

10 East View Crescent, Bentleigh East, VIC, 3165



House For Sale

Monday, 19 August 2024

10 East View Crescent, Bentleigh East, VIC, 3165

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Two large & luxurious townhouses with an approved permit

Two large & luxurious townhouses with an approved permit. All the hard work has been done! They are ready to start away!

We bring to you, two individually crafted floor plans. These townhouses are thoughtfully designed to make the most of available space, with versatile areas for both entertaining and family time. A prominent architectural feature is the semi-cantilevered staircase, opening the hallway and contributing to the spacious feeling of the development. Expansive master bedrooms upstairs are each complemented by master ensuites with floor to ceiling tiles, double vanity basins, frameless showers, and a host of other high-end specifications.

Standard Inclusions:

KITCHEN

Caesarstone benchtop - adjacent kitchen wall - 40mm arrised edge & 20mm overhang. Caesarstone benchtop - island bench - 40mm thick arrised edge & 20mm overhang.

2 x Miele 600mm wide stainless-steel ovens (H2265 1B).

Miele 900mm wide stainless steel 5 burner gas cooktops

Miele Active stainless steel freestanding dishwasher.

Miele 700mm wide stainless steel rangehood, mounted within overhead cupboards & ducted to outside air. Microwave provision with single power point and 1 pot drawer below.

Melamine lined base cabinets with laminate finish.

Melamine lined overhead cupboards with laminate finish.

Bank of 4 cutlery drawers.

Soft closers to all cabinetry doors and drawers.

Hafele cabinetry handles (Builder's range).

Franke Bell double bowl undermount stainless steel sink.

Phoenix Pina Sink Mixer tap 200mm Gooseneck chrome.

Clear glass splashback 6mm thick x 700mm high to kitchen.

PANTRY

Caesarstone benchtop - 40mm arrised edge & 20mm overhang. Melamine lined base cabinets with laminate finish.

Soft closers to all cabinetry doors.

Hafele cabinetry handles.

Franke Bell single bowl undermount stainless steel sink. Phoenix Pina Sink Mixer tap 200mm Gooseneck chrome.

Tiled splashback 600mm high including return.

2 x white Melamine shelves to end wall opposite refrigerator space

LAUNDRY

Caesarstone benchtop - 40mm arrised edge & 20mm overhang.

Melamine lined base cabinets with laminate finish. Soft closers to all cabinetry doors.

Hafele cabinetry handles.

Franke Bell single bowl undermount stainless steel sink. Phoenix Pina Sink Mixer tap 200mm Gooseneck chrome. Tiled splashback 600mm high including return to sink wall.

Washing Machine Stops for hot and cold water mounted inside cabinet chrome. Mechanical ventilation to outside air.

Hume XF3 half glass flush panel external door with paint finish.

GARAGE

Automatic B&D Panelift Colorbond sectional overhead door with 3 x handheld transmitters and 1 x cradle wall mount.

Garage door opening (2280mm high x 2700mm wide). Plaster lined interior.

Internal access door (2340mm high x 820mm wide) from garage to dwelling. (Excluded from Design Option 1)

Hume Solicore flush panel external door with paint finish.

HEATING & COOLING

State of the Gas Fire og heater in included as a central feature plus a Gas 4 Star ducted heating with single phase 17kw add-on refrigerative air conditioning to 16 outlets. Dual zoning (zone 1 ground floor / zone 2 first floor). Air conditioning operative to either ground or first floor only.

Two programmable digital controllers - one on ground floor and one on first floor.

Outlets included in wet areas excluding Laundry Powder Room & WC. Return air grille. Plant located in roof space with external condenser. Note outlet locations are nominal and will be determined by location of structural components.

ALUMINIUM WINDOWS & SLIDING DOORS

MCG Essential Series - lockable awning windows in a choice of Colorbond colours - clear single glazing throughout.

MCG Signature Series - 2410mm high lockable stacker sliding door in a choice of Colorbond colours - clear single glazing.

EXTERNAL DOORS & HARDWARE

2340mm high x 1020mm wide Hume Solicore (SCX1) flush panel entry door (paint finish) with 4 x architectural stainless steel hinges. Gainsborough Omni Trilock to front entry door (keyed alike).

Gainsborough G4 Series Ambassador Entrance Lever set to garage internal and external hinged doors (keyed alike).

2040mm high x 820mm wide Hume Solicore (SCX1) hinged flush panel access door to rear of garage - paint finish (keyed alike).

INTERNAL FINISHES & DOOR HARDWARE

Square set ceilings to ground & first floor of the dwelling including garage except for all built in robes which have 75mm cove cornice.

10mm plasterboard installed throughout other than wet areas which are water resistant (WR) plasterboard. Water resistant (WR) plasterboard to walls of wet areas. Horizontal expansion joint to stairwell.

2340mm high internal doors throughout - Hume 'Light Commercial' 4.75mm skin flush panel.

67mm x 18mm MDF single bevelled architraves and 92mm x 18mm MDF square dressed skirtings. (where full height wall tiling abuts a door, tile trim is installed in lieu of architrave)

Gainsborough G4 Amelia passage set to internal doors & Gainsborough G4 Amelia dummy set to robes. Privacy latches to Bathroom / WC / Powder Room.

Gainsborough 6205 New Stop to Master Ensuite & Gainsborough 6207 Wall Stop with rubber buffer elsewhere.

STAIRS

Semi cantilevered staircase with kiln dried hardwood treads & risers and clear coat finish (supporting wall under non-cantilevered section). Balustrade with 15mm diameter stainless steel rods and 38mm diameter stainless steel staunchion (post).

Handrail 70mm x 45mm square kiln dried hardwood (HR07).

Plaster lined dwarf wall with painted MDF capping to top of stairs.

CARPET & FLOORING

Laminate - category 1 (Artesan) water resistant engineered floating flooring to Entry / Study / Lounge / Kitchen / Pantry / Dining / Living, finished under skirtings and cabinetry - without quad beading.

Carpet - laid on 7mm Dunlop foam underlay, to Bedrooms / Robes/ Passage / Leisure.

FLOOR & WALL TILING

Floor tiles - up to 300mm x 600mm or 450mm x 450mm laid in stack bond to Ensuite / Bathroom / Powder Room / Laundry.

Wall tiles - full height (floor to ceiling) up to 300mm x 600mm and laid horizontally in stack bond to Bathroom and Ensuite, and 100mm high tiled skirting to Laundry and Powder Room.

Note first floor tiled areas - first floor tiled areas - tiles laid on waterproofed membrane over the floor tile underlay to first

floor wet areas.

INSULATION

R6.0 Glasswool batts to ceiling of dwelling roof space and underside of first floor into garage only. (excluding remaining section of garage) R2.5 Glasswool batts including breathable wrap to external brick veneer walls.

MASTER BEDROOM WALK IN ROBE

2 x 500mm wide white melamine tower units each with 4 x soft closing drawers and 3 x adjustable shelves & combination of full height and half height hanging rail.

BEDROOM 2 & 3 ROBE

1 x 500mm wide white melamine tower unit with 4 x soft closing drawers and 3 x adjustable shelves & 2 x sections of full height hanging rail.

LINEN & BROOM CUPBOARD

Combination linen cupboard with 4 x 450mm deep white melamine fixed shelves & open broom cupboard concealed

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