



STONE MANOR

 **PLATINUM**
HOMES

Creating lifestyle spaces

Platinum Homes creates lifestyle spaces through its innovative designs. From your first contact with us, and throughout the design and building stages, you can be assured that our focus is on you and your new home.

Every Platinum Home is designed with your lifestyle, block and budget in mind, and is built by skilled trade professionals, using quality finishes.





Stone Manor

A celebration of craftsmanship, Stone Manor is a majestic home that is exquisitely detailed throughout and combines the finest in modern amenities with classic sophistication.



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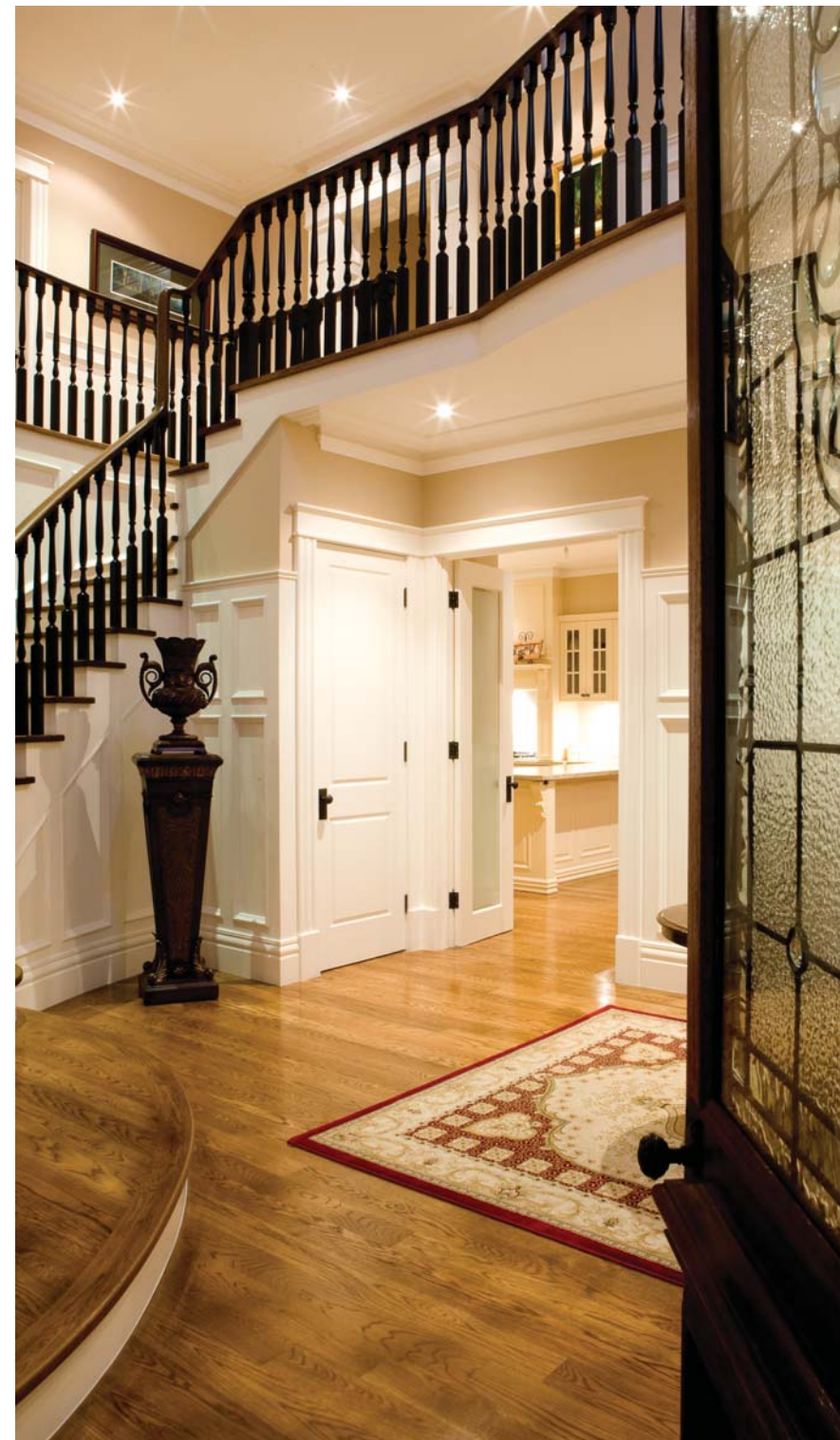
This incredible Toodyay Stone traditional home invites you in through the triple glazed, individually designed leadlight featured door into the impressive foyer accented with the magnificent American White Oak staircase. A Cloak room is available to hang your coat and stow your umbrella.

The formal ground floor plan is ideal, with the living room and separate dining room easily accessed from the kitchen, and a guest suite with private facilities. To the right of the foyer is a stunning panelled games room. The space has a feature ceiling and two sets of double French doors leading out to the garden.

The kitchen, which can be accessed through the separate entrance from the garage, with extensive cupboard space, island bench and large walk in pantry, is appointed with gourmet appliances and large windows over the sink.

The Living room is oversized and offers plenty of seating options for memorable gatherings. The Toodyay Stone surrounded Jetmaster fire in the living room reflects the warmth of the American White Oak floors and creates a cosy space to while away those winter evenings. Outside, through the French doors, there is a large tiled Alfresco area, with built in cooking and kitchen facilities and a spacious seating area to enjoy the warmer months.

High ceilings, French doors and windows, and clever design throughout lend to an open and airy ambiance.





A grand staircase winds its way to the first floor.





Charm, character, warmth
and beauty are reflected
throughout the home.







The sweeping Oak staircase welcomes you to the next level of this exquisite home.

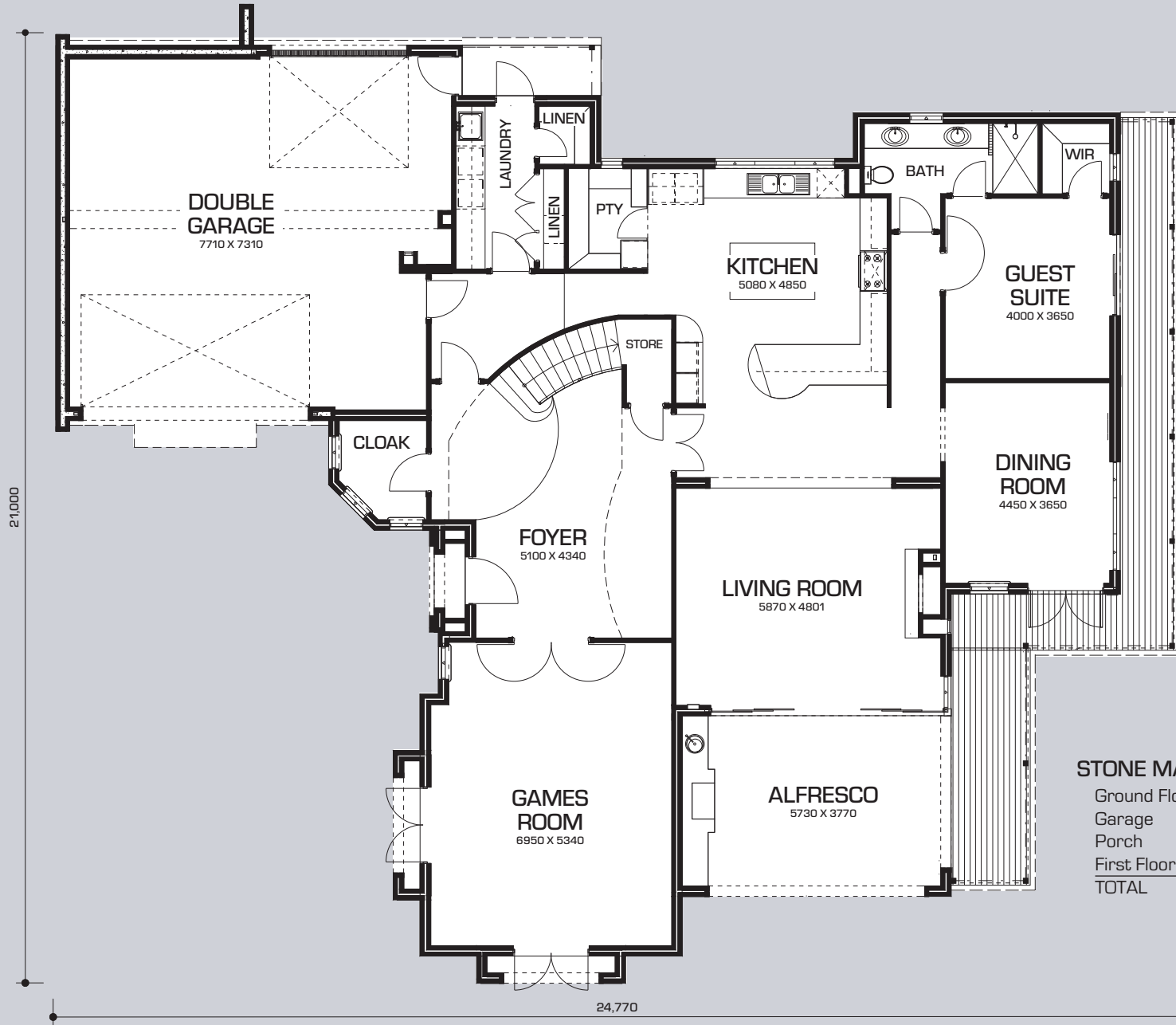
Double doors lead into the impressive Master suite, which has ample room for an additional sitting area, and open fireplace for those cool winter evenings. Large double-glazed French windows give an airy feel. The Travertine tiled ensuite with large oval bath, double shower, double vanities and a separate powder room with bidet, creates a relaxing space with the luxurious feel of a high class hotel.

Three additional double sized bedrooms, all with robes, share the large family bathroom and separate powder room, whilst bedroom four has the addition of a private balcony.

A large custom-designed home theatre, with built-in kitchenette screened behind bi-fold doors, provides a great place to relax and the separate study could also be used as an additional sitting room.

This grand home provides ample spaces and options for both entertaining as well as simply enjoying time with your friends and family.

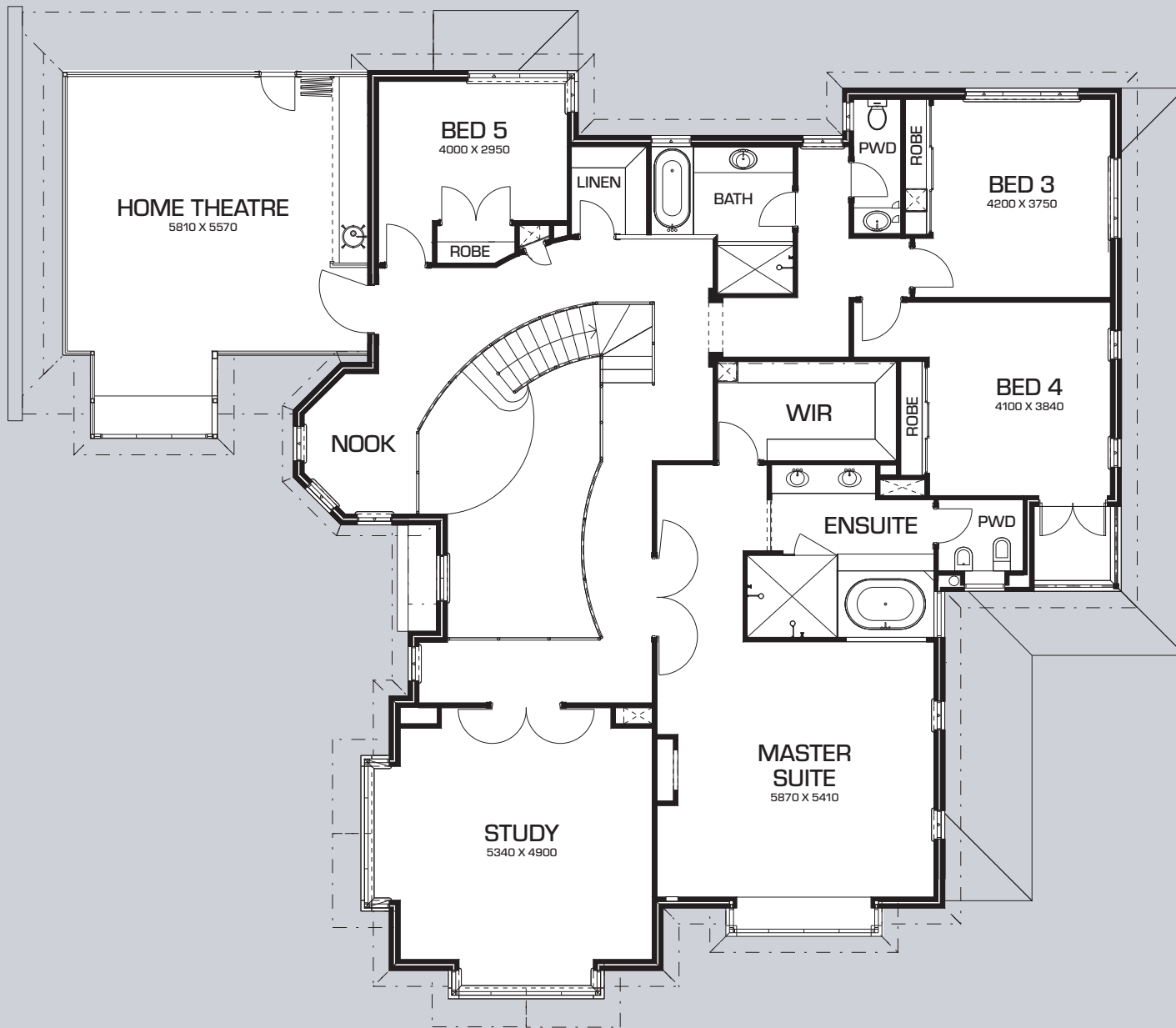




STONE MANOR	
Ground Floor	278.20 m ²
Garage	71.20 m ²
Porch	1.36 m ²
First Floor	302.78 m ²
TOTAL	653.54 m²

GROUND FLOOR

Sizes are approximate and not to scale.



FIRST FLOOR

STONE MANOR SPECIFICATIONS

EXTERIOR FEATURES

- Random Toodyay stonework
- Cedar lining to eaves
- Feature architecture mouldings
- Designer gable fitout
- Cedar lining to the Alfresco ceiling
- Poured limestone paving to driveway, Alfresco and path
- Timber decking to verandah
- Zincolume roof and gutters with timber fascia's
- 100 mm round downpipes with stand off clips
- Entry door with triple glazed leadlight
- Double clay brick construction with rendered brickwork to external walls
- Secure access into the home through solid core deadlocked external doors, with all external doors keyed alike
- Deadlocks and fly doors to external sliding aluminium doors
- Keyed breeze locks and flyscreens to all sliding windows
- Deadlocks to all opening doors including entry and garage doors
- Full water service run-in based on standard front setback, including taps to front and rear gardens

INTERIOR FEATURES

- Feature ornate cornices throughout
- 2300 mm high solid core internal doors
- Feature panelled doors
- Turned timber balustrade
- Feature wall panelling throughout
- Custom robe fitout to main bedroom
- Quality Italian door furniture throughout
- Melamine shelving to linen
- Separate washing machine taps to laundry
- Metal plaster beads to all trafficable corners
- Three hard wired smoke alarms
- Structured cabling system to future proof the home
- TV aerial
- Comfort plus glazing throughout

APPLIANCE FEATURES

- Jetmaster fireplace
- Two gas hot water systems
- Quality European appliances including rangehood

KITCHEN

- Granite benchtops
- Custom made cabinetry with soft closing drawers and doors
- Dishwasher recess with power and water connection included
- Microwave recess with power included

BATHROOM, LAUNDRY AND POWDER ROOMS

- Anti scald tempering valves to control hot water temperatures to bathroom and ensuite
- Quality bathroom accessories to ensuite, bathroom and WC
- Vitreous china vanity basins throughout
- Caroma tapware throughout
- Water saving dual flush toilets with white pans throughout
- Full width mirrors over vanity cupboards and basins in ensuite, bathroom and powder rooms
- Pivot door to shower enclosure in bathrooms
- Exhaust fans to bathroom, ensuite and powder rooms
- Chrome floor wastes to wet area floors

OTHER FEATURES

- All blocks fully surveyed and boundaries re-pegged to ensure accurate positioning of the home before commencement of construction
- Housing indemnity insurance for your peace of mind
- Sewer and underground power allowance 10 m run from the last fixture and meter box
- 7 year structural guarantee
- Bifenthrin termite protection
- Slab and foundations engineer designed for each home
- Double garage with 100 mm concrete floor included
- Colorbond sectional overhead garage door with three remote-control handsets
- R3.0 ceiling insulation batts throughout

Builders Reg. 12114