

the seagull 92m²



- 
3 Bedrooms
- 
1 Living Room
- 
2 Bathrooms



COMPLIANCE & GUARANTEES

- Building pre-consented for at our yard
- Built design for very high wind zone
- LPB Drawings and Specifications
- LPB Builders
- LBP Roofer
- Plumbing Certificate
- Electrical Certificate

EXTERIOR

- Subfloor bearers and SS pile connections
- Floor joists and T&G particle board flooring
- Under floor Insulation 100mm Expol
- Cladding H3 Timber bevelback weatherboards
- Maxx Colorsteel roof
- Colorsteel guttering and PVC downpipes
- All windows double glazed
- Ceiling & exterior walls fully insulated

ELECTRICAL

- Interior switchboard with smart meter
- LED recessed ceiling lights
- LED strip lighting in kitchen
- 2x Bathroom extractor fan
- 2x Vanity light
- 2x Heated towel rail ladder chrome
- Daikin heat pump in living area

PLUMBING FITTINGS

- 2x Bathroom shower
- 2x Vanity wall hung with mirror
- 2x Back to wall toilet
- Laundry with supertub and sink mixer
- 180Ltr Hot water cylinder

INTERIOR FINISHINGS AND DOORS

- Living, dining, kitchen and hallway walls are lined in T&G pine timber (blonded)
- Gib board walls in bedrooms and bathrooms, stopped to level 4
- Gib board ceilings throughout, stopped to level 4
- Scotia and architraves in pine timber
- Interior painted doors with satin chrome handles

PAINTING

- Painted exterior soffits and fascia
- Interior solid timber walls stained (Blonded)
- All interior gib board walls and ceilings painted
- All interior doors painted

KITCHEN

- Laminate bench tops with stainless steel sink
- Cabinetry with soft close doors & drawers
- Splashback to rear wall of stove bench
- Fisher & Paykel Cooktop 4 element ceramic
- Fisher & Paykel Oven
- Rangehood integrated into cabinetry
- Fisher & Paykel dishwasher

INTERIOR FURNISHINGS

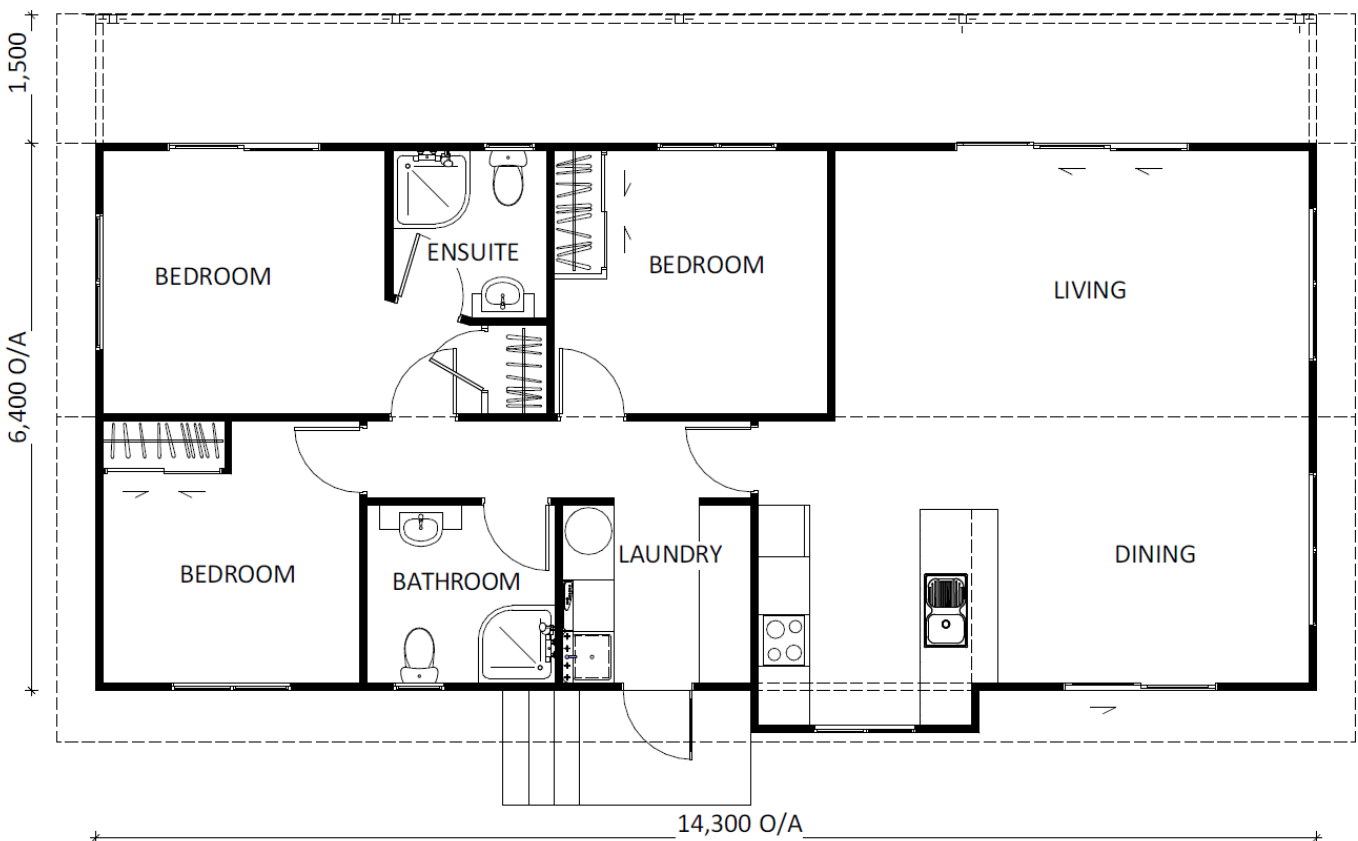
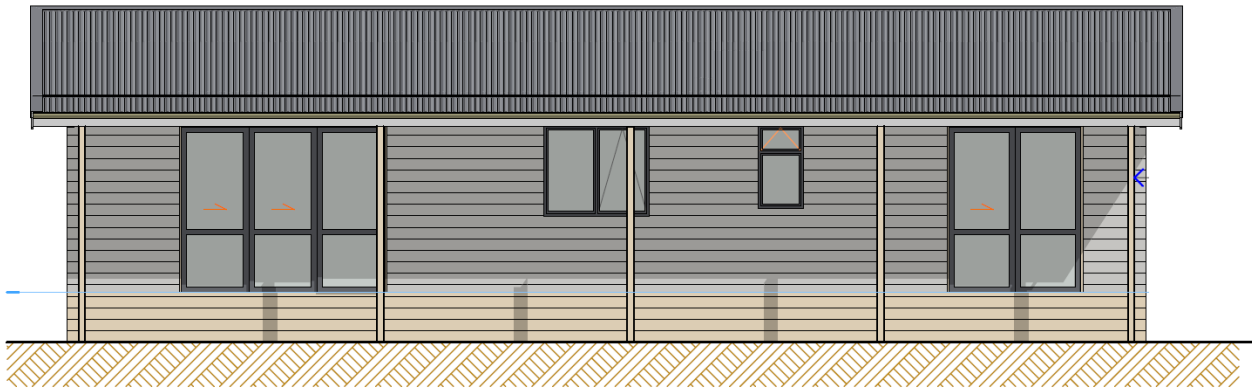
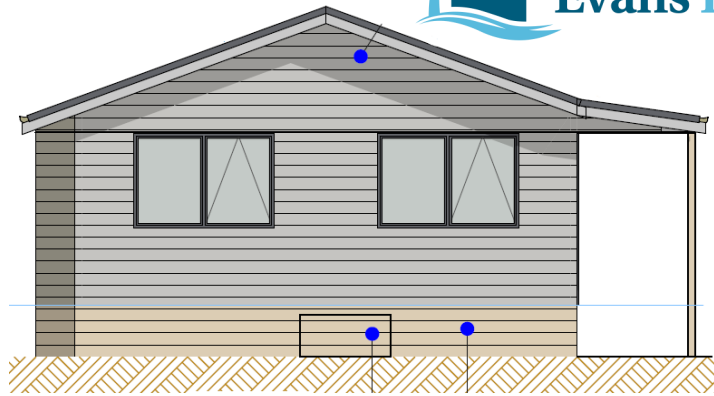
- Curtains and blinds
- Moduleo Select vinyl planks to kitchen, dining, laundry, and wet areas
- Solution dyed nylon carpet

OWNERS OBLIGATIONS (which we can assist)

- ◇ Application for site permits
- ◇ Site Geo Tech and storm water reports
- ◇ Onsite connections (sewer, storm water, power)
- ◇ House transportation and foundations
- ◇ Decking and steps

\$295,000 incl gst

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**Would you
like to know
more?**

For further information please get in touch



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