



'Woodvale'

For The Young Family

This 4 bedroom, 2 bathroom family home is perfect for a growing family.

Whilst the master bedroom has its privacy, the family areas are open plan, overlooking the alfresco area bringing a bright, easy living environment.

Includes a large walk around kitchen plus separate laundry with lots of storage space.

15.2m wide x 19.78m deep

Living 217m²

Garage 36m²

Alfresco 15m²

Portico 13.5m²

Total 281.5m



HOUSE MASTERS AUSTRALIA
9277 2009

Drawings are for illustration purposes only

“THE WOODVALE” OUR ‘STANDARD’ INCLUSIONS

PRELIMINARIES included as STANDARD

- * Standard Council fees
- * Standard Water Authority fees
- * Housing Indemnity Insurance
- * Certified Pest Control Treatment
- * Construction Insurance
- * HIA Fixed Price Contract
- * 120 Days Defects Liability Period

EXTERNAL FINISHES included as STANDARD

- * 25 degree roof pitch (on selected models)
- * Brick allowance from builders standard range
- * Metal roof – Colorbond
- * Zinalume or C/Bond fascia, gutters and downpipes
- * Timber lined gables (if applicable)
- * Rendered & painted external front elevation (if applicable)
- * Brickpaving (from builders standard range) to porch, alfresco & driveway (max 6 metres)
- * FULL HEIGHT ceiling to garage or carport & concrete floor
- * Sectional garage door with 2 remote control units
- * 2 external water taps
- * Corinthian “Madison” with Spotswood glass front door
- * QPS “Albany” lever entrance mortice lock to front door
- * Full external painting

INTERNAL FINISHES included as STANDARD

- * Corinthian “Milan” internal doors to all main living areas
- * Corinthian “Redicote” internal doors to all other doors
- * QPS “Albany” lever designer door furniture
- * Shelf and hanging rail to all robes
- * Quality Gyprock ceilings with cove cornice
- * Deluxe profile metal door frames throughout
- * Fully painted internally (excluding walls)
- * Weatherseals to external Corinthian doors
- * 45 litre stainless steel laundry trough & cabinet
- * Chrome washing machine taps
- * Four shelves to walk in linen

GENERAL CONSTRUCTION items included as STANDARD (Not Site Costs)

- * Engineer designed footings & 100mm thick slab
- * Single phase underground power (max 10 metres)
- * Sewerage connection (max 10 metres)
- * Water connection (max 10 metres)
- * R3 insulation to living ceilings, for year round comfort
- * Powder coated aluminium windows and sliding doors
- * All aluminium windows and sliding doors supplied with keyed breeze locks and flyscreens
- * Generous light and power point allowance
- * Electrical RCD safety switch & 2 hard wired smoke detectors
- * Interior and exterior house professionally clean before handover

BATHROOM, LAUNDRY, ENSUITE inclusions as STANDARD

- * Wet area wall and floor tile allowance to bath, wc, ensuite & laundry of \$45 including GST
- * Laminate doors to vanity cabinets with post formed tops to bathroom & ensuite
- * Cabinet made laminate laundry bench & doors
- * Vitreous china vanity basin to ensuite
- * Vitreous china vanity basin to bathroom
- * Vitreous china toilet suite
- * Framed pivot door shower screen with clear laminated glass to ensuite
- * Clear laminated glass framed fixed panel & rod shower screen to bathroom
- * Framed mirrors to vanities matching shower screen
- * Taps to all basins, showers, baths & kitchen sinks (Triple A Rated Water Savers)
- * Shower heads (Triple A Rated Water Savers)
- * Double towel rails and chrome toilet roll holders

KITCHEN inclusions as STANDARD

- * Laminate doors to kitchen cabinets with post formed tops.
- * Provision for dishwasher
- * Bank of four drawers on rollers
- * Imported Damani Rangehood DSR611 slide out in stainless steel (smudgeproof)
- * Imported Damani Hotplates DGC64 (gas) 4 burner in stainless steel (smudgeproof)
- * Imported Damani Oven DOFF6 in stainless steel (smudgeproof)
- * 1 1/3 Bowl 1010mm stainless steel sink
- * Four shelves to walk in pantry

(Specification may be changed with equivalent quality products or services without notice)