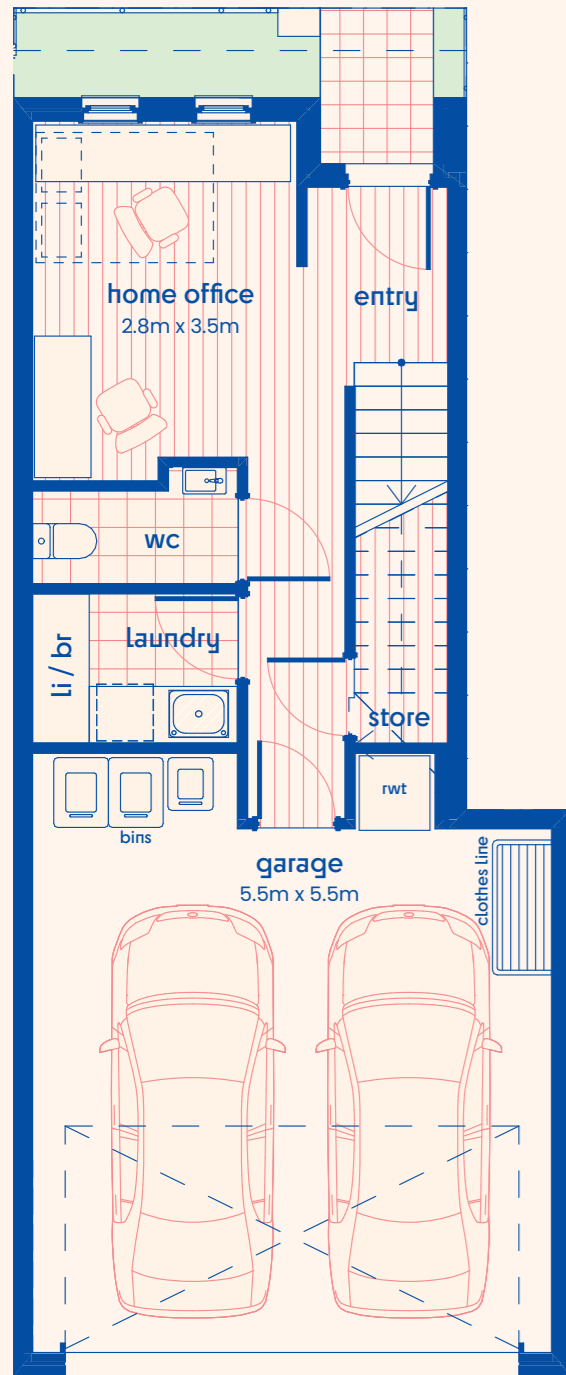
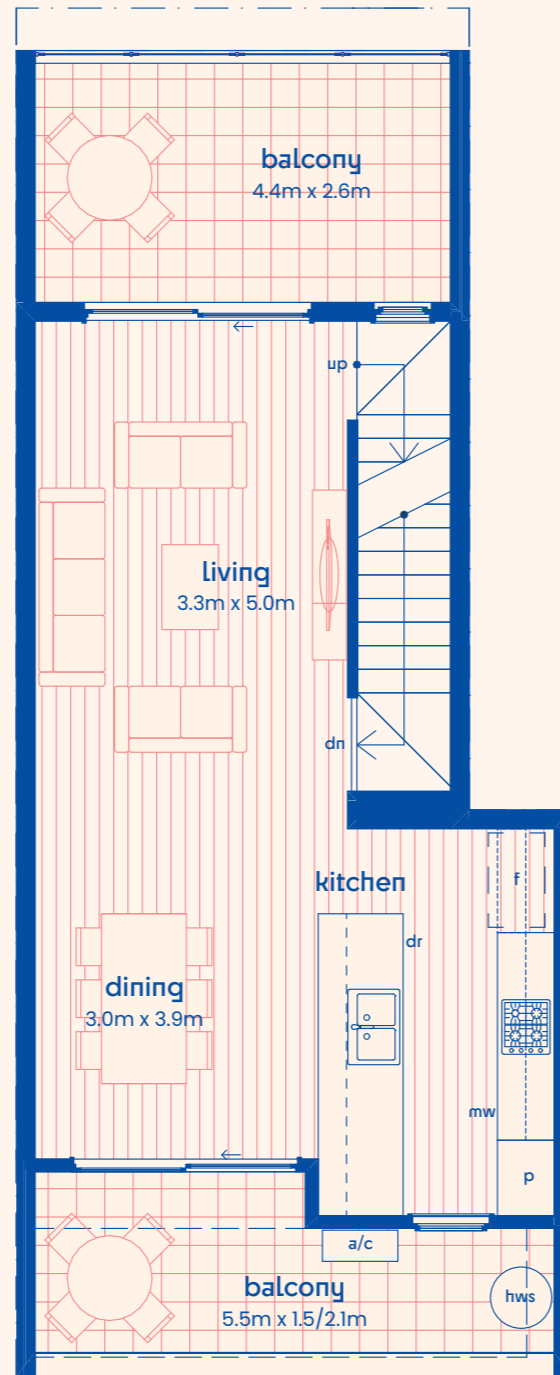




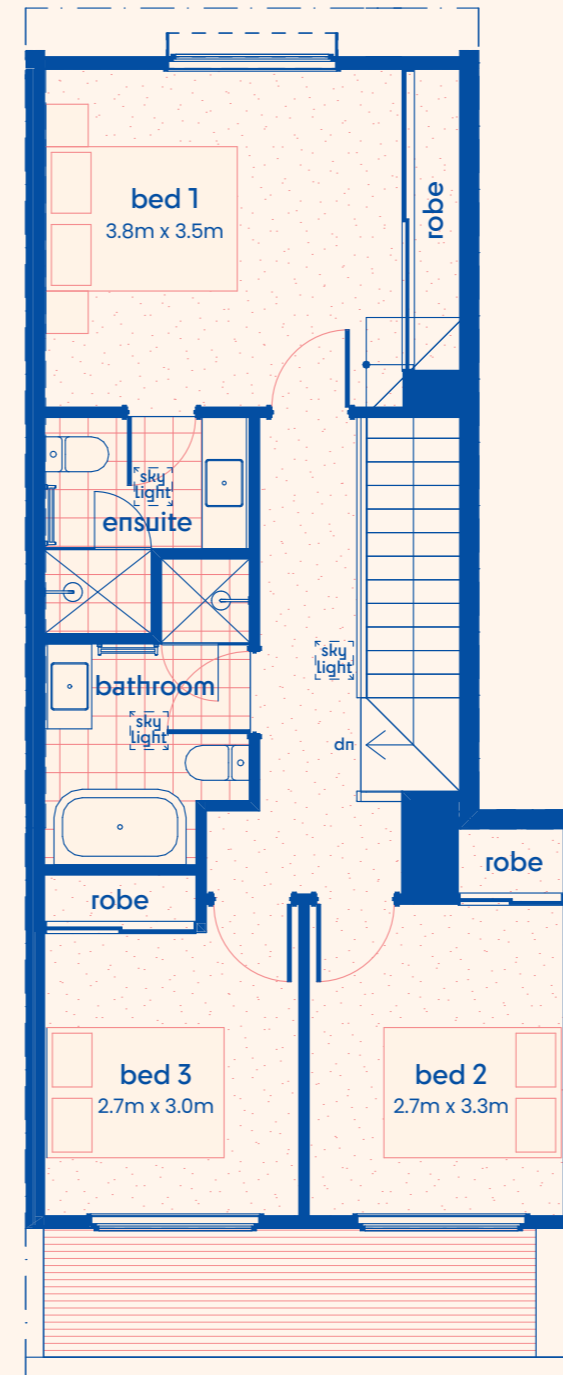
Artist impression



ground floor



first floor



second floor

This architecturally designed Torrens titled townhome features:

- reserve frontage
- spacious first floor open plan kitchen, living and dining with dual balconies, perfect for entertaining
- three generously sized bedrooms all with built-in robes - all on the same floor
- downstairs study or home office
- quality kitchen with energy efficient appliances
- stone benchtops throughout
- quality floor coverings
- solar panels
- double garage
- choice of colour schemes, selections and upgrades available

	lots 88, 95	lots 91, 92, 96,	lot 99
Lot size	76m ²	76m ²	91m ²
Ground floor living	33.21	33.13	33.13
First floor living	50.15	49.84	49.84
Second floor living	64.48	64.48	64.48
Garage	37.34	37.34	37.34
Porch	3.24	2.95	2.95
First floor balcony (front)	12.82	12.89	12.89
First floor balcony (rear)	11.07	11.07	11.07
Second floor balcony (rear)	n/a	n/a	8.94
Total area (approx.)	212.31m²	211.70m²	222.93m²



fixtures and finishes schedule

internal

Skirting and architraves	Painted MDF skirtings and architraves
Insulation	To meet 7 star equivalent rating
Paint	Internal paint colours two coat system
Air-conditioning	Ducted reverse cycle inverter air-conditioning units in living areas and bedrooms
Hot water system	Energy efficient electrical heat pump

kitchen

Sink	1.5 bowl overmount sink
Tapware	Mixer tap in chrome
Cooktop	Westinghouse 60cm induction cooktop
Oven	Westinghouse 60cm stainless steel electric oven
Rangehood	Westinghouse 60cm stainless steel slide out rangehood
Dishwasher	Bosch 60cm Series 4 built-under stainless steel dishwasher
Lower cabinets and full height cupboards	Multipurpose compact laminate
Overhead cupboards	Choice of colour from builder's range
Benchtop	Stone benchtops
Splashback	White subway tiles laid vertical

laundry

Benchtop	Stone benchtops
Sink	45L stainless steel single trough
Tapware	Mixer tap in chrome
Floor and skirting	Matte tiles laid horizontal
Splashback	White satin tiles laid vertical

floor coverings

Wet areas	Matte tiles
Living areas	Timber laminate floorboards
Bedrooms	Carpet
Staircase	Carpet

windows and doors

Locks	To all windows and external doors
Glazing	To meet 7 star equivalent rating
Blinds	Roller blinds included

bathroom and ensuite

Vanity cabinets	Multipurpose compact laminate
Benchtop	Stone benchtops
Basin	Semi recessed wall basin
Tapware	Mixer tap in chrome
Shower	Twin rail shower with top rail water inlet in chrome
Shower screen	Semi-frameless shower screen with clear glass
Toilet suite	Wall faced toilet
Bath	Back to wall freestanding bath
Floor grate	Square grate in chrome
Wall tiles	Matte or satin tiles laid horizontal
Accessories	Straight toilet roll holder in chrome, single towel rail in chrome, robe hook in chrome



electrical

Outlets	Double GPOs throughout. Outside double power point
Lighting	LED downlight lighting throughout
Exhaust fan	Exhaust fan to bathroom, ensuite and WC
Smoke detector	Hardwired interconnected smoke detectors
TV points	To main living area and bedrooms
Solar	Included
Data	Data cabling and wall points as per standard NBN requirements
Battery	Battery upgrade option available
EV charger	EV charger upgrade option available

external

Rainwater tank	Included
Landscaping	All non-paved areas to feature topsoil and mulch with plantings
Fencing	Good neighbour fencing where required on boundaries Slat fencing to bin enclosures
Clothesline	Wall mounted fold down clothesline

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