essence

AT SUMMERSTONE



Lot 553

Summer Street, Morayfield

Fairland



Position perfect.

The Essence Home Collection is located within Summerstone, Morayfield and offers you the chance to secure a home in a thriving new community.

Summerstone is a thoughtfully planned and tightly held master-planned community that embraces its natural setting and neighbouring surrounds, providing the perfect blend of open space, lifestyle and connectivity.

Dedicated walking and bike trails flow through the community, 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.

You'll be spoilt for choice with an abundance of lifestyle choices including scenic bike and walking trails including the North Harbour mountain bike trail and for those who love being out on the water , Moreton Bay is just ten minutes away, not to mention the spectacular Glasshouse Mountains (and Australia Zoo) less than an hour's drive away.

Secure your new Essence Home at Summerstone, the perfect blend of escape and connectivity.

Fairland



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Summer Street, Morayfield

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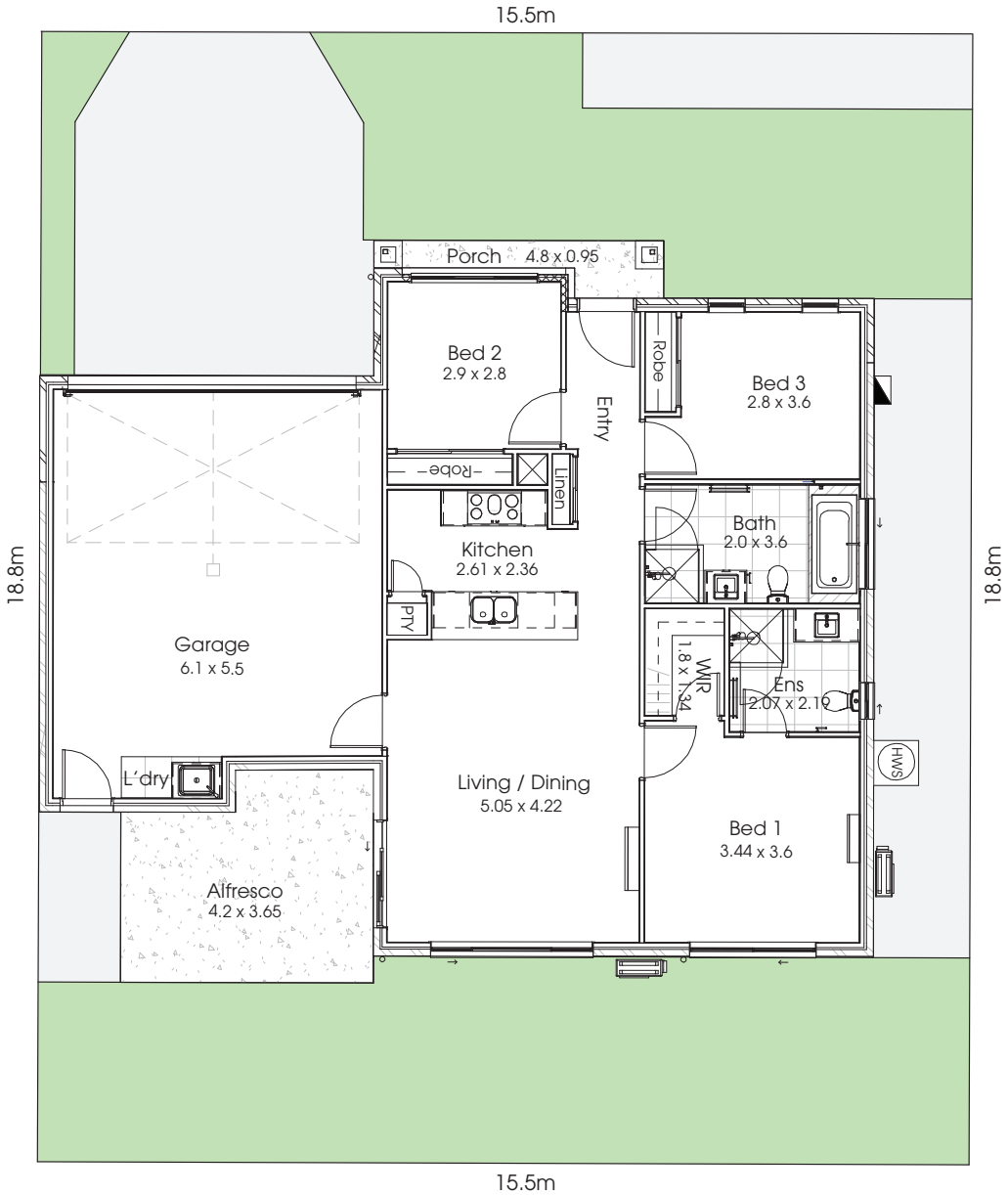
Living	91.99m²
Garage	39.7m²
Alfresco	13.54m²
Porch	2.91m²
Total Residence	148.13m²

SUMMER STREET



All dimensions are approximate and may not be to scale.
Plans and elevations are for illustration purposes only.

Exterior Specifications

EXTERNAL	URBAN FACADE
Cladding	Dover white to cladding
Render	Wattyl Confetti Shower
Facebrick	PGH Airlie and off white mortar
Roof	Colorbond Dover White
Gutter	Colorbond Dover White (Wattyl Fayzies Fawn to downpipes on brick)
Fascia	Colorbond Dover White
Garage door	Colorbond Dover White
Entrance door	Stained Timber
Windows	Pearl White
Driveway	Aggregate - Boral Salt & Pepper
External Tile	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

Interior Specifications

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)
Internal wall paint	Wattyl Ultra Interior Premium Low Sheen Acrylic
Block out blinds	Vibe Ice
Main flooring	Wood Effects Plus 300 Natural Oak
Carpet	Park Regis Bignell

KITCHEN



Haier 900mm
Built In Oven



Haier 900mm Electric
Cooktop



Haier 900mm
Integrated Insert
Wall Rangehood



Haier 500 series
Integrated
Dishwasher



Fienza Kaya Pull
Down Sink Mixer

Benchtop	20mm Stone Ambassador, White Burst
Underbench Cupboards	Laminex, Polar White
Overhead Cupboards	Laminex, Whitewashed Oak Chalk (vertical grain)
Cupboard Handles	Hettich Baldone (fingerpull to overhead cupboards)
Splashback	National Tiles Whoosh 75x300mm White Gloss with White grout, horizontal stack
Oven	Haier 900mm Built In Oven
Cooktop	Haier 900mm Electric Cooktop
Range hood	Haier 900mm Integrated Insert Wall Rangehood
Dishwasher	Haier 500 series Integrated Dishwasher
Microwave	Microwave provision included
Sink	Seima Leto 750 Stainless Steel Undermount Sink
Sink mixer	Fienza Kaya Pull Down Sink Mixer, Matte Black
Fridge	Fridge provision with cold water point included

BATHROOMS



Azzurra Neo
Toilet Suite



Fienza Kaya Twin
Shower Rail



Fienza Toilet Roll Holder &
Double Tower Rail



Fienza Parisa
Semi-inset Basin

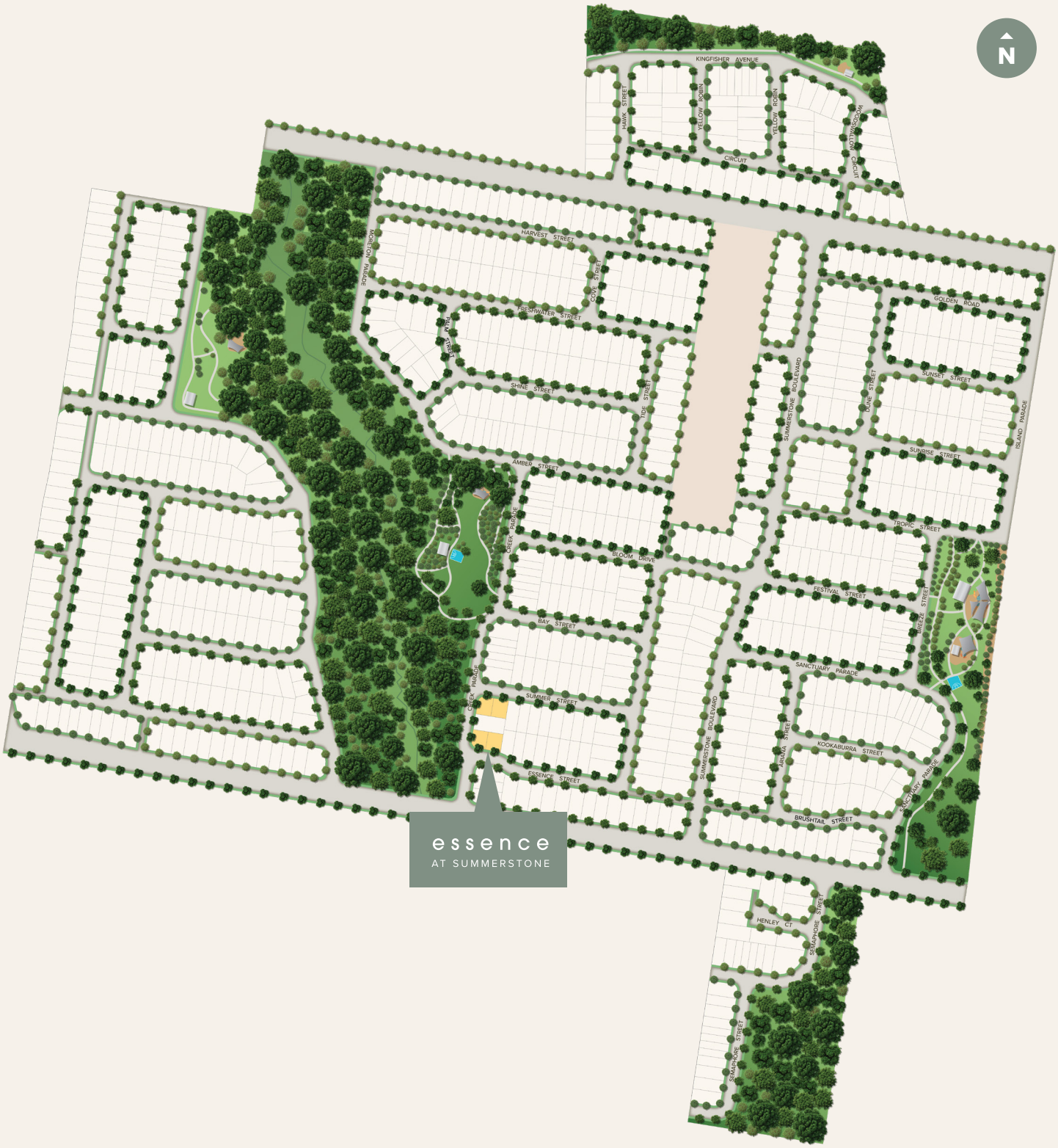


Fienza Basin Mixer &
Wall Mixer

Benchtop	20mm Stone Ambassador, White Burst
Cupboard	Laminex, Whitewashed Oak Chalk (vertical grain)
Cupboard Handles	Hettich Baldone
Floor tiles	Regina White Matt Tile 450x450mm with Light Grey grout, straight lay
Wall tiles	Regina White Matt Tile 450x450mm with Light Grey grout, straight lay
Shower niche	Regina White Matt Tile 450x450mm with White grout, straight lay
Basin	Fienza Parisa Semi-Inset Basin
Basin Tapware	Fienza Hustle Basin Mixer Black
Mirrors	Polished Edge Mirror to legnth of vanity unit
Shower screen	Semi frameless
Bath	Decina Bambino 1650 Inset Bath
Toilet suite	Azzurra Neo Closed Couple Toilet Suite
Accessories	Fienza Kaya Twin Shower Rail, Fienza Hustle Wall Mixer & Fixed Bath Outlet, Michelle Bath Spout, Fienza Toilet Roll Holder, Fienza 900mm Double Towel Rail, Black

LAUNDRY

Benchtop	20mm Stone Ambassador, White Burst
Cupboards	Laminex, Whitewashed Oak Chalk (vertical grain)
Cupboard Handles	Hettich Baldone
Floor tiles/skirting	Regina White Matt Tile 450x450mm with Light Grey grout, straight lay
Splashback	National Tiles Whoosh 75x300mm White Gloss with White grout, horizontal stack
Inset sink	Fienza Laundry Sink Medium Top Mount
Sink mixer	Fienza Sink Mixer, Chrome
Linen Cupboards	Framed Vinyl Sliding Aegean Glacier





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SUMMERSTONE
MORAYFIELD

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