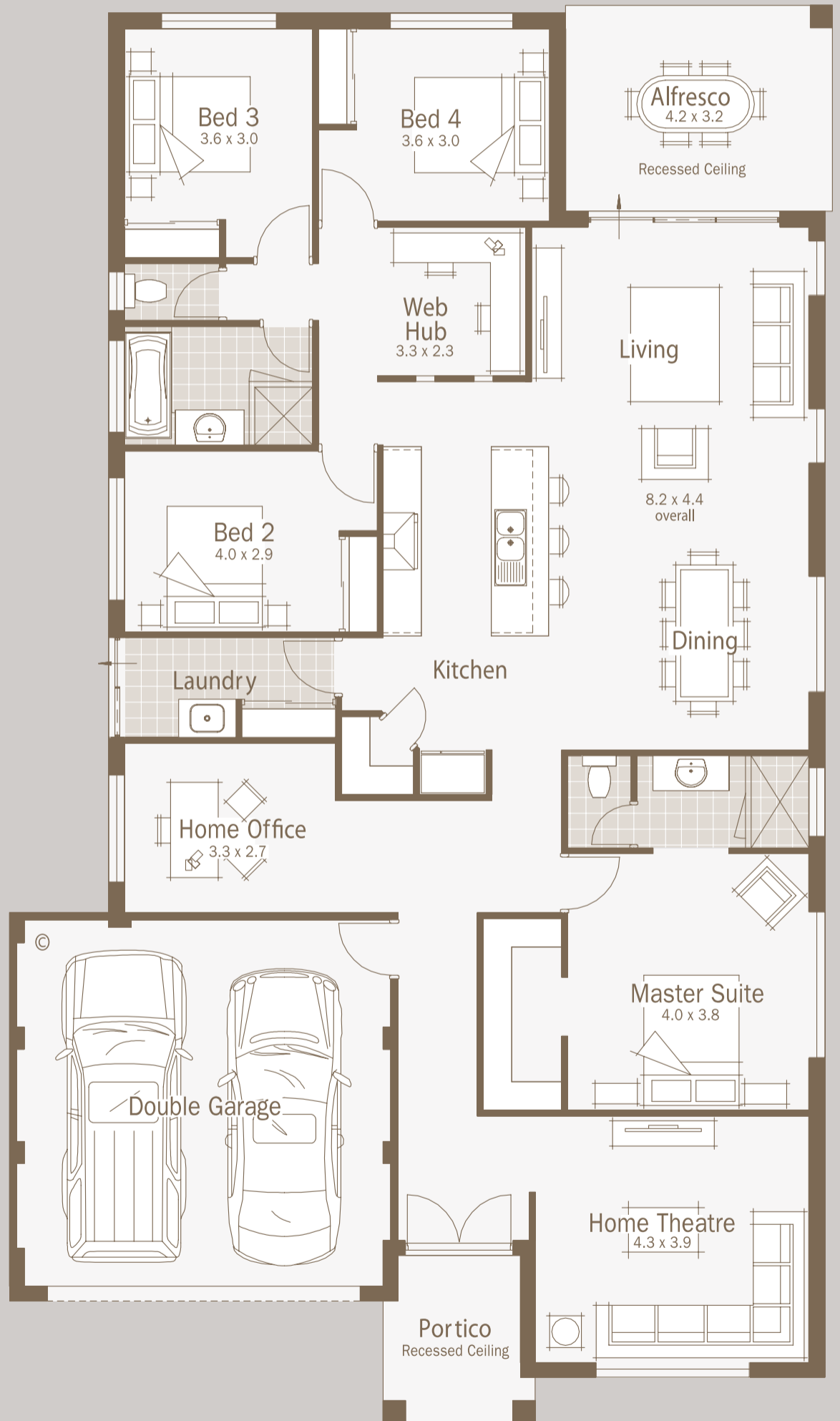




The Avoca



lifestyle specification

Quality Inclusions (Peace of mind)

- Termimesh stainless steel poison-free termite treatment
- 5 Star energy rated 160L gas storage hot water system
- Lifetime Structural Warranty
- 6 month Service Warranty
- HIA Building Contract and Indemnity Insurance
- 5 Star service with expedient contract preparation and build times
- Double clay brick construction with cream mortar and rolled or conduit joints
- R3.0 rated ceiling insulation batts
- Leverlock security sliding doors and Breezelock windows with key locks
- Double deadlocks fitted on entry doors
- Flyscreens on sliding doors and windows
- Engineered steel reinforced concrete slab and footings
- Full paint finish excluding internal plastered walls
- WA owned independent builder with 23 years experience

Kitchen

- 900mm wide stainless steel Westinghouse gas hotplate
- 900mm stainless steel Westinghouse electric oven
- 900mm wide stainless steel Westinghouse canopy rangehood
- Storage drawers to kitchen
- Stainless steel sink with flickmixer tap to kitchen
- Laminex 'Squareform' or Formica 'Postformed' benchtop to kitchen
- ABS edging and stylish handles to all cupboards and drawers
- European soft close drawer and cupboard door system throughout

- Pantry with 4 white lined shelves
- Wide choice of laminate colours for cupboards and benchtops
- Dishwasher recess with water and power connections

Ensuite, Bathroom and Laundry

- Double towel rails with matching toilet roll holders
- Vanity cupboards with inset vitreous china basins in bathroom and ensuite
- Water efficient smart flush china toilet suites
- Stylish chrome tapware with choice of tapsets or mixers throughout
- Exhaust fan in wc (internal), bathroom and ensuite
- Laminex 'Squareform' or Formica 'Postform' benchtop to bathroom and ensuite
- Bevel-edge mirrors in bathroom and ensuite
- Quality ceramic wall and floor tiles including option of feature border tiles to bathroom and ensuite
- Soap holders in showers
- Privacy latch to bathroom, ensuite and toilet doors
- 2m high tiling to bathroom and ensuite showers
- Semi framed clear toughened shower screen and pivot doors
- Tiled floors and skirtings to laundry and toilet
- Washing machine taps fitted
- Door to laundry
- Chrome floor wastes
- Linen cupboard with 4 white-lined shelves
- Inset laundry trough with double cupboards under

Internal and Electrical

- Symphony cornice throughout
- Built-in robes in all bedrooms with shelf and rail

- Double sliding vinyl door robes to minor bedrooms. Walk-in robe to master bedroom.
- Gas heating point
- Designer lever door handles
- Protective metal corner beading strips to trafficable internal walls
- RCD safety switch
- T.V. point fitted, with cable to roof
- 2 hard-wired smoke detectors with battery back-up
- Telephone point included
- Ample light and double power points throughout
- Polished chrome look electrical switch plate covers
- 3 external light points
- Anti scald tempering valve from hot water supply

External

- Contemporary front elevation
- Garage with grano hardstand and remote control door from builders range
- 28c plasterboard ceiling and cornice to garage
- Your choice of round or square downpipes
- Min 24 degree roof pitch with choice of Colorbond steel or Bristle Clay Tiles (Marseille and Vienna profiles with extensive range of colours)
- 28c plasterboard ceiling and cornice to brick paved alfresco
- 2 external garden taps
- Front door from builders range
- Brick paved driveway, path and porch
- Full eave covering around the home above all major openings
- Weather seals to all external doors
- 2 tone painted gutter and fascia

Note: No other promotional offer is available with this home.