

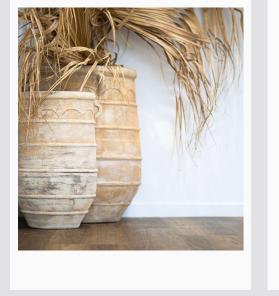


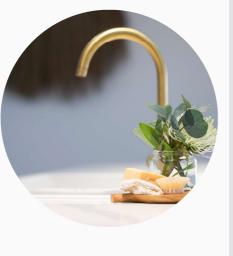


## Lot 561 Norwood Parade Kerrisdale Estate

Package price: \$6

\$650,900







# CUSTOMISE YOUR WAY



House Size: 218.32m<sup>2</sup> Land Size: 588m<sup>2</sup>

\*Priced to assumed maximum class H1 soil type



### **Essence Level Inclusions**

#### PRELIMINARYS:

- Standard Authority application fees
- WH&S & Qleave fees ٠
- Course of construction Insurance
- Consultants fees
- C2 Wind design rating
- Up to Class "M" site classification using Waffle Raft System

#### SERVICES:

- Standard Electrical meter supply charges
- Underground single phase power 20Im •
- NBN service rough in 20Im •
- Sewer connection 40Im •
- Water connection & meter charges •
- Stormwater connection 15m •

#### **EXTERNAL**:

- Façade as noted on plans
- Rendered Masonry block with feature cladding as noted on plans •
- Colorbond Roofing Fascia & gutters
- Colorbond Panalift garage Door with remote
- Two external hose taps
- Powder cote Letterbox & Para-line cloths line
- Exposed Aggregate Driveway 50m2

#### Kitchen

- 600mm Elec Cooktop, Oven & concealed Rangehood •
- 600mm Dishwasher •
- Polytec Laminate kitchen cabinets & Stone Tops •
- White Sink & Tap Mixx Shea range

#### WC, Bathroom & Ensuite

- Laminate Vanity cabinets & Laminate benchtops
- Countertop Basin with tap in Mixx Shea range •
- Double Towel Rail & toilet roll holder. •
- Duel Flush Toilets •
- Freestanding bathtub where noted on plan •
- Screenless Showers or Fully Framed • where shown on plans









#### Laundrv

- Laminate Laundry cabinets & Laminate bench tops
- SS Drop in Tub with mixSS Drop in Tub with mixer Hot & Cold washing machine taps

#### Structure & linings internal

- 2600mm wall height (Approx)
- H2 Treated Pine framing
- 10mm Plasterboard wall linings •
- 55mm cove cornice •
- H2 Treated pine skirting & architraves ٠

#### Finishes

- Dulux paint system Internal & External
- Essence Range Ceramic floor & wall tiles to wet areas as required
- Essence Range Vinyl Plank flooring to open living areas ٠
- Essence Range Carpet flooring to Media, bedrooms & robes •
- Linen cupboard 4 full length shelves •
- Bedroom robes 1 nest of shelves & 1 full length shelf to each

#### Windows & Doors

- Aluminium framed windows & sliding glass doors
- Insect screens to all windows
- Security Grill screens to Sliding glass doors •
- Feature Front door & door hardware
- Flat panel internal doors with lever door furniture ٠
- Polytec Sliding Robe doors linen & bedroom robes ٠

#### Internal services

- 250L Elec Hot water unit
- Electrical Meter switch board
- NBN compliant data wall mounted cabinet
- Daikin inverter Split system AC to bed 1 & main living area ٠
- TV Antenna points ٠
- LED down lights ٠
- ٠
- Clipsal Iconic switch plates & GPOs Ceiling fans to all bedrooms ٠
- Acrylic fans to living, dining & alfresco ٠ ٠
- Solar System

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