

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



Knopfler

140m²

This stunning four bedroom home combines many luxury features such as open plan living with pitched ceiling and a master bedroom with an ensuite and walk-in robe. Enjoy all these benefits within the spacious yet efficient 140m² floorplan.

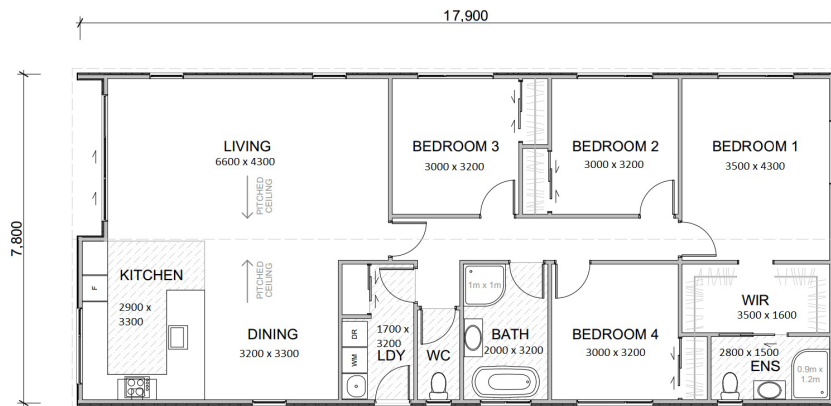
Key Features:

- ▶ Fibre cement weather boards
- ▶ Open plan living
- ▶ Ensuite
- ▶ Walk-in robe



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140m² Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, Gable Roof, 19 Degree Pitch, Colour Steel Fascia & Gutter System
- ▶ **Cladding** 180mm X 14mm Horizontal Fibre Cement Weatherboard, 9.0 x 300mm Vertical Fibre Cement Weatherboard, 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 Plyfloor to Bathroom, Ensuite, Toilet 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** Flush Panel, 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** Gas
 - 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/750mm 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, 2 Single Plugs, 1 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