



**Living floor area:** 115m<sup>2</sup>

**Breezeway area:** 22m<sup>2</sup>

**Total area:** 137m<sup>2</sup>

 = 3
  = 1

**Plumbing and Drainage:**

1 x 1 ¾ bowl kitchen sink, 1 x dual flush WC, 1 x 45 litre laundry tub, 1 x hand basin, 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, 11 x 40 watt fluoro lights, 10 x double power points, 5 x porch lights, 1 x 10 amp waterproof power point, 2 x TV points, 1 x phone Point, 1 x smoke detector, kitchen appliance allowance \$1000 inc GST.

**Cupboards:**

Fully laminated kitchen as illustrated, 1x vanity unit, 3 x built-in robes

**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