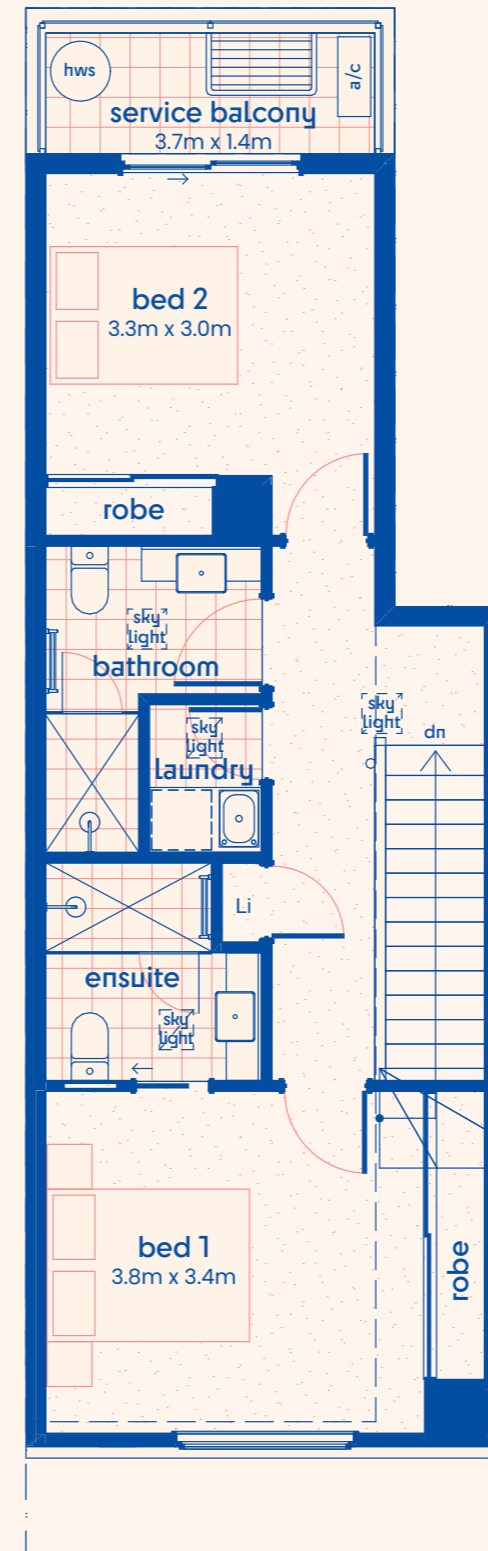
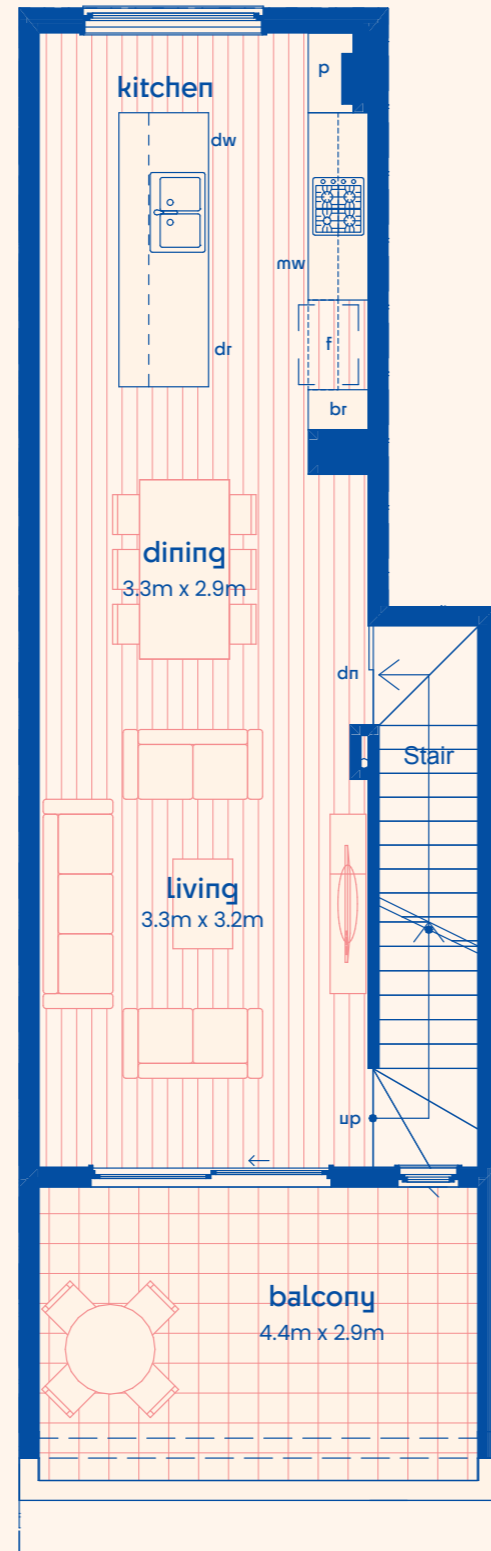
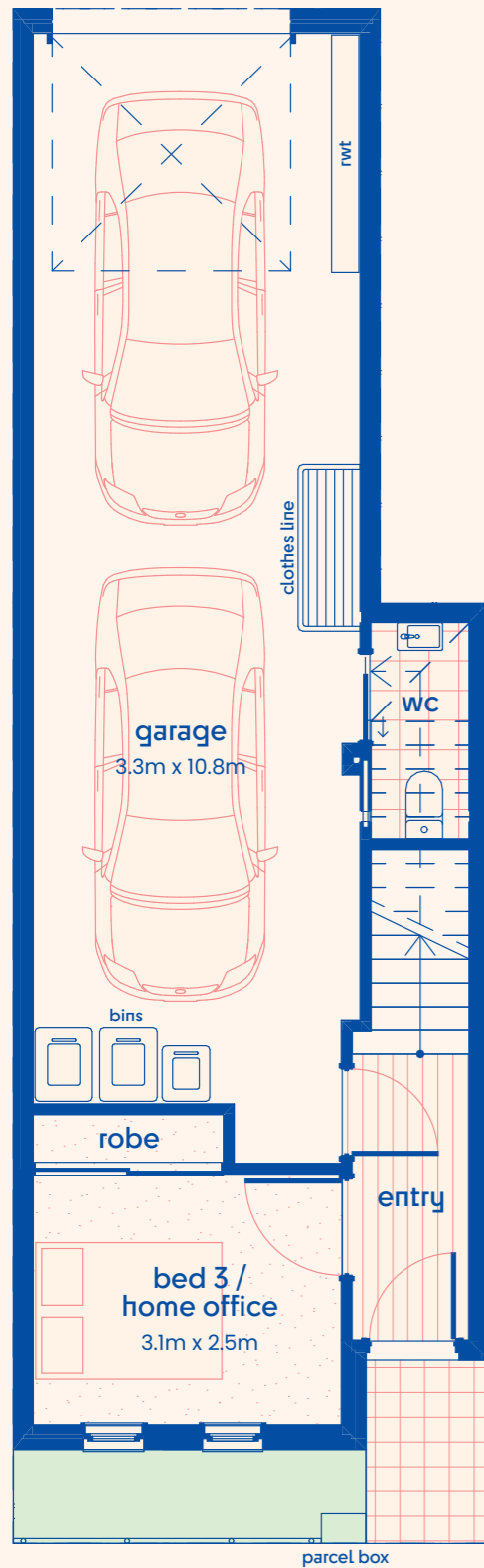




Artist impression



- This architecturally designed Torrens titled townhome features:
- spacious first floor open plan kitchen, living and dining, extending to an undercover balcony, perfect for entertaining
  - three generously sized bedrooms, all with built-in robes
  - flexible design with third bedroom or home office
  - quality kitchen with energy efficient appliances
  - stone benchtops throughout
  - quality floor coverings
  - solar panels
  - choice of colour schemes, selections and upgrades available

	Lots 101, 102, 109	Lots 105, 106
<b>Lot size</b>	<b>68m<sup>2</sup></b>	<b>68m<sup>2</sup></b>
Ground floor living	21.62	21.62
First floor living	50.18	50.18
Second floor living	57.28	57.60
Garage	40.33	40.33
Porch	1.12	1.12
First floor balcony (front)	15.10	15.10
Second floor balcony (rear)	5.40	5.40
<b>Total area (approx.)</b>	<b>191.03m<sup>2</sup></b>	<b>191.35m<sup>2</sup></b>



# fixtures and finishes schedule

## internal

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

## kitchen

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

## laundry

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

## floor coverings

<b>Wet areas</b>	Matte tiles
<b>Living areas</b>	Timber laminate floorboards
<b>Bedrooms</b>	Carpet
<b>Staircase</b>	Carpet

## windows and doors

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

## bathroom and ensuite

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



## electrical

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

## external

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

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