



*No 1
27 Baird Street Nedlands*

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invogue
single storey



Limited Availability Nedlands Development!

Plenty is on offer to the lucky few that call Nedlands home!

An abundance of recreational facilities like tennis courts, sports clubs and ovals, parks, the yacht club and golf club are all available.

Education is covered with this home falling in the catchment of Hollywood Primary School, Shenton College and The University of Western Australia is just 2km east, directly on the bus route.

Also some of Perth's premium medical facilities call Nedlands Home such as Sir Charles Gairdner and for private, Hollywood Hospital.



No 1 27 Baird Street, Nedlands

/  3 Bedrooms /  2 Bathrooms



/ The property will have 4 dwellings all built by the same award-winning builder, InVogue. All 4 homes are free standing. The title is a strata title, however in this configuration there is NO strata body or management and therefore NO strata fees.

It's all done.

Make a stately impression worthy of a Nedlands address with a three-bedroom, two-bathroom stunning single storey, on its own strata title.

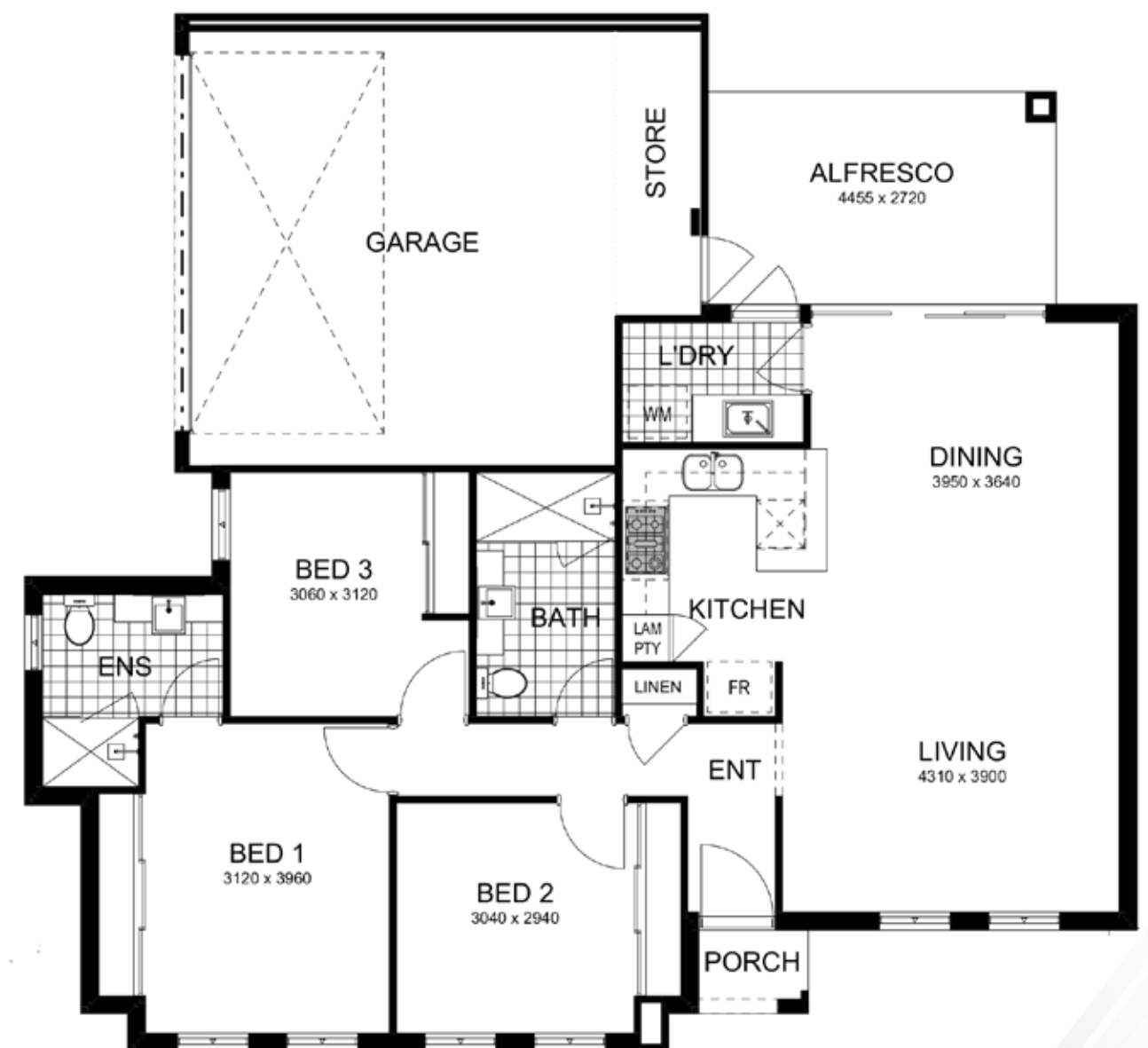
The entry opens up under high ceilings to a free-flowing kitchen which features Ilve 900mm appliances and stone benchtops, living and dining which seamlessly integrate with the alfresco for indoor-outdoor living.

The master suite is cleverly positioned to the rear of the home for maximum privacy and includes ensuite with double-sized shower and generous walk-in-robe. The minor bedrooms include walk-in robes and share the family bathroom.

There is nothing left to do but move straight in! This home includes additional turnkey fitting and fixtures in the price. Plus you have the freedom to choose colours and finishes to suit your own personal style.

Turnkey features

- / 31c high ceiling to the home, garage and alfresco
- / 2340mm H x 920mm W Corinthian AWO 40 Door with clear glass
- / Polar double bowl undermount sink
- / Italian made Ilve 900 stainless steel kitchen appliances included
- / Overhead cabinets to the kitchen
- / Essastone® benchtops to kitchen, bathrooms and laundry
- / Caroma fixed overhead shower rose
- / Quality carpet to master suite and bedrooms including robes
- / Premium 450mm x 450mm ceramic floor tiles
- / Venetian blinds throughout
- / Internal painting throughout
- / Sandstone letterbox
- / Clothesline
- / Store room
- / Landscaping allowance
- / Panasonic reverse cycle ducted air/conditioning system with 6 outlets and 4 zone
- / High single leaf rendered screen wall rendered brick piers and powdercoated aluminum infill panels to the screen wall as per sketch

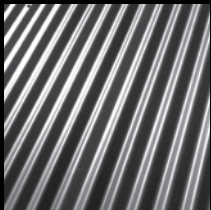


/ Specifications

External Wall Finish:	Acrylic texture render from Builder's range over clay brickwork.
Internal Walls:	Clay internal bricks with render float and plaster set, metal corner beads to external corners excluding window and door reveals.
Roof Cover:	Colorbond custom orb.
Gutters/Fascia:	Colorbond Steel.
Downpipes:	Colorbond Steel.
Ceilings:	Flush lined plasterboard with Builder's standard cornice.
Insulation:	R3.0 batts to flat ceiling of house.
Windows/Sliding Door:	Aluminium from Builder's standard range with keylocks to all windows and sliding doors. Flyscreens to aluminium windows and sliding doors.
External Entry Door:	Corinthian Madison PMAD04 with clear glazing in a timber door frame (double rebated).
Internal Doors:	Flush panel hollow core.
Garage Vehicle Door:	Sectional door from Builder's range with 3 remote control handsets.
Hardstand:	100mm thick, smooth finished grano.
Paving:	To Driveway, paving from Builder's standard range.
Shelving:	Four 450mm deep shelves to in-built linens and pantries.
Cabinets:	
- Kitchen:	Laminated bench cabinets with one shelf and one set of drawers, (soft closing hinges and drawer runners. Engineered stone benchtops with 20mm square edge fascia, Laminated door fronts with ABS edging and door handles. Dishwasher recess. Laminated 2100mm high pantry cupboard with 4 shelves where shown.
- Laundry:	Laminated bench cabinets (750mm long) with one internal melamine shelf (soft closing hinges). Engineered Stone top from Builder's range with 20mm square edge fascia. Laminated door fronts from Builders standard range with ABS edging, door handles from Builder's standard range.
- Bathroom/Ensuite:	Laminated vanity cupboard with one internal melamine shelf. Engineered stone benchtop with 20mm square edge fascia, Laminated door fronts with ABS edging and door handles.

Appliances:	Ilve 900 Multifunction electric Oven, Gas Hotplate and undermount Rangehood.
Plumbing Fixtures:	Clark Punch 1.75 bowl stainless steel sink. Stainless steel inset laundry trough (45l). Caroma Carboni white china basins. Caroma Luna white acrylic bath. Clark Round wall faced white china suite.
Hot Water System:	5 Star 160 litre gas storage or Rheem 26 wall mounted continuous flow gas HWS.
Tapware:	Choice of Stylus Blaze Pin, Dorf Kip or Caroma Saracom ranges. Washing machine tapset. Basin mixer from selected range.
Showers:	Wall mixer from selected range with Caroma Pin Multifunction Hand Shower.
Bath:	Wall mixer from selected range with Liano Swivel wall outlet.
Accessories:	Toilet Roll Holders - Caroma Cosmo roll holder. Towel Rails - Caroma Cosmo double towel rail 600mm (chrome) to Bathroom and Ensuite.
Mirrors:	900mm wide, over Bathroom and Ensuite vanity cupboards - slimline type.
Shower Screens:	Clear glazed semi-frameless pivot door.
Tiling:	
- Bathroom/Ensuite:	2m high to shower, 2 rows above bath, 1 row skirting, 1 row above vanity and floor tiles.
- Laundry:	One row (200mm) skirting and two rows (400mm) above trough.
- WC:	1 row skirting and to floor.
- Kitchen:	1 row above benchtops.
Tiling Selection:	450mm x 450mm wall tiles (laid horizontal) and 300mm x 300mm floor tiles to a retail allowance of \$44/m ² .
Electrical:	Light Points: 1 light point to each room and each external door.
Power Points:	Apple double GPO provided to each habitable room, bathrooms, laundry and kitchen.
TV Point:	3 TV points to Owner nominated location with external digital antenna.
Safety Switches:	RCD switch to all light and power circuits.
Phone:	NBN ready internal cabling including 3 Point Packs.

Featured inclusions



/ Colorbond or tile roof



/ Double brick throughout



/ Stone benchtops throughout



/ Acrylic texture render to external walls



/ 900mm s/s oven, hotplate & rangehood

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/the InVogue story

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What you'll love most about your design is the little details we think about. The way sunlight falls in your living areas, efficiently warms and creates energy. The way extra storage is in the right locations will make your life a little easier. Design touches that really matter.

And, if you're rebuilding, we'll even take care of every little detail for you, including approvals and demolition. Enjoy viewing our range of stunning, clever designs at invogue.com.au

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Create a stylish statement in the Nedlands tone with this three-bedroom, two-bathroom single storey design, on its own title.

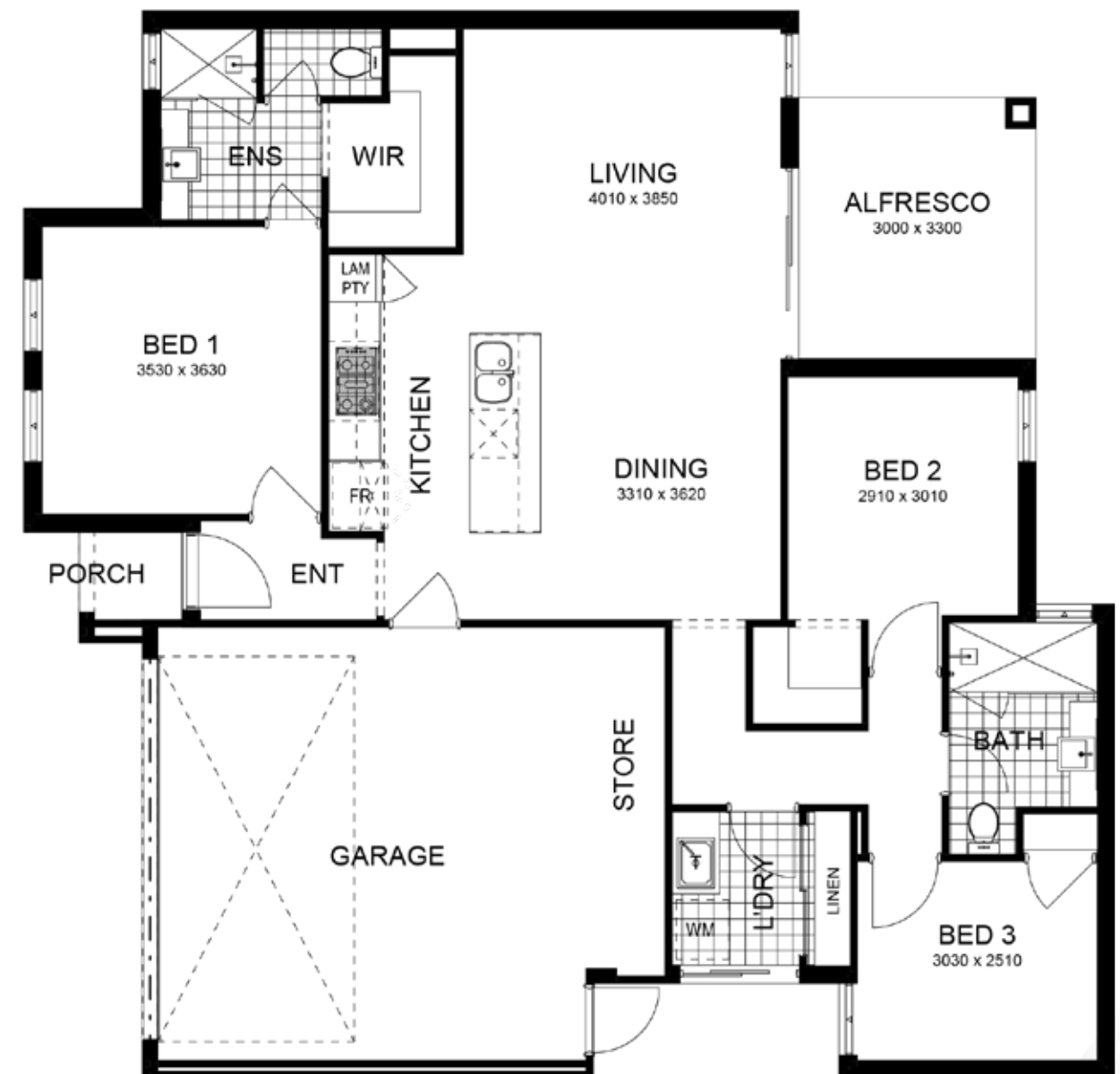
Step inside to high ceilings and make a choice between the haven your master suite offers, with ensuite and private WC, plus oversized walk-in robe, or through to your open plan living. Generously sized and thoughtfully designed, the kitchen – with Ilve 900mm appliances and stone benchtops, overlooks the living and dining zones which open up to the alfresco – welcoming in natural light.

To the rear of the home, the two minor bedrooms both include storage and are centred around the family bathroom. The laundry includes built-in linen storage as well as easy access to your outdoor space.

There is nothing left to do but move straight in! This home includes additional turnkey fitting and fixtures in the price. Plus you have the freedom to choose colours and finishes to suit your own personal style.

Turnkey features

- / 31c high ceiling to the home, garage and alfresco
- / 2340mm H x 920mm W Corinthian AWO 40 Door with clear glass
- / Polar double bowl undermount sink
- / Italian made Ilve 900 stainless steel kitchen appliances included
- / Overhead cabinets to the kitchen
- / Essastone® benchtops to kitchen, bathrooms and laundry
- / Caroma fixed overhead shower rose
- / Quality carpet to master suite and bedrooms including robes
- / Premium 450mm x 450mm ceramic floor tiles
- / Venetian blinds throughout
- / Internal painting throughout
- / Sandstone letterbox
- / Clothesline
- / Store room
- / Landscaping allowance
- / Panasonic reverse cycle ducted air/conditioning system with 6 outlets and 4 zone
- / High single leaf rendered screen wall rendered brick piers and powdercoated aluminum infill panels to the screen wall as per sketch

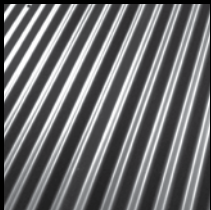


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Roof Cover:	Colorbond custom orb.
Gutters/Fascia:	Colorbond Steel.
Downpipes:	Colorbond Steel.
Ceilings:	Flush lined plasterboard with Builder's standard cornice.
Insulation:	R3.0 batts to flat ceiling of house.
Windows/Sliding Door:	Aluminium from Builder's standard range with keylocks to all windows and sliding doors. Flyscreens to aluminium windows and sliding doors.
External Entry Door:	Corinthian Madison PMAD04 with clear glazing in a timber door frame (double rebated).
Internal Doors:	Flush panel hollow core.
Garage Vehicle Door:	Sectional door from Builder's range with 3 remote control handsets.
Hardstand:	100mm thick, smooth finished grano.
Paving:	To Driveway, paving from Builder's standard range.
Shelving:	Four 450mm deep shelves to in-built linens and pantries.
Cabinets:	
- Kitchen:	Laminated bench cabinets with one shelf and one set of drawers, (soft closing hinges and drawer runners. Engineered stone benchtops with 20mm square edge fascia, Laminated door fronts with ABS edging and door handles. Dishwasher recess. Laminated 2100mm high pantry cupboard with 4 shelves where shown.
- Laundry:	Laminated bench cabinets (750mm long) with one internal melamine shelf (soft closing hinges). Engineered Stone top from Builder's range with 20mm square edge fascia. Laminated door fronts from Builders standard range with ABS edging, door handles from Builder's standard range.
- Bathroom/Ensuite:	Laminated vanity cupboard with one internal melamine shelf. Engineered stone benchtop with 20mm square edge fascia, Laminated door fronts with ABS edging and door handles.

Appliances:	Ilve 900 Multifunction electric Oven, Gas Hotplate and undermount Rangehood.
Plumbing Fixtures:	Clark Punch 1.75 bowl stainless steel sink. Stainless steel inset laundry trough (45l). Caroma Carboni white china basins. Caroma Luna white acrylic bath. Clark Round wall faced white china suite.
Hot Water System:	5 Star 160 litre gas storage or Rheem 26 wall mounted continuous flow gas HWS.
Tapware:	Choice of Stylus Blaze Pin, Dorf Kip or Caroma Saracom ranges. Washing machine tapset. Basin mixer from selected range.
Showers:	Wall mixer from selected range with Caroma Pin Multifunction Hand Shower.
Bath:	Wall mixer from selected range with Liano Swivel wall outlet.
Accessories:	Toilet Roll Holders - Caroma Cosmo roll holder. Towel Rails - Caroma Cosmo double towel rail 600mm (chrome) to Bathroom and Ensuite.
Mirrors:	900mm wide, over Bathroom and Ensuite vanity cupboards - slimline type.
Shower Screens:	Clear glazed semi-frameless pivot door.
Tiling:	
- Bathroom/Ensuite:	2m high to shower, 2 rows above bath, 1 row skirting, 1 row above vanity and floor tiles.
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Featured inclusions



/ Colorbond or tile roof



/ Double brick throughout



/ Stone benchtops throughout



/ Acrylic texture render to external walls



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A home to welcome you in, designed perfectly with the leafy suburb of Nedlands in mind.

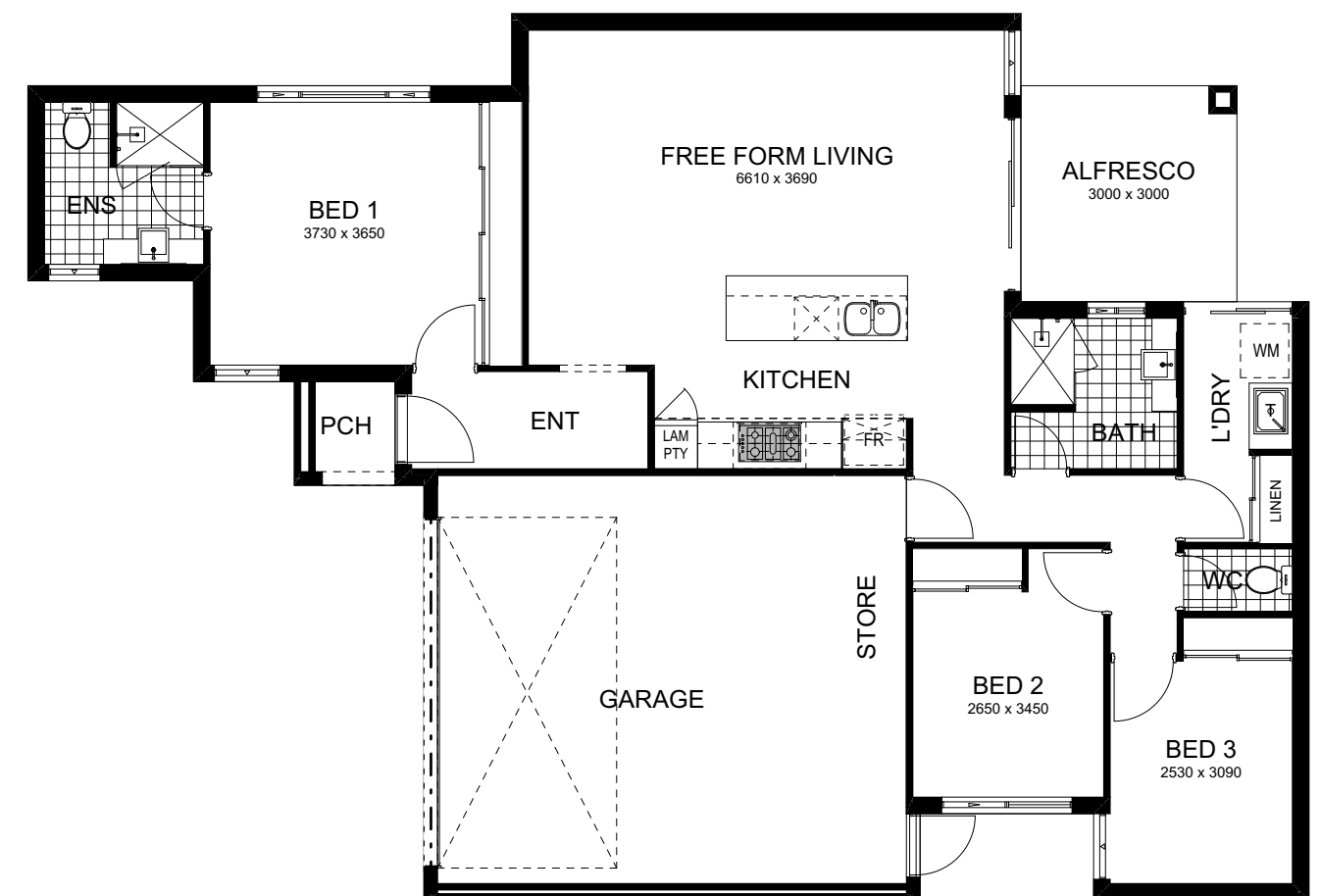
This single storey is stacked full of features including Ilve 900mm appliances in the kitchen, and stone bench tops throughout. Upon entering the home you're immediately greeted with a free-flowing social zone including the kitchen, living and dining plus alfresco.

The master suite is located behind the double garage – with extra space for storage – to minimise outside intrusions and includes ensuite with double-sized shower as well as walk-in robe. The minor bedrooms both include build-in robes and are arranged around the shared family bathroom with easy access to the laundry. Tastefully designed with high specification of finishing's throughout, so you can just unpack and live your best life.

There is nothing left to do but move straight in! This home includes additional turnkey fitting and fixtures in the price. Plus you have the freedom to choose colours and finishes to suit your own personal style.

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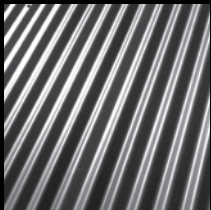


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