

WALARA ST

Lots 56, 57, 95 & 96



Northridge
ENFIELD

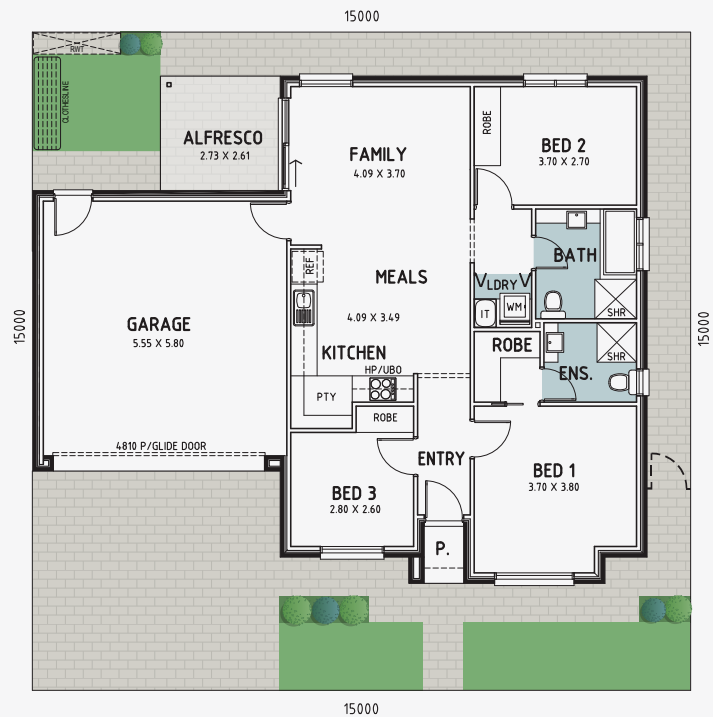
FLOORPLAN

3 | 2 | 1 | 2

LOT 56

Living _____ 91.95m²
 Porch _____ 1.40m²
 Alfresco _____ 7.12m²
 Garage _____ 37.00m²
 Total _____ 137.47m²

Depth _____ 11.60m
 Width _____ 14.00m



3 | 2 | 1 | 2

LOT 96

Living _____ 91.95m²
 Porch _____ 1.40m²
 Alfresco _____ 7.12m²
 Garage _____ 37.00m²
 Total _____ 137.47m²

Depth _____ 11.56m
 Width _____ 14.00m



EXTERNAL SELECTIONS

Select from three stunning exterior pre-selection themes carefully crafted by our experienced colour consultants.

OPTION A

Main render	Colorbond Dune
Roof	Colorbond Dune
Gutter	Colorbond Dune
Fascia	Colorbond Dune
Bricks	Austral Muscat Grey
Mortar	Brighton Lite White Sand
Panel lift door	Classic Cedar
Front door	Classic Cedar
Windows	A&L Black



OPTION B

Main render	Colorbond Dune
Roof	Colorbond Woodland Grey
Gutter	Colorbond Woodland Grey
Fascia	Colorbond Dune
Bricks	Austral Biscotti
Mortar	Brighton Lite White Sand
Panel lift door	Woodland Grey
Front door	Colorbond Woodland Grey
Windows	A&L Black



OPTION C

Main render	Colorbond Shale Grey
Roof	Colorbond Monument
Gutter	Colorbond Nightsky
Fascia	Colorbond Shale Grey
Bricks	PGH liquorice
Mortar	Brighton Lite White Sand
Panel lift door	Colorbond Surfmist
Front door	Colorbond Surfmist
Windows	A&L White



FLOORPLAN

3 | 2 | 1 | 2

LOT 57

Living _____ 91.41m²
 Porch _____ 1.40m²
 Alfresco _____ 7.12m²
 Garage _____ 37.00m²
 Total _____ 136.93m²

Depth _____ 11.56m
 Width _____ 14.00m



3 | 2 | 1 | 2

LOT 95

Living _____ 91.41m²
 Porch _____ 1.40m²
 Alfresco _____ 7.12m²
 Garage _____ 37.00m²
 Total _____ 136.93m²

Depth _____ 11.56m
 Width _____ 14.00m



EXTERNAL SELECTIONS

Select from three stunning exterior pre-selection themes carefully crafted by our experienced colour consultants.

OPTION A

Main render	Colorbond Dune
Roof	Colorbond Dune
Gutter	Colorbond Dune
Fascia	Colorbond Dune
Bricks	Austral Muscat Grey
Mortar	Brighton Lite White Sand
Panel lift door	Classic Cedar
Front door	Classic Cedar
Windows	A&L Black



OPTION B

Main render	Colorbond Dune
Roof	Colorbond Woodland Grey
Gutter	Colorbond Woodland Grey
Fascia	Colorbond Dune
Bricks	Austral Biscotti
Mortar	Brighton Lite White Sand
Panel lift door	Woodland Grey
Front door	Colorbond Woodland Grey
Windows	A&L Black



OPTION C

Main render	Colorbond Shale Grey
Roof	Colorbond Monument
Gutter	Colorbond Nightsky
Fascia	Colorbond Shale Grey
Bricks	PGH liquorice
Mortar	Brighton Lite White Sand
Panel lift door	Colorbond Surfmist
Front door	Colorbond Surfmist
Windows	A&L White



INTERNAL SELECTIONS

Find your style by choosing from one of our three stunning selection themes.

GENERAL

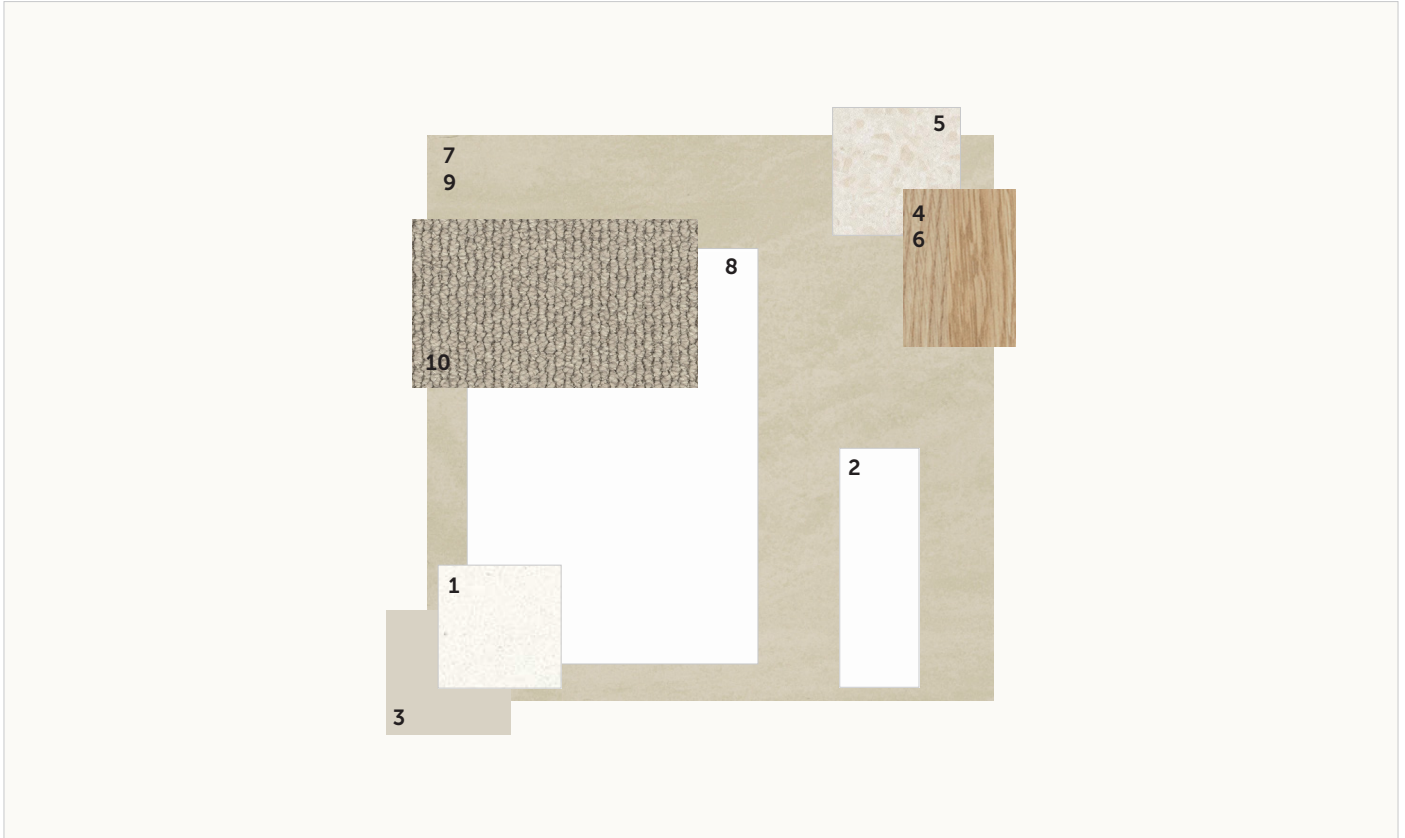
ITEM	SPECIFICATION
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Corinthian Madison Entry Door with Translucent Glass
External hardware	Trilock Leverset Align Satin Chrome, Aurora Entrance Lever Lockset Brushed Satin Chrome, Single Cylinder Deadbolt
Internal doors	Corinthian Painted Redicote Flush Panel doors (RSH820)
Internal door hardware	Lianna Passage Leverset Satin Chrome, Lianna Privacy Leverset Satin Chrome, Circular Sliding Cavity Passage Set
Insulation	Walls: R2.0 to external walls and garage walls, Ceiling: R5.0
Cornices	Cove 90mm
Skirtings	67x18mm MDF bevel profile with 67x18mm door aves
Window architraves	67x18mm MDF bevel profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Vinyl Sliding Doors - white
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Reverse cycle air by Fujitsu
Garage auto panel lift door	Madison Sectional Door

LANDSCAPING

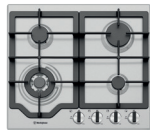
ITEM	SPECIFICATION
Paving, paths & driveway	Paved driveway and house perimeter
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Monument fencing & side gate
Landscaped garden	Front & rear landscaping with irrigation system
Rain water tank	1000L tank - Colorbond Monument
Retaining wall	Concrete retaining wall

tan

Earthy, natural materials and a warm harmonic colour palette create a layered, textural environment



Phoenix Arlo Sink Mixer



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

KITCHEN

1. Benchtop	Smartstone Nieve White 20mm thick
2. Splashback	White Matt Subway Tile 300x100, Grout - Ultrawhite, horizontal stackbond
3. Lower Cupboards	Laminex Apline Mist Natural Finish
4. Overhead cupboards	Laminex Classic Oak Natural Finish - No handles to overhead cupboards
Joinery handle	Satin Chrome
Sink	Seima Kubic 400 Single Bowl Sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood, Galvanised Flue Casing 125x1200mm
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screens



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rails



Phoenix Rarii accessories incl. shower shelf, double towel rail & toilet roll holder



Seima Kyra 215 Semi Recessed Square Basin

BATHROOM / ENSUITE / LAUNDRY

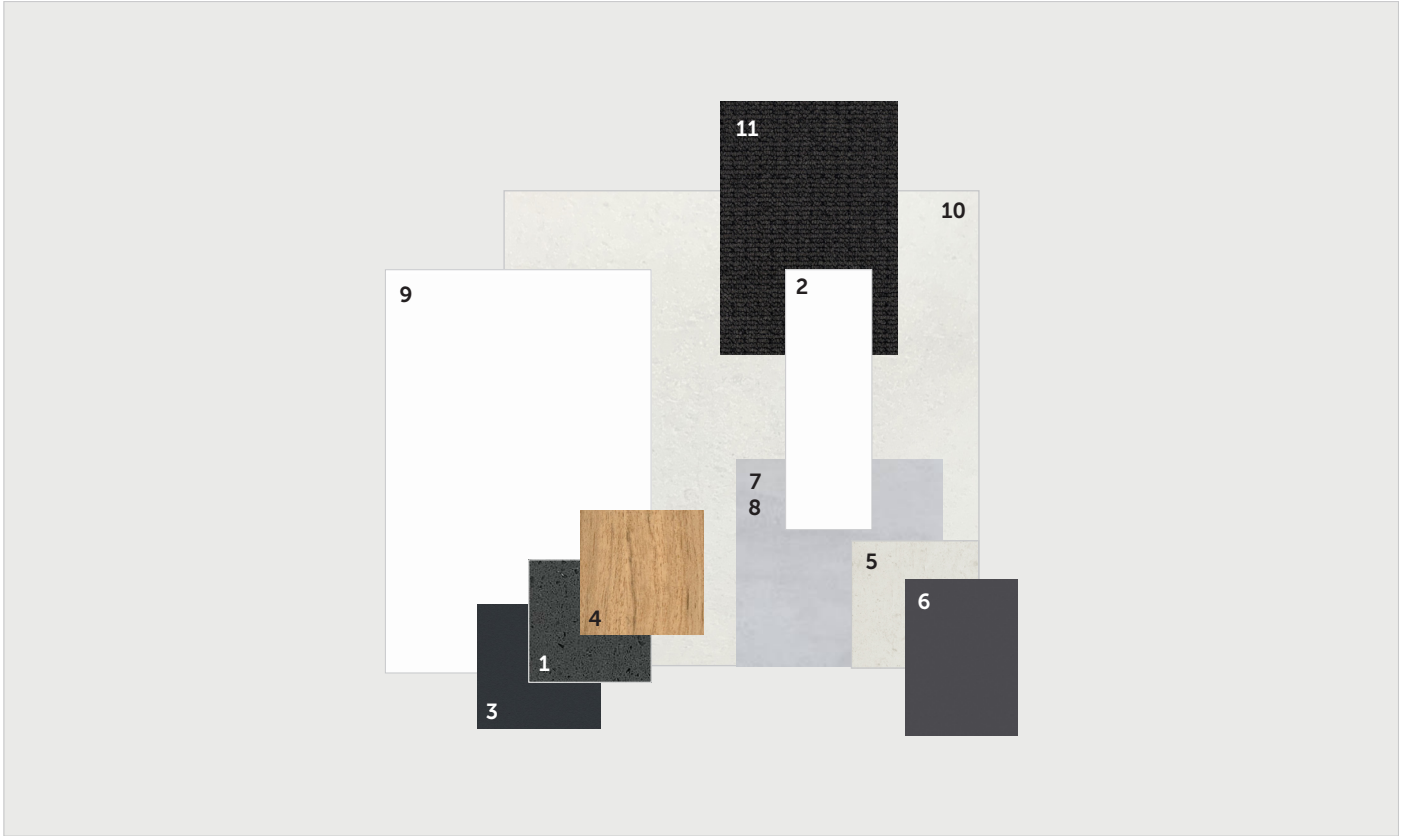
5. Benchtop	Laminex Natural Quartz Natural Finish
6. Cupboard	Laminex Classic Oak Natural Finish
7. Floor tiles/skirting to laundry	Matang Latte Matt 300x300, Grout - Buff
8. Bathroom/ensuite/laundry wall tiles	Plain White Matt 300x400, Grout - Ultrawhite, horizontal square lay
Bathroom/ensuite basin	Seima Kyra 215 Semi Recessed Square Basin with Chrome Pop Up Waste
Bathroom/ensuite tapware	Phoenix Arlo Basin Mixer Chrome, Arlo Shower Wall Mixer Chrome, Pina Rail Shower Chrome, Arlo Bath Wall Mixer Chrome, Arlo Bath Outlet 200mm Chrome
Bathroom/ensuite accessories	Phoenix Rarii Accessories incl. 600mm Double Towel Rail Round Plate Chrome, Toilet Roll Holder Round Plate Chrome, Metal Shower Shelf Round Plate Chrome
Shower screens	600 Series Semi Frameless Polished Silver Frame - Clear Glass
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Bath	Seima Select Bath with overflow kit including waste 1525mm
Floor grates	Square Grate 80mm Stainless Steel
Mirrors (bathroom/ensuite/WC)	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom/ensuite
Laundry inset sink	Seima Acero 007 Abovemount Laundry Sink, 45L
Laundry sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

GENERAL

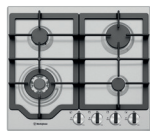
Internal wall paint	Wattyl Floral White
9. Main floor tile	Matang Latte Matt 400x400, Grout - Buff
10. Carpet	EC Andes Peak Patilla

raw

An industrial, edgy style that combines earthy and organic materials.



Phoenix Arlo Sink Mixer -



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

KITCHEN

1. Benchtop	Smartstone Marengo 20mm thick
2. Splashback	White Gloss Subway Tile 300x100, Grout - Midnight, horizontal stackbond
3. Lower Cupboards	Laminex Terril Natural Finish
4. Overhead cupboards	Laminex Sublime Teak Natural Finish - No handles to overhead cupboards
Joinery handle	Matt Black
Sink	Seima Kubic 400 Single Bowl Sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood, Galvanised Flue Casing 125x1200mm
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screens



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rails



Phoenix Radii accessories incl. shower shelf, double towel rail & toilet roll holder



Seima Kyra 215 Semi Recessed Square Basin

BATHROOM / ENSUITE / LAUNDRY

5. Benchtop	Polytec White Cement Matera
6. Cupboard	Laminex Battalion Natural Finish
7. Floor tiles/skirting to laundry	Matang Light Grey Matt 300x300, Grout - Magellan Grey
8. Bathroom/ensuite wall tiles	Matang Light Grey Gloss 300x400, Grout - Magellan Grey
9. Laundry wall tiles	Plain White Gloss 300x400, Grout - Ultrawhite, horizontal square lay
Bathroom/ensuite basin	Seima Kyra 215 Semi Recessed Square Basin with Chrome Pop Up Waste
Bathroom/ensuite tapware	Phoenix Arlo Basin Mixer Chrome, Arlo Shower Wall Mixer Chrome, Pina Rail Shower Chrome, Arlo Bath Wall Mixer Chrome, Arlo Bath Outlet 200mm Chrome
Bathroom/ensuite accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate Chrome, Toilet Roll Holder Round Plate Chrome, Metal Shower Shelf Round Plate Chrome
Shower screens	600 Series Semi Frameless Polished Silver Frame - Clear Glass
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Bath	Seima Select Bath with overflow kit including waste 1525mm
Floor grates	Square Grate 80mm Stainless Steel
Mirrors (bathroom/ensuite/WC)	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom/ensuite
Laundry inset sink	Seima Acero 007 Abovemount Laundry Sink, 45L
Laundry sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

GENERAL

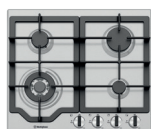
Internal wall paint	Wattyl Spirit Grey
10. Main floor tile	Kempsey White Matt 450x450, Grout - Misty Grey
11. Carpet	EC Woodland Rubus

ink

Sleek and contrasting to create a visible balance between light and dark elements.



Phoenix Arlo Sink Mixer -



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

KITCHEN

1. Benchtop	Smartstone Arcadia 20mm thick
2. Splashback	Dark Grey Gloss Undulated 300x75, Grout - Midnight, horizontal brick lay
3. Lower Cupboards	Laminex Ghostgum Natural Finish
4. Overhead cupboards	Laminex Tornado Natural Finish - No handles to overhead cupboards
Joinery handle	Bright Chrome Knob
Sink	Seima Kubic 400 Single Bowl Sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood, Galvanised Flue Casing 125x1200mm
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screens



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rails



Phoenix Rarii accessories incl. shower shelf, double towel rail & toilet roll holder



Seima Kyra 215 Semi Recessed Square Basin

BATHROOM / ENSUITE / LAUNDRY

5. Benchtop	Laminex Avenza Bianco Natural Finish
6. Cupboard	Laminex Tornado Natural Finish
7. Floor tiles/skirting to laundry	Kempsey White Matt 300x300, Grout - Misty Grey
8. Bathroom/ensuite/laundry wall tiles	Plain White Gloss 300x400, Grout - Ultrawhite, horizontal square lay
Bathroom/ensuite basin	Seima Kyra 215 Semi Recessed Square Basin with Chrome Pop Up Waste
Bathroom/ensuite tapware	Phoenix Arlo Basin Mixer Chrome Arlo Shower Wall Mixer Chrome, Pina Rail Shower Chrome, Arlo Bath Wall Mixer Chrome, Arlo Bath Outlet 200mm Chrome
Bathroom/ensuite accessories	Phoenix Rarii Accessories incl. 600mm Double Towel Rail Round Plate Chrome, Toilet Roll Holder Round Plate Chrome, Metal Shower Shelf Round Plate Chrome
Shower screens	600 Series Semi Frameless Polished Silver Frame - Clear Glass
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Bath	Seima Select Bath with overflow kit including waste 1525mm
Floor grates	Square Grate 80mm Stainless Steel
Mirrors (bathroom/ensuite/WC)	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom/ensuite
Laundry inset sink	Seima Acero 007 Abovemount Laundry Sink, 45L
Laundry sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

GENERAL

Internal wall paint	Wattyl Feather Dawn
9. Main floor tile	Kempsey White Matt 450x450, Grout - Misty Grey
10. Carpet	EC Birdwood - Hannaford

SITE PLAN



FOR MORE INFORMATION
CALL ROB BRERETON 0412 738 017
OR VISIT NORTHBRIDGEENFIELD.COM.AU

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