

## THE TORBAY

## )WNSIZING WITH ST

Total Living Area: 99.44m<sup>2</sup>











# From \$269.

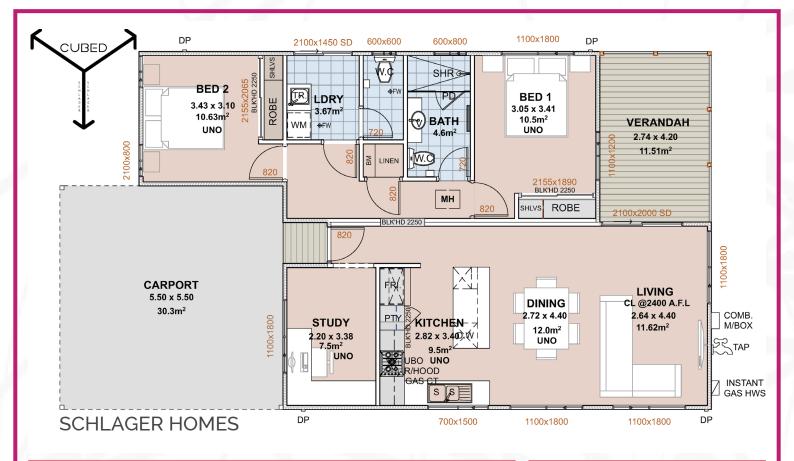
PLUS:

FREE HAIER AIR-CON UNIT

- 12 MONTH ALAC MEMBER-SHIP
- (VALUED AT \$750)
- AMENITIES PACKAGE VALUED AT \$25,000

\* price inclusive of GST and may vary depending on final design

Lee-Anne Sugg - Village Consultant 0429 417 234 leeannesugg@yahoo,com.au 33 Barker Road, Centennial Park



#### PLUMBING AND ELECTRICAL

- External metal meter boo RCD switch installed
- TV point & Phone point with draw cable (if applicable)
- Smoke detector(s)
- · Builders standard white power points and light switches Isolator for air conditioner
- Light/fan combination to bathroom
- Instantaneous hot water system (LPG or natural gas)
- Local in-ground connections (gas/electricity/plumbing)

#### **BATHROOM**

- · Tiled floor and one tile high skirting
- · Tiled walls in shower to 2 metres high
- Chrome soap/dish basket
- · Chrome tapware
- Laminate vanity cupboard and benchton
- Framed mirror 800mm high above vanity
- Chrome single towel rail and toilet roll holder
- · Ceramic close coupled toilet suite
- Ceramic Basin as per plan Exhaust fan to Bathroom and WC
- Fully framed shower screens with clear glazing

#### INTERIOR

- Taubmans interior paint range to ceilings and door frames
- Sliding doors & linen doors with built in shelving as per plan mirror on end panel
- · Redicote flush panel interior doors
- Satin chrome lever handles throughout including entry door
- Timber door frames, architraves and skirtings
- Laminate benchtop and doors with 2mm ABS edging
- Stainless steel T-bar or satin chrome bow handles

### KITCHEN

Tiled floor and single row tiled skirting

LAUNDRY

- Two row high tiled splashback above laundry benchtop
- Standard 45 L inset metal trough or trough in metal cabinet
- · Chrome tapware

- Laminate kitchen cabinets
- Drawers throughout
- · Chrome sink Mixer
- Stainless Steel 1.75 bowl kitchen sink and drainer
- 60cm stainless steel gas cooktop with flame failure device and rangehood
- · Overhead cupboards as per plan

## home inclusions

#### CONSTRUCTION

- · Range of Colourbond,
- Mitten Vinyl and James Hardi cladding
- Colourbond roof sheeting, fascias, gutters and downpipes
- Earthwool insulated roof, walls and floors
- Double Glazed windows and sliding doors
- Picket style balustrade with handrail
- Flyscreens to all opening doors and windows
- Taubmans low sheen Duraguard exterior paint range 2.4 meter ceilings
- Raked living room
- External Paving and Garden taps x 1

#### **DESIGN SERVICE**

- Engineers certification for design and construction
- Complies to the Building Code of Australia
- Energy Efficiency Certification subject to final design and site orientation
- Builders warranty insurance