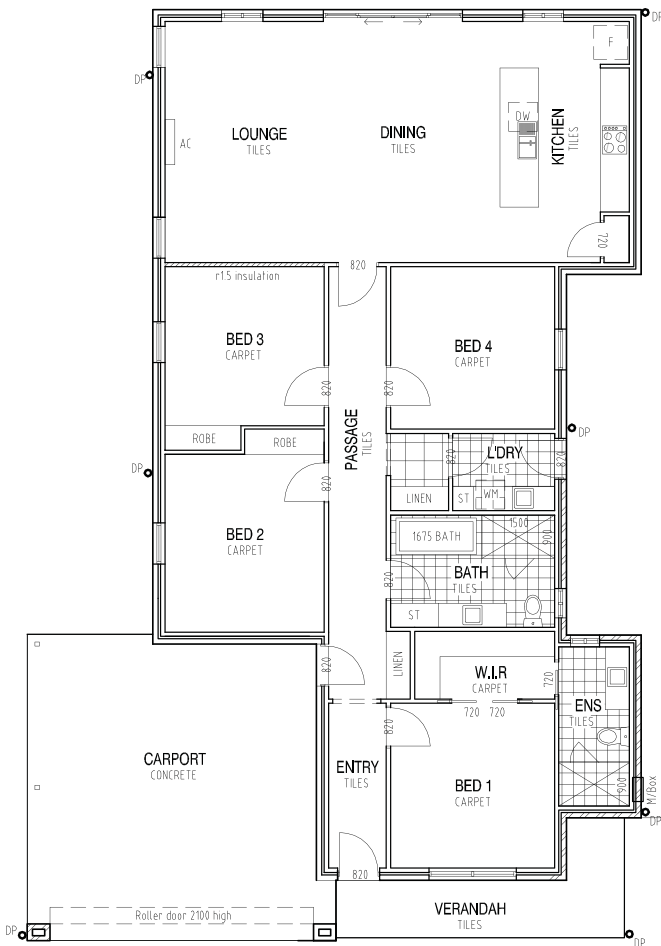


House & Land Package \$305,000



Display only



“The Long Island Cottage” (4 bedroom, double carport)

AREA CALCULATION

LIVING AREA	_____	155.12sqm
GARAGE	_____	38.00sqm
PORTICO	_____	6.38sqm
TOTAL	_____	199.50sqm



For Sales Information Contact
 Rhiannon Snoad: 0488 852 026
 Jonathon: 0439 486 950

WATERFORD RESIDENTIAL SCHEDULE OF FINISHES

Our price includes everything all you need
is your furniture

INTERIOR

CURTAINS

BEDROOM 1	HOLLAND BLIND PLAIN HEM	CORD PULL
BEDROOM 2	HOLLAND BLIND PLAIN HEM	CORD PULL
BEDROOM 3	HOLLAND BLIND PLAIN HEM	CORD PULL
LOUNGE LEFT	HOLLAND BLIND PLAIN HEM	CORD PULL
LOUNGE RIGHT	HOLLAND BLIND PLAIN HEM	CORD PULL
LOUNGE MIDDLE	HOLLAND BLIND PLAIN HEM	CORD PULL

INTERIOR FLOORING

CARPET	BED 1, BED 2, BED 3 & BED 4	SUPLY & INSTALL
MAIN FLOOR TILES	ENTRY, KITCHEN, DINING & LOUNGE	300 X 300

KITCHEN

BENCHTOP	HIGH GLOSS FINISH 34MM	LAMINEX
DRAWS & CUPBOARDS	MELAMINE CUPBOARDS 18MM	FORMICA
HANDLES	810 SERIES 116.81009 L136	CORNALL
HOT PLATE	STAINLESS STEEL	EURO
DISHWASHER	STAINLESS STEEL	EURO
SINK	ATLANTIC 1080MM	RAYMOR
FLICK MIXER SINK	CHROME	TAPAC
OVEN & RANGEHOOD	STAINLESS STEEL	EURO

LIGHTING

DOWNLIGHTS	KITCHEN, DINING, FAMILY & BATH	19
FEATURE LIGHTS	ENTRY, BR1, BR2, BR3, BR4	SUPPLY & INSTALL
EXHAUST FANS	BATHROOM & ENSUITE	SUPPLY & INSTALL

WET AREAS

LAUNDRY SPOUT	CHROME	TAPAC
LAUNDRY TROUGH	SINGLE BOWL UNIT 8111	CLARK

BATHROOM

BATH SPOUT	ACADEMY BATH SPOUT 115MM	RAYMOR
BATH	STYLIS 1675	CARIBA
FLICKMIXER WALL	CHROME	TAPAC
FLICKMIXER VANITY	CHROME	TAPAC
VANITY BASIN	PLASTIC VANITY BASIN	VERONA
SHOWER HEAD	HAND SHOWER RODIN	RAYMOR
TOILET	CRESTA CLOSED COUPLED SUI	IMPERIAL WARE
TOWEL RAIL	2 X CHROME D TOWEL RAIL	CAROMA
TOILET ROLL	2 X CHROME TOILET ROLL HOLD	CAROMA
HAND TOWEL	2 X CHROME TOWEL RING	CAROMA

TILES

AREA	TILE SIZE	TYPE
MAIN FLOOR	400 X 400	PORCELAIN
ENSUITE FLOOR	200 X 200	PORCELAIN
ENSUITE WALL	200 X 300	PORCELAIN
ENSUITE FREEZE	NIL	NIL
BATHROOM FLOOR	200 X 200	PORCELAIN
BATHROOM WALL	200 X 300	PORCELAIN
BATHROOM FREEZE	AS OPTION	
LAUNDRY FLOOR	200 X 200	PORCELAIN
KITCHEN SPLASH	200 X 200 GLOSS FINISH	GLOSS
PORTICO TILES	330 X 330	CARRASTONE
TILE HEIGHTS	BATHROOMS	1200MM
TILE HEIGHTS	SHOWERS	2000MM

INTERIOR COLOURS

MAIN WALLS	WASHABLE PAINT	SOLVER
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CEILING	WASHABLE PAINT	SOLVER	
ARCHITRAVES	WASHABLE PAINT	SOLVER	
EXTERIOR			
COLOURS			
PORTICO	RENDERED FINISH		
WINDOWS	ALUMINIUM FRAME	NO KEY LOCKS	
GARAGE DOOR	AUTOMATIC ROLLER DOOR	COLOURBOND	
ROOF	CUSTOM ORB ROOF SHEETING	COLOURBOND	
BRICK	AUSTRAL OR BORAL		
EXTERNAL DOORS			
ENTRY DOOR	FEATURE FRONT DOOR	HUME	
DOOR LOCK	DEADBOLT PROFILE	LANE	
DOOR HANDLE	APOLLO SERIES	LANE	
PAVING			
CLOTHESLINE	PAVING TO CLOTHESLINE AREA	BORAL	
DRIVEWAY	CLASSIC PAVE	BORAL	
COURTYARD	WISEBUYS 1M AROUND HOUSE	BORAL	
EXTERIOR LIGHTING	4 X OUTSIDE LIGHTS		
PERGOLA LIGHTING	2 X CEILING MOUNTED LIGHTS		
TERMITE TREATMENT	BI/FI ADELAIDE PEST CONTROL		
FACIAS	PAINTED TIMBER	PAINTED	
DOWNPIPES	90MM PLASTIC	PAINTED	
GUTTERS	OG COLOURBOND	COLOURBOND	
WOODWORK			
ARCHITRAVES	CUSTOM WOOD L/TONGUE	PAINTED	
SKIRTINGS	CUSTOM WOOD L/TONGUE	PAINTED	
INTERNAL DOORS	OAKFIELDS	HUMECRAFT	
INTERNAL ROBES	SLIDING ROBES TO BED 2 & BED 3	PREMIUM	
INTERNAL LININGS	PLASTERBOARD	ANTI SAG	
INSULATION			
INTERNAL WALLS	ROCKWOOL	R 2.0	
CEILINGS	ROCKWOOL	R 3.5	
ELECTRICAL			
INTERNAL DPP	SUPPLY & INSTALL TO ALL ROOMS		15
EXTERIOR DPP	SUPPLY & INSTALL TO OUTER WALL		1
SMOKE ALARMS	SUPPLIED & FITTED		3
TELEPHONE POINTS	SUPPLY & INSTALL BED 1, MAIN, STUDY		3
TELEVISION POINTS	BED 1, LOUNGE AND FAMILY		3
AIRCONDITIONING	REVERSE CYCLE WALL UNIT	FAMILY ROOM	
HOT WATER SERVICE	GAS HOT WATER SERVICE	BOSCH	
RAINWATER TANK	PLUMBED TO KITCHEN	1000L	
CLOTHESLINE	FOLD AWAY ROTARY	AUSTRAL	
LETTERBOX			
FENCING	SUPPLY & INSTALL TO 3 SIDES OF HOME INCLUDING RETURNS & GATES	CLOURBOND	
INSURANCE	HOUSE HOLD & INDEMNITY INSURANCE		
LANDSACPING			
FRONT GARDEN	NATIVE PLANTS & MULTCH TO FRONT	IRRIGATED	
BACK GARDEN	GRAVEL, NATIVE PLANTS AND MULTCH		
GARDEN TAPS	GARDEN TAPS TO FRONT & REAR WALLS		
SITWORKS			
FOOTINGS	CONCRETE FOOTINGS & SLAB	TREATED	
STORMWATER	STORMWATER CONNECTED		
MAINS SEWER	MAINS SEWER CONNECTED		
POWER	ETSA CONNECTED		
TV ANTENA	SUPPLIED & FITTED		