



ED EN *beach*

BY

Into Place.



Eden Beach, Jindalee

LOT 686, REFLECTION BOULEVARD



FROM \$794,900*

Exclusive townhouses in this iconic coastal community



Location

Iconic community, 300m to the beach

Surroundings

Unrestricted access to 1.5 kilometres of pristine shoreline

Lifestyle

Coastal walking trails surrounded by natural bushland

Amenities

Surrounded by cafes and restaurants

Special Features

- Solar power photovoltaic (PV) system
- Double brick construction with engineered concrete suspended slab
- 31c ceilings for the ground and first floor
- Structural guarantee
- SMEG Stainless steel appliances
- LED downlights included
- Internal wall painting throughout
- Stone benchtops throughout
- Floor coverings throughout
- Window treatments included
- Timber skirting boards

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GROUND FLOOR



FIRST FLOOR

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Premium Specifications

Home Essentials

- Architecturally designed home
- Building contract with our building partner
- 6-month maintenance period
- Structural guarantee

Structural & Engineering

- Independently certified structural engineering
- Concrete footings and slab to ground floor
- Double brick external walls
- Engineered concrete suspended slab to first floor and stairs
- Privately certified building permit application
- Energy compliance certification
- Feature survey and soil classification

External Features

- Fully enclosed garage with plasterboard ceilings (if applicable)
- 2c brickwork with acrylic texture coat finish to elevations
- Timber roof frame with treated pine
- Colorbond® roofing as per selection schedule
- Colorbond® slotted gutters and fascia
- Colorbond® downpipes and rain heads
- Feature entry door
- Entry door frame with weatherproof seal
- Feature entry door handle with lockset
- Flush panel external door with metal door frame to garage
- Leverset with deadlock to garage
- Powder coated aluminium windows and sliding doors
- Flyscreens to all windows and sliding doors
- Powder coated aluminium balustrade to balcony
- Remote sectional garage door
- Brick paving to alfresco, pathways, driveway and crossover as shown on plan
- Brushed concrete to garage hardstand
- Gas continuous flow hot water system
- Lockable metal meter box with viewing window
- Folding frame wall or ground mounted clothesline
- 2 x external taps in chrome finish
- Reticulation sleeve for landscaping under driveways and paths
- Plasterboard ceiling to porch, balcony and alfresco (if applicable)
- External floor tiles to balcony
- Termite protection treatment

Electrical

- 1.5KV Solar power photovoltaic (PV) system
- LED downlight 20x pack (client to select location)
- Clipsal Iconic switches and power points throughout
- Double power points throughout
- NBN Co ready communications package
- Digital TV antenna (free to air TV)
- Hardwired interlinked smoke detectors
- Externally flued extraction fan to bathroom, ensuite & WC
- Fluorescent light to garage

Internal Features

- Timber look vinyl plank flooring to living, dining, and kitchen (as applicable)
- Carpet with underlay to bedrooms, robes and stairs
- Painting to all walls, ceilings, doors, door frames, skirtings and architraves
- 31c plasterboard lined ceilings to ground floor, 28c plasterboard lined ceilings to first floor with coved cornice
- Hardwall plastering (float and set) internal wall finish
- Timber skirting to internal walls (excluding wet areas)
- Premium tile selection
- R4.1 batt insulation to first floor ceilings
- Flush panel internal doors with metal door frames throughout
- Lever door furniture throughout
- Privacy locks to bathroom, ensuite and WC
- Powder coated aluminium balustrade to stairs
- Built in wardrobes to bedrooms with mirrored sliding robe doors (if applicable)
- Built in linen cupboard with 4x shelves
- Window treatments to all windows (excluding wet areas)

Kitchen

- SMEG 600mm gas cooktop
- SMEG 600mm thermoseal under bench oven
- SMEG 600mm canopy rangehood
- 20mm engineered stone benchtops
- Gooseneck sink mixer in chrome or black finish
- Double bowl undermount sink
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Laminated pantry with 4 shelves
- Ceramic wall tiles full height to underside of rangehood
- Dishwasher recess with cold plumbing and power

Bathroom & Ensuite

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft closing hinges
- Handles to all cupboards
- Vitreous china inset basin
- 1675mm built in acrylic bath (if applicable)
- Semi-frameless pivot shower screens
- Full length stainless steel shower grate
- Chrome or black mixer tapware
- Vitreous china back to wall toilet suite
- Chrome or black towel rails, toilet roll and soap holders
- Frameless mirror to full width of vanity
- Ceramic floor and wall tiles
- Chrome floor wastes

Laundry

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Stainless steel inset trough
- Chrome or black mixer
- Chrome washing machine tapset
- Ceramic floor and wall tiles
- Chrome floor waste