



# THE ELLEKER

- DOWNSIZING WITH STYLE -

Total Living Area: 231.59m<sup>2</sup>  
Living Area and Carport: 260.53m<sup>2</sup>



3



2



2

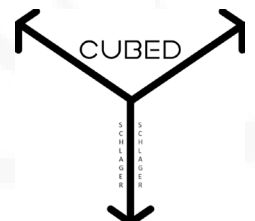


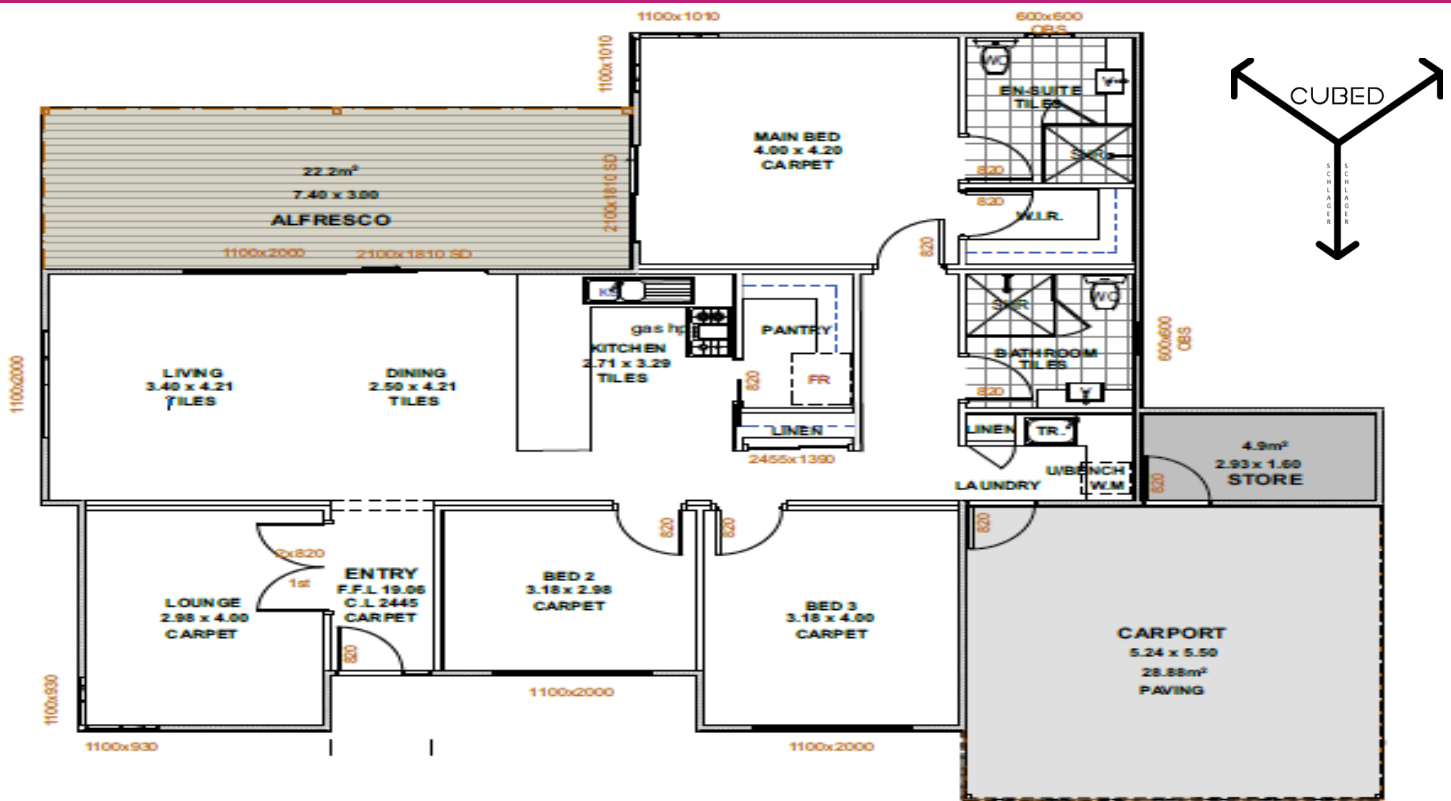
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From \$380,000

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

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## SCHLAGER HOMES

### PLUMBING AND ELECTRICAL

- External metal meter boc
- 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)

### home inclusions

### 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 benchtop
- 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

### 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 Dura-guard exterior paint range
- Raked living room
- External Paving and Garden taps x 1

### LAUNDRY

- Tiled floor and single row tiled skirting
- Two row high tiled splashback above laundry benchtop
- Standard 45 L inset metal trough or trough in metal cabinet
- Chrome tapware

### KITCHEN

- 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

### 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