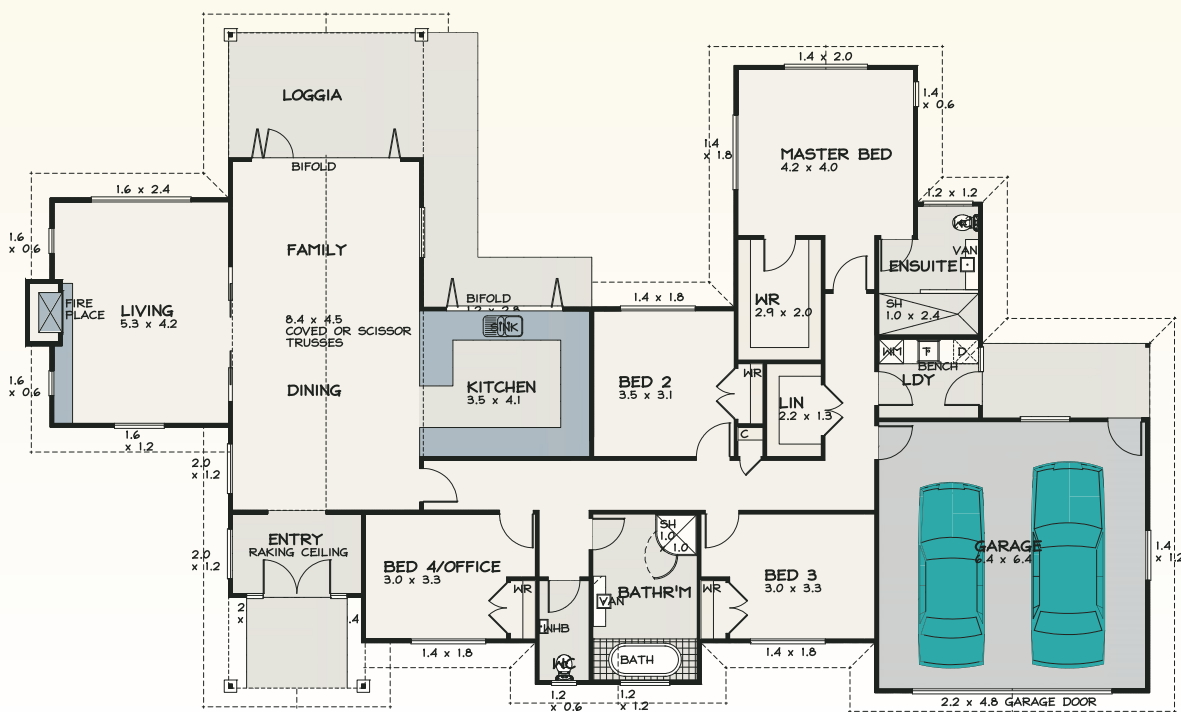






FOR SALE



The 'HACIENDA'
HOUSE AND LAND PACKAGE



FLOOR PLAN
FLOOR AREA = 247m²

4 2 2 2

ENQUIRIES

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Award Winning Homes

The 'HACIENDA' - Specifications

LAND:	Lot 2 Eton Estate - 798m ² flat corner site
COUNCIL CONSENTS:	Included
PLANS:	Included
FOUNDATIONS:	Standard foundations
FLOOR:	Concrete slab
STUD HEIGHT:	3250mm coved trusses to family and dining, 2700mm stud elsewhere
EXTERIOR CLADDING:	Solid plaster over 70 series brick, Graphix Solid Plaster System over windows and doors. All plaster painted
ROOF:	Hacienda Florence concrete tile
FASCIA & SPOUTING:	Continuous coloursteel
WINDOWS & DOORS:	Aluminium weather tight suite. Double glazed clear glass
GARAGE DOOR:	Cedar TG and V sectional door and openers
INSULATION:	R3.2 batts to ceiling and R2.6 batts to external walls
INTERNAL LININGS:	A combination of 10mm standard, aqualine, braceline gib board. Villaboard in wet areas ready for tiles
CEILING AND CORNICE:	13mm gib ceilings and 75mm standard coving throughout
KITCHEN:	Full designer kitchen with Caesarstone tops and Arborform doors. Soft close drawers and cupboards
APPLIANCES:	Fisher & Paykel, Delonghi
LAUNDRY:	Formica tops and Melamine joinery
BATHROOMS:	Designer tapware and fittings. Full tiled showers. Vitreous china vanities and toilets
INTERNAL DOORS:	1980mm standard doors throughout.
FINISHINGS & TRIM:	90mm pine skirting and 60mm pine architraves
WARDROBES:	Melamine shelving systems throughout
LIGHTING:	Designer lighting throughout
HOT WATER:	Rheem Integrity 26L continuous hot water system
HEATING:	IB850 Natural gas fire, ceiling mounted cassette unit in the lounge and a wall mounted heat pump in the master bedroom
FLOOR COVERINGS:	Designer tiles, 100% wool carpet
GUARANTEE:	10 year Master Builders Guarantee
GROUND WORKS:	Includes driveway, vehicle crossing and patio area