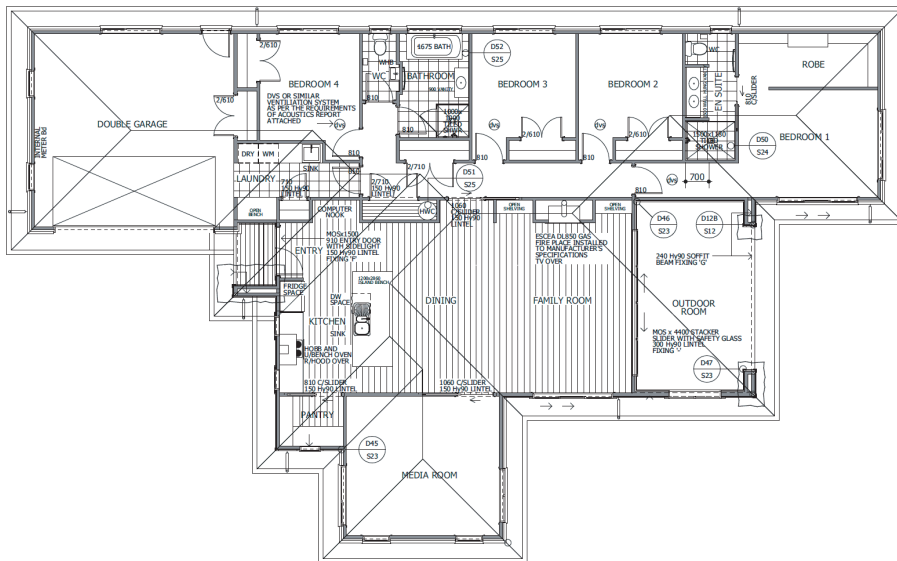




FOR SALE

Offering 4 bedrooms, an open plan living (with built in office nook), a separate media room and an outdoor room, this 255m2 brick and linea home is perfectly designed to maximise space and indoor/outdoor flow. Luxury has been carefully considered in the planning of this home with inclusions such as Escea gas fire, smart vent system, tiled showers and a freestanding bath, you will be asking yourselves “what haven’t they thought about.”

The home has been well positioned forward on the site to leave enough room for a pool, tramp or just space to play.





FOR SALE

Home size: 255 m2
Site Size: 640 m2

SITE WORKS & FOUNDATIONS

Rib Raft Foundations
Engineer designed, dig out to Engineers specifications

GUARANTEE

10 Year Built guarantee

EXTERIOR

Dimond long run colour steel
Coloursteel fascia, Classic gutters
Double height Brickery Bricks - Terrassa
James Hardie Linea cladding
Parkwood Strata Entry Panel door
Fairview Residential suite double glazed Joinery with Urbo hardware
Windsor Smooth insulated garage door
Half black concrete driveway, paths and service area
Vitec 140mm wide decking to covered outdoor living
Clothesline & letterbox
Fencing to 3 boundaries
Hydro seeded lawn, 600mm high retaining wall to roadside

INTERIOR

Overheight grooved hollow core doors with paint finish
Lockwood Hakea Door handles
2.55m stud height
75mm GIB cove to all rooms except bathrooms
10mm GIB ceilings, 13mm GIB walls
10mm Aqualine GIB to bathrooms
60mm Single bevel Architrave
60mm Skirting to laminate areas and 90mm to carpet
insulation - R3.2 Ceiling & R2.2 Walls
Built in drawers and wood laminate shelving around fireplace
Wire shelf & rail in wardrobes
5 wire shelves in linen and storage cupboards
Melteca system in WIR

ELECTRICAL

LED recessed lights, tread lights in hallway
Exterior sensor lights
Feature lights in master and kitchen, extract fan
Recessed TV power, hardwired internet to living, media and master, internet hub, USB powerpoints in bedrooms
Mitsubishi 6 KW High wall heatpump
Escea DL850 Gas fire place, Smartvent Positive 2 system

STUDY NOOK

Laminate bench top with Melteca overhead cupboards & LED strip light

KITCHEN & SCULLERY

White melamine interior with pvc edges
Exterior standard colour range on 18mm MDF
Prime stone bench top, tiled splashback
Under mounted kitchen bowl
Raymor Broadway kitchen mixer
Blum hinges & Soft close drawers
Bosch 6 burner 900mm freestanding oven
Bosch Canopy Rangehood
Bosch undercounter dishwasher
Insinkerator ID56

TILING

600 x 600 concrete look floor tiles in bathrooms & laundry, same tile in shower in ensuite
100mm upstands in bathrooms and laundry
Wall tiles 300 x 600 white ripple, floor to bottom of window height in bathroom & fully tiled shower
Feature subway tile in ensuite
Splashback in kitchen, scullery & laundry - white subway tile

CARPET & LAMINATE FLOORING

Abode Chateau 48oz solution dyed Nylon
12mm foam carpet underlay
Garage Carpet
Quickstep Majestic to entry, kitchen, dining, living

PAINTING

Double Alabaster ceiling, doors, architraves, skirtings
Double black white walls
Double Alabaster to soffits
Element on linea

PLUMBING & GAS

Rinnai Infinity VT26, Natural Gas
Water plumbing to fridge
Hose taps as per plans
Brushed nickle tapwear, bottle trap, toilet roll holder
Newtech evoke 5 bar HTR
Raymor boston II toilet roll holder
Englefield 900mm vanity & 1200mm vanity
Englefield Valencia BTW bath, toilet
Mirror cabinet in Ensuite and LED mirror in bathroom

LAUNDRY

Laminate benchtop with undercupboard
Raymor broadway mixer with pullout