

BOTTEN + BOWSER



SELECTIONS + INCLUSIONS

69 MELBOURNE STREET | NORTH ADELAIDE

design approach

Comprising of inspired interior concepts and thoughtful apartment design, Botten + Bowser offers a smart, modern home in the green surrounds of inner-city North Adelaide.

“A place for everything and everything in its place” - Benjamin Franklin

This sentiment drives the design of Botten + Bowser. Enjoy a home that considers you, your possessions and how you wish to live. A smart home that harnesses technology and sustainable elements. A stylish home that captures both views outside and aesthetically designed interiors.

Soft grey and clean white colour palettes provide an elegant backdrop to rich timber and concrete textures, accented by bronze mirror splashbacks and hand-cut tile details. Strong, dark framed double glazing opens and closes your apartment to your garden balcony. Internal lighting is thoughtfully designed with

warm and bright downlights accompanied by soft LED under-cabinetry details. With so many elements already thought through, and lots of options providing generous choice, this is the best type of modern living in a gentry setting.

Ample, well thought-out storage throughout the apartment, combined with accents of open shelving in kitchens and bathrooms, gives you the opportunity to choose what to store away and what to showcase as an expression of what is most important to you. Features include stone benchtops with waterfalls to islands, undermount kitchen sinks, engineered timber flooring, ducted air-conditioning, home automation options and Smeg appliances throughout all apartments.



a home created for you + your belongings

Have your choice of one, two or three bedroom with all apartments including functional kitchen design, generous walk in and built in robe spaces, private balconies & secure underground parking.



the bowser collection

Inspired by the much-loved Scandinavian style, this collection combines minimalist themes with bright, light palettes and soft natural tones.

Features

White oak engineered timber flooring through the living areas compliment a kitchen of white, grey and soft timber cabinetry.

Marble patterned stone benchtop and splashback adds sophistication, accented nicely by under-cabinet lighting.

Accent chrome tapware offers a modern metallic element.



Artist impression

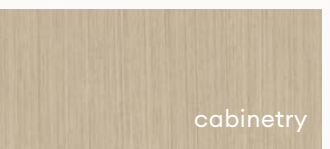
Impression depicts standard kitchen inclusions and upgraded glass pendants.



stone benchtop



cabinetry



cabinetry



splashback



engineered timber floor

the botten collection

Parisian class meets New York glam. This interior collection of rich timber textures with smoky grey and bronze tones will be sure to impress.

Features

French-grey engineered timber flooring to living areas combines seamlessly with kitchens of grey and walnut cabinetry.

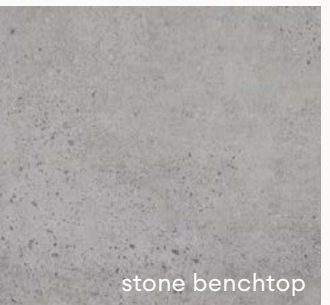
Make a statement with bronze mirrored splashback, perfectly highlighted by under cabinet lighting.

Concrete patterned stone adds a contemporary urban element to the open plan kitchen, living and dining area.



Artist impression

Impression depicts standard kitchen inclusions.



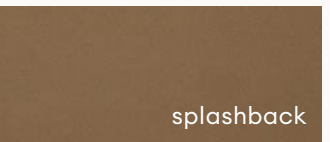
stone benchtop



cabinetry



cabinetry



splashback



engineered timber floor

fixtures & fittings

Each fixture and fitting at Botten + Bowser has been selected for maximum functionality, timeless appeal and effortless use.

Kitchen

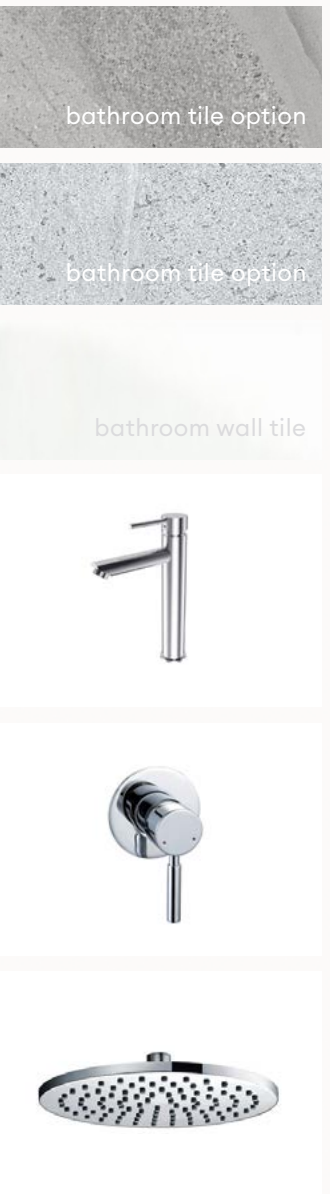
The heart of the home features chrome tapware, a functional joinery layout, Blum soft-close hardware and under-cabinet LED lighting.

Bathroom

En suite and main bathroom feature chrome tapware, ceiling dropper rain showers, in-wall cistern toilets, face level storage, custom vanities with stone tops and ceramic basins.

Bedroom

All bedrooms feature plush carpet under foot and have built-in storage, either through a walk-in-robe (to master bedrooms) or built-in robe with internal long hanging, short hanging and a drawer unit.



effortless, smart living

Discover the Botten + Bowser difference with the standard inclusion of quality pieces of technology in your turn-key apartment.

Appliances

A premium range of Smeg appliances has been selected for Botten + Bowser. The sleek and smart designs will suit each residence perfectly.

Thermal comfort

Ducted air-conditioning throughout each apartment will keep you in year-round comfort, plus ceiling fans are included to master bedrooms. Penthouses also enjoy a feature gas fireplace.

Home security

Video intercom to the building lobby adds an extra layer of security and accessibility to your home, alongside elevator security and high-quality door hardware.



ARTIST IMPRESSION

STANDARD INCLUSIONS

GENERAL INTERNAL CONSTRUCTION

Inclusion	Specification	Colour/Finish Options
Ceilings	Plasterboard	White painted
Cornice	Square set	White painted
Internal walls	Plasterboard	White painted
Internal doors	Flush hollowcore 2.4m to bedrooms + 2.1m to bathrooms	White painted
Skirting	Square profile	White painted
Architrave	Square profile	White Painted
Door handles	Lever set, privacy to bathrooms	Chrome
Windows + balcony doors	Double glazing to all windows + balcony doors	Clear glass + opaque where required
Air-conditioning	Ducted reverse cycle	Ducts to kitchen, living + bedrooms
Hot water service	Gas	

BEDROOM & ROBES

Inclusion	Specification	Colour/Finish Options
Floor	Carpet	+ Satin canopy (light tone) + Silver dream (mid grey tone)
Built-in-robess	Sliding door robe with long hanging, half hanging, shelving + drawer set	1 white + 1 mirror door, white internal
Walk-in-robess	Open storage with long hanging, half hanging, shelving + multiple drawer sets	White internal
Ceiling fan	Multi speed fan to master bedroom	White

ENTRY, LIVING & DINING

Inclusion	Specification	Colour/Finish Options
Floor	Engineered timber	+ White Oak + French Grey
Front door	Solid core door 2.4m	Mortice lock

KITCHEN

Inclusion	Specification	Colour/Finish Options
Floor	Engineered timber	+ White Oak + French Grey
Splashback	Stone or glass	+ Quartz to match benchtop + Bronze mirrored glass
Benchtop	Quartz stone 20mm with waterfall to island if applicable	+ Bianca Carina Quartz + Cloud Burst Concrete Quartz
Cabinetry	MDF with 2-Pack paint + timber laminate	+ White satin finish + Oak timber laminate + Grey satin finish + Walnut timber laminate
Handles	Finger pull + edge pull handles	Finger pull to upper cabinets + chrome edge pull to base + pantry cabinets
Hardware	Blum soft-close doors + drawers	White + grey
Joinery fitout	Standard inclusion	+ Cupboards to upper cabinets + Shelves to pantry with microwave space + Bin drawer sectioned for recycling + general + Cutlery drawer unit
Appliances	SMEG stainless steel	+ Gas cook top 60cm + Undermount rangehood 60cm + Oven 60cm + Semi-intergrated dishwasher 60cm
Tapware	Goose neck mixer	Chrome
Sink	Undermount sink	Stainless steel

STANDARD INCLUSIONS

BATHROOM / ENSUITE

INCLUSION	SPECIFICATION	COLOUR/FINISH OPTIONS
WALL TILES	Ceramic tile in horizontal stack bond pattern	White
FEATURE WALL TILES	Ceramic “hand cut” style subway tile in herringbone pattern	+ Cloud - gloss finish + Flint grey - gloss finish
FLOOR	Porcelain tile	+ Tardivo Bianco (colour match to Cloud) + Tardivo Grigio (colour match to Flint grey)
BATH*	Free standing acrylic	White
VANITY BENCHTOP	Quartz stone 20mm	Pure white
VANITY CABINET	Wall hung, two drawers	Timber laminate - Wood grain
VANITY BASIN	Ceramic, bench mount	White
MIRROR CABINET	Curved rectangle mirror cabinet	Mirror front, white internal shelves
TOILET SUITE	Ceramic in-wall cistern	White toilet suite + white button plate
TAPWARE	Bench mount basin mixer, rain shower head, mixer tap + combination bath spout	Chrome
ACCESSORIES	Rails for toilet roll, hand towel + towels	Chrome
SHOWER SCREEN	Semi-frameless or frameless blade	Clear glass
FLOOR WASTE	Tile insert waste	Tile colour to match floor tile

*If applicable to apartment, consult apartment plan.

BALCONY

INCLUSION	SPECIFICATION	COLOUR/FINISH OPTIONS
FLOOR	Tiled	Grey with outdoor non-slip rating
BALUSTRADE	Framed or solid	+ Clear glass to north facing apartments. + Solid balustrade, planting and privacy louver screens to south facing apartments
PLANTING	Irrigated planter box with planting included	Various plant species
LIGHTING	LED downlights.	Ceiling or wall mounted, apartment depending
POWER	External double socket	Waterproof socket

ELECTRICAL + COMMUNICATIONS

INCLUSION	SPECIFICATION	COLOUR/FINISH OPTIONS
LIGHTING	LED downlights	Warm white
POWER	Double sockets	White
TV + DATA	Points to living area & master bedroom	White
SECURITY ACCESS	Video intercom & secure lift access	

LAUNDRY

INCLUSION	SPECIFICATION	COLOUR/FINISH OPTIONS
TYPE	European laundry or seperate room, apartment depending	White doors to European laundry
FLOOR	Tiled	To match bathroom choice
WALLS	Plasterboard	White painted
SPLASHBACK	Ceramic tile	White gloss
CABINETRY	Base cabinets, wall cabinets + tall broom/linen	White satin
BENCHTOP	Quartz stone 20mm	Pure white
SINK MIXER	Gooseneck	Chrome
TROUGH	Overmount single bowl	Stainless steel

DISCLAIMER: Any dimensions, layout, design features, views, areas, images, photographs & artist’s impressions are for presentation purposes & indicative only. They are subject to change in accordance with the Contract of Sale & are subject to planning approval. All internal/external furniture (including study desks) & white goods are NOT included. Any dimensions or areas may differ from surveyed areas due to different methods of measurement. External areas include planter & tiles areas (where applicable). Final product may differ from that described. Location of condenser units may change & may not be shown on these plans. Purchasers should check the terms & the plans & specification included in the Contract of Sale carefully prior to signing the Contract of Sale. Scale: not to scale. All dimensions & areas are approximate & are taken from external faces of the walls. Floor plans, areas & specifications are subject to planning approval.



PREMIUM ADDITIONS

OPTIONAL UPGRADES

UPGRADE	SPECIFICATION	COLOUR/FINISH OPTIONS
FLOORING	Engineered timber flooring to bedrooms	+ White Oak + French Grey
KITCHEN APPLIANCES	Miele appliances 60cm or 90cm*	Stainless steel & glass
KITCHEN APPLIANCES	SMEG appliances 90cm*	Stainless steel & glass
KITCHEN CABINETRY	Drawers to base cabinets + Blum pull out internals to pantry	White or grey
KITCHEN BENCHTOP	Quartz stone 40mm	+ Bianca Carina Quartz + Cloud Burst Concrete Quartz
KITCHEN PENDANTS	Choice of two options	+ 1 large, 1 small glass pendant + Chrome rail light
REFRIGERATOR WATERPOINT	Located behind refrigerator	
SHOWER TAPWARE	Add hand held shower rail + mixer	Chrome
WIR ROBE INTERNALS	Timber laminate internals	Timber laminate
BEDROOM	Ceiling fans to additional rooms	White
STUDY DESK JOINERY*	Timber laminate desk, floating shelf + drawer set	Desk top + floating shelf in walnut or oak timber laminate with drawer set in white
WINDOW FURNISHINGS	Blinds - sheer to living areas & block out to bedrooms	Choice of colours
CABINETRY	Entertainment unit + shelving	Oak or Walnut timber laminate cabinetry and floating shelf, quartz stone top

*Due to size limitations of apartments and structural elements of the building not all upgrades are available to each apartment. Please confirm with the agent about the specifications allowable to your apartment.



69 Melbourne Street | North Adelaide

bottenandbowser.com.au

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