



1 bedroom



1 bathroom



Bowie

35m²

A Modern self-contained design Perfect for visitor accommodation, single man's quarters or extra rental. This home will look stylish in any location.

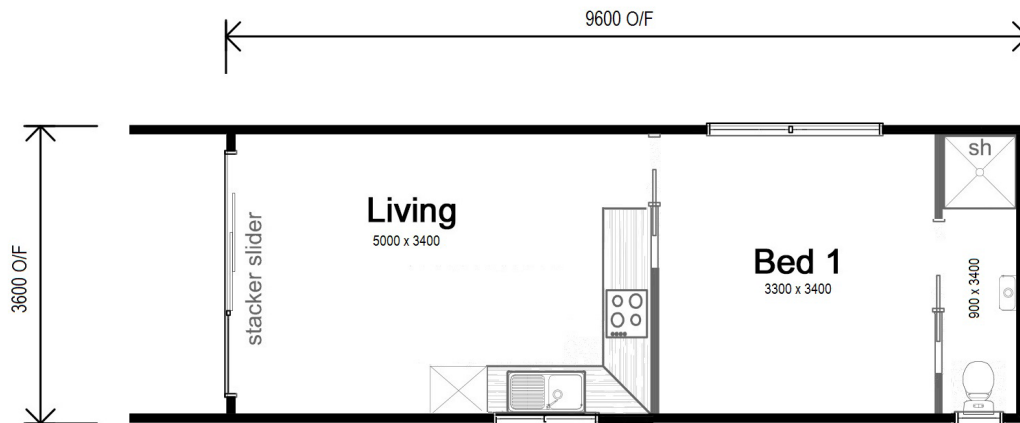
Key Features:

- ▶ Open plan living
- ▶ Modern design
- ▶ Mono roof



Bowie

35m² Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Hi5, Mono Roof, 3 Degree Pitch, Colour Metal Gutter System
- ▶ **Cladding** Shadowclad Ply with Timber Battens
- ▶ **Windows** Powder Coated Aluminium Windows with Paint Quality 19mm Reveals
- ▶ **Glazing** Double, Clear, Obscure Glass to Bathroom
- ▶ **External Doors** Aluminium Powder Coated
- ▶ **Floors** SG8 Subfloor Timber, 20mm Particleboard
- ▶ **Insulation** R3.6 to Ceiling, R2.6 to 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** Paint Quality, Flush Panel, Hollow Core
- ▶ **Door Handles** Windsor Brass Flush Pull
- ▶ **Floor Coverings** Carpet in the Living and Bedroom on New Underlay. Stock Vinyl in the Kitchen and Bathroom
- ▶ **Kitchen** 18mm MDF Melteca/Melamine with 2mm PVC Edging
 - Colour** Standard Colours
 - Handles** Standard Handles
 - Bowl** Single Bowl
 - Oven** Inbuilt Electric Oven
 - Cooktop** Gas
 - Range Hood** Electric, Ducted to Soffit
 - Faucet** Single Lever Mixer
- ▶ **Bathroom**
 - Toilet** Panpak with 'S' Trap Waste
 - Mirror** 600mm X 750mm Fixed Wall Mirror
 - Extractor Fan** Electric Operated Ceiling Fan with 2 Heat Lamps
 - Shower** 900mm X 900mm with Glass Door, Single Lever Mixer with Slide Shower
 - Vanity** Basin with Single Lever Mixer
- ▶ **H.W.C** Gas Califont
- ▶ **Electrical** 7 Double Plugs
 - 1 Shaver Plug to Bathroom, Downlights Throughout
 - 2 Exterior Lights
- ▶ **TV Connection** 1 T.V Point
- ▶ **Telephone** 1 Jack Point
- ▶ **Smoke Alarm** 1 Battery Powered Smoke Alarm
- ▶ **Exterior Taps** 1 Brass
- ▶ **Decking** Optional Extra - POA