THE SUNBURY



## Welcome to The Surrey

The Surrey Sunbury reinvents Melbourne's traditional houses in the north-west's fastest-growing community. Nestled amid native parkland and next to schools, shops and transport, these unique homes are designed to connect contemporary convenience with the tranquility of green open space.





## The homes

These strikingly modern homes are cleverly arranged to maximize views of surrounding parklands and the windows are north facing to receive the beautiful natural lighting.

The chic, contemporary facades create a elegant texture in natural finishes – complementing both the landscape design and the natural setting.

Softening and framing the architecture, a lush planting of trees and vegetation help to passively cool these six-star energy-rated homes. Each home come with either a lock up garage or a car space on title.

With a total of 17 villa homes and 10 apartments, The Surrey Sunbury transforms Cornish Street, Sunbury into a new village green: a place to mingle and play.







## The interiors

The kitchen and bathroom design expresses a sense of sophistication, offset by textural finishes and a rich, contrasting palette of materials. There is a harmonious affiliation between the architecture and interior design which is graceful yet strong in presence.

Rustic, natural materials are framed within smooth, contrasting edges creating an elegant contemporary feel to the interior spaces. It is this juxtaposition of the natural and the man-made, the smooth and the raw that allows you to relax and feel in touch with your environment.



## A relaxed lifestyle

The thriving community of Sunbury, named after Sunbury-on-Thames, in Surrey, England when it was established in 1857 is a friendly and energetic community.

Locals are just minutes from shops, cafés, golf courses, tennis clubs, footy clubs and farmers' markets.

Kids can ride bikes and clamber in the nearby playgrounds or explore the expansive neighbourhood parks and wetlands.







# The best location

Just 25 minutes drive from Melbourne's CBD and 10 minutes drive to the Melbourne Tullamarine Airport, Sunbury lies at the heart of a vibrant north-western community.

Locals enjoy access to excellent kindergartens, public and private schools, and proximity to major manufacturing and transport hubs.

A recent trend for people who live in Sunbury but work in the Melbourne CBD due to a more healthy, relaxed and economic lifestyle has seen the population of Sunbury grow in number, with numerous new housing estates ringing the borders of the established township. Sunbury's increased population makes it the 38th largest urban centre by population in Australia.





Merging carefully considered modern living with a true community feel, this is the perfect place to call home.

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## Inclusions

#### PROPERTY SERVICING

- Water tapping
- Garden taps front & rear (as per plans)
- Storm-water & sewer drain connections
- Gas, Electricity & Telephone connection

#### WINDOWS

- Powder coated aluminium windows (subject to house design)
- Window locks to all opening sashes
- Standard obscure/clear glazing to bathroom, en-suite & WC windows as per plans
- Fly-screens to all open-able windows
- Internal Blinds

#### EXTERNAL CLADDING

• Bricks & Render (to selected facades only – design specific)

#### INSULATION

- Walls As per 6 star energy rating requirements
- Ceiling As per 6 star energy rating requirements

#### ELECTRICAL

- Internal lights standard light batten holders
  & down lights to living areas
- External light points as per standard plan
- Single power points as per standard plan
- Double power points as per standard plan
- Smoke detectors as per plan
- Exhaust fans exhaust fans to bathroom & en-suite. IXL equivalent to 1 main bathroom only
- Safety switches as per plan
- TV antenna & TV point
- NBN Ready Infrastructure

#### HEATING

• Split System x 1 in Villa Units & Apartments from builders selected range & design

#### PLUMBING FIXTURES

- Kitchen sink Dual Stainless steel sink (Builders size & range)
- Laundry stainless steel trough with melamine/laminex cupboard
- Bath 1675mm (approx.) Fiberglass bath (design specific)
- Bathroom shower base precast (design specific)
- Toilet suites full Ceramic
- Vanity basins bathroom full Ceramic
- Vanity basin & cabinet for powder room – builders model (design specific)

#### INTERNAL FEATURES FIXING TIMBER

- Architraves 67 x 12mm or 18mm single bevelled
- Skirting 67 x 12mm or 18mm single bevelled
- Internal doors flush panel, size is design specific
- Robe doors sliding or hinged flush panel

#### INTERNAL FEATURES

- Chrome lever handle throughout
- Robes 1 Melamine shelf 450mm deep with single hanging rail
- Linen 3 to 4 Melamine shelves 450mm deep (subject to unit design)
- Broom 1 Melamine shelf 450mm deep (subject to unit design)
- Pantry 4 Melamine shelves (subject to unit design)

### Drawers (design specific) Cutlery insert - one to top drawer in kitchen (design specific)

- Bathroom Bench tops Laminex
  - Handles Chrome

CABINETRY

• Doors - Melamine

Bench tops – 19mm Caesar stone

• Overhead cupboards - Melamine

Handles – Chrome (subject to house design)

(subject to house design)

#### TAPS & ACCESSORIES

- Kitchen Chrome sink mixer
- Bathroom & en-suite vanity Chrome flick mixer
- Showers Chrome flick mixer or hot & cold tap (design specific)
- Laundry Chrome sink mixer or hot & cold tap (design specific)
- Washing machine taps Chrome
- Shower Screen Chrome pivot, clear glass
- Polished Edge Mirrors (builders range)
- Tower rail or ring
- Toilet roll holder

#### APPLIANCES

- Oven 600mm Electric stainless steel
- Cooktop 600mm Gas 4 burner stainless steel
- Range hood 600mm stainless steel slide out
- Dishwasher
- Hot water service builders range

#### **CARPETS & TILING**

- Kitchen Ceramic tile above bench top & or to underside of overhead cupboards
- Bathroom Ceramic tiles 400mm over wet area

- Laundry Ceramic tiles 400mm over trough
- Shower Ceramic tiles 900mm x 1800mm
- Ceramic floor tiling to wet, kitchen & meal areas (design specific)
- Carpeted bedrooms & living areas (non-tiled areas)

#### PAINTING (EXTERNAL)

- Timber 2 coats of acrylic (builders range & design)
- Metal 2 coats of acrylic (builders range & design)
- Fibre cement sheet 2 coats of acrylic (builders range & design)

#### PAINTING (INTERNAL)

- Timber (skirts & arch's) 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)
- Walls 2 coats (one colour throughout)
- Ceiling 2 coats flat acrylic (one colour throughout)
- Doors 2 coats of acrylic with one coat of high/semi-gloss enamel (one colour throughout)

#### GARAGE/CARPORT

- As per plan Exposed beams with plaster ceiling & concrete floor (unit design specific)
- Electronic garage door with 2 x remote (design specific)

#### **OTHER ITEMS**

- Blinds to sliding doors
- Standard letterbox
- Foldaway clothes line
- Concrete driveway, porch & rear entry landing (width of entry) (subject to unit design & design guidelines)

#### LANDSCAPING & FENCING

- Fence (determined by the estate requirements & or planning permit)
- Landscaping Front & Rear (as per plan)

## SUNBURY

39-43 Cornish Street, Sunbury

For more information, please call 1300 725 588 or visit

surreysunbury.com.au

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