

-  4 bedrooms
-  1 bathroom
-  2 toilets
-  1 ensuite
-  1 walk-in robe
-  ✓ laundry



# Gilmore

139m<sup>2</sup>

This spacious four-bedroom dwelling is perfect as a family or large holiday home. A raked ceiling provides bright spacious open plan living. There is generous storage throughout and a separate toilet, family bath and ensuite.

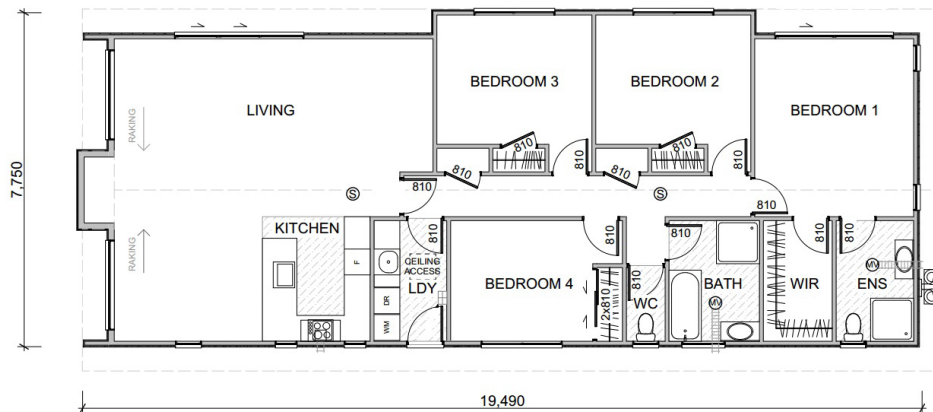
## Key Features:

- ▶ Raked ceiling
- ▶ Open plan living
- ▶ Ensuite and walk-in robe
- ▶ Four bedroom



# Gilmore

## 139m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, gable Roof, 20 Degree Pitch, Colour Steel Fascia & Gutter System.
- ▶ **Cladding** 180mm X 14mm Fibre Cement Weatherboard and Vertical 'Stratum' 300mm, Corners Soakers. 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. H3.2 Ply floor to bathrooms and laundry.
- ▶ **Insulation** R3.6 to Ceiling, R2.6 Walls, R1.5 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 Living, 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** Gas 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
  - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** 27 Litre Gas Califont
- ▶ **Electrical** 19 Double Plugs, 1 Single Plug, 1 Single Plug to Bathroom and Ensuite, Down Lights Throughout, 5 Exterior Lights.
- ▶ **TV Connection** 2 T.V Points
- ▶ **Telephone** 2 Jack Points
- ▶ **Smoke Alarm** 2 Battery Powered Smoke Alarms
- ▶ **Exterior Taps** 1 Brass