



SPARKS





TOWNHOUSES ARANDA



Imagine the best that Canberra's Inner North offers, wrap that in mature eucalypt forests and nestle it at the foot of a mountain ... and call it Aranda. Named after the Arrrente people of central Australia, Aranda is minutes from the CBD, close to universities and shopping precincts and moments away from myriad recreational escapes.



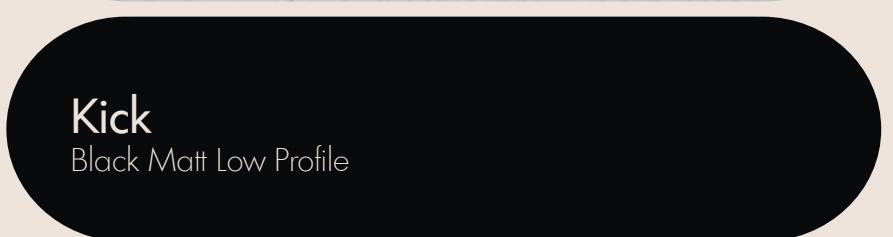
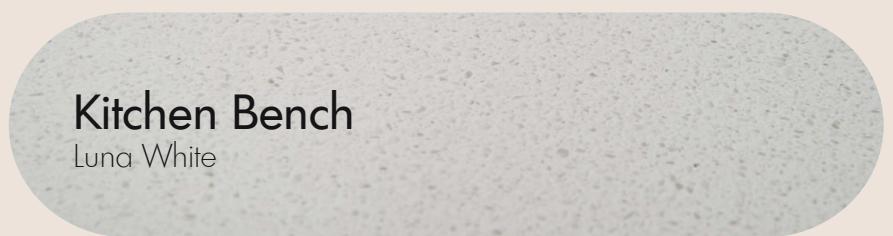
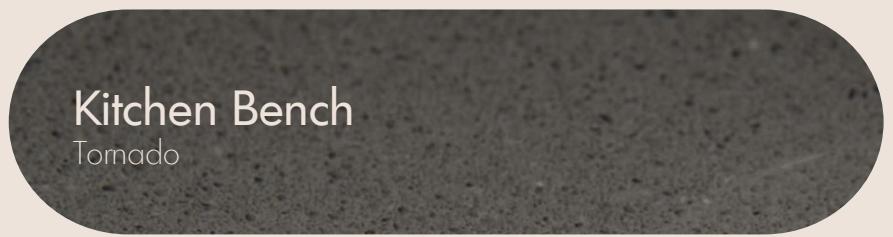
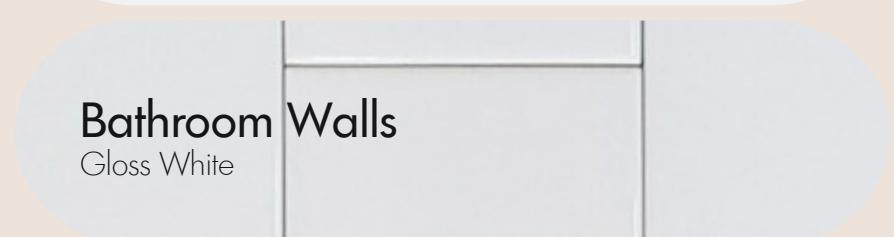
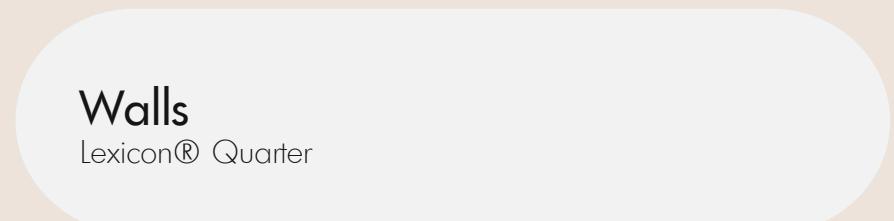


Sparks is its own world within leafy Aranda, soaking up the established culture, environment and history but emerging fresh with its thoughtful architecture, energy efficiency and sustainable approach.

The Aranda Primary School motto urges us to 'Grasp the things that are good'. Sparks residences seize the good life in the beautiful Bush Capital.

The kitchen continues the curated vibe with warm timber finishes such as blackbutt flooring, stone benchtop and decorative tiling, recipe book and display shelves and a fresh colour palette.





SPARK



Generous garden spaces creating individual oases within the Sparks community.





The quality continues through to the bathroom with elegant tiling and brushed nickel finishes providing beauty and wearability.



# SITE PLAN

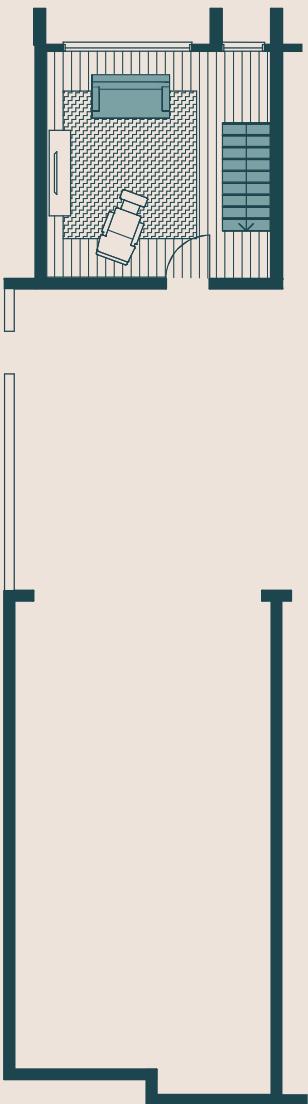
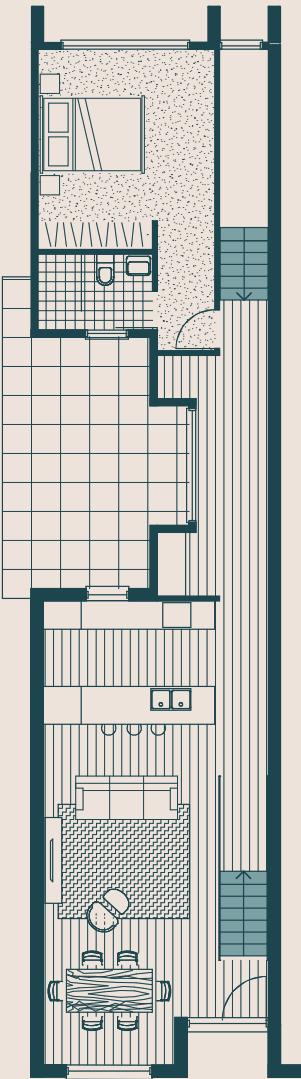
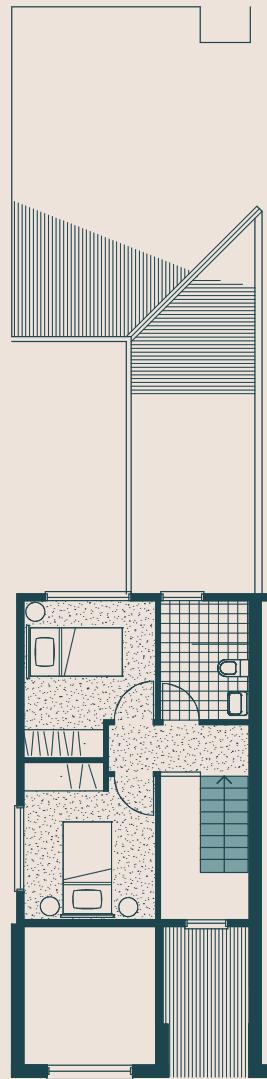
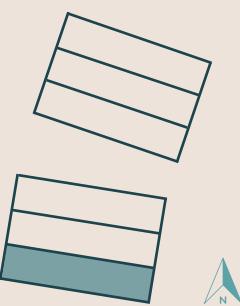
SPARKS  
RESIDENCE



BANDJALONG CRESCENT

# FLOOR PLAN

**SPARKS**  
RESIDENCE



LIVING	142 m <sup>2</sup>
GARAGE	54 m <sup>2</sup>
COURTYARD	15 m <sup>2</sup>
BACKYARD	121 m <sup>2</sup>
TOTAL	332 m <sup>2</sup>

BEDROOM	3
BATHROOMS	2
PARKING	2

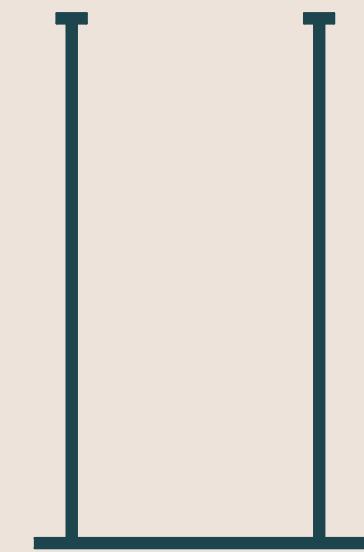
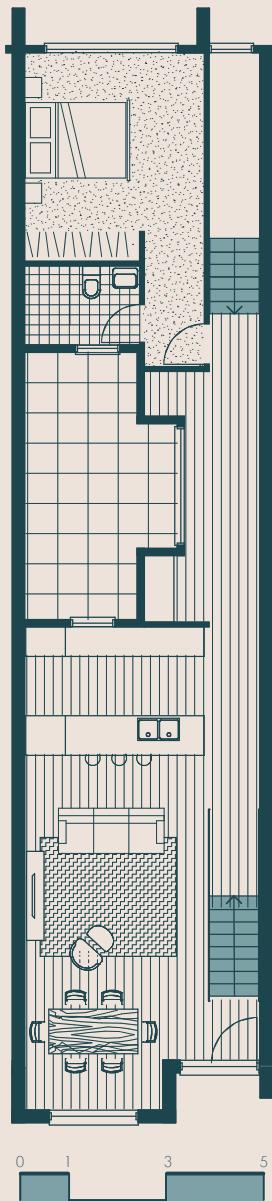
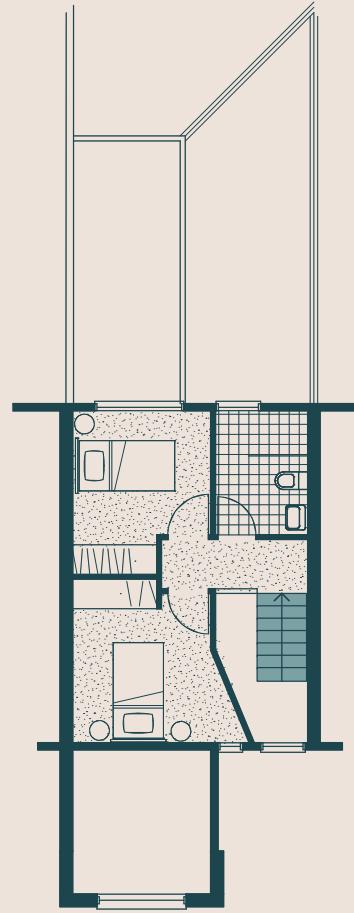
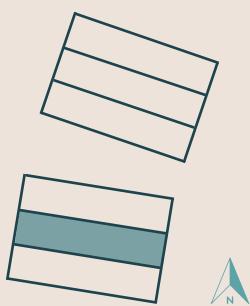
Unit 1

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# FLOOR PLAN

**SPARKS**  
RESIDENCE



LIVING	144 m <sup>2</sup>
GARAGE	50 m <sup>2</sup>
COURTYARD	14 m <sup>2</sup>
BACKYARD	61 m <sup>2</sup>
TOTAL	269 m <sup>2</sup>

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BEDROOM	3
BATHROOMS	2
PARKING	2

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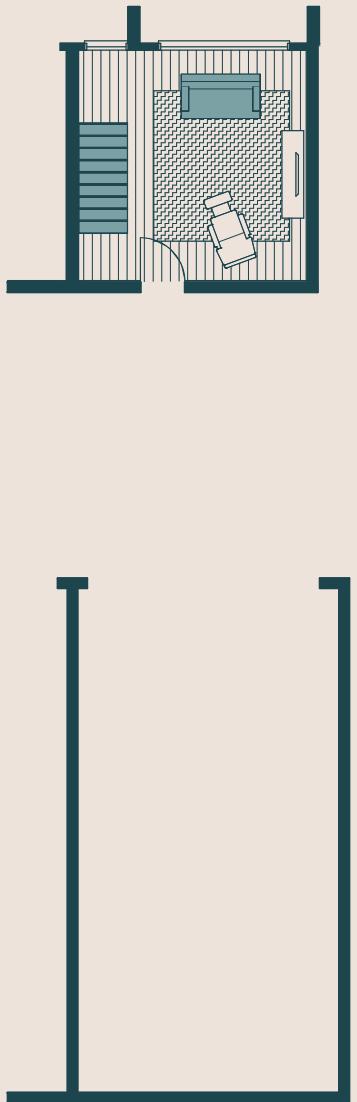
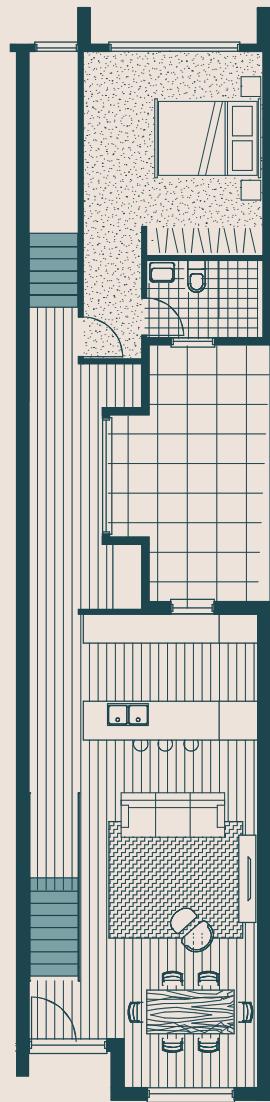
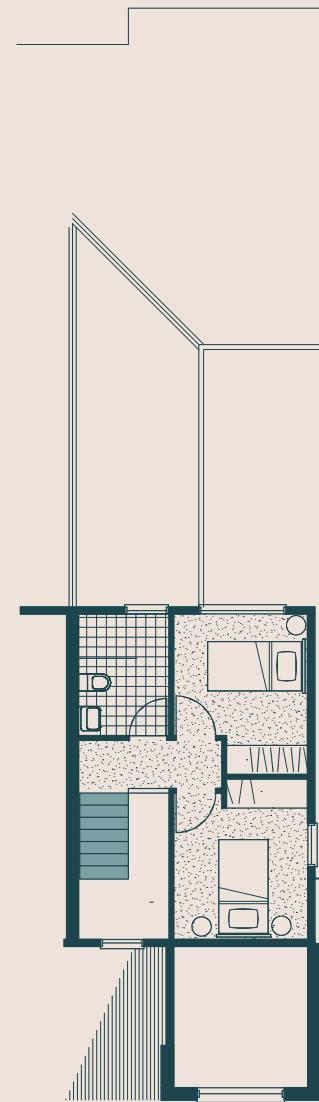
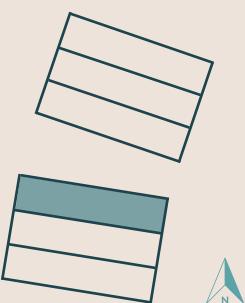
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# FLOOR PLAN

**SPARKS**  
RESIDENCE



LIVING	142 m <sup>2</sup>
GARAGE	56 m <sup>2</sup>
COURTYARD	15 m <sup>2</sup>
BACKYARD	79 m <sup>2</sup>
TOTAL	292 m <sup>2</sup>

BEDROOM	3
BATHROOMS	2
PARKING	2

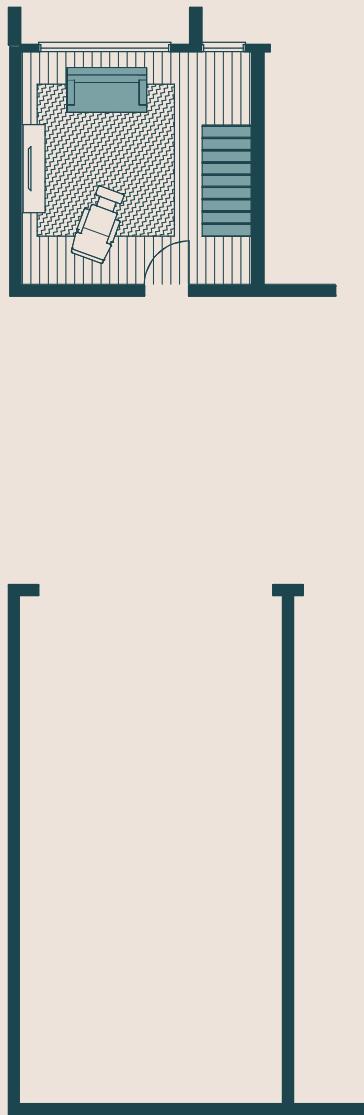
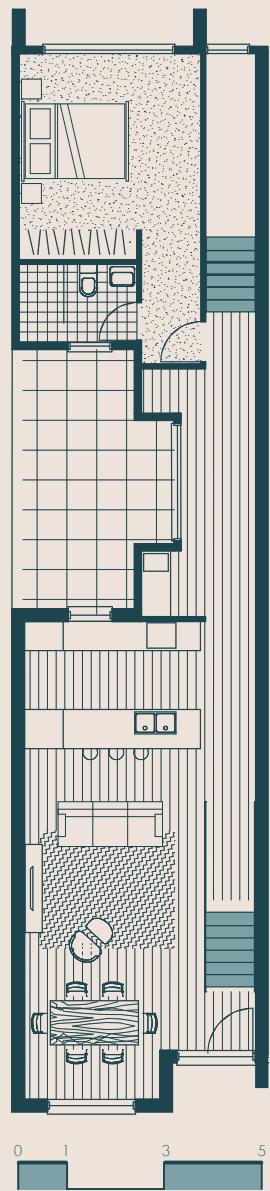
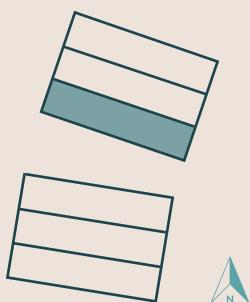
Unit 3

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# FLOOR PLAN

**SPARKS**  
RESIDENCE



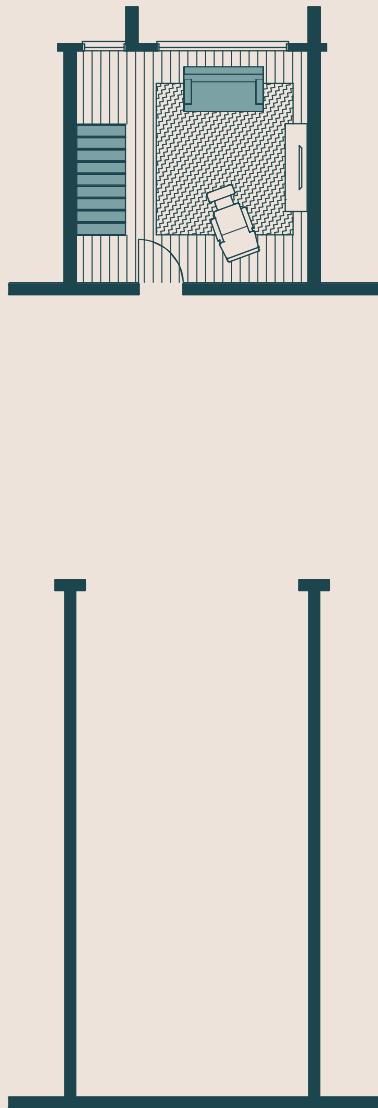
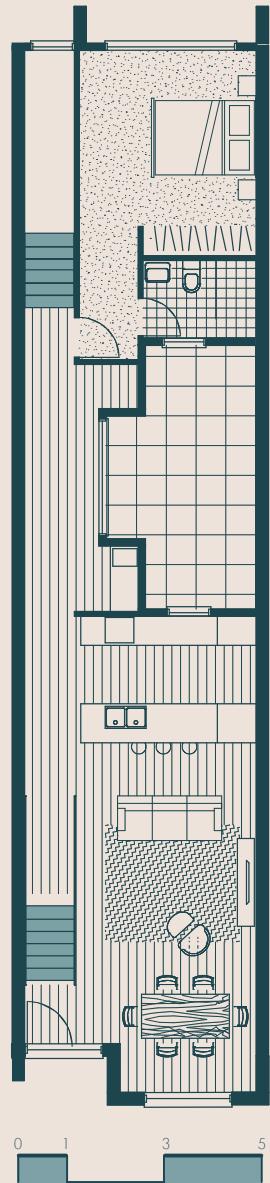
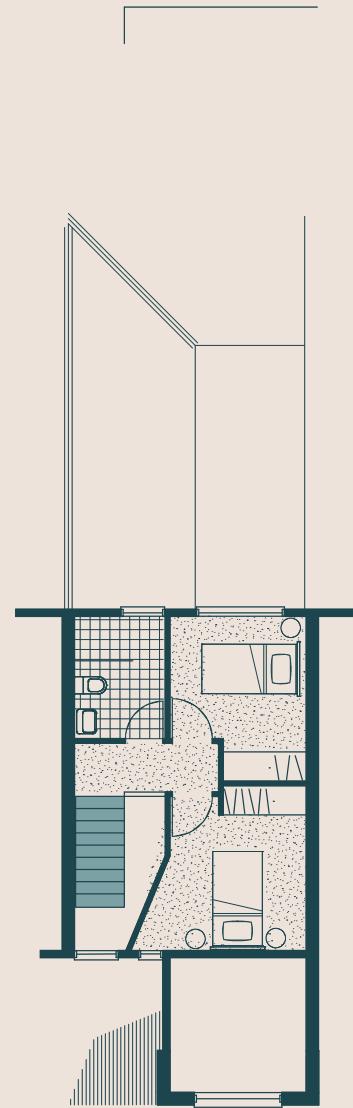
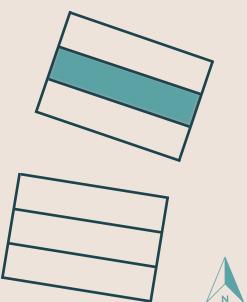
LIVING	143 m <sup>2</sup>
GARAGE	56 m <sup>2</sup>
COURTYARD	15 m <sup>2</sup>
BACKYARD	85 m <sup>2</sup>
TOTAL	299 m <sup>2</sup>

BEDROOM	3
BATHROOMS	2
PARKING	2

Unit 4

# FLOOR PLAN

**SPARKS**  
RESIDENCE



LIVING	142 m <sup>2</sup>
GARAGE	50 m <sup>2</sup>
COURTYARD	14 m <sup>2</sup>
BACKYARD	53 m <sup>2</sup>
TOTAL	259 m <sup>2</sup>

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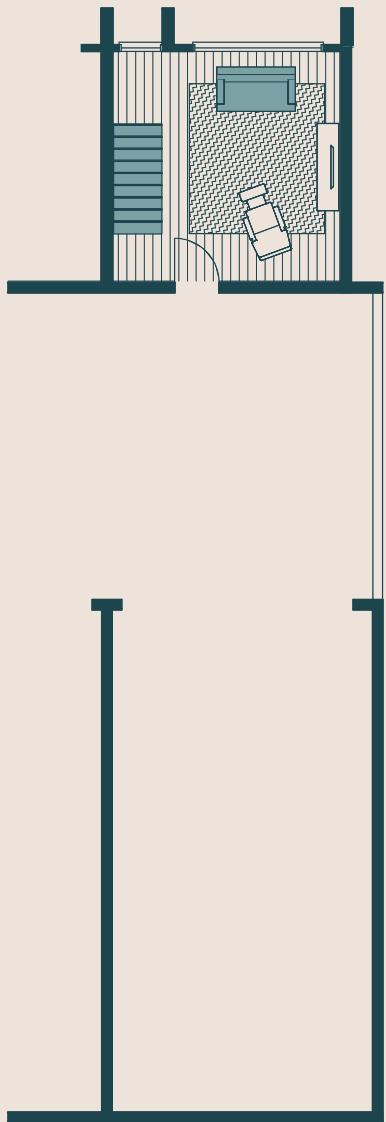
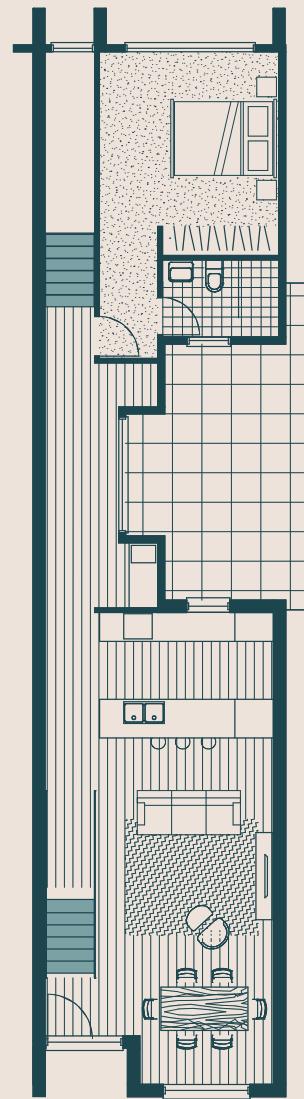
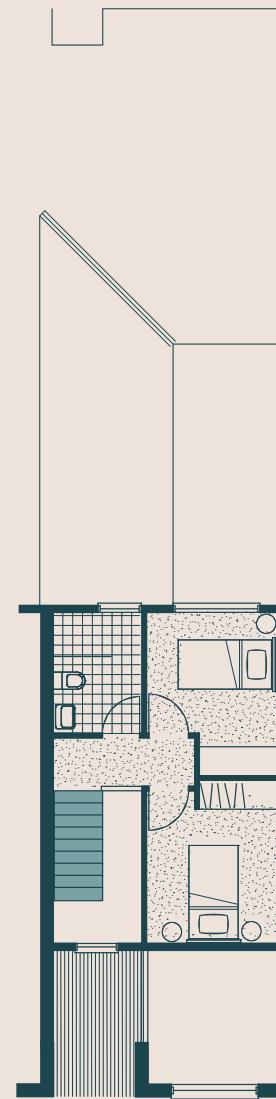
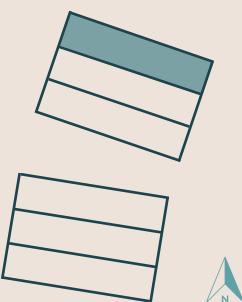
BEDROOM	3
BATHROOMS	2
PARKING	2

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Unit 5

# FLOOR PLAN

**SPARKS**  
RESIDENCE



LIVING	143 m <sup>2</sup>
GARAGE	56 m <sup>2</sup>
COURTYARD	15 m <sup>2</sup>
BACKYARD	103 m <sup>2</sup>
TOTAL	317 m <sup>2</sup>

BEDROOM	3
BATHROOMS	2
PARKING	2

Unit 6

0 1 3 5

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# SPARKS

INCLUSIONS

## GENERAL

Maintenance	90 Days maintenance period		Internal walls	Timber frames with plasterboard lining throughout (moisture resistant, wet areas)
EER certificate	Energy Efficiency Rating of 6 Starts and above			sheen paint finish, colours to match interior board(s)
Services	Service connection to water, sewage, electricity and gas	Where applicable	Ceilings	Flat paint to plasterboard linings
Water metering	Individual water meter to each unit; 1 common site meter			Square set cornice throughout
Heating and cooling	Combination of ducted + wall mounted reverse cycle A/C	Where applicable		Carpet to bedrooms and hallways
Ventilation	Mechanical ventilation to ranghood, toilets, bathrooms as per BCA requirements			Tiling to bathrooms and En suite
Insulation	Ceiling and wall insulation - as per 6 star EER requirements		Internal doors	Flush panel 2040mm high hinged doors and cavity sliding doors painted throughout
Access and mobility	Provisions as per Australian Standards AS 1428.1	Where applicable		semi-gloss finish (door stops provided to all swing doors).
Video intercom	Video intercom system with door bell and display		Door hardware	Passage sets to be provided to all internal doors with privacy sets to wet areas and main bedroom
			Skirting and architraves	67mm (standard profile) painted semi-gloss finish

## EXTERNALS

Front door	Solid core front entry door with access lock		Linen and store cupboards	Built-in joinery in melamine finish with swing / sliding doors
Windows & sliding doors	Double glazed aluminium framed windows and sliding doors with flyscreens		Floor finishes	Hybrid timber look flooring as per selection board(s)
Letterbox	1 lockable letterbox per unit			
Water tap	1 water tap	Where applicable		
Balconies	Aluminium / Concrete handrails to balconies	Where applicable	Cooktop	BOSCH 600mm gas or induction cooktop (buyer's choice)
	Versi pave tiling to balcony	Where applicable	Oven	BOSCH 600mm multi-function oven
	Concrete finish to garage floors		Dishwasher	BOSCH Semi-integrated dishwasher
Garage	Garage roller door with remote control, Dincel® or blockwork internal walls		Rangehood	BOSCH 600mm undermount rangehood ducted to atmosphere
Roof	COLORBOND® roof, fascia and gutter			
External fencing	COLORBOND® fencing			
Internal courtyard	Versi pave tiles		Main cabinetry	Custom laminate colour as per selection board(s)
Landscaping	Provided in courtyards along with front and rear yards as per landscape plan		Feature joinery	Custom laminate timber look as per selection board(s)

# SPARKS

INCLUSIONS

		Where applicable	ELECTRICAL & DATA	
Benchtop	40mm stone benchtop with waterfall edge			
Door and drawers	Soft close doors, handles as per selection board(s)		General	Double power points throughout (single to dishwasher, microwave space and fridge space)
Splashback	Tiled splashback as per selection board(s)			Hardwired smoke detectors as required by BCA
Kickboard	Black kickboard to match joinery			Recessed LED lighting throughout - to developer specification
				Dimmable lights where applicable
<b>BATHROOM &amp; EN SUITE</b>				
Fixtures and fittings	PARISI tapware  PARISI wall-mounted shower column with rainshower and hand shower  PARISI towel rails and toilet roll holder	Brushed nickel  Brushed nickel  Brushed nickel	Entry  Main bedroom  Bedrooms	Provision for NBN connection  Individual 3 phase electric meter
Basin	CLARK semi-recessed basin		Bathrooms / Ensuite	1 light point
Vanity	Custom built vanity 40mm stone top as per selection board(s)		Lower living area	4 light point, 2 double GPO, 1 TV point
Cabinetry	Semi-recessed shaving cabinet with built-in mirror		Main living area	1 light point, 2 double GPO
Shower screen	Frameless shower screen		Dining area	Tastic 2 in 1 (light and fan), 1 double GPO
Water closet	PARISI floor mounted WC		Kitchen	3 light points, 2 double GPO, 1 TV point, 1 data point
Wall finish	Floor to ceiling wall tiles as per selection board(s)		Main living area	4 light points, 2 double GPO, 1 TV point, 1 data point
Floor finish	Tiles to floor with built-in under tile heating system as per selection board(s)		Dining area	Pendant point over void, 2 double GPO
			Kitchen	2 light point, 2 double GPO, 1 island GPO
			Main living area	1 light point to each stair, 2 way switched
			Dining area	2 light point, 1 GPO
			Kitchen	1 light point, 2 way switched
			Main living area	1 light point, 1 double GPO
			Dining area	1 light point, 1 double GPO
			Kitchen	2 fluorescent lights, 1 double GPO
			Main living area	Electric car charging provision for future connections 15 amp circuit
			Dining area	5 kW solar system (No battery storage**)
<b>LAUNDRY</b>				
Sink	Clark undermount laundry sink		Laundry	Where applicable
Laundry mixer	Dorf sink mixer		Courtyard(s)	Where applicable
Benchtop	40mm stone top bench		Garage	
Feature joinery	Custom laminate timber look as per selection board(s)		Solar power	
Plumbing	Hot and cold water points for tub and washing machine connections			
Floor finish	Hybrid timber look floorboards			