

# WE'RE USING THE F-WORD!



To make sure you're getting the best deal, aside from our awesome inclusions we're giving you FREE UPGRADES for a limited time only! How it works:

- 1. Select your new Burbank home**
- 2. Pick your upgrade package - options below**
- 3. Select your upgrades using this document– simply tick off your selections**

**\$15,000**  
**FREE**

**\$20,000**  
when you pay  
\$3,990

**\$40,000**  
when you pay  
\$19,990

**\$60,000**  
when you pay  
\$35,990

**\$80,000**  
when you pay  
\$51,990



# SELECT YOUR UPGRADES

Façade & floorplan options .....	3
Bathroom & laundry upgrades .....	4
Kitchen upgrades .....	5
Interior & flooring upgrades .....	6
Roof & ceiling upgrades .....	7
Electrical & AC upgrades .....	8
Basix & External upgrades .....	8
Your plan .....	9

## BOOK A FREE STUDIO TOUR!

Visit us at the Burbank Edge Selection Studio for a free interior and design tour.

We highly recommend taking advantage of our expert stylists to help you plan the finishing touches to your new home.

Book a time with your New Home Consultant to visit our studio in Parramatta or call 02 8728 6359.



# PERSONALISE YOUR FLOORPLAN



**Thought transforming your floorplan was too hard? With Burbank, it's almost too easy. Use our façade and floorplan options to flip parts of your home and personalise your place.**

Have a chat to your New Home Consultant for all façade and floorplan options and pricing.

## FAÇADE

Façade upgrade selection .....INSERT VALUE \$ .....

## FLOORPLAN

Floorplan option .....INSERT VALUE \$ .....

## FLOORPLAN

Floorplan option .....INSERT VALUE \$ .....

## FLOORPLAN

Floorplan option .....INSERT VALUE \$ .....

## FLOORPLAN

Floorplan option .....INSERT VALUE \$ .....

## FLOORPLAN

Floorplan option .....INSERT VALUE \$ .....

**SUB-TOTAL OF FAÇADE AND FLOORPLAN OPTIONS .....\$.....**

# BATHROOM & LAUNDRY UPGRADES



## LAMINEX BENCHTOP

- 1300mm base cupboard, Laminex benchtop, 45lt drop in laundry tub and tiled splashback .....\$1,295 each
- Laundry Laminex benchtop including overhead Cupboards additional..... \$338 per lineal metre

## TILING

- Full height tiling in bathroom (included builder's range).....\$125m<sup>2</sup>
- Tiled shower niche 400mm x 400mm (included builder's range) .....\$560 each
- Tiled shower niche 400mm x 600mm (included builder's range) .....\$620 each
- Tiled shower niche 600mm x 600mm (included builder's range)..... \$720 each

## SHOWER HEAD

- Phoenix Vivid Twin Shower Head V726 Chrome..... \$399 each

## SHOWER SCREEN

- 900mm x 900mm 10mm frameless shower screen in lieu of 900mm x 900mm semi-framed shower screen.....\$1,940 each
- 1000mm x 900mm 10mm frameless shower screen in lieu of 1000mm x 900mm semi-framed shower screen.....\$1,940 each
- 1200mm x 900mm 10mm frameless shower screen in lieu of 1200mm x 900mm semi-framed shower screen..... \$2,195 each

## STONE BENCHTOP

- Burbank Category 2 stone benchtop with 20mm square edge to 682mm wide vanity in lieu of laminate benchtop..... \$235 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 782mm wide vanity in lieu of laminate benchtop ..... \$269 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 982mm wide vanity in lieu of laminate benchtop ..... \$338 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 1282mm wide vanity in lieu of laminate benchtop..... \$441 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 1482mm wide vanity in lieu of laminate benchtop..... \$510 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 1582mm wide vanity in lieu of laminate benchtop..... \$544 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 1782mm wide vanity in lieu of laminate benchtop..... \$613 per lineal metre
- Burbank Category 2 stone benchtop with 20mm square edge to 2082mm wide vanity in lieu of laminate benchtop ..... \$716 per lineal metre

SUB-TOTAL OF BATHROOM AND LAUNDRY UPGRADES .....\$.....

# KITCHEN UPGRADES

## COLD WATER POINT

Capped cold water point to fridge space ..... \$170.00 each

## SINKS

Franke Planar Double Bowl undermounted sink (for stone benchtops)..... \$695.00 each

Plaza single bowl inset kitchen sink in lieu of included kitchen sink ..... \$280.00 each

Phoenix Blix Sink Mixer 10473100C ..... \$328.00 each

## STONE BENCHTOP (in lieu of included laminate bench top)

Category 2 600mm deep stone benchtop with 20mm square edge and substrate..... \$325.00 per lineal metre

Category 2 600mm deep stone benchtop with 40mm square edge and substrate ..... \$515.00 per lineal metre

Category 6 600mm deep stone benchtop with 20mm square edge and substrate..... \$465.00 per lineal metre

Category 6 600mm deep stone benchtop with 40mm square edge and substrate ..... \$585.00 per lineal metre

Category 2 800mm deep stone benchtop with 20mm square edge and substrate..... \$435.00 per lineal metre

Category 2 800mm deep stone benchtop with 40mm square edge and substrate ..... \$655.00 per lineal metre

Category 2 up to 800mm deep stone benchtop wrap down with 20mm basic square edge with aris..... \$420.00 per lineal metre

Category 2 up to 800mm deep stone benchtop wrap down with 40mm basic square edge with aris..... \$640.00 per lineal metre

Category 6 800mm deep stone benchtop with 20mm square edge and substrate ..... \$680.00 per lineal metre

Category 6 800mm deep stone benchtop with 40mm square edge and substrate ..... \$865.00 per lineal metre

Category 6 up to 800mm deep stone benchtop wrap down with 20mm basic square edge with aris..... \$640.00 per lineal metre

Category 6 up to 800mm deep stone benchtop wrap down with 40mm basic square edge with aris..... \$895.00 per lineal metre

Category 2 1000mm deep stone benchtop with 20mm square edge and substrate ..... \$525.00 per lineal metre

Category 2 1000mm deep stone benchtop with 40mm square edge and substrate..... \$755.00 per lineal metre

Category 2 up to 1000mm deep stone benchtop wrap down with 20mm basic square edge with aris ..... \$530.00 per lineal metre

Category 2 up to 1000mm deep stone benchtop wrap down with 40mm basic square edge with aris ..... \$760.00 per lineal metre

Category 6 1000mm deep stone benchtop with 20mm square edge and substrate ..... \$740.00 per lineal metre

Category 6 1000mm deep stone benchtop with 40mm square edge and substrate ..... \$945.00 per lineal metre

Category 6 up to 1000mm deep stone benchtop wrap down with 20mm basic square edge with aris ..... \$720.00 per lineal metre

Category 6 up to 1000mm deep stone benchtop wrap down with 40mm basic square edge with aris ..... \$945.00 per lineal metre

## APPLIANCE UPGRADE

900mm Westinghouse under-bench oven, 900mm Westinghouse gas cooktop with 900mm canopy rangehood in lieu of included 600mm appliances..... \$1,815.00 each

## SPLASHBACK WINDOW

514mm high x 2410mm wide aluminium fixed splashback window in lieu of tiles ..... \$340.00 each

## SINK DISPOSAL

Sink disposal unit including electrical switch located on splashback area ..... \$421.00 each

## DISHWASHER

Westinghouse stainless steel dishwasher including connection and installation ..... \$1,140.00 each

## BULKHEAD

Plasterboard Bulkhead upgrade for the overhead Kitchen cupboards..... \$695.00 each

## GLASS SPLASHBACK

Clear glass Burbank 3 Starfire 700mm high glass splashback including 1 x power point cut out in lieu of included wall tiles to kitchen wall ..... \$542.00m<sup>2</sup>

**SUB-TOTAL OF KITCHEN UPGRADES ..... \$.....**

# INTERIOR & FLOORING UPGRADES



## ROBE DOORS

2040mm high 'Quick Slide' sliding robe doors in lieu of included 2040mm high hinged doors .....	\$345.00 each	<input type="checkbox"/>
2170mm high aluminium framed mirror sliding robe doors in lieu of included double 2040mm high hinged doors.....	\$390.00 each	<input type="checkbox"/>

## PLASTER NICHE

600mm x 300mm plaster niche to internal wall .....	\$375.00 each	<input type="checkbox"/>
--	---------------	--------------------------

## PAINTED FEATURE WALL

Painted feature wall, colour selected from the builder's feature wall colour range (price per wall) .....	\$200.00 each	<input type="checkbox"/>
---	---------------	--------------------------

## PRIVACY DOOR HANDLE

Privacy door handle in lieu of builder's range of passage handles .....	\$15.00 each	<input type="checkbox"/>
---	--------------	--------------------------

## INTERNAL DOOR

2340mm high flush panel internal door in lieu of included 2040mm internal door (front entry door not included).....	\$125.00 each	<input type="checkbox"/>
---	---------------	--------------------------

## FLOORING

Provide Burbank 1 carpet and included underlay .....	\$33.00m <sup>2</sup>	<input type="checkbox"/>
Provide Burbank 6 carpet and included underlay .....	\$53.00m <sup>2</sup>	<input type="checkbox"/>
Provide Burbank 11 carpet and included underlay .....	\$78.00m <sup>2</sup>	<input type="checkbox"/>
Provide Burbank 1 ceramic floor tiles .....	\$125.00m <sup>2</sup>	<input type="checkbox"/>
Provide 8mm Burbank 1 laminate flooring Scotia included.....	\$82.00m <sup>2</sup>	<input type="checkbox"/>
Provide 8mm Burbank 2 laminate flooring Scotia included.....	\$105.00m <sup>2</sup>	<input type="checkbox"/>
Provide Vinyl Plank Timber look Category 1 flooring.....	\$108.00m <sup>2</sup>	<input type="checkbox"/>
Provide 8mm Burbank 2 engineered flooring.....	\$160.00m <sup>2</sup>	<input type="checkbox"/>

SUB-TOTAL OF INTERIOR & FLOORING UPGRADES ..... \$.....

# ROOF & CEILING UPGRADES

## CEILING HEIGHT UPGRADE

2590mm ceiling height in lieu of 2440mm to single storey home or first floor of double storey home, increase garage ceiling and facade window head height to suit where applicable, balance of window head heights to remain .....	\$20.00m <sup>2</sup>	<input type="checkbox"/>
2740mm ceiling height in lieu of 2440mm to single storey home or first floor of double storey home, increase garage ceiling and facade window head height to suit where applicable, balance of window head heights to remain .....	\$38.00m <sup>2</sup>	<input type="checkbox"/>

## ROOF TILE UPGRADE

Classic range tiled roof in lieu of included profile from builder's range .....	\$4.00m <sup>2</sup>	<input type="checkbox"/>
---	----------------------	--------------------------

## ROOF SARKING

Roof Sarking under roof tiles.....	\$10.00m <sup>2</sup>	<input type="checkbox"/>
------------------------------------	-----------------------	--------------------------

## COLORBOND® ROOF

Colorbond® roof in lieu of standard including 55mm Anticon blanket. Add 40m <sup>2</sup> Extra to allow for eaves .....	\$19.00m <sup>2</sup>	<input type="checkbox"/>
---	-----------------------	--------------------------

SUB-TOTAL OF ROOF & CEILING UPGRADES ..... \$.....

# ELECTRICAL & AC UPGRADES

## DUCTED AIR CONDITIONING

Daikin (FDYQN140) reverse cycle ducted air conditioning with up to 10 x outlets. Includes 2x zones for homes up to 220m <sup>2</sup> (single storey only) (14kW cooling, 16.5kW heating) .....	\$11,765.00 each	<input type="checkbox"/>
Daikin (FDYQN160) reverse cycle ducted air conditioning with up to 10 x outlets.(single storey) or 12x outlets (double storey) Includes 2x zones for homes up to 340m <sup>2</sup> (single and double storey) (15.5kW cooling, 18kW heating) .....	\$13,250.00 each	<input type="checkbox"/>
Daikin (FDYQN200) reverse cycle ducted air conditioning with up to 12 x outlets. Includes 2x zones for homes up to 490m <sup>2</sup> (double storey only) (20kW cooling, 22.4kW heating).....	\$14,980.00 each	<input type="checkbox"/>

## SPLIT SYSTEM AIR CONDITIONING

2.5kw inverter split system mounted on external wall, including isolator and services up to 22m <sup>2</sup> .....	\$2,350.00 each	<input type="checkbox"/>
5.0kw inverter split system mounted on external wall, including isolator and services up to 28m <sup>2</sup> .....	\$3,230.00 each	<input type="checkbox"/>
7.15kw inverter split system mounted on external wall, including isolator and services up to 56m <sup>2</sup> .....	\$3,990.00 each	<input type="checkbox"/>

## EXTERNAL LIGHT POINTS

2 x external light points & Dixon external two-way wall lamp .....	\$338.00 each	<input type="checkbox"/>
--	---------------	--------------------------

## INTERNAL DOWNLIGHTS

Burbank LED white round downlights installed .....	\$115.00 each	<input type="checkbox"/>
Provide and install alarm system including: control panel, back up battery and plug pack, outside siren, tamperproof cover and strobe light, internal screamer, 3 x passive infrared motion detectors, 1 x single power point, 1 x telephone point (suitable for PSTN Cable or RG6 Optic Cable), and monitoring system capabilities (excludes remote/s).....	\$1,485.00 each	<input type="checkbox"/>

## CEILING FAN

Brody white sweep fan to ceiling in lieu of standard light point batten fitting .....	\$386.00 each	<input type="checkbox"/>
---	---------------	--------------------------

SUB-TOTAL OF ELECTRICAL & AC UPGRADES ..... \$.....

# BASIX & EXTERNAL FEATURES INCLUDING GARAGE & CONCRETE

## RAINWATER TANK

4000 litre slimline rainwater tank (in lieu of included 3000 litre) on concrete base against home wall connected to 1 x downpipe including connection of toilet suites, ground mounted pump/controller with cover and auto mains backup .....\$450.00 each

5000 litre slimline rainwater tank (in lieu of included 3000 litre) on concrete base against home wall connected to 1 x downpipe including connection of toilet suites, ground mounted pump, controller with cover and auto mains backup ..... \$600.00 each

## RECYCLED WATER CONNECTION

Plumbing for the installation of additional garden taps and connection of included toilet suites using the estate's recycled water supply ..... \$1,875.00 each

## CLOTHESLINE

Ground mounted clothesline provided and installed 2.4 x 0.8m.....\$504.00 each

Wall mounted clothesline provided and installed 2.4 X 0.8m.....\$480.00 each

## HEAT PUMP HOT WATER

Midea 280L air source heat pump hot water unit in lieu of Gas .....\$1,740.00 each

## SMOOTH FIBRE CEMENT SHEET CLADDING

Painted smooth 230mm fibre cement sheet cladding in lieu of included brick..... \$81.00m<sup>2</sup>

## EXTERNAL DOOR

PMAD 104 2040x920x40 hinged door (clear glazed).....\$385.00 each

## LETTERBOX

Provide and install letterbox from builder's range.....\$624.00 each

Masonry letterbox to match house face brick (Item can only be selected in conjunction with Burbank's driveway item) .....\$960.00 each

## FLYWIRE MESH

Provide fibreglass flywire mesh to openable sashes in awning windows throughout the home ..... \$51.00 each

Provide fibreglass flywire mesh to openable sliding and stacking doors throughout the home .....\$310.00 each

Provide fibreglass flywire mesh to openable sashes in sliding windows throughout the home..... \$38.00 each

## RENDER

Render to a minimum area of 16m<sup>2</sup> in lieu of included brick, Price is for the first 16m<sup>2</sup> .....\$1,250.00 each

Render to a minimum area of 16m<sup>2</sup> in lieu of included brick. Price is per m<sup>2</sup> after 16m<sup>2</sup> .....\$78.00m<sup>2</sup>

## SCYON AXON FIBRE CEMENT SHEET CLADDING

Scyon Axon fibre cement sheet cladding in lieu of included brick..... \$114.00 each

Scyon Linea fibre cement sheet cladding in lieu of included brick.....\$68.00 each

Scyon Matrix 1190mm x 1190mm fibre cement sheet cladding in lieu of included brick.....\$135.00 each

Scyon Stria fibre cement sheet cladding in lieu of included brick.....\$134.00 each

## SINGLE GARAGE DOOR

Single Cedargrain look sectional garage door in lieu of included sectional door .....\$485.00 each

Single DecoWood sectional garage door in lieu of included sectional door .....\$1,355.00 each

## DOUBLE GARAGE DOOR

Double Cedargrain look sectional garage door in lieu of included sectional door.....\$820.00 each

Double DecoWood sectional garage door in lieu of included sectional door .....\$1,370.00 each

## CONCRETE DRIVEWAY

Provide Sprayed On coloured driveway upto 50m<sup>2</sup> and include 15m<sup>2</sup> Crossover in plain concrete .....\$9,500.00 each

## FRONT DOOR HANDLE

Lockwood Paradigm Entrance Pull Handle including Deadbolt .....\$540.00 each

SUB-TOTAL OF EXTRA UPGRADES.....\$.....



# YOUR PLAN

FAÇADE & FLOORPLAN OPTIONS .....	\$ .....
BATHROOM & LAUNDRY UPGRADES .....	\$ .....
KITCHEN UPGRADES .....	\$ .....
INTERIOR & FLOORING UPGRADES .....	\$ .....
ROOF & CEILING UPGRADES .....	\$ .....
ELECTRICAL & AC UPGRADES .....	\$ .....
BASIX & EXTERNAL UPGRADES .....	\$ .....
<b>TOTAL VALUE OF UPGRADES .....</b>	<b>\$ .....</b>

Planned a little too well and have leftover money floating around? Fear not – we'll bundle all of those leftover upgrade dollars so you can spend them at the Edge Selection Studio; our stunning selection space overflowing with amazing materials for your new home.

## EDGE VOUCHER

Colour and electrical remaining Edge dollar voucher (excludes tile upgrades) ..... \$ .....



T 13 BURBANK

E nsw.enquiries@burbank.com.au

W burbank.com.au



**National Head Office**  
Burbank Business Park  
36 Aberdeen Road  
Altona, Victoria

**Melbourne Office**  
Burbank House  
1 / 100 Franklin Street  
Melbourne, Victoria

**Victoria Regional Office**  
121 Thomas Street  
Dandenong  
Melbourne, Victoria

**New South Wales Office**  
Level 3, 88 Phillip Street  
Parramatta  
NSW

**Queensland Office**  
Unit 11 / 1-15 Lexington Road  
Underwood  
Queensland

**South Australian Office**  
Level 1 / 49 The Parade  
Norwood  
South Australia

\*This offer entitles the purchaser to select up to \$15,000 worth of upgrades from the prescribed list of items, conditional upon the purchaser entering into a building contract with Burbank Australia Pty Ltd ("Burbank") from 12 June 2019 and is only valid to the first 20 customers. The purchaser may elect to increase this sum either \$20,000, \$40,000, \$60,000 or \$80,000 by paying an extra \$3,990, \$19,990, \$35,990 or \$51,990 respectively. Should the purchaser select one or more items that result in a sum that exceeds the maximum allowance available under their selected option then those items will be charged in accordance with the recommended retail price. The list of items contained in the downloadable brochure is an exhaustive list. This list can be found at [www.burbank.com.au/docs/fwordNSW](http://www.burbank.com.au/docs/fwordNSW). Any items selected by the purchaser that are not on the listed are excluded from this offer. Any monies not exhausted from "The Edge" gift card can be deemed forfeited by the purchaser and cannot be redeemed for cash or applied as discount to the contract price. This offer cannot be used in conjunction with any other Burbank offer/s. Burbank reserves the right to extend or vary this offer at any time without notice. All images are for illustrative purposes only, NSW BL 295627C, ACT BL 2016566.