



3 bedrooms



1 bathroom



✓ laundry

# Richards

98m<sup>2</sup>

Opportunities abound this strikingly simple home, with its clean lines just waiting for you to put your stamp on it. If it's a holiday home, rental property or farm workers accommodation you are looking for, then this is a popular choice.

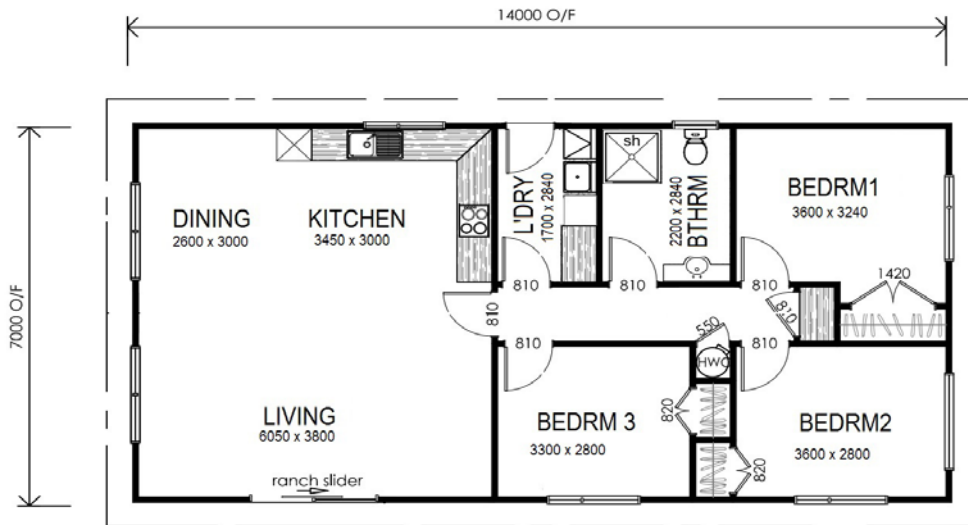
#### Key Features:

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



# Richards

## 98m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, gable Roof, 15 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
- ▶ **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** Flush 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 and Bathroom
- ▶ **Kitchen** 18mm MDF Melteca/Melamine with 2mm PVC
  - Colour** Standard Colours
  - Handles** Standard Handles
  - Bowl** Single Bowl
  - Range** Freestanding Electric Range
  - Range Hood** Electric Ducted to Soffit
  - Faucet** Single Lever Mixer
- ▶ **Toilet** Panpak with 'S' Trap Waste
- ▶ **Laundry** Super tub with Taps
- ▶ **Bathroom**
  - Vanity** 900mm Vanity with Single Lever Mixer
  - Mirror** 900mm X 750mm Fixed Wall Mirror
  - Extractor Fan** Electric Operated Ceiling Fan with Two Heat Lamps
  - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** 180L Mains Pressure
- ▶ **Electrical** 15 Double Plugs, 1 Single Plug  
1 Shaver Plug to Bathroom, Batten Holders Throughout  
2 Exterior Lights
- ▶ **TV Connection** 1 T.V Point
- ▶ **Telephone** 1 Jack Point
- ▶ **Smoke Alarm** 2 Battery Powered Smoke Alarms
- ▶ **Exterior Taps** 1 Brass