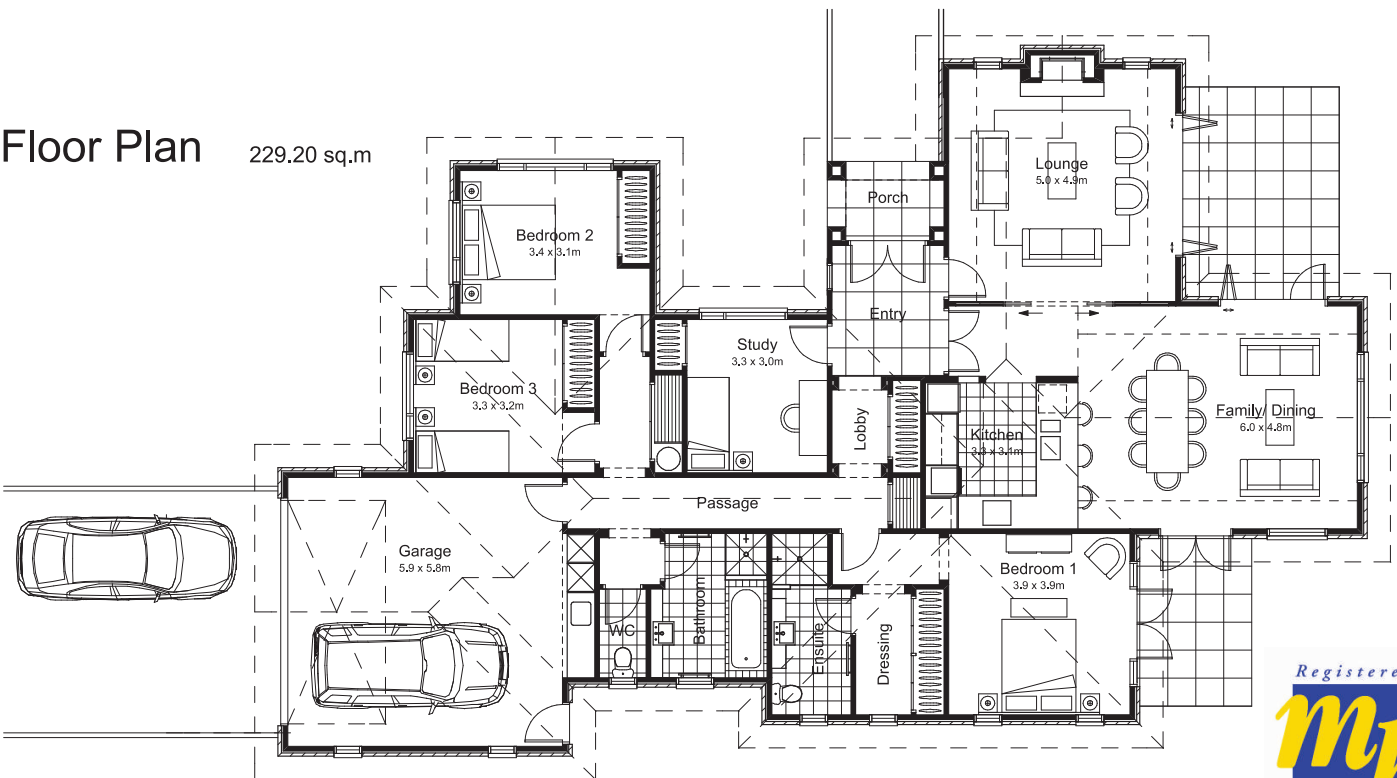




- 228m<sup>2</sup>
- Traditional style
- 2 double bedrooms
- 2 bathrooms
- Feature spa
- Feature fire
- Excellent indoor outdoor flow

## Floor Plan 229.20 sq.m



## INCLUSIONS

STANDARD  
INCLUSIONS  
WORTH AROUND  
**\$40,000**

### Pre Construction and Foundations

- Mesh throughout entire concrete floor

### Windows, Bricks, Fascia and Roof

- Metal Line roof
- Metal Line fascia and spouting
- Monier brick range
- Stella range front door
- Double glazed windows with colour matched hardware

### Interior

- 100 x 50mm framing
- Flush panel doors throughout
- Designer door furniture
- Wardrobes with custom made shelving systems
- 10mm Gib
- Aqua Line Gib to wet areas
- Pink Batts insulation
- Designer door stops

### Floor Coverings

- Tiled bathroom, entry, kitchen, ensuite
- 100% wool carpet

### Fixtures/Fittings/Taps

- Cashmere vanities
- 3 outside taps
- Caroma Armada range of tapware
- Caroma Lusso range toilet roll holder
- Andorra dual flush china toilet suites
- Custom made laundry cabinet
- Sliding shower rose
- Tiled showers (ensuite)
- Mirrors above vanities

### Electrical

- Smeg appliances
- 600 Series Waste Master
- 5 TV points, 5 phone points
- 3 smoke alarms
- Square halogens throughout home
- Ceiling fans in bathrooms
- 2 heated towel rails

### Kitchen

- Designer kitchen
- Coloured glass splashback
- Double sink and draining tray

### Decorating

- Interior designed colours
- Quality paints (white based colours)
- Wallpaper feature walls

### Heating

- Rinnai Infinity 24 litre gas hot water
- Rinnai 35ETR in-built gas fire

### Services

- Drainage as per plan
- Telecom and water

### Other

- 7 year Registered Master Builders Federation guarantee
- Building permit
- Builders' risk insurance
- Qualified builders
- Internal and external clean prior to handover
- Brick letter box