

THE  
**EST. KALEEN**  
TOWNHOMES  
|

Established Kaleen





ESTABLISHED  
KALEN





# WELCOME TO ESTABLISHED - EST

An inspired collection of 3 bedroom townhomes enviably positioned in the established locale of Kaleen.







# LIFESTYLE

At your doorstep are some of Canberra's most prominent local facilities and enviable amenities.

You'll find yourself in the centre of all the modern and convenient amenity of multiple local shopping villages and the wider cosmopolitan offerings of the Belconnen Town Centre, the Inner North and Canberra City.



# DESIGN



When contemporary design meets form and function, you can be assured that your residence will offer the best of indoor and outdoor spaces with room to move, room to store and room to live.

Lifestyle can be defined as a suggestion of attitude, desirability, quality and standard. We choose the things in life that correlate to our own interpretation of this, we choose the things in life that are better.



# INTERIORS



Featuring modern yet timeless and homely interiors expertly curated by The Mill Design, spacious spaces and contemporary fittings and fixtures adorn your luxury EST. town home.

Boasting Fisher and Paykel appliances, custom joinery, efficient lighting and water wares, purchasers have the choice of sumptuous interior schemes that are as individual as you.



# DOMAIN



**Kitchen Cabinetry**  
Cinder, Matt

**Kitchen Benchtop/Splashback**  
Symphony Grey

**Bathroom Floors**  
Nextone, Dark, stacked

**Flooring**  
Cobble Brown

**Carpet**  
Feltex-Pelorus 750

# ESTATE



**Kitchen Benchtop/Splashback**  
Organic White

**Kitchen Cabinetry**  
Blossum White, Matt

**Bathroom Floors**  
Nextone, Gray, stacked

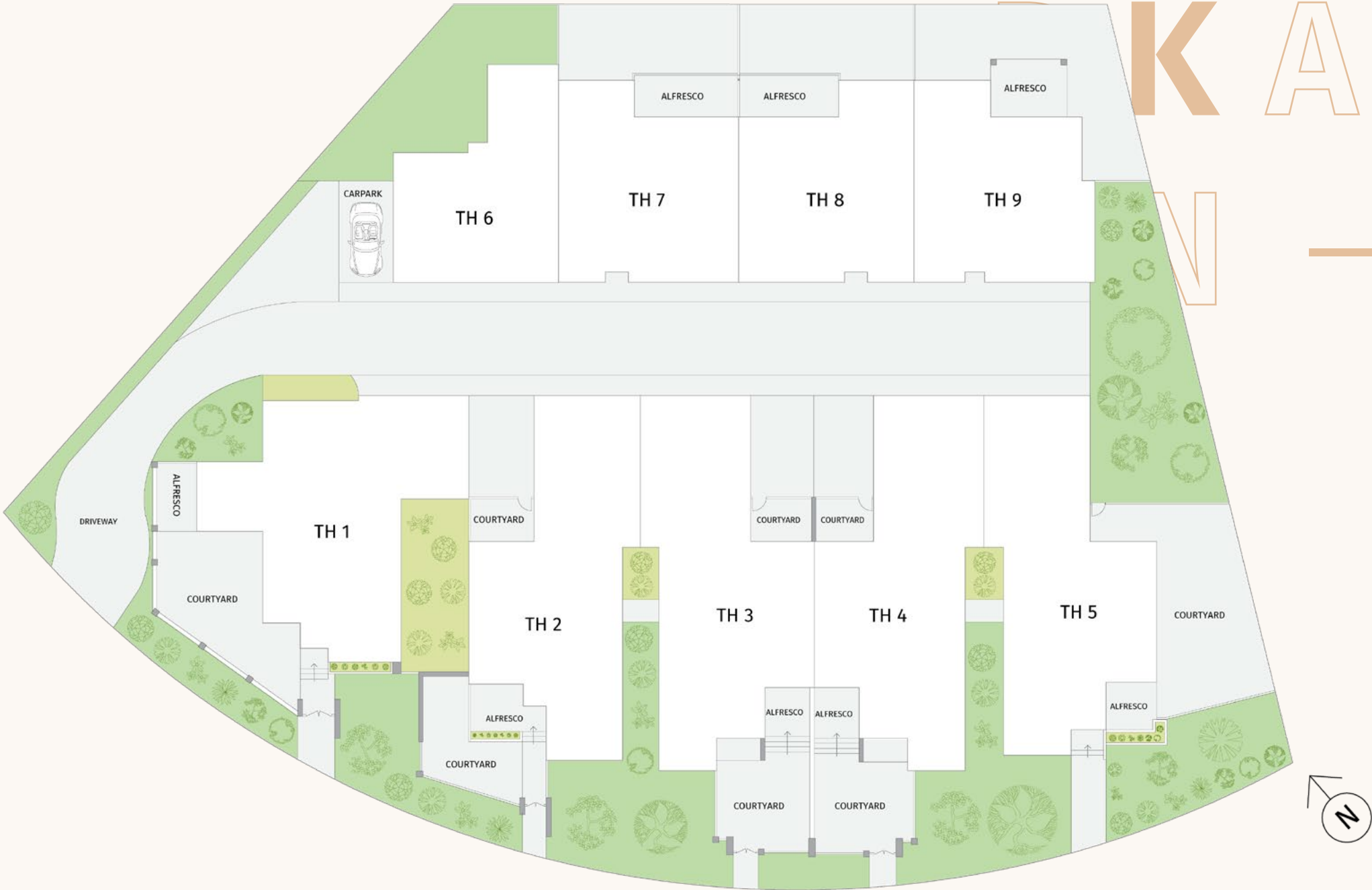
**Flooring**  
Neutral Tan

**Carpet**  
Feltex Stone 745



# THE SITE PLAN

In choosing a home to compliment your lifestyle, you search for a well-located, functionally designed safe haven, where sustainable principals, contemporary design and comfort underpin your sound decision to invest.







TH 1

BEDROOMS	BATHROOMS	PARKING
3	2	2

LIVING

116m<sup>2</sup>

GARAGE

39m<sup>2</sup>

YARD

107m<sup>2</sup>





TH 2

BEDROOMS    BATHROOMS    PARKING

3                    2                    2

LIVING

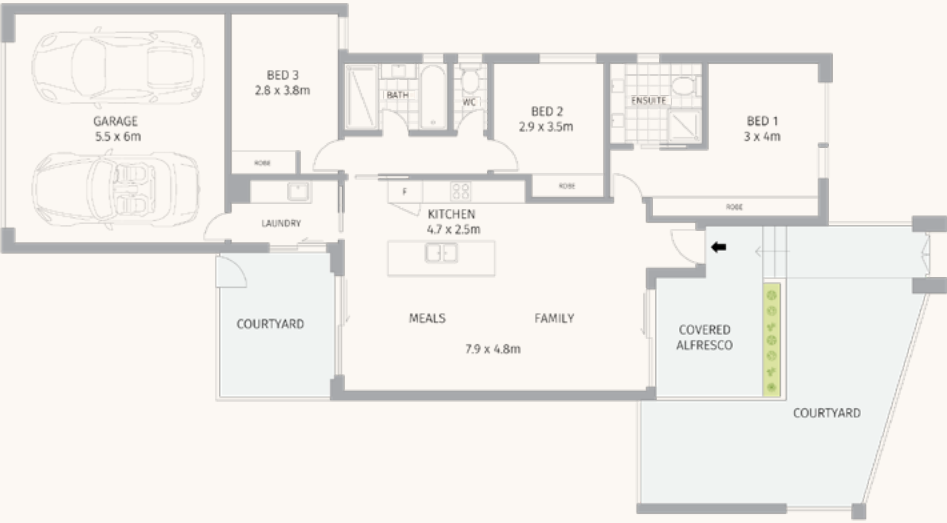
110m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

80m<sup>2</sup>



TH 3

BEDROOMS    BATHROOMS    PARKING

3                    2                    2

LIVING

116m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

60m<sup>2</sup>



TH 4

BEDROOMS    BATHROOMS    PARKING

3                    2                    2

LIVING

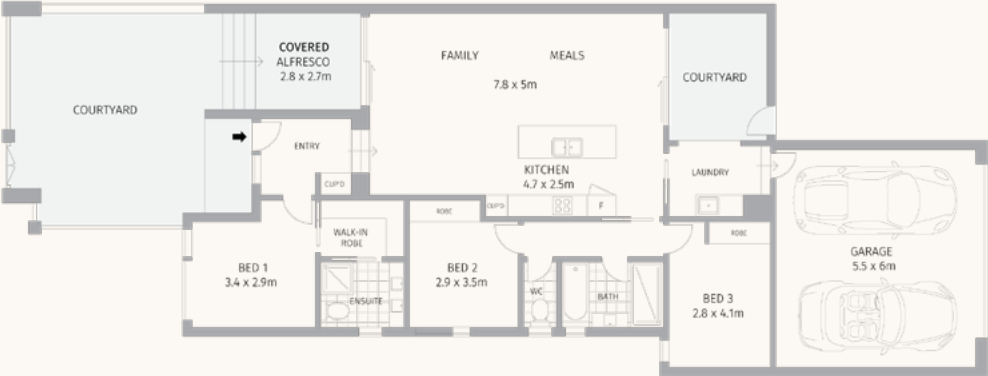
116m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

60m<sup>2</sup>



TH 5

BEDROOMS    BATHROOMS    PARKING

3                    2                    2

LIVING

111m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

90m<sup>2</sup>





TH 6

BEDROOMS    BATHROOMS    PARKING

3            2.5            2

LIVING

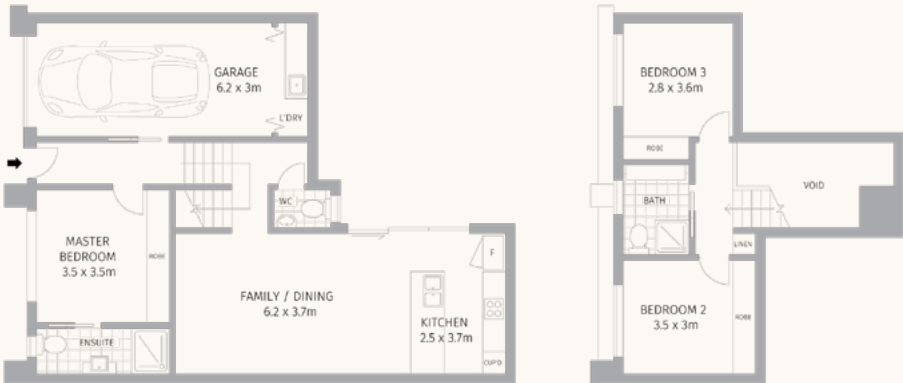
103m<sup>2</sup>

GARAGE

21m<sup>2</sup> +1 Space

YARD

68m<sup>2</sup>



LOWER FLOOR

UPPER FLOOR



TH 8

BEDROOMS    BATHROOMS    PARKING

3            2.5            2

LIVING

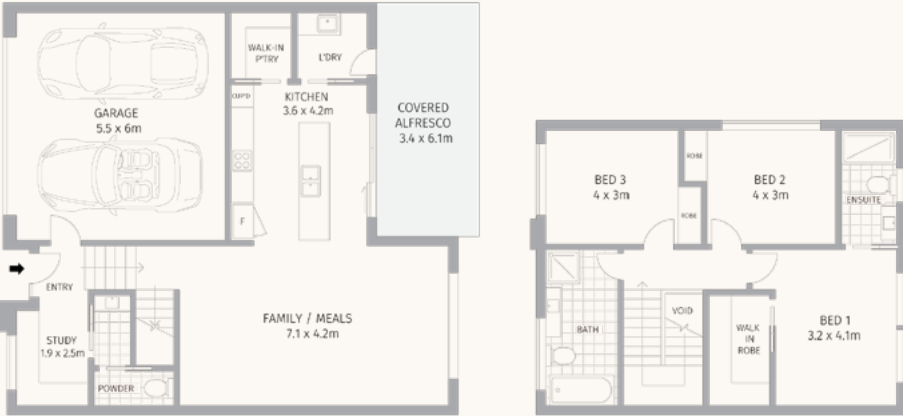
137m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

57m<sup>2</sup>



LOWER FLOOR

UPPER FLOOR



TH 7

BEDROOMS    BATHROOMS    PARKING

3            2.5            2

LIVING

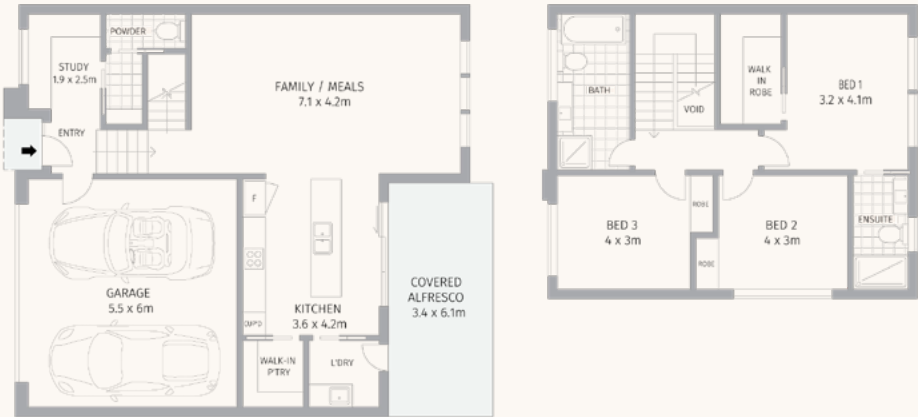
136m<sup>2</sup>

GARAGE

36m<sup>2</sup>

YARD

57m<sup>2</sup>



LOWER FLOOR

UPPER FLOOR



TH 9

BEDROOMS    BATHROOMS    PARKING

3            2.5            2

LIVING

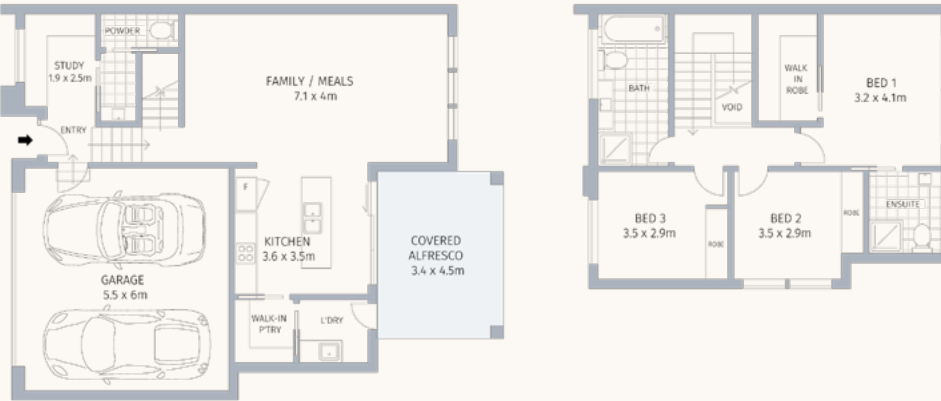
129m<sup>2</sup>

GARAGE

37m<sup>2</sup>

YARD

103m<sup>2</sup>



LOWER FLOOR

UPPER FLOOR





General	
Maintenance	90 Day Maintenance Period.
EER Certificate	Energy efficiency of Min 6 stars.
Insulation	All wall and ceiling insulation to comply with the EER requirements.
Services	Service connections to water, sewer, electricity
Hot Water	Electric instantaneous. Individual water meter to each unit; 1 common site meter.
Heating and Cooling	1 x reverse cycle ducted heating and cooling system to each unit.

External	
Brick work	PGH Espresso.
Cladding	Weathertex weather grove 300mm.Urbanline Euro Selektä Clad in cedar. Render and paint finish.
Double glazed aluminium windows and sliding doors with fly screens.	
Roofing	Colourbond roofing, Facias and gutters and downpipes. Colour-Basalt.
Retaining/ Courtyard walls	Sandstone natural stone walls.
Landscaping	As per the landscape plans.
Front doors	Corinthian AW05VG in Blond oak.
Front door lock	Gainsborough Omni allure (matt black) - as pre selection boards.
Garage Doors	Steel line Deco wood sectional door. - Colour- Tasmanian Oak. 2x remotes for each door.

Concreting and paving as per landscape plan.

Internal	
Light and dark colour scheme available if purchased of plan	
Internal walls	Square set plasterboard throughout, moisture resistant to the wet areas, low sheen paint finishes to match the colour boards.
Ceilings	High ceilings with plasterboard finish with ceiling paint.
Floor finishes type 1	Hybrid weatherproof laminate timber flooring.
Floor finish type 2	Tiled wet areas.
Floor finish type 3	Carpet- cut pile twist carpet.
Doors	Flush panel doors, semi-gloss paint finish.
Door handles	As pre selection boards, privacy sets fitted to wet areas.
Skirtings and architraves	67x18mm semi-gloss paint finish.
Bedroom robes	Built in joinery with a melamine finish and sliding doors.
Walk in Robes	Built in Joinery with a melamine finish where applicable.
Linen cupboards	Built in joinery with a melamine finish and swinging/sliding doors.

Kitchen	
20mm Caesarstone benchtops	Colour as per the selection board.
Splashback to be tiled, tile to match the selection board.	
Abbey undermount sink.	
Parisi pull-out mixer, Colour- Gunmetal grey.	
Oven	Fisher and Paykel 600mm.
Cooktop	Fisher and Paykel 600mm induction.
Rangehood	Fisher and Paykel 600mm undermount.
Dishwasher	Fisher and Paykel 600mm freestanding dishwasher.

Feature lighting	Beacon MFL Masson Mila round and Matt black.
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Bathroom	
Floor tiles 600x600mm as per the selection boards.	
Full height tiling to bathrooms as per the selection boards	
WC	Tiled floor skirtings pre selection boards.
Shaving cabinets with mirror doors to compliment vanities.	
Custom vanities as per designer’s drawings	
Basins	Clark - Square 400mm inset basin.
Parisi towel and toilet roll holders as pre selection boards.	
Clark toilet.	
Decina bath tub.	
Semi frameless shower screens.	
Recessed tiled shower shelves to each shower.	

Laundry	
Tiled floors	Tiles as per the selection boards.
Tiled splashback Oven	Tiles as per the selection boards.
Joinery Finish 1	Melamine with 1mm edge- colours as per the selection board.
Joinery Finish 2	Melamine with 1mm edge- colours as per the selection board.
Benchtops	20mm Caesarstone - colour as per the selection boards.
Sink	Abbey drop in stainless steel single bowl sink.
Tapware	Parisi pull out mixer- Colour gun metal grey.
Hot and cold tap for washing machine connection.	

Electrical	
Bedrooms	Two LED down lights per bedroom.  Two double power point to each bedroom.  Three double power point, one Data, and one TV to each master bedroom. One light point to WIR (if applicable)
Bathroom and ensuite	Two light heater with exhaust fan and one double power point.
Laundry	One light (Fan if required) and one double power point.
Kitchen	Two LED down lights, two double power point and all appliances as required.
Living/meals area	Four down lights two double power points and one TV point and one Data point.
WC/Powder Room	One light point (fan if required).
Hallways	LED lights as required.
Smoke detectors as per AS hardwired with battery back up.	
Entry doors	External light points to all entry doors.
Courtyard	1x external light and 1x external power point.
Garage	2x fluorescent lights and 2 x double power points.
RCD safety switches and circuit breakers.	
Pre-wired the house for NBN Fit off and connections.	
Video Intercom	Video intercom system with doorbell and display.



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