



BOTANICA

TERRACES





Colour selection: Ironbark

BOTANICA

TERRACES



Modern terrace homes surrounded by nature.

Botanica Terraces at Summerstone is comprised of seven architecturally designed homes, perfectly situated across from a park. All homes are thoughtfully designed, functional and constructed to maximise space and natural light. Inside you will have a choice of three stylish colour schemes and a contemporary but timeless palette of fixtures and finishes.





Position perfect.

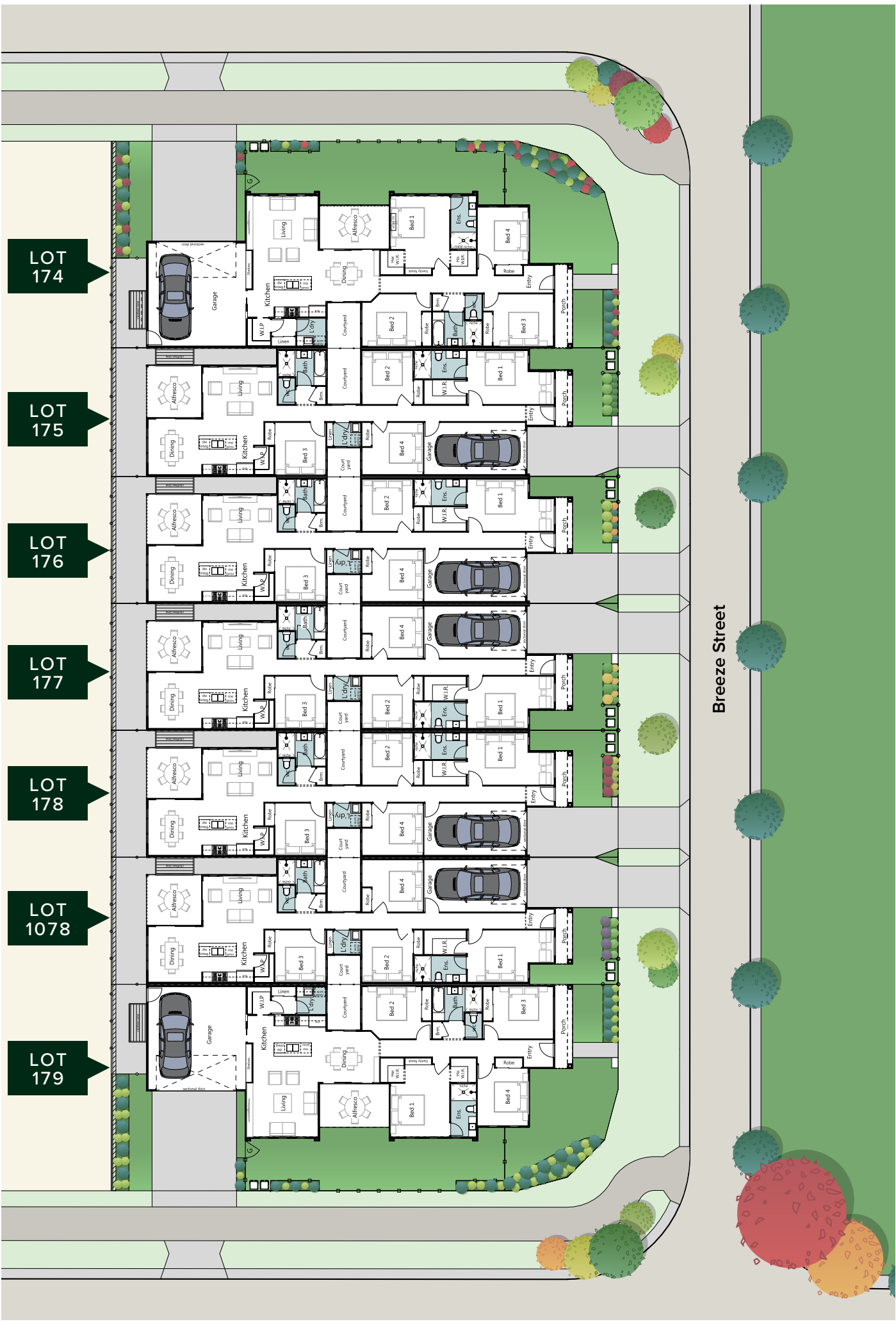
The Botanica Terraces are located within Summerstone, Morayfield and offer you the chance to secure a home in a thriving new community.

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.



LOT 174

LOT 175

LOT 176

LOT 177

LOT 178

LOT 1078

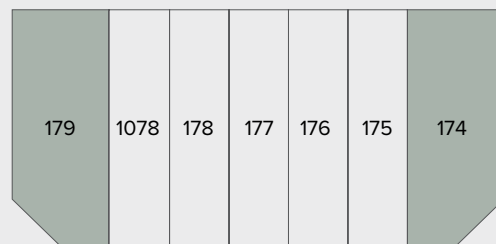
LOT 179

Breeze Street

Lot 174 & 179

BREEZE STREET

Living	139.02m ²
Garage	37.86m ²
Alfresco	11.46m ²
Porch	5.23m ²
Total Residence	193.57m²
Land size	357.00m²



Breeze Street

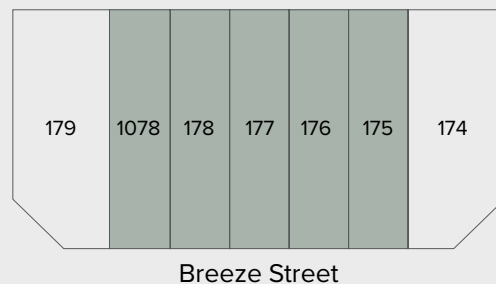
All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
 Note: Lot 174 has a mirrored floorplan.

Lot 175-178 & 1078

BREEZE STREET



Living	127.99m ²
Garage	19.55m ²
Alfresco	11.49m ²
Porch	3.33m ²
Total Residence	162.36m²
Land size	225.00m²



All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
 Note: Lots 175, 176 & 178 have a mirrored floorplan.



Colour selection: Walnut

Style selections.

Carefully selected by our team of designers, we have three 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
Internal linings	10mm plaster board with skirting and architrave trim
Front door	Hume NEX30 Nexus weatherproof door with digital touch pad door lock
Other external doors	Sliding glass door/hinged weather proof 1/3 glass to laundry as per plan
Internal doors	Hume HAG9 - designer accent panel with door stops
Insulation	R2.5 seiling batts to all living areas, wall wrap foil insulation to all external walls, insulation batts to walls as specified by energy efficiency report.
Cornices	90mm
Skirtings	Classic 65mm x 11mm
Architraves	Classic 42mm x 11mm
Windows	Deluxe roller blinds to all windows excl. bathroom & WC
Paint system	1 coat of wall sealer and 2 coats of triple 3 low sheen
Kitchen	Chrome 1/4 turn tap provided in fridge cavity for fridge ice-maker
Bathroom/ensuite	Floor to ceiling tiles & soft close draws to cabinetry
Built in robes	Mirrored sliding doors, fitted with melamine overheadshelf, hanging rail
Electrical	Ceiling fans to all bedrooms, living area and alfresco, hardwired smoke detectors to Australian standard
Lighting	Downlights throughout excluding garage, LED strip lighting to underside of kitchen overhead cabinetry, pendant light above kitchen island bench
Exhaust fans	Exhaust fan and heat lamp to bathroom and ensuite
NBN provision	Included
Hot water service	Gas
Air-conditioning	Split system reverse cycle air conditioner to living area
Garage door	Remote control sectional door, Sensor security lights to front of garage

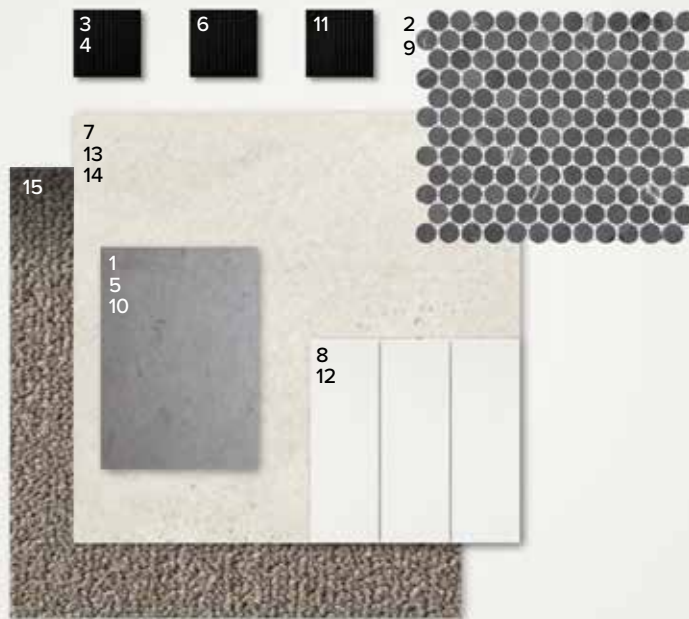
EXTERNAL

Scyon Linea Cladding	Dusty Miller
Hardie Fine Line Texture Cladding	Dusty Miller
Soffits + Gable (if applicable)	New Homes White
Render	New Homes White
Roof	Colorbond Woodland Grey
Gutter	Colorbond Woodland Grey
Fascia	Colorbond Surfmist
Garage door	Colorbond Surfmist
Entrance door	New Homes White
Windows	Surfmist

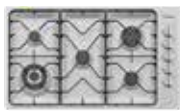
LANDSCAPING

Driveway	Exposed aggregate concrete - Salt & Pepper
Porch & alfresco area	Exposed aggregate concrete - Salt & Pepper, built-in gas point to alfresco
Clothesline & letterbox	Standard
Fencing & gates	CCA pine paling timber fence to rear boundaries, Colorbond Breezeway to secondary fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system

Ironbark



Methven Gasto Pull
Down Sink Mixer



Westinghouse
900mm Gas Cooktop



Westinghouse
900mm Electric Oven



Robinhood 900mm
Undermount Rangehood



Omega 600mm
Integrated Dishwasher

KITCHEN

1. Benchtop	Quantan Quartz Cloudy Bay, 20mm thick with waterfall feature
2. Splashback	Pietra Grey Penny Round - honed mosaic
3. Lower Cupboards	Laminex Impressions Black Nuance
4. Overhead cupboards	Laminex Impressions Black Nuance
Sink	ACL Eden Double Bowl Undermount Sink (R10 Corner) 760x440mm
Sink mixer	Methven Gaston Gooseneck Pull Down sink mixer, chrome
Cooktop	Westinghouse 900mm Gas Cooktop - 5 burner
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Robinhood 900mm Undermount Rangehood
Dishwasher	600mm Omega Integrated Dishwasher



Azzurra Casa
Neo Toilet Suite



Axis Shower
Column



Flowell double towel rail
& toilet roll holder



Casa Omega
380 Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Quantan Quartz Cloudy Bay, 20mm thick
6. Cupboard	Laminex Impressions Black Nuance
7. Floor tiles	Riverdale Beach Lapparto 600x600mm
8. Wall tiles	Industry White Matte 200x600mm - vertical lay
9. Shower niche	Pietra Grey Penny Round - honed mosaic
Basin	Casa Omega 380 Thin Edge Basin Bench Mount NTH
Bath	Decina Novara Inset Bath With Tile bead 1525mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Tower Basin Mixer, Flowell Designer Bath Spout 150mm, Flowell Good Round Toilet Roll Holder, Flowell Good Round Double Towel Rail
Shower rail	Axis Shower Column with Slide Rail & Handshower Top Diverter - Chrome
Shower screen	Aluminium screens and clear glass
Toilet suite	Azzurra Casa Neo Close Coupled Toilet Suite Soft Close Seat S-Trap 4 Star WELS
Mirrors	Mirror to width of vanity unit

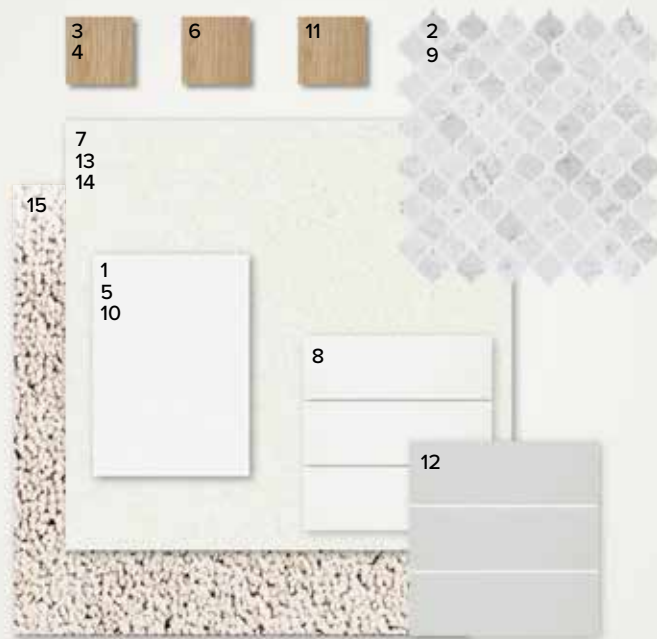
LAUNDRY

10. Benchtop	Quantan Quartz Cloudy Bay, 20mm thick
11. Cupboards	Laminex Impressions Black Nuance
12. Splashback	Industry White Matte 200x600mm - vertical lay
13. Floor tiles/skirting	Riverdale Beach Lapparto 600x600mm
Inset sink	Abey Project 45L Flushline Laundry Tub with Single Bypass 2 Holes
Sink mixer	ACL Ruby Sink Mixer

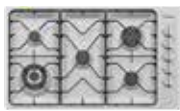
GENERAL

Internal wall paint	Haymes Modesty White
14. Main floor tile	Riverdale Beach Lapparto 600x600mm
15. Carpet	Universe Range - Triton QC4404

Walnut



Methven Culinary
Gaston Sink Mixer



Westinghouse
900mm Gas Cooktop



Westinghouse
900mm Electric Oven



Robinhood 900mm
Undermount Rangehood



Omega 600mm
Integrated Dishwasher

KITCHEN

1. Benchtop	Quantum Quartz Alpine White, 20mm thick with waterfall feature
2. Splashback	Carrara Marble White Lantern
3. Lower Cupboards	Laminex Impressions Classic Oak
4. Overhead cupboards	Laminex Impressions Classic Oak
Sink	ACL Eden Double Bowl Undermount Sink (R10 Corner) 760x440mm
Sink mixer	Methven Gaston Gooseneck Pull Down sink mixer, chrome
Cooktop	Westinghouse 900mm Gas Cooktop - 5 burner
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Robinhood 900mm Undermount Rangehood
Dishwasher	600mm Omega Integrated Dishwasher



Azzurra Casa
Neo Toilet Suite



Axis Shower
Column



Flowell double towel rail
& toilet roll holder



Casa Omega
380 Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Quantum Quartz Alpine White, 20mm thick
6. Cupboard	Laminex Impressions Classic Oak
7. Floor tiles	Studio 39 Soho Natural 600x600mm
8. Wall tiles	Industry Gloss White 200x600mm - horizontal lay
9. Shower niche	Carrara Marble White Lantern
Basin	Casa Omega 380 Thin Edge Basin Bench Mount NTH
Bath	Decina Novara Inset Bath With Tile bead 1525mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Tower Basin Mixer, Flowell Designer Bath Spout 150mm, Flowell Good Round Toilet Roll Holder, Flowell Good Round Double Towel Rail
Shower rail	Axis Shower Column with Slide Rail & Handshower Top Diverter - Chrome
Shower screen	Aluminium screens and clear glass
Toilet suite	Azzurra Casa Neo Close Coupled Toilet Suite Soft Close Seat S-Trap 4 Star WELS
Mirrors	Mirror to width of vanity unit

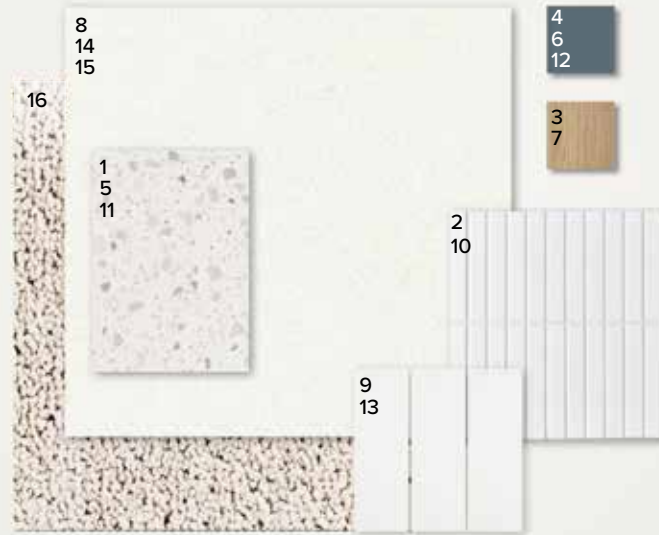
LAUNDRY

10. Benchtop	Quantum Quartz Alpine White, 20mm thick
11. Cupboards	Laminex Impressions Classic Oak
12. Splashback	Industry Mare Gloss 200x600mm - horizontal lay
13. Floor tiles/skirting	Studio 39 Soho Natural 600x600mm
Inset sink	Abey Project 45L Flushline Laundry Tub with Single Bypass 2 Holes
Sink mixer	ACL Ruby Sink Mixer

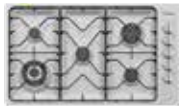
GENERAL

Internal wall paint	Haymes Modesty White
14. Main floor tile	Studio 39 Soho Natural 600x600mm
15. Carpet	Universe Range - Cosmo QC4401

Bluegum



Methven Culinary
Gaston Sink Mixer



Westinghouse
900mm Gas Cooktop



Westinghouse
900mm Electric Oven



Robinhood 900mm
Undermount Rangehood



Omega 600mm
Integrated Dishwasher

KITCHEN

1. Benchtop	Quantum Quartz Turino, 20mm thick with waterfall feature
2. Splashback	Helsinki Matt White Mosaic
3. Island Cupboards	Laminex Impressions Classic Oak
4. Overhead & lower cupboards	Laminex Winter Sky
Sink	ACL Eden Double Bowl Undermount Sink (R10 Corner) 760x440mm
Sink mixer	Methven Gaston Gooseneck Pull Down sink mixer, chrome
Cooktop	Westinghouse 900mm Gas Cooktop - 5 burner
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Robinhood 900mm Undermount Rangehood
Dishwasher	600mm Omega Integrated Dishwasher



Azzurra Casa
Neo Toilet Suite



Axis Shower
Column



Flowell double towel rail
& toilet roll holder



Casa Omega
380 Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Quantum Quartz Torino, 20mm thick
6. Cupboard (bathroom)	Laminex Winter Sky
7. Cupboard (ensuite)	Laminex Impressions Classic Oak
8. Floor tiles	Studio 39 Soho Natural 600x600mm
9. Wall tiles	Industry Gloss White 200x600mm - vertical brick lay
10. Shower niche	Helsinki Matt White Mosaic
Basin	Casa Omega 380 Thin Edge Basin Bench Mount NTH
Bath	Decina Novara Inset Bath With Tile bead 1525mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Tower Basin Mixer, Flowell Designer Bath Spout 150mm, Flowell Good Round Toilet Roll Holder, Flowell Good Round Double Towel Rail
Shower rail	Axis Shower Column with Slide Rail & Handshower Top Diverter - Chrome
Shower screen	Aluminium screens and clear glass
Toilet suite	Azzurra Casa Neo Close Coupled Toilet Suite Soft Close Seat S-Trap 4 Star WELS
Mirrors	Mirror to width of vanity unit

LAUNDRY

11. Benchtop	Quantum Quartz Torino, 20mm thick
12. Cupboards	Laminex Winter Sky
13. Splashback	Industry Gloss White 200x600mm - vertical brick lay
14. Floor tiles/skirting	Studio 39 Soho Natural 600x600mm
Inset sink	Abey Project 45L Flushline Laundry Tub with Single Bypass 2 Holes
Sink mixer	ACL Ruby Sink Mixer

GENERAL

Internal wall paint	Wattyl Feather Dawn
15. Main floor tiles	Studio 39 Soho Natural 600x600mm
16. Carpet	Universe Range - Cosmo QC4401



For more information:
contact Megan Scott on
0410 257 255 or megans@fairland.com.au
liveatsummerstone.com.au



Fairland Group Pty Ltd
31 Clark Rd, Morayfield QLD 4506
Ph: 08 8112 3133 fairland.com.au

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