



Living floor area: 138m<sup>2</sup>

 = 4 |  = 2

## Plumbing and Drainage:

1 x 1 ¾ bowl kitchen sink, 2 x dual flush WCs, 1 x 45 litre laundry tub, 2 x hand basins, 1 x 1500mm bath, 1 x 1500 x 900 shower, 1 x 900 x 900 shower, 2 x external hose cocks, 1 x 50 litre electric hot water system.

## Electrical:

9 x 56" ceiling fans, 15 x 40 watt fluoro lights, 2 x porch lights, 16 x double power points, 1 x 10 amp waterproof power point, 2 x TV points, 1 x phone point, 2 x smoke detectors, kitchen appliance allowance \$1000 inc GST.

## Cupboards:

Fully laminated kitchen as illustrated, 2 vanity units, walk-in-robe to master bedroom, 3 x built-in robes, 1 x linen cupboard, 1 x broom cupboard.

## Wet Areas:

Tiles to floor, skirting (100mm high), shower walls (1800mm high), vanity splashback (200mm high), kitchen splashback (400mm high).

## Optional Extras:

- Clearing • Power pole • External electrical service • Septic tank
- Water tanks from 10,000 to 100,000 litres • Painting
- Floor coverings • Air conditioning • Verandahs • Carport

Subject to site location and site conditions Barclay Builders Pty Ltd terms and conditions will apply