



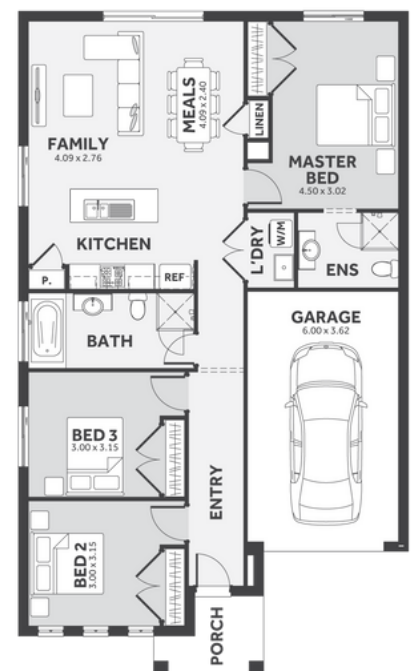
Land size: 221.00 sq.m.

Total area: 135.54 m² | 14.59 sqs

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- ✓ High ceiling and top inclusions
- ✓ 25- year structural guarantee
- ✓ Efficient & Simple
- ✓ Stone bench top & 900mm appliance in kitchen
- ✓ Stylish 8mm timber look laminate flooring
- ✓ Driveway

\$570,000



INCLUSION

PRE-CONSTRUCTION

- Bushfire assessment report m Concrete pump for slab
 - Site Analysis. Including soil test report, survey plan and property information.
- Foundations — 'M' class waffle slab up to 300mm of fall over building envelope
- Engineer's slab design and computations
 - Building Permit — Including permit fees, working and detailed specifications
 - Connections — Underground electrical, gas, sewer, storm water and water for allotment up to 550m2 with 5m set back
 - 100mm sewer grade PVC storm water system

STRUCTURAL

- 90mm machine grade pine studs (MGP10)

EXTERNAL FEATURES

- Single Storeys - Choice of 4 facades (51-54)
- Double Storeys - S1 facade with render
- Up to 36m2 of colour on concrete driveway and path to front door (inc. porch as per plan)
- Face brickwork/light weight to facade (Category 1 range bricks)
- Brickwork/light weight over all facade windows and external door from Category 1 range (facade dependant)
- Concrete slab to Porch
- Colorbond fascia, gutter and painted downpipes
- 450mm eaves to first floor of double storey homes
- Keyed locks to all openable windows
- Flyscreens with aluminium mesh to all openable windows
- Remote control openers to Garage door including two hand held transmitters and one wall mounted transmitter

MATERIALS

- Brick veneer/light weight construction (Category 1 range bricks)
- Natural Colour Mortar Joints — Rolled Finish
- Concrete Roof Tiles (Category 1 range)
- 820 x 2040mm tempered hardboard Front Entry door (Category 1 range)
- Timber Front Entry door frame
- Aluminium Windows and sliding doors (as per standard plan)
- Chrome terrace entry sets
- Double cylinder snib deadlock to all glass sliding doors
- Painted fibre cement sheet infill above windows and doors (excluding facade)
- Painted fibre cement sheet infill above Garage opening (design specific)
- 2 x Garden taps (1 to front yard and 1 to rear yard)

SIX STAR ENERGY RATING

- 6 star energy rating compliance on base plan on best house orientation at no extra cost

INSULATION

- R4.1 batts to ceiling
- R2.0 wall batts to external walls of dwelling

INTERNAL FEATURES

- 2590 mm ceiling height (single storey designs)
- 2590mm ground floor ceiling height& 2440mm first floor ceiling height (double storey designs)
- 2040mm high flush panel Internal Doors including robes and linen (design specific) (excludes laundry linen)
- Chrome door furniture
- Chrome handles (Category 1 range) to robes, linen and pantry (design specific)
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home garage
- Staircase includes closed stringers with MDF treads and risers. Painted finish to stringers. Black steel balusters with painted newel post & handrail and Bullnose finish (design specific) to treads suitable for carpet finish (Category 1 range)
- Semi-frameless shower screens with pivot doors

Note: Painted timber handrail fixed to the wall where a stair is located between plaster walls

FLOORING

- Stylish Category 1, 8mm timber look laminate (refer to specific plan for locations)
- Category 1 ceramic floor tiles (up to 400mm x 400mm)to wet areas
- Category 1 carpet to remainder of home

STORAGE

- Robes — Whitemelamine top shelfwith hanging railand hinged doors
- Walk in Robe—White melamine top shelf with hangingrail
- Pantry— Four white melamine shelves m Linen — Four white melamine shelves

GARAGE

- Sectional overhead Garage door
- 820 x 2040mm tempered hardboard rear Entry door (design specific)

PAINTWORK

EXTERNAL

- Front Entry door: Gloss enamel finish
- Woodwork: External acrylic

INTERNAL

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 3 Coat Premium Paint System

KITCHEN

- Cupboards — Modular cabinets including melamine shelves (Category 1 range)
- 20mm square edge stone bench top with 16mm shadow line (Category 1 range)
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers — Square edge laminate (Category 1 range)
- Chrome handles (Category 1 Range)
- Chrome 1 3/4 bowl sink with drainer
- Dishwasher
- Chrome sink mixer tap
- Laminate overhead cupboards (Category 1 Range)
- 900mm upright cooker and 900mm canopy rangehood
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

BATHROOMS, ENSUITE & POWDER ROOM (IF APPLICABLE)

- 1100mm high polished edge mirrors to full width of vanity
- Ceramic wall and floor tiles up to 400mm x 400mm (Category 1 range)
- Laminate cabinetry including bench tops from Category 1 range
- White toilet suites
- White semi recessed vanity basins
- Chrome basin mixers
- White bath
- Chrome BathOutlet
- Tiled shower bases to Ensuite and Bathroom
- Chrome multifunction shower heads
- Semi-frameless shower screens with pivot doors
- 100mm high skirting tile to all wet areas (Excluding Kitchen)

LAUNDRY

- 45 litre stainless steel trough and steel cabinet
- Chrome sink mixer
- Chrome standard washing machine stops
- 100mm high skirting tile
- Aluminium Sliding door to Laundry

ELECTRICAL

- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and 1 x side/laundry wall
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers
- 2 x TV points including 5m coaxial cable to roof space
- 2 x Telephone points
- RGD safety switch and circuit breaker to meter box

HOT WATER UNIT

- 200lt Gas boosted Solar hot water system including 2 solar panel collectors

HEATING

- 3 Star Gas Ducted Heating unit — Ducted to all living areas and bedrooms

TERMITE TREATMENT

- Part A: Termite collars to all pipes passing through the concrete slab

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