Multi Dynamic®
Your Dynamic Real Estate

NORTH THE TIDES BEACH

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Say hello to The Tides.

A premier coastal development offering an exceptional lifestyle opportunity.

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The Tides at North Beach is more than just a new address — it's a coastal lifestyle reimagined. Nestled on South Australia's Copper Coast, this premium masterplanned community offers a rare chance to secure a fully finished, architecturally designed home just moments from the beach.

Why The Tides?

Think true seaside luxury, custom-designed homes, and fully completed turnkey builds with premium finishes and upgrades included as standard. Choose from single or double-storey options, all connected to mains (not septic) and designed for low-maintenance, easy coastal living. Secure yours with just a 5% deposit — and not another cent until completion. You'll be moved in by Christmas 2026, just in time to host lunch by the sea.



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A spectacular location, so close to one of Australia's most beautiful beaches.

North Beach is a coastal gem on South Australia's Copper Coast, offering a tranquil lifestyle with the charm of seaside living. Just a five-minute drive from the historic town of Wallaroo, residents have easy access to a range of amenities, including a Drakes Shopping Centre, a range of speciality shops, cafes, and services. The neighboring towns of Moonta and Kadina, both within a 20-minute drive, further enrich the area with cultural attractions, medical facilities, and extended shopping options, including Woolworths and a variety of specialty stores, making North Beach a convenient yet peaceful location to call home.

When it comes to education, North Beach is zoned for Wallaroo Primary School and Kadina Memorial School, with Moonta Area School and Wallaroo Mines Primary School also located nearby.



For transport, taxi and passenger services operate throughout the area, and for those needing to travel to Adelaide, the city is approximately a two-hour drive away with a bus connection available, providing a quick escape to urban conveniences while allowing for a genuine coastal lifestyle.

The position of The Tides on the Copper Coast offers a perfect blend of coastal retreat and connectivity. This balance of nearby towns, stunning beaches, and accessibility to Adelaide makes North Beach an ideal location for both relaxation and convenience.









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Masterplan

House Types

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5
- TYPE 6
- TYPE 7
- TYPE 8
- TYPE 9
- TYPE 10
- TYPE 11
- TYPE 12
- TYPE TOWNHOUSE 1
- TYPE TOWNHOUSE 2

The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Images are computer generated and slight variations are possible Plans and specification are available on request.



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Stage One Release Plan

House Types

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 6
- TOWNHOUSE TYPE 1
- TOWNHOUSE TYPE 2



The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Images are computer generated and slight variations are possible. Plans and specification are available on request.

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Townhouse 1

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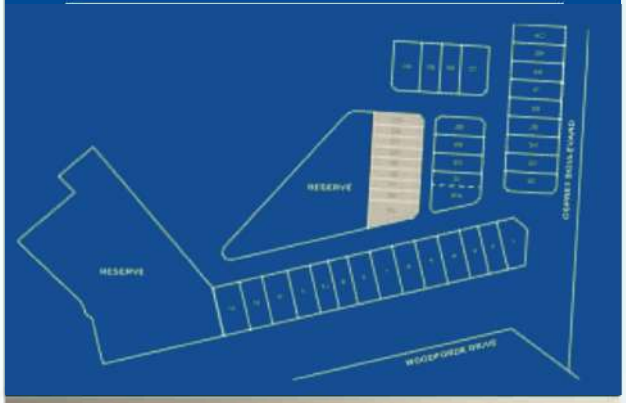
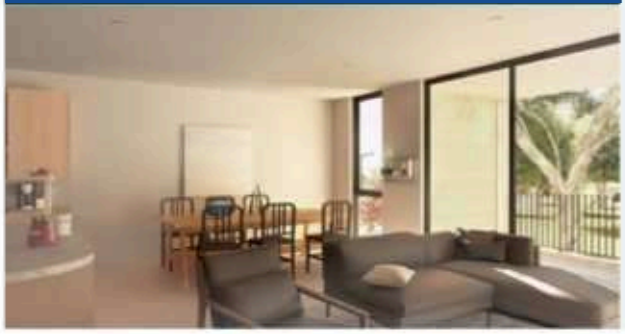
Townhouse 1

3 | 2.5 | 2

GROUND FLOOR	96.3m²
FIRST FLOOR	96.5m²
CARPORT	42.0m²
BALCONY	12.6m²
PORCH	2.7m²
TOTAL	250.1m²
TOTAL SITE AREA	224m²





$675,000

RENTAL APPRAISAL:
$600-$650 PER WEEK







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Townhouse 2



For illustrative purposes only. Floorplan subject to change.

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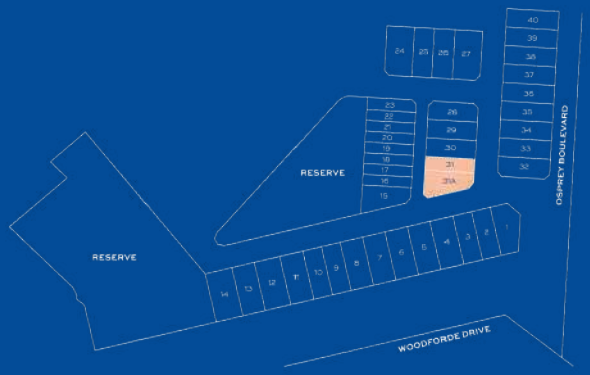
THE TIDES
BEACH

Townhouse 2

3 | 2.5 | 2

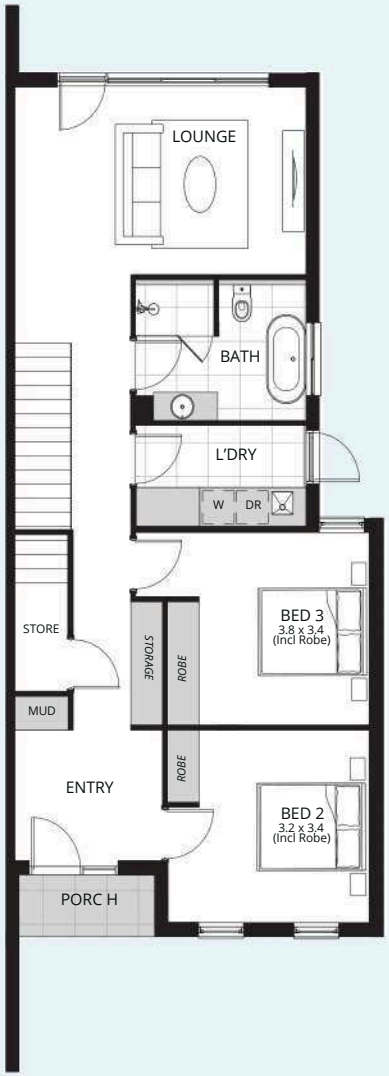
GROUND FLOOR	96.3m²
FIRST FLOOR	96.5m²
CARPORT	42.0m²
BALCONY	12.6m²
PORCH	2.7m²
TOTAL	250.1m²
TOTAL SITE AREA	447m²



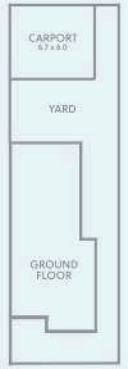


$685,000

RENTAL APPRAISAL:
$600-$650 PER WEEK







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NORTH
THE TIDES
BEACH



Fixtures & Finishes

TOWNHOUSES

Flooring

Laminate Floorboards



Cortazzo Bros/Clix Laminate in Montana Oak White Varnished CF00464.

Entry and main living areas.

Carpet



Cortazzo Bros/EC nylon extra heavy duty carpet in Acacia Hill Langford 1252.

All bedrooms.

Internal Point

Wall Paint

Dulux builders spec paint in Vivid White to all walls.

Skirtings and Architrave Paint

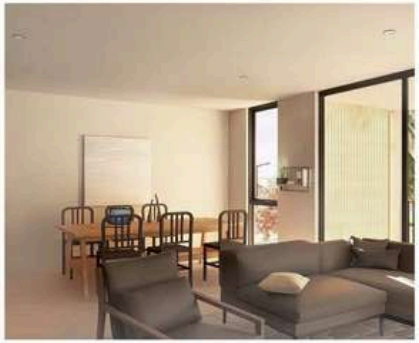
Dulux builders spec paint in Vivid White to all skirtings and architraves.

Cornice Paint

Dulux builders spec paint in Vivid White to all cornices.

Ceilings Paint

Dulux builders spec paint in Ceiling White to all ceilings.



Plumbing

Sink



Reece Posh Solus vanity basin 525 x 450 in white to ensuite and bathroom.

Sink Plug



Reece Mizu Drift Uni 40mm Pop Up P&W in chrome to ensuite and bathroom.

Tap



Reece Mizu Drift MK2 basin mixer tap in chrome (5 star) to ensuite and bathroom.

Toilet



Reece Posh Domaine CCBTW RL TS BK/IN SCQRS in white to ensuite and bathroom.

Shower and Bath Mixer



Reece Mizu Drift MK2 shower mixer kit in chrome (5 star) to ensuite and bathroom.

Shower Head



Reece Mizu Drift brass overhead shower 200 CP (3*) in chrome to ensuite and bathroom.

Shower Arm



Reece Mizu Drift wall straight shower arm only CP in chrome to ensuite and bathroom.

Towel Rail



Reece Mizu Drift double towel rail 700mm in chrome to ensuite and bathroom.

Shower Shelf



Reece Mizu Drift metal shelf and soap dish in chrome to ensuite and bathroom.

Toilet Roll Holder



Reece Mizu Drift reversible toilet roll holder in chrome to ensuite and bathroom.

Drain Gate



Reece Mizu Drift brass trapscrew grate square 80mm in chrome to ensuite, bathroom and laundry.

Hand Towel Holder



Reece Mizu Drift square guest towel holder in chrome to bathroom.

Bath

Reece Posh Solus freestanding bath with overflow 1500 x 700 x 600mm in white to bathroom.

Bath Tap



Reece Mizu Drift MK2 basin/bath outlet 250mm in chrome to bathroom.

Laundry Sink



Reece Posh Solus flat rim trough 45 litres 1 taphole with by-pass in stainless steel to laundry.

Laundry Tap



Reece Mizu Drift MK2 gooseneck sink mixer tap (4 star) in chrome to laundry.

Kitchen Sink



Reece Memo Hugo double bowl sink no taphole in stainless steel to kitchen.

Kitchen Tap



Reece Mizu Drift MK2 gooseneck pull out sink mixer tap (4 star) in chrome to kitchen.



Doors

External Door Handle

Lockwood Velocity entrance lockset in satin chrome to entry door, carport, laundry and landscaped buffer.



Door Hinge

Sabre Architectural fixed pin butt hinge in satin stainless steel 100 x 75 x 2.5mm to entry door, carport, laundry, bathroom, all bedrooms and landscaped buffer.



Doorstop

Sabre Architectural 290 doorstop in satin chrome to entry door, carport, laundry, bathroom and all bedrooms.



Passage Door Handle

Lockwood Velocity passage lever set on large round rose in satin chrome to laundry and all bedrooms.



Bathroom Door Handle

Lockwood 55mm Velocity series summit lever L1 in satin chrome to bathroom.



Ensuite Door

Cavity round privacy set BC in satin chrome to ensuite.



Walk in Robe Door

Cavity passage set circular in satin chrome to walk in robe.



Sliding Door Lock

Lockwood 9555 Euro single cylinder fixed cam in satin chrome to alfresco and bed 1.



Sliding Door Mortice Lock

Lockwood Optimum OP301SDN sliding door euro mortice lock in stainless steel to alfresco and bed 1.



Sliding Door Handle

Lockwood Aria D handle set in satin chrome to alfresco and bed 1.



Cavity Slider Door

Humes Doors 2040 x 720 x 90 Humes Evolution cavity unity flush jamb to ensuite and walk in robe.



Internal Door

Humes Doors 2040 x 720 x 35 Caprice in white to carport, laundry, bathroom, all bedrooms and landscaped buffer.



Entry Door

Humes Doors 2340 x 820 x 40mm entrance door SPM Vaucluse Premier XV18 in timber to entry.





Electrical

Carport Light

Clipsal batten LED diffused 40W 4000K 1200mm in white to carport.



Downlight

Clipsal downlight 7W LED 750LM CCT 3K/4K/6K in white trim to entry, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, WIR, ensuite and hallway.



Smoke Alarm

Clipsal smoke alarm photoelectric surface mount 240V 9V DC battery backup Gen 2 in white to hallway (2).



Double Power Point

Clipsal power point socket 2 10A in white to carport, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, ensuite and hallway.



Single Power Point

Clipsal power point socket 1 10A in white to kitchen, WIP and carport.



Single External Power Point

Clipsal single W/P socket in white.



Double External Power Point

Clipsal twin W/P socket in white.



External Wall Light

Clipsal wall light, waterproof in white.



Light Switch

Clipsal light switch (1) in white.

Light Switch

Clipsal light switch (2) in white.

Light Switch

Clipsal light switch (3) in white.

Light Switch

Clipsal light switch (5) in white.



Charger Power Point

Clipsal power point 2, 10A with USB Type C fast charge in white to bedroom 1 and kitchen.



Exhaust Fan

Clipsal exhaust fan (CEF40N) with ducting kit in white to laundry, bathroom and ensuite.



TV Point

Clipsal TV point, digital in white to living.

Data Socket

Clipsal data socket (CAT) in white to living.

Switchboard

MAX9 consumer switchboard, type 3, 2row, 36 ways, flush mounted in white.



Meter Box

Resi Max meter box, 24 modules with meter isolator MCB 63, A 1P 6 KA W switchboard, H612 x W470 x D260mm, South Australia.





Joinery

Overhead Cupboards

Laminex chalk finish laminate in Impressions Planked Urban Oak to overhead cupboards in kitchen and walk in pantry.

Island Underbench Cabinets

Laminex chalk finish laminate in Impressions Planked Urban Oak to island bench underbench cabinets in kitchen.

Underbench Cupboards

Laminex natural finish laminate in Paperbark to remaining lower underbench cabinets in kitchen and cupboards in walk in pantry.

Benchtops

Stone Ambassador 20mm stone in Sugar Rush to kitchen, ensuite and bathroom benchtops.

Bathroom Cabinetry

Laminex chalk finish laminate in Impressions Planked Urban Oak to lower cabinetry in bathroom, ensuite, powder room.

Laundry Benchtop

Laminex chalk finish laminate in Impressions Planked Urban Oak to benchtop in laundry.

Laundry Cabinetry

Laminex natural finish laminate in Paperbark 449 to cabinetry in laundry.

Hallway Cupboards

Laminex natural finish laminate in Chalk White to linen cupboards throughout hallway.

Mud (Entry)

Laminex chalk finish laminate in Impressions Planked Urban Oak to mud (entry).

Handles

Momo Handles Ferrara lip handle 150mm part no FER150.SS.FG in stainless steel to all joinery. Note: Kitchen overheads to be finger pull (no handles).



Tiles

Splashbacks

Italia Ceramics finger tile solid white matt mosaic 300 x 300 sheet with 390 Ultra White Grout to kitchen, pantry and laundry splashbacks.

Bathroom & Ensuite Floor & Wall

Italia Ceramics Tundra Stone Grey 300 x 600 with 241 Misty Grey Grout to bathroom and ensuite floor and wall (vertical lay).

Bathroom Feature Wall

Italia Ceramics finger tile solid white matt mosaic 300 x 300 sheet with 390 Ultra White Grout to bathroom shower wall, ledge to ceiling.

Laundry & Powder Room Floor

Italia Ceramics Tundra Stone Grey 300 x 600 with 241 Misty Grey Grout to laundry and powder room floor.

Powder Room Feature Wall

Italia Ceramics finger tile solid white matt mosaic 300 x 300 sheet with 390 Ultra White Grout to powder room wall behind vanity.

Porch Floor

Italia Ceramics Tundra Stone Grey 300 x 600 with 241 Misty Grey Grout to porch floor.

Appliances

Rangehood

Euro 52cm undermount rangehood 3 speed + 500m3 extraction in stainless steel to kitchen.

Stovetop

Euro ECT60WCX 60cm 4B gas CT + Wok + FFD in stainless steel to kitchen.

Oven

Euro 60cm electrical oven fan-forced mechanical timer in stainless steel with black glass to kitchen.

Dishwasher

Euro 4 cycle dishwasher in stainless steel to kitchen.



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NORTH

THE TIDES

BEACH

Type 1

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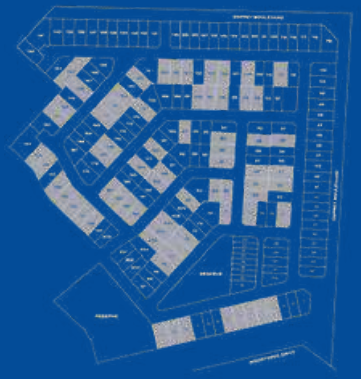
NORTH
THE TIDES
BEACH

Type 1

4	2	2

INTERNAL	162.0 m²
GARAGE	39.6 m²
ALFRESCO	15.6 m²
PORCH	5.8 m²
TOTAL	223.0 m²
TOTAL SITE AREA	480 m²





$685,000

RENTAL APPRAISAL:
$650-$700 PER WEEK



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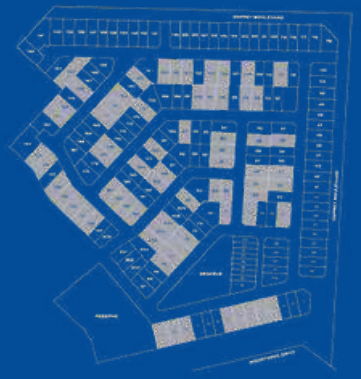
THE TIDES
BEACH

Type 2

4 2 2

INTERNAL	159.0 m²
GARAGE	41.9 m²
ALFRESCO	12.9 m²
PORCH	1.8 m²
TOTAL	215.7 m²
TOTAL SITE AREA	400 m²





$695,000

RENTAL APPRAISAL:
$650-$700 PER WEEK



Multi Dynamic®
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NORTH
THE TIDES
BEACH



Fixtures & Finishes

SINGLE STORY HOMES - LIGHT SCHEME

Multi Dynamic
Your Dynamic Real Estate

Flooring

Laminate Floorboards



Cortazzo Bros/Clix Laminate in Montana Oak Light Beige CXF00474.

Entry and main living areas.

Carpet



Cortazzo Bros/EC nylon extra heavy duty carpet in Acacia Hill Alton 1249.

All bedrooms.

Internal Point

Wall Paint

Dulux builders spec paint in Vivid White to all walls.

Skirtings and Architrave Paint

Dulux builders spec paint in Vivid White to all skirtings and architraves.

Cornice Paint

Dulux builders spec paint in Vivid White to all cornices.

Ceilings Paint

Dulux builders spec paint in Ceiling White to all ceilings.



Plumbing

Sink



Reece Posh Solus vanity basin 525 x 450 in white to ensuite and bathroom.

Sink Plug



Reece Mizu Drift Uni 40mm Pop Up P&W in chrome to ensuite and bathroom.

Tap



Reece Mizu Drift MK2 basin mixer tap in chrome (5 star) to ensuite and bathroom.

Toilet



Reece Posh Domaine CCBTW RL TS BK/IN SCQRS in white to ensuite and bathroom.

Shower and Bath Mixer



Reece Mizu Drift MK2 shower mixer kit in chrome (5 star) to ensuite and bathroom.

Shower Head



Reece Mizu Drift brass overhead shower 200 CP (3*) in chrome to ensuite and bathroom.

Shower Arm



Reece Mizu Drift wall straight shower arm only CP in chrome to ensuite and bathroom.

Towel Rail



Reece Mizu Drift double towel rail 700mm in chrome to ensuite and bathroom.

Shower Shelf



Reece Mizu Drift metal shelf and soap dish in chrome to ensuite and bathroom.

Toilet Roll Holder



Reece Mizu Drift reversible toilet roll holder in chrome to ensuite and bathroom.

Drain Gate



Reece Mizu Drift brass trapscrew grate square 80mm in chrome to ensuite, bathroom and laundry.

Hand Towel Holder



Reece Mizu Drift square guest towel holder in chrome to bathroom.

Bath

Reece Posh Solus freestanding bath with overflow 1500 x 700 x 600mm in white to bathroom.

Bath Tap



Reece Mizu Drift MK2 basin/bath outlet 250mm in chrome to bathroom.

Laundry Sink



Reece Posh Solus flat rim trough 45 litres 1 taphole with by-pass in stainless steel to laundry.

Laundry Tap



Reece Mizu Drift MK2 gooseneck sink mixer tap (4 star) in chrome to laundry.

Kitchen Sink



Reece Memo Hugo double bowl sink no taphole in stainless steel to kitchen.

Kitchen Tap



Reece Mizu Drift MK2 gooseneck pull out sink mixer tap (4 star) in chrome to kitchen.



Doors

External Door Handle

Lockwood Velocity entrance lockset in satin chrome to entry door, carport, laundry and landscaped buffer.



Door Hinge

Sabre Architectural fixed pin butt hinge in satin stainless steel 100 x 75 x 2.5mm to entry door, carport, laundry, bathroom, all bedrooms and landscaped buffer.



Doorstop

Sabre Architectural 290 doorstop in satin chrome to entry door, carport, laundry, bathroom and all bedrooms.



Passage Door Handle

Lockwood Velocity passage lever set on large round rose in satin chrome to laundry and all bedrooms.



Bathroom Door Handle

Lockwood 55mm Velocity series summit lever L1 in satin chrome to bathroom.



Ensuite Door

Cavity round privacy set BC in satin chrome to ensuite.



Walk in Robe Door

Cavity passage set circular in satin chrome to walk in robe.



Sliding Door Lock

Lockwood 9555 Euro single cylinder fixed cam in satin chrome to alfresco and bed 1.



Sliding Door Mortice Lock

Lockwood Optimum OP301SDN sliding door euro mortice lock in stainless steel to alfresco and bed 1.



Sliding Door Handle

Lockwood Aria D handle set in satin chrome to alfresco and bed 1.



Cavity Slider Door

Humes Doors 2040 x 720 x 90 Humes Evolution cavity unity flush jamb to ensuite and walk in robe.



Internal Door

Humes Doors 2040 x 720 x 35 Caprice in white to carport, laundry, bathroom, all bedrooms and landscaped buffer.



Entry Door

Humes Doors 2340 x 820 x 40mm entrance door SPM Vaucluse Premier XV18 in timber to entry.





Electrical

Carport Light

Clipsal batten LED diffused 40W 4000K 1200mm in white to carport.



Downlight

Clipsal downlight 7W LED 750LM CCT 3K/4K/6K in white trim to entry, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, WIR, ensuite and hallway.



Smoke Alarm

Clipsal smoke alarm photoelectric surface mount 240V 9V DC battery backup Gen 2 in white to hallway (2).



Double Power Point

Clipsal power point socket 2 10A in white to carport, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, ensuite and hallway.



Single Power Point

Clipsal power point socket 1 10A in white to kitchen, WIP and carport.



Single External Power Point

Clipsal single W/P socket in white.



Double External Power Point

Clipsal twin W/P socket in white.



External Wall Light

Clipsal wall light, waterproof in white.



Light Switch

Clipsal light switch (1) in white.

Light Switch

Clipsal light switch (2) in white.

Light Switch

Clipsal light switch (3) in white.

Light Switch

Clipsal light switch (5) in white.



Charger Power Point

Clipsal power point 2, 10A with USB Type C fast charge in white to bedroom 1 and kitchen.



Exhaust Fan

Clipsal exhaust fan (CEF40N) with ducting kit in white to laundry, bathroom and ensuite.



TV Point

Clipsal TV point, digital in white to living.

Data Socket

Clipsal data socket (CAT) in white to living.

Switchboard

MAX9 consumer switchboard, type 3, 2row, 36 ways, flush mounted in white.



Meter Box

Resi Max meter box, 24 modules with meter isolator MCB 63, A 1P 6 KA W switchboard, H612 x W470 x D260mm, South Australia.





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Joinery

Overhead Cupboards

Laminex natural finish laminate in Bleached Elm 6404 to overhead cupboards in kitchen.

Island Underbench Cabinets

Laminex natural finish laminate in Bleached Elm 6404 to island bench underbench cabinets in kitchen.

Underbench Cupboards

Laminex natural finish laminate in White Linen 8523 to remaining lower underbench cabinets in kitchen and walk in pantry shelving.

Benchtops

Stone Ambassador 20mm stone in White Burst to kitchen, ensuite and bathroom benchtops.

Bathroom Cabinetry

Laminex natural finish laminate in Bleached Elm 6404 to vanity unit cabinetry in bathroom and ensuite.

Laundry Benchtop

Laminex natural finish laminate in Bleached Elm 6404 to benchtop in laundry.

Laundry Cabinetry

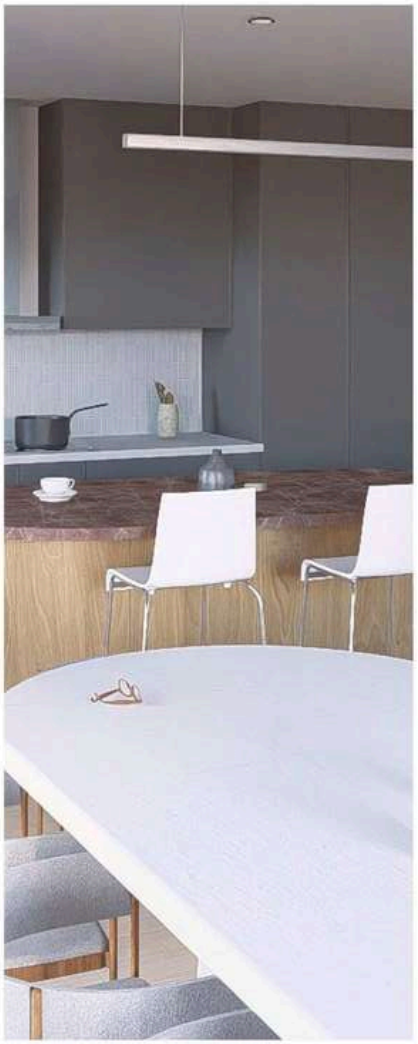
Laminex natural finish laminate in White Linen 8523 to cabinetry in laundry.

Hallway Cupboards

Laminex natural finish laminate in Bleached Elm 6404 to linen cupboards throughout hallway.

Handles

Momo Handles Ferrara lip handle 150mm part no FER150.SS.FG in stainless steel to all joinery. Note: Kitchen overheads to be finger pull (no handles).



Tiles

Splashback

Italia Ceramics WB 31000 NR matt white mosaic 300 x 300 sheet with 390 Ultra White Grout to kitchen splashback.

Bathroom & Ensuite Floor & Wall

Italia Ceramics Garda Bianco matt 300 x 600 with 241 Misty Grey Grout to bathroom and ensuite floor and wall (vertical lay to ceiling).

Ensuite Feature Wall

Italia Ceramics Garda Bianco mosaic tile 300 x 600 with 241 Misty Grey Grout to ensuite shower wall from ledge to ceiling (vertical lay).

Laundry Floor

Italia Ceramics Garda Bianco matt 300 x 600 with 241 Misty Grey Grout to laundry floor.

Laundry Splashback

Italia Ceramics Garda Bianco mosaic matt 300 x 600 with 241 Misty Grey Grout to laundry splashback 600mm high (vertical lay).

Porch Floor

Italia Ceramics Garda Bianco matt 300 x 600 with 241 Misty Grey Grout to porch floor.

Appliances

Rangehood

Euro 52cm undermount rangehood 3 speed + 500m3 extraction in stainless steel to kitchen.

Stovetop

Euro ECT60WCX 60cm 4B gas CT + Wok + FFD in stainless steel to kitchen.

Oven

Euro 60cm electrical oven fan-forced mechanical timer in stainless steel with black glass to kitchen.

Dishwasher

Euro 4 cycle dishwasher in stainless steel to kitchen.



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Fixtures & Finishes

SINGLE STORY HOMES - DARK SCHEME

Multi Dynamic
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Flooring

Laminate Floorboards



Cortazzo Bros/Clix Laminate in Montana Oak Light Beige CXF00474.

Entry and main living areas.

Carpet



Cortazzo Bros/EC nylon extra heavy duty carpet in Acacia Hill Kennedy 1250.

All bedrooms.

Internal Point

Wall Paint

Dulux builders spec paint in Vivid White to all walls.

Skirtings and Architrave Paint

Dulux builders spec paint in Vivid White to all skirtings and architraves.

Cornice Paint

Dulux builders spec paint in Vivid White to all cornices.

Ceilings Paint

Dulux builders spec paint in Ceiling White to all ceilings.



Plumbing

Sink



Reece Posh Solus vanity basin 525 x 450 in white to ensuite and bathroom.

Sink Plug



Reece Mizu Drift Uni 40mm Pop Up P&W in chrome to ensuite and bathroom.

Tap



Reece Mizu Drift MK2 basin mixer tap in chrome (5 star) to ensuite and bathroom.

Toilet



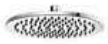
Reece Posh Domaine CCBTW RL TS BK/IN SCQRS in white to ensuite and bathroom.

Shower and Bath Mixer



Reece Mizu Drift MK2 shower mixer kit in chrome (5 star) to ensuite and bathroom.

Shower Head



Reece Mizu Drift brass overhead shower 200 CP (3*) in chrome to ensuite and bathroom.

Shower Arm



Reece Mizu Drift wall straight shower arm only CP in chrome to ensuite and bathroom.

Towel Rail



Reece Mizu Drift double towel rail 700mm in chrome to ensuite and bathroom.

Shower Shelf



Reece Mizu Drift metal shelf and soap dish in chrome to ensuite and bathroom.

Toilet Roll Holder



Reece Mizu Drift reversible toilet roll holder in chrome to ensuite and bathroom.

Drain Gate



Reece Mizu Drift brass trapscrew grate square 80mm in chrome to ensuite, bathroom and laundry.

Hand Towel Holder



Reece Mizu Drift square guest towel holder in chrome to bathroom.

Bath

Reece Posh Solus freestanding bath with overflow 1500 x 700 x 600mm in white to bathroom.

Bath Tap



Reece Mizu Drift MK2 basin/bath outlet 250mm in chrome to bathroom.

Laundry Sink



Reece Posh Solus flat rim trough 45 litres 1 taphole with by-pass in stainless steel to laundry.

Laundry Tap



Reece Mizu Drift MK2 gooseneck sink mixer tap (4 star) in chrome to laundry.

Kitchen Sink



Reece Memo Hugo double bowl sink no taphole in stainless steel to kitchen.

Kitchen Tap



Reece Mizu Drift MK2 gooseneck pull out sink mixer tap (4 star) in chrome to kitchen.



Doors

External Door Handle

Lockwood Velocity entrance lockset in satin chrome to entry door, carport, laundry and landscaped buffer.



Door Hinge

Sabre Architectural fixed pin butt hinge in satin stainless steel 100 x 75 x 2.5mm to entry door, carport, laundry, bathroom, all bedrooms and landscaped buffer.



Doorstop

Sabre Architectural 290 doorstop in satin chrome to entry door, carport, laundry, bathroom and all bedrooms.



Passage Door Handle

Lockwood Velocity passage lever set on large round rose in satin chrome to laundry and all bedrooms.



Bathroom Door Handle

Lockwood 55mm Velocity series summit lever L1 in satin chrome to bathroom.



Ensuite Door

Cavity round privacy set BC in satin chrome to ensuite.



Walk in Robe Door

Cavity passage set circular in satin chrome to walk in robe.



Sliding Door Lock

Lockwood 9555 Euro single cylinder fixed cam in satin chrome to alfresco and bed 1.



Sliding Door Mortice Lock

Lockwood Optimum OP301SDN sliding door euro mortice lock in stainless steel to alfresco and bed 1.



Sliding Door Handle

Lockwood Aria D handle set in satin chrome to alfresco and bed 1.



Cavity Slider Door

Humes Doors 2040 x 720 x 90 Humes Evolution cavity unity flush jamb to ensuite and walk in robe.



Internal Door

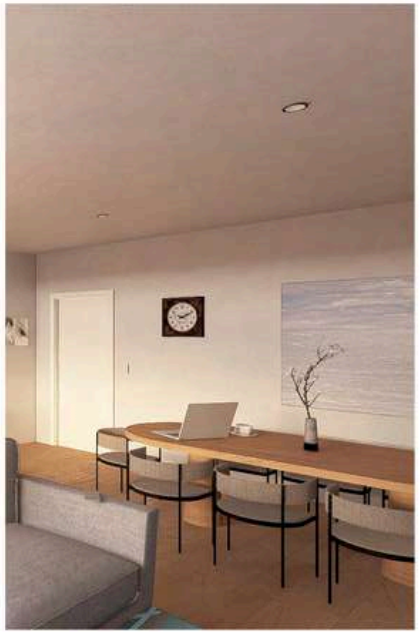
Humes Doors 2040 x 720 x 35 Caprice in white to carport, laundry, bathroom, all bedrooms and landscaped buffer.



Entry Door

Humes Doors 2340 x 820 x 40mm entrance door SPM Vaucluse Premier XV18 in timber to entry.





Electrical

Carport Light

Clipsal batten LED diffused 40W 4000K 1200mm in white to carport.



Downlight

Clipsal downlight 7W LED 750LM CCT 3K/4K/6K in white trim to entry, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, WIR, ensuite and hallway.



Smoke Alarm

Clipsal smoke alarm photoelectric surface mount 240V 9V DC battery backup Gen 2 in white to hallway (2).



Double Power Point

Clipsal power point socket 2 10A in white to carport, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, ensuite and hallway.



Single Power Point

Clipsal power point socket 1 10A in white to kitchen, WIP and carport.



Single External Power Point

Clipsal single W/P socket in white.



Double External Power Point

Clipsal twin W/P socket in white.



External Wall Light

Clipsal wall light, waterproof in white.



Light Switch

Clipsal light switch (1) in white.

Light Switch

Clipsal light switch (2) in white.

Light Switch

Clipsal light switch (3) in white.

Light Switch

Clipsal light switch (5) in white.



Charger Power Point

Clipsal power point 2, 10A with USB Type C fast charge in white to bedroom 1 and kitchen.



Exhaust Fan

Clipsal exhaust fan (CEF40N) with ducting kit in white to laundry, bathroom and ensuite.



TV Point

Clipsal TV point, digital in white to living.

Data Socket

Clipsal data socket (CAT) in white to living.

Switchboard

MAX9 consumer switchboard, type 3, 2row, 36 ways, flush mounted in white.



Meter Box

Resi Max meter box, 24 modules with meter isolator MCB 63, A 1P 6 KA W switchboard, H612 x W470 x D260mm, South Australia.





Joinery

Overhead Cupboards

Formica velour finish laminate in Soft Oak 1047 to overhead cupboards in kitchen.

Island Underbench Cabinets

Formica velour finish laminate in Soft Oak 1047 to island bench underbench cabinets in kitchen.

Underbench Cupboards

Laminex natural finish laminate in Pumice 322 to remaining lower underbench cabinets in kitchen and walk in pantry shelving.

Benchtops

Stone Ambassador 20mm stone in Sugar Rush to kitchen, ensuite and bathroom benchtops.

Bathroom Cabinetry

Formica velour finish laminate in Soft Oak 1047 to vanity unit cabinetry in bathroom and ensuite.

Laundry Benchtop

Formica velour finish laminate in Soft Oak 1047 to benchtop in laundry.

Laundry Cabinetry

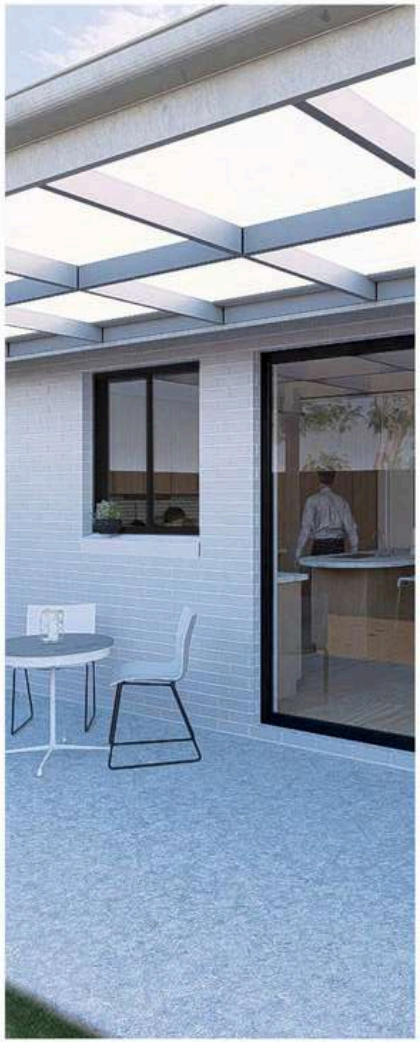
Laminex natural finish laminate in Pumice 322 to cabinetry in laundry.

Hallway Cupboards

Laminex natural finish laminate in Bleached Elm 6404 to linen cupboards throughout hallway.

Handles

Momo Handles Ferrara lip handle 150mm part no FER150.SS.FG in stainless steel to all joinery. Note: Kitchen overheads to be finger pull (no handles).



Tiles

Splashback

Italia Ceramics finger tile solid white matt mosaic 300 x 300 sheet with 390 Ultra White Grout to kitchen splashback.

Bathroom & Ensuite Floor & Wall

Italia Ceramics Garda Sand matt 300 x 600 with 273 Magellan Grey Grout to bathroom and ensuite floor and wall (vertical lay to ceiling).

Ensuite Feature Wall

Italia Ceramics Garda Sand mosaic tile 300 x 600 with 273 Magellan Grey Grout to ensuite shower wall from ledge to ceiling (vertical lay).

Laundry Floor

Italia Ceramics Garda Sand matt 300 x 600 with 273 Magellan Grey Grout to laundry floor.

Laundry Splashback

Italia Ceramics Garda Sand mosaic matt 300 x 600 with 273 Magellan Grey Grout to laundry splashback 600mm high (vertical lay).

Porch Floor

Italia Ceramics Garda Sand matt 300 x 600 with 273 Magellan Grey Grout to porch floor.

Appliances

Rangehood

Euro 52cm undermount rangehood 3 speed + 500m3 extraction in stainless steel to kitchen.

Stovetop

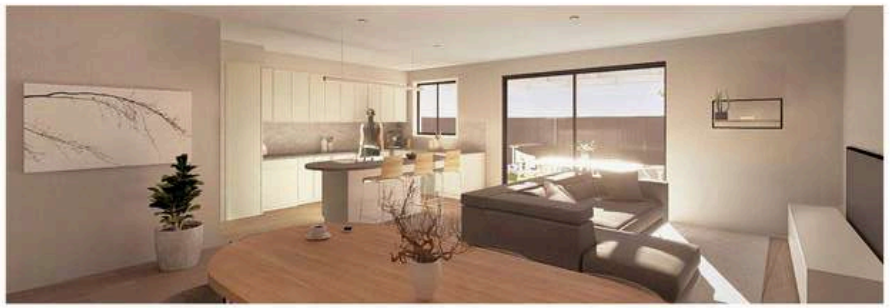
Euro ECT60WCX 60cm 4B gas CT + Wok + FFD in stainless steel to kitchen.

Oven

Euro 60cm electrical oven fan-forced mechanical timer in stainless steel with black glass to kitchen.

Dishwasher

Euro 4 cycle dishwasher in stainless steel to kitchen.



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NORTH
THE TIDES
BEACH

Type 3

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BEACH

Type 3

4 | 2.5 | 2

GROUND FLOOR	112.0m²
FIRST FLOOR	92.2m²
CARPORT	44.9m²
BALCONY	31.1m²
PORCH	20.6m²
ALFRESCO	19.0m²
TOTAL	319.7m²
TOTAL SITE AREA	384m²

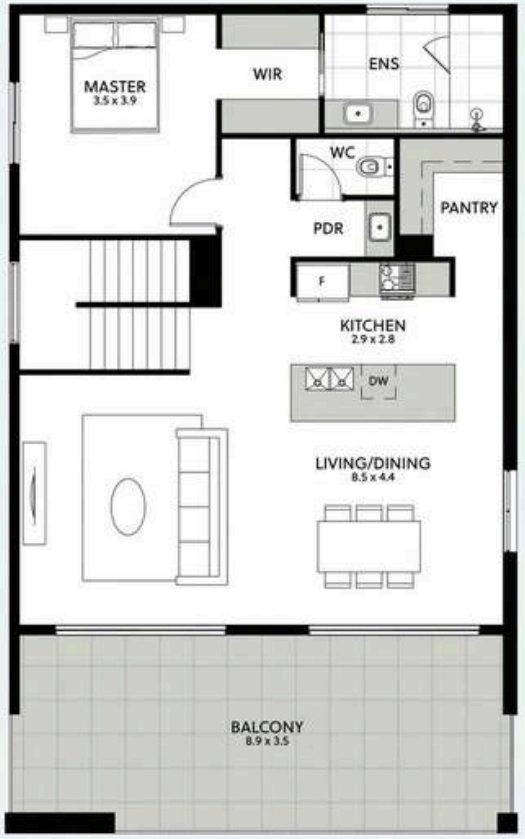






$865,000
RENTAL APPRAISAL:
$750-$800 PER WEEK





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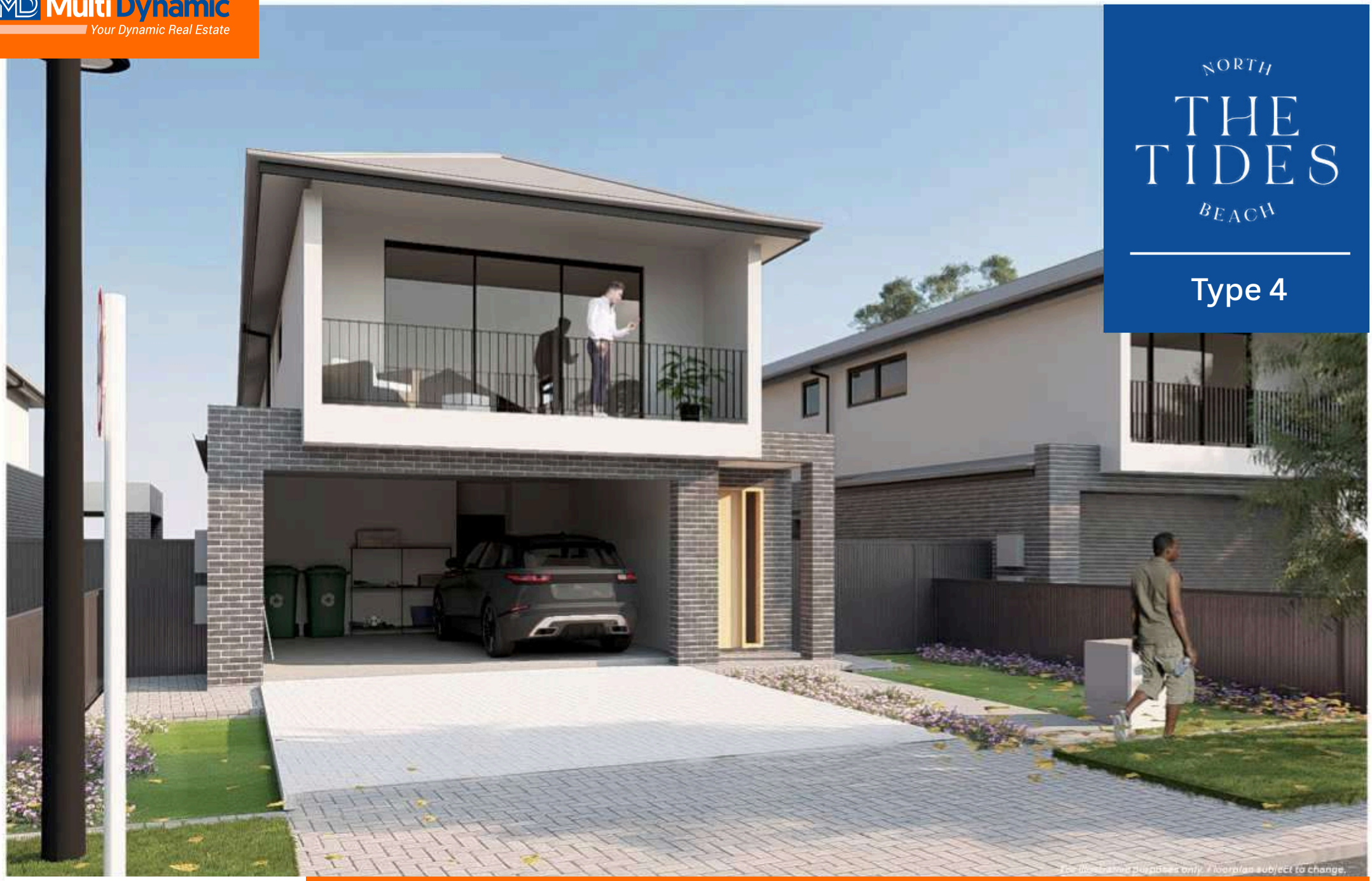

NORTH
THE TIDES
BEACH

Type 4

For illustrative purposes only. Floorplan subject to change.

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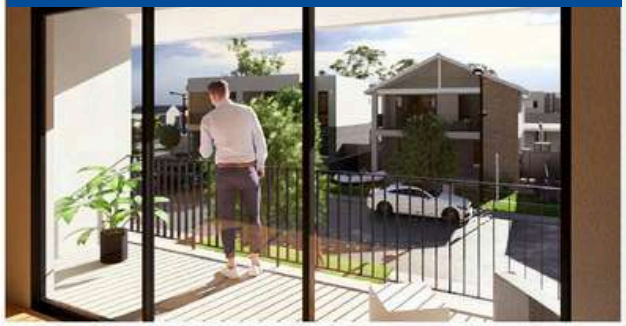
NORTH
THE TIDES
BEACH

Type 4

4	2.5	2

GROUND FLOOR	118.9m²
FIRST FLOOR	120.2m²
GARAGE	39.2m²
PORCH	3.5m²
ALFRESCO	18.0m²
BALCONY	8.1m²
TOTAL	307.9m²
TOTAL SITE AREA	408m²





$855,000
RENTAL APPRAISAL:
$750–$800 PER WEEK





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NORTH
THE TIDES
BEACH

Type 6

For illustrative purposes only. Floorplan subject to change.

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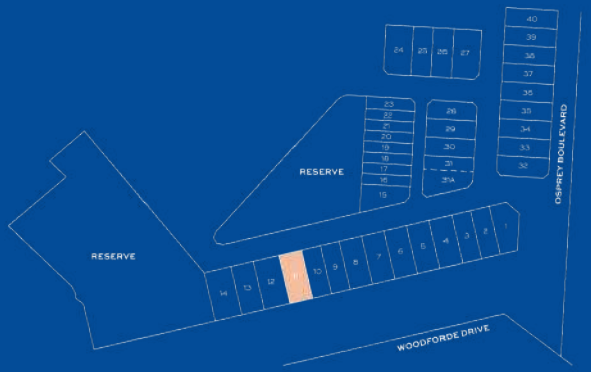
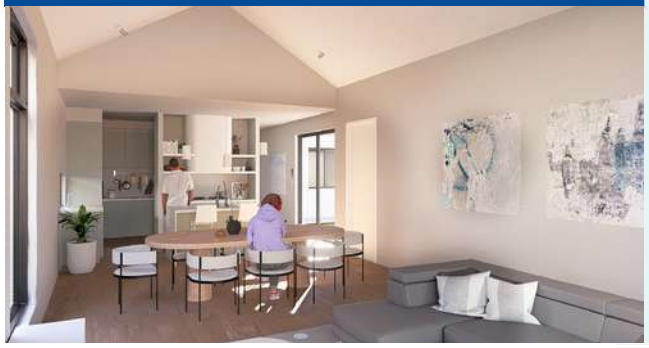
THE TIDES
BEACH

Type 6

4 2 2

INTERNAL	154.8m²
GARAGE	40.6m²
ALFRESCO	10.6m²
PORCH	4.8m²
TOTAL	**215.6m²**
TOTAL SITE AREA	480m²





$695,000

RENTAL APPRAISAL:
$650-$700 PER WEEK



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BEACH



Fixtures & Finishes

DOUBLE STOREY HOMES

Flooring

Laminate Floorboards



Cortazzo Bros/Clix Laminate in Montana Oak Light Beige CXF00474.

Entry and main living areas.

Carpet



Cortazzo Bros/EC nylon extra heavy duty carpet in Acacia Hill Alton 1249.

All bedrooms.

Internal Point

Wall Paint

Dulux builders spec paint in Vivid White to all walls.

Skirtings and Architrave Paint

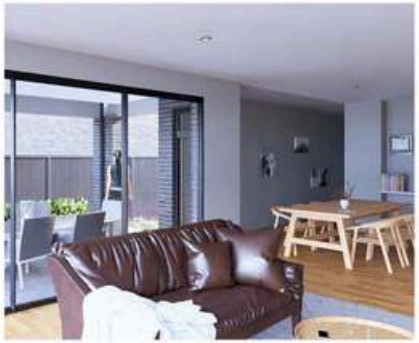
Dulux builders spec paint in Vivid White to all skirtings and architraves.

Cornice Paint

Dulux builders spec paint in Vivid White to all cornices.

Ceilings Paint

Dulux builders spec paint in Ceiling White to all ceilings.



Plumbing

Sink



Reece Posh Solus vanity basin 525 x 450 in white to ensuite and bathroom.

Sink Plug



Reece Mizu Drift Uni 40mm Pop Up P&W in chrome to ensuite and bathroom.

Tap



Reece Mizu Drift MK2 basin mixer tap in chrome (5 star) to ensuite and bathroom.

Toilet



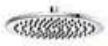
Reece Posh Domaine CCBTW RL TS BK/IN SCQRS in white to ensuite and bathroom.

Shower and Bath Mixer



Reece Mizu Drift MK2 shower mixer kit in chrome (5 star) to ensuite and bathroom.

Shower Head



Reece Mizu Drift brass overhead shower 200 CP (3*) in chrome to ensuite bathroom.

Shower Arm



Reece Mizu Drift wall straight shower arm only CP in chrome to ensuite and bathroom.

Towel Rail



Reece Mizu Drift double towel rail 700mm in chrome to ensuite and bathroom.

Shower Shelf



Reece Mizu Drift metal shelf and soap dish in chrome to ensuite and bathroom.

Toilet Roll Holder



Reece Mizu Drift reversible toilet roll holder in chrome to ensuite and bathroom.

Drain Gate



Reece Mizu Drift brass trapscrew grate square 80mm in chrome to ensuite, bathroom and laundry.

Hand Towel Holder



Reece Mizu Drift square guest towel holder in chrome to bathroom.

Bath

Reece Posh Solus freestanding bath with overflow 1500 x 700 x 600mm in white to bathroom.

Bath Tap



Reece Mizu Drift MK2 basin/bath outlet 250mm in chrome to bathroom.

Laundry Sink



Reece Posh Solus flat rim trough 45 litres 1 taphole with by-pass in stainless steel to laundry.

Laundry Tap



Reece Mizu Drift MK2 gooseneck sink mixer tap (4 star) in chrome to laundry.

Kitchen Sink

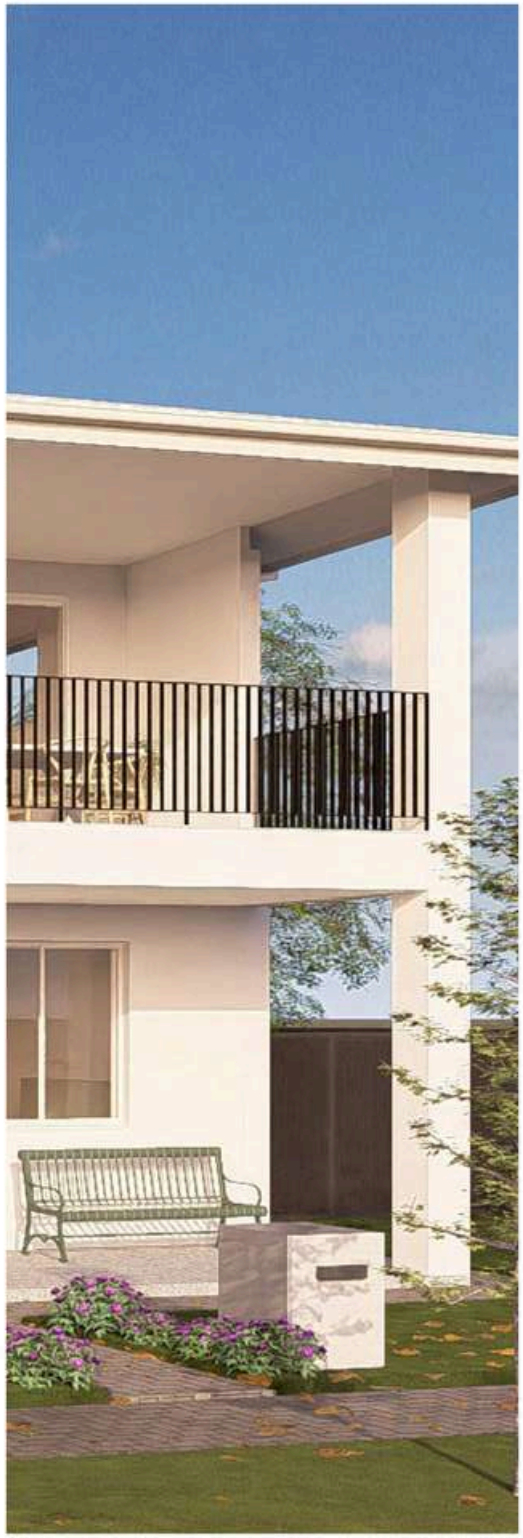


Reece Memo Hugo double bowl sink no taphole in stainless steel to kitchen.

Kitchen Tap



Reece Mizu Drift MK2 gooseneck pull out sink mixer tap (4 star) in chrome to kitchen.



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Doors

External Door Handle

Lockwood Velocity entrance lockset in satin chrome to entry door, carport, laundry and landscaped buffer.



Door Hinge

Sabre Architectural fixed pin butt hinge in satin stainless steel 100 x 75 x 2.5mm to entry door, carport, laundry, bathroom, all bedrooms and landscaped buffer.



Doorstop

Sabre Architectural 290 doorstop in satin chrome to entry door, carport, laundry, bathroom and all bedrooms.



Passage Door Handle

Lockwood Velocity passage lever set on large round rose in satin chrome to laundry and all bedrooms.



Bathroom Door Handle

Lockwood 55mm Velocity series summit lever L1 in satin chrome to bathroom.



Ensuite Door

Cavity round privacy set BC in satin chrome to ensuite.



Walk in Robe Door

Cavity passage set circular in satin chrome to walk in robe.



Sliding Door Lock

Lockwood 9555 Euro single cylinder fixed cam in satin chrome to alfresco and bed 1.



Sliding Door Mortice Lock

Lockwood Optimum OP301SDN sliding door euro mortice lock in stainless steel to alfresco and bed 1.



Sliding Door Handle

Lockwood Aria D handle set in satin chrome to alfresco and bed 1.



Cavity Slider Door

Humes Doors 2040 x 720 x 90 Humes Evolution cavity unity flush jamb to ensuite and walk in robe.



Internal Door

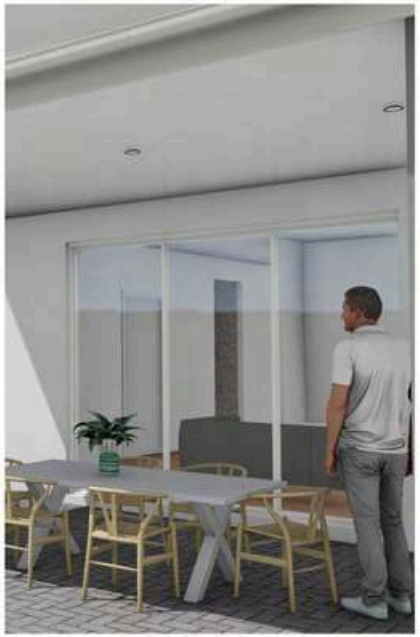
Humes Doors 2040 x 720 x 35 Caprice in white to carport, laundry, bathroom, all bedrooms and landscaped buffer.



Entry Door

Humes Doors 2340 x 820 x 40mm entrance door SPM Vaucluse Premier XV18 in timber to entry.





Electrical

Carport Light

Clipsal batten LED diffused 40W 4000K 1200mm in white to carport.



Downlight

Clipsal downlight 7W LED 750LM CCT 3K/4K/6K in white trim to entry, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, WIR, ensuite and hallway.



Smoke Alarm

Clipsal smoke alarm photoelectric surface mount 240V 9V DC battery backup Gen 2 in white to hallway (2).



Double Power Point

Clipsal power point socket 2 10A in white to carport, living/dining, kitchen, WIP, laundry, bathroom, all bedrooms, ensuite and hallway.



Single Power Point

Clipsal power point socket 1 10A in white to kitchen, WIP and carport.



Single External Power Point

Clipsal single W/P socket in white.



Double External Power Point

Clipsal twin W/P socket in white.



External Wall Light

Clipsal wall light, waterproof in white.



Light Switch

Clipsal light switch (1) in white.

Light Switch

Clipsal light switch (2) in white.

Light Switch

Clipsal light switch (3) in white.

Light Switch

Clipsal light switch (5) in white.



Charger Power Point

Clipsal power point 2, 10A with USB Type C fast charge in white to bedroom 1 and kitchen.



Exhaust Fan

Clipsal exhaust fan (CEF40N) with ducting kit in white to laundry, bathroom and ensuite.



TV Point

Clipsal TV point, digital in white to living.

Data Socket

Clipsal data socket (CAT) in white to living.

Switchboard

MAX9 consumer switchboard, type 3, 2row, 36 ways, flush mounted in white.



Meter Box

Resi Max meter box, 24 modules with meter isolator MCB 63, A 1P 6 KA W switchboard, H612 x W470 x D260mm, South Australia.





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Joinery

Overhead Cupboards

Formica velour finish laminate in Provincial Walnut to overhead cupboards in kitchen.



Underbench Cabinets

Polytec legato finish laminate in Silk to underbench cabinets and island in kitchen.

WIP Shelving

Laminex in White to walk in pantry open shelving.

Benchtops

Stone Ambassador 20mm stone in Sugar Rush to kitchen, powder upper, ensuite and powder lower benchtops.

Bathroom Cabinetry

Formica velour finish laminate in Provincial Walnut to lower cabinetry in powder upper, ensuite and powder lower.



Laundry Benchtop

Laminex natural finish laminate in Possum to benchtop in laundry.



Laundry Cabinetry

Polytec legato finish laminate in Silk to cabinetry in laundry.

Display Shelving

Formica velour finish laminate in Provincial Walnut to display shelving.



Handles

Momo Handles Ferrara lip handle 150mm part no FER150.SS.FG in stainless steel to all joinery. Note: Kitchen overheads to be finger pull (no handles).





Tiles

Splashbacks

Italia Ceramics finger tile solid white matt mosaic 300 x 300 sheet with 390 Ultra White Grout to kitchen and laundry splashbacks.



Bathroom & Ensuite Floor & Wall

Italia Ceramics Nuova Pietra Sand 300 x 600 with 241 Misty Grey Grout to bathroom and ensuite floor and wall.



Bathroom & Ensuite Feature Wall

Italia Ceramics Nuova Pietra Mosaic 300 x 300 sheet with 241 Misty Grey Grout to bathroom and ensuite (shower wall from ledge to ceiling).



Laundry, WC, Powder Floor & Wall

Italia Ceramics Nuova Pietra Sand 300 x 600 with 241 Misty Grey Grout to laundry, water closet and powder room floor and wall.



Powder Room Feature Wall

Italia Ceramics Nuova Pietra Mosaic 300 x 300 sheet with 241 Misty Grey Grout to powder room (behind vanity).



Porch Floor

Italia Ceramics Nuova Pietra Sand 300 x 600 with 241 Misty Grey Grout to porch floor.



Appliances

Rangehood

Euro 52cm undermount rangehood 3 speed + 500m3 extraction in stainless steel to kitchen.



Stovetop

Euro ECT60WCX 60cm 4B gas CT + Wok + FFD in stainless steel to kitchen.



Oven

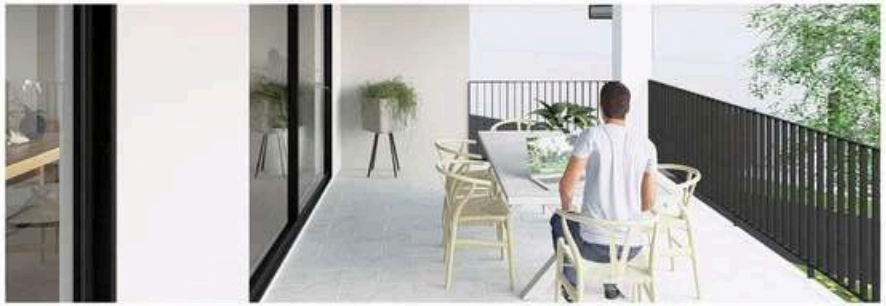
Euro 60cm electrical oven fan-forced mechanical timer in stainless steel with black glass to kitchen.



Dishwasher

Euro 4 cycle dishwasher in stainless steel to kitchen.





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Fixtures & Finishes

OTHER - ALL HOMES

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Your Dynamic Real Estate

TURNKEY INCLUSION

Fencing

Typically m Colourbond Good Neighbour Fence Panel-varies depending on location and retaining wall requirements



Ceiling

Typically 2700mm throughout
Raked celings are standard in Type's living room



Driveway

Townhouses concrete carport
All other dwelings-paved





Reverse Cycle Ducted system (heating and cooling)





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MD Developer
1234
md.developer@multidynamic.com.au