

ELEMENTS

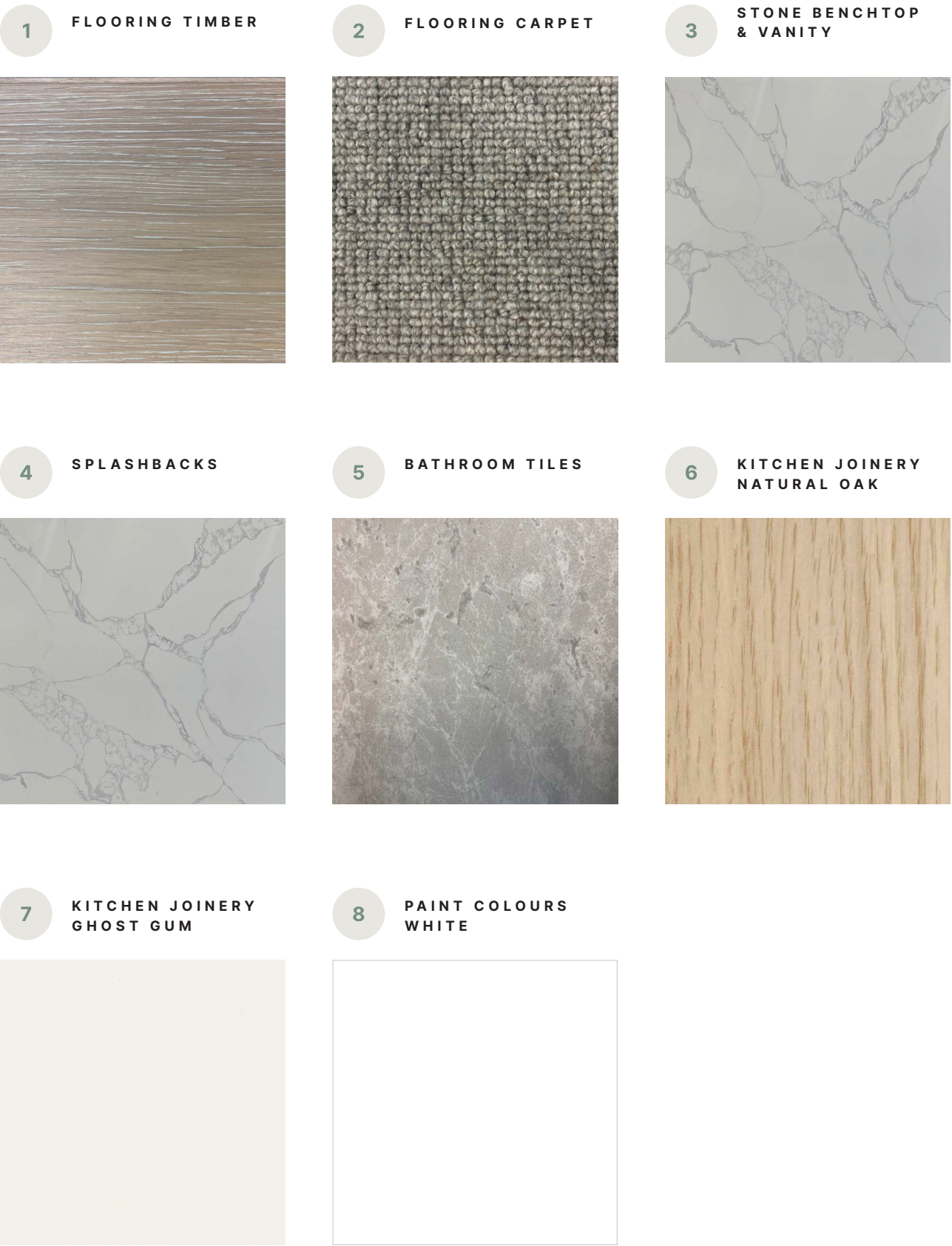


FIXTURES, FINISHES, INCLUSIONS & UPGRADES

LIGHT SCHEME



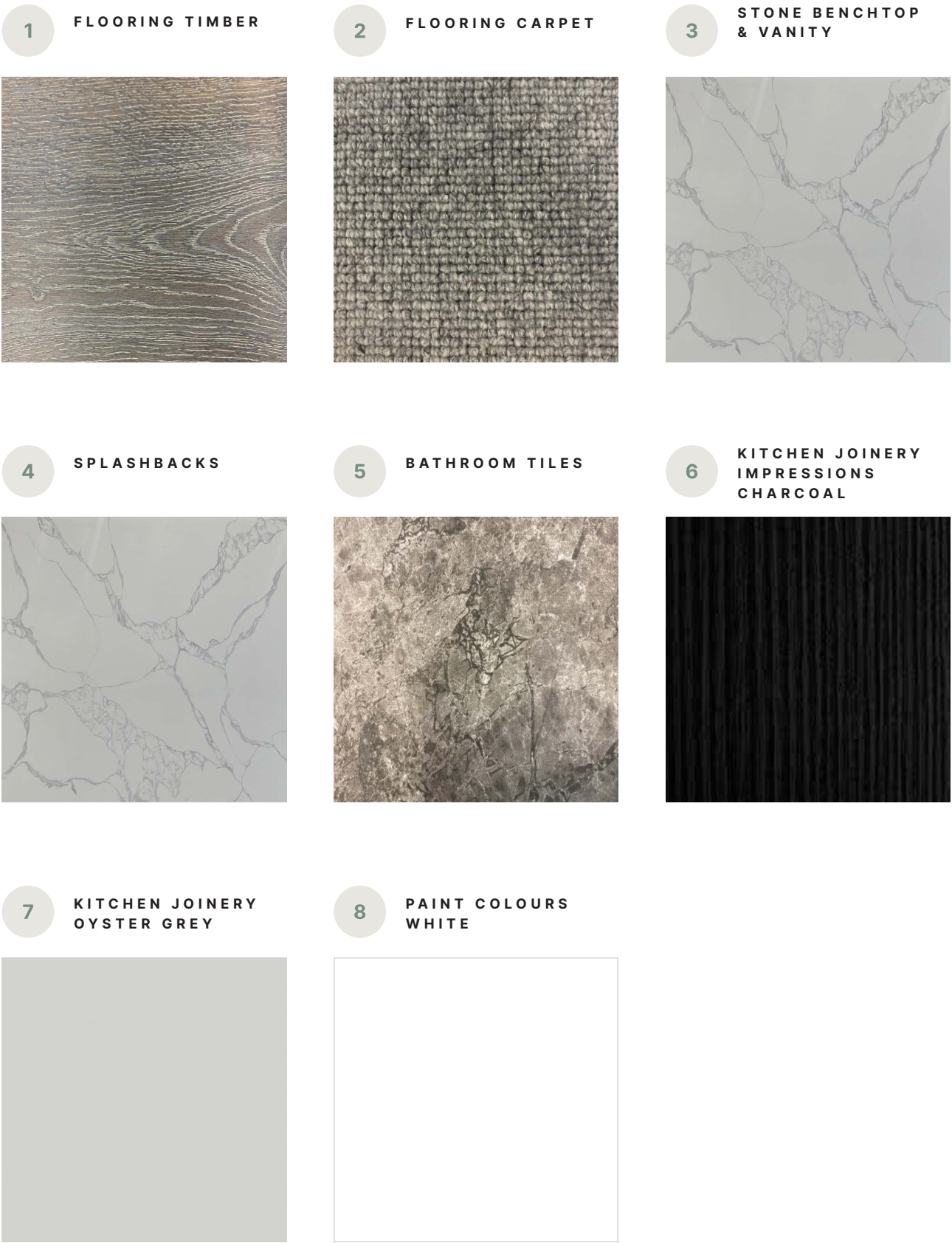
LIGHT SCHEME



DARK SCHEME



DARK SCHEME



KITCHEN

SINK MIXER

Gooseneck sink mixer pull out spray
Satin nickle



SINK

U double bowl undermount sink
Stainless steel



RANGEHOOD

Smeg concealed undermount
rangehood 90cm
Satin stainless steel



COOKTOP - GAS

Smeg 5 burner classic gas
cooktop 90cm
Stainless steel



OVEN

V smeg classic thermoseal oven
90cm



DISHWASHER

Smeg fully integrated dishwasher
60cm



KITCHEN AND LIGHTING

KITCHEN PENDANT LIGHT

Led bar pendant in black

*If the picture model is unavailable at the time of construction completion, another option of equivalent value will be provided.



BATHROOM

BASIN

Powder room wall hung basin
white
Spout over basin



BASIN MIXER

Bathroom basin mixer satin nickle



BASIN

Bathroom above counter solid
surface basin white



BATH MIXER

Plus wall mounted bath
Set 220mm
Satin nickle



TOILET ROLL HOLDER

Round toilet roll holder
Satin nickel



TOILET SUITE

Recessed cistern and white
Ceramic bowl



RAIL SHOWER

Shower column with round
showerhead & handshower
Satin nickle



TOWEL RAIL

Round double towel rail – 600mm
Satin nickle



INCLUSIONS

KITCHEN

APPLIANCES	Quality SMEG kitchen appliances: 90cm stainless steel electric oven 90cm classic gas cooktop 90cm stainless steel rangehood ducted externally - Fully integrated dishwasher
BENCHTOPS	20mm edge reconstituted stone benchtops with waterfall edge panels to island bench
JOINERY	Feature timbergrain and solid colour laminate joinery as per light and dark scheme
SPLASHBACK	Feature stone splashback, same as benchtop
SINK	Double bowl stainless steel sink
DOWN LIGHTS	LED downlights
TAPWARE	Stainless steel pull out spray mixer tap in satin nickle finish

ENSUITE & BATHROOM

SHOWER SCREEN	Frameless fixed clear glass shower screen
BENCHTOPS	20mm reconstituted stone benchtop with countertop basin
JOINERY	Feature timbergrain and solid colour laminate as per light and dark scheme
FLOOR/WALL FINISH	Tiled walls and floors as per dark and light scheme
MIRROR	Mirror above vanity with cabinet behind mirror
TAPWARE	Stainless steel basin mixer tap with satin nickle finish
SHOWER	Freestanding stainless steel shower
ACCESSORIES	Stainless steel towel rail, hand towel rail, toilet roll holder in satin nickle finish

POWDER ROOM

VANITY	20mm reconstituted stone with splashback and wall hung ceramic sink
JOINERY	Timbergrain and solid colour laminate as per light and dark scheme
FLOOR/WALL FINISH	Fully tiled floors and walls
MIRROR	Mirror over vanity
TAPWARE	Stainless steel mixer tap with satin nickle finish
ACCESSORIES	Towel ring in satin nickle finish

LAUNDRY

LAUNDRY	Stainless steel laundry trough
FLOOR/WALL FINISH	Fully tiled floors and walls
TAPWARE	Stainless steel mixer tap with satin nickel finish

INTERIOR DETAILING

CARPET	100% wool blend carpet with light and dark scheme options
FLOORING	Engineered timber flooring with light and dark scheme options
CEILING HEIGHT	Height up to 2.9m ceiling to select areas
CORNICES	Contemporary square set cornices throughout
DOOR HANDLE	Contemporary stainless steel finish internal door handles
STORAGE	Generous storage area in garage and linen cupboard

EXTERNAL FEATURES

GARAGE	Remote controlled panel lift COLORBOND garage door
LETTERBOX	Feature letterbox
EXTERNAL LIGHTS	External lights where applicable
ANTENNA	TV antenna included
BALUSTRADE	Fully framed glass balustrade on balconies
CLOTHESLINE	External clothesline

EXTERIOR CLADDING

ROOFING	COLORBOND
WINDOWS	High performance double glazed windows

LANDSCAPING & FENCING

LANDSCAPE	Fully landscaped private open space and common areas as per the endorsed landscape plan designed by memLa
DRIVEWAY	Reinforced exposed aggregate concrete driveway
FENCING	Timber fence as required to courtyards

ACCESSIBILITY

LIFTPrivate Internal lift by Platinum Elevators CLASSIC Lift

HEATING & COOLING

HEATING & COOLINGConcealed splits to kitchen/living, wall mounted split systems to other areas

PEACE OF MIND

BUILD7 years Statutory Builders Warranty

ELECTRICAL & SAFETY

SMOKE ALARMHard wired smoke detectors with battery back-up

INTERNAL POWERPOINTSPower points and data points in accordance with requirements designed by professional electrical engineer

EXTERNAL POWERPOINTSExternal points as per requirements

EXHAUST FANSExhaust fans ducted to bathrooms, laundry, ensuite and powder room

SUSTAINABLE DESIGN INITIATIVES

ENERGY RATINGMinimum 6 star with weighted average across development of 6.5 star

GLAZINGHigh performance double glazing

HOT WATER6 star instantaneous hot water system

DOWN LIGHTSLED downlights

PAINTLow VOC paint

SHOWER3 star showerhead

TAPWARE5 star taps in bathroom and kitchen

TOILET4 star toilet

SOLAR PANELS1.5kw solar power system with panels on roof

WATER TANK2000L rainwater water tank for each townhouse used for flushing and irrigation of POS

INDIVIDUAL UPGRADES

KITCHEN

INTEGRATED REFRIGERATOR

Fisher and Paykel integrated French door refrigerator freezer 90cm 450L



KITCHEN BENCHTOPS

40mm edge reconstituted stone benchtops



EXTERNAL

BBQ WITH LID

Beef Eater Stainless Steel Built-in Barbecue with Lid & Frame Failure Device



INTEGRATED BAR WITH FRIDGE

Inalto House Outdoor Beverage Centre 118L Stainless Steel





THE ELEMENTS PROJECT TEAM



CasUrban is a forward-thinking, innovative and progressive team of multi-skilled and ambitious professionals who share their passion for property. Their point of difference is an innate ability to see projects throughout their life cycle, from inception to completion. With a team boasting a wealth of experience, their specialties span all areas of Property Development from site identification, feasibility studies, due diligence & acquisitions, design and town planning and construction management. CasUrban's projects are sophisticated yet reasonably priced and strategically positioned in areas people aspire to reside. With a mission to continuously create high-quality, affordable housing options exceeding industry benchmarks, you'll surely fall in love with your soon-to-be, CasUrban home.



CasConstruct was established in 2006 with a focus on delivering high quality, boutique residential, commercial & industrial construction. They're proud to be servicing the Melbourne market to deliver value add residential and commercial projects. CasConstruct is uniquely placed to combine excellence in design and construction with significant economies of scale. They boast a team of industry professionals with years of experience delivering complex projects in a timely and cost effective manner. When you build with CasConstruct, you're choosing to build with a partner who will support your project from ideation to completion. This is the choice to build better.

BALDASSO CORTESE INCORPORATING DOIG ARCHITECTURE

Baldasso Cortese are a premier, award winning, multi-skilled practice influencing Melbourne and regional Victoria. They offer the full scope of architectural services and interior design and have extensive experience delivering bespoke custom homes and high end multi residential projects. Baldasso Cortese are committed to providing their clients and end users with environments where they love to live, work and play. Their projects produce outcomes that respond to client's desires, resources and expectations.



ELEMENTS

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