

# lakeview springs INCLUSIONS & FINISHES



## 3 INSPIRING COLOUR SCHEMES TO CHOOSE FROM

*Drawing inspiration from the captivating Australian landscape and insights into the preferences of over 50s, our interior designers have curated a range of beautiful modern colours that embody a harmonious and balanced lifestyle.*

### EUCALYPTUS

Inspired by the serene hues of the Australian bush, this home showcases a color scheme that captures the natural beauty and tranquillity of the eucalyptus tree.

### MOUNTAIN ASH

Inspired by the majestic beauty of towering mountain ash trees, this home showcases a color palette that exudes a sense of grandeur and tranquillity, creating a serene and inviting atmosphere.

### SNOW GUM

Step into a world of elegance with the snow gum inspired colour scheme, creating a light and airy atmosphere that echoes the serenity of the Australian landscapes.

*...continued overleaf*

## COLOUR SCHEME #1 / EUCALYPTUS



*Artist impression of the ensuite*

## COLOUR SCHEME #2 / MOUNTAIN ASH




*Artist impression of the ensuite*

## COLOUR SCHEME #3 / SNOWGUM



*Artist impression of the ensuite*

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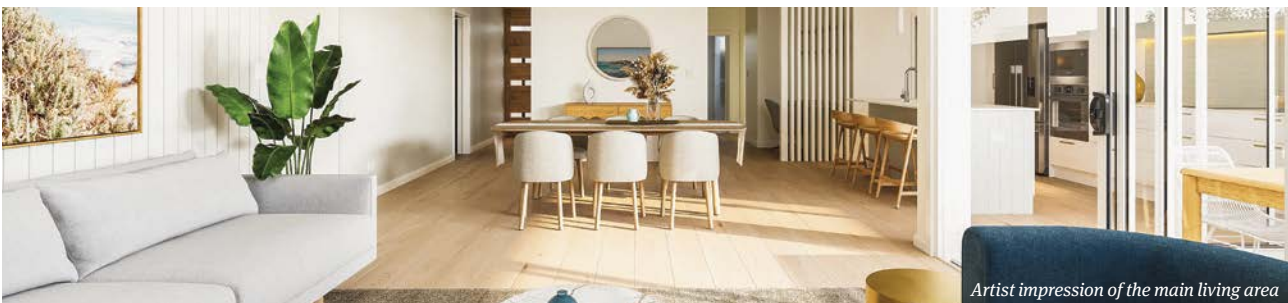
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## INCLUSIONS & FINISHES *cont...*




EXTERIOR	
Roof	▶ Sheet Metal
Walls	▶ Rendered Finish & Cladding (Design Specific)
Paint	▶ Exterior Grade
Porch and Patio	▶ Concrete with External Grade Tile
Driveway and Paths	▶ Exposed Aggregate
Windows	▶ Powder Coated Frame with Grey Glass
Garage	▶ Rendered Finish & Cladding (Design Specific)
Water Taps	▶ Front and Rear
Clothesline	▶ Wall/Fence Mounted (Design Specific)
Electrical	▶ Fan and Recessed Downlights to Alfresco ▶ Exterior Light at Entry ▶ Waterproof GPO to Alfresco
INTERIOR	
Ceiling	▶ 2550mm High with Rake Ceiling to Living Area (Design Specific)
Linings	▶ Plasterboard and VJ
Paint	▶ 3 Coat System
Cornice	▶ Square Set Ceiling to all Areas except Bedrooms and Garage ▶ Standard Cove Cornice to Bedrooms and Garage
Skirting	▶ Half Splayed MDF
Architraves	▶ Half Splayed MDF
Doors	▶ Flush Panel Hinge Doors
Screens	▶ Fly Mesh Screens to all Windows and Glass Sliding Doors
Robes	▶ Melamine Sliding Door with Aluminum Track ▶ Ventilated Wire Storage System to Robe Internals

...continued overleaf



Artist impression of the main living area

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# INCLUSIONS & FINISHES *cont...*



## INTERIOR CONTINUED...

- |                            |   |
|----------------------------|---|
| <b>Door Handles</b>        | ▶ Satin Chrome Door Hardware throughout   |
| <b>Flooring</b>            | ▶ Vinyl Plank to Main Living Areas<br>▶ Carpet to Bedrooms and Robes  |
| <b>Electrical and Tech</b> | ▶ Reverse Cycle Ducted Air Conditioning<br>▶ Fans to Bedrooms and Living Area<br>▶ Mobile Intercom System to Front Entrance Gates<br>▶ NBN Connection<br>▶ Pre-wired Fibre Optic including TV and Foxtel Connection Points<br>▶ TV Points<br>▶ Double Power Points throughout<br>▶ Recessed Downlights throughout<br>▶ Smoke Detectors throughout<br>▶ Exhaust Fans to Wet Areas (Ducted Externally)<br>▶ Feature Pendant Lights to Kitchen |


## KITCHEN

- |                         |   |
|-------------------------|---|
| <b>Benchtop</b>         | ▶ 20mm Engineered Stone   |
| <b>Sink and Tapware</b> | ▶ Stainless Steel 1 ¾ Bowl Sink with Drainer<br>▶ Stainless Steel Gooseneck Mixer Tap                                       |
| <b>Appliances</b>       | ▶ Ceramic Induction Cooktop 600mm<br>▶ Undermount Rangehood<br>▶ 60cm Electric Oven<br>▶ Built-in Microwave<br>▶ Dishwasher |
| <b>Cabinetry</b>        | ▶ Laminate<br>▶ Integrated Bin Drawer<br>▶ Soft Close Drawers and Doors   |
| <b>Splashback</b>       | ▶ Tiled   |

*...continued overleaf*



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PANTRY	
Benchtop	▶ Laminate
Cabinetry	▶ Laminate
BATHROOMS	
Cabinetry	▶ Laminate
Tiling	▶ Full Height Wall Tiling ▶ Feature Tiling to Shower Ledge ▶ Tiles to Floor
Floor Waste	▶ Linear Grate with Tile Insert to Shower
Basins	▶ Gloss White above Countertop
Tapware	▶ Mixer Tap to Basins and Rail Mixer to Shower
Shower Screens	▶ Frameless
Benchtop	▶ 20mm Engineered Stone
Mirrors	▶ Polished Edge
Custom Vanities	▶ Wall Mounted Laminated Cabinetry with Flush Profile
Accessories	▶ Double Towel Rail ▶ Towel Ring ▶ Robe Hook ▶ Toilet Roll Holder
LAUNDRY	
Tapware	▶ Chrome Mixer Tap
Sink	▶ 24lt Stainless Steel Round Bowl
Benchtop	▶ Laminate
Cabinetry	▶ Laminate
Splashback	▶ Tiled
STUDY NOOK	
Benchtop	▶ Laminate
Open Shelving	▶ Laminate

*Disclaimer: The builder reserves the right to substitute specified items with similar or equivalent products at its discretion. Standard inclusions may vary based on home design and internal scheme. Please note that client variations to plans or site layout will incur an amendment fee. It is advisable to verify all details with the builder to ensure accuracy and relevance to individual circumstances. This information is current as of December 2023.*

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*If you need any further information, please contact our dedicated Sales & Lifestyle Consultant, Liz Bamforth. Liz is ready to assist you every step of the way.*

*If there's anything on your mind, whether it's about the homes, the community, or the buying process, Liz is here to provide you with the information you need. Simply reach out to her at **1800 587 587** or send an email to **sales@lakeviewsprings.com.au***

*Please note: While every effort has been made to ensure the accuracy of the information provided, it is not guaranteed. The prices advertised in this publication are accurate at the time of printing but are subject to change. Some images may depict items that are not provided by Lakeview Springs Development Pty Ltd within the homes, such as furniture and other decorative items. Information about the services and facilities provided in the community is correct at the time of printing but may be subject to change as the needs of residents evolve.*

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*Lakeview Springs Development Pty Ltd – December 2023.*

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