



2 bedrooms



2 bathrooms

# Waters

76m<sup>2</sup>

Versatility is the word for this home. Perfect for a holiday home, rental property or farm workers accommodation, two separate workers or two separate renters.

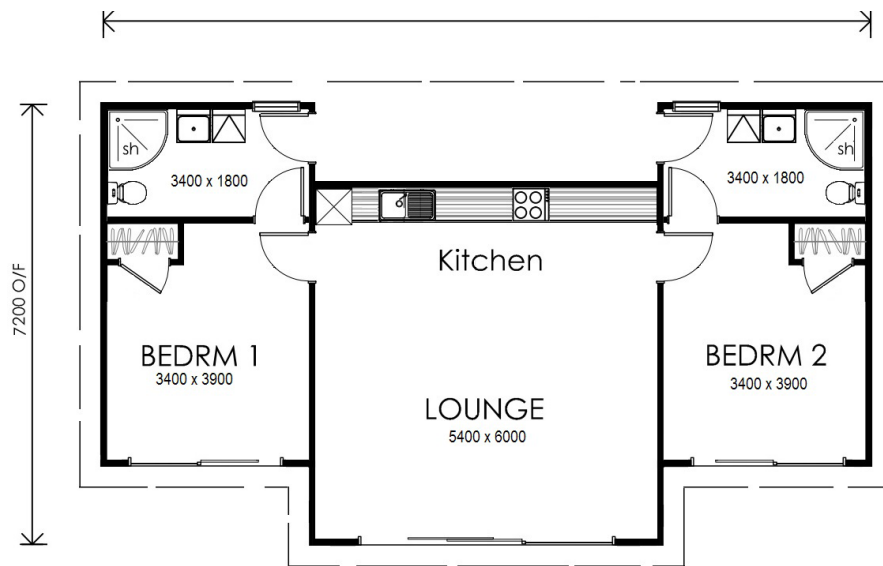
### Key Features:

- ▶ Open plan living
- ▶ Fibre cement weather boards
- ▶ Mono roof
- ▶ Two bathrooms
- ▶ Pitched ceiling to lounge



# Waters

## 76m<sup>2</sup> Specification Guide



- ▶ **Roof** Colourcote ZR8.40 Corrugate, Mono Roof, 8 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 Bathrooms
- ▶ **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 Lounge and Bedrooms on New Underlay. Stock Vinyl in the Kitchen and Bathrooms
- ▶ **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
- ▶ **Bathrooms**
  - Vanity** Super tub with Taps
  - Mirror** 900mm X 750mm Fixed Wall Mirror
  - Extractor Fan** Electric Operated Ceiling Fan with 2 Heat Lamps
  - Toilet** Panpak with 'S' Trap Waste
  - Shower** 1000mm X 1000mm with Glass Door, Single Lever Mixer with Slide Shower
- ▶ **H.W.C** Gas Califont
- ▶ **Electrical** 11 Double Plugs, 1 Single Plug, Down Lights Throughout, 3 Exterior Lights
- ▶ **TV Connection** 3 T.V Points
- ▶ **Telephone** 2 Jack Points
- ▶ **Smoke Alarm** 2 Battery Powered Smoke Alarms
- ▶ **Exterior Taps** 1 Brass