

Pettit+Sevitt

LEANLINE

3 Bedrooms/2.5 bathrooms/2 cars

DESCRIPTION

Designed specifically to suit narrow, inner-city sites, the Leanline uses vertical space cleverly to create a home that's both beautiful and functional. From the street, the large roof plane forms generous eaves, supported by timber-clad, 'blade' walls that frame the edges of the areas below. To one side is a large, recessed, double-height entry space - acting as a focal point that welcomes you into the house and draws you in. Light pours in from the window high above you and illuminates the long, angled timber-clad wall to the edge of the entry. This wall stretches to the end of the long corridor, which ends in a double-height window overlooking the garden. Here, the floor of the upper level is set back, creating a void above that allows light to flood into the space. Turning to one side with the timber-clad wall at your back, you see the combined living, dining and kitchen areas, and behind them a long line of glass doors that open on to the outdoor terrace and garden beyond.

FEATURES

- Combined kitchen, living and dining area.
- Entry corridor with double height windows.
- Large outdoor covered terrace.
- Separate walk in pantry.
- Two living rooms plus dining.
- 2 balconies off bedrooms.

GROSS BUILDING AREA

LOCATION	AREA
Ground Floor Living	116.8m ²
First Floor Living	149.4m ²
Garage	40.3m ²
Terrace/Balconies	36.7m ²
TOTAL	343.2m²

ROOM SIZES

LOCATION	DIMENSIONS (mm)	AREA
Living	6200 x 5900	37.50m ²
Dining	5100 x 3400	19.26m ²
Family	4000 x 3400	17.20m ²
Terrace	12400 x 1800 / 5300	47.23m ²
Entry Porch	6400 x 1700	11.54m ²
Garage	7100 x 6100	43.31m ²

DISCLAIMER: All text ©2019 Pettit+Sevitt. All Pettit+Sevitt house designs and images ©2019 PopovBass for exclusive use by Pettit+Sevitt. Prices and inclusions are indicative and subject to final quotation. Images on website are for illustrative purposes only. Specific details, pricing and dimensions are provided in your construction drawings which form part of your building contract. Construction must be carried out by Pettit+Sevitt designated builder. Pettit & Sevitt Marketing Pty Ltd ABN 68 122 052 831.

Pettit+Sevitt

STANDARD INCLUSIONS

PRE-CONSTRUCTION

- Survey – contour and construction
- Structural Engineer design including concrete slab and structural steel
- Council Development Application Fees or Complying Development Fees
- BASIX Certification
- Sydney Water Approvals
- All relevant Construction Insurances
- *Does not include Long Service Fees and Statutory Authority Bonds*

EXTERNAL AND STRUCTURAL SHELL ELEMENTS

- Concrete ground slab 'M' class plus 80 lineal metres of structural piling
- Wall framing 90x45 studs at 450 centres throughout 2700mm ceilings
- Colourbond metal roofing and insulation blanket
- Brick veneer construction to Ground Floor walls
- Aluminium window frames plus semi commercial Aluminium sliding doors
- Custom made Aluminium window frames with Semi commercial sliding doors
- Painted white external face bricks
- Cemintel Territory Woodland external wall lining +feature wall

INTERNAL FINISHING

- 2700mm floor to ceiling height throughout
- P50 shadow line to ceiling
- Window reveals set – no architraves
- 13mm plasterboard throughout
- 2340mm door jambs with shadow line throughout – no architraves
- Full height front door
- Door furniture by Madinoz
- 600x600mm tile finish to entire Ground Floor Internal + External areas
- Carpet to Level 1 bedrooms Crossley Twist Zinia
- Strip flooring to Level 1 open area 12 mm engineered boards by Havwoods

COMFORT

- NaTHERS energy star rating of 5.9 (subject to site conditions)
- Insulation to all ceilings, external and internal walls
- Enviroseal sisalation wall wrap to all external walls

JOINERY

- Polyurethane Natural White and European Oak Veneer Kitchen, Pantry and Laundry
- European Oak shaving cabinet to WC, Bathroom and Bedroom 1 Ensuite
- Polyurethane Natural White doors to all Bedroom Robes
- Polyurethane Natural White vanity to Bedroom 1 Ensuite
- Smartstone Arcadia Toledo benchtop to Kitchen, Pantry, Laundry and Bedroom 1 Ensuite

Pettit+Sevitt

SANITARY APPLIANCES

- Franke Kitchen sink
- Abey Pantry and Laundry sink
- Blanco Kitchen and Pantry mixer
- Phoenix mixers to all basins, bath and showers
- Phoenix showers
- Verotti toilets
- Phoenix sanitary accessories

ELECTRICAL APPLIANCES

- Miele Oven H 2860 BP
- Miele Semi Integrated Dishwasher G 4930 i
- Miele Gas Cooktop KM 3054 G
- Miele Externally Vented Rangehood DA 2578

GET IN TOUCH

Call or email Val Sevitt to discuss your requirements or to arrange a design consultation. Currently, we are only able to service customers in Sydney and the Blue Mountains.

sales@pettitandsevitt.com.au

+61 2 8084 8787

