

Brighton Est.

# Your Life, Established

# Feels Like Home

Beautiful family homes in a cherished location.

Welcome to Brighton Est's modern architecturally-designed homes, an outstanding collaboration between industry veterans Carpe, internationally renowned architects Warren and Mahoney, and acclaimed landscape designer Myles Baldwin.

Open the doors and you're immediately greeted by soaring voids and dramatic interior volumes, beautifully complemented by lush bespoke gardens. Expertly crafted, they bring together the easy appeal of a townhouse with the comforts of a traditional home, something rarely found in Melbourne today.

Enjoy the style and sophistication of seamless bayside village life in a place that's rich in amenity, premier schooling and a leafy cachet.



# LOCATION



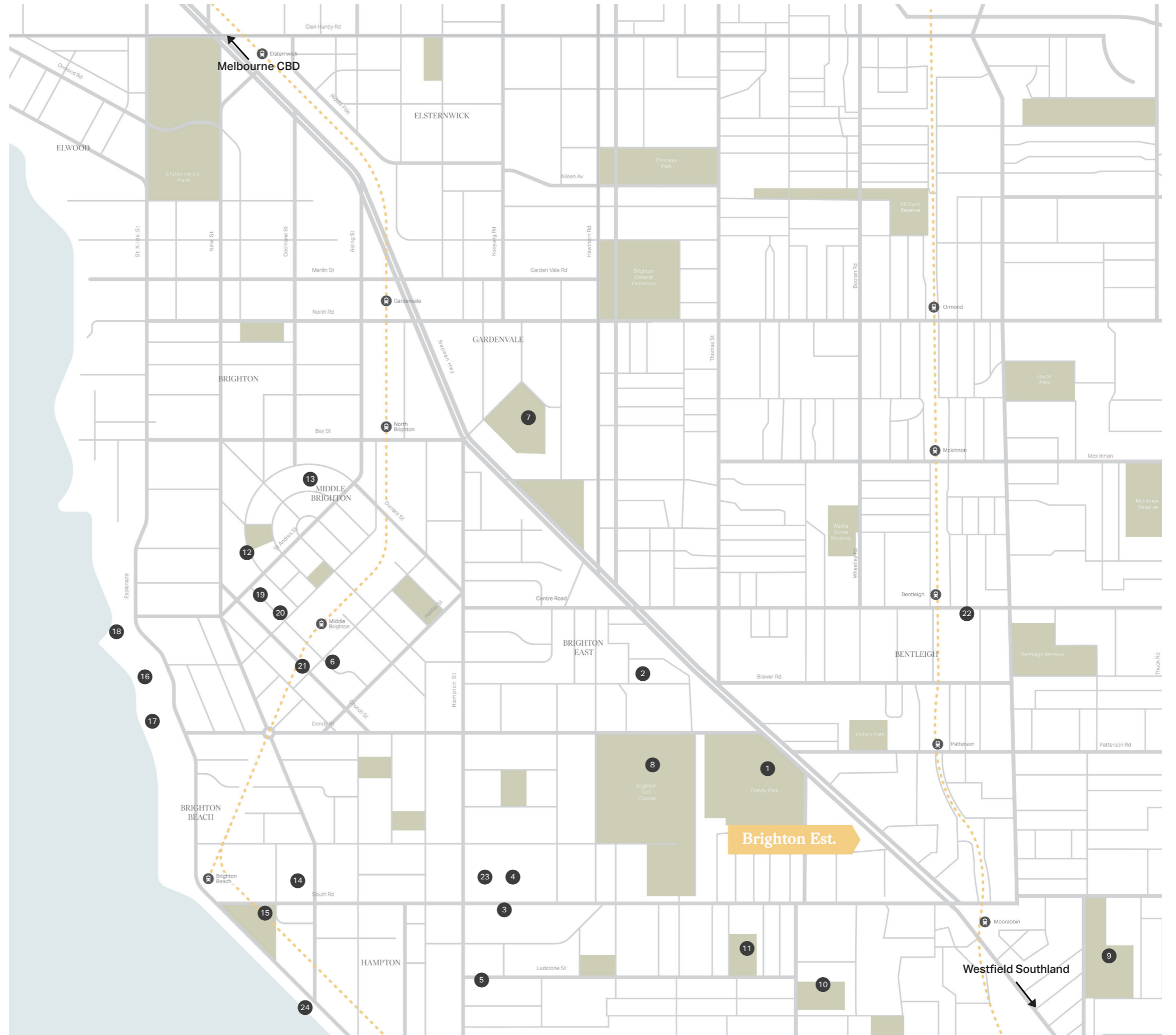


# Live life local

# Best of Brighton East

1. Dendy Park
2. Brighton Secondary College
3. Haileybury Brighton Campus
4. St Leonards Secondary College
5. Hampton Street Retail
6. Church Street Retail
7. Hurlingham Park
8. Brighton Golf Course
9. Morabbin Reserve
10. Wishart Reserve
11. RJ Siltoe Reserve
12. Brighton Grammar
13. Firkbank Grammar School
14. Xavier College
15. Brighton Beach Oval
16. Brighton Beach
17. Brighton Bathing Boxes
18. The Baths
19. The Pantry Dining Room
20. Hellenic Republic
21. Half Moon
22. Sonder Bar
23. Phillipa's Bakery
24. Hampton Beach

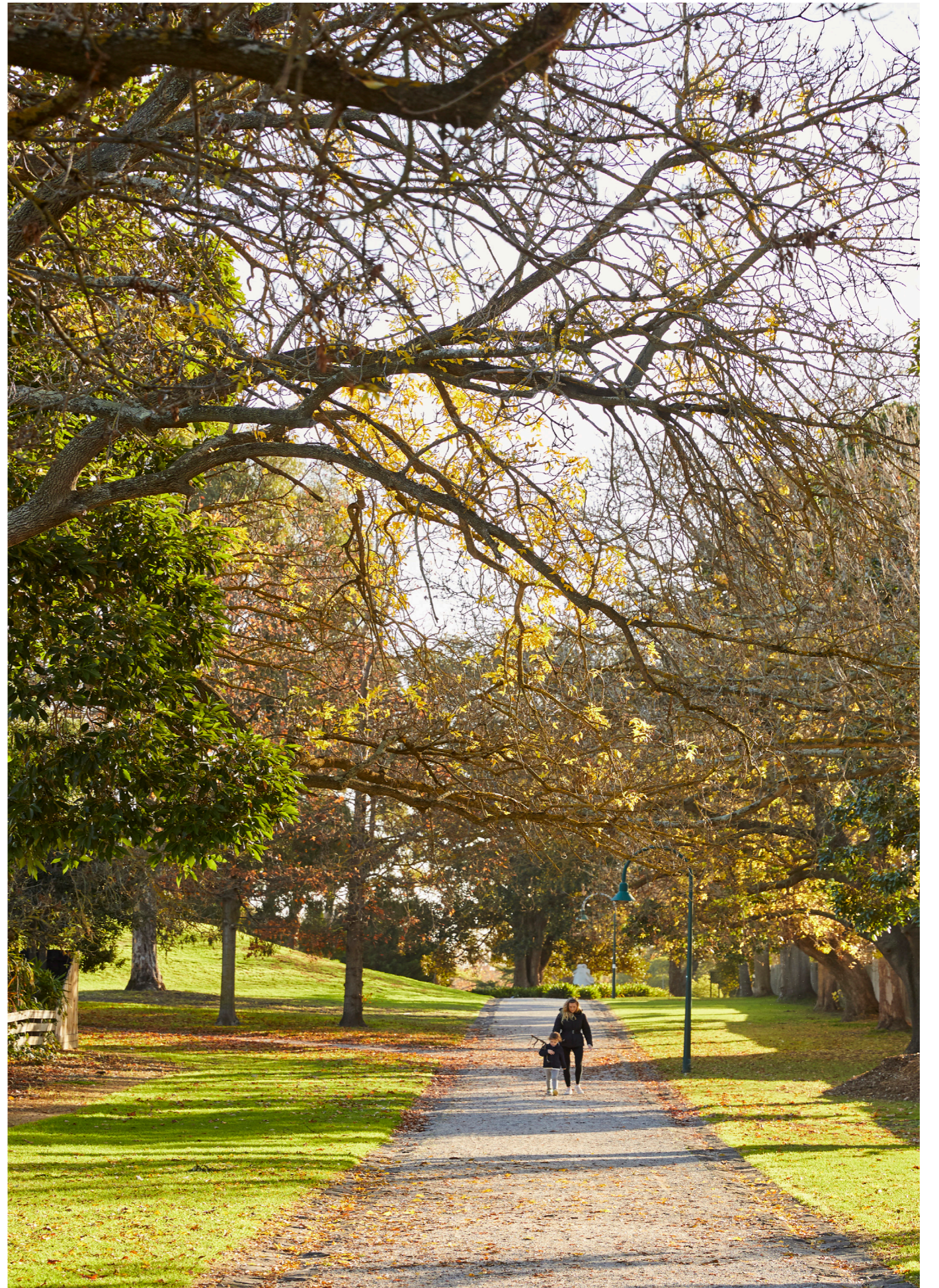
- ◆ 5mins to Westfield Southland
- ◆ 25mins to Melbourne CBD







So Close,  
So Easy





Brighton Est.



Carpe.





Brighton Est.



Carpe.





Brighton Est.



Carpe.



Brighton Est.



Carpe.

# RENDERS



# Created from the Outside in

Internationally renowned architects Warren & Mahoney have created an elegant fusion of life and living. A place to start a family, with room to grow and thrive. Brighton Est's residences are designed with discerning owner occupiers in mind.

Families will love the flowing front and rear gardens, perfect for children and pets to stretch out and feel real grass underfoot.

A home with space to spend time outdoors, to entertain, and enjoy the daily to-and-fro of family life. Where comfort is the ultimate luxury.



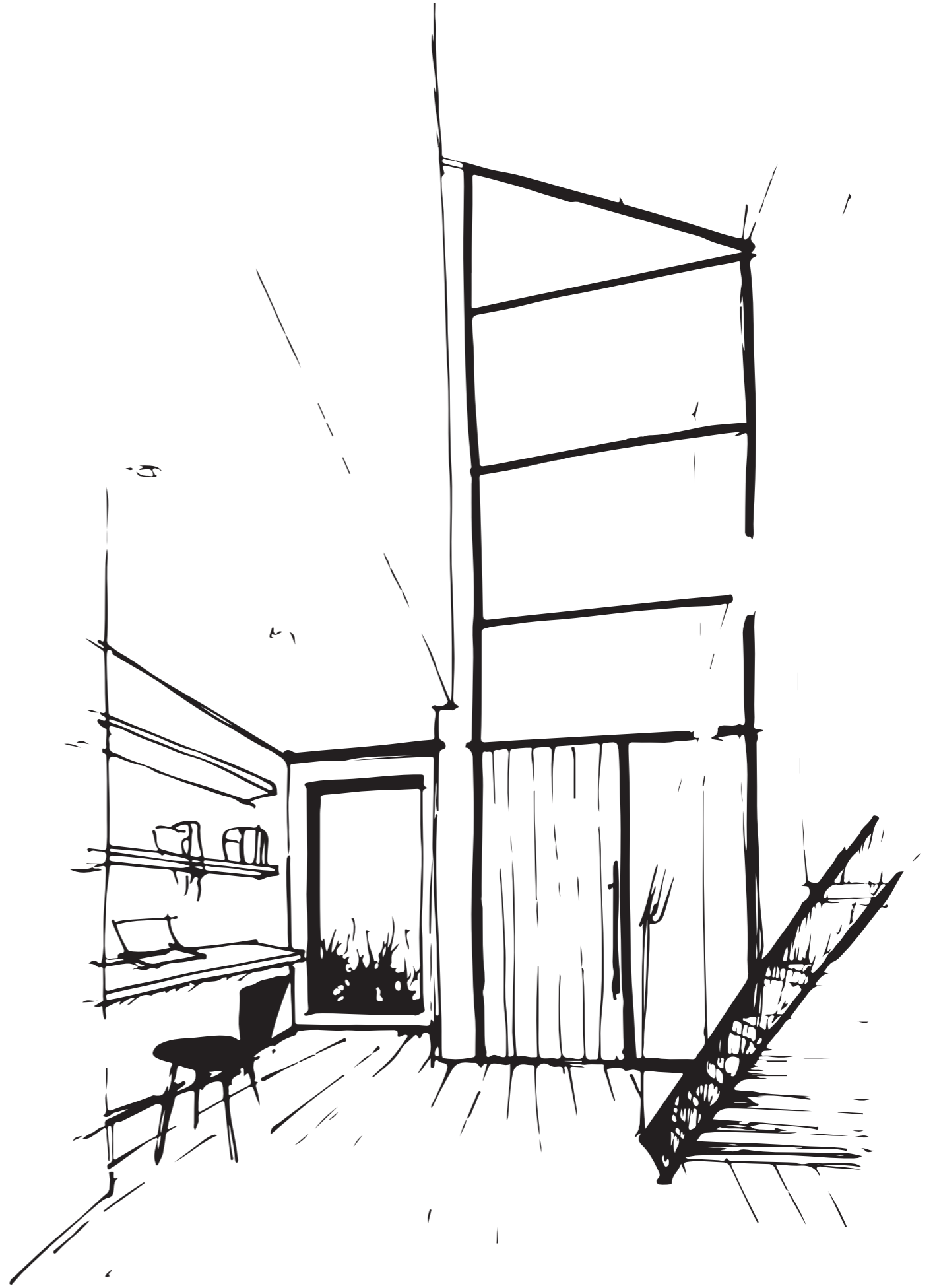


Brighton Est.

Carpe.



# Stunning Volume and Scale







# Homes With Heart











In the master suites,  
an emphasis on comfort  
and quality paired  
with subtle tone-on tone  
colour produces a beautiful  
and enduring look and feel.



# SPECIFICATIONS



## Specifications

## FINISHES SCHEDULE

Entry		
Floors (Warm Scheme)	Timber Plank Precision Engineered Oak Timber	Limed Oak
Floors (Cool Scheme)	Timber Plank Precision Engineered Oak Timber	Shale Oak
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Front Door	Solid Timber	Dulux Semi Gloss Domino
Kitchen		
Floors (Warm Scheme)	Timber Plank Precision Engineered Oak Timber	Limed Oak
Floors (Cool Scheme)	Timber Plank Precision Engineered Oak Timber	Shale Oak
Island Bench	Reconstituted Stone 60mm	Calacutta
Benchtop	Reconstituted Stone 20mm	Calacutta
Splashback	Reconstituted Stone	Calacatta
Joinery	Two-Pack Polyurethane Paint	Dulux White on White
Internal Cabinetry	Melamine	White
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Living/Dining		
Floors (Warm Scheme)	Timber Plank Precision Engineered Oak Timber	Limed Oak
Floors (Cool Scheme)	Timber Plank Precision Engineered Oak Timber	Shale Oak
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Laundry		
Floors	Porcelain Tiles	Grey
Tub (if applicable)	45L laundry tub	Stainless Steel
Splashback	Porcelain Tiles	Grey
Benchtop (if applicable)	Reconstituted Stone 20mm	Calacutta
Joinery (if applicable)	Two-Pack Polyurethane Paint	Dulux White on White
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Powder Room		
Floors	Porcelain Tiles	Grey
Vanity Benchtop (if applicable)	Reconstituted Stone 20mm	Calacutta
Joinery (if applicable)	Two-Pack Polyurethane Paint	Dulux White on White
Mirror	Mirror	Clear
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring



## Specifications

## FINISHES SCHEDULE

Bathroom/Ensuite		
Floor	Porcelain Tiles	Grey
Walls	Porcelain Tiles	Grey
Vanity Benchtop	Reconstituted Stone 20mm	Calacutta
Joinery	Two-Pack Polyurethane Paint	Dulux White on White
Mirror	Mirror	Clear
Ceiling	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Bedrooms		
Floors (Warm Scheme)	Cut Pile Wool	Adrift
Floors (Cool Scheme)	Cut Pile Wool	Misty Taupe
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Walk-in Robe Door (if applicable)	Sliding Timber Door	Dulux Snowy Mountain/Mt Aspiring
Walk-in Robe Internal (if applicable)	Melamine	White
Robe Door	Sliding Mirror	Clear
Robe Internal	Melamine	White
Second Lounge (if applicable)		
Floors (Warm Scheme)	Timber Plank Precision Engineered Oak Timber	Limed Oak
Floors (Cool Scheme)	Timber Plank Precision Engineered Oak Timber	Shale Oak
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Study		
Floors (Warm Scheme)	Timber Plank Precision Engineered Oak Timber	Limed Oak
Floors (Cool Scheme)	Timber Plank Precision Engineered Oak Timber	Shale Oak
Ceiling/Walls	Painted Plasterboard	Dulux Low Sheen Snowy Mountain/Mt Aspiring
Desk (Warm Scheme)	Timber Veneer	To Match Limed Oak Flooring
Desk (Cool Scheme)	Timber Veneer	To Match Shale Oak Flooring
External		
Timber Deck (if applicable)	Timber Decking	Natural
Paved Courtyard (if applicable)	Pavers	Bluestone

## Specifications

## FIXTURES &amp; FITTINGS SCHEDULE

Kitchen		
Sink	1.5 Undermount Sink	Stainless Steel
Sink Mixer	Single Lever & Swivel Spout Sink Mixer	Matt Black
Dishwasher	Miele Semi-Integrated Dishwasher 600mm	Stainless Steel/Two-Pack Polyurethane Paint Fascia
Oven	Miele Cleansteel 600mm Wide Oven	Stainless Steel/Black
Cooktop	Miele 4 Burner Stainless Steel Gas Cooktop 600mm	Stainless Steel
Rangehood	European Integrated Externally Ducted	Two-Pack Polyurethane Paint Fascia
Bathroom/Ensuite		
Toilet Suite	Floor Standing With Soft Close Seat	White
Cistern	Concealed Cistern	
Flush Plate	Flush Plate	Black
Smart Tile	Smart Tile Waste	
Basin Mixer	Bench Mounted Spout	Matt Black
Basin	Round Benchtop Mounted	White
Shower Mixer	Wall Mixer	Matt Black
Shower Rail	Combination Shower Rail Set	Matt Black
Toilet Roll Holder	Single Toilet Roll Holder	Matt Black
Shower Shelf	Glass Shower Shelf	Clear
Robe Hook	Robe Hook	Matt Black
Towel Rail	Towel Rails	Matt Black
Bath Spout	Wall Mounted	Matt Black
Bath	Acrylic Bath	White
Powder Room		
Toilet Suite	Floor Standing With Soft Close Seat	White
Benchtop Basin (if applicable)	Round Benchtop Mounted Basin	White
Wall Mounted Basin (if applicable)	Wall Mounted Basin	White
Basin Mixer	Single Lever Mixer	Matt Black
Toilet Roll Holder	Single Toilet Roll Holder	Matt Black
Hand Towel Rail	Single Hand Towel Rail	Matt Black
Laundry		
Trough	45L Laundry Trough & Cabinet	Stainless Steel/White
Trough Mixer	Single Lever Mixer	Chrome
Washing Machine Taps	Washing Machine Tap Set	Chrome

## Specifications

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 FIXTURES & FITTINGS SCHEDULE

General		
Door Hardware	Door Hardware	Matt Black
Electrical/Data		
Ceiling Lights	LED Down Lights	White
Entry Light	Feature Pendant Light	Clear Glass
Reverse Cycle Air Conditioning	As Per Architectural & Contract Specification	
Data Points	Clipsal Data Outlets	White
TV Points	Clipsal TV Outlet	White
GPOs	Clipsal GPOs	White
Switches	Clipsal Switches	White
Dimmers	Clipsal Dimmers	White