

# AUSMAR

MULBERRY MANOR LOOK BOOK







# COPYRIGHT

2023© Mulberry Manor

All rights reserved. No part of this document may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of Mulberry Manor, except in the case of brief quotations embodied in critical reviews and certain other noncommercial uses permitted by copyright law.

For permission requests, please contact:

Mulberry Manor | Kate Dunn

[kate@mulberrymanor.au](mailto:kate@mulberrymanor.au)

0407 005796

This document contains proprietary information of Mulberry Manor and is intended solely for the use of the recipient.

Unauthorised use, disclosure, or copying of this document, in whole or in part, is strictly prohibited and may be unlawful.



# CONTENTS

## EXTERNAL SELECTIONS

### KITCHEN

### ENSUITE

### MAIN BATHROOM

### POWDER ROOM

### LAUNDRY

### MUDROOM

## OTHER FIXTURES + FINISHES

## INTERNAL SELECTIONS

### MEDIA ROOM

### ELECTRICAL SELECTIONS

### KEY INFORMATION







EXTERNAL



# EXTERNAL

<b>Brick</b>	Austral   San Selmo Reclaimed   Original
<b>Cladding</b>	James Hardie™   Linea™   180mm
<b>Paint</b>	Dulux™   Snowy Mountains Quarter
<b>Roofing</b>	COLORBOND® steel   Surfmist®   Matt
<b>Gutter &amp; Fascia</b>	COLORBOND® steel   Surfmist®   Matt
<b>Windows</b>	Dowell   Pearl White
<b>Entry Doors</b>	Corinthian   Blonde Oak   AWO 2G
<b>Entry Handle</b>	Gainsborough   Trilock Freestyle   Black
<b>Ship Bell</b>	Tradco   Ship Bell   Antique Brass
<b>Decking</b>	Sunshine Mitre 10   White Mahogany



San Selmo Reclaimed



A modern, bright kitchen and dining area. The space features large windows on the left side, offering a view of a lush green landscape. In the foreground, a wooden dining table with a thick top and sturdy legs is surrounded by wooden chairs with cane backs. A large, light-colored rug is placed under the table. To the right, a kitchen island with a white countertop and wooden base is visible, accompanied by three wooden stools. The kitchen area includes white cabinetry, open wooden shelves with various items, and a sink with a black faucet. Two large, woven pendant lights hang from the ceiling. The overall aesthetic is clean, minimalist, and natural.

# KITCHEN



# KITCHEN

<b>Feature laminate</b>	Laminex   Green Slate   AbsoluteMatte
<b>Island stone</b>	Essastone   Unique Calacatta   Gloss
<b>Other stone</b>	Essastone   Milano Venato   Gloss
<b>Laminate</b>	Laminex   Chalk White   Natural
<b>Timber features</b>	American Oak
<b>Flooring</b>	Burnished Concrete





# KITCHEN

<b>Ovens</b>	Bosch Series 8   HSG656XB6A 60cm Multifunction oven with full steam
	Bosch Series 8   HRG6769B2A 60cm Multifunction oven with added steam
<b>Cooktop</b>	Bosch   PPS9A6B90A 90cm Gas cooktop with 5 burner
<b>Rangehood</b>	Blanco   BRU70X 70cm Ducted undermount with 3 speeds
<b>Fridge</b>	Liebherr   SIKB3550 344L Fully Integrated 1 Door Fridge
<b>Freezer</b>	Liebherr   SIGN3576 248L Fully Integrated 1 Door Freezer
<b>Dishwasher</b>	Bosch   SMS66MW01A 60cm Freestanding Dishwasher



Integrated Fridge & Freezer



# KITCHEN

<b>Tapware</b>	Reece   Milli Pure Progressive Sink Mixer Tap Set with Pull Out Spray Living Rustic Bronze
<b>Tapware</b>	Reece   Circa Basin Sink High Set Living Rustic Bronze
<b>Sink</b>	Reece   Memo Harper Single Bowl Sink   White
<b>Sink [Pantry]</b>	Reece   AFA Flow Double Bowl Sink   SS
<b>Hardware</b>	Lo and Co   Luna Pull XL   Bronze







# ENSUITE



# ENSUITE

<b>Feature tiles</b>	National Tiles   Paloma White
<b>Floor tiles</b>	National Tiles   Frammenta Bianco   Natural
<b>Shower wall tiles</b>	National Tiles   Glocal Clear   Natural
<b>Laminate</b>	Formica   Autumn Oak   Grain
<b>Stone</b>	Essastone   Caolino   Gloss





# ENSUITE

<b>Basins</b>	Reece   Kado Lussi Thin Edge
<b>Basin mixers</b>	Reece   Circa Wall Basin Mixer Living Rustic Bronze
<b>Overhead shower</b>	Reece   Milli Pure Shower Head 250mm Living Rustic Bronze
<b>Hand shower</b>	Reece   Scala Hand Shower Living Rustic Bronze
<b>Shower mixer</b>	Reece   Circa Wall Mixer Living Rustic Bronze
<b>Bath</b>	Reece   1700mm Kado Lussi Thin Edge Freestanding Bath
<b>Floormount mixer</b>	Reece   Circa Floormount Basin Mixer Living Rustic Bronze
<b>Toilet</b>	Reece   AXA Uno Rimless Back To Wall Pan Soft Close Quick Release Seat   White
<b>Flush Buttons</b>	Reece   Geberit Sigma 01 Dual Flush Access Plate   White
<b>Mirrors</b>	Glass & Mirror Co   Custom Size





# MAIN BATHROOM



# MAIN BATHROOM

<b>Feature tiles</b>	National Tiles   Materia Soft Mint
<b>Floor tiles</b>	National Tiles   Frammenta Bianco   Natural
<b>Shower wall tiles</b>	National Tiles   Glocal Clear   Natural
<b>Laminate</b>	Formica   Autumn Oak   Grain
<b>Stone</b>	Essastone   Caolino   Gloss







Scala Hand Shower

# MAIN BATHROOM

<b>Basins</b>	Reece   Kado Lussi Thin Edge
<b>Basin mixers</b>	Reece   Circa Wall Basin Mixer Living Rustic Bronze
<b>Overhead shower</b>	Reece   Milli Pure Shower Head 250mm Living Rustic Bronze
<b>Hand shower</b>	Reece   Scala Hand Shower Living Rustic Bronze
<b>Shower mixer</b>	Reece   Circa Wall Mixer Living Rustic Bronze
<b>Mirrors</b>	Glass & Mirror Co   Custom Size





2023© Mulberry Manor





# POWDER ROOM

<b>Basin</b>	Concrete Nation   Malta Basin   Nude
<b>Basin mixers</b>	Reece   Circa Wall Basin Mixer Living Rustic Bronze
<b>Floor tiles</b>	National Tiles   Glocal Clear Natural
<b>Wall tiles</b>	National Tiles   Glocal Clear Natural
<b>Laminate</b>	Formica   Autumn Oak   Grain
<b>Mirrors</b>	Glass & Mirror Co   Custom Size







Ghostgum | PureGrain

2023© Mulberry Manor

# LAUNDRY

<b>Sink</b>	Reece   AFA Flow Single Bowl Sink   SS
<b>Sink mixer</b>	Reece   Circa Basin Sink High Set Living Rustic Bronze
<b>Stone</b>	Essastone   Milano Venato   Gloss
<b>Laminate</b>	Laminex   Ghostgum   PureGrain
<b>Flooring</b>	Burnished Concrete



# MUDROOM

<b>Laminate</b>	Laminex   Green Slate   AbsoluteMatte
<b>Wall panelling</b>	Easycraft   easyVJ
<b>Hardware</b>	Lo and Co   Ascot Knob   Bronze
<b>Flooring</b>	Burnished concrete
<b>Skylight</b>	Velux   Fixed skylight





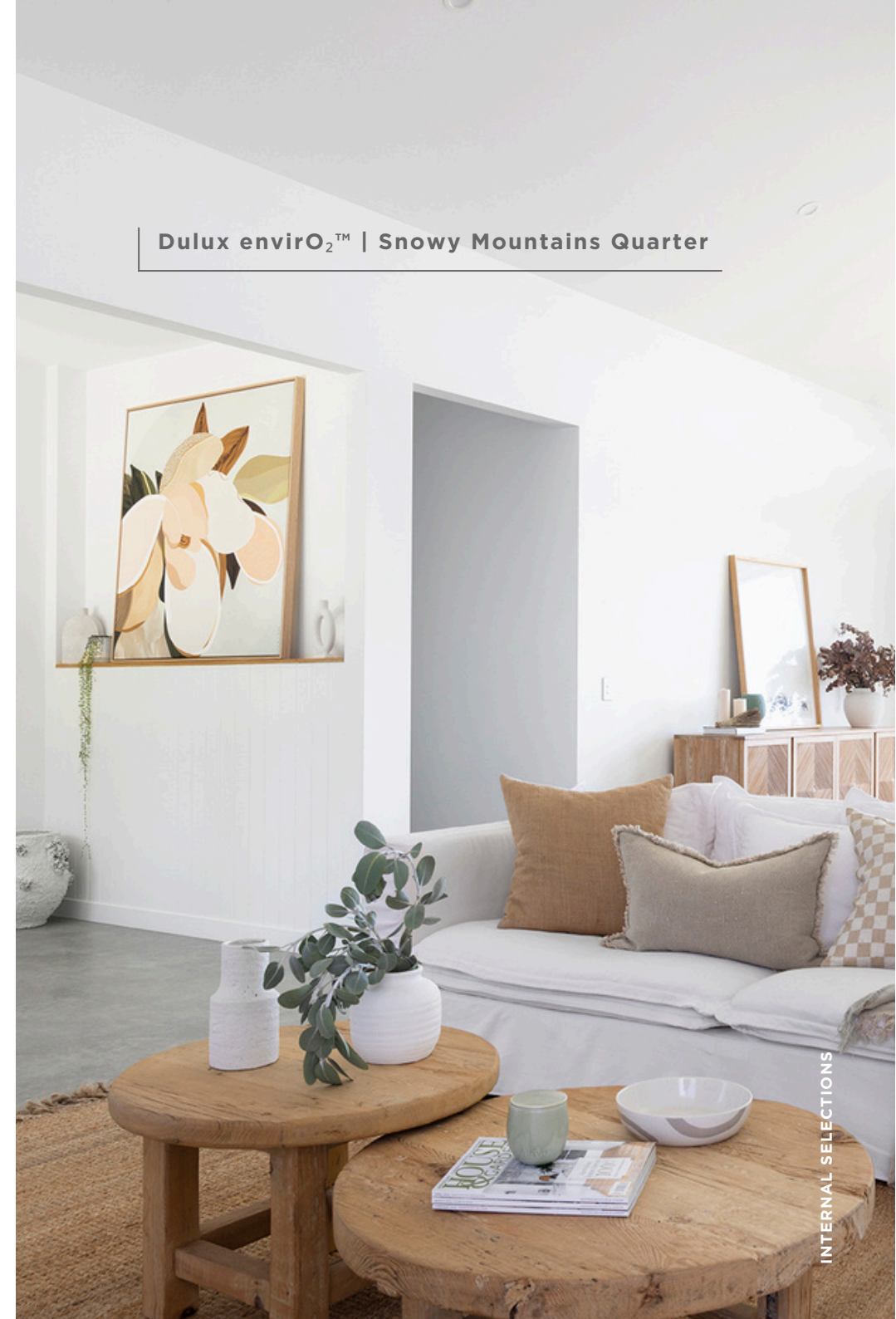
A bright, minimalist bedroom with a bed, a window with sheer curtains, and a small lamp. The room is filled with natural light from a large window on the right, which is covered with light-colored, sheer curtains. Sunlight filters through the curtains, creating a warm and airy atmosphere. On the left, a bed is neatly made with a white quilted duvet, a brown throw blanket, and several pillows in shades of orange, brown, and white. A small, modern lamp with a woven shade sits on a bedside table next to the bed. The overall aesthetic is clean, modern, and cozy.

# OTHER FIXTURES + FINISHES



# INTERNAL SELECTIONS

<b>Wall paint</b>	Dulux enviroO <sub>2</sub> ™   Snowy Mountains Quarter
<b>Media paint</b>	Dulux enviroO <sub>2</sub> ™   Spiralina
<b>Skirting</b>	90x11mm Square Dressed
<b>Skirting paint</b>	Dulux enviroO <sub>2</sub> ™   Snowy Mountains Quarter Semi Gloss
<b>Architrave</b>	90x11mm Square Dressed
<b>Architrave paint</b>	Dulux enviroO <sub>2</sub> ™   Snowy Mountains Quarter Semi Gloss
<b>Internal doors</b>	Corinthian   MODA   PMOD1
<b>Door hardware</b>	IVER   Baltimore Lever Signature Brass 9211
<b>Carpet</b>	Signature Floors   Thor   Flash 129
<b>Flooring</b>	Burnished Concrete





# MEDIA ROOM

Dulux enviroO<sub>2</sub>™ | Spiralina





# ELECTRICAL SELECTIONS

<b>Dining pendants</b>	Uniqwa   Folk Pendant
<b>Powder pendants</b>	Beacon   Seagrass Light Tall Pendant
<b>Fireplace</b>	Blaze   B820
<b>Ceiling fans</b>	Futura   Eco 52" 4 Blade timber ceiling fans
<b>Garage lights</b>	Lighting Collective   Tulip Wall Light Antique Bronze
<b>Brick pier lights</b>	Beacon   Masson Tanimi Up/Down Wall Sconce in Natural



Masson Tanimi Up/Down Wall Sconce





## KEY INFORMATION

<b>Builder</b>	AUSMAR
<b>Website</b>	<a href="http://www.ausmar.au">www.ausmar.au</a>
<b>Instagram</b>	<a href="https://www.instagram.com/ausmarhomes">www.instagram.com/ausmarhomes</a>
<b>Facebook</b>	<a href="https://www.facebook.com/ausmar.homes">www.facebook.com/ausmar.homes</a>
<b>Photography</b>	Villa Styling
<b>Website</b>	<a href="http://www.thedesignvilla.com.au">www.thedesignvilla.com.au</a>
<b>Instagram</b>	<a href="https://www.instagram.com/villastyling">www.instagram.com/villastyling</a>
<b>Facebook</b>	<a href="https://www.facebook.com/villastyling">www.facebook.com/villastyling</a>
<b>Email</b>	<a href="mailto:info@thedesignvilla.com.au">info@thedesignvilla.com.au</a>
<b>Location</b>	Sunshine Coast