

# Kingsburgh

Executive Residences



  
**maxprown**<sup>®</sup>  
REAL ESTATE GROUP



Our dedicated Home and Land Centre can help create your new dream home on your land or ours, with a range of home and land packages available\*.



\*Subject to availability.

Delivering the complete package with flexible designs, personalised homes and a huge range of inclusions making your new home even better than your expectations.



Kingsburgh  
Executive Residences



Display Facade

# Kingsburgh

Single Level Homes



Stylish and contemporary  
New Home Design sets a  
new level for today's  
modern lifestyle.

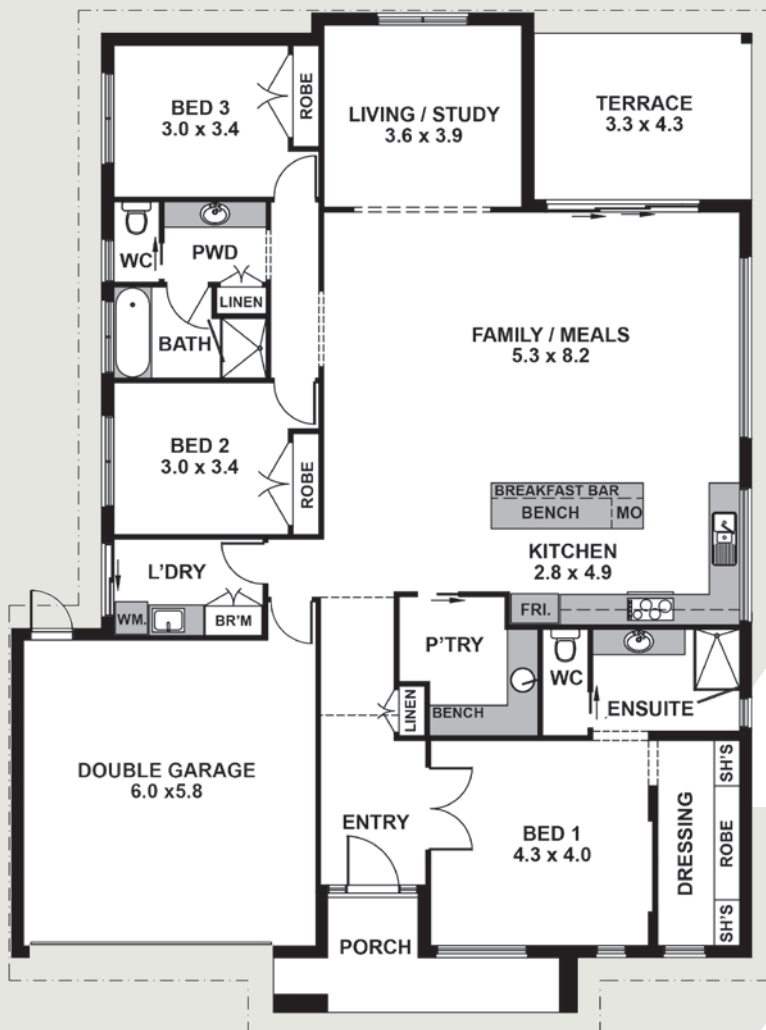


Classic Facade

3 2 2 1

## Kingsburgh<sup>27</sup>

Specifications	m2	Sq
House	192.02	20.67
Garage	39	4.12
Porch	8.61	0.92
Terrace/Alfresco	14.7	1.43
<b>Total</b>	<b>253.80</b>	<b>27.14</b>
Length 19.22m		Width 14.60m



Showcasing superb space throughout, and with features to capture the imagination at every turn, make the Kingsburgh 27, 30 & 33 winning combinations. The free flowing floorplans provides 3 or 4 bedrooms, superb island-bench style kitchens, butler's pantry with a host of features, a big outlook across the family-meals and living and to the covered outdoor terrace beyond.

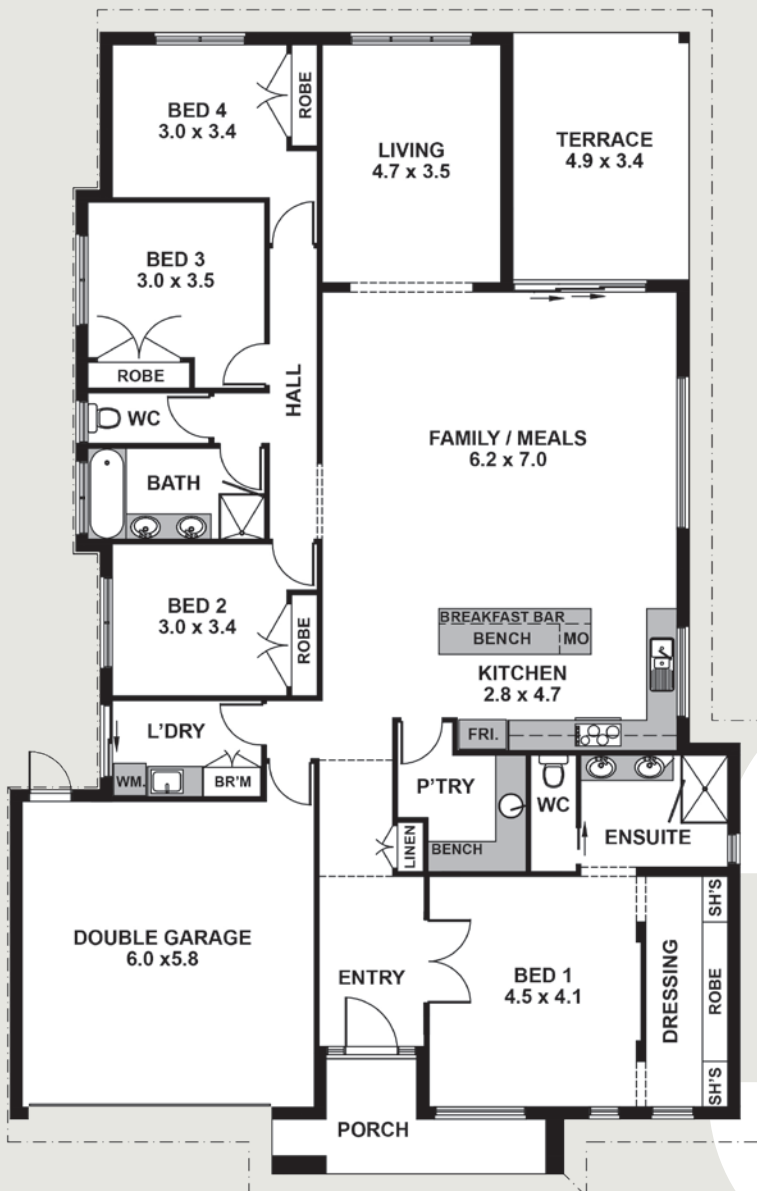
The Kingsburgh single level homes will capture the imagination.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

4 2 2

## Kingsburgh30

Specifications	m2	Sq
House	212.55	22.88
Garage	39.06	4.19
Porch	8.36	0.90
Terrace/Alfresco	16.90	1.82
<b>Total</b>	<b>276.87</b>	<b>29.79</b>
Length 22.52m	Width 14.40m	





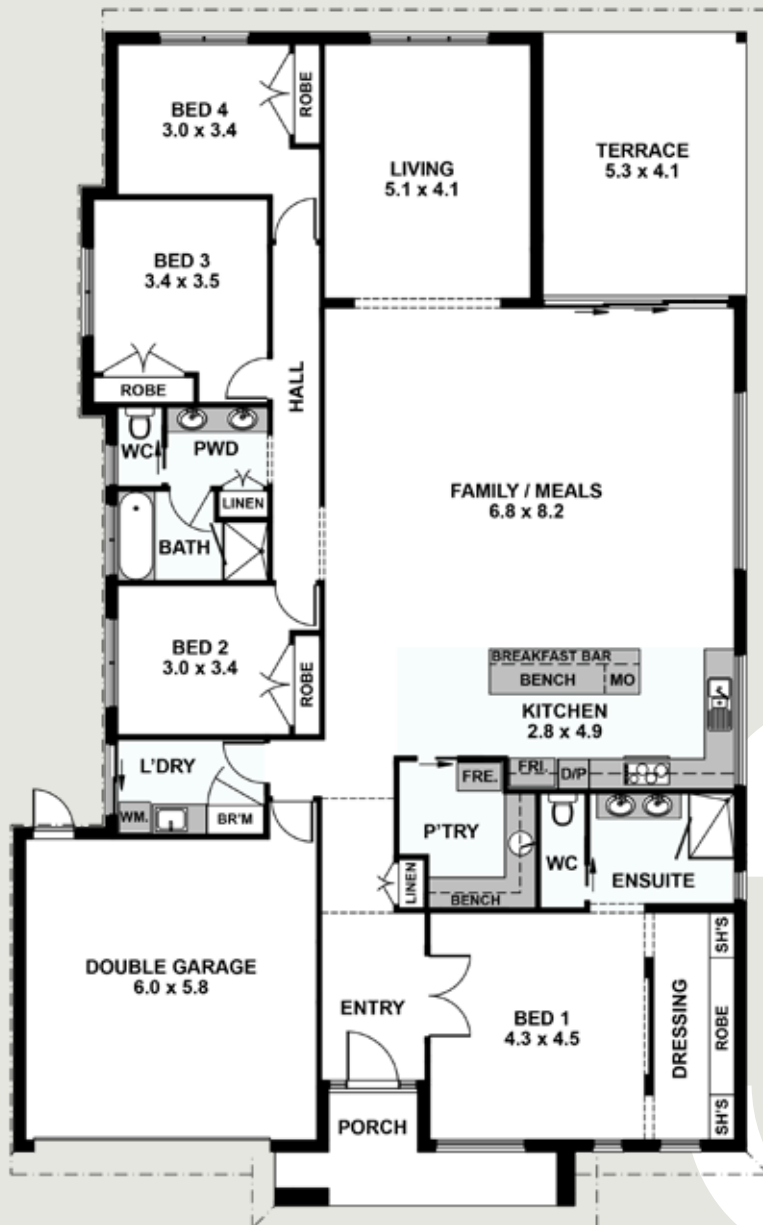
Display Facade

4 2 2

## Kingsburgh33

Specifications	m2	Sq
House	238.72	25.70
Garage	39.09	4.19
Porch	8.61	0.92
Terrace/Alfresco	21.54	2.31
<b>Total</b>	<b>307.96</b>	<b>33.12</b>

Length 23.51m Width 14.60m



On Display

33



### Deluxe Inclusions:

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- Front Façade as Displayed (except, with concrete base to porch area)
- 8' ceilings throughout
- Floor tiles to wet areas (ensuite, bathroom, powder room, laundry)
- Powder coated aluminium Windows as displayed, with locks & flyscreens
- Kitchen picture window including tiled splashback
- Stacker Doors to Terrace, powder coated aluminium
- Entry door – standard 2040h x 820w, Corinthian PMAD101 with clear glass
- Eaves to roofline
- Concrete base, and plaster ceiling to Terrace / Alfresco area
- Brickwork in lieu of infill over garage door
- Ensuite Shower 2.3m tiled base
- Large Shower to main Bathroom
- 2 Basins to Ensuite & Bathroom Vanities
- Kitchen Benchtops mid-range 20mm caesarstone
- Soft-closing drawers to kitchen
- Butler's Pantry: bench-cupboard with laminated top, & sink
- Walk-in robe with 1 shelf, with single & double hanging spaces
- Gas Ducted Heating to all living areas and bedrooms
- 1 tv point; 1 phone point; 1 weatherproof GPO; 1 single, and 1 double spotlight
- 16 low voltage LED downlights (porch, entry, kitchen, butler's, family/meals, living)
- Illume skylight to butler's pantry
- Colorbond roller door to garage with remote control
- 6-Star Energy efficiency in best orientation
- 2000ltr reticulated water tank OR gas boosted solar hot water service

### Kitchen appliances:

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- Oven, under-bench, 600mm, 8-function, Technika T086MSS-5
- Cooktop, 600mm 4-burner with wok, cast iron trivets, H640STXPRO-3
- Rangehood, 600mm slide-out, SL1016ISS-4

### Also Included

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- Concrete Slab (Class-M)
- Two external taps
- Deadlock to Front Door
- Smoke detectors, and Electric Circuit Breaker & Safety Switch
- Service Connections to Water, Electricity, Sewer, Stormwater and Gas, within the property up to 8 metres
- Building Permit and associated fees
- Soil Test and Site Appraisal
- Plans and Specifications
- Cleaning of Site upon completion
- Professional cleaning of Home & Windows upon completion
  
- "Display façade" or "Classic façade"

### Upgrades, additional to Deluxe Inclusions:

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- o Pivot Front Door in lieu of standard hinged door
- o Ceiling Height to 8'6" in lieu of standard 8'
- o Bi-fold Doors to Terrace in lieu of Stacker Door – powder coated aluminium
- o Floor Tiles to Entry, Family/Meals, Kitchen, and Butler's (porcelain)
- o Tassie Oak Overlay Floor to Entry, Family/Meals, Kitchen, and Butler's
- o Spotted Gum overlay Floor to Entry, Family/Meals, Kitchen&Butler's (As Displayed)
- o Carpet as Builder's range
- o Carpet as Displayed
- o Ducted evaporative air
- o Master bedroom robe fit-out including mirror
- o Mid-range 20mm caesarstone to benchtop in walk-in pantry
- o Mid-range 20mm caesarstone to benchtops to all vanity units
- o Mid-range 20mm caesarstone to laundry bench top
- o Upgrade caesarstone to 40mm edges (kitchen, & butler's)
- o Pull-out Day Pantry
- o Open Shelving to butler's pantry
- o Rova rotating corner unit to kitchen corner cupboard
- o Double door-mount bins to kitchen cupboard
- o Water point to fridge space
- o Increased wall tiling to full height to ensuite shower walls & vanity wall
- o Shower Niches to each shower
- o Timber Deck to Terrace / Alfresco in lieu of plain finish concrete
- o Timber Deck to front Porch in lieu of plain finish concrete
- o Stainless steel wire / Stainless tube balustrade to deck
- o Alfresco ceiling to Gloss Wood in lieu of plasterboard
- o Feature Walls - painted
- o Data point
- o Ducted vac
- o Alarm system

### Kitchen appliances:

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- o Oven, under-bench, 900mm, multi-function, Technika T948SS-5
- o Cooktop, 900mm, 5-gas burner with wok, H950STXPRO
- o Rangehood, 705mm, concealed under-mount, CP750SS
- o Dishwasher, 600mm, multi-program, free-standing, VDW6SS-4
- o Microwave oven, with SS trim kit, WD905+TT905

Note: subject to change without notice.

Exclusions: window furnishings (drapes & blinds), light fittings, furnishings, landscaping, fencing

Note: The information contained in this brochure has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and agents will not be responsible for any error or mis-description which may appear herein.



# Kingsburgh

Multi Level Homes

Providing the best in  
contemporary & stylish living  
with large open spaces in a  
free flowing floorplan.



Display Facade



Classic Facade

4 2.5 2

# Kingsburgh37

Specifications	m2	Sq
House	274.07	29.50
Garage	42.32	4.50
Porch	9.39	1.00
Balcony	7.38	0.80
Terrace/Alfresco	16.07	1.70
<b>Total</b>	<b>349.23</b>	<b>37.50</b>

Length 20.58m Width 12.73m

On Display



Showcasing superb space throughout, and with features to capture the imagination at every turn, make the Kingsburgh 37, 38 & 43 winning combinations. The free flowing floorplans provides 4 or 5 bedrooms plus study, superb island-bench style kitchens with walk in pantry and centrally located to capture the spacious dining, family room and covered outdoor terrace beyond.

The Kingsburgh multi level homes will exceed your expectations.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

4 2.5 2

## Kingsburgh38

Specifications	m2	Sq
House	281.49	30.30
Garage	41.79	4.50
Porch	9.14	1.00
Balcony	7.21	0.70
Terrace/Alfresco	16.07	1.73
<b>Total</b>	<b>355.70</b>	<b>38.20</b>

Length 20.58m Width 12.73m





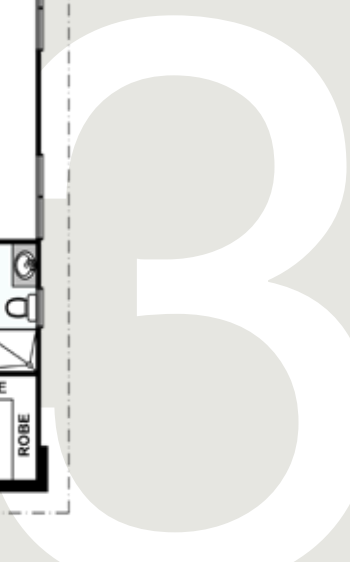
Display Facade

5 3.5 2

# Kingsburgh43

Specifications	m2	Sq
House	328.54	35.30
Garage	41.79	4.50
Porch	9.14	1.00
Balcony	7.21	0.70
Terrace/Alfresco	16.07	1.70
<b>Total</b>	<b>402.75</b>	<b>43.20</b>

Length 24.27m Width 12.73m



## Deluxe Inclusions:

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- Front Façade as Displayed (except, with concrete base to porch area)
- Eaves to upper roofline
- Colorbond roller door to garage, with remote control
- Brickwork in lieu of infill over garage door
- Concrete base, and plaster ceiling to Terrace / Alfresco area
- 8'6" ceilings downstairs, 8' upstairs
- Stacker Doors to Terrace/Alfresco from family room
- Powder coated aluminium windows as displayed
- Butt-joint corner window to Bedroom 1
- Entry door – standard 2040h x 820w, Corinthian PMAD101 with clear glass
- Floor tiles (porcelain) to wet areas (ensuite, bathroom, powder room, laundry)
- Kitchen Benchtops mid-range 20mm caesarstone
- Soft-closing drawers to kitchen
- Butler's Pantry: bench-cupboard with laminated top
- Ensuite Shower 1500mm, tiled base
- Large Shower, 1200mm, to main Bathroom
- 2 Basins to Ensuite vanity
- Walk-in robe with 1 shelf, with single & double hanging spaces
- Gas Ducted Heating to all living areas and bedrooms
- 15 low voltage LED downlights (porch, entry, family, dining, kitchen, pantry)
- 1 tv point; 1 phone point; 1 weatherproof GPO; 1 single and 1 double spotlight
- 6-Star Energy efficiency in best orientation
- 2000ltr reticulated water tank OR gas boosted solar hot water service

## Kitchen appliances:

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- Oven, 900mm upright cooker, dual fuel, Technika GHE09TDSS-4
- Rangehood, 900mm, slide-out, SL1019ISS-4

## Also Included

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- Concrete Slab (Class-M)
- Two external taps
- Deadlock to Front Door
- Smoke detectors, and Electric Circuit Breaker & Safety Switch
- Service Connections to Water, Electricity, Sewer, Stormwater and Gas, within the property up to 8 metres
- Building Permit and associated fees
- Soil Test and Site Appraisal
- Plans and Specifications
- Cleaning of Site upon completion
- Professional cleaning of Home & Windows upon completion
  
- "Display façade" or "Classic façade"

## Upgrades, additional to Deluxe Inclusions:

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- o Ceiling Height to 9' downstairs in lieu of 8'6"
- o Pivot Front Door in lieu of standard hinged door
- o Floor Tiles (porcelain) to Entry, Family/Meals, Kitchen, Pantry
- o Tassie Oak or Spotted Gum overlay Floor to Entry, Family/Meals, Kitchen, Pantry
- o Carpet as Displayed
- o Mid-range 20mm caesarstone to bench top in walk-in pantry
- o Upgrade to 40mm edges to caesarstone - kitchen and walk-in pantry
- o Mid-range 20mm caesarstone to bench tops to all vanity units
- o Mid-range 20mm caesarstone to laundry bench top
- o Pull-out Day Pantry
- o Open shelving to walk-in pantry
- o Euro Cargo 450 door mount bin to kitchen cupboard
- o Water point to fridge space
- o Shower Niches to each shower
- o Upgrade tapware to Cuadro (standard range is in single storey)
- o Upgrade toilet suites to Torina back-to-wall style (standard is in single storey)
- o Master bedroom robe fit-out in lieu of single shelf & rail
- o Walk-In Linen fit-out in lieu 4 standard shelves across rear
- o Tiled base to Terrace/Alfresco in lieu of standard plain finish concrete
- o Bi-fold Doors to Terrace in lieu of stacker door – powder coated aluminium
- o Terrace Ceiling to Gloss Wood in lieu of plaster board finish, and above same doors
- o K.D. Hardwood stairs in lieu of standard custom wood
- o Reverse cycle, ducted split Air-Conditioning in lieu of gas ducted heating
- o Stair Lights
- o 2 LED Downlights over cook top; and 2 LED downlights over sink bench
- o Feature Walls - painted
- o Ducted vac
- o Alarm system
- o Data point

## Kitchen appliances:

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- o Oven, 900mm SS multi-function upright cooker, dual fuel, warming drawer, TU950TME8
- o Rangehood, 900mm, slimline canopy, digital timer, gloss black fascia, FHEE229SC9S-2
- o Dishwasher, 600mm, multi-program, free-standing, VDW6SS-4
- o Microwave oven, with SS trim kit, WD905+TT905

Note: subject to change without notice.

Exclusions: window furnishings (drapes & blinds), light fittings, furnishings, landscaping, fencing

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