The
LABURNUM
BLACKBURN
3 THIELE COURT

# A DESIGN OF DISTINCTION SET IN THE MOST SOUGHT AFTER SURROUNDS

BLESSED WITH EVERY POSSIBLE INDULGENCE IN A STUNNING, CONTEMPORARY PACKAGE, THE LABURNUM'S 14 APARTMENTS ARE AS UNIQUE AS THEY ARE STRIKING.

THE DEVELOPMENT COMPRISES A CHOICE OF ONE AND TWO-BEDROOM RESIDENCES, WITH A SELECTION FEATURING A PODIUM TERRACE LAYOUT SPLIT MAGNIFICENTLY OVER TWO LEVELS.

DESIGNED WITH SUSTAINABILITY IN MIND, THE DEVELOPMENT FEATURES A FIVE-STAR ENERGY RATING AND ENERGY EFFICIENT GAS HOT WATER SYSTEM, WHILE ALL UNITS COME WITH BASEMENT SECURITY PARKING AND ACCESS TO A WIDE COMMUNAL BBQ AREA.

ARTIST IMPRESSION ( EXTERNAL FACADE )

## AN IMPRESSIVELY FRESH TAKE ON MODERN, ENVIRONMENTALLY FRIENDLY URBAN LIVING

SIMPLE, ELEGANT AND INNOVATIVE, EACH UNIT INVOKES AN UNMATCHED SENSE OF STYLE. LIGHT OAK TIMBER FLOORING UNDERSCORES THE OPEN, SUN-SOAKED LIVING AREAS, WHICH OPEN INTO EXPANSIVELY AIRY BALCONIES AND COURTYARDS. QUARTZ AND NATURAL STONE BENCHTOPS AND EUROPEAN APPLIANCES DISTINGUISH THE KITCHENS, WHICH MARRY A SLEEK FINISH WITH COPIOUS STORAGE.

THE MINIMALIST BATHROOM DESIGN FEATURES PORCELAIN TILING, WOOD ACCENTS AND DISTINCTIVE LIGHTING TO COMPLETE AN INSPIRING PACKAGE. IN A RARE TREAT, EACH BEDROOM IN THE PODIUM TERRACE APARTMENTS COMES WITH A FULL ENSUITE.

THE CHOICE IS YOURS: LUXURIATE IN THIS VIBRANT NEW DOMAIN OR DELIGHT IN THE BOUNDLESS OPPORTUNITIES NEARBY.

The LABURNUM

BLACKBURN

# SPECIFICATIONS


FIXTURES & FITTINGS

MATERIAL & FINISHES

GENERAL APARTMENT SPECIFICATIONS

GENERAL BASE BUILDING SPECIFICATIONS


## FIXTURES & FITTINGS

OVEN
MÍELE

MICROWAVE
PANASONIC

GAS COOKTOP
MÍELE

RANGEHOOD
MÍELE

DISHWASHER
MÍELE

HEATING/COOLING
SPLIT SYSTEM AIR CONDITIONING

KITCHEN SINK
DOUBLE UNDERMOUNT

KITCHEN MIXER

VANITY BASIN

## FIXTURES & FITTINGS

TOILET SUITE

SHOWER RAIL

SHOWER MIXER

BASIN MIXER

LAUNDRY MIXER

LAUNDRY SINK

TOILET ROLL HOLDER

TOWEL RAIL

HAND TOWEL RAIL

## MATERIALS & FINISHES

KITCHEN BENCHTOP

MARBLE COMPOSITE - CALACATTA

KITCHEN SPLASHBACK

DECOR MIRROR - BRONZE

CABINETRY

DULUX 'FAIR BIANCA' 2 PAC

PORCELAIN WALL & FLOOR TILE

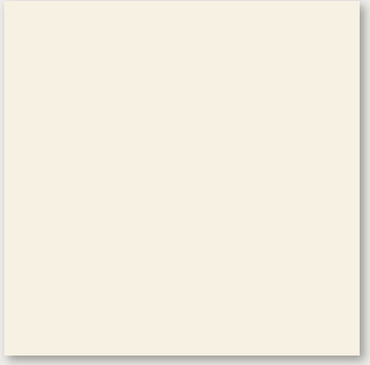
'COMPOSTO GRIGIO' 800X800

BATHROOM SPLASHBACK TILE

CERAMIC WHITE MATT

BEDROOM CARPET

WOVEN WOOL



WALL PAINT

DULUX 'FAIR BIANCA' 2 PAC

TIMBER FLOORBOARDS

LIGHT OAK

BALCONY TILE

BLUESTONE

# GENERAL APARTMENT SPECIFICATIONS

## GENERAL APARTMENT FINISHES & FEATURES

| | |
|---|---|
| Apartment Entry Doors | Solid doors, paint finish |
| Apartment Entry & Living Areas | Timber floorboards |
| Bedrooms | Selected Carpet finish |
| Walls | Painted plasterboard |
| Ceiling | Painted plasterboard |
| Skirting | Painted timber |
| Internal Doors (excluding cupboards) | Semi-solid doors, paint finish |
| Joinery | 2-pack paint finish to joinery doors & drawers |
| | Soft-close drawers |
| Internal Cupboards | Linen and/or storage cupboards provided within each apartment |
| Stairs | Timber treads |
| Balconies | Bluestone tile finish |
| Lighting | Recessed LED downlights |
| Lighting (dining areas only) | Feature surface mounted light fittings |
| Power | Double power points throughout |
| Car Spaces | 1 x car space available per apartment in basement |
| Storage | 1 x secure cage available per apartment in basement |
| Security | Colour video intercom linked to main entry |
| | Keyed access to main entry & to each apartment |
| | Garage remote control |
| TV + Foxtel | TV wiring and Foxtel cabling included to each apartment (excluding subscription costs) |
| Telephone | Broadband cabling and telephone point included to each apartment (excluding subscription costs) |
| Domestic Hot Water | Central gas hot water unit (individually metered) |
| Air Conditioning | Reverse cycle air conditioning to living area |
| Exhaust Fans | Mechanical exhaust for Kitchen, Bathrooms, Ensuites & Toilets |
| | Rangehood exhausted externally |
| Electrical Switchboard | Individual switchboard & metering |
| Windows | Aluminium framed, Double-glazed |
| Insulation | Thermal & acoustic insulation throughout |
| Communal Outdoor Recreation Area | Access to communal garden & BBQ area |

## KITCHEN FINISHES

| | |
|---|---|
| Flooring | Timber floorboards |
| Ceiling | Painted plasterboard |
| Benchtop | Marble composite (or similar) |
| Splashback | Bronze mirror |
| Door & Drawer fronts | 2 pack paint finish |
| Sink | Under-mounted stainless steel sink (double bowl) |
| Sink Mixer | Chrome fittings |
| Fridge | Fridge Cavity provided to each Kitchen |
| Stainless steel gas cooktop | Míele |
| Dishwasher | Míele |
| Oven – 600mm | Míele |
| Integrated rangehood | Míele |
| Other Kitchen features | Panasonic Microwave |
| | Slide out concealed waste bin |
| | Cutlery insert |
| | Slide out pantry |

## BATHROOM / ENSUITE FINISHES

| | |
|---|---|
| Flooring | Selected tile finish |
| Walls | Tiled to shower area |
| Ceiling | Painted plasterboard |
| Splashback | Selected tile finish |
| Vanity Basin | Solid surface basin |
| Vanity Mixer | Chrome fittings |
| Shower & Floor drains | Chrome |
| Toilet Suite | White vitreous china suite |
| Shower | Frameless shower screen |
| | Chrome mixer |
| | Chrome shower rose with rail |
| | Chrome soap dish |
| Under bench cabinet doors | 2 pack paint finish & timber veneer |
| Other Features | Towel rails & toilet roll holder provided |

## BEDROOMS

| | |
|---|---|
| Flooring | Carpet |
| Walls | Painted plasterboard |
| Ceiling | Painted plasterboard |
| Wardrobes | 2 pack paint finish to doors |
| | Melamine internal shelves |
| | Chrome hanging rail |

## LAUNDRY

| | |
|---|---|
| Laundry | Washing machine taps to each apartment |
| Trough | Laundry tub provided |

## STUDY

| | |
|---|---|
| Joinery | Laminate table top |
| Other feature | Telephone and data point for broadband internet provided |

# GENERAL BASE BUILDING SPECIFICATIONS

## BUILDING CONSTRUCTION

| | |
|---|---|
| Floors | |
| External Walls | Brick, light-weight walls |
| Apartment inter-tenancy walls | Plasterboard over core-filled concrete block (Acoustic & fire rated) |
| Apartment internal walls | Framed plasterboard |
| Apartment ceilings | Plasterboard |
| Roof | Metal Deck |
| Windows | Double glazed windows & aluminium frame |
| Covered carpark | Concrete structure |
| Stair | Concrete structure |

## COMMON AREAS

| | |
|---|---|
| Ground Entry corridor | Tiled |
| First Floor corridor | Carpet |
| Lift | Lift servicing all Levels |
| Letterboxes | Tamper proof letterboxes |
| Security lighting | Motion sensor arctivated |
| Fire protection | In accordance with Building Code of Australia (BCA) Includes state of the art sprinkler system throughout and smoke detection system |

The LABURNUM

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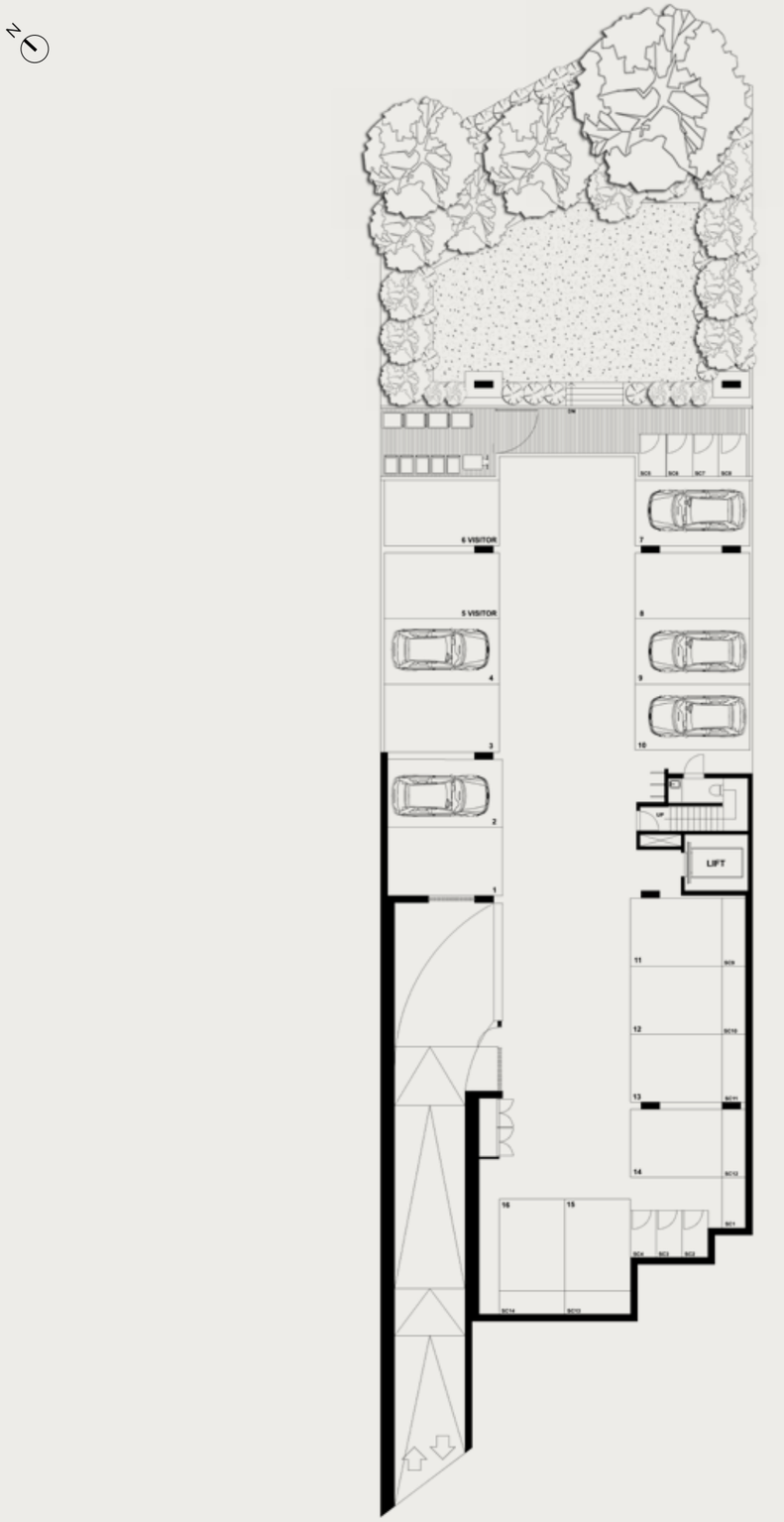
# FLOOR PLANS

SITE PLANS PER LEVEL

INDIVIDUAL UNIT FLOOR PLANS

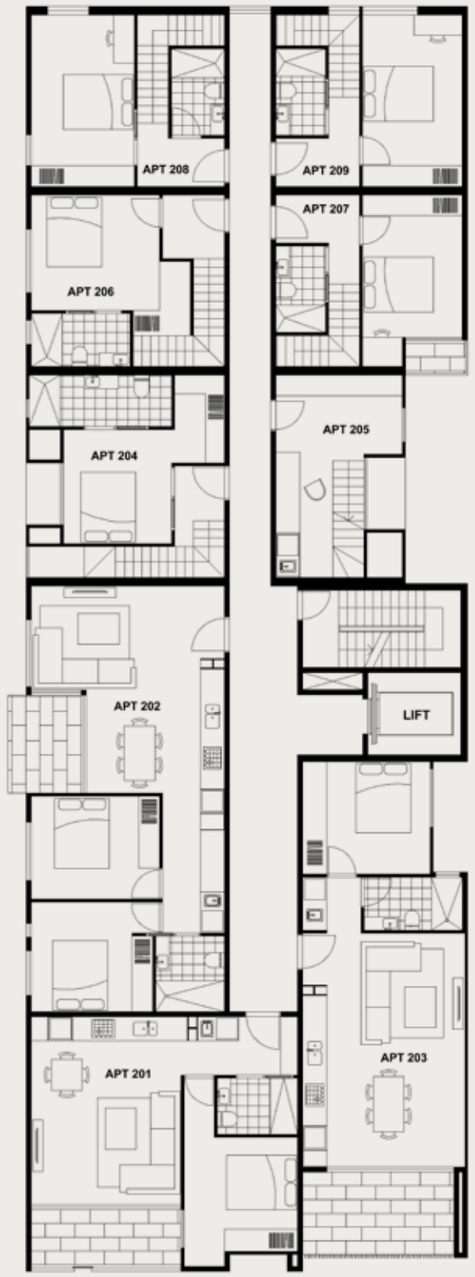



# BASEMENT

FLOOR

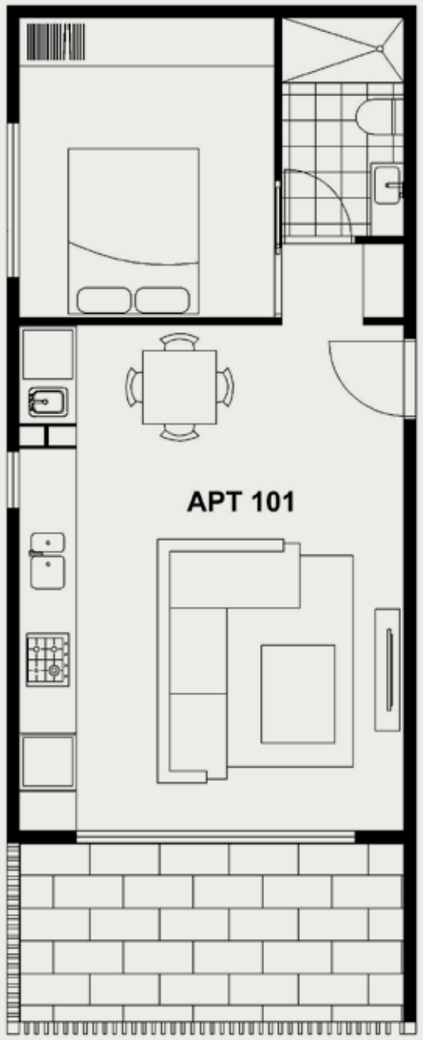
# GROUND

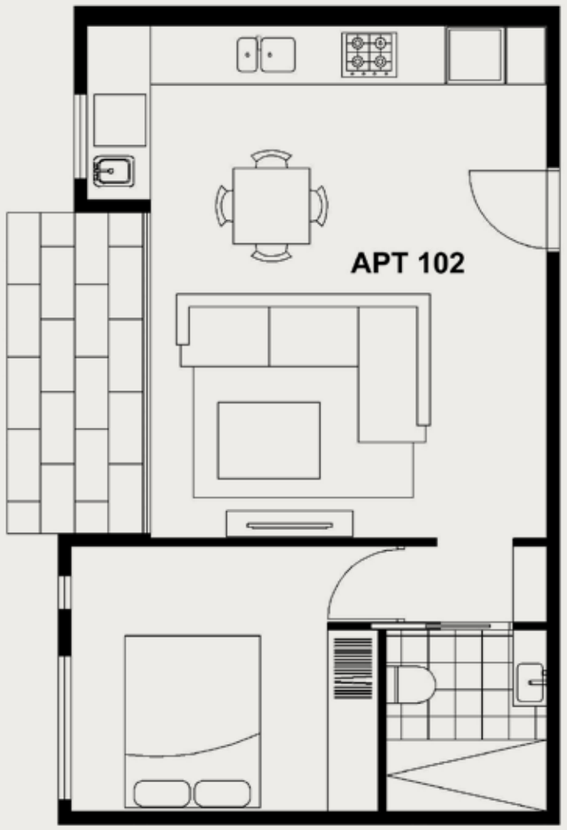
FLOOR




# FIRST
FLOOR

# SECOND
FLOOR

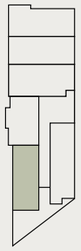


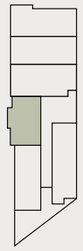

A P A R T M E N T

# 101

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 50 m² |
| BALCONY | 11 m² |



GROUND FLOOR

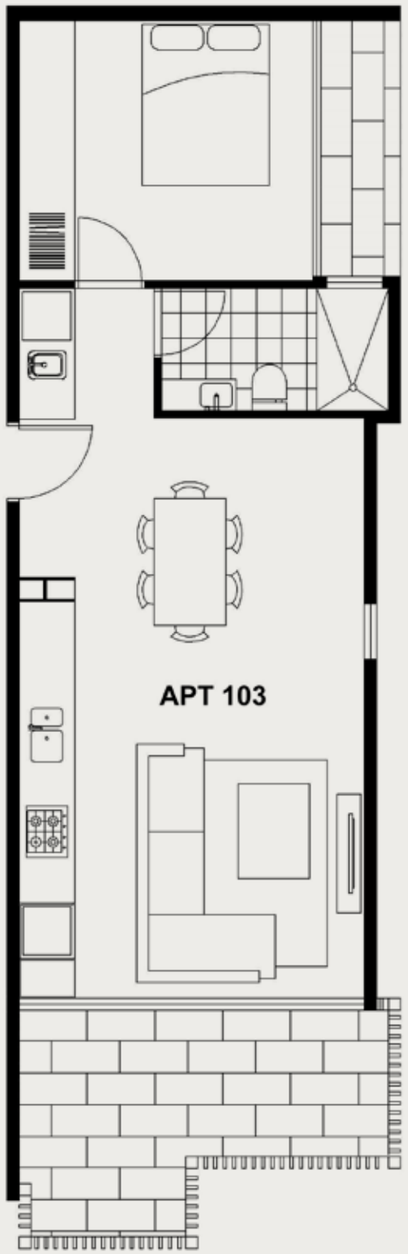


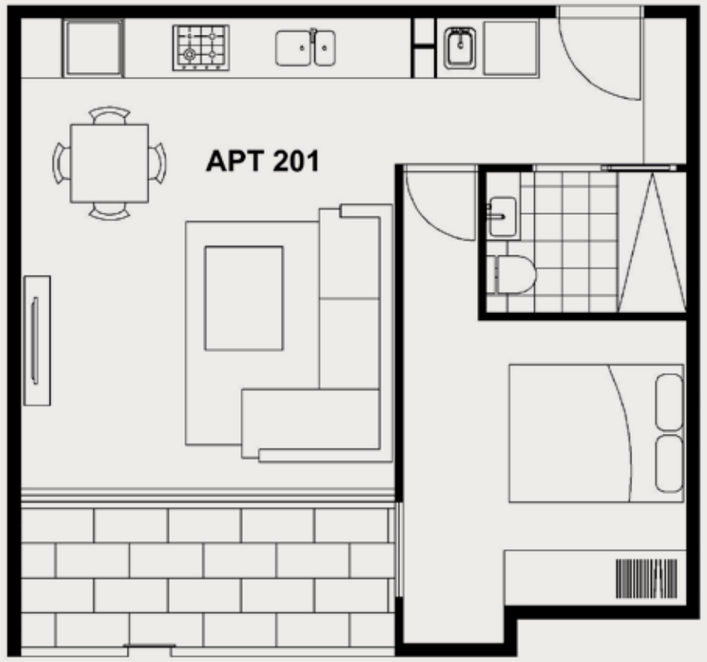
GROUND FLOOR

A P A R T M E N T

# 102

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 52 m² |
| BALCONY | 6 m² |

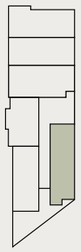


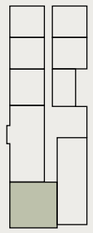

A P A R T M E N T

## 103

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 56 m² |
| BALCONY | 14 m² |



GROUND FLOOR

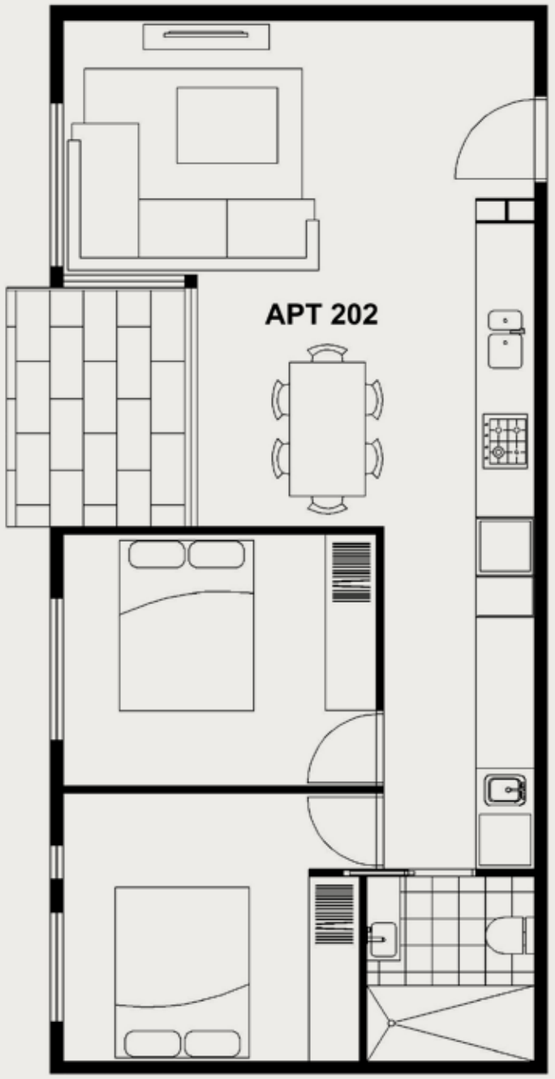


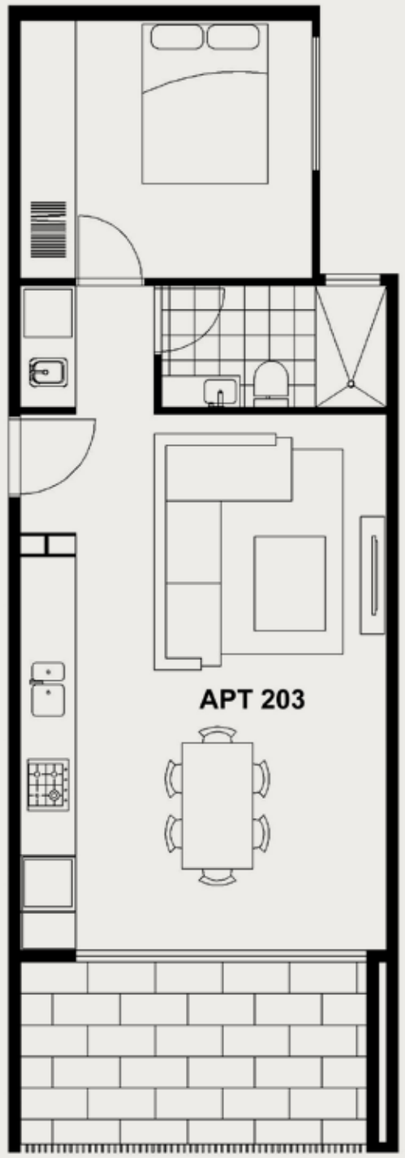
FIRST FLOOR

A P A R T M E N T

## 201

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 53 m² |
| BALCONY | 8 m² |

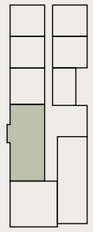



APARTMENT

## 202

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 68 m² |
| BALCONY | 6 m² |



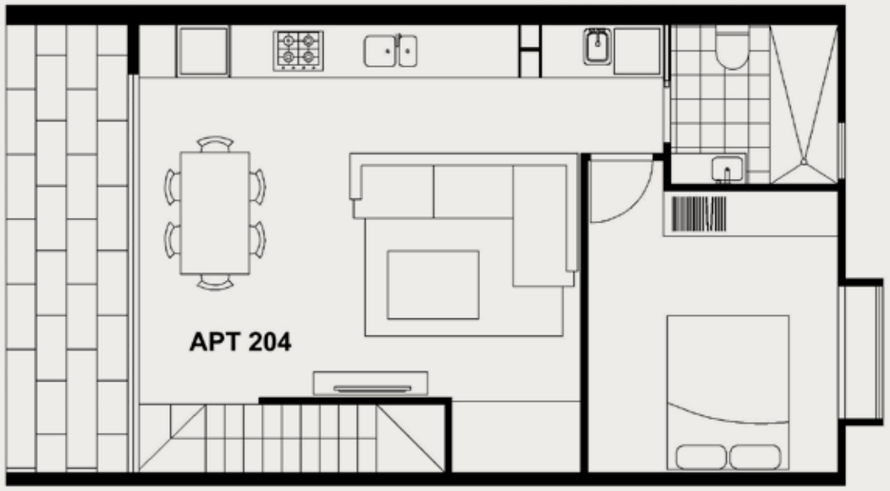
FIRST FLOOR

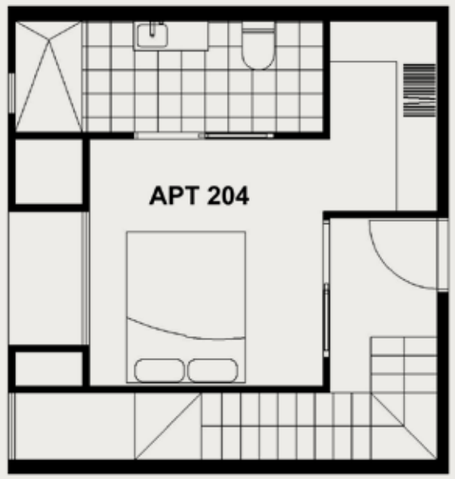
FIRST FLOOR

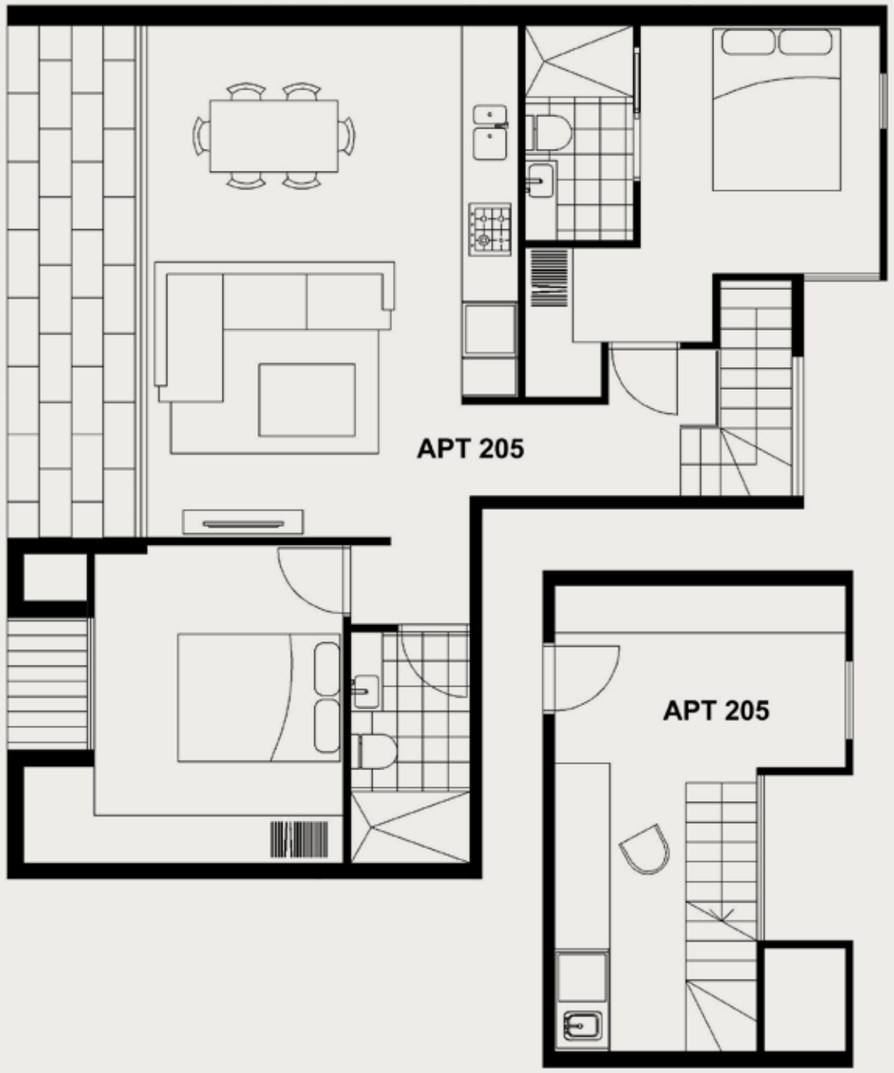
APARTMENT

## 203

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 55 m² |
| BALCONY | 11 m² |

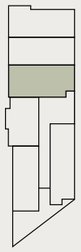



## APARTMENT 204

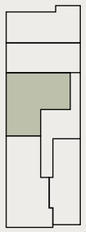
| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 89 m² |
| BALCONY | 9 m² |



GROUND FLOOR

FIRST FLOOR

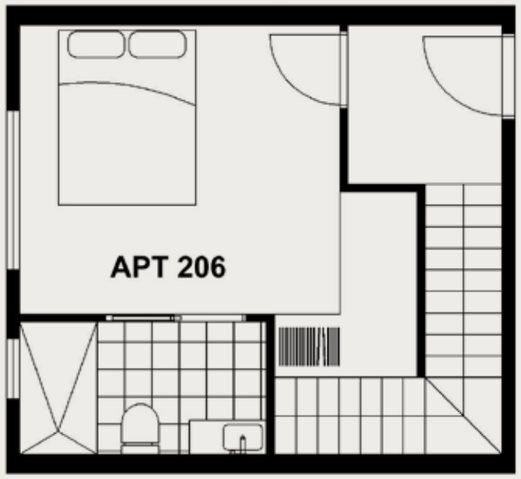
FIRST FLOOR

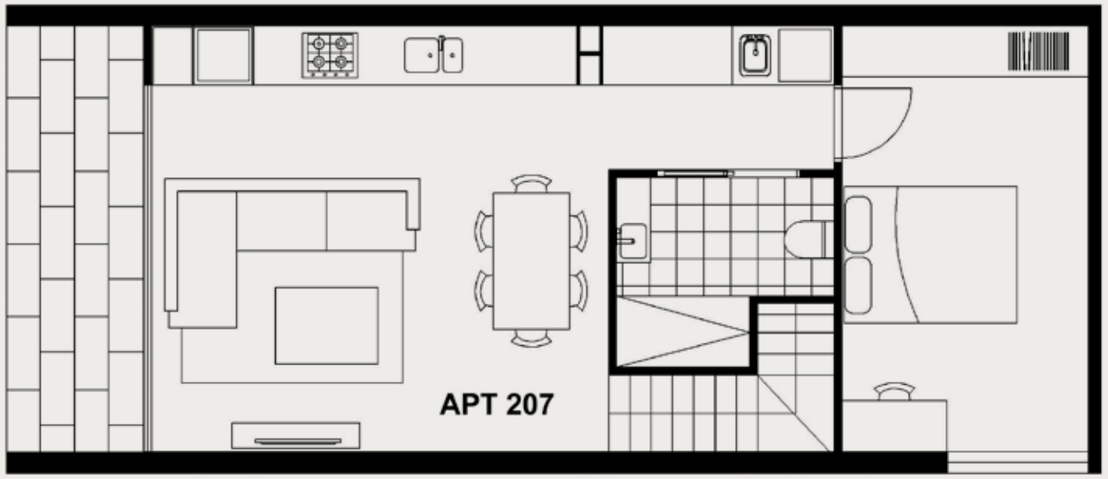


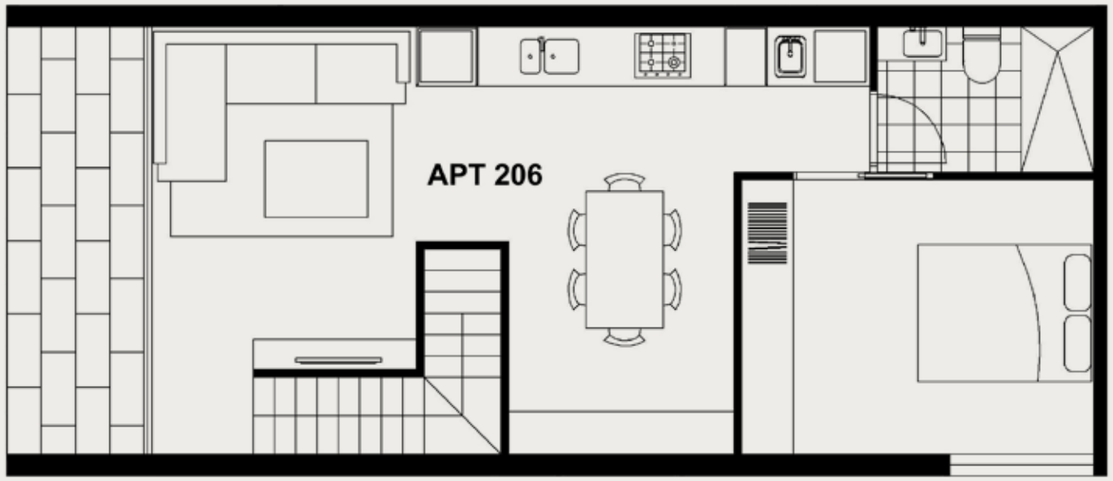
SECOND FLOOR

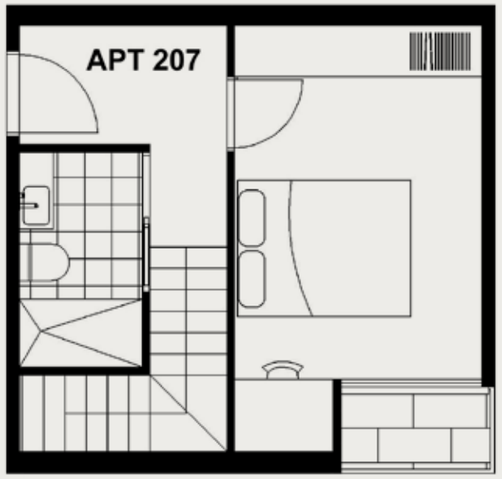
## APARTMENT 205

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 98 m² |
| BALCONY | 10 m² |



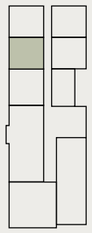



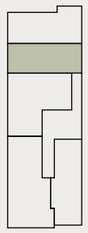

APARTMENT

## 206

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 86 m² |
| BALCONY | 8 m² |

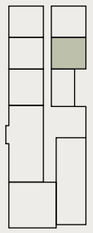


FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

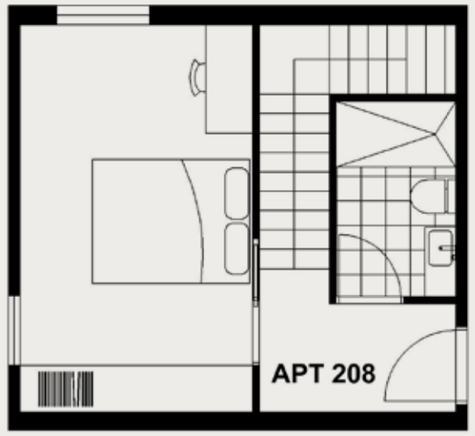


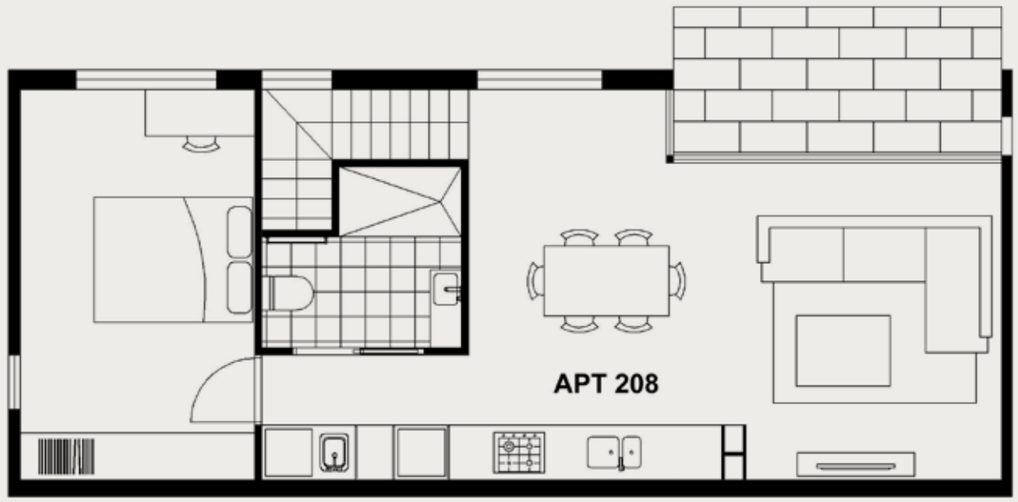
FIRST FLOOR

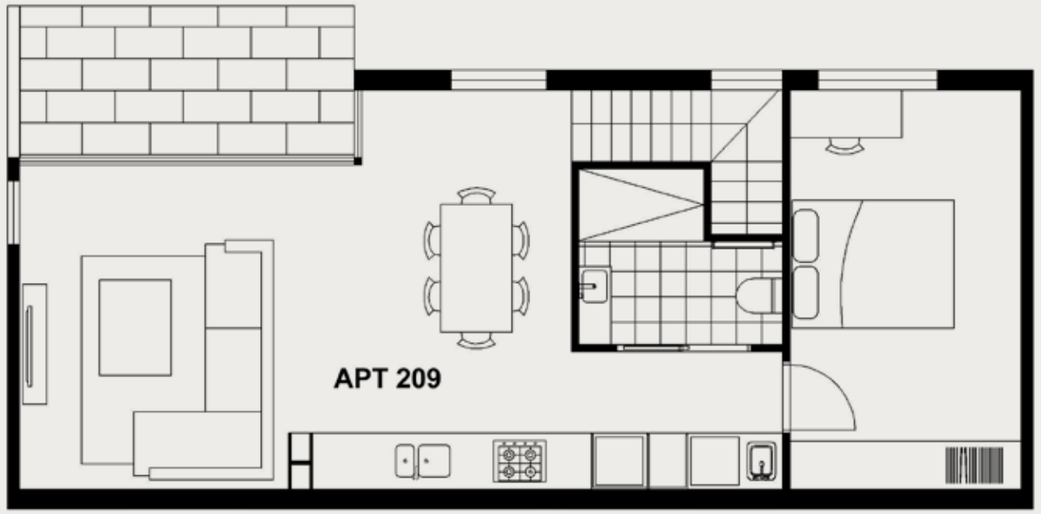
APARTMENT

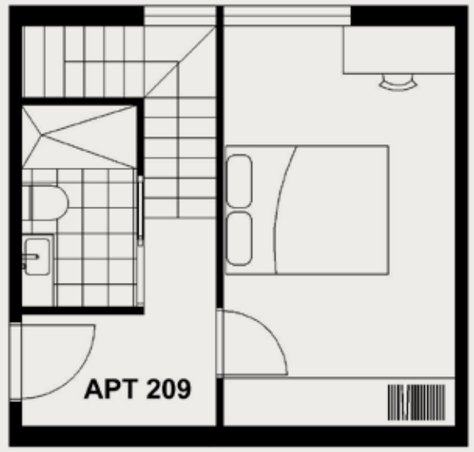
## 207

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 84 m² |
| BALCONY | 10 m² |



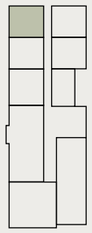



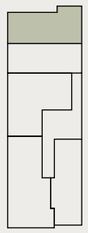

APARTMENT

## 208

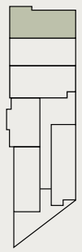
| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 92 m² |
| BALCONY | 8 m² |



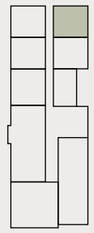
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

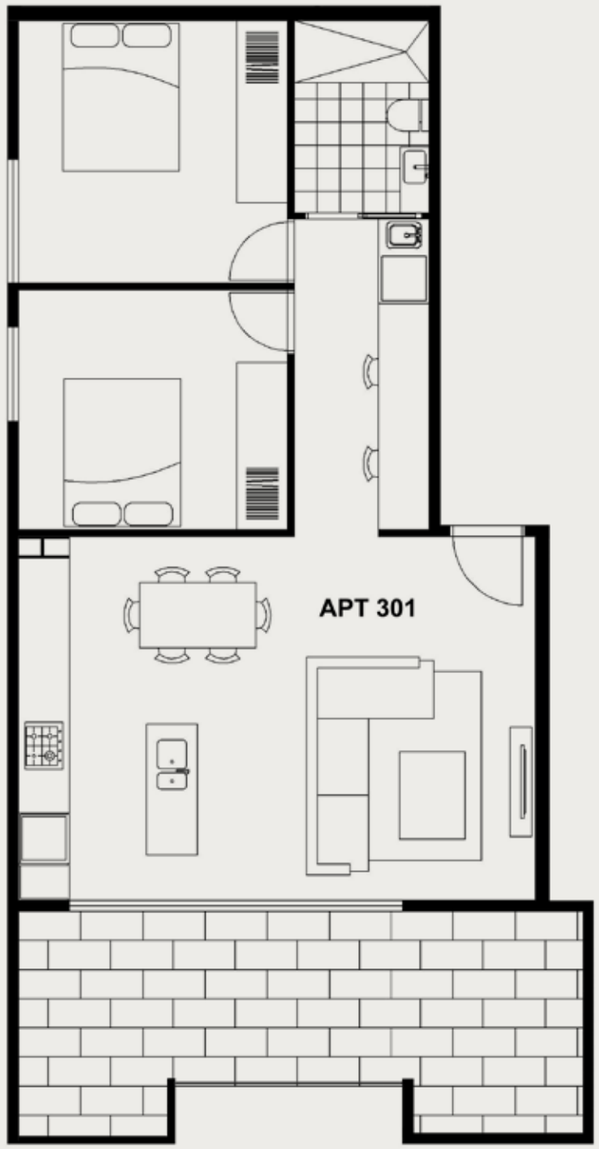


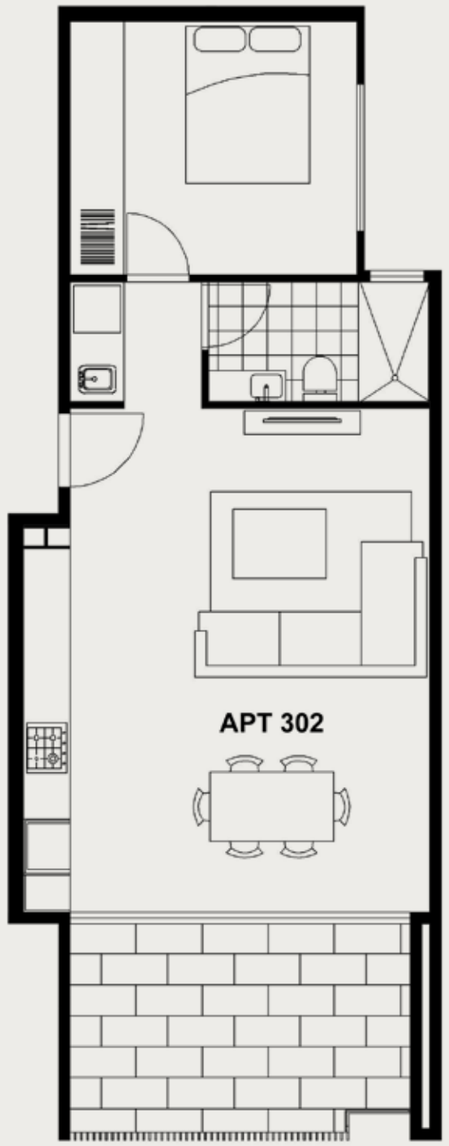
FIRST FLOOR

APARTMENT

## 209

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 2 |
| CAR SPACE | 1 |
| AREA | 92 m² |
| BALCONY | 8 m² |

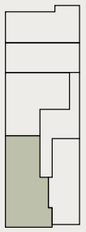


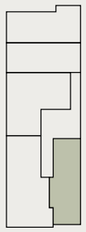

A P A R T M E N T

# 301

| | |
|---|---|
| BEDROOM | 2 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 82 m² |
| BALCONY | 24 m² |



SECOND FLOOR

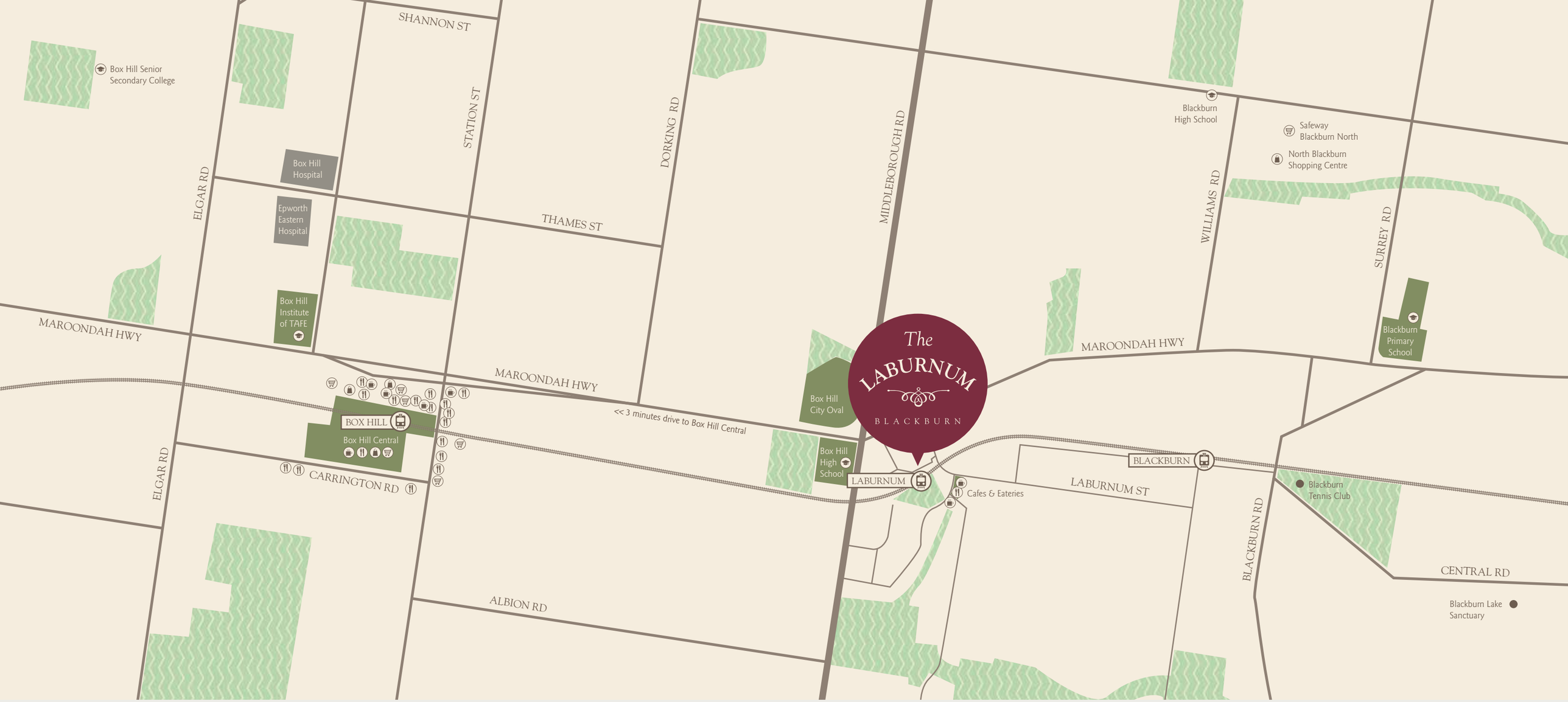


SECOND FLOOR

A P A R T M E N T

# 302

| | |
|---|---|
| BEDROOM | 1 |
| BATHROOM | 1 |
| CAR SPACE | 1 |
| AREA | 59 m² |
| BALCONY | 11 m² |




## WITH EVERY POSSIBLE NECESSITY AT YOUR FINGERTIPS, OPPORTUNITY AWAITS.

CAFES, EATERIES AND LOCAL SHOPPING ARE ALL CLOSE AT HAND, WHILE THE REGION'S COSMOPOLITAN CENTREPIECE, BOX HILL, IS JUST A TRAIN STOP AWAY. LABURNUM STATION IS MOMENTS FROM YOUR DOORSTEP AND PUTS MELBOURNE'S CBD WITHIN 25 MINUTES REACH, BOX HILL HIGH SCHOOL IS A MERE TWO-MINUTE WALK, WHILE LOCAL PARKS AND GOLF COURSES ARE ABUNDANT.

THROW AWAY THE CAR KEYS
AND EMBRACE A LIFE OF CONVENIENCE
IN THIS IDYLLIC SUBURBAN GEM.

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THE LABURNUM BRINGS TOGETHER
AN OUTSTANDING TEAM OF DESIGNERS AND DEVELOPERS.

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THROUGH EXCITING AND FUNCTIONAL DESIGN, IDLE ARCHITECTURE STUDIO SEEKS TO ENRICH THE NATURAL AND BUILT ENVIROMENTS, AND THE LIVES OF THOSE WHO INHABIT THE PLACES AND SPACES THEY CREATE.

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# The LABURNUM

BLACKBURN

03 9894 1666

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