

An architectural rendering of a modern townhome development named Cedar Mews. The image shows two townhome units with dark blue vertical siding and light brown wood paneling. The units have large windows and a dark blue fence runs along the front. A white car is parked in a driveway between the units. The foreground features a paved area, a grassy lawn, and some landscaping plants. The sky is blue with light clouds.

CEDAR MEWS

SPECIFICATIONS LIST

INTERIOR WALLS & FLOOR

'ASPIRING' OPTION



'BLACK/WHITE' OPTION



01 PAINT - WALLS: MOUNT ASPIRING FULL

02 PAINT - WALLS & CEILING: MOUNT ASPIRING HALF

03 PAINT - TRIMS: MOUNT ASPIRING QUARTER

04 CARPET: CORNWALL TWIST MONDO 100%
SOLUTION DYED NYLON 40OZ

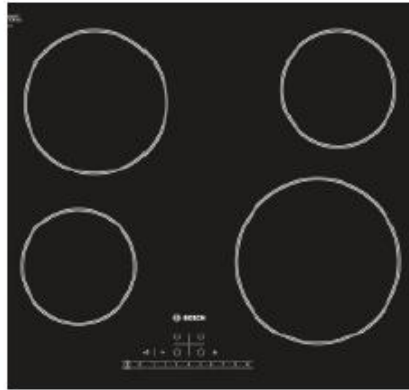
01 PAINT - WALLS: BLACK/WHITE FULL

02 PAINT - WALLS & CEILING: BLACK/WHITE HALF

03 PAINT - TRIMS: BLACK/WHITE QUARTER

04 CARPET: CORNWALL TWIST CHOCO STIPPLE 100%
SOLUTION DYED NYLON 40OZ

KITCHEN APPLIANCES



01 OVEN: BOSCH FAN FORCED WITH CLOCK

02 CERAMIC HOB: BOSCH CERAMIC TOUCH CONTROL

03 DISHWASHER: BOSCH FULLY INTEGRATED

04 CANOPY: BOSCH 90CM RANGE HOOD

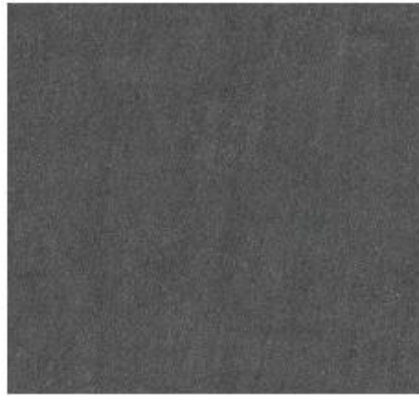
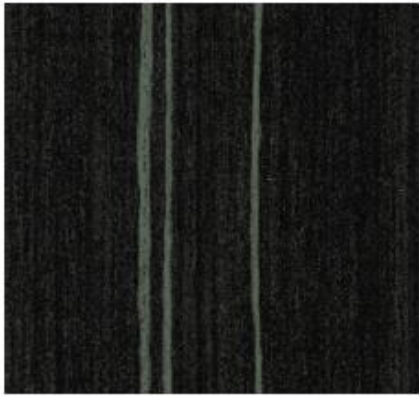
05 FRIDGE FREEZER: BOSCH UPGRADE OPTION \$1800 + GST

KITCHEN

'ASPIRING' OPTION



KITCHEN 'ASPIRING' OPTION



01 CABINETRY: MELTECA BLACKENED LINEWOOD PUREGRAIN

02 SPLASHBACK: PICCADILLY NERO MURETTO

03 BENCHTOP: CAESARSTONE SNOW

04 FLOORING: HYDRAWOOD 19MM OVERLAY DARK OAK

05 DRAWERS & CUPBOARDS: BLUM INTEGRATED SOFT CLOSE/METABOX ANTI SLAM WITH HERITAGE QUEBEC FACE FIXED HANDLES

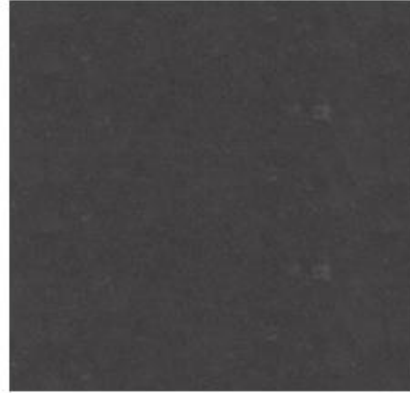
06 TAPWARE: TOTO - DONNA SINK MIXER



KITCHEN

'BLACK/WHITE' OPTION

KITCHEN 'BLACK/WHITE' OPTION



01 CABINETRY: MELTECA SILVER STRATA NATURALE

02 SPLASHBACK: PICCADILLY GRIGIO MURETTO

03 BENCHTOP: CAESARSTONE RAVEN

04 FLOORING: HYDRAWOOD 19MM OVERLAY LIGHT OAK

05 DRAWERS & CUPBOARDS: BLUM INTEGRATED SOFT CLOSE/METABOX ANTI SLAM WITH HERITAGE QUEBEC FACE FIXED HANDLES

06 TAPWARE: TOTO - DONNA SINK MIXER

LAUNDRY & SEPARATE TOILET



01 WASHING MACHINE UPGRADE OPTION \$1200 + GST: BOSCH FRONT LOADING WASHER

02 DRYER UPGRADE OPTION \$1800 + GST: BOSCH CONDENSER DRYER

03 LAUNDRY: 600MM STAINLESS TUB BUNNINGS DISSCO

04 TOILET: BROOKLAND ASTIVITA BACK-TO-WALL

05 BATHROOM FLOOR 'ASPIRING' OPTION: HYDRAWOOD 19MM OVERLAY DARK OAK

06 BATHROOM FLOOR 'BLACK/WHITE' OPTION: HYDRAWOOD 19MM OVERLAY LIGHT OAK

BATHROOM



01 HEATED TOWEL RAIL: SHARPEYE 600X100
EXAMPLE SHOWN

02 BATH: ENGLEFIELD TOTO DONNA MIXER & OCEANIA SPOUT
EXAMPLE SHOWN

03 TOILET: BROOKLYN ASTIVITA BACK-TO-WALL

04 SHOWER: 'SHARPEYE' STANDARD GLASS SHOWER KIT WITH
D HANDLE - EXAMPLE SHOWN

05 FLOOR 'ASPRING' OPTION: RIO SANDSTONE DARK
SIMILAR COLOUR SHOWN

06 FLOOR 'BLACK/WHITE' OPTION: RIO SANDSTONE
GREY - SIMILAR COLOUR SHOWN

07 TAPWARE: TOTO DONNA SLIDE RAIL & MIXER

08 WALLS: WHITE GLOSS TILE 300X600 STANDARD
EXAMPLE SHOWN

LIGHTING, HEATING & COOLING



01 AIR CONDITIONER: FUJITSU 18 5KW (UPGRADE OPTION)

\$2,500 + GST

EXAMPLE SHOWN

02 COMPRESS 3000 HOT WATER HEAT PUMP

03 LIGHTS: HALCYON 9 WATT LED

04 POWER POINTS: HPM XCELL LIFE

05 LIGHT SWITCHES: HPM XCELL LIFE

EXTERIOR



01 ROOF: IRONSAND RIB

02 CLADDING: CEDAR 110MM COVER VERTICAL HP55
COLOURED COPPER

03 CLADDING: IRONSAND RIB

04 FASCIA: METAL IRONSAN FASCIA/GUTTER

05 SOFFITS: HARDIES 6MM FIBROLITE WHITE

06 JOINERY: RESIDENTIAL SUITE IRONSAND

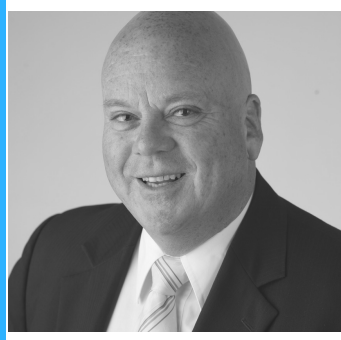
07 DOWNPIPE: METAL IRONSAND

MEET THE TEAM



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MORE INFO

Please visit our Open Home at 21-23 Chippendale Crescent, Birkdale.

Disclaimer: This has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies.

Accordingly all interested parties should make their own enquiries to verify the information.

Harcourts Cooper & Co Real Estate Ltd
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