


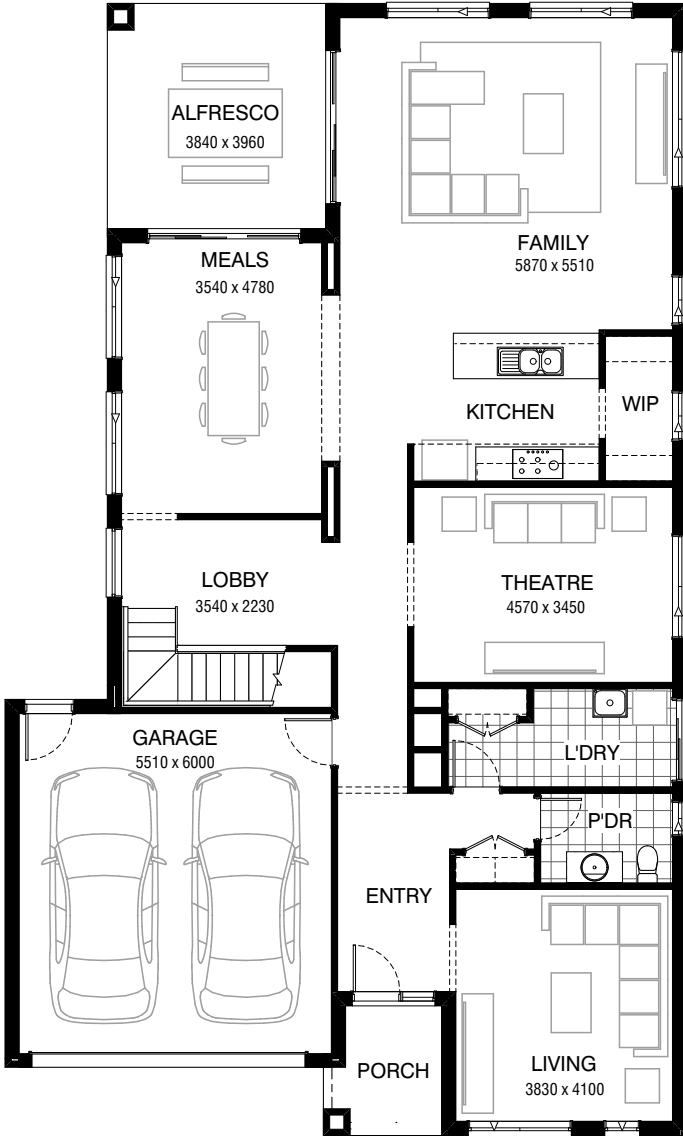
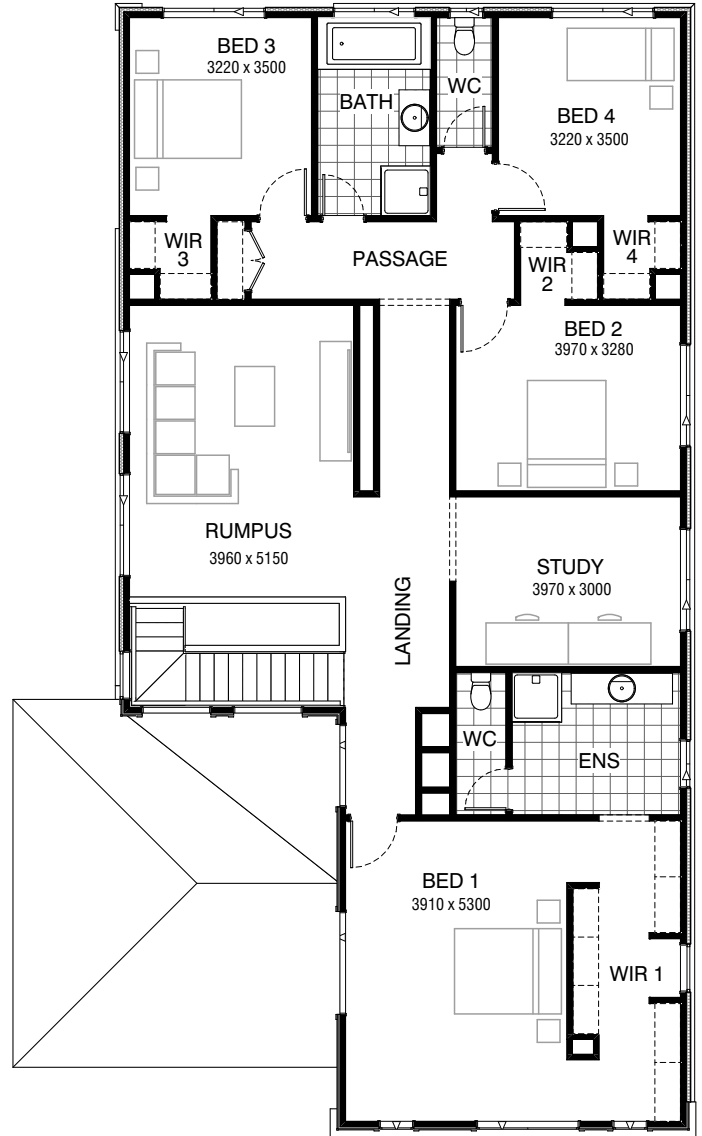


Total squares **40.5sq**

 **4**  **2.5**  **2**



GROUND FLOOR



FIRST FLOOR

**FLOORPLAN OPTIONS**

All available ready-to-go floorplan options for this design can be viewed on the following pages, or visit [www.burbank.com.au](http://www.burbank.com.au).

**Facades available:**

Condor, Matisse, Monet, Aqua	
Hester, Metropolitan, Orana	
Rainforest	
<b>Overall home width</b>	<b>11.99m</b>
<b>Overall home length</b>	<b>19.91m</b>




Residence	320.2m <sup>2</sup>	34.5sq
Garage	36.5m <sup>2</sup>	3.9sq
Porch	4.3m <sup>2</sup>	0.5sq
Alfresco	15.2m <sup>2</sup>	1.6sq
<b>Total</b>	<b>376.2m<sup>2</sup></b>	<b>40.5sq</b>

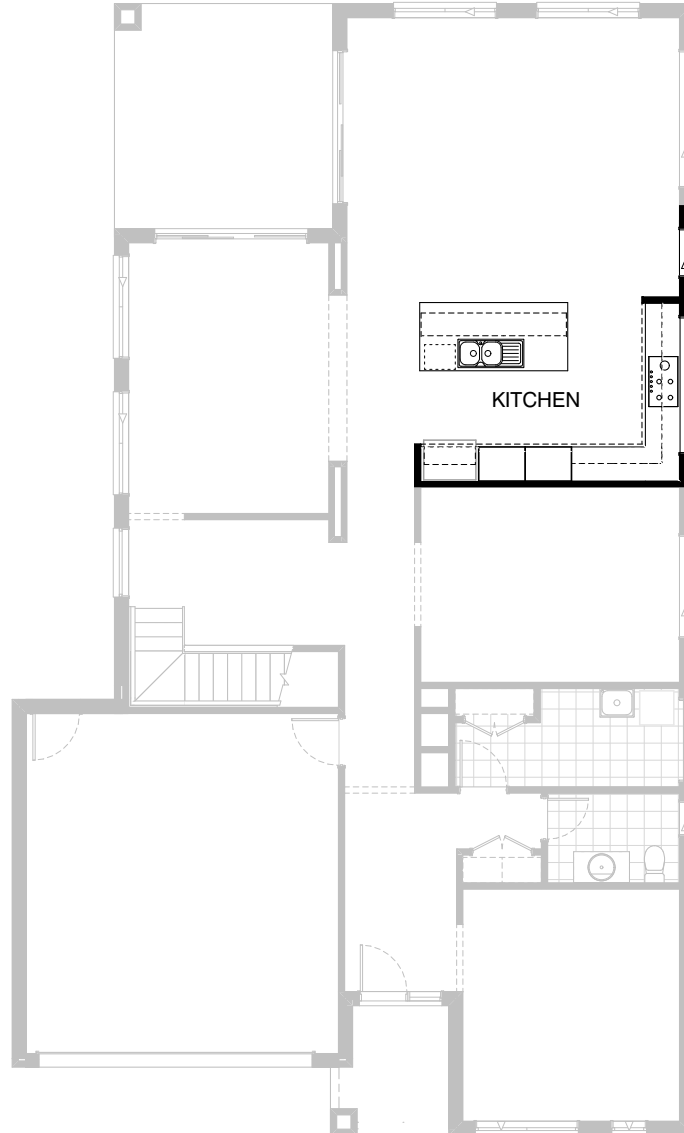
Listed details based on Condor façade floorplan (illustrated)

\*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia Pty Ltd. ABN 91 007 099 872. Builders Registration Number CDB-U-52603.

**Call 13 BURBANK**  
**Visit [burbank.com.au](http://burbank.com.au)**



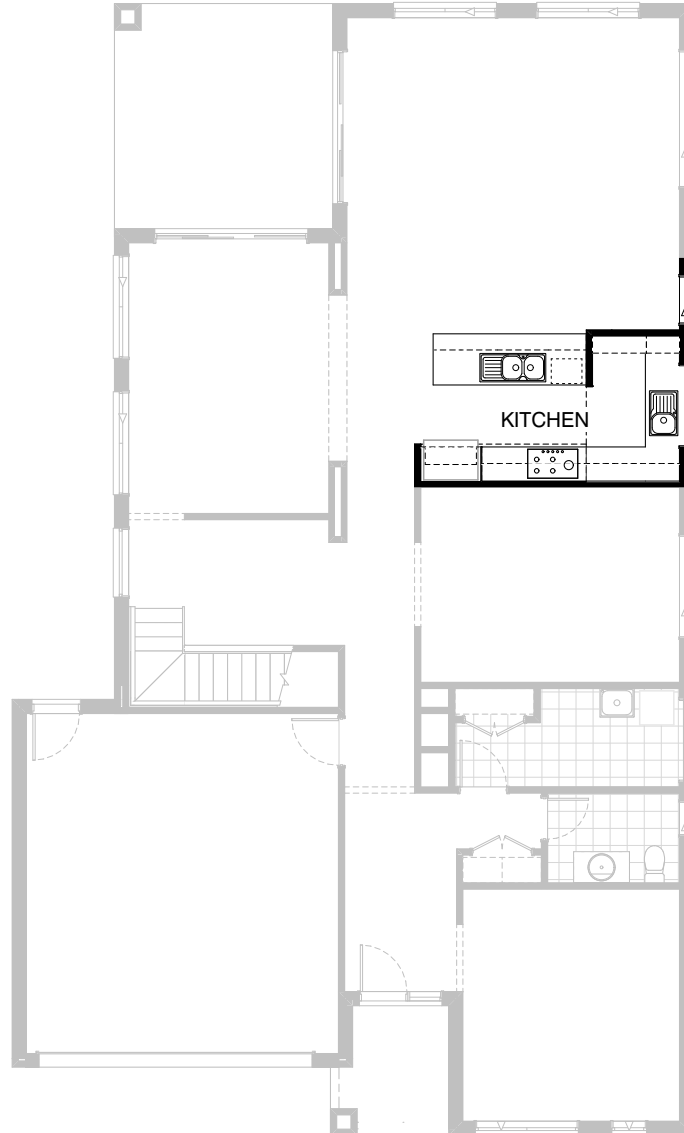
FLOORPLAN OPTIONS

 **4**  **2.5**  **2**






**Option K-1**

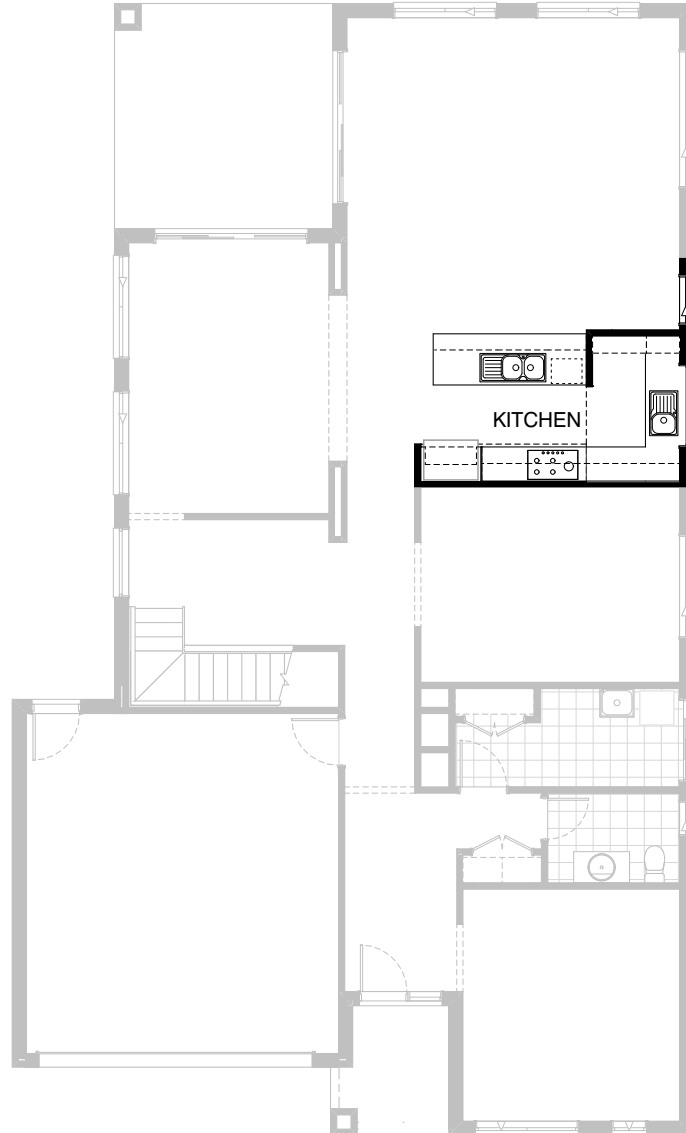
Provide 'L' shape Kitchen Upgrade and delete W.I.P to suit.  
Provide 1200mm wide island bench, 1no. laminated MW. provision with pot drawer below,  
1no. 800mm base cabinets, 1no. laminated DW. provision, 1no. 450mm  
drawer unit, 1no. 900mm corner base cabinet, 1no. 300mm base cabinet  
1no. 700mm base cabinet, 2no. 800mm laminated tall pantry cabinets,  
1no. laminated open shelf above refrigerator space, 1no. 900mm under bench  
oven & cooktop with 1no. 900mm retractable rangehood above,  
2no. 700mm overhead cabinets, 1no. 600mm overhead cabinet,  
1no. 900mm overhead cabinet,  
1no. 600mm corner overhead cabinet and 1no. 514mm x 2400mm  
fixed window in lieu of standard 2no. 1800mm x 850mm  
aluminium sliding window with additional tiled splashback and bench top to suit.  
adjust window in family by 830mm

**FLOORPLAN OPTIONS** **4**  **2.5**  **2****Option K-2**

Provide Kitchen / W.I.P Upgrade with 2no. 800mm pot drawers, 1no. 900mm underbench oven with 1no. 900mm hotplate and 1no. 900mm retractable rangehood above. Provide additional 1no. 350mm base cabinet, 2no. 800mm overhead cabinets, 1no. 350mm overhead cabinet, 1no. laminated open shelf above refrigerator space, 1no. 600mm laminated overhead open shelf, 1no. 450mm drawer unit, 1no. laminated DW. provision, 1no. 900mm base cabinet, 1no. laminated MW. provision, 2no. 800mm base cabinets, 1800(h) laminated shelving, 1no. 1200mm x 1450mm aluminium fixed window in lieu of standard to W.I.P., 1no. single bowl sink to W.I.P., 900mm deep island bench in lieu of standard 800mm and additional plaster bulkhead to Kitchen / W.I.P., tiled splashback and bench top to suit.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**





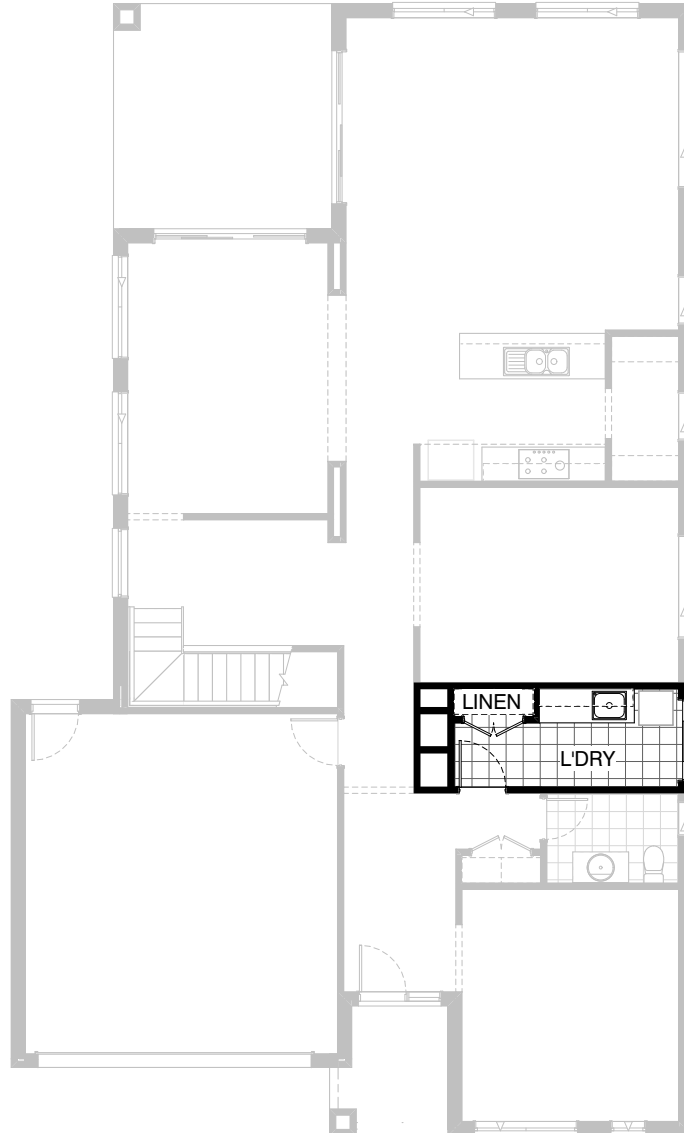
**Option K-3**

Provide additional 1no. 800mm base cabinet  
with 1no. 800mm laminated open shelf above  
to rear of island bench.

**NOTE: This Option can only be used with Option K-2**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**

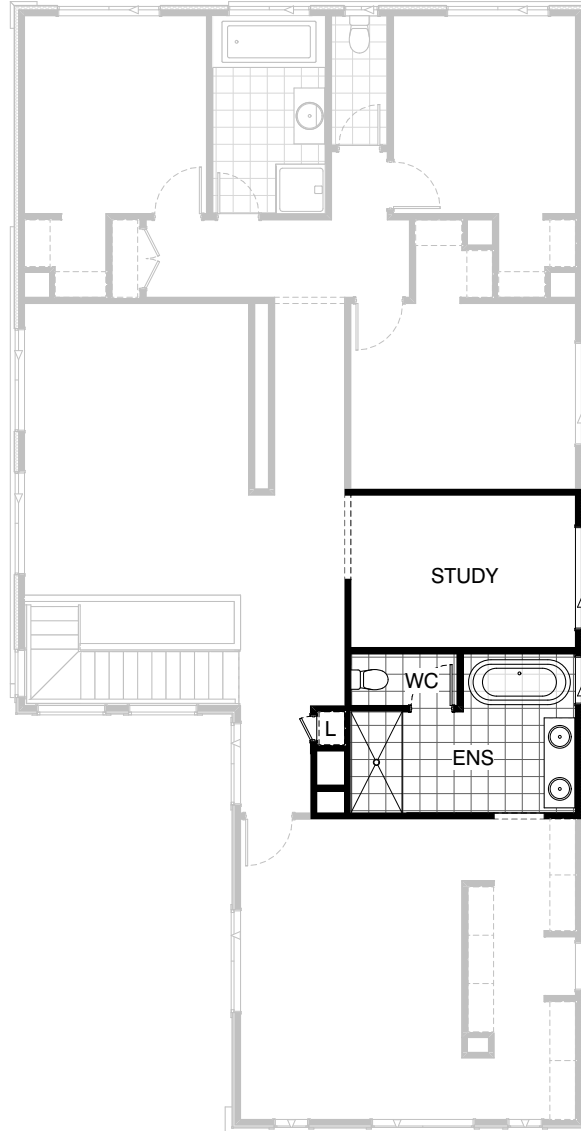


**Option LD-1**

Provide Laundry Upgrade with s.s. inset trough,  
2no. 800mm base cabinets, 2no. 800mm  
overhead cabinets and additional tiled splashback  
and bench top to suit.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**



**Option ENS-1**

Provide Ensuite Upgrade by widening ensuite by 300mm and reducing study by 300mm, provide 1542mm x 850mm aluminium sliding window in lieu of 1800mm x 850mm, 1800mm x 900mm tiled shower base, free standing bath tub, 1582mm double vanity bowl unit and in wall cistern to WC in lieu of standard, relocate fixtures and window to suit new layout. Provide additional Linen cupboard in lieu of Void including 420mm flush panel door and 4no. 450mm shelves.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**

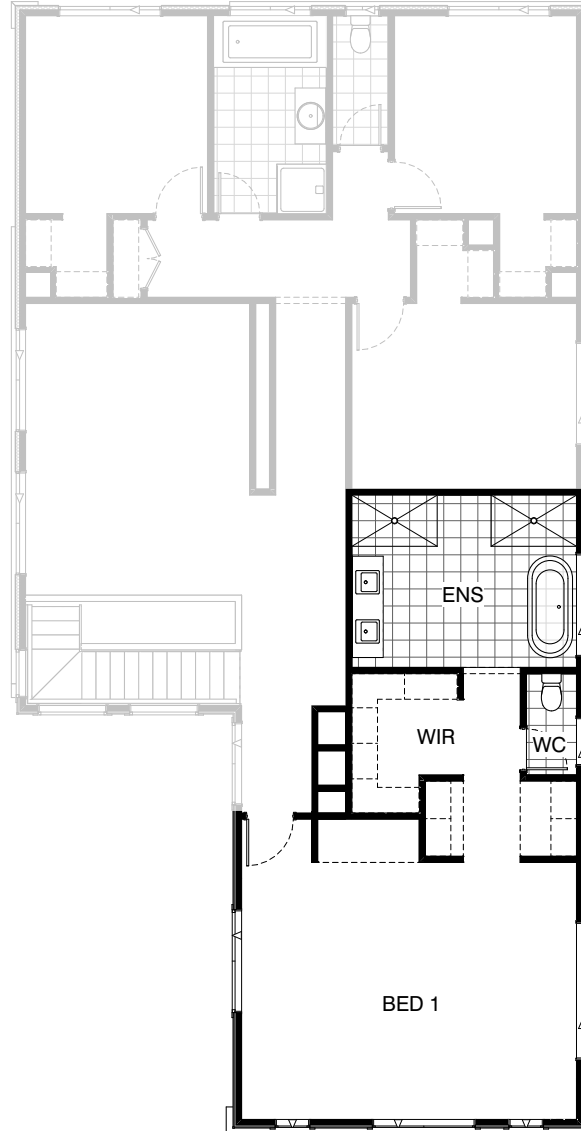


**Option IP1-1**

Provide Guest bedroom in lieu of Theatre option including additional 820mm door, robe with Gyprock sliding doors, relocate Laundry to Powder location, additional 900mm polymarble shower base, 720mm cavity sliding door, 1027mm x 610mm aluminium sliding window in lieu of standard and convert existing Coats to Linen.

**FLOORPLAN OPTIONS**

 **4**     **2.5**     **2**






**Option IP1-2**

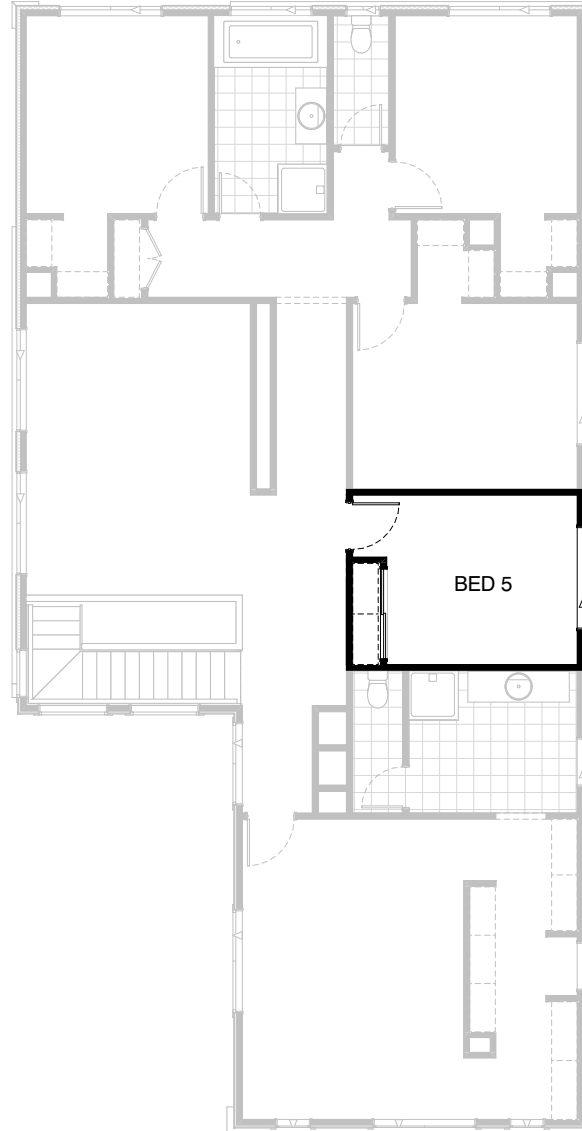
Provide Master Suite Option including relocation of Ensuite to Study location, and W.I.R to Ensuite location, Dressing area with laminated bench, WC relocation, additional hanging space with 2no. Nooks, freestanding bath to Ensuite, 2no. 900mm x 1500mm tiled shower bases, double 1782mm wide vanity unit, ASW 0524 to Bed 1, ASW1209 to WC and ASW1218 to Ensuite.

**Suggested Upgrade Items IP1-6 and IP1-7**



**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

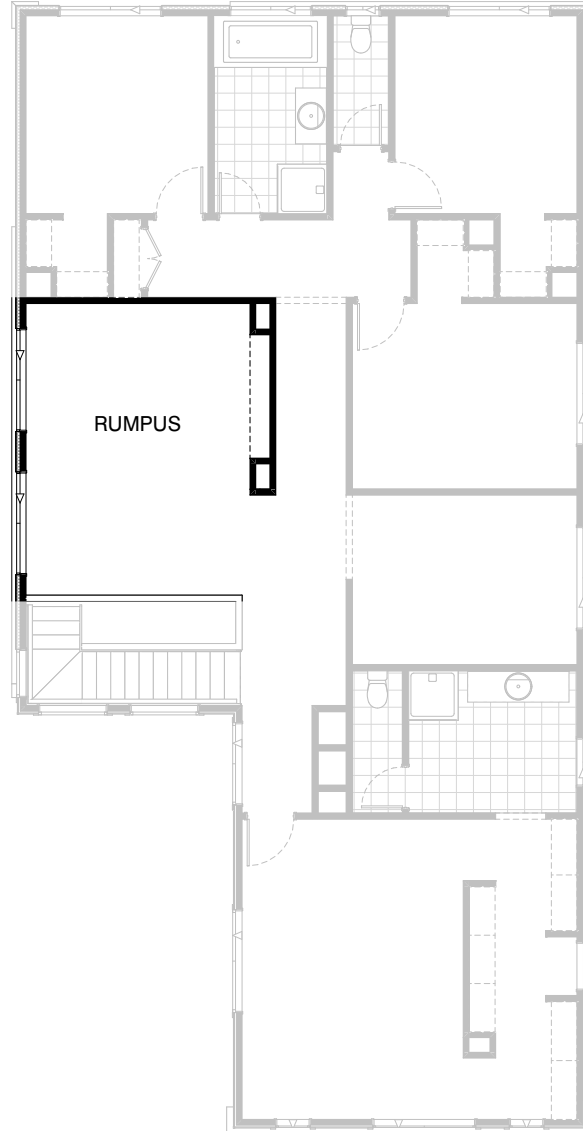


**Option IP1-3**

Provide 5th Bedroom in lieu of Study Option including 820mm flush panel door, sliding robe doors, shelf and hanging rail and additional plaster lined walls to suit.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

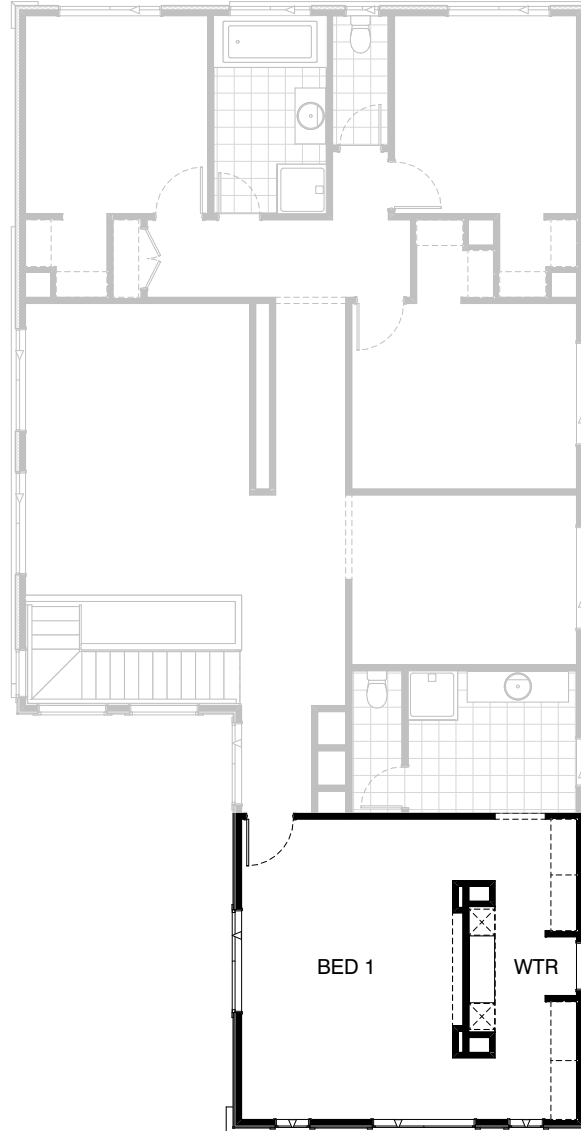


**Option IP1-4**

Provide Rumpus Option with  
plaster bulkhead and alcove

**FLOORPLAN OPTIONS**

 **4**  **2.5**  **2**






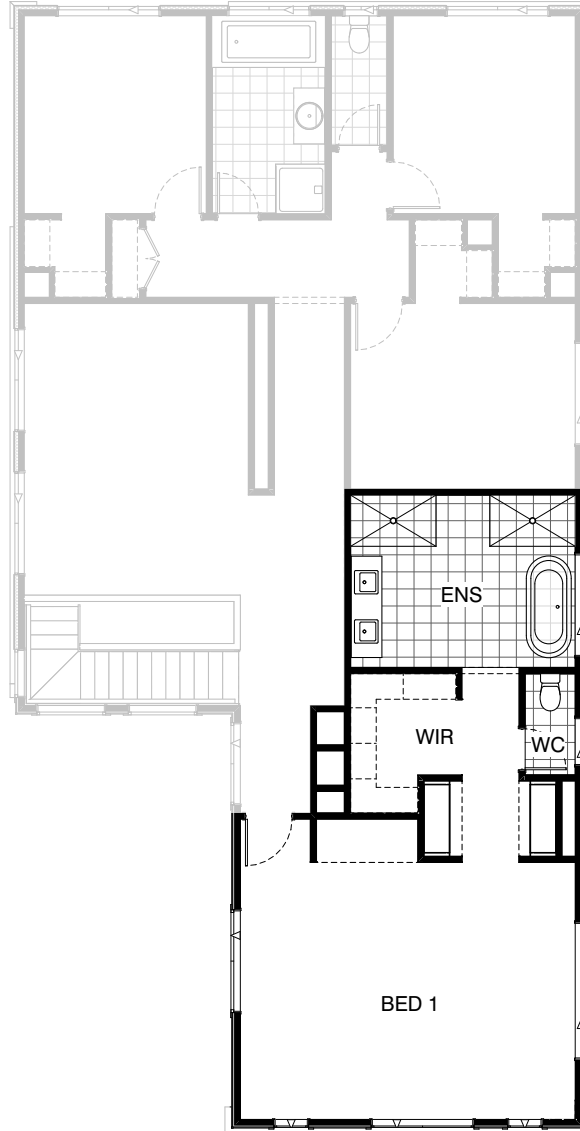
**Option IP1-5**

Provide Dressing table Option with 32mm laminated bench top, 2no. 450mm wide laminated drawer / shelving units, mirror and 300mm plastered bulkhead above. Provide alcove to Bed 1 with 300mm plaster bulkhead above and easyline vertical groove cladding within alcove with painted finish.

**Not available with Option IP1-2, IP1-6, IP1-7**

**FLOORPLAN OPTIONS**

 **4**     **2.5**     **2**



**Option IP1-6**

Provide Upgrade to IP1-2 Option with 2no.  
1200mm wide cupboard and drawer units  
in lieu of standard 450mm shelf and hanging rail

**Upgrade item to Option IP1-2**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**



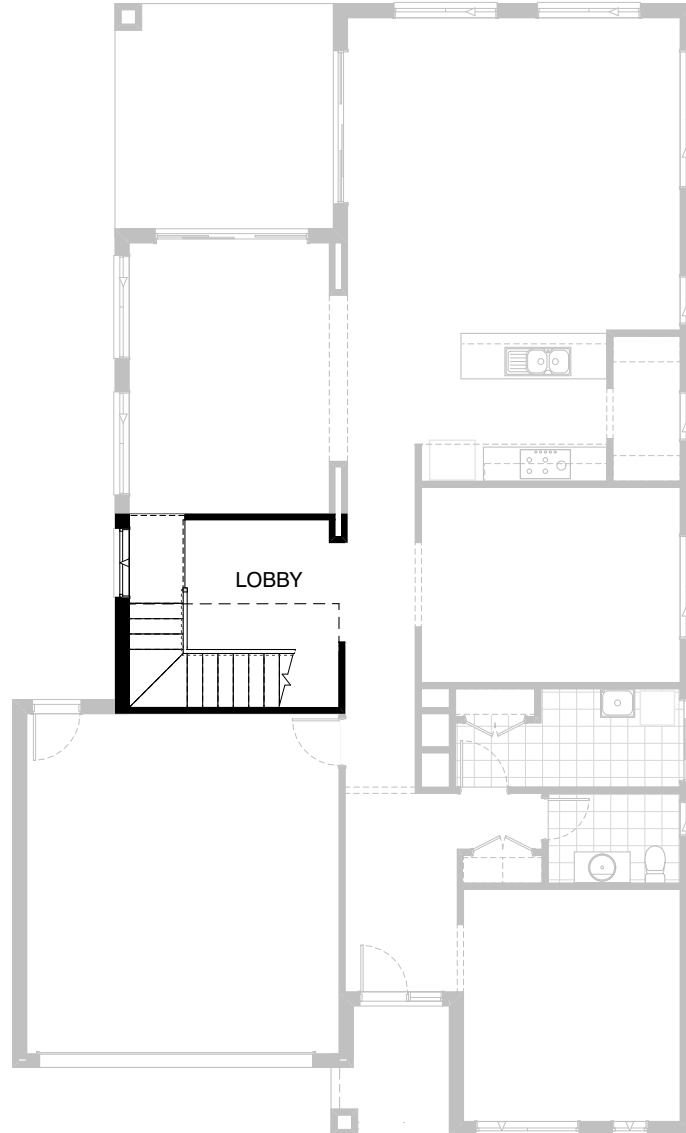
**Option IP1-7**

Provide Upgrade to IP1-2 option with dressing table option including 32mm laminated bench top, 2no. 450mm wide laminated drawer units, with feature painted wall and 300mm deep bulkhead above dressing table

**Upgrade item to Option IP1-2  
(Does not include mirror)**

FLOORPLAN OPTIONS

 **4**    **2.5**    **2**



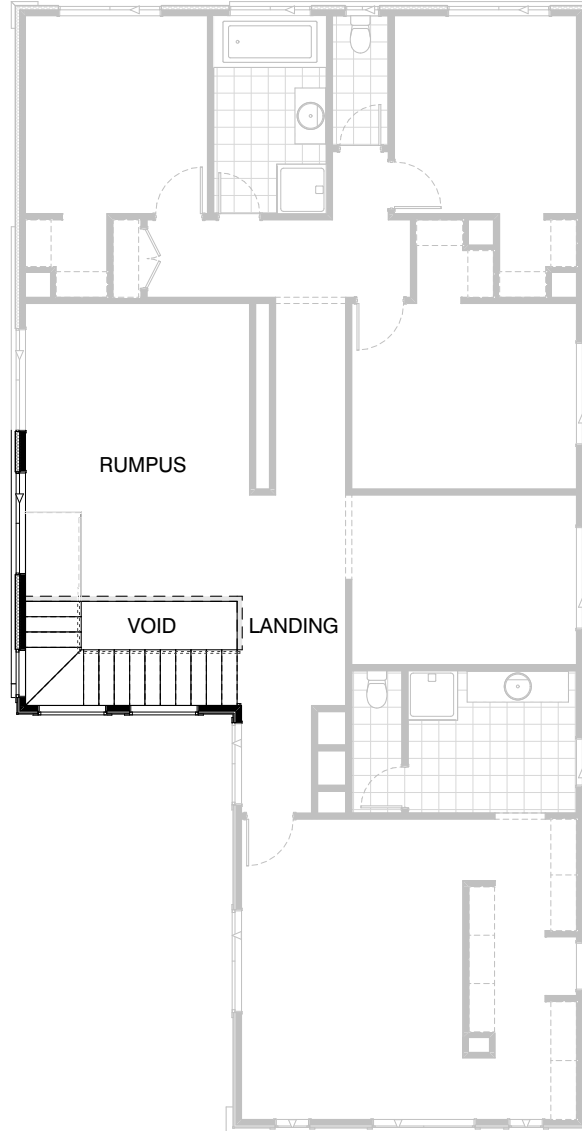
**Option IP1-8 GF**

Provide stair upgrade to Lobby area including stair type 5 with painted MDF zigzag stringer, 270mm stained hardwood treads, extended first riser to Meals opening and balustrade type B20.1 with glass balustrade and stained timber handrail to stair only. Plaster balustrade to Rumpus on first floor still applies. Provide 1810mm x 1210mm aluminium awning window in lieu of standard

**(First floor Rumpus balustrade may be upgraded for additional lineal metre rate)**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






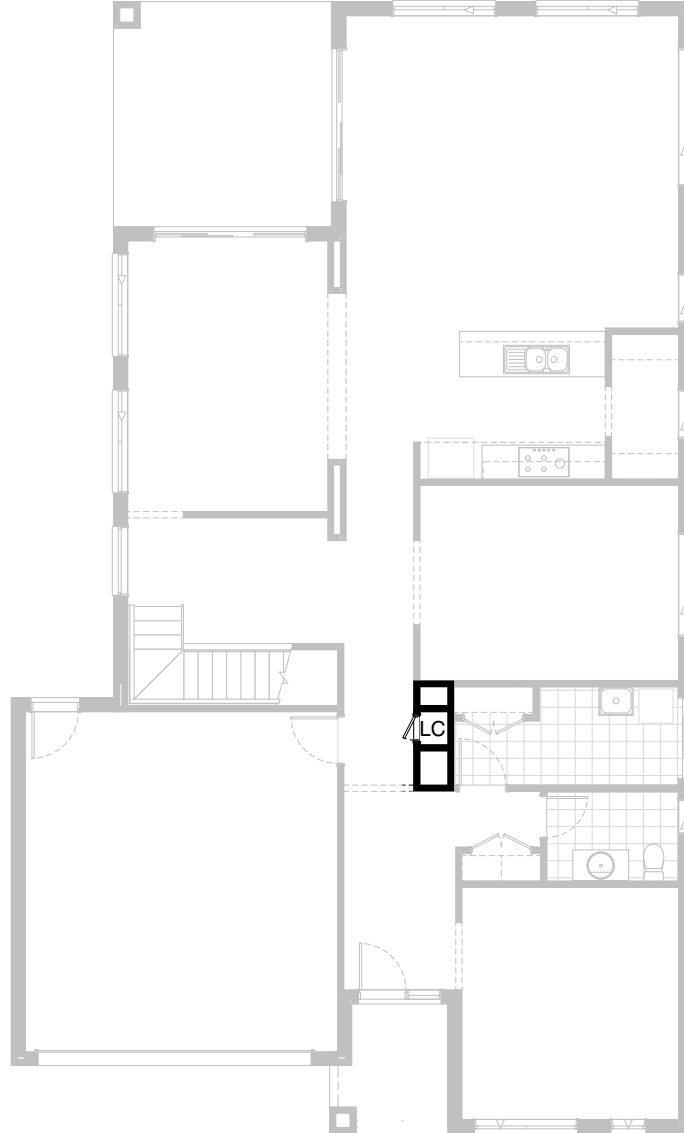
**Option IP1-8 FF**

Provide stair upgrade to Lobby area including stair type 5 with painted MDF zigzag stringer, 270mm stained hardwood treads, extended first riser to Meals opening and balustrade type B20.1 with glass balustrade and stained timber handrail to stair only. Plaster balustrade to Rumpus on first floor still applies.

**(First floor Rumpus balustrade may be upgraded for additional lineal meter rate)**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






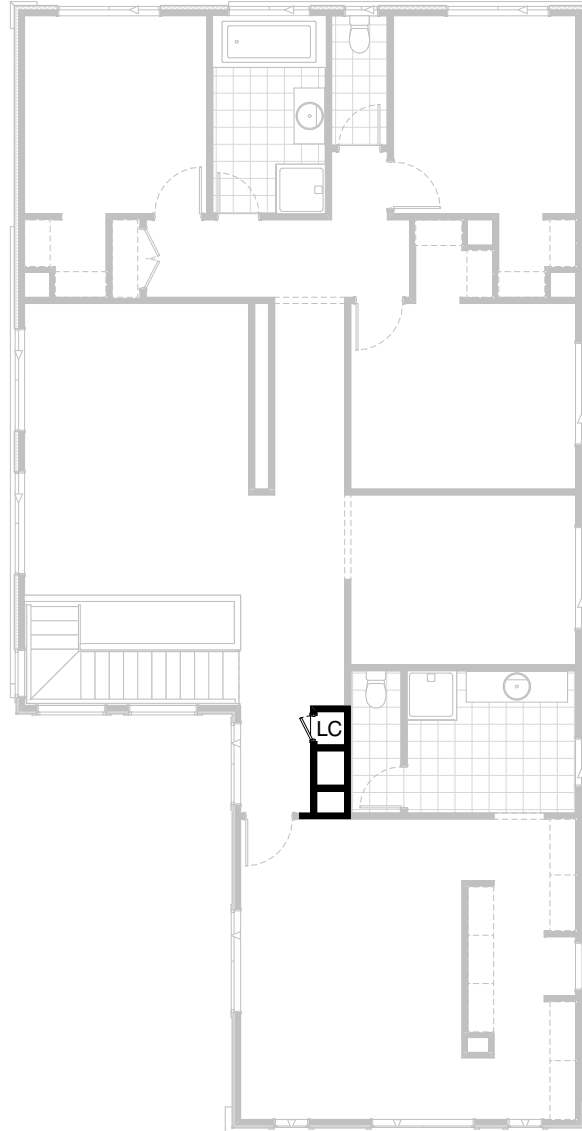
**Option IP1-9 GF**

Provide Laundry chute to ground floor and first floor in lieu of void



**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

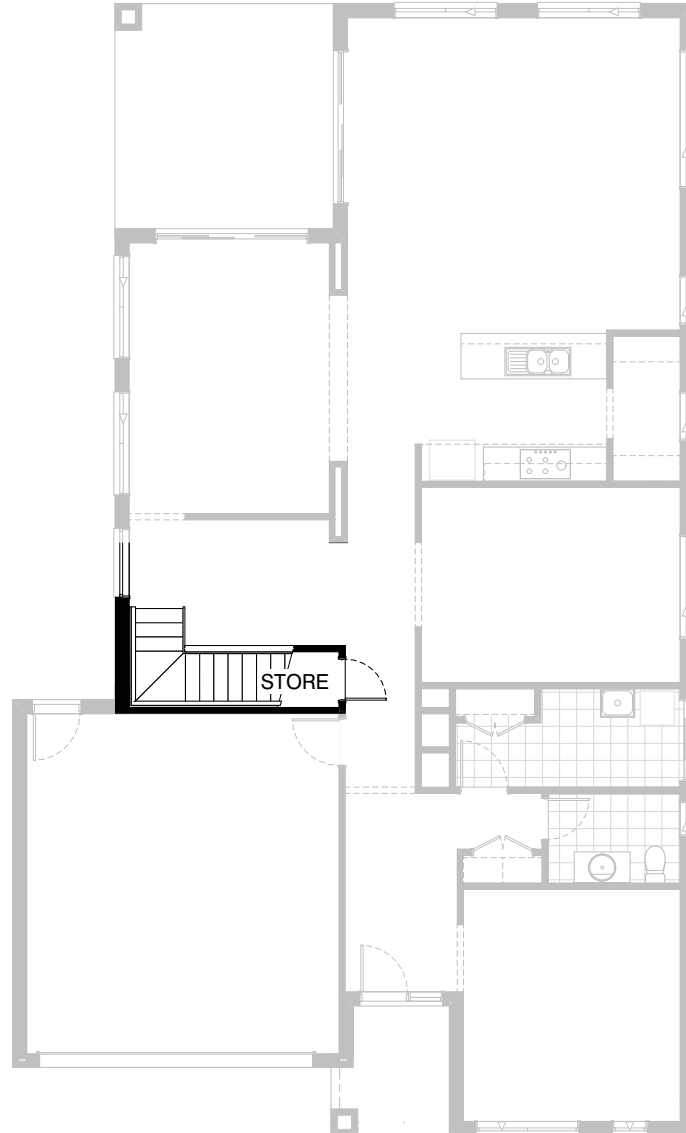


**Option IP1-9 FF**

Provide Laundry chute to ground floor and first floor in lieu of void

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






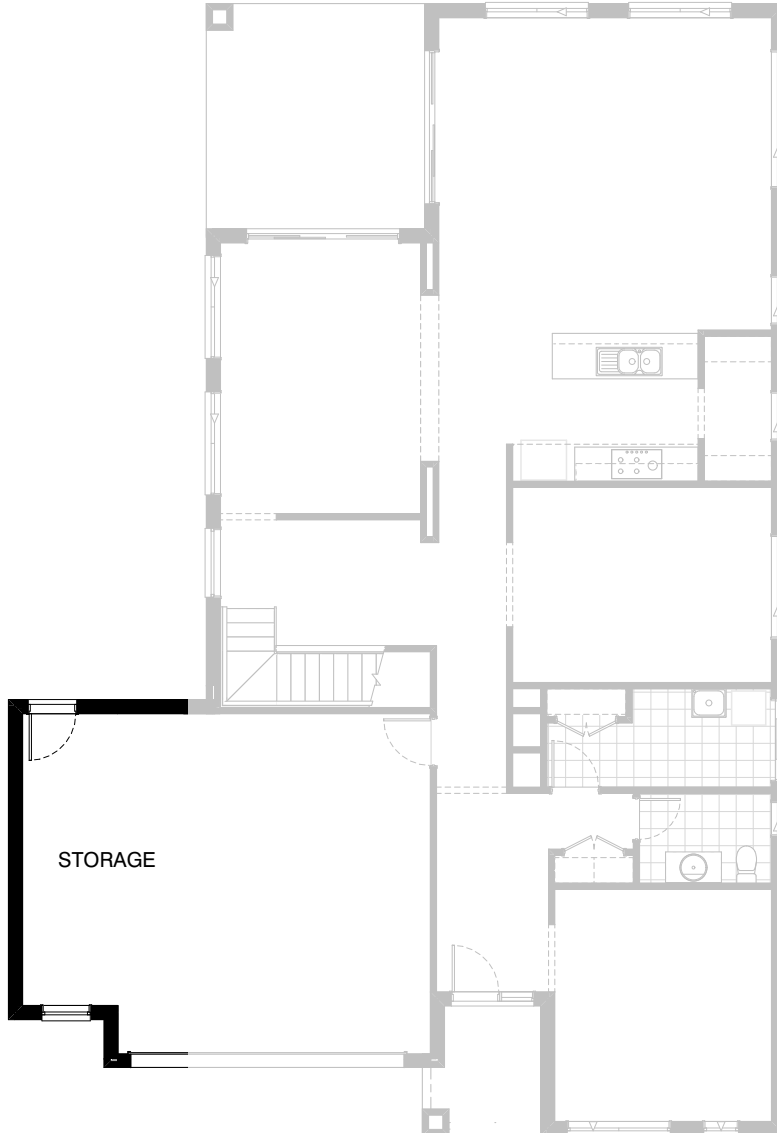
**Option IP1-10**

Provide Store room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

**NOTE: Flooring not included**

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**



**Option G-1**

Provide extension to Garage to create additional Storage area. Provide additional 1800mm x 850mm aluminium fixed window  
Increases area by 9.45m<sup>2</sup>.  
Increases width by 1680mm.

**FLOORPLAN OPTIONS**

 **4**     **2.5**     **2**

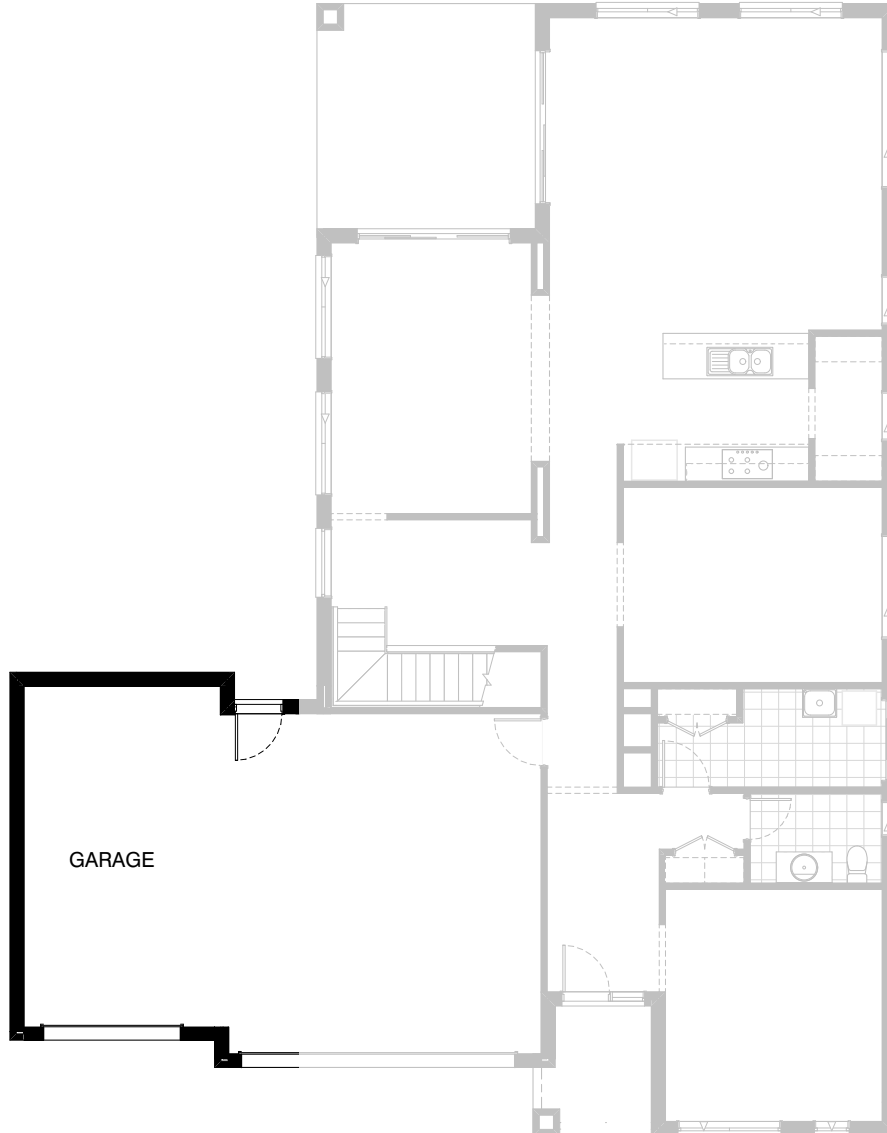


**Option G-2**

Provide extension to Garage to create additional Workshop area. Provide additional 1800mm x 850mm aluminium fixed window  
Increases area by 10.81m<sup>2</sup>.  
Increases width by 1920mm.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**



**Option G-3**

Provide triple Garage Option including additional garage door as per colour selection.  
Provide pitched roof over garage to all facades including additional downpipe.  
Increases area by 23.81m<sup>2</sup>.  
Increases width by 3600mm.