



THE WESTHAMPTON DISPLAY HOME

**DON RUSSELL**  
— HOMES —



## DON RUSSELL HOMES

Don Russell has set the benchmark for quality home design and construction in Western Australia for nearly fifty years. With an equal focus on contemporary styling, outstanding craftsmanship and personal service, each Don Russell Home is built to the highest standard and combines the finest elements of modern living.

### DID YOU KNOW

- ▶ Don Russell Homes is a family run business, with a long-standing reputation for personal service and ongoing customer relations.
- ▶ Every Don Russell Home is designed with flexibility in mind, allowing each Client to customise their home to suit individual requirements.
- ▶ The level of design and craftsmanship is of award-winning standard and this is evident in the number of Clients who return to Don Russell Homes time and time again.
- ▶ Don Russell Homes aims to create a home that suits your needs in every way and are able to incorporate any design change that you may require during the planning process.



## THE WESTHAMPTON

The Westhampton is an inspiring design - a bright urban home that pays homage to the coastal elegance of the Hamptons. With a relaxed holiday vibe that's been stylishly reinvented, the entire home is designed to captivate and calm, coupling function with a sense of comfort and ease.



**In true Don Russell Homes' award-winning style,** The Westhampton is an admirable example of luxury living. This is a contemporary lifestyle experience structured over two levels, each space presenting the opportunity to escape the day-to-day busy-ness of the modern world.

Outside and in, it is inviting, airy and spacious, befitting a relaxed effortless Australian attitude, but with an assertive nod to sophistication. The wide hallways, innovative wrap-around kitchen, expansive rear-view living hub, and serene secluded retreats are interconnected with external spaces through feature windows and doorways that absorb light and views, tapping into our love of Nature and the desire to unite indoor with outdoor living.

The sensory appeal extends beyond the exterior structure and internal floorplan and is coupled with outstanding attention to detail. Contrasting ceiling heights subtly define spaces, recessed walls are a blank canvas for decor features, and the latest streamlined appliances and fittings are deftly positioned across the kitchen and bathrooms.





**Beautiful, adaptable and functional** - no matter where you turn in The Westhampton, the design is pure perfection. The main living room is wide and deep and effectively doubles in size with the adjoining equally-scaled alfresco area. The showcase kitchen with its five-star facilities is the heart of the home, and cleverly blurs the lines between preparation and entertainment spaces. The kitchen links with a home office nook, scullery and conveniently positioned laundry, all offering bench and storage space on a grand scale, as well as multiple access points with the remainder of the house. ... there's a wonderful sense of connectivity. The potential to mould and shape the palette of materials and fittings to fit your own creative vision is available here, and across the entire floorplan.





**The parents' suite** is at once fashionable and timeless, reminiscent of a classic with a fresh new feel. It is refined and yet completely relaxed, spanning a sitting room brimming with light, a balcony-rimmed master bedroom, and an ensuite bathroom that is so decadently appointed it shouts five-star.

**Stunning design, flexible styling,** and quality craftsmanship are the foundations of every Don Russell home, and have never been more evident or outstanding than in The Westhampton. This intuitive interpretation of iconic Hamptons styling is all about the pleasures of coastal resort living and lets you and your family bring a sense of holiday retreat into your own home.

# THE WESTHAMPTON DISPLAY HOME FEATURES

## OUR COMMITMENT

- WA family owned independent builder
- Member of HIA & MBA
- Individual design service available to personalise your home plans
- HIA fixed price contract
- Housing Indemnity Insurance
- Six year structural guarantee
- Contour survey and re-peg allowance
- Standard local authority and Water Corp fees
- Termite treatment with certificate of guarantee
- Maintenance inspection at end of Defects Liability Period
- Professional interior designer service
- Electrical consultation and design service

## EXTERNAL FINISHES

- Double clay brick construction
- Acrylic texture finish render to all external walls
- Feature weatherboards and corbelling
- Flat profile roof tiles with contemporary large gutters and quarter round gutters including round downpipes
- Balcony to front elevation with a grooved ceiling and Hampton style balustrading
- Colorbond remote sectional garage door with three handsets
- Large alfresco with raised ceilings
- Architectural style windows to front elevation
- Commercial stackable sliding doors with recessed sill to dining room
- Feature clear glazed front entry door with clear glazed sidelight and highlight
- Garage access into entry with solid core door
- Rear access door to garage
- Brick paving allowance to porch, path, drive and alfresco

## INTERNAL FINISHES

- Reverse cycle ducted air conditioning systems
- Raised ceilings to entry, family, dining and upper floor
- Dropped ceiling to kitchen and scullery
- Bulkheads to living room
- Decorative feature cornices to entry, family, dining, study, living and upper floor
- Translucent glazed double doors to master suite
- Clear glazed door to laundry
- Large dress area robe to master suite
- Large walk in linen cupboard with broom section to laundry
- Double sized bedrooms 2, 3 and 4
- Double sliding door robe to bedroom 2, 3 and 4
- Wrought iron balustrade with timber handrail to stairs
- Full paint finish excluding internal walls

## KITCHEN / SCULLERY / LAUNDRY

- Custom made cabinets made by Don Russell Homes own cabinet works
- Engineered stone bench tops with feature cupboard doors and architectural handles
- Soft close function to all doors & drawers
- Large preparation island cupboard with engineered stone bench top, glazed shelves, cabinet lights and decorative flutes
- Overhead cupboards with glazed shelves and cabinet lights
- Stainless steel under mount sinks including mixer tap to kitchen and scullery
- Stainless steel gas hotplate with electric multifunction under bench oven and concealed rangehood to overhead cupboards
- 2nd oven with microwave built-into cabinetry
- Feature stone splash back to kitchen
- Walk-in pantry with clear glazed door

## BATHROOMS

- Engineered stone bench tops with hard edge cupboard doors and architectural handles
- Woodgrain finishes to vanity cabinets
- Soft close function to all doors & drawers
- Quality tap ware throughout
- Contemporary styled bathroom accessories throughout
- Ladder towel rail to ensuite
- Dual smart flush vitreous china cistern and pans including concealed inlet
- Vitreous china basins to ensuite, bathroom and powder room
- Resort style freestanding bath to ensuite
- Large bath to bathroom
- Frameless and semi frameless clear glazed screens to ensuite and bathroom showers
- Frameless mirrors over vanities
- Quality wall and floor tiling
- Chrome wastes to all baths, basins and wet area floors

## SERVICES

- 10 metre service run allowance for power, phone, sewer and water
- Adequate light and double power point allowance
- Television and phone point allowance
- Hard wired smoke detectors
- RCD earth leakage safety circuits
- 5 star rated energy efficient gas storage hot water system
- Gas heating point to living room
- Ceiling insulation batts to house and garage ceilings
- Metal beading to internal trafficable corners
- External front and rear garden taps



GROUND FLOOR



UPPER FLOOR

THE WESTHAMPTON DISPLAY HOME	
GROUND FLOOR	222.33m <sup>2</sup>
UPPER FLOOR	87.02m <sup>2</sup>
PORCH	2.65m <sup>2</sup>
GARAGE	42.53m <sup>2</sup>
ALFRESCO	35.32m <sup>2</sup>
BALCONY	9.14m <sup>2</sup>
TOTAL	398.99m <sup>2</sup>

PLEASE CONTACT THE BUILDING CONSULTANT FOR A DETAILED SPECIFICATION LIST

# DON RUSSELL

— H O M E S —

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