

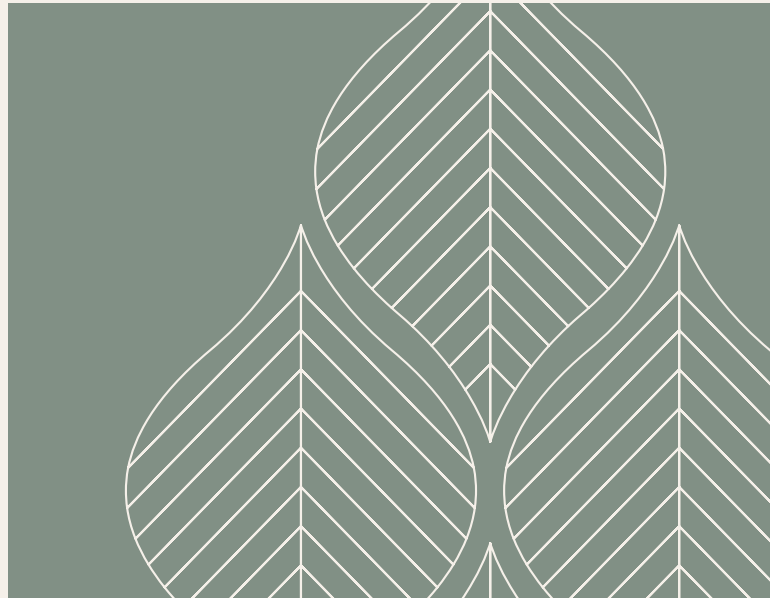
essence
AT SUMMERSTONE

RELEASE 2



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RELEASE 2



Modern homes surrounded by nature.

The Essence release is comprised of architecturally designed homes. All homes are thoughtfully designed, functional and constructed to maximise space and natural light.

All Essence homes feature three bedrooms, a double car garage and high standard of inclusions leaving nothing more to be desired.





Position perfect.

The Essence Homes are located within Summerstone, Morayfield and offer you the chance to secure a home in a thriving new community.

Summerstone is an amazing, master-planned estate that embraces its natural setting and neighbouring communities, providing the perfect blend of open space lifestyle and connectivity to the outside world.

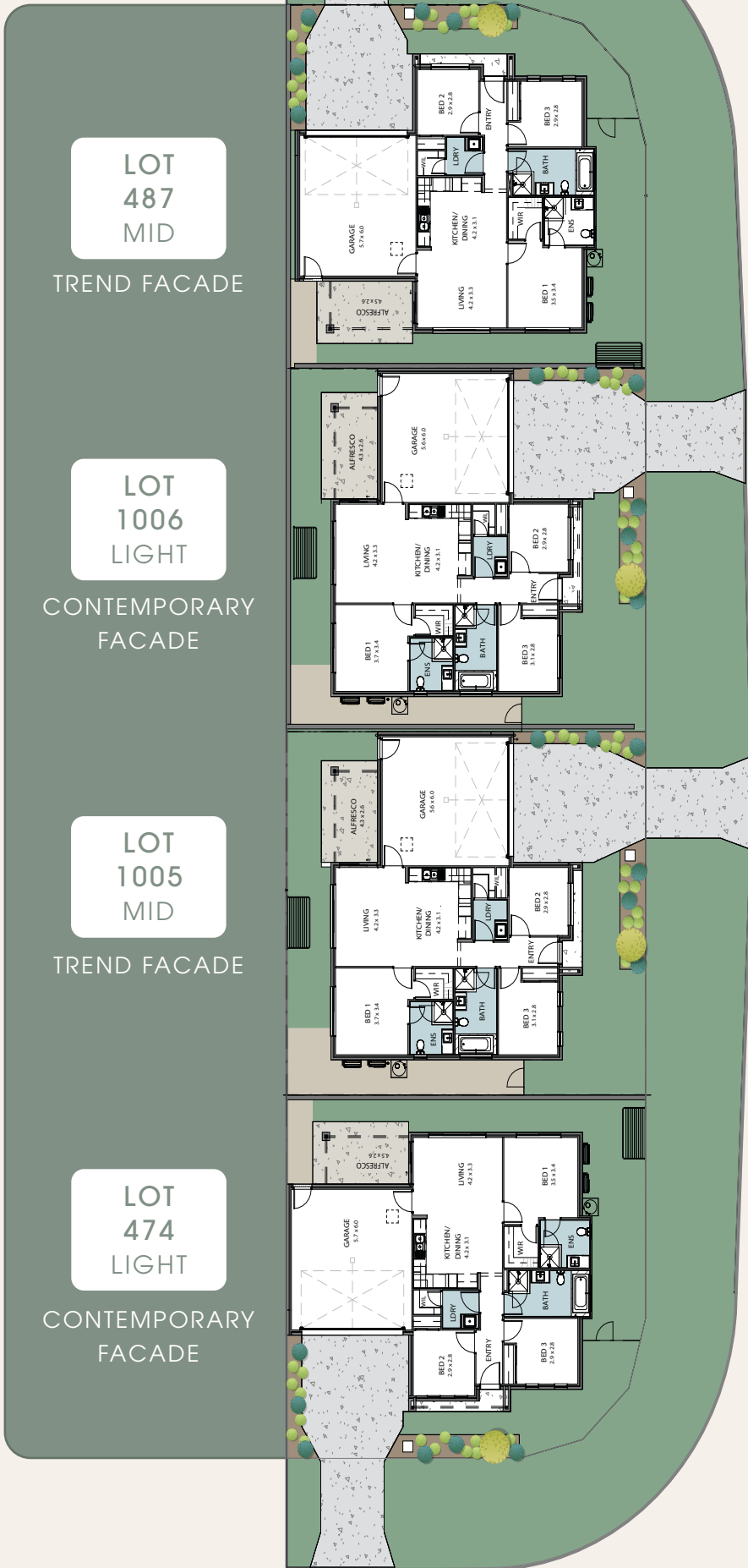
Dedicated walking and bike trails flow through the estate, linking reserves, playgrounds and sports fields, all easily accessible from every front door. Within a five-minute drive you have Morayfield and Burpengary shopping precincts; two excellent state schools, Morayfield and Morayfield

East; and Morayfield train station which has a direct link to Brisbane CBD.

The area offers great lifestyle options. There's a number of scenic bike and walking trails, including the North Harbour mountain bike trail. Moreton Bay is ten minutes away for those who like being out on the water. The spectacular Glasshouse Mountains (and Australia Zoo) are nearby, and the delights of the Sunshine Coast are less than an hour's drive away.

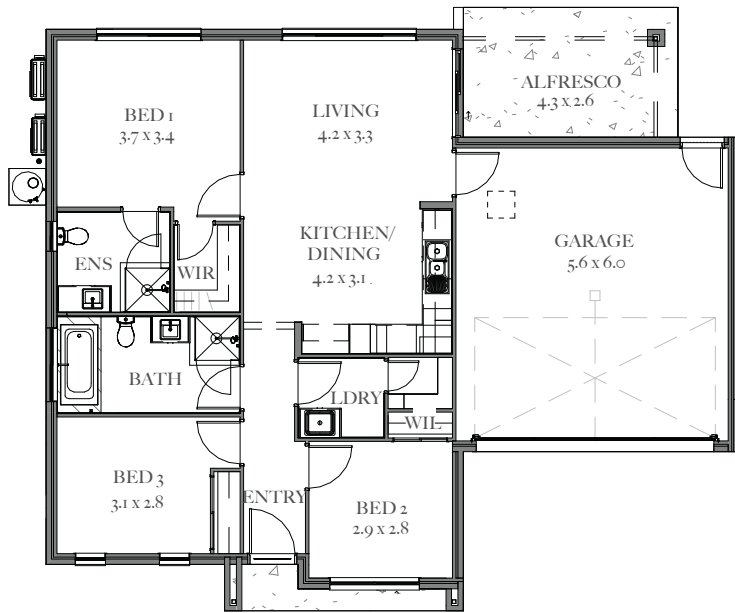
It all adds up to a perfect blend of escape and connectivity, where the convenience of modern living isn't compromised by wanting a healthy, safe environment in which to live and grow.

Freshwater Street



Cove Street

Harvest Street



Lot 487 & 1005

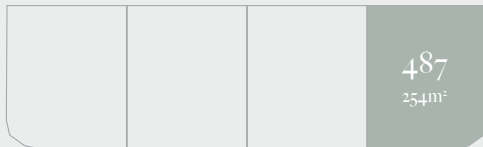
Trend Facade

● INTERNAL: MID SCHEME

3 2 2

LOT 487

Living	92.83m ²
Garage	36.84m ²
Alfresco	12.08m ²
Porch	2.91m ²
Total Residence	144.65m ²

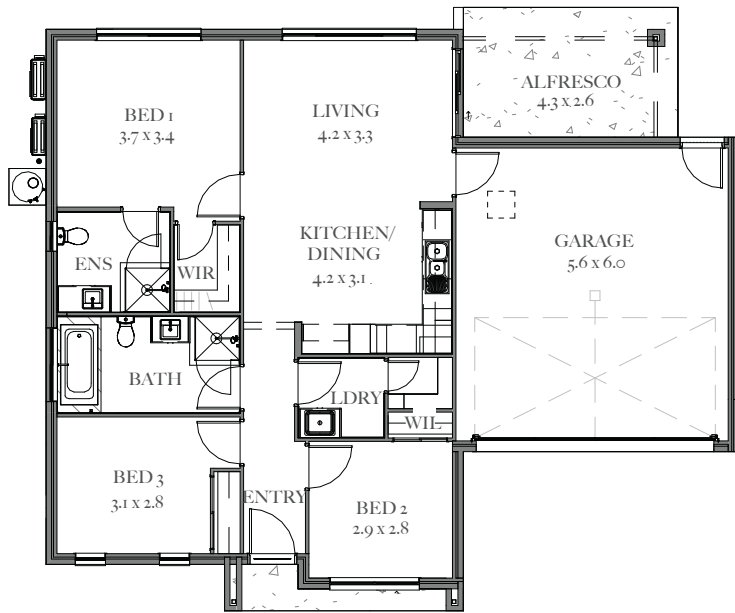


LOT 1005

Living	93.10m ²
Garage	36.84m ²
Alfresco	11.52m ²
Porch	2.91m ²
Total Residence	144.37m ²



All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only. Lot 487 house size and dimensions differ slightly from floorplan shown. Refer to website for more details.



Lot 474 & 1006

Contemporary Facade

● INTERNAL: LIGHT SCHEME

3 2 2

LOT 474 ●

Living	92.83m ²
Garage	38.12m ²
Alfresco	12.08m ²
Porch	2.91m ²
Total Residence	145.94m ²

474
255m²

LOT 1006 ●

Living	93.10m ²
Garage	36.84m ²
Alfresco	12.08m ²
Porch	2.91m ²
Total Residence	144.92m ²

1006
264m²

All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only. Note: Lot 474 has a mirrored floorplan and house size differs slightly from floorplan shown. Refer to website for more details.



Style selections.

Carefully selected by our team of designers, we have two timeless and inspiring colour schemes for you to choose from.

Feel at ease in your surroundings by enjoying a home that reflects you.

GENERAL

Ceiling height	2590mm
Front door	Stained timber
Internal door	2040mm high flush panel
Insulation	R2.5 ceiling batts to all living areas, R1.5 wall batt insulation light weight cladded walls
Cornices	90mm cove cornice
Skirtings	Splayed profile (68mm)
Architraves	42mm
Windows	Roller blinds to all windows and sliding doors excl. wet areas & side light
Paint system	3 coat paint system to walls
Kitchen	Water point to fridge space
Bathroom/ensuite	Tiled shower base with chrome floor waste & soft close draws to cabinetry
Built in robes	Mirrored sliding doors
Electrical	Ceiling fans to all bedrooms, living area and alfresco, hard wired smoke detectors
Lighting	Downlights throughout excluding garage, LED strip lighting to kitchen splashback
Exhaust fans	Exhaust fan to bathroom and ensuite vented externally
NBN provision	Included
Hot water service	170L Heat pump hot water system
Air-conditioning	Split system reverse cycle air conditioner to living area and master bedroom
Garage door	Remote control Colorbond sectional door, with auto opener and 2 handheld transmitters
Fly Screens	Provided to all windows & sliding glass doors (excluding hinged doors)

EXTERNAL

TREND FACADE

CONTEMPORARY FACADE

Cladding	Wattyl Shady Spot to cladding	Dover white to cladding & battens
Render	Wattyl Hamersley to render	Wattyl Choc Soft Serve to render & FC Sheet
Facebrick	PGH Driftwood and grey mortar	PGH Frost and off white mortar
Roof	Colorbond Basalt	Colorbond Dover White
Gutter	Colorbond Basalt (Wattyl Millstein to downpipes on brick)	Colorbond Dover White (Wattyl Powder White to downpipes on brick)
Fascia	Colorbond Basalt	Colorbond Dover White
Garage door	Colorbond Basalt	Colorbond Dover White
Entrance door	Stained Timber	Stained Timber
Windows	Monument	Pearl White
Driveway	Aggregate - Boral Salt & Pepper	Aggregate - Boral Salt & Pepper
External Tile	Pavilion Cloud with grey grout	Pavilion Chalk with grey grout

LANDSCAPING

Driveway	Exposed aggregate concrete
Porch & Alfresco	Tiled
Clothesline & letterbox	Standard
Fencing & gates	Fencing to rear & side boundaries as per estate covenant
Landscaped garden	Front yards including a combination of mulched garden beds, trees, plants, turf & gravel. Rear yard turf

Inclusions may vary and are subject to availability.

Mid



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher

KITCHEN

1. Benchtop	Caesarstone Ocean Foam 20mm, Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Planked Urban Oak
4. Underbench Cupboards	Laminex Ghostgum Silk
Sink	Suprema SS ASHTO500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer
Cook top	Westinghouse 900mm Electric Cooktop
Oven	Westinghouse 900mm Fan Forced Electric Oven
Range hood	Technika 900mm Under mount Rangehood
Dishwasher	Technika 600mm Integrated Dishwasher



Azzurra Neo Toilet Suite



Axus Shower Column



Stella double towel rail & toilet roll holder



Parisa Semi Inset Ceramic Basin



Azzurra Perno Wall Mixer & Basin Mixer

BATHROOMS

5. Benchtop	Caesarstone Ocean Foam 20mm, Arris Profile Edge
6. Cupboard	Laminex Planked Urban Oak
7. Floor tiles	Tiles Pavilion Cloud Matt 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Cloud Matt 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Cloud Matt 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Michelle Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
Shower rail	Axus Handheld Rail with Soap Dish
Shower screen	Semi frameless
Toilet suite	Azzurra Neo Closed Coupled Toilet Suite
Mirrors	Polished Edge Mirror to legnth of vanity unit

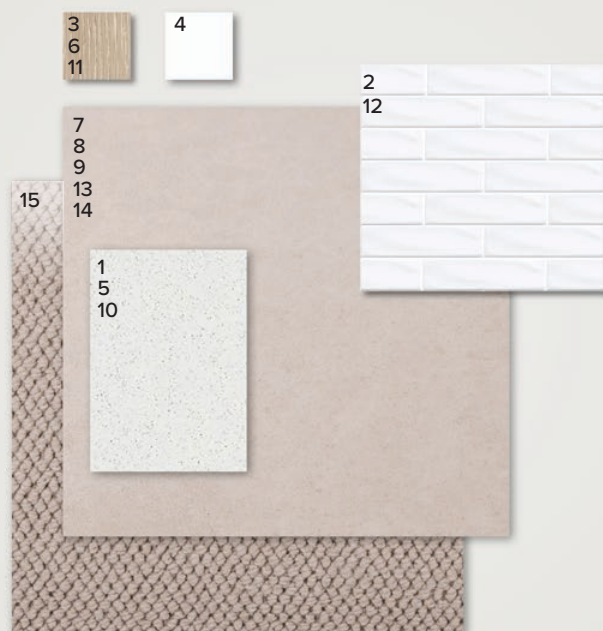
LAUNDRY

10. Benchtop	Caesarstone Ocean Foam 20mm, Arris Profile Edge
11. Cupboards	Laminex Planked Urban Oak
12. Splashback	Tiles 75x300mm, brickbond lay Whoosh White Gloss
13. Floor tiles/skirting	Tiles Pavilion Cloud Matt 450x450mm, straight lay
Inset sink	Abey The Lodden 45L overmount Laundry Tub
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl Cotton Grey
Block out Blinds	Vibe Cloud
14. Main floor tile	Tiles Pavilion Cloud Matt Finish
15. Carpet	Park Regis - Simpson

Light



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher

KITCHEN

1. Benchtop	Caesarstone Intense White 20mm, Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Whitewashed Oak
4. Underbench Cupboards	Laminex Polar White Silk
Sink	Suprema SS ASHTO500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer
Cook top	Westinghouse 900mm Electric Cook top
Oven	Westinghouse 900mm Fan Forced Oven
Range hood	Technika 900mm Undermount Rangehood
Dishwasher	Technika 600mm Intergrated Dishwasher



Azzurra
Neo Closed Coupled
Toilet Suite



Axus Shower
Column



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Caesarstone Intense White 20mm, Arris Profile Edge
6. Cupboard	Laminex Whitewashed Oak
7. Floor tiles	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
Basin	Fienza Parisa Semi-Inset Ceramic Basin with chrome pop up waste
Bath	Decina Bambino 1650mm
Tapware & accessories	Azzurra Perno Shower Mixer, Azzurra Perno Semi-Inset Basin Mixer, Fienza Chrome Michelle Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
Shower rail	Axus Hand held Rail with Soap Dish
Shower screen	Inline Semi frameless
Toilet suite	Azzurra Neo Closed Coupled Casa Neo Toilet Suite
Mirrors	Polished Edge Mirror to length of vanity unit

LAUNDRY

10. Benchtop	Caesarstone Intense White 20mm, Arris Profile Edge
11. Cupboards	Laminex Whitewashed Oak
12. Splashback	Tiles 75x300mm, brickbond lay - Whoosh White Gloss
13. Floor tiles/skirting	Tiles Pavilion Chalk Matt finish 450 x 450, straight lay
Inset sink	Abey The Lodden 45L overmount Laundry Tub
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl White Delight
Block out Blinds	Vibe Ice
14. Main floor tile	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
15. Carpet	Park Regis - Bignell



For more information:

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