



Bokarina Beach Homes

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Bathers Lane

Artist's impression of the Avoca design. Subject to change. Furniture not included.



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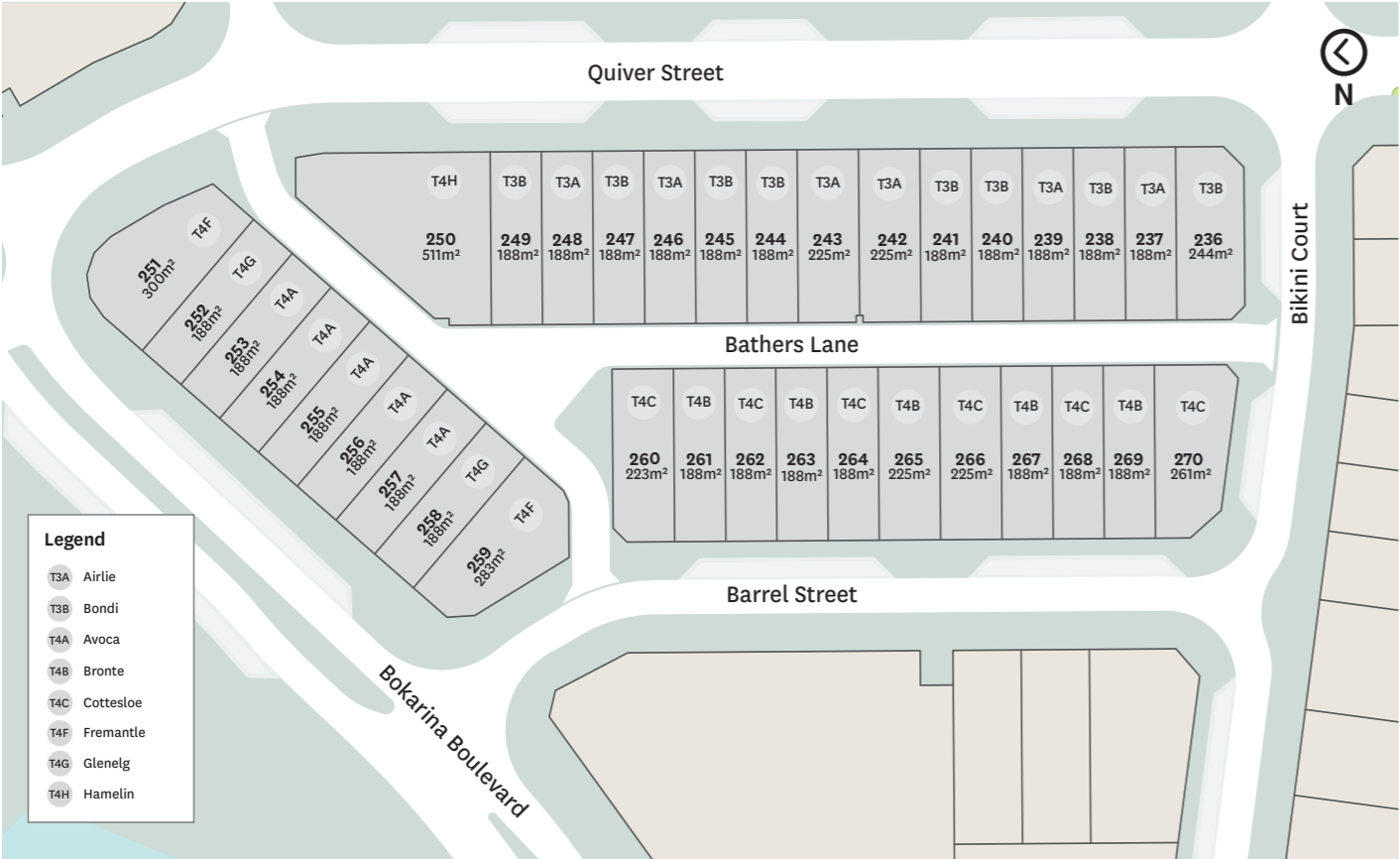
**BOKARINA
BEACH**

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Bokarina Beach Masterplan



Bathers Lane Stage Release



Introducing Bathers Lane Beach Homes



A stunning new coastal address that combines the best of modern architecture, the freedom of no body corporate, and that relaxed, beachside lifestyle you’ve been dreaming of.

Picture this. You walk out the front door of your stylish, architecturally-designed beach home, then grab your morning coffee from your favourite café. You stroll alongside a peaceful, glittering lake, and within minutes your toes are sinking into the warm, golden sands of beautiful Bokarina Beach. This could be your future.

Beach Homes at a glance

- Every day is a beach day with Bokarina Beach literally metres away.
- Architecturally-designed three and four bedroom terraces all with two-car garages.
- The freedom of no body corporate.
- Walk to the lake, parklands and future retail and restaurant precinct.



Your stunning coastal address

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The mix of modern architecture and breathtaking natural environment creates striking streetscapes.



Design inspired by the lifestyle that awaits

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Your modern masterpiece has been expertly designed by one of Queensland's leading architecture firms, Ellivo Architects, renowned for creating elegant and innovative coastal communities that reflect the beauty of their natural surroundings.

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You'll enjoy a private, stunning retreat that perfectly complements the spectacular location and your new beach lifestyle – with cool natural colours, centralised courtyards, light-filled spaces, and a seamless blurring of indoor and outdoor living.



Artist's impression of the Bondi kitchen.



Entertain family and friends at home

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If entertaining is your specialty, then the Beach Homes are the place for you. With multiple entertaining areas within your home, you can host everything from intimate dinner parties with friends, to game-day BBQs, birthday parties and Christmas lunch with the extended family. All from the luxurious comfort of your architecturally-designed home.

The Beach Homes make clever use of space, with open-plan living, private terraces, elevated balconies, extended living areas and real space for guests to relax and enjoy a taste of your new lifestyle.



Artist's impression of the Bondi courtyard.

Modern masterpieces

With such an exceptional location, you need an exceptional home to match – and the Bathers Lane Beach Homes more than deliver. This is your opportunity to create the perfect home to suit your lifestyle, with a range of quality three or four bedroom terrace homes designed by award-winning architect, Ellivo.

Each home features the best in contemporary design – with stylish, modern spaces to entertain friends and relish life. Whether you work from home, babysit the grandkids or just need more space for your favourite hobby or growing family, there is a design for you.

You'll enjoy luxuriously spacious living areas with more than enough room for growing families to play, as well as carefully-considered multi-functional areas, oodles of storage, and thoughtful features like a double garage in every home.



Artist's impression of the Bronte Living & Balcony.

Take your life outside

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Enjoy a seamless flow
between indoor and
alfresco living.



Escape to your own private retreat

.....

You shouldn't have to leave your home to enjoy a day spa experience. The contemporary light-filled design will have you staying a little longer to enjoy your soothing bath. Quality craftsmanship and premium inclusions such as frameless shower screens, freestanding baths and double basins take these generously sized bathrooms to the next level.



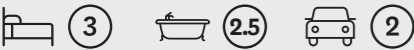
Artist's impression of the Avoca Ensuite.

Airlie

Type T3A

Typical areas

Internal:	170m ²
Garage:	42m ²
External:	9m ²
Total Area	221m ²

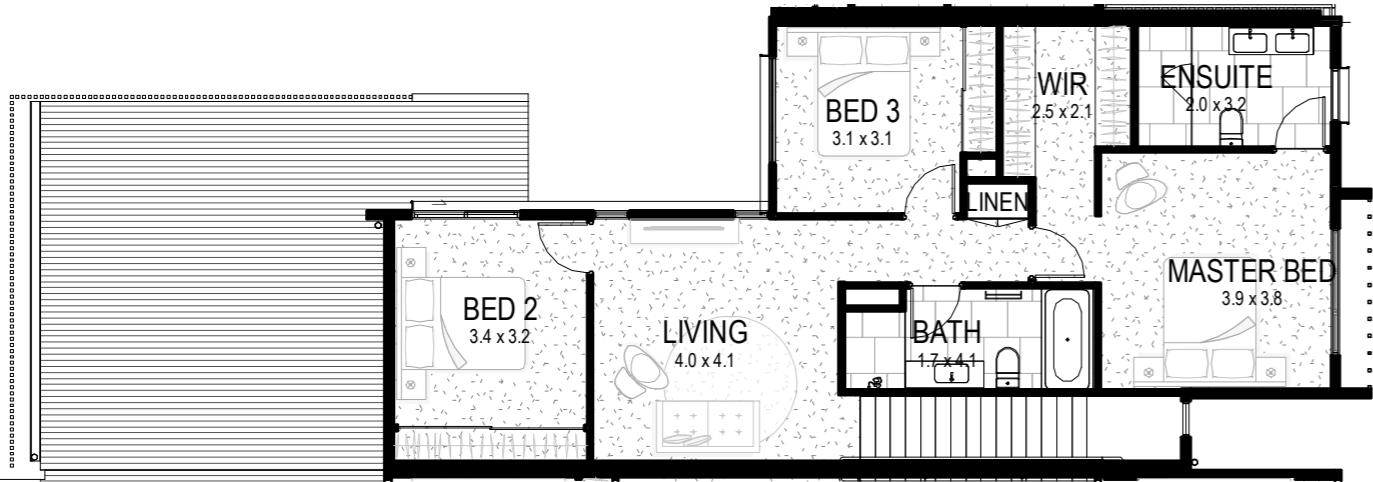
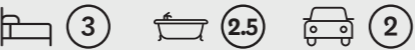


Bondi

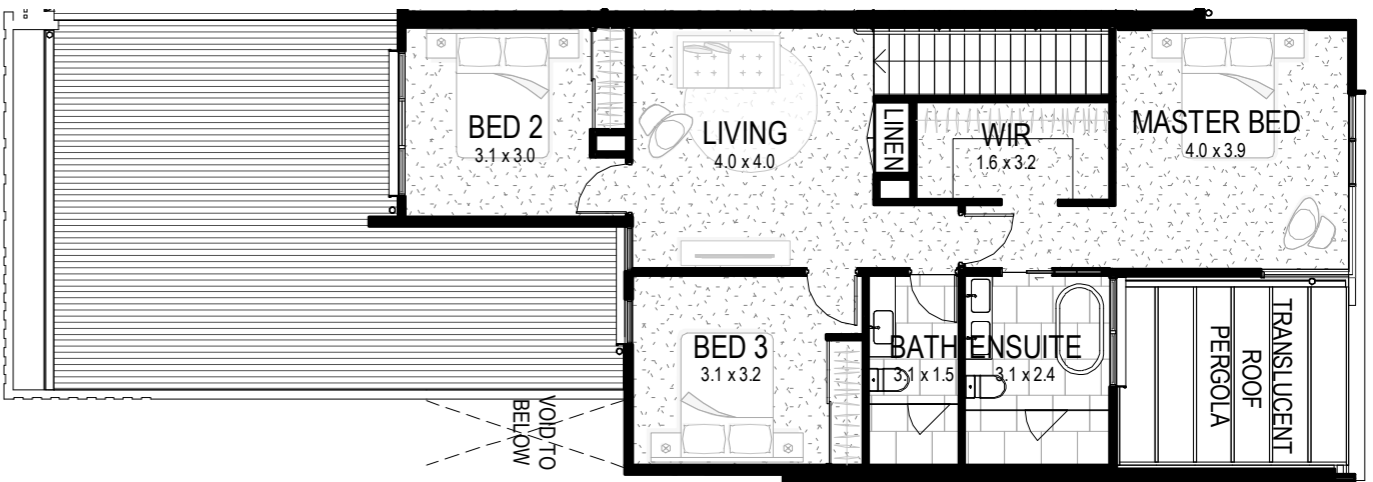
Type T3B

Typical areas

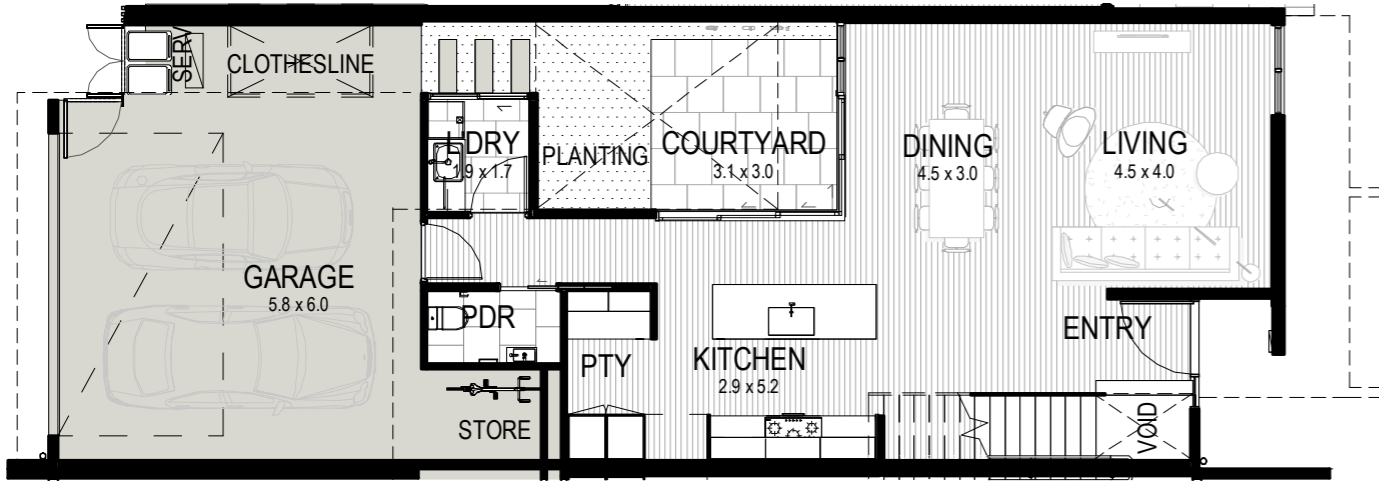
Internal:	166m ²
Garage:	43m ²
External:	13m ²
Total Area	222m ²



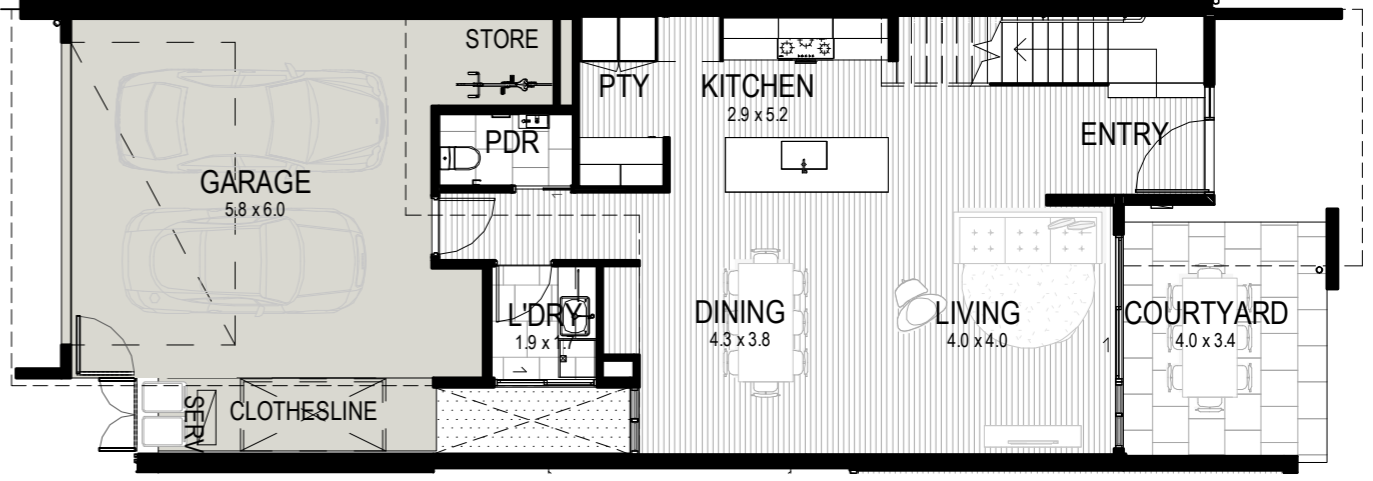
Level 1



Level 1



Ground



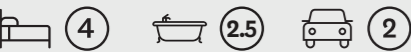
Ground

Bronte

Type T4B

Typical areas

Internal:	202m ²
Garage:	38m ²
External:	25m ²
Total Area	265m ²

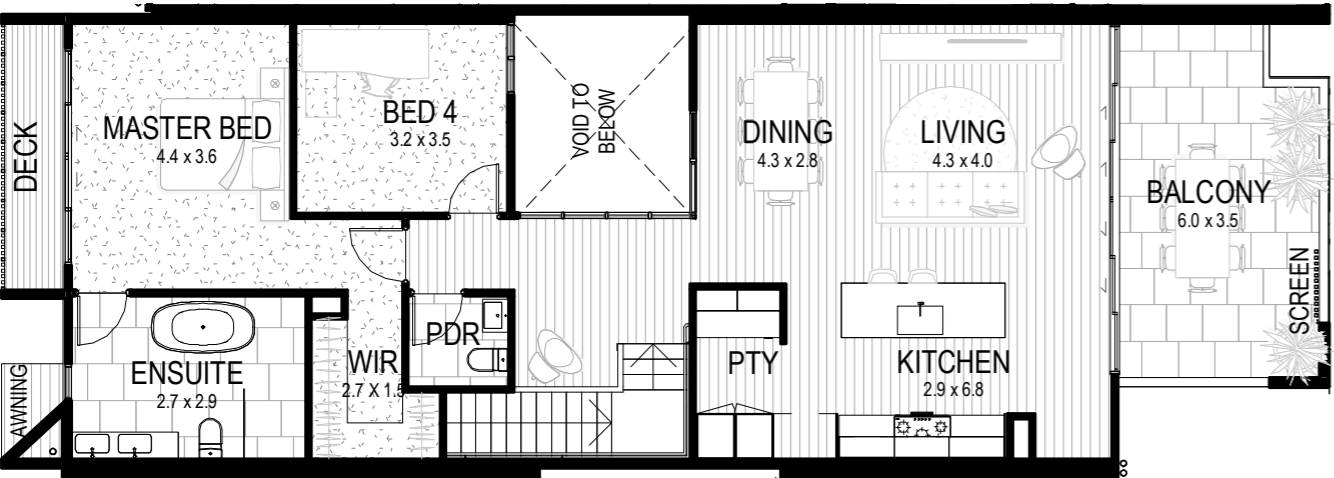
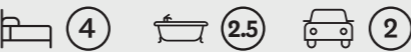


Cottlesloe

Type T4C

Typical areas

Internal:	207m ²
Garage:	41m ²
External:	14m ²
Total Area	262m ²



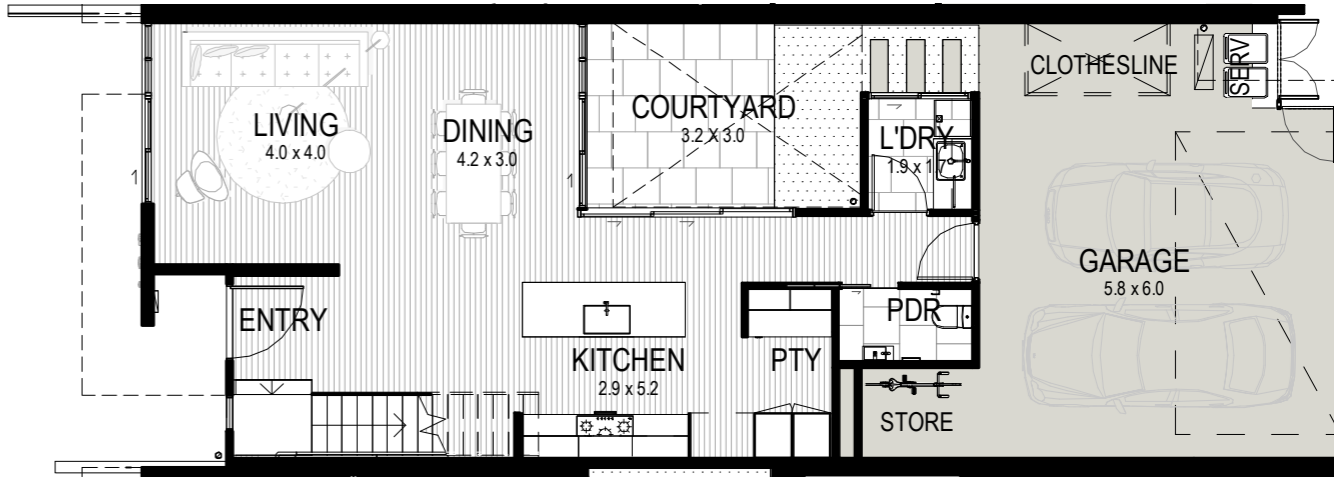
Level 1



Level 1



Ground



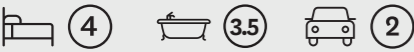
Ground

Fremantle

Type T4F

Typical areas

Internal:	213m ²
Garage:	39m ²
External:	21m ²
Total Area	273m ²

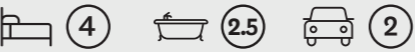


Glenelg

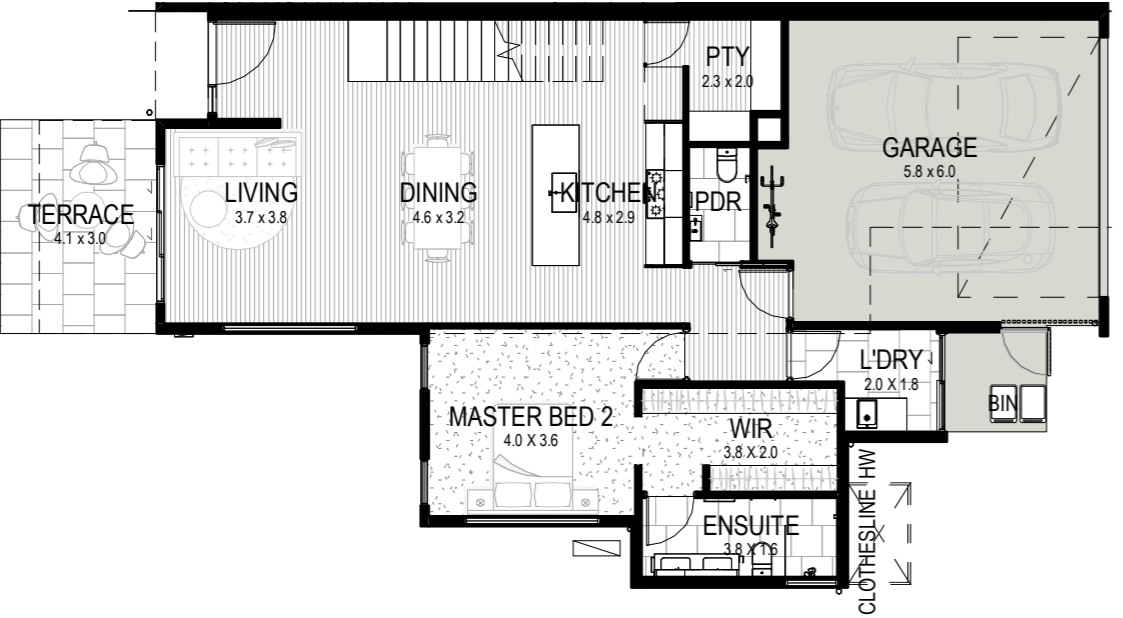
Type T4G

Typical areas

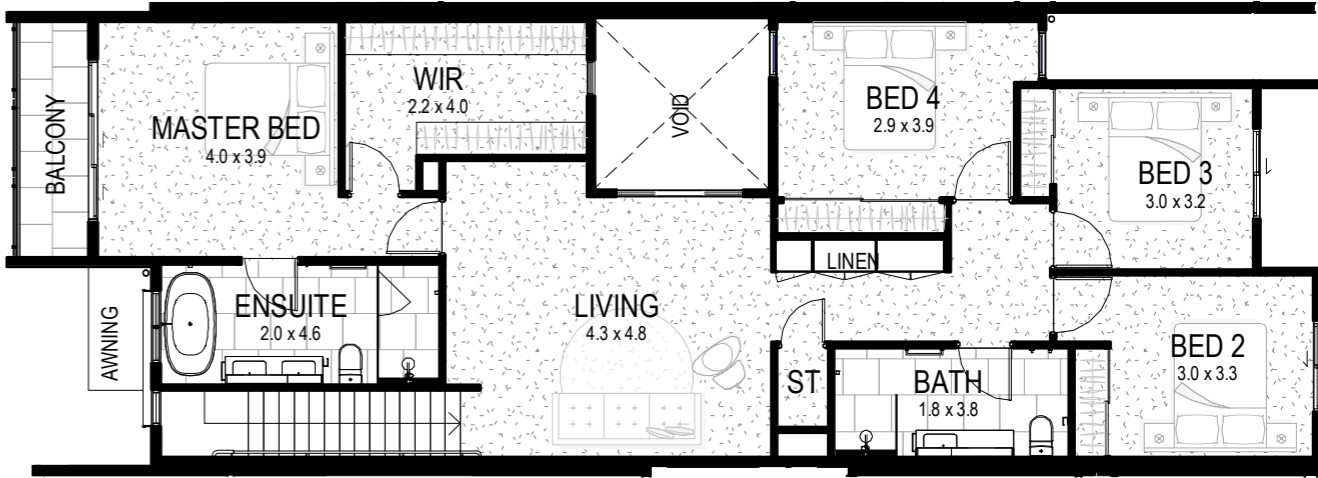
Internal:	203m ²
Garage:	41m ²
External:	17m ²
Total Area	261m ²



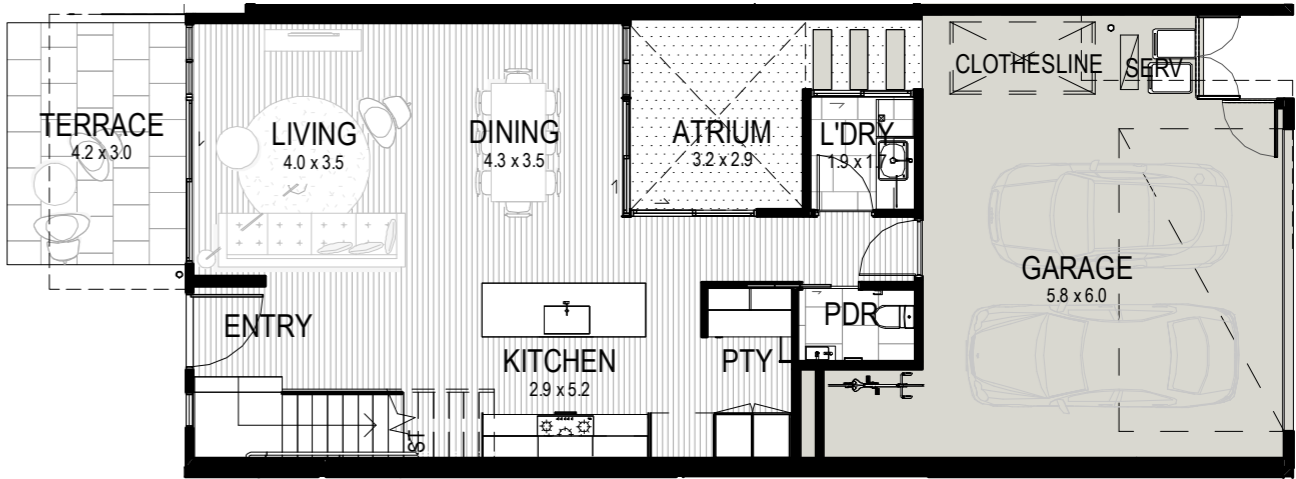
Level 1



Ground



Level 1



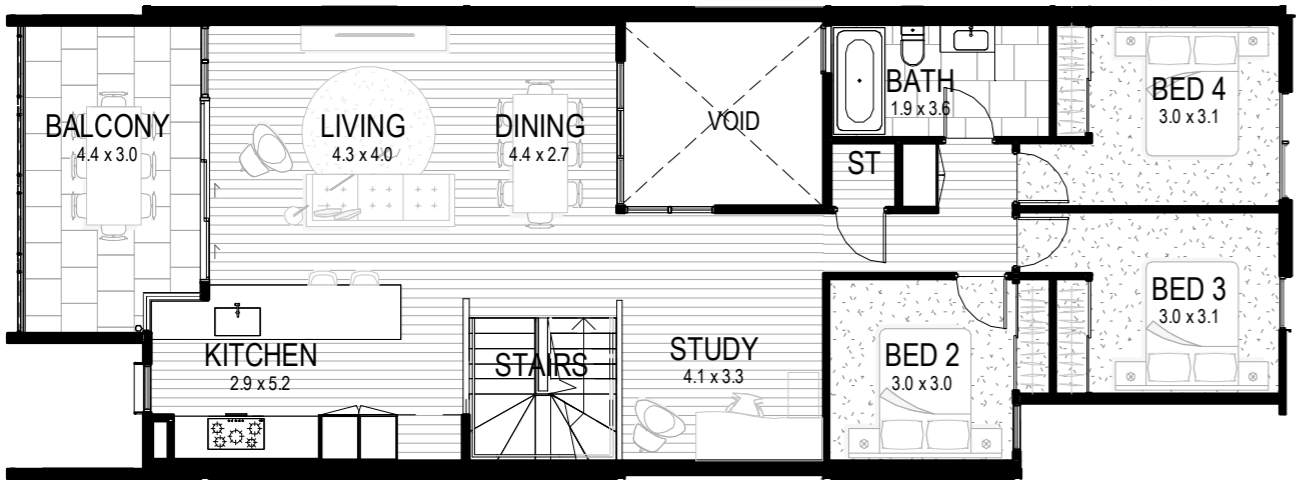
Ground

Avoca

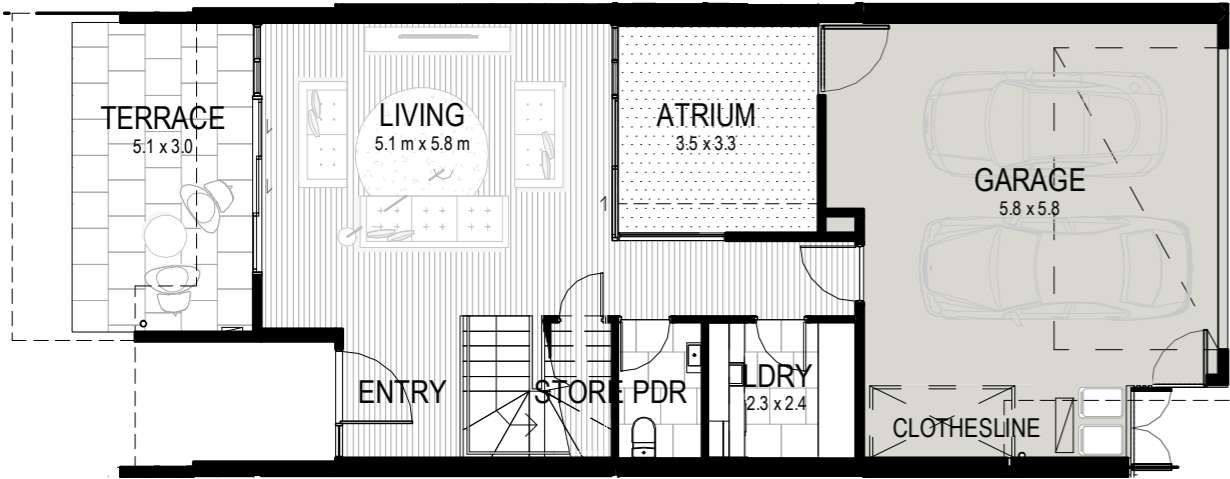
Typical areas

Internal:	225m ²
Garage:	39m ²
External:	30m ²
Total Area	294m ²

4 2.5 2



Level 1



Ground



Level 2

Specifications



Key to lot types

Type	Name	Lots
T3A	Airlie	237, 239, 242, 243, 246, 248
T3B	Bondi	236, 238, 240, 241, 244, 245, 247, 249
T4A	Avoca	253, 254, 255, 256, 257
T4B	Bronte	261, 263, 265, 267, 269
T4C	Cottesloe	260, 262, 264, 266, 268, 270
T4F	Fremantle	251, 259
T4G	Glenelg	252, 258
T4H	Hamelin	250

Key to internal colour schemes

Scheme	Name
A	Coastal Oak
B	Cool White

General

Construction	Combination of block & lightweight construction Metal roof sheeting
Ceiling Height	2.7m ceilings to all living areas and bedrooms generally (some bulkheads required for services)
Windows & External Doors	Powder-coated aluminium windows and external sliding doors All external sliding doors and openable windows to be key lockable Combination of fixed glass, louvre, awning and sliding windows
Heating / Cooling	Reverse-cycle ducted air-conditioning to all living areas and bedrooms
Front Entry Door	Stained 1200mm wide hinged entry door, with key lock 600mm feature pull handle
Hot Water Unit	Electric instantaneous hot water system (electric storage to T4F only)
Smoke Alarm	Smoke alarms to Australian standards
Electrical / Communications	Power points, lights and ceiling fans listed by room below NBN (FTTP) ready to install

Interior Finishes

Walls / Ceilings	Walls to all rooms – painted plasterboard Ceilings to all rooms – painted plasterboard Architrave & skirting – painted timber
Internal Doors	Painted hollow-core flush face doors
Door Furniture	Internal swing doors – lever handle in chrome finish Internal cavity sliding doors – flush pull in chrome finish Privacy set to bathroom, ensuite, powder and master bedroom Lock set to internal garage access Passage set only to all other doors

Kitchen

Cabinets	Laminate fronts with soft close
Drawers	Laminate fronts with soft close
Floor	Engineered timber
Benchtops	40mm reconstituted stone
Splashback	Reconstituted stone
Sink	Double-bowl stainless steel undermount sink
Tapware	Gooseneck spout with pull-out spray sink mixer (WELS 4 Star, 7.5 litres per minute) ¹ in chrome finish (scheme A) or matt black finish (scheme B)
Appliances	ILVE 90cm stainless steel 5-burner gas cooktop ILVE 90cm stainless steel built-in electric oven ILVE 90cm integrated rangehood ILVE 60cm semi-integrated dishwasher (WELS 5 Star, 11.8 litres per wash) ¹
Fridge Plumbing	Water supply point to fridge space
Electrical	LED downlights Feature pendant light over island bench Two double power points above back bench One double power point to island bench Two double power points above bench to walk-in pantry (where applicable) One double power point inside feature joinery cupboard to island bench Single power points to fridge space and microwave space

Laundry	
Floor	600x600mm rectified-edge porcelain tiles
Benchtop	20mm reconstituted stone
Trough	Stainless steel drop-in tub
Tapware	Mixer tap (WELS 4 Star, 7.5 litres per minute) ¹ in chrome finish (scheme A) or matt black finish (scheme B) Washing machine stops x2 located inside cabinet
Splashback	Feature 150x25mm tiles
Electrical	LED downlights Two double power points Exhaust fan

Bathroom/Ensuite

Floor	600x600mm rectified-edge porcelain tiles
Vanity	Laminate doors 20mm reconstituted stone benchtop White vitreous china under-counter basin
Mirror	Mirror door shaving cabinet with laminate frame and shelf
Shower Screen	Frameless glass shower screen Frameless glass shower door where shown on floorplan
Toilet Suite	Close-coupled back-to-wall suite with soft-close seat (WELS 4 Star, 3.5 litres per flush) ¹
Tapware	Vanity basin – wall mixer and spout (WELS 4 Star, 7.5 litres per minute) ¹ in chrome finish (scheme A) or matt black finish (scheme B) Shower rail with 200mm rain head and detachable single function handpiece (WELS 3 Star, 7 litres per minute) ¹ in chrome finish (scheme A) or matt black finish (scheme B)
Walls	Full height feature 150x25mm tiles to one wall Full height 600x600mm rectified-edge porcelain tiles generally
Bath	White acrylic freestanding bathtub to ensuites where shown on floorplan White acrylic built-in bathtub to bathrooms where shown on floorplan Wall mixer and spout in chrome finish (scheme A) or matt black finish (scheme B)
Other Fixtures	Two single towel rails in chrome finish (scheme A) or matt black finish (scheme B) Two robe hooks in chrome finish (scheme A) or matt black finish (scheme B) Hand towel rail in chrome finish (scheme A) or matt black finish (scheme B) Toilet roll holder in chrome finish (scheme A) or matt black finish (scheme B)
Electrical	LED downlights plus LED strip light under shaving cabinet Two double power points inside shaving cabinet Exhaust fan

Powder Room

Floor	600x600mm rectified-edge porcelain tiles
Vanity	White vitreous china wall-hung basin
Mirror	Frameless polished edge
Toilet Suite	Close-coupled back-to-wall suite with soft close-seat (WELS 4 Star, 3.5 litres per flush) ¹
Tapware	Basin mixer (WELS 4 Star, 7.5 litres per minute) ¹ in chrome finish (scheme A) or matt black finish (scheme B)
Electrical	LED downlight Exhaust fan

Bedrooms

Floors	Carpet
Walk-in Robe (Master Bedroom/s only)	Top shelf with combination of single and double hanging rail and two banks of drawers/open shelves LED downlight
Built-in Robe	Top shelf with hanging rail and one bank of open shelves 2400mm high mirror sliding doors
Daybed (Type T4A)	Feature timber bench with laminate drawers under
Electrical	LED downlights Three double power points Free-to-air TV point (Foxtel ready) ² to Master Bedroom/s Integrated phone/data point to Master Bedroom/s Ceiling fan

Living Rooms/Study/Storage

Living	Floor – engineered timber or carpet (refer to floorplan) LED downlights Three double power points Free-to-air TV point (Foxtel ready) ² Ceiling fan Integrated phone/data point
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Media (Type T4H)	Floor – carpet LED downlights Three double power points Free-to-air TV point (Foxtel ready) ²
Study (Types T4A, T4C)	Floor – engineered timber or carpet, refer to floorplan LED downlight Double power point Integrated phone/data point
Storage	One linen cupboard with adjustable shelving Storeroom under stairs (Type T4A) with LED downlight Storeroom (Types T4A, T4B, T4G) with LED downlight

Stairwell

Stairs	Timber treads with open risers generally Timber treads with painted risers to Type T4A ground floor to level 1 (where storage is located under)
Balustrade/Handrail	Timber handrail Solid balustrade with powder-coated perforated metal screen feature
Electrical	Wall-mounted LED lights

Garage

Garage Door	Remote-controlled sectional door
Floor	Concrete
Store	Open storage area with concrete floor
Electrical	Fluorescent batten light One double power point

External

Terrace (Types T4A, T4F, T4G)	Floor – 600x600mm rectified-edge porcelain tiles One outdoor tap One outdoor double power point Ceiling fan Gas bayonet LED downlights
Courtyard (Types T3A, T3B, T4C, T4H)	Floor – 600x600mm rectified-edge porcelain outdoor tiles Planted garden bed/s One outdoor tap One outdoor double power point Gas bayonet Wall-mounted LED lights
Atrium (Types T4A, T4B, T4G)	Planted garden beds One outdoor tap
Balcony (Types T4A, T4B, T4F, T4G)	Floor – 600x600mm rectified-edge porcelain tiles One outdoor tap One outdoor double power point (Types T4A and T4B only) Gas bayonet (Types T4A and T4B only) LED downlights Ceiling fan Balustrades – a mixture of solid, glass and/or aluminium screen panels, refer individual floorplans
Deck (Types T4B, T4C, T4F)	Floor – 600x600 rectified-edge porcelain tiles LED downlights Balustrades – a mixture of solid and/or aluminium screen panels, refer individual floorplans
Front Entry	Concrete Wall-mounted LED light and/or LED downlight
Driveway	Concrete
Clothes Line	Fold down clothes line, location shown on floorplan
Letterbox	Letterbox located at front entry gate All letterboxes are keyed lockable
Fencing	Fully fenced A combination of open-style powder coated aluminium fence and painted timber paling fence
Landscaping	Fully landscaped with a combination of: - Garden beds with a mixture of shrubs and/or trees and mulch; - Decorative gravel; and/or - Concrete steppers.
TV Antenna	Digital TV antenna

1. Full WELS information for each WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.
2. Cable connected to FTA TV points with tail in ceiling space for future connection to Foxtel satellite dish by owner.

BOKARINA BEACH HOMES

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Bokarina Boulevard, Bokarina
Call 13 52 63
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