
 3 bedrooms

 1 bathroom

 2 toilets

 1 ensuite

 ✓ laundry

# Bella

129m<sup>2</sup>

Sleek and stylish, this architecturally inspired design boasts some great features. Great north aspect with large doors and raked ceiling makes a stylish home for stylish living.

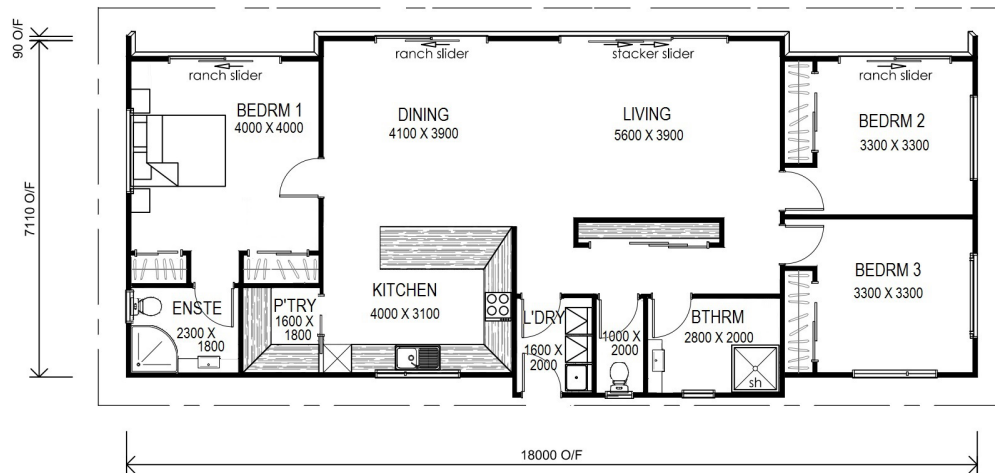
Key Features:

- ▶ Walk-in pantry
- ▶ Ensuite
- ▶ Raked ceilings



# Bella

## 129m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Hi5, Mono Roof, 3 Degree Pitch, Colour Steel Fascia & Gutter System
- ▶ **Cladding** Fibre Cement Weather Boards
- ▶ **Windows** Powder Coated Aluminium Windows with Paint Quality 19mm Reveals. 60X12 C/W Architraves
- ▶ **Glazing** Double, Clear, Obscure Glass to Bathroom Ensuite and Toilet
- ▶ **External Doors** Aluminium Powder Coated
- ▶ **Floors** SG8 timber sub floor framing, 20mm Particleboard
- ▶ **Insulation** R3.6 to Ceiling, R2.6 Walls, R1.6 Under Floor

- ▶ **Wall Linings** 10mm Gib Board, Stopped and Painted\*
- ▶ **Ceilings** 13mm Gib Board, Stopped and Painted\*  
\*EHL Colour Chart
- ▶ **Interior Doors** T&G Grooved, Paint Quality Hollow Core
- ▶ **Door Handles** Schlage Leonardo Handles
- ▶ **Wardrobes** Single Shelf with Hanging Rail
- ▶ **Floor Coverings** Carpet in the Living, Dining, Passage and Bedrooms on New Underlay. Stock Vinyl in the Kitchen, Laundry, Toilet Ensuite and Bathroom
- ▶ **Kitchen** 18mm MDF Melteca/Melamine with 2mm PVC
  - Colour** Standard Colours
  - Handles** Standard Handles
  - Bowl** Single Bowl
  - Range** Inbuilt Electric Range
  - Cooktop** Gas
  - Range Hood** Electric Ducted to Soffit
  - Faucet** Single Lever Mixer
- ▶ **Toilet** Panpak with 'S' Trap Waste
- ▶ **Laundry** Super tub with Taps
- ▶ **Bathroom and Ensuite**
  - Vanity** 900mm Vanity with Single Lever Mixer
  - Mirror** 900mm X 750mm Fixed Wall Mirror
  - Extractor Fan** Electric Operated Ceiling Fan with 2 Heat Lamps
  - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** 24L Gas Califont
- ▶ **Electrical** 19 Double Plugs, 2 Single Plugs, 1 Shaver Plug to Bathroom & Ensuite, Down Lights Throughout, 4 Exterior Lights
- ▶ **TV Connection** 2 T.V Points
- ▶ **Telephone** 2 Jack Points
- ▶ **Smoke Alarm** 2 Battery Powered Smoke Alarms
- ▶ **Exterior Taps** 1 Brass