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# MITCHELL PARK

Byard Terrace

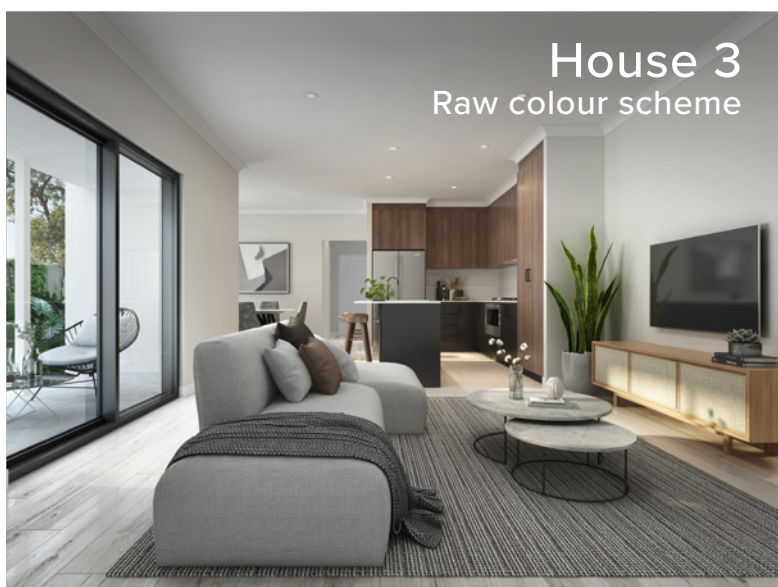


Fairland

House 1 & 2  
Ink colour scheme



House 3  
Raw colour scheme



# Site plan



House 1

House 2

House 3

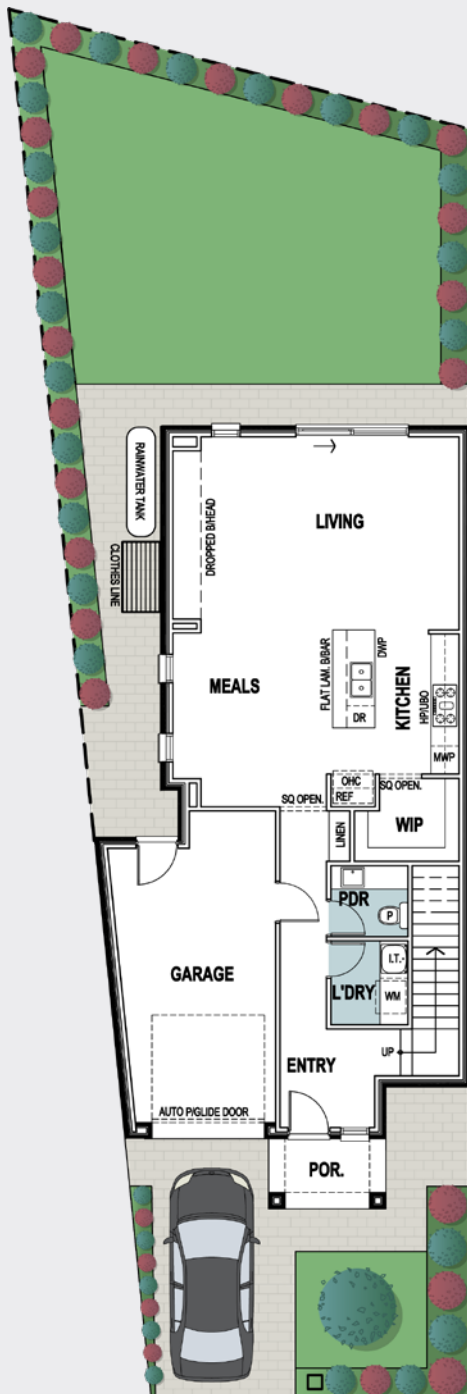
## Byard Terrace

Ranford Crescent

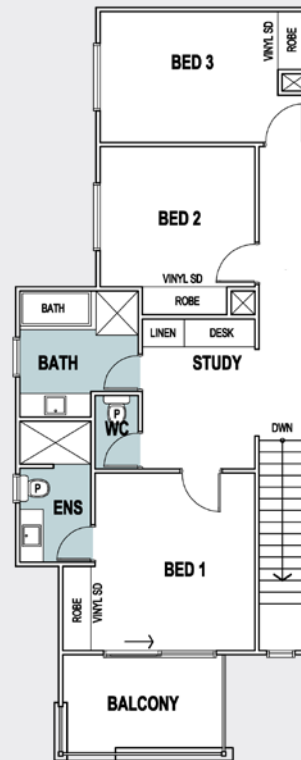
# House 1

## 31B Byard Tce

Ground	81.50m <sup>2</sup>
Upper	76.10m <sup>2</sup>
Porch	3.76m <sup>2</sup>
Balcony	8.55m <sup>2</sup>
Garage	24.00m <sup>2</sup>
<b>Total Residence</b>	<b>193.91m<sup>2</sup></b>
<b>Land size</b>	<b>234.00m<sup>2</sup></b>



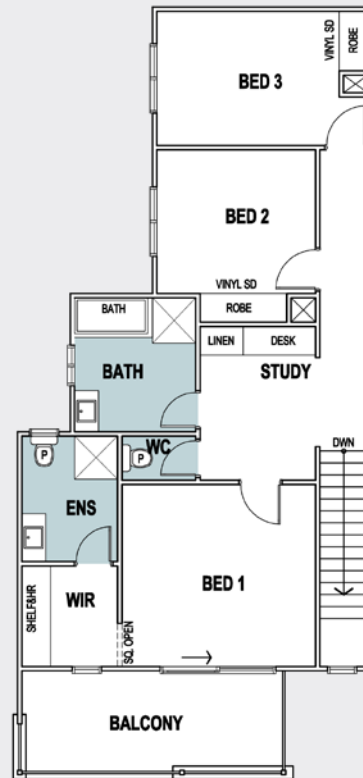
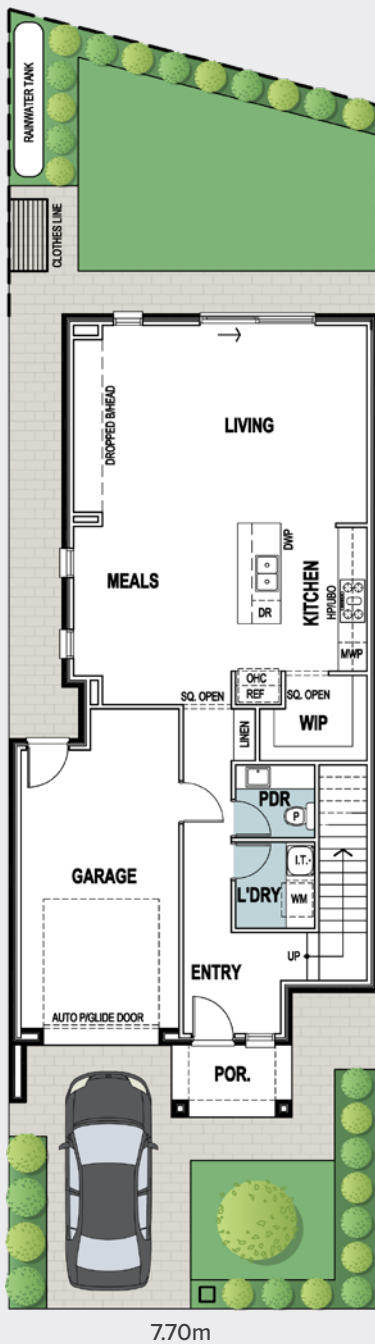
6.80m



# House 2

## 31A Byard Tce

Ground	81.49m <sup>2</sup>
Upper	85.62m <sup>2</sup>
Porch	3.76m <sup>2</sup>
Balcony	13.20m <sup>2</sup>
Garage	24.30m <sup>2</sup>
<b>Total Residence</b>	<b>208.37m<sup>2</sup></b>
<b>Land size</b>	<b>201.00m<sup>2</sup></b>

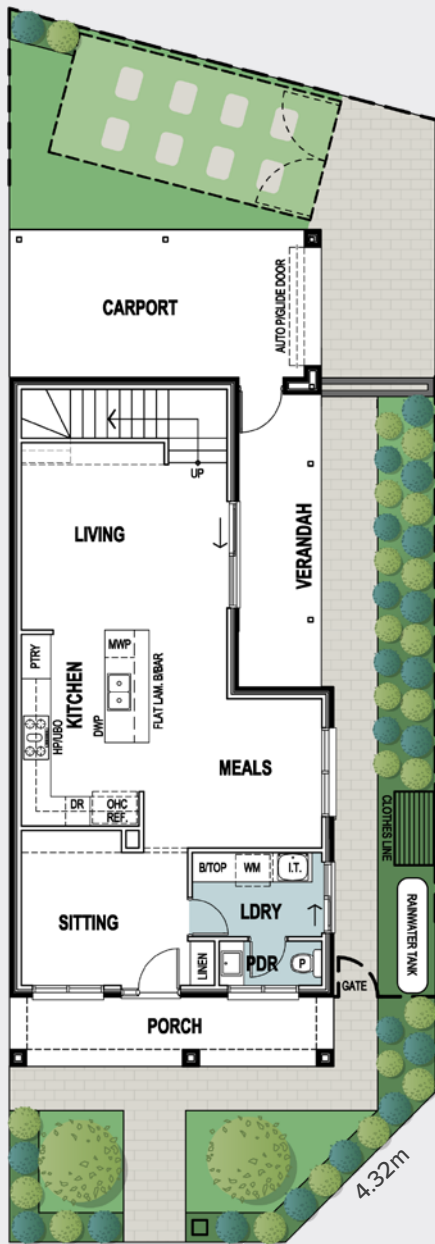


# House 3

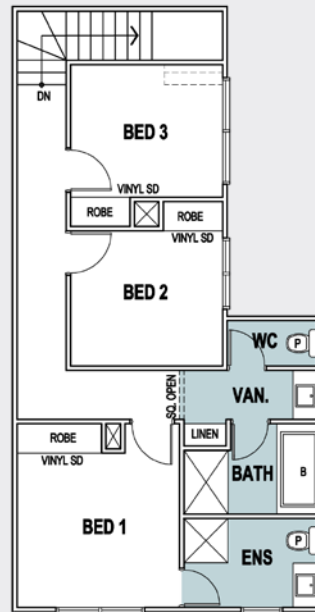
## 31 Byard Tce



Ground	71.18m <sup>2</sup>
Upper	67.34m <sup>2</sup>
Porch	9.31m <sup>2</sup>
Verandah	10.00m <sup>2</sup>
Carport	19.64m <sup>2</sup>
<b>Total Residence</b>	<b>177.47m<sup>2</sup></b>
Land size	203.00m <sup>2</sup>



5.62m



# Selections

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

## General

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Corinthian Flush Panel
External hardware	Trilock Leverset Aurora Satin Chrome, Aurora Entrance Lever Lockset Brushed Satin Chrome, Single Cylinder Deadbolt
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Lianna Passage Leverset Satin Chrome, Lianna Privacy Leverset Satin Chrome
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0, Subfloor: R2.0
Cornices	Cove 90mm
Skirtings	90x18mm MDF bevel profile with 67x18mm door aves
Window architraves	67x18mm MDF bevel profile
Paint system	Matt acrylic, 3 coat system
Built in robes	Vinyl Sliding Doors
Electrical	Down lights throughout. Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
TV antenna	Standard antenna included
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	Ducted reverse cycle air by Fujitsu
Garage/Carport panel lift door	Madison Sectional Door

## External

### Houses 1 & 2

### House 3

Bricks	Front elevation: PGH Tribeca Manhattan Sides & rear: PGH Midnight	Front elevation: PGH Tribeca Manhattan Sides & rear: PGH Midnight
Mortar	Brighton Lite White	Brighton Lite White
Cladding	Colorbond Wallaby	Colorbond Wallaby
Render	Colorbond Surfmist	N/A
Gutter	Colorbond Monument	Colorbond Monument
Fascia	Colorbond Surfmist	Colorbond Surfmist
Roof	Colorbond Monument	Colorbond Monument
Garage / Carport door	Colorbond Monument	Colorbond Surfmist
Front door	Wallaby	Wallaby
Windows	Monument	Monument

## Landscaping

Paving, paths & driveway	Paved driveway and house perimeter - Charcoal
Clothesline & letterbox	Standard
Fencing & gates	Colorbond fencing and gate
Landscaped garden	Front & rear landscaping with irrigation system
Rainwater tank	3,000L tank included

# air

Light, bright and airy with a sophisticated yet effortless coastal vibe.



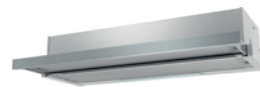
Phoenix Arlo Sink Mixer\*



Westinghouse 900mm Gas Cooktop



Westinghouse 900mm Electric Oven



Westinghouse 900mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

## Kitchen

1. Benchtop	Smartstone Gelsomino 20mm thick
2. Splashback	Grey Undulated Subway Tile 75x300mm, Grout - Magellan Grey, horizontal brick bond
3. Lower Cupboards	Polytec Classic White Sheen Finish
4. Overhead cupboards	Polytec Classic White Sheen Finish - No handles to overhead cupboards
Joinery handle	Bright Chrome
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Cooktop	Westinghouse 900mm Gas Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Freestanding Dishwasher





Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



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



Seima Kyra 017 Square Basin

## Bathroom

5. Benchtop	Smartstone Gelsomino 20mm thick
6. Cupboard	Wilsonart Whitewash Oak Xtreme Matt Finish
7. Floor tiles	Kempsey White Matt 300x300mm, Grout - Magellan Grey
8. Wall tiles	Plain White Gloss 300x400mm 2m high, Grout - Ultrawhite, horizontal lay
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Pina Rail Shower, Arlo Bath Outlet Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Seima Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## Laundry

9. Benchtop	Laminex Terrazzino Perlato Natural Finish
10. Cupboards	Wilsonart Whitewash Oak Xtreme Matt Finish
11. Floor tiles/skirting	Kempsey White Matt 300x300mm, Grout - Magellan Grey
12. Wall tiles	Plain White Gloss 300x400mm, Grout - Ultrawhite, horizontal lay
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

## General

Internal wall paint	Wattyl Feather Dawn
13. Main floor laminate	Clix Montana Oak Light Beige
14. Carpet (to stairs, bedrooms & upstairs landing)	Compass Maverick

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

# raw

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



Phoenix Arlo Sink Mixer\*



Westinghouse 900mm Gas Cooktop



Westinghouse 900mm Electric Oven



Westinghouse 900mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

## Kitchen

1. Benchtop	Smartstone Arcadia 20mm thick
2. Splashback	Plain White Satin Subway Tile 100x300mm, Grout - Misty Grey, horizontal brick bond
3. Lower Cupboards	Laminex Black Flint Finish
4. Overhead cupboards	Wilsonart Glamour Teak Xtreme Matt - No handles to overhead cupboards
Joinery handle	Matt Black
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Cooktop	Westinghouse 900mm Gas Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



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



Seima Kyra 017 Square Basin

## Bathroom

5. Benchtop	Smartstone Arcadia 20mm thick
6. Cupboard	Wilsonart Glamour Teak Xtreme Matt
7. Floor tiles	Kempsey Ash Matt 300x300mm, Grout - Slate Grey
8. Wall tiles	Plain White Gloss 300x400mm 2m high, Grout - Ultrawhite, horizontal lay
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Pina Rail Shower, Arlo Bath Outlet Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Seima Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## Laundry

9. Benchtop	Laminex Avenza Bianco Natural Finish
10. Cupboards	Wilsonart Glamour Teak Xtreme Matt
11. Floor tiles/skirting	Kempsey Ash Matt 300x300mm, Grout - Slate Grey
12. Wall tiles	Plain White Gloss 300x400mm, Grout - Ultrawhite, horizontal lay
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

## General

Internal wall paint	Wattyl Floral White
13. Main floor laminate	Clix Old Oak Dark Grey Brushed
14. Carpet (to stairs, bedrooms & upstairs landing)	EC Savanna Applebush

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

# ink

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



Phoenix Arlo Sink Mixer\*



Westinghouse 900mm Gas Cooktop



Westinghouse 900mm Electric Oven



Westinghouse 900mm Slideout Rangehood



Westinghouse 600mm Freestanding Dishwasher

## Kitchen

1. Benchtop	Smartstone Marengo 20mm thick
2. Splashback	Grey Undulated Subway Tile 75x300mm, Grout - Magellan Grey, horizontal brick bond
3. Lower Cupboards	Polytec Oyster Grey
4. Overhead cupboards	Polytec Oyster Grey - No handles to overhead cupboards
Joinery handle	Satin Chrome
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Cooktop	Westinghouse 900mm Gas Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



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



Seima Kyra 017 Square Basin

## Bathroom

5. Benchtop	Smartstone Arcadia 20mm thick
6. Cupboard	Laminex Battalion Flint Finish
7. Floor tiles	Matang Mid Grey Matt 300x300mm, Grout - Slate Grey
8. Wall tiles	Matang Mid Grey Gloss 300x400mm 2m high, Grout - Slate Grey, horizontal lay
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Pina Rail Shower, Arlo Bath Outlet Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Seima Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## Laundry

9. Benchtop	Wilsonart Organic Cotton Soft Silk
10. Cupboards	Laminex Battalion Flint Finish
11. Floor tiles/skirting	Matang Mid Grey Matt 300x300mm, Grout - Slate Grey
12. Wall tiles	Matang Mid Grey Gloss 300x400mm, Grout - Slate Grey, horizontal lay
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

## General

Internal wall paint	Wattyl Comet Dust
13. Main floor laminate	Clix Old Oak Grey Brushed
14. Carpet (to stairs, bedrooms & upstairs landing)	Compass Pitch

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.



**For more information:**  
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