

“Acacia”

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EXISTING HOME



SITE 21, 33 BARKER ROAD, CENTENNIAL PARK WA 6330

Home designed by:



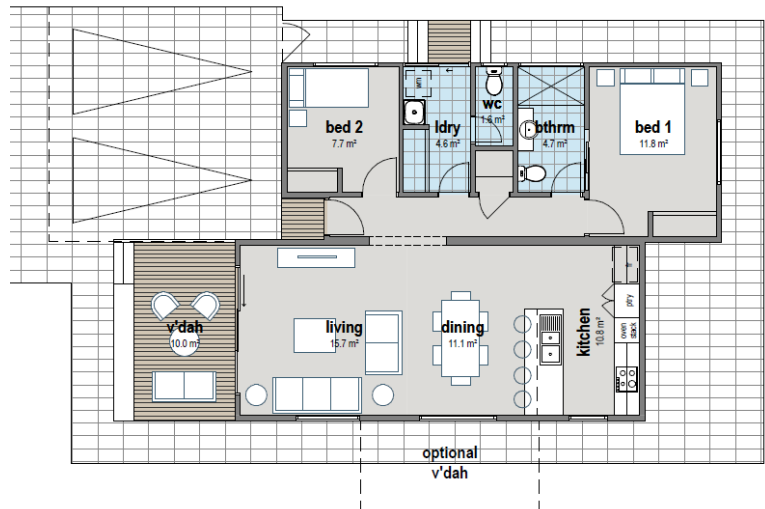
Recent MBA Award winner in the 'Transportable Homes' Category

For Sale: \$269,000 (inc. GST)
***** NOW ONLY \$250,000! *****



- *Boronia Gardens Village* provides residents with the opportunity to purchase a home, lease a homesite and enjoy community living at its best – right in the heart of Albany.
- This existing display home has been constructed on Site 21 in *Boronia Gardens Village* and is ready to move into.
- The home includes a double carport, paved driveway and paths, reticulated garden beds, 2500L rainwater tank and a clothesline.

Total Living Area: **93.66m²** | Total Site Area: **233.00m²**
 (Floor Area + Verandah Area) (Including Carport Area)



ENQUIRE NOW!

Call our Village Consultant *Lee-Anne Sugg* on **0429 417 234** or visit our website:

www.boroniagardens.com.au



33 Barker Road, Centennial Park (Albany)

Construction of Design

- Engineers certification for design and construction
- Kent Corporation letter of confirmation that the building meets Caravan and Camping regulations and complies with the Building Code of Australia
- Builders warranty and maintenance to the Housing Industry Association standard contracts
- Home owners warranty insurance
- 6 Star energy efficiency rating



External

- DuraGal steel chassis
- 22mm Aquatite Flooring to all areas except bathrooms
- Scyon wet area flooring to bathrooms
- Blue Pine timber framed walled (steel an option)
- Mitten Cambridge foam backed vinyl cladding
- Colorbond roof sheeting, gutters and facias
- Insulated roof, walls & floors (6 star energy compliance)
- Standard "Jason Windows" with Breeze locks
- Standard "Jason Windows" sliding doors with Doric locks
- Lockable barrier doors to entries (security doors optional)
- Rear external door with glass top light
- "Solver" low sheen Duraguard exterior paint range
- Standard criss-cross or picket balustrade (wire optional)
- Painted woodgrain "Hardi-plank" below chassis
- CCA steps to rear and entry where applicable
- Rinnai gas hot water system & isolation switch for A/C

Interior Finishes



- Raked ceilings to living areas
- Plasterboard walls
- Villaboard to bathroom walls
- Custom wood skirtings, architraves and hardwood window sills
- Solver matte wash and wear interior paint range
- Mirror/vinyl or combination doors to robes/linen cupboards
- Oakfield 4 panel interior doors
- Built in shelving to robes

Kitchen

- Kitchen cabinets and overhead cupboards
- Standard laminates from Polyrey range
- Standard 1mm ABS edging to doors from Polyrey range
- Post form or square edge tops from Polyrey range
- 1x bank of drawers with stain chrome bow handles
- Tiled splash backs to 600mm high
- Crosby tiles (\$35m2 allowance)
- Microwave opening, oven, gas cooktop and rangehood



Bathroom / WC

- Bathroom cabinets
- Standard 1mm ABS edging to doors from Polyrey range
- Post form or square edge tops from Polyrey range
- Tiled floor and skirt (one tile high skirt)
- Tiled walls to 2m in shower recess
- 200mm tiled splashback to vanity
- Chrome finished soap dish / basket
- Glazed shower screen with pivot door (clear / cathedral glass)
- Mirror to vanity
- Chrome double towel rail / towel ring / robe hooks
- Chrome single toilet roll holder
- Light and fan combo



Laundry

- Standard 45 litre metal trough and cabinet
- Trough and washing machine taps
- Tiled splash backs to 600mm high
- Tiled floor and skirt (one tile high skirt)

Please Note: Home designs may vary from the images shown.