

**FOR SALE - HOUSE AND LAND PACKAGE**Home size: 141 m²Site Size: 367m²**SITE WORKS & FOUNDATIONS**

Rib Raft Foundations
Engineer designed
dig out to Engineers specifications

EXTERIOR

Diamond long run colour steel in ebony
Coloursteel fascia in ebony
Classic coloursteel gutters in ebony
Austral paprika 70 series brick
James Hardie linea weatherboard cladding
Axis 1 Ebony Entry Panel door
Vantage Residential suite with low -E double glazed
Joinery and venting window hardware
Windsor Smooth insulated garage door in ebony
Half black oxide concrete to outdoor living areas
driveway & entry
Clothesline & letterbox
Fencing to all boundaries as per landscape plan
Gardens as per landscaping plan

INTERIOR

Grooved hollow core doors with paint finish
Lockwood velocity Door handles
2.4m stud height
55mm GIB cove to all rooms
13mm GIB ceilings, 10mm GIB walls
10mm Aqualine GIB to bathrooms
60mm Single bevel Architrave
60mm Skirting to laminate areas and 90mm to carpet
Insulation - R3.6 and R3.4 Ceiling & R2.6 Walls
Melteca shelf and rail wardrobes
5 melteca shelves in storage cupboards
Melteca system in WIR

ELECTRICAL

LED recessed lights
Exterior sensor lights
Extract fan
Recessed TV power, hardwired internet to living and
master, internet hub,
Arrowhead touch screen alarm system
Diakin 7 KW High wall heatpump

KITCHEN

White melamine interior with pvc edges
Exterior standard colour range on 18mm MDF
Prime stone bench top
Under mounted kitchen bowl
Raymor brodway mixer with pullout
Blum hinges & Soft close drawers
Bosch 600mm multi function oven
Bosch 600mm Touch ceramic hobs
Bosch under counter dishwasher

TILING

600 x 600 concrete look floor tiles in bathrooms,
en-suite & toilet
100mm up stands skirting
Wall tiles 300 x 600 white ripple, behind bath in
Splash back in kitchen & bathrooms - white
subway tile

CARPET & LAMINATE FLOORING

Maiden lane 78 Albert 44oz cut pile carpet
11mm foam carpet underlay
Garage Carpet
Quickstep Majestic laminate to entry, kitchen,
dining,

PAINTING

Double Alabaster ceiling, doors, architraves,
skirtings Double black white walls
Double Alabaster to soffits
Flaxpod on lineboard

PLUMBING

180 ltr Cooper electric HWC
Water plumbing to fridge
Hose taps as per plans
Englefield Valencia elite acrylic Shower
Aquatika Latino shower mixer & slide shower
Aquatika Latino shower heads
Aquatika Latino basin mixers
Aquatika 150mm bath spout
Raymor 5 rail 560 x 600mm heated towel rails
Raymor Toilet roll holder
Raymor Brighton 750mm 2 drawer wall hung
vanity in Black Walnut
Vida free standing bath 1675mm

LAUNDRY

600mm super tub
Raymor broadway mixer with pullout