



4 bedrooms



1 bathroom



1 ensuite



1 walk-in robe



✓ laundry



# Bohm

134m<sup>2</sup>

Stylish yet casual with a highly efficient use of space.

This is a modern, distinctive design inside and out.

A pitched ceiling in the dining and living areas makes a home suited for sophisticated living.

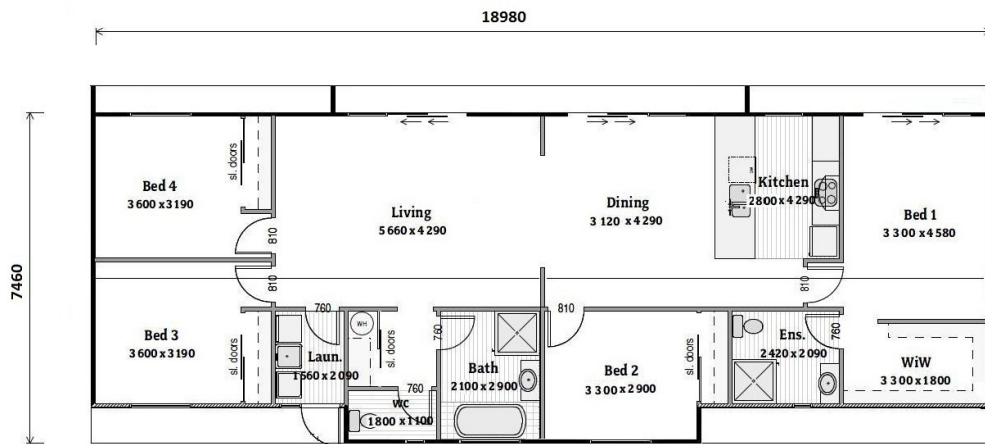
#### Key Features:

- ▶ Pitched ceilings
- ▶ Open plan living
- ▶ Ensuite
- ▶ Separate laundry
- ▶ Pitched ceiling to lounge



# Bohm

## 134m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate Gable Roof, 20 Degree Pitch, Colour Steel Fascia & Gutter System
- ▶ **Cladding** Colourcote ZR8.40 Vertical Corrugate, 9.0 Easy Lap Sheet. Painted
- ▶ **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** Ceramic
  - 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
  - Bath** 1655mm with Single Lever Mixer & Spout
  - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** 180L Mains Pressure
- ▶ **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