



*An Investment in Quality*

# The Blue Gum



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## Another inspiring residence from Atrium Homes.

Atrium Homes is a West Australian building company owned and run by the Marcolina family. For over 50 years, three generations of the Marcolina family have been designing and building award-winning family homes of distinction, quality and style.

An integral feature of the Atrium tradition is the emphasis on quality construction and materials, backed up by a pride in craftsmanship and a strong commitment to personal service and value for money.

It is this attitude that creates the Atrium difference.

The Design Studio extends the Atrium tradition to a range of specially designed luxury residences that offer a sound investment in quality living.

When it comes to innovation, Atrium Homes leads the way.

The Blue Gum is a perfect example. Exhibiting extraordinary depth and sophistication for a ten-metre wide lot, this is a home that defines Atrium's commitment to small lot living; luxury living without compromise.

A true classic, the Blue Gum presents a street facade that will stand the test of time and an elegant foyer that sets the scene for what is to come.

Defying its measurements, the Blue Gum demonstrates superb volume, light and space thanks to clever design, high ceilings, well placed windows and perfectly proportioned rooms.



The kitchen provides a focus for relaxed entertaining.



A home office off the entry has built-in robes and is semi-ensuite to a fully tiled bathroom, making it ideal as a guest suite or second master suite.

An open theatre or living room demonstrates Atrium's attention to detail, with its intricate ceilings and bulkheads. Even the laundry commands respect, with a walk-in linen press and under-bench cupboards.

Glazed double doors lead to the kitchen and living spaces; the sparkling hub of the home and a haven for relaxed entertaining. Striking granite benchtops, stainless steel appliances, a walk-in pantry and separate workbench with appliance cupboard will appeal to any home chef.

Dining and living spaces flow effortlessly from the kitchen, with the living area extending to a spacious alfresco area.

Bedrooms and private spaces are upstairs – a sitting room and balcony, a luxurious main suite with walk-in robe and ensuite, and two generous sized additional bedrooms sharing an equally luxurious third bathroom.

## All three bathrooms are luxurious and contemporary.

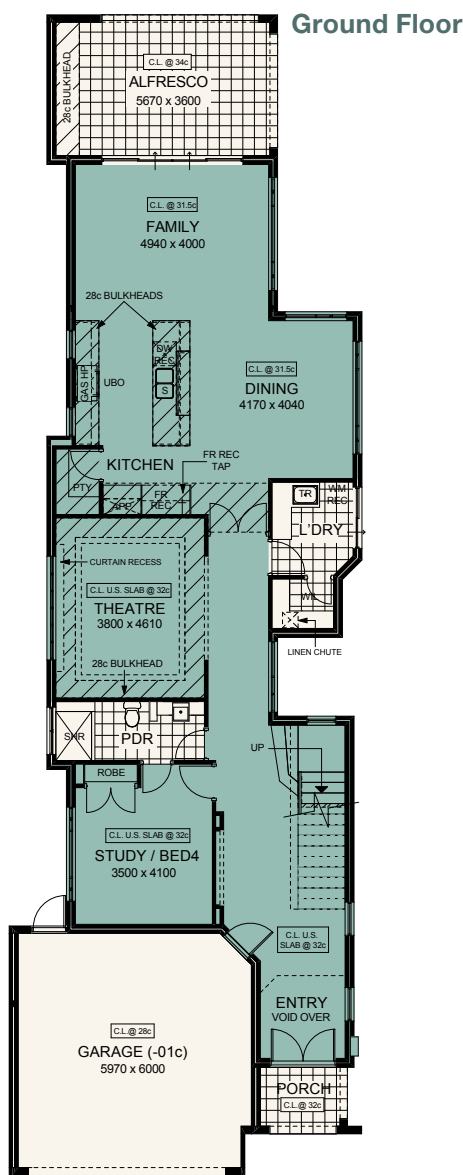
The Blue Gum. Another outstanding example of the award-winning style, luxury and quality Atrium Homes is renowned for.

# The Blue Gum Floor Plan

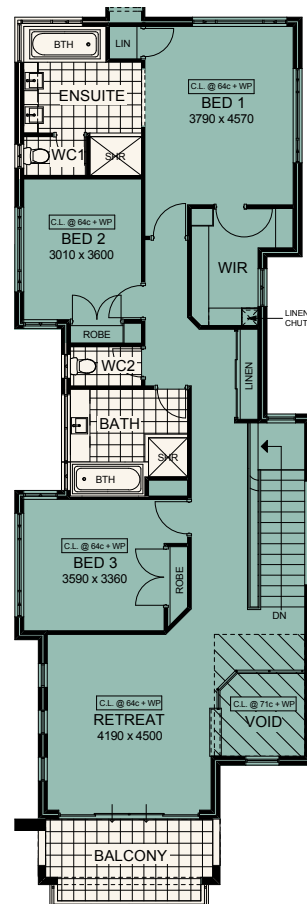
Overall Area 363.35m<sup>2</sup>

### Building Dimensions

Ground floor	149.17m <sup>2</sup>
First floor	139.57m <sup>2</sup>
Porch	3.86m <sup>2</sup>
Garage	39.15m <sup>2</sup>
Alfresco	21.36m <sup>2</sup>
Balcony	10.24m <sup>2</sup>
<b>Total Area</b>	<b>363.35m<sup>2</sup></b>



### Upper Floor

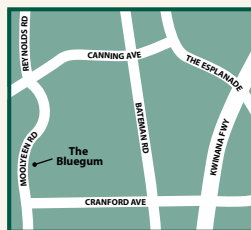
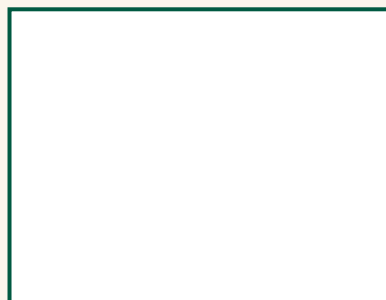


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# The Blue Gum Specifications

- Fixed price contract
- 100mm thick engineer-designed ground floor slab
- 120 days maintenance period
- Six year structural guarantee
- All standard Council building and water fees included
- Architectural Design Service available to suit your personal requirements
- Triple grips to rafters
- All lintels and T-bars to be hot dip galvanised
- Double clay brick construction
- Key locked aluminium windows and sliding doors
- Flyscreens to aluminium windows and sliding doors
- Bristle clay roof tiles from Builder's standard range of tiles
- Acrylic finish external render including to internal of garage
- External lightweight mouldings
- Metal beads to corners of trafficable plastered walls
- External stone cladding
- Batt ceiling insulation
- Plasterboard ceiling lining to Garage
- Feature bulkhead to over Kitchen island bench
- Feature bulkhead with lighting trough to Theatre
- Cairo Three Step decorative cornice throughout
- Tasmanian Oak lined ceilings to Porch, Alfresco and Balcony
- Timber door frame to Garage/Entry
- Clear glazed doors to Passage to Dining
- Feature panelled doors throughout
- Upper Floor Linen cupboard with opaque sliding doors
- Auto-sectional door to Garage with Opal infills
- Customwood nosings to all window sills above slab level
- Splayed skirting to all areas including Stairs, but not including wet areas, Robes and Linen
- All shelving white-lined melamine
- One shelf to Robes and Broom cupboards
- Four shelves to Pantry and Linen
- Vinyl wrap doors to cupboards and vanities
- Appliance cupboard with roller door to Kitchen
- Overhead cupboards including rangehood
- Spice drawer and two pot drawers to Kitchen
- One bank of three drawers to Ensuite
- Soft closers to all cupboard drawers
- Laminate postformed bench cupboard to Laundry with vinyl wrap doors and stainless steel inset trough
- Laminate postformed vanity cupboard top to Bathroom and Powder room
- Handles to all cupboard doors
- Granite to Kitchen cupboard bench tops
- Glass splashback to Kitchen
- Granite bench top to Ensuite
- Semi-frameless clear glass pivot shower doors to Bathroom, Ensuite and Powder Room
- Clip fixed, polished edge mirrors
- Gainsborough Precise lever S/C internal door furniture
- Gainsborough Tri-lock lever S/C entry set to Front door, Garage to Entry door and Garage to rear Exit door
- Privacy locks to Ensuite, Bathroom and Powder room
- Quality metal towel rails and toilet roll holders
- Generous ceramic tile allowance of \$60m<sup>2</sup> retail
- Full height wall tiling to Ensuite, WC1 and Powder room
- 1200mm high wall tiles to Laundry, Bathroom and WC2
- Floor tiles to Ensuite, WC1, Bathroom, WC2, Laundry, Walk-in-Linen, Powder room, Balcony, Alfresco and Porch
- Three phase power (no allowance for run in)
- Electric sub fuse board to inside of Garage with combination gas and electric meter box to external of home
- Generous amount of double power points and light points
- Quality Flickmixers
- Washing machine taps in Laundry
- Ceramic cisterns with soft close seats
- Ceramic basins
- Double bowl stainless steel Kitchen sink with flickmixer
- Acrylic bath to Bathroom
- Acrylic bath to Ensuite
- Electric oven, gas hotplate and slide-out rangehood
- Five-star gas storage hot water unit
- Full painting including to internal walls
- Exposed aggregate Drive and Path to Porch (allowance to 50m<sup>2</sup>)
- Wrought iron balustrade to stairs with metal handrail
- Stainless steel balustrade to Balcony over acrylic textured brickwork
- Safe to bedroom 1 cupboard

**Price does not include:** Furnishings, decorator items, light fittings, built in furniture, floor coverings, tiling to main floors, window treatments, landscaping, reticulation, air conditioning, site works, retaining walls, underground power run in, fencing, extra sewer or water run in over normal allowance, Council crossover or fee, security system, alfresco cupboards, BBQ and plumbing fittings, front gatehouse or gatehouse floor, external garden lighting. \*Specifications subject to change.



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**Atrium Homes is a family business, with a strong commitment to personal service that prides itself on building high quality homes for the people of Perth.**

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