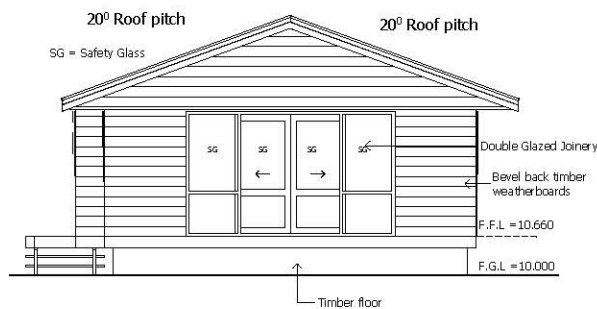
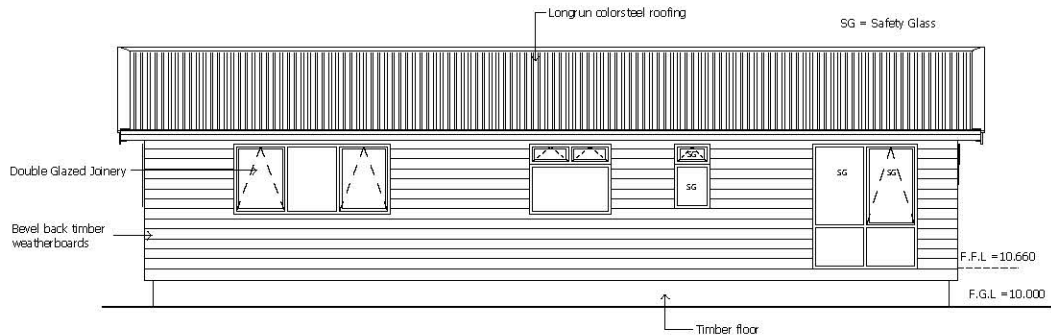
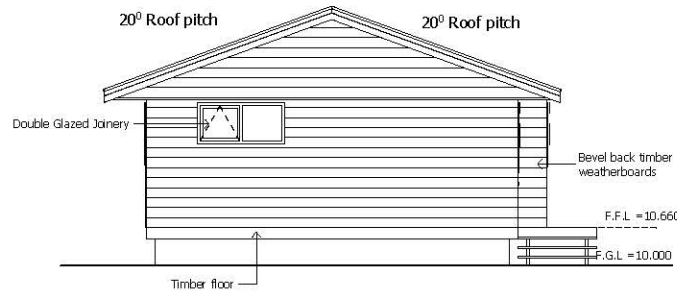
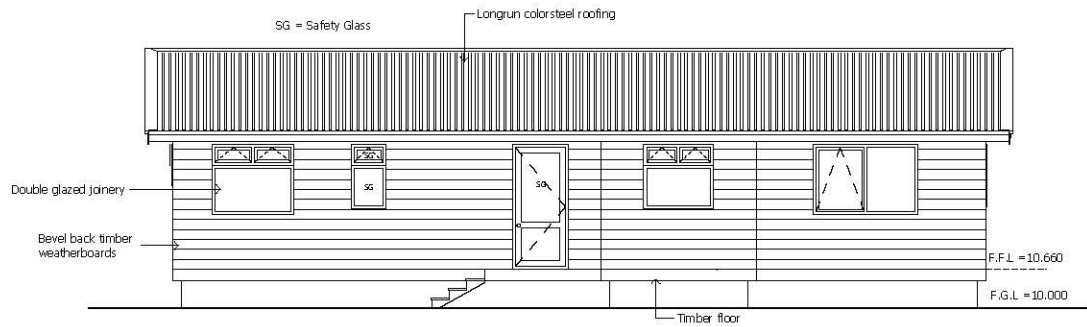


Floor Plan Area : 90.94m<sup>2</sup>



# “IS THIS YOUR NEW HOME”

**90.94m<sup>2</sup> 3 Bedroom with ensuite and open plan living, 18m<sup>2</sup> canopy and 24m<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 roof and sloping ceiling in living
- Endura colour steel roofing
- Colour steel guttering and PVC downpipes
- All windows double glazed
- Under floor Insulation Expol
- Ceiling & exterior walls fully insulated

## INTERIOR FINISHINGS AND DOORS

- 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

- Bathroom shower 1m x 1mm
- Ensuite corner shower 1m x 1mm
- Vanities with mirrors
- Back to wall toilets
- 180Ltr Hot water cylinder
- Laundry tub

## PAINTING

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

## ELECTRICAL

- Interior switchboard with smart meter
- LED Down lights to bedrooms 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 lining

## KITCHEN

- Formica bench tops with S/S double sink insert
- Cabinetry with soft close doors & drawers
- Splash back to rear wall of stove bench
- Satin chrome handles to all cupboards
- F&P Cook top 4 element ceramic touch
- F&P Under bench fan oven SS
- F&P Dishwasher
- 900W Range hood ducted to exterior

## INTERIOR FURNISHINGS

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

## OWNERS OBLIGATIONS

- 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**

