



# SKY CONSTRUCTION & DEVELOPMENT



2 Rainbow Street  
**GRANGE**



# LUXURY LIVING



Set for completion in 2025, these luxurious architecturally designed four-bedroom dwellings from Sky Construction & Development offers the ultimate modern living in the heart of beautiful, family friendly Grange.

Entering onto engineered spotted gum floors, high quality finishes throughout including 3 metres high ceilings, open staircase and stone bench tops.

In the sleek kitchen, a huge central stone island bar is the perfect meeting spot for family breakfast and weekend drinks.

Your designer European appliances include a sleek SMEG induction cook top, SMEG oven with natural oak look cabinetry , punctuated by quality brushed brass tapware.

Meanwhile there's a walk in pantry to stash it all away with a powder room and laundry tucked behind the scenes.





# QUALITY LIVING



You'll love the natural flow through the lounge and dining, with built in joinery and a fireplace ready to house your winter entertainment. Outdoors, a spacious alfresco is ready for entertainment, with an outdoor kitchen complete with sink and barbecue ready to kick back and enjoy your North-East facing backyard.

A generous guest bedroom downstairs with ensuite bathroom and walk in robes.

Upstairs, a master bedroom complete with walk in robes and private ensuite, while remaining bedrooms are fitted with built in robes.

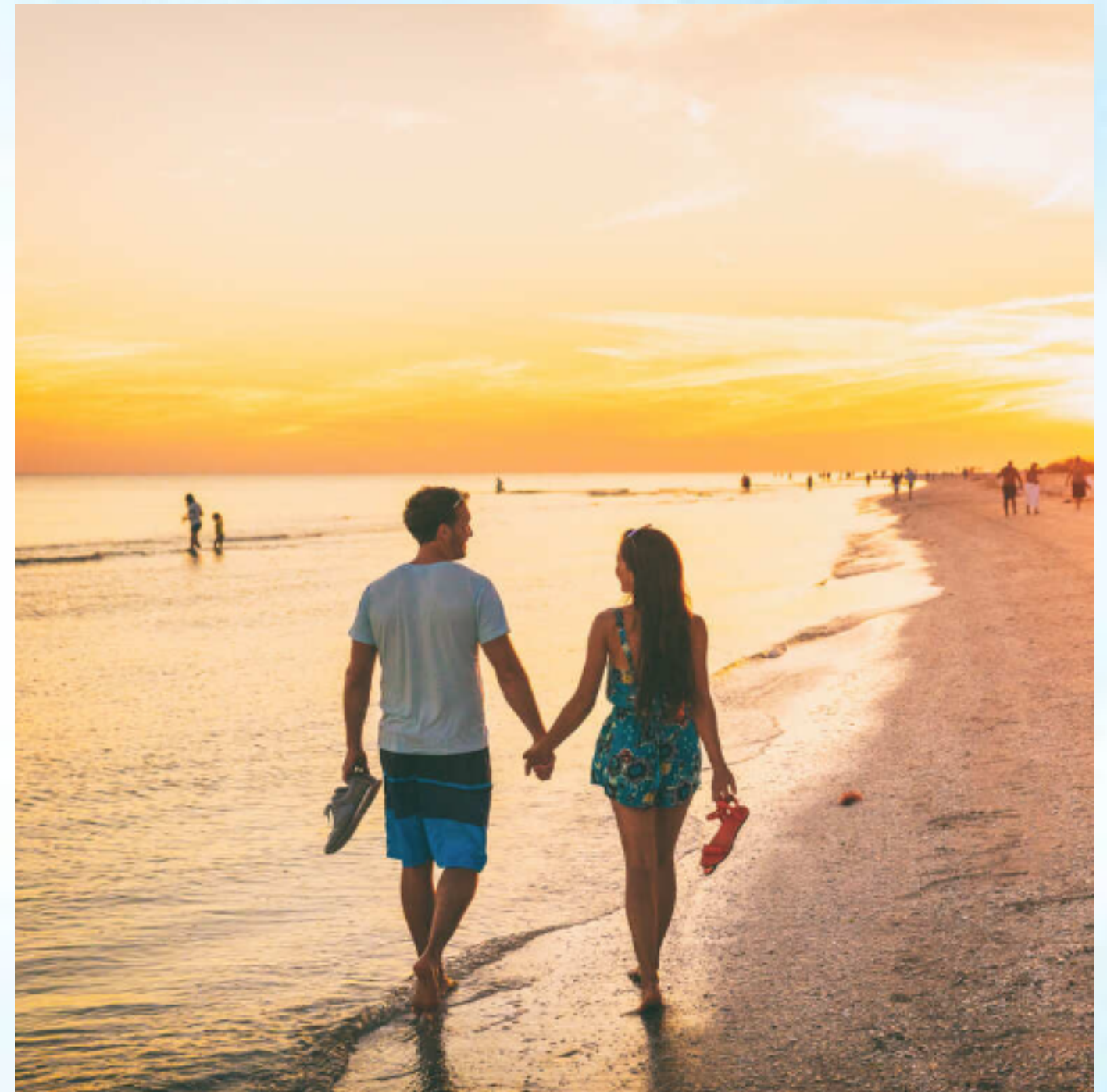
The main bathroom includes a free-standing bath tub, the retreat is light filled with sweeping balcony views of the beach, ready for you to capture every sunset.



There's so much to love about life in Grange. Stroll to local cafes and Restaurants or take a wander along the white sand beaches.

From your front door you can cycle along the Esplanade or play a round at one of Adelaide's finest Golf Courses, or go paddling at West Lakes, or grab a towel and head to the beach. Whether your staying in or going out, this address has it all.

With ample green space and leisure facilities, Grange is an iconic beach side living cosmopolitan.

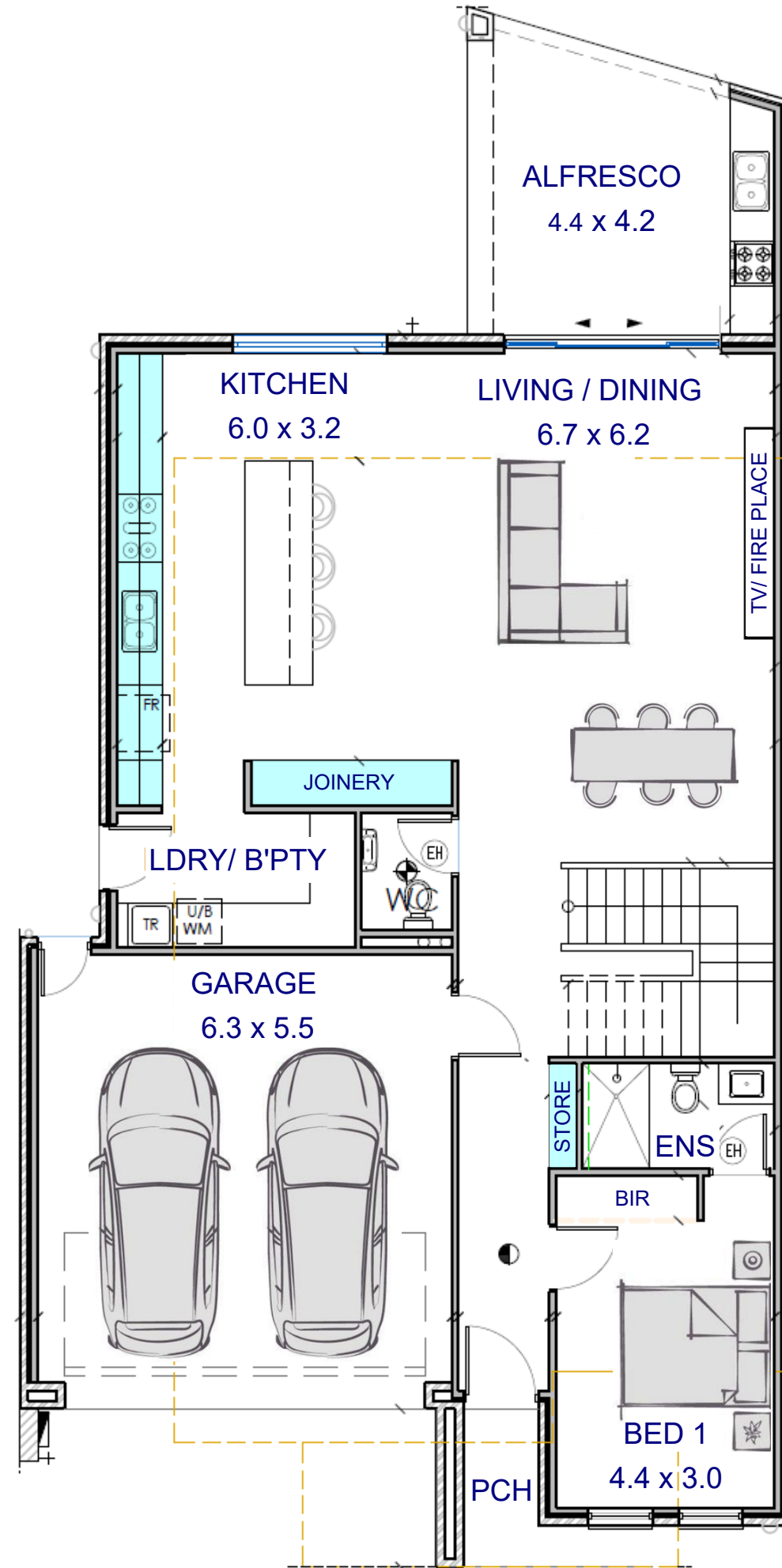


# COASTAL LIVING

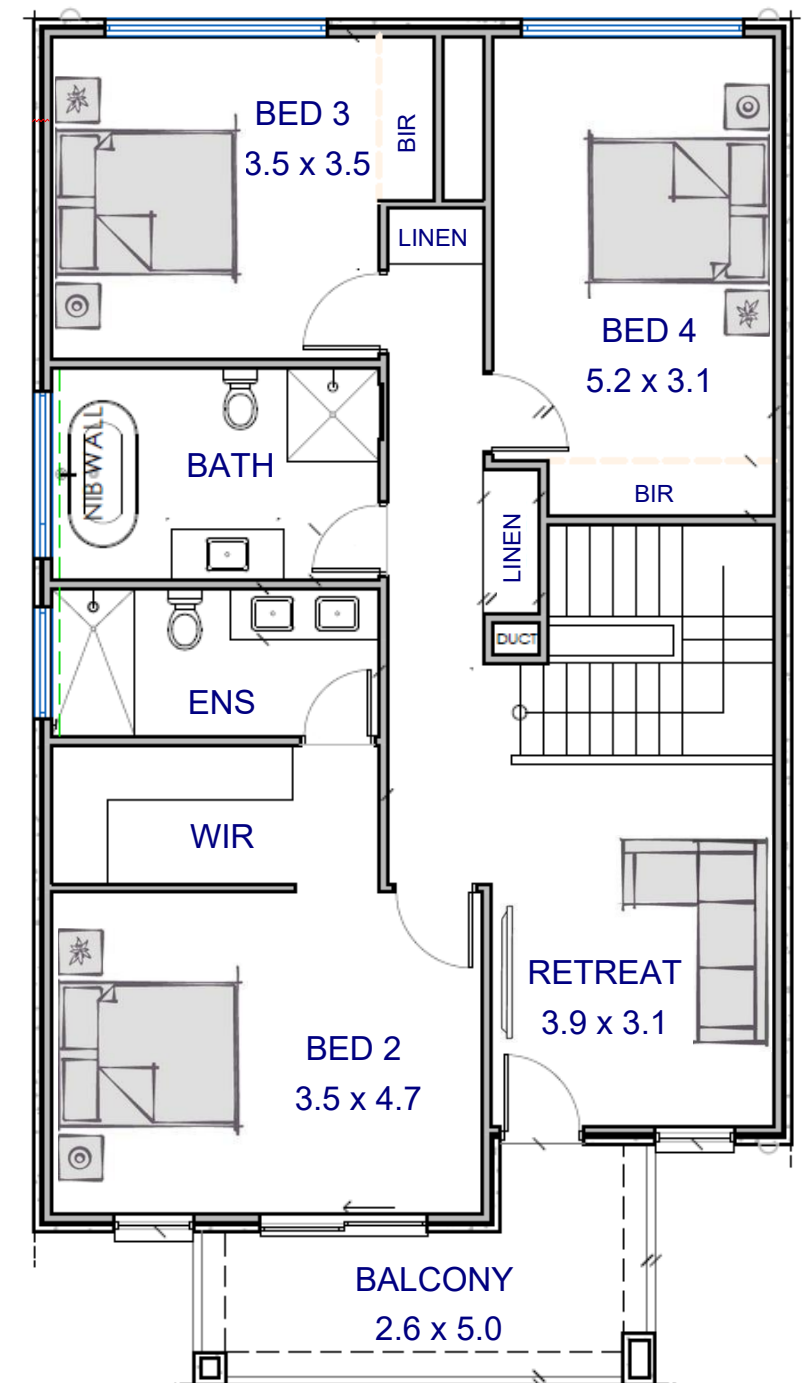




AREAS	m <sup>2</sup>
Lower Living	108.15
Upper Living	104.38
Garage	35.07
Porch	3.86
Alfresco	16.08
Balcony	9.85
<b>TOTAL</b>	<b>277.39</b>

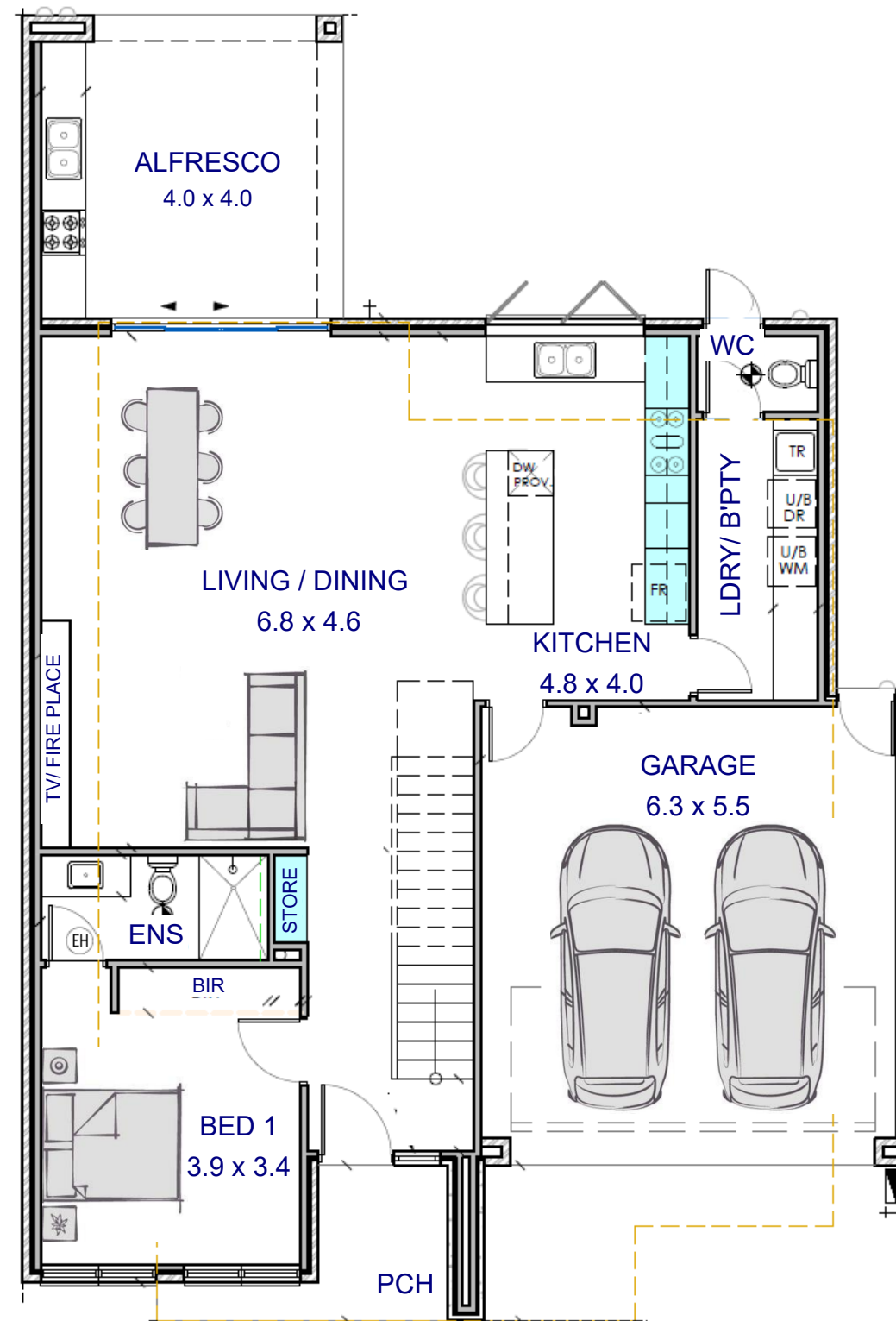


4 BED | 3.5 BATH | 2 CAR

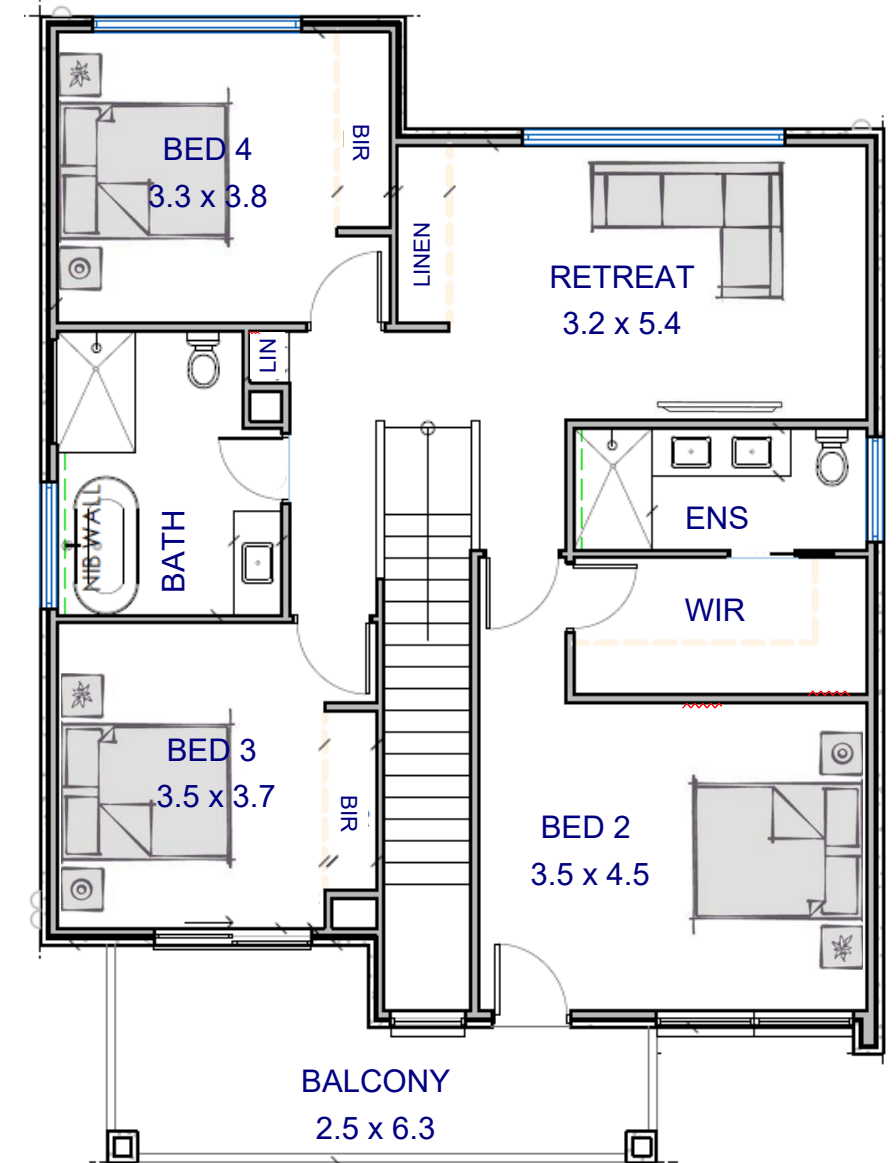




AREAS	m <sup>2</sup>
Lower Living	97.81
Upper Living	102.20
Garage	34.97
Porch	5.55
Alfresco	16.96
Balcony	12.65
<b>TOTAL</b>	<b>270.14</b>



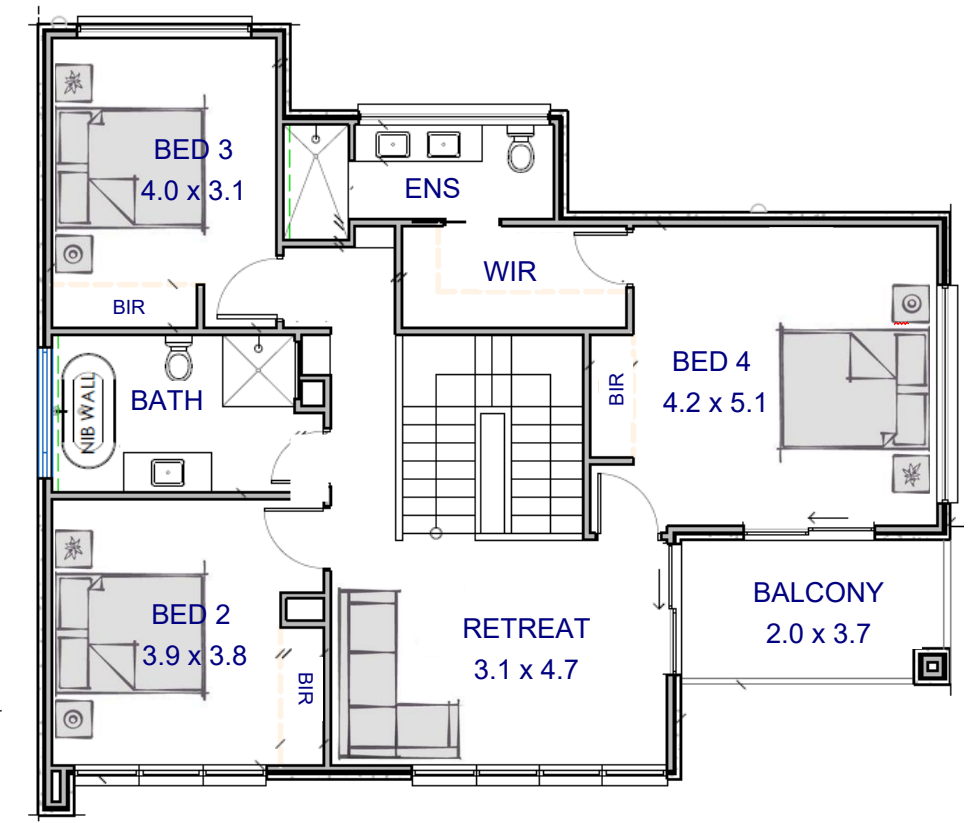
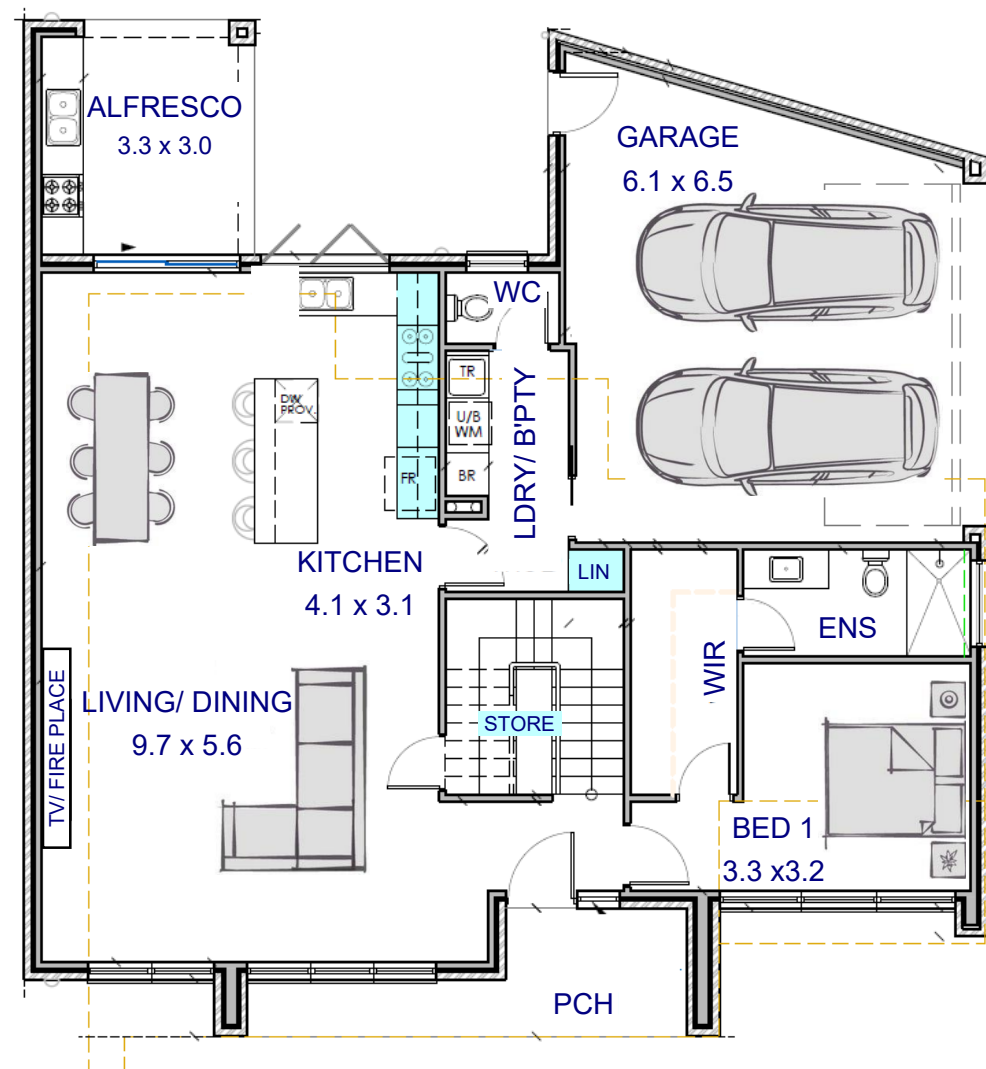
4 BED | 3.5 BATH | 2 CAR







AREAS	m <sup>2</sup>
Lower Living	107.37
Upper Living	100.87
Garage	37.66
Porch	8.69
Alfresco	10.69
Balcony	7.44
<b>TOTAL</b>	<b>272.72</b>



4 BED | 3.5 BATH | 2 CAR



FITTINGS & FIXTURES



Single Sink in Brushed Brass

With overflow  
Undermount Installation  
700x500mm

KITCHEN x1



Gooseneck Pull Out Mixer in Brushed Brass

Dual Function Spray  
Pull Out Spout

KITCHEN x1  
ALFRESCO x1  
LAUNDRY x1



Single Sink in Brushed Brass

Single Bowl Sink in Modern Square Design  
Undermount Installation  
410x410mm

ALFRESCO x1  
LAUNDRY x1



Vanity

Coastal Oak Woodmatt

BATH  
LOWER ENSUITE  
UPPER ENSUITE



Floor and Wall Tiles

Porcelain Travertine Look  
Rock Salt White Fold Matt  
600x600mm

BATH  
LOWER ENSUITE  
UPPER ENSUITE  
LAUNDRY



Robe Hooks in Brushed Brass

Contemporary Design  
Rounded Edges

BATH x2  
LOWER ENSUITE x2  
UPPER ENSUITE x2



Toilet Suite

Back to Wall Suite  
Hygienic Flush  
Soft Close

WC x1  
BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Toilet Roll Holder in Brushed Brass

Slim Design

WC x1  
BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Above Counter Basin in Gloss White

Round Design  
Ceramic  
360mm

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x2



In Wall Spout & Mixer Set in Brushed Brass

Modern Pin Lever Design  
Round Backing Plate

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x2





SANITARYWARE & BATHS



In-wall Spout & Mixer set in Brushed Brass

Modern Pin Lever Design  
Round backing plate

BATH x1



Free-standing Bath

Fluted Oval Design, Seamless Joins  
Sanitary Grade Double Skinned Acrylic  
White 1500mm

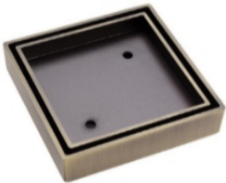
BATH x1



LED Mirror

Pencil Edge Mirror 800x500

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x2



Floor Grates in Brushed Brass

Square Tile Insert 100x100mm

BATH x2  
LOWER ENSUITE x2  
UPPER ENSUITE x2  
LAUNDRY x2



Pull Handle in Brushed Brass

Semi Circle Pull Handle 12mm

BATH  
ENSUITE  
LAUNDRY



Shower head in Brushed Brass

Round Rain Shower head 250mm

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Shower Arm in Brushed Brass

In Wall Shower Arm 400mm

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Hand Held Shower in Brushed Brass

Slim Line Hand Held Shower Set  
Rectangular Backing Plate

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Shower Diverter & Mixer in Brushed Brass

In Wall Diverter Set  
Slim Round Backing Plate

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



Shower Screen

Fixed Clear Glass 900x2100x10mm  
Hardware in Brushed Brass

BATH x1  
LOWER ENSUITE x1  
UPPER ENSUITE x1



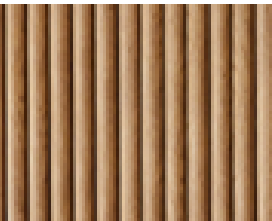
JOINERY & APPLIANCES



Stone Bench Tops

Carerra 20mm

KITCHEN  
LAUNDRY/BUTLERS  
VANITIES  
ALFRESCO



Curved Kitchen Island

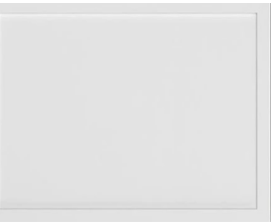
Steccawood Half Round 17x34mm  
Natural Oak Matt



Lower Cabinets

Coastal Oak Woodmatt

KITCHEN  
LAUNDRY/BUTLERS



Upper Cabinets

Slim Shaker Profile  
Blossom White Satin

KITCHEN  
LAUNDRY/BUTLERS



Splash Back

Porcelain Travertine Look Tile  
Rock Salt White Gold Matt  
600x600mm

KITCHEN  
LAUNDRY/BUTLERS



Outdoor Kitchen

Oyster Grey Matt  
2 PAC Finish

ALFRESCO



Pull Handle in Brushed Brass

Semi Circle Pull Handle  
12mm

KITCHEN  
LAUNDRY/BUTLERS



Cooktop

Induction 5 Zone 900mm

SMEG



Rangehood

Stainless Steel Undermount 900mm

SMEG



Oven

Thermoseal 600m

SMEG



Dishwasher

Free-standing 600m

SMEG



Barbecue

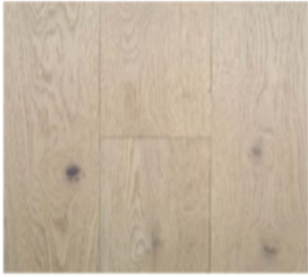
4 Burner 1200 series

BEEF EATER





## GENERAL FINISHES



### Flooring Covering

Bleached Almond  
12mm thick floorboards

**LOWER FLOORS**  
**UPPER FLOORS**



### Walls & Ceilings

Flat Wash & Wear  
Dulux Lexicon Quarter Strength



### Built In Robes

Sliding Mirrored Doors, Aluminium Frames  
High Level Shelf with Hang-rail  
4 drawers with Adjustable Shelves  
Melamine Carcase in White

**BEDROOMS**



### Power Points

Double Power Outlets Generally Throughout  
Weather Proof GPO to Front and Rear  
Clips Iconic in White



### LED Downlights

Downlights Throughout  
Cool White  
80mm



### External Lighting

Wall Mounted and Adjustable  
Chrome  
70mm

**PORCH**



### Feature Lighting

Linear Pendant Slimline  
Oak Timber  
1500mm

**KITCHEN ISLAND**



### Exhaust Fan & Heat Lamp

**BATH x1**  
**LOWER ENSUITE x1**  
**UPPER ENSUITE x1**



### Intercom

Wired Video Intercom  
2x 7inch Monitor in White



### Heating

Electric Flame Effect Insert  
2000 Watts Black Frame  
780x640mm

**LIVING**



### Internal Doors

MDF Frame Hume  
2400mm High



### Door Hardware

Gainsborough Lever Handles  
Privacy Snib to Bathrooms/WC  
Brushed Brass



## EXTERNAL FINISHES



### Feature Stone

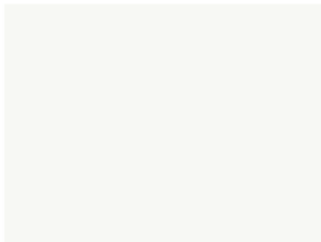
Fieldstone in Natural Sand



### Face Bricks

PGH Shoreline Ocean Mist Tumbled 230x110x76mm

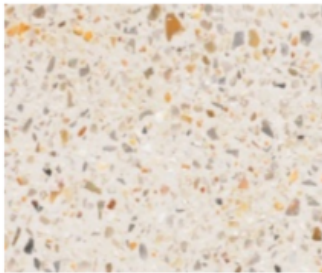
Brighton Lite Mortar



### Render

75mm ACC Panel

Dulux Lexicon Half Strength



### Driveway

Washed Aggregate Concrete in Magnolia



### Feature Gate

Masonry Breeze Blocks in Vivid White



### Fencing

Neighbour Fencing 1800mm high in Surfemist



### Entry Door

Walnut Timber 2400x820



### Entry Door Hardware

Full Circle Lip Pull Handle in Brushed Brass



### Balustrade

Clear Glass

Frameless

BALCONY

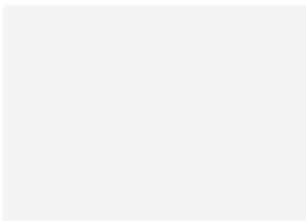


### Soffit

Flat Line Boards

Driftwood Grain

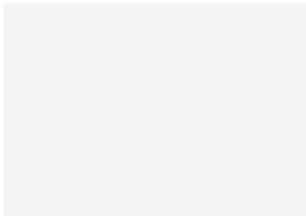
BALCONY



### Roller Doors

Motorise Panel Lift Door with 2 remotes

Flat Line Profile in Dover White



### Window Frames

Powder Coated Aluminium Frames to External Windows and Sliding Doors in Surfemist





# FAQ

## GENERAL

Address	2 Rainbow Street, Grange
Land Title	Torrens Title/ Conventional
Builder	Sky Construction & Development
How many in the development	3 Dwellings
Estimated Completion	Q4 2025

## LIFESTYLE & AMENITIES

Local Primary School	Grange Primary, Fulham Gardens Primary
Local High School	St Michael's College, Henley High
Closest Coffee Shop	Coffee Journey 1.5km
Closest Beach	Grange Beach 1km
Closest Supermarket	Henley Square Foodland 2.8km
Closest Public Transport	East Grange Railway Station 200m

## SPECIFICATIONS

Door Height	2.4m high
Insulation	R2.0 Internal R2.5 External & Garage R4.0 Ceiling
Wall & Roof Frames	Timber Wall & Floor Framing Roof Structure to Engineering details
Main Roof	Metal Roofing and Gutters
External Walls	Brick Veneer Construction Energy Efficiency Texture Rendered Hebel Panel
Internal Walls & Ceilings	Plasterboard to all internal walls & ceilings Windows/Doors reveal Square set to ceiling throughout Moisture resistant plasterboard to wet areas 90mm MDF Square Edge Skirting & Architrave Reverse Cycle Ducted & Built in Electric Fireplace
Timber Moulding	Full Height
Heating & Cooling	Double Glazing
Tiling Height	Hard-wired
Window Type	Points provided to Living, Rumpus and Master
Smoke Detector	Fast Internet NBN provisions
TV/Data	Concrete slab on ground
NBN	Footing designed, inspected and certified by Structural Engineers
Ground Floor Slab	Approved and certified termite treatment program
Termite Protection	Free upgrade from standard 1-phase power to 3-phase power supply
Power	Double power points generally throughout
Rainwater Tank	3000L Poly Modular Tank with Pump Connection
Clothesline	Retractable/Collapsible wall mounted
Landscape	Planting varies to front garden bed and rear courtyard



# SKY CONSTRUCTION & DEVELOPMENT

[www.skyconstruction.com.au](http://www.skyconstruction.com.au)

Quy Nguyen  
0416 185 002

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