

# alfie

ALTONA  
NORTH

MASTERPLAN AND INCLUSIONS

## Collection 10





# Masterplan

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Come home to a dream lifestyle. Secure your future with an architecturally designed home in a masterplanned community nestled into an existing leafy streetscape. Select from an array of contemporary designs, each fronted with a personalised landscaped front garden. With car parking at the rear, settle into a charming, congenial streetscape where your home enjoys its own unique identity in a neighbourhood you can be proud of.

Alfie's central park forms the core activity centre of a brand new community. Protected from through traffic and landscaped to provide plenty of options for both active and relaxing recreation, the park offers ample green open space right outside your door.



X COLLECTION RELEASE

430 BLACKSHAW'S ROAD, ALTONA NORTH



max architects





# Inclusions menu

## STANDARD INCLUSIONS

### General Floor Finishes

Floorboards to living, meals and kitchen areas

Wool blend carpet to bedrooms and staircase

Selected porcelain tiles to bathrooms and ensuites

### Kitchen

20mm thick reconstituted stone benchtop

Ceramic tile splashback

Selected laminate to underbench cupboards, tall joinery units and overhead cupboards

### Appliances (2 Bed. Homes)

600mm wide electric oven with stainless steel finish

600mm wide 4 burner gas cooktop with stainless steel finish

600mm wide ducted undermount rangehood

600mm wide semi-integrated dishwasher

### Appliances (3 & 4 Bed. Homes)

900mm wide electric oven with stainless steel finish

900mm wide 6 burner gas cooktop with stainless steel finish

900mm wide ducted undermount rangehood

600mm wide semi-integrated dishwasher

### Bathroom & Ensuite

Full height tiling to shower walls

Selected feature tiles to vanity splashback

100mm high skirting tiles throughout

Integrated vanity unit with 20mm thick reconstituted stone benchtop\* and pre-laminated under-bench drawer unit

Shaving cabinet with mirrored doors above vanity units

Semi-frameless glass shower screen with 600mm glazed door

Fixed shower head and wall mixer tap in selected finish

Wall faced toilet suite with soft close seat

Towel rails, toilet roll holders, robe hooks and shower shelf in selected finish

Chrome tile insert shower floor waste

1500mm long inset bathtub to bathrooms where tubs are provided

### Laundry

Washing machine stop taps

45 litre stainless steel trough and integrated cabinet with chrome mixer

Built-in cupboard or space provided for stacked washing machine, dryer and storage of tall items

### General

Built-in wardrobes in bedrooms incorporating open shelves, full-height and half-height hanging rails

Built-in linen cupboards incorporating fixed melamine shelving

Fly screens to all openable windows

10mm thick non-slip porcelain pavers and metal balustrading to external balcony

Gas instantaneous hot water system

Smoke detectors within each home

Fold down external linear clothes line

Contemporary front fencing and letterbox including house number

Concrete paving to ground level terraces and pathways

### Electrical

External weatherproof double power point to terrace and/or courtyard

Recessed LED downlights throughout and ample provision of power points

Contemporary wall lighting to external entry, terrace and/or courtyard

1 x communication port allowing connection of telephone or internet within Living area and Master Bedroom

2 x free to air TV Points and provision for digital Pay TV within Living area

### Heating & Cooling

Reverse cycle air-conditioning to Living area/s and Master Bedroom

### Internal Walls & Ceilings

2.7m (9ft) ceilings and square set cornices to living areas. Cove cornices to all other areas

### Internal Colour Scheme

Choice of 2 designer colour schemes

### Future Proof Initiatives

Double glazed aluminium windows and sliding doors in black powder coated finish

2000 litre rainwater tank connected to toilets and garden tap

Solar PV panels, battery-ready inverter and energy generation monitoring

Provision for electric vehicle charging to garage

Provision for high speed fibre internet connection

\*Applicable to benchtops 600mm or wider.

## UPGRADES

### Brick Veneer Feature Wall Tile

230mm x 76mm recycled red brick tile in-lieu of painted plasterboard

Includes 300mm x 75mm Torino White gloss ceramic wall tile to kitchen splashback

### Neutral Scheme Package

Grey mirrored glass splashback

Marble-look benchtops and timber veneer features to kitchen, bathroom and ensuite

Satin nickel finish to sanitary fittings

### Electrical

Additional TV points (free to air and pay TV), data point and double GPO to each bedroom

USB outlets to kitchen, living, study and master bedroom

### Pendant Lighting

Two pendant light fittings above kitchen island bench

### LED Joinery Lighting

LED lighting beneath overhead cupboards in kitchen and vanity shaving cabinets in bathroom and ensuite

### Premium Stone Upgrade

40mm edge to stone bench tops including waterfall edges to island bench (excludes mobile island benches)

### Security

Bosch alarm system with internal sensors

Video 'Doorbell' intercom system with external unit at front door and internal unit in kitchen/living area

### Heating & Cooling

Additional split-system air-conditioning unit to second bedroom

### Kitchen

Water point to fridge alcove

### Matt Black Fixtures

Matt Black fixtures, fittings and shower screens in lieu of chrome

### Bathroom & Ensuite

Wall mounted shower rail and ceiling mounted rainwater head

Tiled shower niche in lieu of chrome soap holder

### Premium Appliance Package

Refer to sales consultant for more details

### 'Move in Ready' Package

Includes integrated fridge, washing machine and dryer