



2 bedrooms



1 bathroom

# Dylan

48m<sup>2</sup>

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A simple economical design. If you are looking for a compact holiday home, rental property or farm workers accommodation, this is a great affordable home.

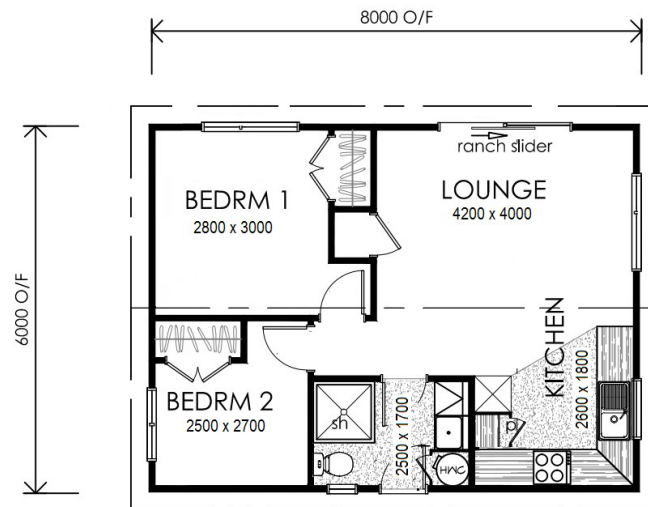
#### Key Features:

- ▶ Open plan living
- ▶ Fibre cement weather boards
- ▶ Gable roof



# Dylan

## 48m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, Gable Roof, 15 Degree Pitch, Colour Metal Fascia and Gutter System
- ▶ **Cladding** Fibre Cement Weather Boards
- ▶ **Windows** Powder Coated Aluminium Windows with Paint Quality 19mm Reveals
- ▶ **Glazing** Double, Clear, Obscure Glass to Utility Room
- ▶ **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** Schlage Leonardo Handles
- ▶ **Wardrobes** Paint Quality, Flush Panel, Hollow Core
- ▶ **Floor Coverings** Carpet in the Lounge and Bedrooms on New Underlay. Stock Vinyl in the Kitchen and Utility
- ▶ **Kitchen** 18 mm MDF Melteca/Melamine with 2mm PVC Edging
  - Colour** Standard Colours
  - Handles** Standard Handles
  - Bowl** Single Bowl
  - Range** Freestanding Electric Range
  - Range Hood** Electric, Ducted to Soffit
  - Faucet** Single Lever Mixer
- ▶ **Utility**
  - Toilet** Panpak with 'S' Trap Waste
  - Mirror** 900mm 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
  - Tub** Super Tub with Taps
- ▶ **H.W.C** 160 Litre Mains Pressure Cylinder
- ▶ **Electrical** 7 Double Plugs, 1 Shaver Plug to Bathroom, Batten Holders Throughout, 1 Exterior Light
- ▶ **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