

BOTANICA

TURN-KEY HOMES



Images for illustration purposes only.

Amberton
G R I F F I N

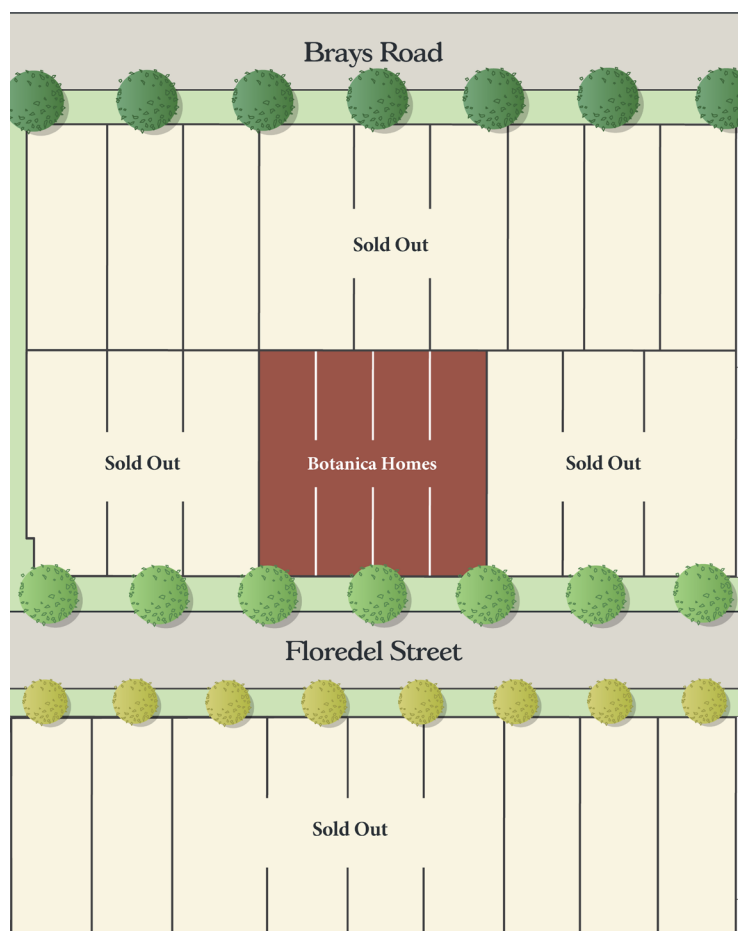
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Modern homes

The Botanica Homes at Amberton, Griffin offer the ideal opportunity to secure a brand-new, full turnkey home in one of North Brisbane's most established and well-connected suburbs.

Amberton is located in the heart of Griffin, a well-established, family-friendly suburb just minutes from local schools, parks, and major shopping hubs. With easy access to the Bruce Highway, Murrumba Downs train station, and the North Lakes precinct, you're perfectly positioned for both convenience and lifestyle.

Enjoy nearby green spaces, walking trails, and local amenities, all just a short drive from the Brisbane CBD.



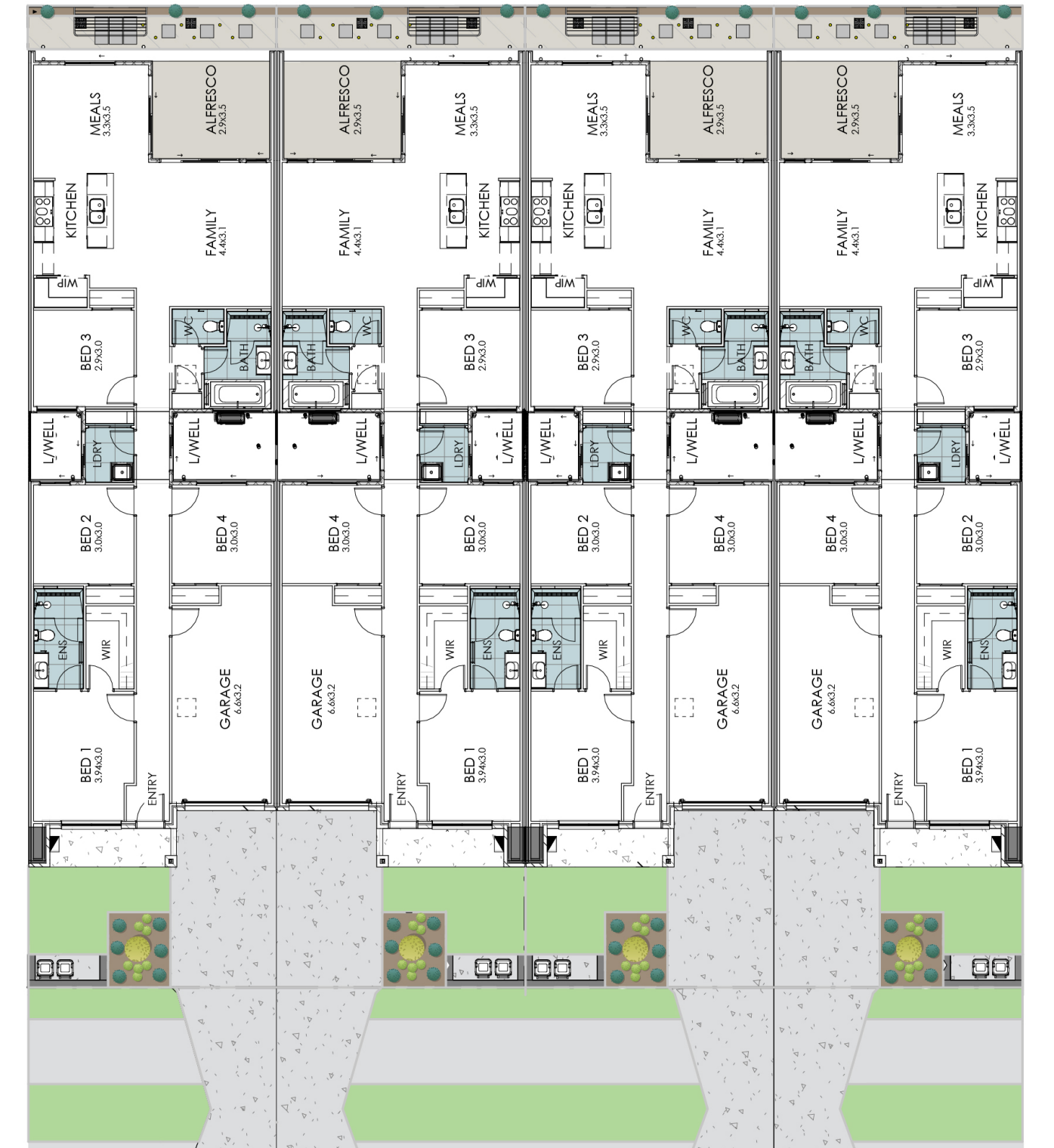
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LOT
16
MID

LOT
15
LIGHT

LOT
14
MID

LOT
13
LIGHT



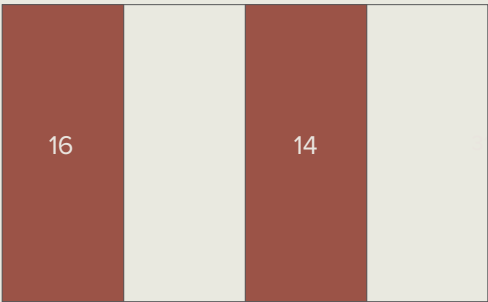
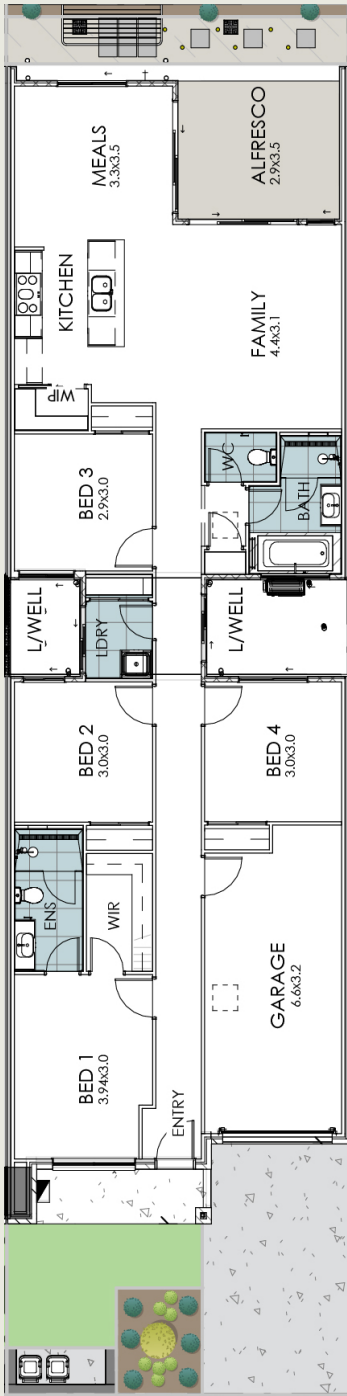
Floredel Street

Lot 14 & 16

FLORADEL STREET

Lot 14

Living	130.23m ²
Garage	22.01m ²
Alfresco	10.52m ²
Porch	4.22m ²
Total Residence	166.98m²
Land size	223.16m²



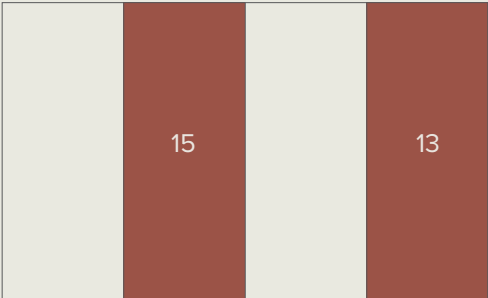
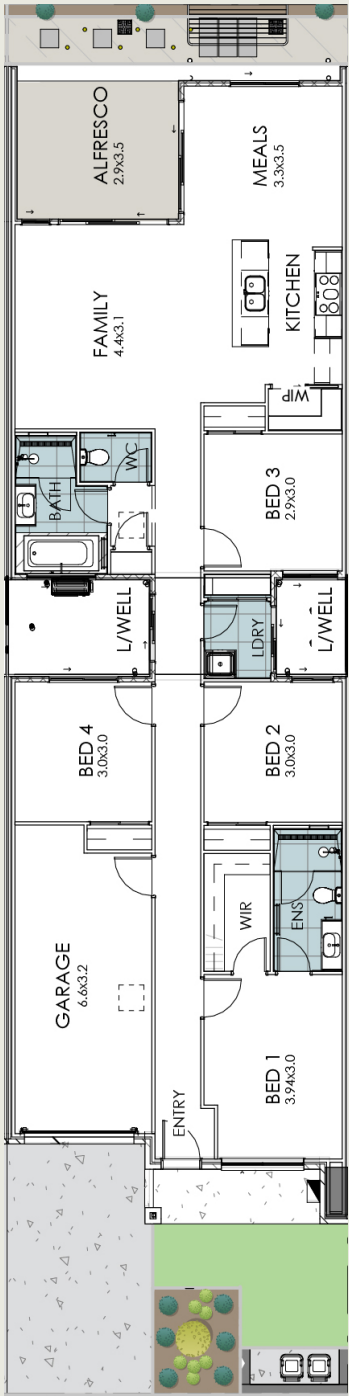
Floradel Street

All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
Note: Lot 16 house size differs slightly from plan shown. Refer to website for more details.

Lot 13 & 15

FLORADEL STREET

Lot 15	
Living	130.23m ²
Garage	22.01m ²
Alfresco	10.52m ²
Porch	4.22m ²
Total Residence	166.98m²
Land size	223.16m²



All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
Note: Lot 13 house size differs slightly from plan shown. Refer to website for more details.



Colour selection: Light
Images for illustration purposes only.

Style selections.

Carefully selected by our team of designers, we have two timeless and inspiring colour schemes for you to choose from.

Feel at ease in your surroundings by enjoying a home that reflects you.

GENERAL

Ceiling height	2590mm
Front door	Clear Finished INF6G Clear Glazing front door
Internal door	2040mm high flush panel
Insulation	R2.5 ceiling batt insulation (excludes garage), R1.5 wall batt insulation to light weight cladded walls
Cornices	90mm cove cornice
Skirtings	Splayed profile (68mm)
Architraves	42mm
Windows	Roller blinds to all windows and glass sliding doors excl. wet areas & side light
Paint system	3 coat paint system to walls
Kitchen	Water point to fridge space
Bathroom/ensuite	Tiled shower base with chrome floor waste & soft close draws to cabinetry
Built in robes	Mirrored sliding doors
Electrical	Ceiling fans to all bedrooms, living area and alfresco, hard wired smoke detectors
Lighting	Downlights throughout excluding garage, LED strip lighting to kitchen splashback, pendant light above kitchen island bench
Exhaust fans	Exhaust fan to bathroom and ensuite vented externally
NBN provision	Included
Hot water service	170L heat pump hot water system
Air-conditioning	Split system reverse cycle air conditioner to living area and master bedroom
Garage door	Remote control sectional door, with auto opener and 2 handheld transmitters

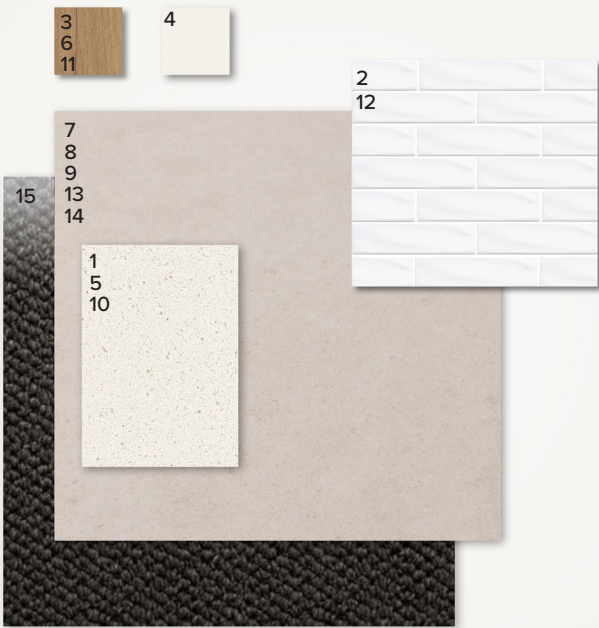
EXTERNAL

Cladding	Painted Lightweight Cladding, Colorbond Monument
Render	R1 - Colorbond Dover White, R2 - Colorbond Monument
Facebrick	PGH Driftwood, Grey-Off White Mortar
Roof	Colorbond Dover White
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Garage door	Cradle Mountain Ash Timber Look
Entrance door	Blonde Timber Clear Stain
Windows	Textura Black

LANDSCAPING

Driveway, Porch & Alfresco	Exposed aggregate concrete - Ocean Floor
Courtyard	Tiled
Clothesline	Wall or ground mounted folding clothesline
Letterbox	Painted rendered look letterbox (where applicable, site specific)
Fencing & gates	Colorbond Fence (Monument) to rear and side boundaries, includes return fencing and single gate (refer to site plan for style and locations)
Landscaped garden	To front and rear yards including a combination of mulched garden beds, trees, plants, turf & gravel to suit covenant.

Mid



Methven
Culinary Gaston
Sink Mixer



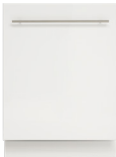
Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher



Everest 1 Light
Cone Pendant
Textured Chalk

KITCHEN

1. Benchtop	Caesarstone Santorini 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Planked Urban Oak
4. Under bench & Island Cupboards	Laminex Ghostgum Silk
Sink	Suprema SS ASHTON500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cook top	Westinghouse 900mm Electric Ceramic Cook top
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven - Stainless Steel
Range hood	Technika 900mm Undermount Rangehood - Stainless Steel
Dishwasher	Technika 600mm Integrated Dishwasher
Lighting	Everest 1 Light Cone Pendant Textured Chalk



Azzurra Casa
Neo Toilet Suite



Isabella Twin
Shower



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Caesarstone Santorini 20mm Arris Profile Edge
6. Cupboard	Laminex Planked Urban Oak
7. Floor tiles	Pavilion Chalk Natural 450x450mm, straight lay
8. Wall tiles	Pavilion Chalk Natural 450x450mm, straight lay
9. Shower niche	Pavilion Chalk Natural 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino Inset Bath 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Michelle Chrome Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
Shower rail	Fienza Isabella Twin Shower, chrome finish
Shower screen	Semi frameless
Toilet suite	Azzurra Neo Closed Couple Toilet Suite
Mirrors	Polished Edge Mirror to width of vanity unit

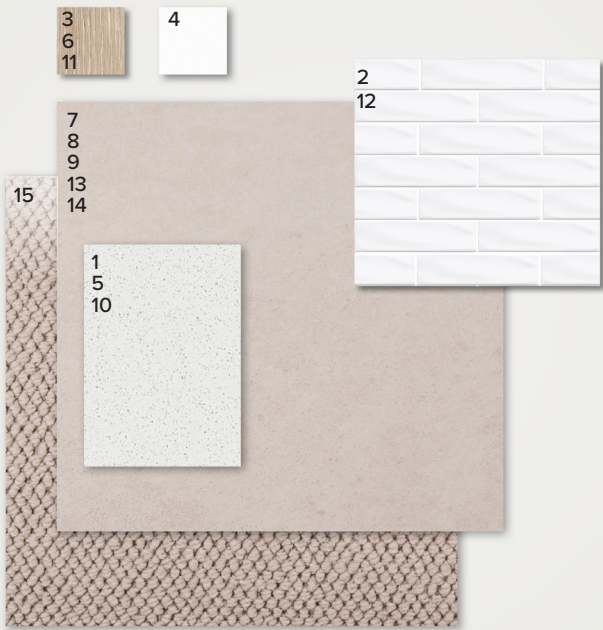
LAUNDRY

10. Benchtop	Caesarstone Santorini 20mm Arris Profile Edge
11. Cupboards	Laminex Planked Urban Oak
12. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
13. Floor tiles/skirting	Pavilion Chalk Natural 450x450mm, straight lay
Inset sink	Abey The Lodden Overmount Stainless Steel 45L Sink
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl Cotton Grey
Block out Blinds	Vibe Cloud
14. Main floor tile	Pavilion Chalk Natural 450x450mm, straight lay
15. Carpet	Park Regis - Simpson

Light



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher



Husk 270mm
Pendant Matt
White/Ash

KITCHEN

1. Benchtop	Arcadia 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Whitewashed Oak Chalk
4. Under bench & Island Cupboards	Laminex Polar White Silk
Sink	Suprema SS ASHTON500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cook top	Westinghouse 900mm Electric Ceramic Cook top
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven - Stainless Steel
Range hood	Technika 900mm Undermount Rangehood - Stainless Steel
Dishwasher	Technika 600mm Intergrated Dishwasher
Lighting	Husk 270mm Pendant Matt White/Ash



Azzurra Casa
Neo Toilet Suite



Isabella Twin
Shower



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

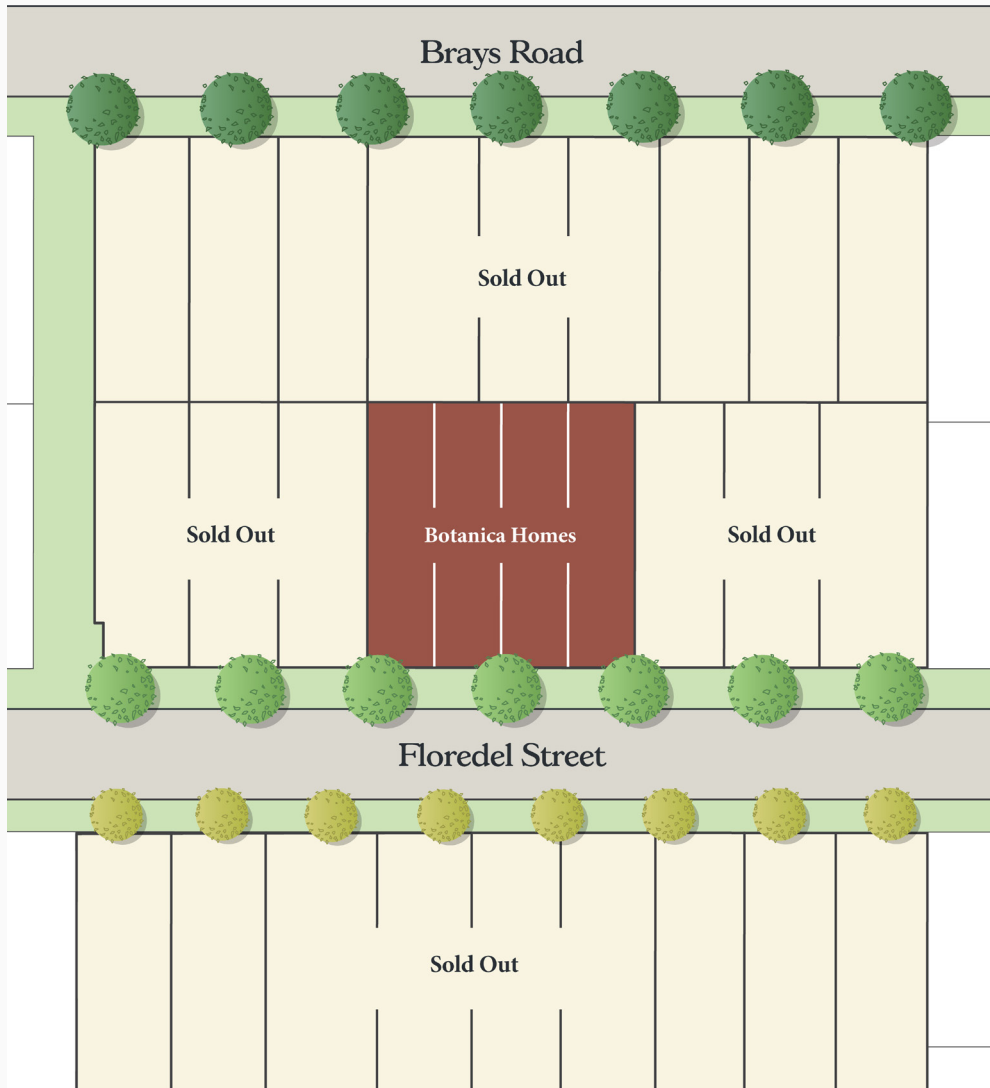
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Shower screen	Semi frameless
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13. Floor tiles/skirting	Tiles Pavilion Chalk Natural 450x450mm, straight lay
Inset sink	Abey The Lodden Overmount Stainless Steel 45L Sink
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl White Delight
Block out Blinds	Vibe Ice
14. Main floor tile	Pavilion Chalk Natural 450x450mm, straight lay
15. Carpet	Park Regis - Bignell



For more information:

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ambertongriffin.com.au

Amberton
GRIFFIN

 **creationhomes**

 **divide.**

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