

 3 bedrooms  2 bathrooms  2 toilets  1 ensuite  1 walk-in robe  ✓ laundry



George

132m²

Something out of the box, this modern-looking home has a chimney feature and pitched ceilings to give it a point of difference. Whether you're looking for a family home or holiday home, this stylish house ticks all the right boxes.

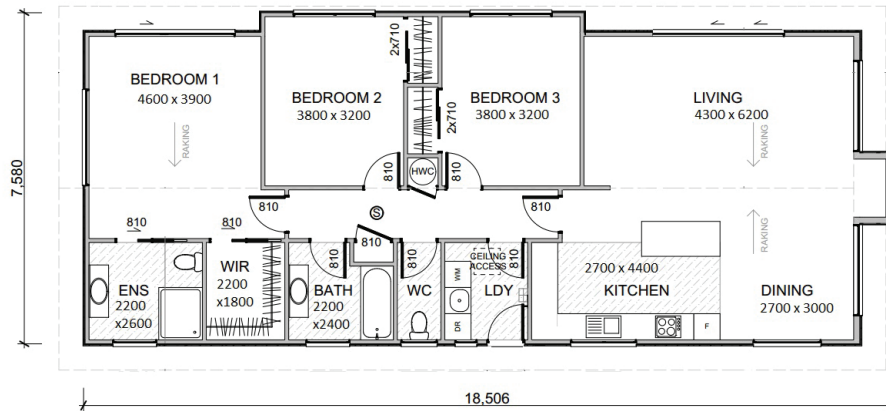
Key Features:

- ▶ Ensuite
- ▶ Open plan living
- ▶ Pitched ceilings



George

132m² Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, gable Roof, 20 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 Panel, Paint Quality Hollow Core
- ▶ **Door Handles** Schlage Leonardo Handles
- ▶ **Wardrobes** Single Shelf with Hanging Rail
- ▶ **Floor Coverings** Carpet in the Lounge, Passage, Dining 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 600mm electric
 - Cooktop** Ceramic 600mm
 - 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 Pacific with Taps
 - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** 180L Mains Pressure
- ▶ **Electrical** 16 Double Plugs, 1 Single Plug, 1 Shaver Plug to Bathroom and Ensuite, Down Lights Throughout, 3 Exterior Lights
- ▶ **TV Connection** 2 T.V Points
- ▶ **Telephone** 2 Jack Points
- ▶ **Smoke Alarm** 2 Battery Powered Smoke Alarms
- ▶ **Exterior Taps** 1 Brass