



120
Years
Est 1903



THE BRIGHTON



The modern coastal aesthetic of the Brighton offers a bold asymmetrically balanced design with the playful use of colour and texture. The seaside-inspired palette, sharp lines and articulation provides the perfect façade to what lies beyond.

Upon entering, the home features a sunken lounge that leads to an expansive open-plan living, dining, and kitchen area. The kitchen is fully equipped with an island bench and scullery, offering stunning views of the alfresco. Walking past the hidden walk-in pantry you'll find a laundry providing easy access to the backyard.

At the front of the home are two large bedrooms with sliding robes, a powder room, large walk-in linen and a bathroom. The second storey boasts a deluxe master suite that will take your breath away. The open-plan ensuite comes complete with double vanity basins, a hobless shower and free-standing bath. A huge dressing room and lounge area provide a relaxing space to unwind.



On Display At:

14 Beaumont Crescent, Mindarie

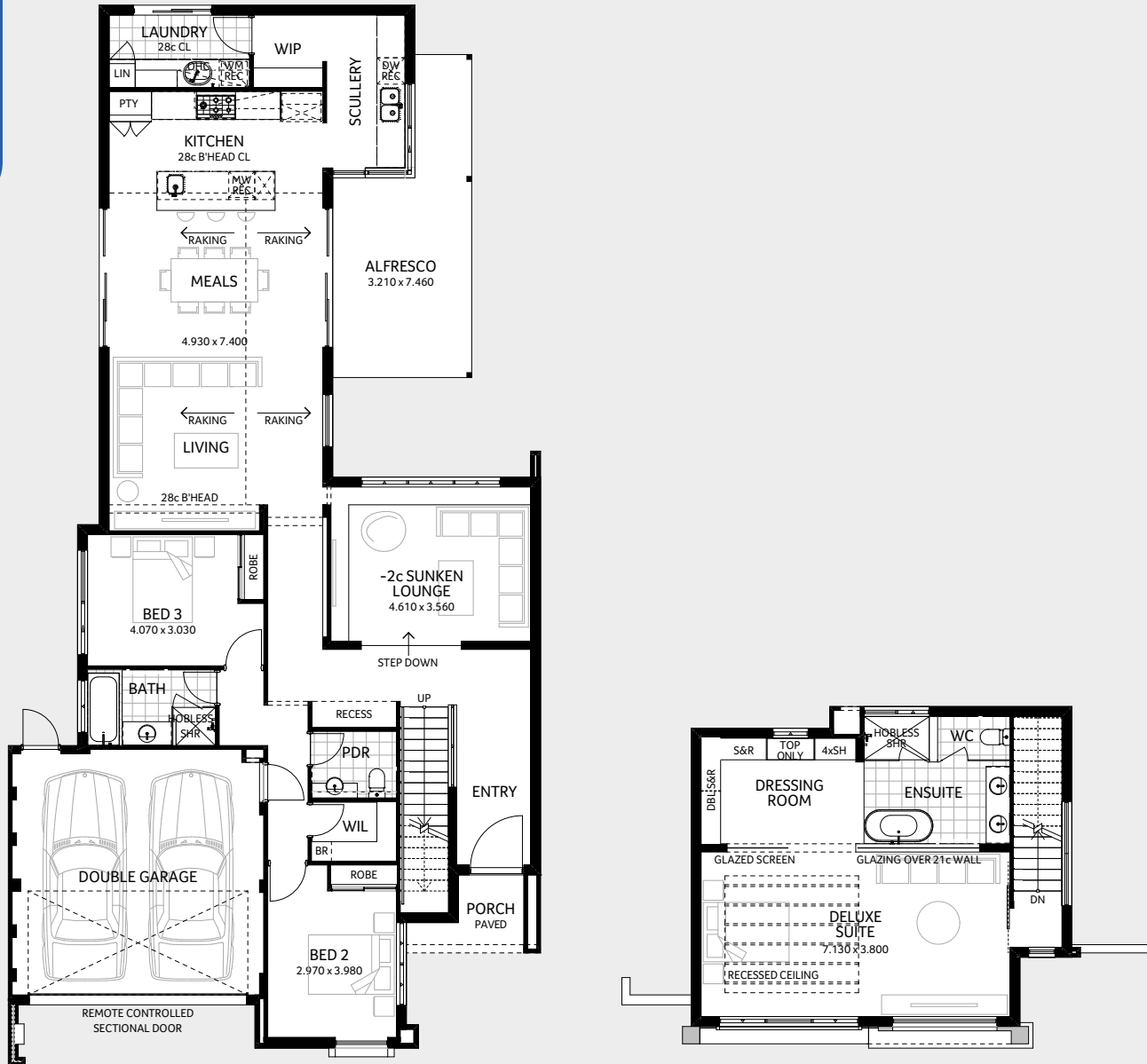
Opening Hours :

Please refer to plunketthomes.com.au

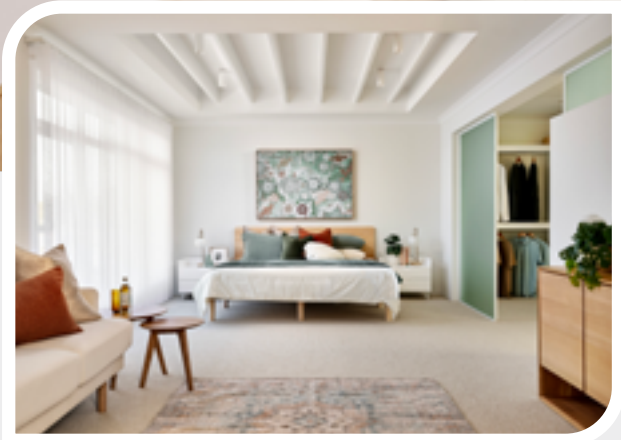
THE BRIGHTON

House Area	227.87m ²
Garage Area	34.91m ²
Alfresco Area	18.52m ²
Total Area	285.04m ²
House Width	12.26m
House Depth	24.49m

THE BRIGHTON | DISPLAY



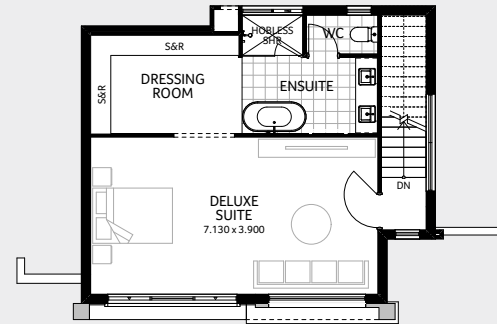
*As Displayed Floorplan Shown. Floorplan correct at time of printing, but subject to change without notice.





House Area	227.87m ²
Garage Area	34.91m ²
Total Area	266.52m ²
House Width	12.29m
House Depth	24.09m

THE BRIGHTON | LUXE



Choose your elevation



Hamptons



Mid-Century



Contemporary



Federation



*Luxe Floorplan Shown. Floorplan correct at time of printing, but subject to change without notice.

Luxe Specification



External

- Double garage with plasterboard ceiling, grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Double clay brick walls to ground floor, and second storey (if applicable)
- Two course clay face bricks from Builder's selected range
- Cream mortar with rolled joints
- H2 treated timber roof structure
- Choice of Colorbond steel roof from Builder's selected range
- Colorbond gutters, fascia and downpipes
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves with PVC soffit joiner
- Choice of front elevations including acrylic render (as per plan, if applicable)
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours from Builder's selected range
- Flyscreens to awning windows, sliding windows and sliding doors*
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Aluminium hinged front entry door*
- Stylish OMNI pull handle to front entry
- Patterned garage internal access door including trilock handle*
- Fully painted doors with your choice of colour from Builder's selected range
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Provisions for NBN

Internal

- Ducted reverse cycle air conditioning with controller
- R5 ceiling insulation to house (and garage where required)
- 31c ceilings to main living areas with 28c ceilings to remainder of the home including alfresco and garage
- 31c ceilings to ground floor of two-storey homes with 28c ceilings to the upper floor
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range (excluding internal walls)
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double mirrored sliding bypass doors
- Deluxe profile metal door jambs
- Choice of patterned doors
- Stylish lever door furniture throughout
- Privacy locks to ensuite, bathrooms and WCs
- Two smoke detectors directly wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- 20 LED downlight allowance. Builder's standard light fitting to remainder
- Digital ready TV point
- Concrete stairs for two-storey homes
- Balustrades from Builder's standard range as per plan (if applicable)

Ensuite / Bathroom / Laundry Details

- 20mm engineered stone benchtops to ensuite, bathroom and laundry
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Fully lined vanity cupboards beneath vanity tops
- Builder's selected designer range of cupboard handles
- Soft close doors to all cabinet work
- Hobless showers throughout
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Frameless fixed panel screen to ensuite shower 2000mm x 900mm*
- Semi frameless shower pivot door to bathrooms
- Full width frameless mirrors with clips above all vanities
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Choice of black or chrome rail shower fitting to bathroom and ensuite
- Choice of black or chrome designer double towel rails and toilet roll holders
- Choice of white vitreous china basins with pop up plug in black or chrome
- Contemporary designer white bath with pop up plug in black or chrome
- Vitreous china back to wall toilet suites with flush button in black or chrome
- Laminated cabinet with 35L Vitreous China basin to laundry
- Generous allowance of up to 300mm x 300mm rectified porcelain floor tiles
- Generous allowance of up to 300mm x 600mm rectified porcelain wall tiles
- Mitred edges to tiling where possible
- Square tile insert floor wastes to bathroom, ensuite including shower, WC and laundry
- Flumed exhaust fan to ensuite, bathroom and enclosed WC*
- Obscure privacy glazing to bathroom, ensuite and WC
- Automatic washing machine taps concealed in cabinets in black or chrome

Kitchen Details

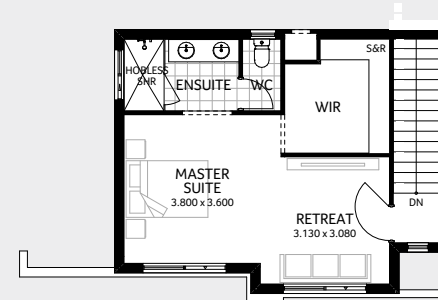
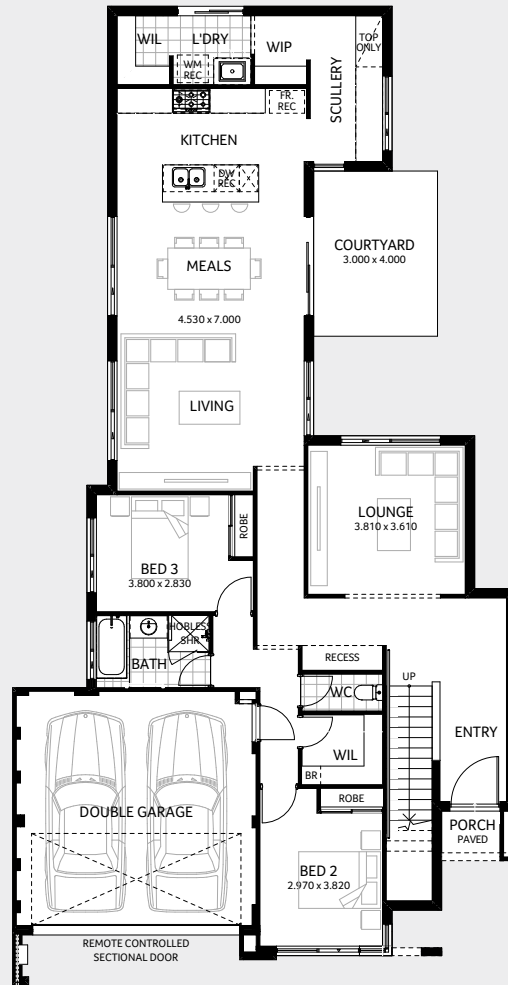
- 20mm engineered stone benchtop to kitchen and scullery (if applicable)
- 900mm Westinghouse glass gas cooktop
- Choice of one 900mm or two 600mm Westinghouse ovens
- 900mm Westinghouse glass canopy rangehood
- Designer double bowl undermount stainless steel sink
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Generous allowance of 300mm x 600mm rectified porcelain tiles to wall
- Quality custom made kitchen cupboards with white lined shelving
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Builder's selected designer range of cupboard handles
- Soft close doors and drawers to all kitchen cabinet work
- Dishwasher recess with single power point and cold water supply
- Generous pantry with white lined shelving (if applicable)

Plunkett Promise

- 7.5 metre water run
- Complimentary detailed site appraisal
- Full connection to sewer within 6 metres of last fixture
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Concrete upper floor on Floortech system (if applicable)
- Feature contour survey of your block
- Shire building licence fee
- Professional interior design service
- Finance consultant (if required)
- 25 year structural guarantee
- Housing indemnity insurance
- Termite Treatment : Fully compliant home in line with AS 3660.1 and for peace of mind Part B termite perimeter spray and spray to plumbing penetrations
- All concrete pumping and tipping fees included (subject to site conditions)

House Area	201.27m ²
Garage Area	34.88m ²
Total Area	237.84m ²
House Width	12.19m
House Depth	23.09m

THE BRIGHTON | LIFESTYLE



Choose your elevation



Hamptons



Mid-Century



Contemporary



Federation



*Lifestyle Floorplan Shown. Floorplan correct at time of printing, but subject to change without notice.

Lifestyle Specification

External

- Double garage with grano hardstand and remote sectional garage door, including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Double clay brick walls to ground floor, and second storey (if applicable)
- Two course clay face bricks from Builder's selected range
- Cream mortar with rolled joints
- H2 treated timber roof structure
- Choice of Colorbond steel roof from Builder's selected range
- Colorbond gutters, fascia and downpipes
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Choice of front elevations including acrylic render (as per plan, if applicable) Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours from Builder's selected range
- Flyscreens to awning windows, sliding windows and sliding doors*
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Aluminum 970mm or 890mm wide entry door*
- Quality entrance lever set to front entry
- Garage internal access door
- Fully painted doors with your choice of colour from Builder's selected range
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Provisions for NBN

Internal

- R5 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range (excluding internal walls)
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double vinyl sliding bypass doors
- Deluxe profile metal door jambs
- Flush panel doors
- 28c ceilings throughout the home (excluding alfresco, porch and garage)
- 29c ceilings to ground floor of two-storey homes (excluding alfresco)
- Stylish lever door furniture throughout
- Privacy locks to ensuite, bathrooms and WCs
- Two smoke detectors directly wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Builder's standard light fitting to all rooms
- Digital ready TV point
- Concrete stairs for two-storey homes
- Balustrades from Builder's standard range as per plan (if applicable)

Ensuite / Bathroom / Laundry Details

- Laminex or Formica benchtops with tight form edge from the Builder's selected range
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Fully lined vanity cupboards beneath vanity tops
- Builder's selected designer range of cupboard handles
- Soft close doors to all cabinet work
- Hobless showers throughout
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Framed shower pivot door and screen to bathrooms
- Full width framed mirrors above all vanities
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Choice of black or chrome rail shower fitting to bathroom and ensuite
- Choice of black or chrome designer double towel rails and toilet roll holders
- Choice of white vitreous china basins
- Contemporary designer white bath
- Vitreous china toilet suites
- Laminated cabinet with 45L stainless steel inset trough to laundry
- Generous allowance of 300mm x 300mm ceramic floor tiles
- Generous allowance of 300mm x 300mm or 400mm x 200mm ceramic wall tiles
- Mitred edges to tiling where possible
- Chrome floor waste to bathroom, ensuite inc. showers, WC and laundry
- Flumed exhaust fan to ensuite, bathroom, enclosed WCs*
- Obscure privacy glazing to bathroom, ensuite and WC
- Automatic washing machine taps in black or chrome

Kitchen Details

- 20mm engineered stone benchtop to kitchen and scullery (if applicable)
- 900mm Westinghouse gas cooktop
- 900mm Westinghouse built in oven
- 900mm Westinghouse wall canopy rangehood
- Designer double bowl overmount stainless steel sink
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Generous allowance of 300mm x 300mm or 400mm x 200mm ceramic tiles to wall
- Quality custom made kitchen cupboards with white lined shelving
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Builder's selected designer range of cupboard handles
- Soft close doors and drawers to all kitchen cabinet work
- Dishwasher recess with single power point and cold water supply
- Generous pantry with white lined shelving (if applicable)

Plunkett Promise

- 7.5 metre water run
- Complimentary detailed site appraisal
- Full connection to sewer within 6 metres of last fixture
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Concrete upper floor on Floortech system (if applicable)
- Feature contour survey of your block
- Shire building licence fee
- Finance consultant (if required)
- 25 year structural guarantee
- Housing indemnity insurance
- Termite Treatment: Fully compliant home in line with AS 3660.1 and for peace of mind Part B termite perimeter spray and spray to plumbing penetrations
- All concrete pumping & tipping fees included (subject to site conditions)



We build homes.

We build history.

