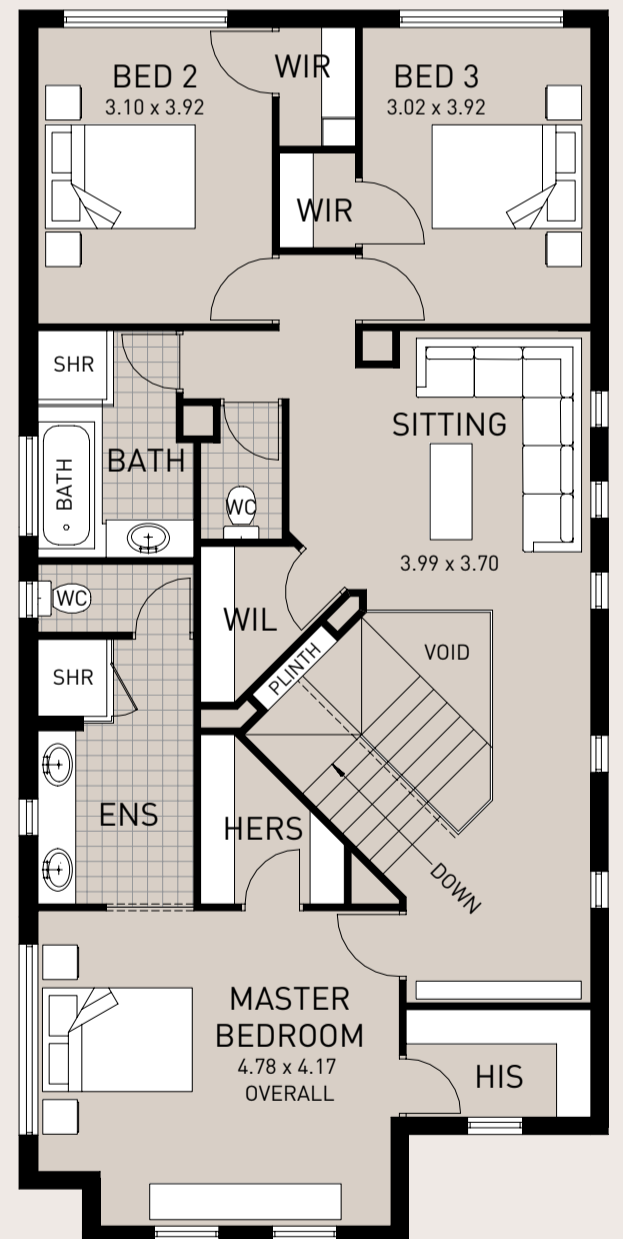
CityLiving



The Melville

Bringing a very contemporary look to city living, the Melville is everything a narrow lot home should be. Compact yet spacious. Practical yet innovative.

Double entry doors open to an inviting foyer with sweeping staircase. Beyond, the huge open plan living area integrates the kitchen, living and dining areas with a covered alfresco. Upstairs, the huge master suite featuring 'his' and 'hers' walk in robes is separated from the minor bedrooms by a quiet sitting area. This is city living the way it should be.



House Areas

G/F PLAN	119.71m ²
GARAGE/STORE	40.60m ²
PORTICO	6.29m ²
ALFRESCO	17.98m ²
TOTAL GF AREA	184.58m²
GF PERIMETER	53.48m

F/F PLAN	122.65m ²
F/F PERIMETER	49.40m
HOUSE LENGTH	22.8m
HOUSE WIDTH	10.6m

SINCE 1903

