



*20 Beach Road*

CASTOR BAY



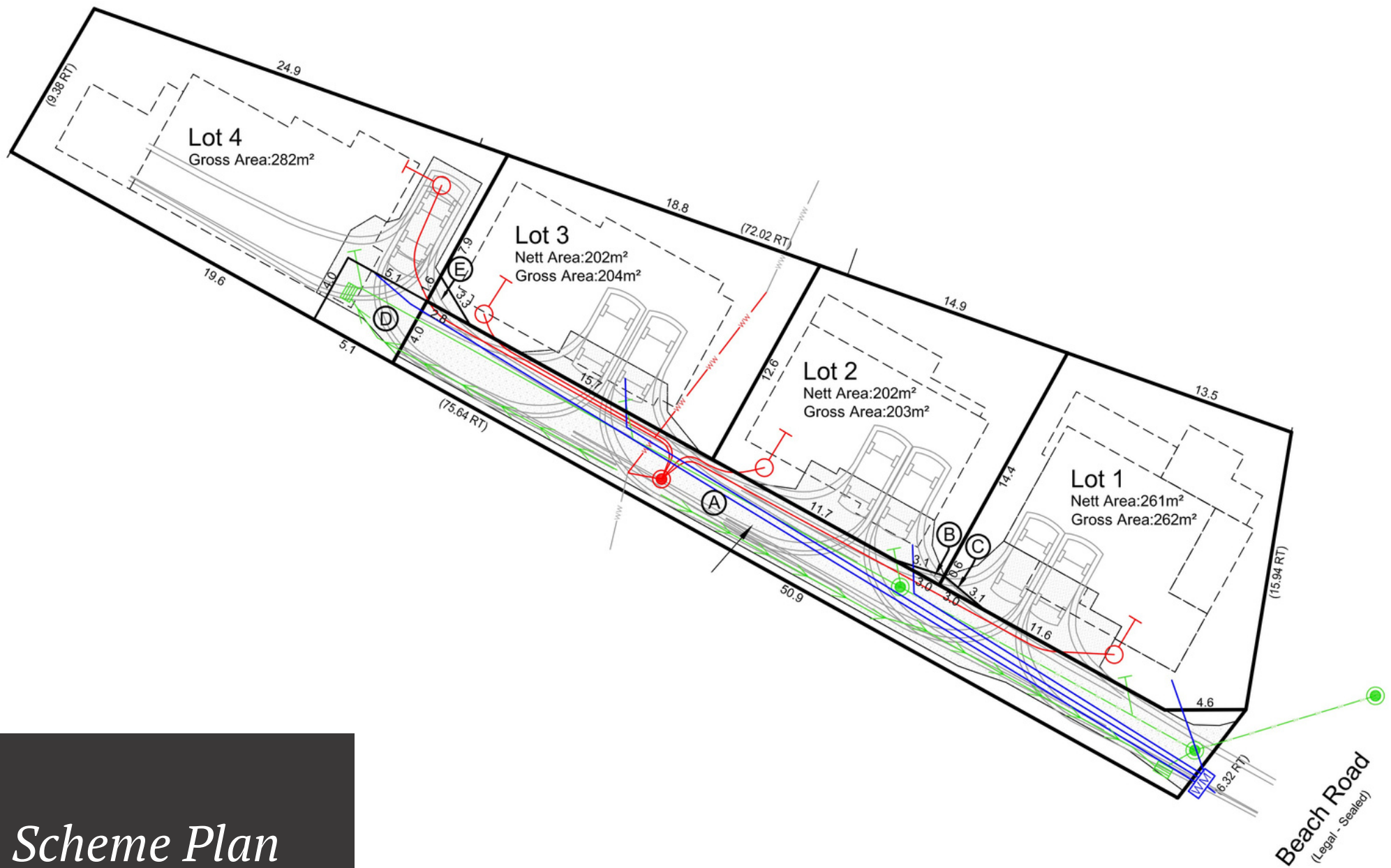
# THE RAREST OF OPPORTUNITIES

*Be part of 20 Beach Road's boutique development in one of the most treasured coastal suburbs on the North Shore.*



CASTOR BAY





# *Scheme Plan*

CASTOR BAY

# ACHIEVE THE LIFESTYLE YOU WANT, IN A LOCATION YOU'LL LOVE

*Experience all that a modern city life has to offer in your very own boutique home!*

*This exquisite residential development is perfectly situated on the desirable Castor Bay, minutes away from the beach.*

*Three expansive residences offer luxury and freedom in a world-class location close to restaurants, boutiques and beach walks.*

*Modern architectural design by award-winning 10x10 Architecture makes an elegant statement.*







# INTRODUCING

## LOTS 2, 3 & 4, 20 BEACH RD

*A truly grand design, these new four-bedroom, three-bathroom residences have been carefully considered by 10x10 Architecture. Spacious living areas, lofty ceilings and contemporary interiors lead to light-filled rooms to enjoy and share.*

*Enjoy internal lift access to any of three levels with state-of-the-art technology running throughout. The entertainer's kitchen awaits in the middle level, completed with a suite of Miele appliances. Discover a separate home theatre (or family retreat) downstairs, opening onto a sunny landscaped garden.*

*Including everything you would expect in a luxury home:*

*Architecturally Designed*

*10-year Master Build Guarantee*

*Fully insulated & double glazed*

*Floor-to-Ceiling tiled bathrooms*

*Custom designed kitchen - engineered stone benchtops*

*Generous electrical fitout & LED lighting*

*High-quality stainless-steel appliances*

*All flooring including timber laminate, tiles, carpet*

*High quality fittings & fixtures incl. Security alarm*

*Private & fully landscaped garden*

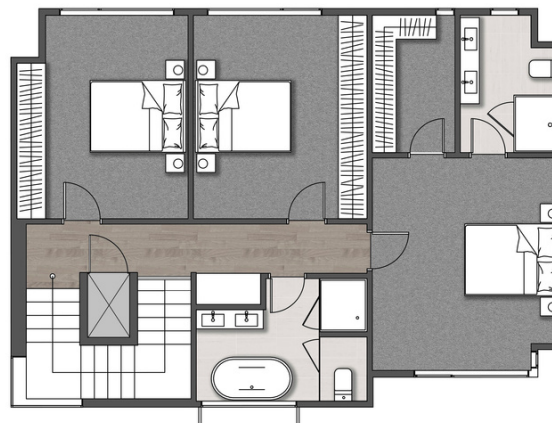




BEDROOMS 4  
BATHROOMS 3  
HOME THEATRE  
INTERNAL LIFT  
CARPARKS 2  
FLOOR SIZE 263M<sup>2</sup>  
SITE SIZE 202M<sup>2</sup>  
PRICE NEG

## *Floor Plan Lot 2*

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### FIRST FLOOR

Floorarea:

Appox: 90.9 sqm



### UPPERGROUND FLOOR

Floorarea:

Apox: 97 sqm

Deck area:

Approx: 15.4 sqm



### LOWERGROUND FLOOR

Floorarea:

Apox: 75.2 sqm





BEDROOMS 4  
BATHROOMS 3  
HOME THEATRE  
INTERNAL LIFT  
CARPARKS 2  
FLOOR SIZE 259M<sup>2</sup>  
SITE SIZE 204M<sup>2</sup>  
PRICE NEG

## *Floor Plan Lot 3*

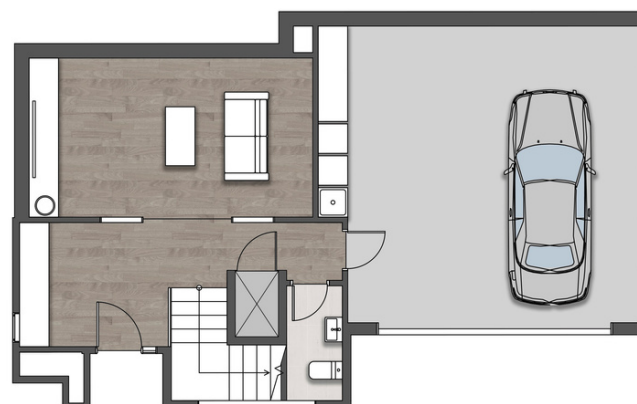
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**FIRST FLOOR**  
Floorarea:  
Apox: 85.2  
m<sup>2</sup>



**UPPER GROUND FLOOR**  
Floorarea:  
Apox: 90.4 m<sup>2</sup>  
Deck area:  
Approx: 18.3 sqm

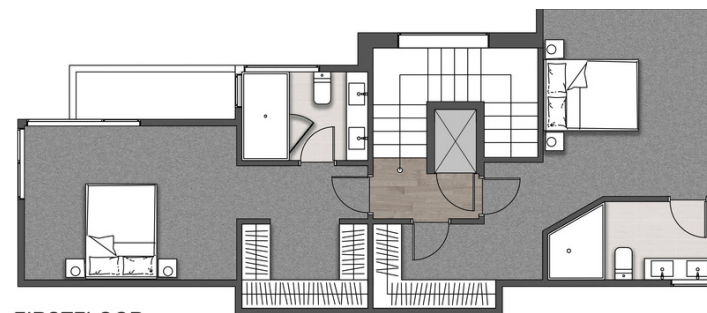


**LOWER GROUND FLOOR**  
Floorarea:  
Apox: 84.3 m<sup>2</sup>

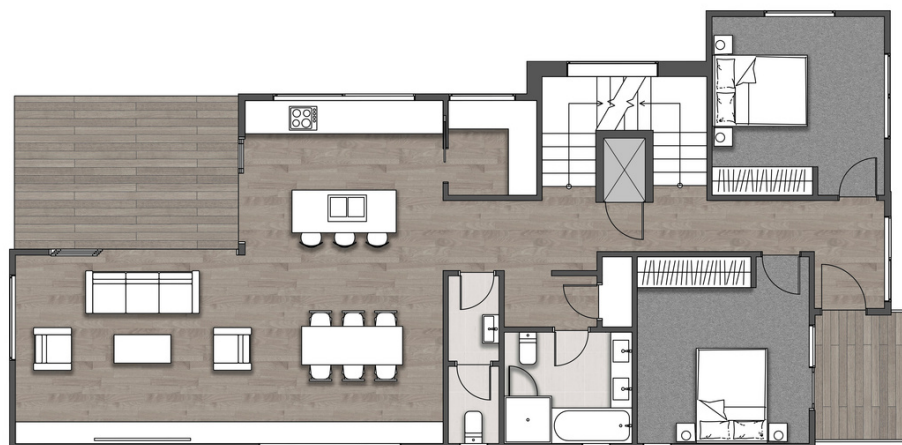




BEDROOMS 4  
BATHROOMS 3  
ADDITIONAL LIVING  
AREAS 2  
INTERNAL LIFT  
CARPARKS 2  
FLOOR SIZE 297M<sup>2</sup>  
SITE SIZE 281M<sup>2</sup>  
PRICE NEG



FIRST FLOOR  
Floorarea:  
Apox: 72.4 m<sup>2</sup>



UPPERGROUND FLOOR  
Floorarea:  
Apox: 125.5 m<sup>2</sup>  
Deck area:  
Approx: 15.6 sqm



LOWERGROUND FLOOR  
Floorarea:  
Apox: 99.4 m<sup>2</sup>

*Floor Plan  
Lot 4*

CASTOR BAY





## Exterior

### General

Concrete slab foundation with SG8 pre nailed timber framing. treated SG8 external timber framing walls

NZ made, pre-finished long run steel roof

Colorsteel gutters

Painted exterior cladding with cavity system

Infiniti hot water system

### Windows and doors

Selected double glazed windows with colour matched latches and handles

Selected aluminum entry door with digital lock.

## Interior

### General

2.4m / 2.6m / 2.7m stud height as per approved plan  
Energy efficient LED downlights

Carpet grade stairs with stringer side and pencil round nosing

Smoke detectors and burglar alarm system

### Kitchens

Full LED downlights

Baking painting cabinet with engineering stone benchtop

Under-mounted stainless-steel sink

Sink mixer

Waste disposal

Soft-close drawers

Rangehood Miele

Gascook top- Miele

Built-in oven - Miele

Dishwasher- Miele

*Specifications*

C A S T O R   B A Y



## **Living and Dining**

Full LED downlights

Telephone plug-in point

Heatpump

Media system

Internet outlet plug-in point

TV outlet plug-in point

Power point

## **Bathrooms**

Freestanding vanity with quality china basin and mixer

Custom mirrors above all vanities

Full glass shower box with shower mixer

Back-to-wall toilet suites with soft-close seats

Heated towel rails

Ventilationsystem

## **Outdoor and Landscaping**

Concrete common driveway

Fully timber fenced courtyards (if any) as per approved plan

Plants, lawn, and specimen tree generally as per landscape plan

Two garden taps on each house

*Specifications*

CASTOR BAY





















## **We'd love to meet you and talk through this amazing opportunity.**

Given the current housing market and the quality of these homes, they won't be available for long. Call today to secure your future home and investment in this fantastic location

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