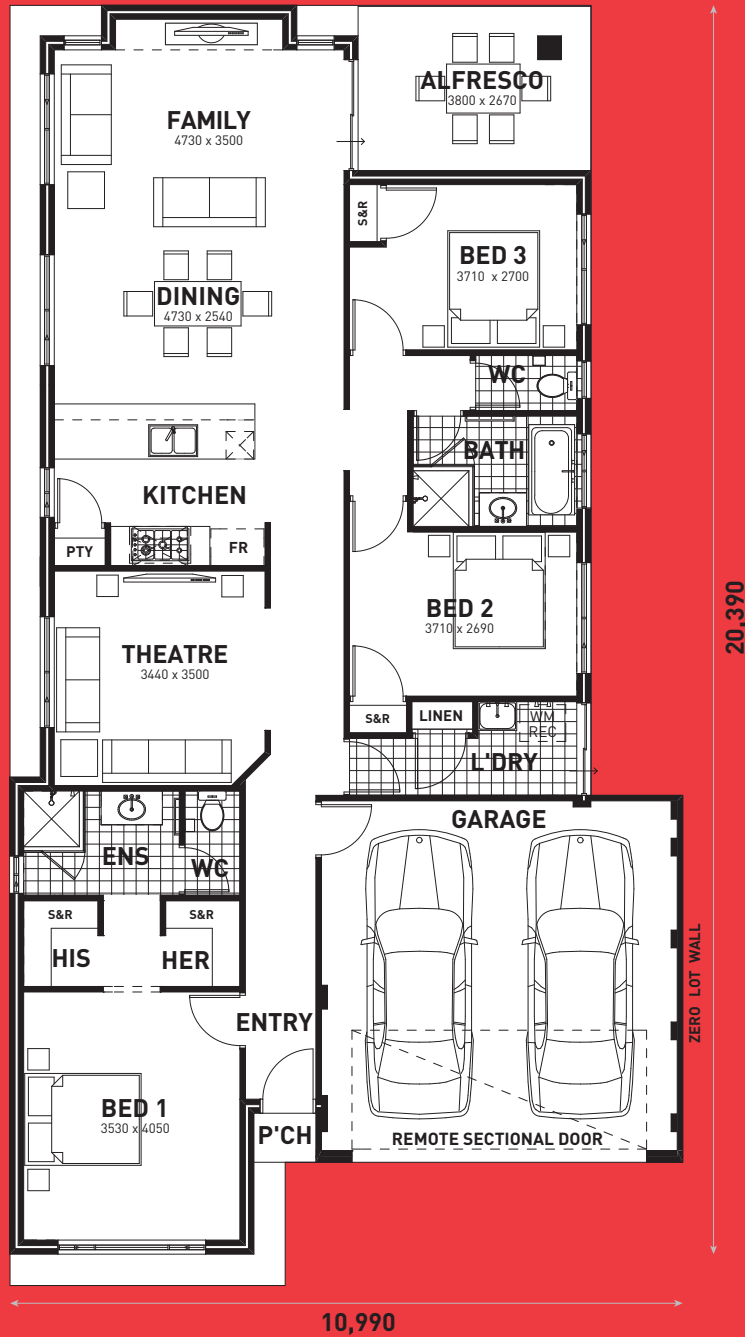


Areas

House	140.85m ²
Garage	35.02m ²
Alfresco	10.18m ²
Porch	0.81m ²
Total	186.86m²



THE PICCOLO



SPECIFICATIONS

CONSTRUCTION

- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eave vents from builders standard range
- Clay tiled roof from builders standard range
- 25 degree roof pitch
- H2 treated timber to roof structure
- Brick paved driveway up to 6m long, 1m wide driveway path, porch/verandah & alfresco (if applicable) from builders standard range
- PVC retic pipe under driveway
- 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
- R4.1 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 & 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)
- Communications package including telephone, TV and data point (National Broadband Network ready)

ENSUITE/BATHROOM

- Hand held shower rose with rail to ensuite/bathroom showers
- Clear glazed pivot door & panel to the shower in bathroom & 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 & ends)
- Coloured melamine doors with ABS edging & architectural handles
- Skirting tiles to walls from builders display boards
- Floor tiling included to ensuite/bathroom from builders display boards
- Obscure glass to wet area windows
- Alder Akita series tapware
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite and WC's
- Privacy latch x 2
- Chrome floor wastes

KITCHEN

- 20mm granite or engineered stone bench tops 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 & 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
- Floor tiling included to laundry/WC 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 & building application fees

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