

Ross North Homes
Display Series



Ross North

A reputation built on excellence.

The Belvedere



On Display @ Elliot Road, Hocking

The Belvedere is a stunning new home by the Ross North Group that's fresh and inspired. Everything a family home should be, combining luxury and style this design certainly ticks all the boxes.

(15.11m Wide x 22.67m Deep)

Special Features

- Large open plan living areas with high ceilings.
- Separate study and computer area.
- Large master bedroom with His and Hers WIR.
- Private courtyard off master bedroom
- Home theatre.
- Well appointed gourmet kitchen.
- Huge alfresco.
- Striking Elevation.

Belvedere Specifications:

- HIA fixed price building agreement.
- Double clay brick construction.
- Timber roof frame.
- Aluminium framed Clear Light automatic sectional garage door with semi-transparent Opal acrylic panels with Dune Frame, and 2 remotes.
- 28c gyprock lined garage. T-bar lintel at 25c with rendered painted brickwork over.
- Blokpave full 6m width driveway, porch and alfresco from builders standard range, with grey grano hardstand.
- Rendered and painted brickwork to front elevation and side of garage down to alfresco. External render includes Solver Granoskin primer and Elastomeric acrylic membrane coating. Choice of colours for face brick from Midland Brick Standard range (with cream mortar) to all other elevations.
- Choice of Colorbond or Zinalume steel roofing, or Harmony, or Monier tiles from builders standard range. Includes whirlybird to steel roofing.
- 25° roof pitch.
- Colorbond gutters with zinalume fascia and 90 x 45 square downpipes.
- Jason powdercoat Breezlock aluminium window frames with and leverlocks to sliding doors, including flyscreens.
- Awning windows to ensuite and bedroom 1.
- M&B Brentwood double entrance door with translucent glazing, with Gainsborough Allure Trilock leverset handles. Gainsborough 444 security bolt included to second door, and extendable door stops to both doors.
- Corinthian Urban PURB2 door to garage entry and garage rear, with Gainsborough Allure leverset handles with square backplates 9973 and Euro 8515 deadbolts.
- Corinthian Impressions Cambridge internal doors throughout (excluding bedroom 1 WIR, linen off laundry, linen off passage, and bedrooms 2, 3 and 4 robes which are redicote flushpanels)
- Gainsborough Accent Allure leverset handles with square backing plates 9973 throughout. Privacy sets to bedroom 1, ensuite WC, bathroom, and WC.
- Steel deluxe profile internal door frames throughout.
- 28c Gyprock flat ceilings with 55mm cornice throughout, including garage, porch and alfresco. 31c high ceiling to entry, bedroom 1, dining, family, and theatre rooms. 3c timber bulkhead to kitchen.
- Plasterbeads included to all external corners of float and set areas (excludes window and door reveals).
- Designer WIR to bedroom 1 as displayed. Shelf and hanging rail to all other robe recesses.
- Laundry Linen with 4 white melamine 450mm shelves and broom cupboard to end.
- Passage Linen with 4 white melamine 450mm shelves.
- Laminated Double Pantry with 4 shelves and Laminex 869973 handles.
- Laminex 30mm Essastone Kitchen Benchtop with pencil round edges.
- Choice of laminates to kitchen cupboards, wine rack above fridge, and wall oven microwave box with 2 pot drawers below, with ABS edging and Laminex 869975 handles to doors and drawers.
- 300mm deep Laminex Pureline aluminium framed overhead cupboards with white glass.
- Laminated cornice trims and kickrails.
- Softclose hinges and runners to ALL cabinet doors and drawers.
- Dishwasher recess including cold water tap and single GPO.
- Stainless steel appliances including Electrolux gas hotplates, AEG electric oven, and an Electrolux rangehood flued to external air.
- Colorado undermount stainless steel sink, with an Alder Alto sink mixer with swivel spout, and basket wastes.
- Alder Zen chrome tapware throughout, with Vito Bertoni Aquazzone rectangular shower rail and HS150 outlet to bathroom and ensuite, Alder Star MK2 35mm wall mounted bath mixer, Alder Classico mixer to laundry trough, and Alder Star MK2 tap set to washing machine.
- Choice of laminates to ensuite vanity cupboards and 33mm Topform fascia with a laminated panel below to 380mm wide benchtop, with open shelves to centre of cabinets. Includes ABS edging and Laminex 869972 handles to doors.
- Choice of laminates to bathroom vanity cupboards and 39mm Squareform fascia with a laminated panel below to 380mm wide benchtop. Includes ABS edging and Laminex 869956 handles to doors.
- Caroma Liano semi recessed white vitreous china basins to ensuite and bathroom, with Bowen chrome on brass wastes.
- Two separate frameless mirrors above each basin to ensuite fixed with clips. Full width frameless mirrors to bathroom fixed with clips.
- Caroma Stylus Newbury white acrylic 1670mm bath with chrome on brass wastes to bathroom.
- Integrity semi-frameless clear laminated screens and pivot doors with coloured frame to ensuite and bathroom.
- Alder Zen chrome double towel rail and soap dishes to ensuite and bathroom.
- Alder Zen toilet roll holders to ensuite and WC.
- Stylus Venecia Close Coupled white vitreous China toilet suite to ensuite and WC.
- 45 litre stainless steel inset laundry sudsaver trough in cabinet, with Laminex Squareform 39mm top, cupboard under trough, Laminex 869958 handles and pull out clothes bin on rollers.
- Obscure glass to bathroom windows (toughened where applicable).
- Chrome round floor wastes to ensuite, bathroom, laundry, and WC.
- Antiscald valve included to bathroom and ensuite as required.
- Rheem Stellar 5 star rated 160 litre gas storage hot water system.
- Gas points included to hot water system, hotplate and alfresco (BBQ bayonet to alfresco).
- 200 x 200mm tiling, floor tiles to bathroom, ensuite, laundry, and WC. Jolly tiles to ensuite and bathroom shower hobs. One row of tiles to kitchen, and tiled brick hobs to base of all cabinets in wet areas. PC \$44/m² inc GST.
- Bonaire reverse cycle air conditioning with maximum of 14 outlets and 3 zones.
- 10 metres from last sewer connection.
- 7.5 metres water run.
- R 3.0 insulation batts included to main house area including porch, alfresco, and enclosed garage.
- 24 standard light points, 12 double GPO's, single GPO's to microwave, dishwasher, rangehood, hotplate, fridge recess and garage sectional door.
- Lockable meterbox with viewing window.
- 3c raised concrete step up to theatre.
- Free professional site inspection
- Cost of plans and contour survey.
- Maintenance warranty.
- Housing Indemnity insurance.
- Building licence and BCITF levy.
- Site and home clean.
- Full assistance with colour selection
- Finance service available.

Please note: Specifications are a guide only and are subject to change without notice

The Belvedere

The logo for Ross North, featuring the name in a stylized, handwritten blue script.