

**Areas**

House	139.96m <sup>2</sup>
Garage	35.34m <sup>2</sup>
Alfresco	13.29m <sup>2</sup>
Porch	2.96m <sup>2</sup>
<b>Total</b>	<b>191.56m<sup>2</sup></b>



# THE CENTRO

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# SPECIFICATIONS

## CONSTRUCTION

- 2c face brickwork from builders standard range
- Colorbond or tiled roof from builders standard range
- 25 degree roof pitch
- Brick paved driveway up to 6m long, porch and alfresco (if applicable)
- Aluminium powdercoated windows & sliding doors including flyscreens
- 5mm glazing to all windows & sliding doors
- Double power points throughout
- Double clay brick construction
- 25 year structural guarantee
- 4 month maintenance period
- Storm slotted overflow gutters
- R3.0 insulation batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre cement lining to all external ceilings and garage
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2
- Flush panel doors internally

- Gainsborough Instyle lever series internal door furniture
- Duracote tempered hardboard door to garage
- Natural grey grano hardstand to garage
- Timber front entry door frame
- Gainsborough Terrace entrance set & single cylinder deadlock to front entry door
- White melamine shelf to robes with chrome hanging rod
- Doors to robes in Beds 2, 3 & 4
- Double enclosed garage with auto sectional door (3 controllers)

## ENSUITE/BATHROOM

- Hand held shower rose with rail to ensuite/ bathroom showers
- Clear glazed pivot door & panel to the shower in bathroom and ensuite
- Stylish white vitreous china basins to bathroom & ensuite
- White China toilet suite from builders standard range
- White 1500mm bath from builders standard range
- 2m high tiling to shower from builders display boards
- Post formed or square edge laminated bench tops (square edge to curve and ends)

- Coloured melamine doors with ABS edging and architectural handles
- Full framed vanity length mirrors to bathroom and ensuite
- Skirting tiles to walls from builders display boards
- Floor tiling included to ensuite/bathroom from builders display boards
- Obscure glass to wet area windows
- Tony Alder Akita series tapware
- Exhaust fan (flumed to open air) to ensuite
- Chrome floor wastes
- Privacy latch x 2

## KITCHEN

- 20mm Granite or engineered stone benchtops from builders standard range
- Stainless steel double bowl sink with internal drainer from builders standard range
- 900mm stainless steel gas hot plate (5 burner)
- 900mm stainless steel canopy rangehood (flumed) with tiled splashback
- 900mm stainless steel electric oven
- Chrome flickmixer to kitchen sink from builders standard range

- Soft closing drawers
- Coloured melamine doors with ABS edging and architectural handles
- 1 x row wall tiling above bench top from builders display boards

## LAUNDRY

- 160L 5-star rated storage hot water system
- 45L stainless steel trough & white cabinet
- 2 x rows of tiling above trough from builders display boards
- Skirting tiles to wall included from builders display boards
- Automatic washing machine taps
- Chrome floor waste

## CONTRACT

- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, workers compensation & contract works insurance
- Water authority standard fees
- Standard shire and building application fees

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