

BEAUMONDE HOMES

Trusted to deliver
timeless luxury



THE
GEORGIA



The Georgia

From \$731,638
384m²

Our Hamptons-inspired display home is a must-see for a fresh new take on Beaumonde Home's renowned timeless luxury design. This home design is flooded with natural light to complement a neutral, contemporary colour palette. Made for entertaining, this home features an outstanding entertaining area, generous bedrooms and dual access to the balcony.



AS DISPLAYED



Beaumonde display package specification

- Gyprock bulkheads around Theatre
- Dropped ceiling over Kitchen benchtops
- Ceiling R4.0 insulation batts to roof space ceiling areas
- Feature painted 2340mm Hume Savoy XS26 front entry door
- Painted single lite glazed door (1) to Entry / Family (clear glass)
- Gainsborough 'Amelia' Lever door handles throughout
- Soft closing drawers / hinges to all cabinets throughout
- Frameless glass balustrade side mounted to Stairs / Void
- Internal wall painting throughout
- Customwood square skirtings generally
- 6mm Versilux linings with negative detail to Balcony

- Bank of slide-out drawers to Kitchen cabinets (9)
- Overhead cabinets above Kitchen hot plate / fridge recess
- Feature Kitchen accessories to Kitchen cabinets
- Glass splashback to Kitchen hot plate recess
- Laminated cupboards / shelving to Scullery
- Overhead cabinets to side of Scullery
- Glass splashback to Scullery recess
- Miele oven, microwave oven, hot plate and slide-out hood to Kitchen
- Caesarstone benchtops / waterfall end panels to Kitchen
- Caesarstone benchtops to Scullery
- Overhead cupboards above ovens

- Bank of slide-out drawers to Ensuite & Ensuite 2 vanities (15)

- Caesarstone benchtops to Ensuite, Bathroom, Powder 2, Ensuite 2, Powder and Laundry
- Full height tiling to Ensuite / WC and Ensuite 2 / WC (PC \$60/m² Supply - 330 x 330mm Ceramic)
- Dado height tiling to Bathroom, Powder 2 / WC, Powder and Laundry (PC \$60/m² Supply - 330 x 330mm Ceramic)
- Alder Sachi tapware throughout
- Seima Gyalí 1700mm freestanding bath to Bathroom
- 6mm frameless screen door to Ensuite shower recess and WC
- Semi-frameless pivot screen door to Ensuite 2 and Bathroom
- Polished edge mirrors over all vanity cabinets throughout

- Bristle Vienna clay roof tiles
- Colorbond fascia & quarter round gutters throughout
- Brick paving (PC \$25/m² - supply) to Driveway (6m), Path, Porch and Alfresco
- Weatherboard linings to front elevation

Beaumonde specification inclusions

- Fixed Price Contract
- Preparation of Plans including Site Contour and Repeg Surveys
- Building Approval Applications and Fees (excl. Planning Fees)
- 6 Year Structural Warranty
- 180 Day maintenance period
- Pre-treatment for white ant certification
- Double Garage (-1 Course)
- Galvanised structural beams / supports & fixings (where applicable)
- Quality plasterboard ceilings with feature Symphony cornices
- 32 Course ceiling level to ground floor generally (UON)
- 28 Course ceiling level to first floor generally (UON)
- Keylocks to all external doors and windows
- Flyscreens to all aluminium doors and windows
- Weather seals to all external entrance doors
- Privacy latches to Master Suite & wet areas generally
- Front and rear gardens taps no. 3
- B20 instantaneous gas hot water units (2)
- Ceiling light points no. 88 (fittings / shrouds not included)
- Downlight canister points no. 26 (fittings / transformers / etc not included)
- Wall light points no. 9 (fittings / shrouds not included)
- Double power points no. 40
- Single power points no. 4
- Television points no. 3
- Telephone points no. 3

- Complete external and internal painting (except internal walls)
- Automated panel-lift garage door
- Full sewer connection 10 metres
- Full water connection 7.5 metres
- Standard Gas Meter installation
- Western Power meter installation (three phase)
- Aluminium settler balustrade to balcony

- Built-in shelving to Master Suite & Guest Bed walk-in robes
- Built-in robes to Minor Bedrooms
- Walk-in linen cupboard no. 1
- Built-in linen cupboard no. 1

- Stainless steel appliance package to Kitchen
- Large walk-in pantry

- Full width vanity cabinet doors to wet areas generally
- Wall faced china toilet suites with soft-close seat
- Chrome flickmixer / mixer tapware throughout
- Handheld shower / sliding rails to Ensuite, Ensuite 2 and Bathroom
- Alder Taya chrome bathroom accessories throughout
- Exhaust fans to Ensuities, Bathroom, Powders and WC's

- External painted render finish (3 coats)
- Bristile Vienna range roof tiles with standard ridge

Note: Price Excludes: Timber Floors, Carpets, Ceramic Tiles Over Allowance, Floor Tiling to Living Areas, External Paving and Borders Over Allowance, Light Fittings and Installations including Recessed Lights/ Shrouds, Furnishings, Window Treatments, Decorative Items, Fencing, Landscaping, Pool/ Water Features, Reticulation, Coastal - Zone Requirements, Retaining Walls, Gates, Vacuum System, Security System, Structured Cabling, Audio Equipment, Entertainment System or Air-conditioning Systems. (Siteworks, Council Crossover, Underground Power, Telephone, Soakwells etc to be Quoted with Aid of Contour Survey). *Project Specific 'Energy Compliance' Reports subject to Final Design, orientation and revised Energy Assessment Criteria.

CONTACT US

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PC & PS Items
inclusive of GST

