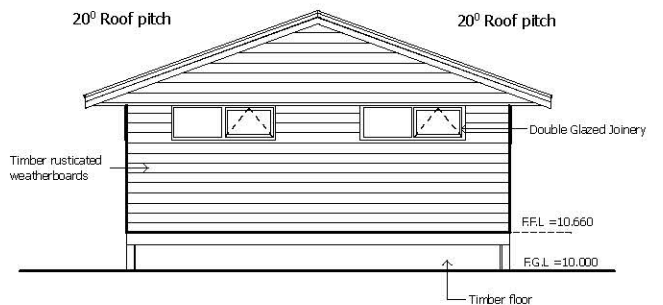
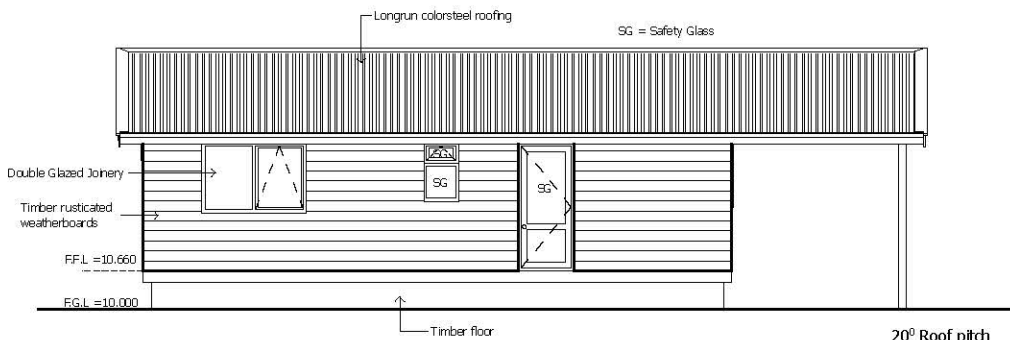
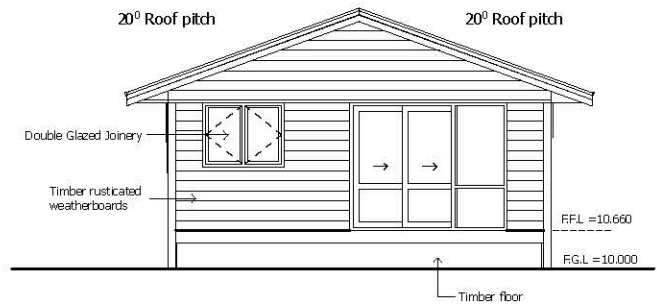
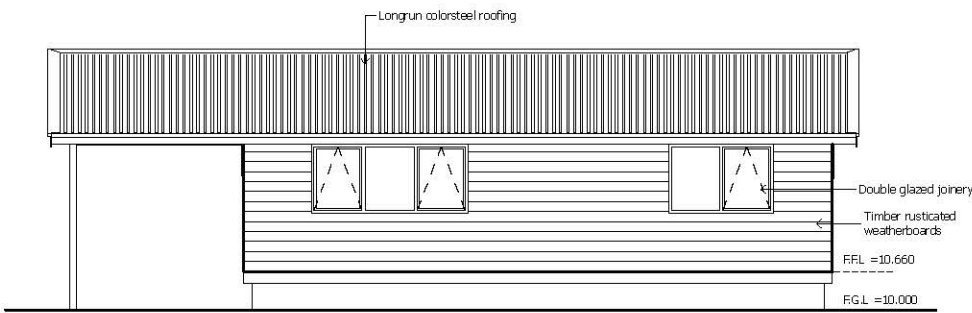




Floor Plan Area : 66.69m<sup>2</sup>



# “INDOOR OUTDOOR LIVING”

## Two Bedrooms with Veranda and Decking Designed for North facing Wheelchair Friendly

### Two Bedroom 66.69m<sup>2</sup> with Veranda and 20m<sup>2</sup> of Decking

#### COMPLIANCE

- Building permit issued for temporary site only
- Built to very high wind zone
- LPB Builder

#### EXTERIOR

- Subfloor bearers and pile connection
- Floor joists and T&G particle board H3 to wet areas
- Exterior **bevel back weatherboards pine H3.2**,
- Scribes to corner boxes, doors, and windows
- Gable trussed roof
- Endura colour steel roofing
- Colour steel guttering and PVC downpipes
- All windows **double glazed**
- Under floor **Expol Insulation**
- Ceiling & exterior walls fully insulated

#### INTERIOR FINISHINGS

- All interior walls lined in **T&G pine**
- Scotia and architraves in pine
- Gib board ceilings, stopped to level 4
- Interior doors with satin chrome handles

#### PLUMBING FITTINGS

- Shower **wheelchair access**
- Vanity with mirror
- Back to wall toilet**
- 26L **Infinity water heater** (no gas bottle)
- Laundry tub

#### PAINTING

- Paint 4-sided exterior bevel back weather boards
- Interior solid timber walls stained (**Blonded**)
- All doors painted with satin chrome handles

#### ELECTRICAL

- Interior switchboard with smart meter
- LED** Down lights throughout home and exterior
- Double** power points in bedrooms and living area
- Bathroom Combined 3 and 1 light/heat/extractor fan
- Heated towel rail ladder chrome
- Heat pump** to living

#### KITCHEN

- Formica bench tops with S/S sink insert
- All cabinetry with soft close doors & drawers
- Splash back to rear wall of stove bench SS
- F&P **Smooth cook top** and SS under bench oven
- S/S F&P **Dish drawer**
- S/S Range hood, ducted to exterior

#### INTERIOR FURNISHINGS

- Curtains** and venetian blind
- Vinyl to wet area
- Solution dyed nylon carpet

#### OWNERS OPTIONS

- Assist with application for site permits
- Site Geo Tech and storm water reports
- Onsite connections (sewer, storm water, power)
- House transportation and foundations

**AFTER HOURS PLEASE CONTACT KEVIN EVANS 0274971183**

