

THOMAS GREEN

THOMASTOWN

YOUR TOWNHOME SELECTIONS

Brought to you by

boutique
homes



BOUTIQUE HOMES WILL GUIDE YOU EVERY STEP OF THE WAY TO MAKE SURE YOU FEEL COMFORTABLE AND CONFIDENT WITH THE BUILD AND DESIGN OF YOUR NEW TOWNHOME.

Boutique's Interior Design team have created a selection of three stunning colour schemes for you to choose from with a range of quality finishes that you will love. Choose the selection that best captures the interior style you have always wanted, whether it be a palette that features light, medium or dark finishes. Take your townhome to the next level with upgrade options including appliance upgrades, electrical packs and sanitary packs.



LIGHT

ORGANIC

Naturally beautiful materials and textures bring a timeless simplicity. Have fun adding pops of colour to the subtle white palette with natural wood elements, as you create living spaces that reflect your family's personality.

STANDARD

ORGANIC COLOUR SELECTIONS



1. Laundry Laminate Bench (Design Specific): Polytec Pumice Micro Matt
2. Timber Laminate Flooring: Brooklyn Columbia
3. Tiled Splashback & Laundry Tiled Splashback: Silver Grey Matt 100 x 300mm
4. Kitchen Underbench Cabinetry, Bathroom Cabinetry & Laundry Cabinetry (Design Specific): Polytec Marni Lini Matt
5. Overheads: Polytec Classic White
6. Carpet: Rumble Pivot Grey
7. Floor & Wall Tile: Cavala Light Grey 400 x 400mm
8. Stone Bench & Bathroom Stone Bench: Caesarstone Nougat

Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, appliances, cabinetry, fixtures and fittings. Facade images are to be used as a guide only and may show decorative items not included in the base price including fencing, landscaping, windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

UPGRADE

ORGANIC COLOUR SELECTIONS



1. Laundry Laminate Bench (Design Specific): Polytec Pumice Micro Matt
2. Timber Laminate Flooring: Typhoon Sabel Shade
3. Timber Flooring: Scorched Oak
4. Kitchen Underbench Cabinetry, Bathroom Cabinetry & Laundry Cabinetry (Design Specific): Polytec Marni Lini Matt
5. Stone Bench & Bathroom Stone Bench: Caesarstone Fresh Concrete
6. Feature Wall Tile: Penny Round White Matt 19mm
7. Overheads: Polytec Classic White
8. Carpet: Stanley Park Playground
9. Wall & Floor Tile: Lexicon Stone Matt 300 x 600mm
10. Tiled Splashback & Laundry Tiled Splashback: Silver Grey Matt 100 x 300mm



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MEDIUM

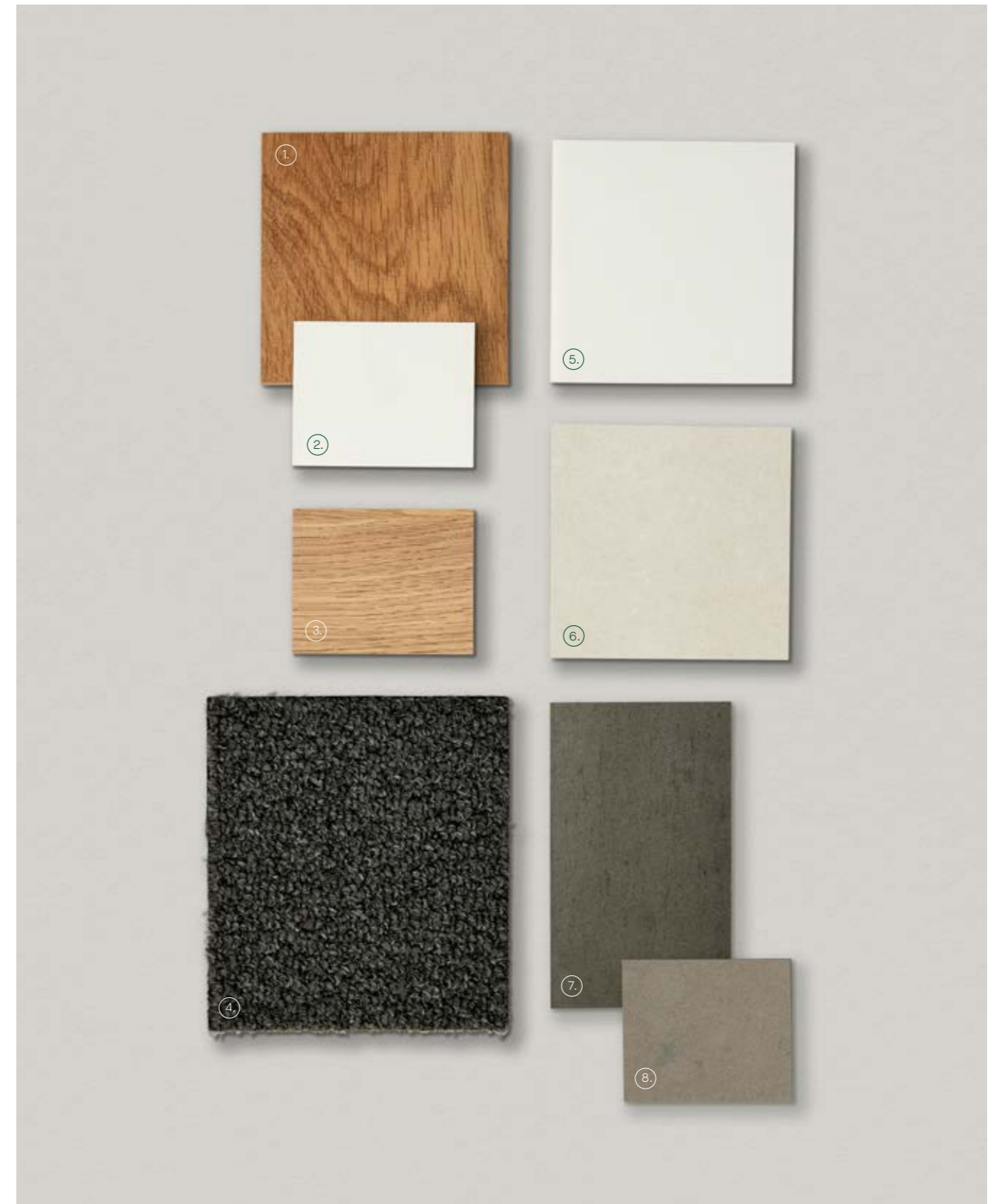
COASTAL

Feel as if you are in a seaside haven with this beach-inspired palette of soft grey, white, sandy yellow, pastel greens and dusty blues. Add some carefree fabrics and furnishings for relaxed family living.



STANDARD

COASTAL COLOUR SELECTIONS



1. Timber Laminate Flooring: Brooklyn Mapleton
2. Kitchen Underbench Cabinetry & Laundry Cabinetry (Design Specific): Polytec Classic White Matt
3. Overheads & Bathroom Cabinetry: Polytec Natural Oak Matt
4. Carpet: Rumble Slate Grey
5. Tiled Splashback & Laundry Tiled Splashback: Matt White 100 x 300mm
6. Wall & Floor Tile: Outback White 400 x 400mm
7. Laundry Laminate Bench (Design Specific): Polytec Tunisia Stone
8. Stone Bench & Bathroom Stone Bench: Caesarstone Oyster

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UPGRADE

COASTAL COLOUR SELECTIONS



1. **Timber Laminate Flooring:** Typhoon Havana 160 Alpine
2. **Timber Flooring:** Blackbutt Matte
3. **Kitchen Underbench Cabinetry & Laundry Cabinetry (Design Specific):** Polytec Classic White Matt
4. **Overheads & Bathroom Cabinetry:** Polytec Natural Oak Matt
5. **Stone Bench & Bathroom Stone Bench:** Caesarstone Cosmopolitan White
6. **Carpet:** Stanley Park Playground
7. **Tiled Splashback & Laundry Tiled Splashback:** Matt White 100 x 300mm
8. **Wall & Floor Tile:** Olympia White Matt 300 x 600mm
9. **Feature Wall Tile:** Bluestone Polished 12 x 100 x 7mm
10. **Laundry Laminate Bench (Design Specific):** Polytec Tunisia Stone

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DARK

MINIMAL

The ultimate contemporary look is yours with clean lines and black, white and grey finishes. If you want a look of classic sophistication for your townhome, dark minimal is the scheme for you.



STANDARD

MINIMAL COLOUR SELECTIONS



1. Overheads: Polytec Gesso Lini Matt
2. Stone Bench & Bathroom Stone Bench: Caesarstone Snow
3. Tiled Splashback and Laundry Tiled Splashback: Black Matt 100 x 300mm
4. Timber Laminate Flooring: Bolero Rustic Black
5. Kitchen Underbench Cabinetry, Bathroom Cabinetry & Laundry Cabinetry (Design Specific): Polytec Graphite Matt
6. Bathroom Wall Tile: Matt White 200 x 400mm
7. Floor Tile: Milano Nero Matt 400 x 400m
8. Carpet: Rumble Storm Cloud

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UPGRADE

MINIMAL COLOUR SELECTIONS



1. **Overheads:** Polytec Gesso Lini Matt
2. **Bathroom Wall Tile:** Matt White 200 x 400mm
3. **Tiled Splashback & Laundry Tiled Splashback:** Black Matt 100 x 300mm
4. **Wall & Floor Tile:** Olympia Charcoal Matt 300 x 600mm
5. **Kitchen Underbench Cabinetry, Bathroom Cabinetry & Laundry Cabinetry (Design Specific):** Polytec Graphite Matt
6. **Timber Laminate Flooring:** Typhoon Artisan Cream
7. **Timber Flooring:** Antique Rocky Oak
8. **Feature Wall Tile:** Kit Kat White Matt 15 x 145mm
9. **Stone Bench & Bathroom Stone Bench:** Caesarstone Fresh Concrete
10. **Carpet:** Stanley Park Curve Ball



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KITCHEN

STANDARD INCLUSIONS



ILVE Electric Built-In Oven 900mm
ILO994X



ILVE Gas Cooktop 900mm
ILGP96X



ILVE Concealed Rangehood 900mm
CU89/90



Poseidon Sink Mixer



Double Bowl Inset Sink
(Design Specific)



Cabinetry Handles

KITCHEN

UPGRADE OPTIONS



ILVE 900mm Canopy Rangehood
IVG901X



ILVE 900mm Induction Cooktop
ILD88B

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BATHROOM & LAUNDRY

STANDARD INCLUSIONS

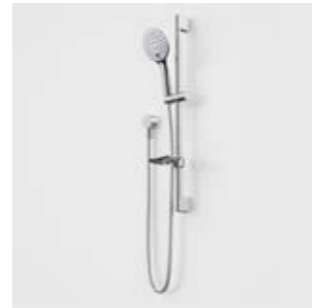
BATHROOM



Vivas Basin Mixer



Luna Inset Basin
(Design Specific)



Pin Multifunction Rail Shower



Vivas Wall Mixer



Vivas 1675 Bath to main bathroom
(Design Specific)



Vivas Wall Bath Spout
(Design Specific)



Stylus Prima II Toilet Suite

LAUNDRY



Metro Wall Sink Outlet



Vivas Wall Mixer



42L Utility Standard Tub & Cabinet
(Design Specific)



Clark Single 45L Flushline Tub
(Design Specific)

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BATHROOM & LAUNDRY

UPGRADE OPTIONS

BATHROOM



Luna Basin Mixer



Luna Basin / Bath Spout 226mm



Luna Wall Mixer



Caroma Urbane II Inset Basin



Luna Contemporary Hand Towel Rail
265mm



Luna Contemporary Single Towel Rail
600mm



Luna Contemporary Toilet Roll Holder



Clark Round Back To Wall Toilet Suite

LAUNDRY



Luna Kitchen Mixer



Luna Wall Mixer

STANDARD INCLUSIONS

KITCHEN INCLUSIONS

- 900mm wide oven and cooktop
- 900mm wide concealed rangehood
- 40mm thick edge Caesarstone benchtops
- Soft closers to all kitchen drawers and doors (excluding cupboards above rangehood)
- Deluxe inset stainless steel sink
- Kitchen island bench with overhang (design dependent, refer to working drawings for details)
- Overhead finger pull cupboards either side of rangehood and above fridge space (push to open cupboards above rangehood)
- 2 x banks of pot drawers (design dependent)
- Dishwasher and microwave provision
- Tiled splashback under overhead cupboards
- Quality chrome flick mixer
- White lined kitchen cupboards and drawers
- Designer cupboard handles
- Laminated kickrail
- Pantry with four rows of white melamine shelves (design dependent, refer to working drawings for details)

BATHROOM INCLUSIONS

- Single vanity with 20mm thick Caesarstone benchtop to main bathroom, ensuite and powder room (design dependent, refer to working drawings for details)
- Soft closers to all vanity drawers and doors
- Ceramic tiling to floors of ensuite, bathroom, powder room and laundry (design dependent, refer to working drawings for details)
- Exhaust fan to bathroom and ensuite over shower (design dependent, refer to working drawings for details)
- Polished edge mirror above vanity benchtops to match height of shower screen
- Acrylic bath to main bathroom or ensuite (design dependent, refer to working drawings for details)
- Obscure privacy glazing to bathroom, WC and ensuite (design dependent, refer to working drawings for details)
- Showers with 2100mm high tiling, tiled shower base with tiled hob
- Semi frameless (ensuite) and semi framed (bathroom) shower screen with clear laminated safety glass (design dependent, refer to working drawings for details)
- Designer insert vitreous china basins
- Quality chrome tapware
- Quality vitreous china toilet pan and cistern
- Chrome towel rail to bathroom
- Chrome toilet roll holders
- 100mm tiled skirting to ensuite, bathroom, powder room and laundry (design dependent, refer to working drawings for details)
- White lined cupboards and drawers with designer handles

LIVING INCLUSIONS

- Quality floor coverings throughout. Carpet to bedrooms, tiles to wet areas and timber look laminate flooring to entry and living areas
- 2550mm high ceilings throughout (design dependent, refer to working drawings for details)
- Quality Dulux paint to ceilings, walls, doors, door frames, woodwork, eaves and meter box. 3 coat system included to internal walls only (including garage)
- LED downlights throughout (excluding garage)
- 2040mm flush panel internal doors
- Aluminium stacking or sliding door to outdoor living (design dependent, refer to working drawings for details)
- 67mm skirtings and architraves throughout
- Reverse cycle split system air-conditioning to living and bedroom 1
- Linen cupboard with door and four rows of white melamine shelves (design dependent)
- Ample double power points
- Hard wired electronic smoke detectors
- Designer chrome lever passage sets
- Enclosed staircase with MDF treads and risers (for carpet finish), painted MDF handrail to first flight, dwarf wall to first floor, and painted stringers (design dependent, refer to working drawings for details)
- Recessed stair lights and under stair storage (design dependent, refer to working drawings for details)
- Roller blinds to all stacking or sliding doors and windows
- (excluding laundry) (design dependent, refer to working drawings for details)

LAUNDRY INCLUSIONS

- 45L stainless steel inset trough with 800mm laminate base cabinet including laminate benchtop, soft closers to all laundry drawers and doors, and 400mm high wall tiling to full length of cabinet, or 42L stainless steel trough with white metal cabinet (design dependent, refer to working drawings for details)
- Concealed washing machine taps

EXTERNAL INCLUSIONS

- Double glazing to all stacking or sliding doors and awning windows (design dependent, refer to working drawings for details)
- Metal roofing
- Coloured metal fascia and barge, quad gutter and down pipes
- Stylish facade with rendered features
- Feature front entry door
- Porch with integrated concrete slab
- Two external garden taps
- Single or Double Smart Control Colorbond sectional garage door with in-built camera, smart phone app, one wall mounted control and two remote controls (design dependent, refer to working drawings for details)
- Hot water system (design dependent, refer to working drawings for details)
- Quality aluminium windows with locks and energy efficient weather seals to all openings
- Exposed aggregate concrete or permeable material to driveway, outdoor living, path and porch (design dependent, refer to working drawings for details)
- Front and rear landscaping
- Fencing
- Letterbox
- Clothesline (design dependent, refer to working drawings for details)

BUILDING AND CONSTRUCTION INCLUSIONS

- 25 year structural warranty
- 12 month service warranty
- Site levelling of block
- Stabilised machine graded pine wall frame (superior product used to reduce frame movement and ensure straighter walls)
- Independent autoclaved aerated concrete wall or fire rated party wall between dwellings (design dependent, refer to working drawings for details)
- Engineer designed concrete slab
- Connection of services within the property boundaries to underground power, water, sewer and gas (if available)
- Termite Management System Part A - including termite shields to all plumbing penetrations provided in line with local authority requirements
- Free-to-air TV ready



We're Listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, Always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the Standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 Year Guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



43 Years' History

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality for over 43 years.