

Opal



213 squares including garage and alfresco.

3 bedrooms, 2 bathrooms
& alfresco

Now Included
12.5 Bushfire Rating.

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213.1 squares including garage & alfresco

Inclusions

191 squares including garage.

Now includes bushfire rating of 12.5

Gas and Electrical underground works only
Storm water up to 60 metres
Sewer up to 45 metres
Engineer Class M Slab, engineered edge beams at 200mm
Fall Allowance 300mm
Three Month Maintenance Period
Soil Report
Ten Year Structural Guarantee
Solid Pine Frame
Solar Hot-Water Unit with One Solar Panel OR
170L stored Hot-Water Unit where Grey-Water connection is required
All Plans and Specifications
Double garage with automated front roller
Garage has rear roller door and internal access door
Garden Taps Front and Rear
Galvanized fascia and gutters
Painted Skirts and Architrave
Tiled skirts to Wet Areas
Ducted Heating to 6 Points
Floor Tiles to Entry, Meals and Wet areas
Carpet from builders range
Washable Wall Paints
Hotplates 600mm. Stainless Steel
Canopy Range hood 600mm. Stainless Steel
Under-bench 600mm Oven, Stainless Steel
Dishwasher space
Open under-bench Breakfast Bar
Laminated Kitchen and Vanities
Double-door pantry
Oval vanity sinks
Flick-mixer tap to kitchen
Overhead kitchen cupboards
Bayonet socket fitting to each room (globes not supplied)
Exhaust fans to bathroom and ensuite
Mirrors in ensuite and bathroom
Clear and pivot shower screens
White bathroom and ensuite products
900 x 900 shower to bathroom and ensuite
Meals area with glass sliding stack-a-door
Robes to bedrooms 2 and 3
Spacious linen/broom cupboard
Bushfire rated Corinthian Front door
Flush internal doors
Locking aluminum windows throughout
Circuit Breaker and Smoke Detector
Termite Protection
Concrete pump and temporary fencing as required
Insulation as required per 6 star energy rating report
Render as displayed
Canopy awning as displayed
Alfresco included

DISPLAY EXTRAS:

Down-lights not included.
External lights not included.
Security alarm not included.

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Optional Extras

Colored concreting. Up to 45 sq meters (on top of standard driveway cost)	\$1500
Plain concrete driveway and path to front door. Up to 45 sq meters	\$3500
Dishwasher Provision	\$260
Two sliding doors to robe	\$350
Vinyl-wrap kitchen and vanities	\$2000
One external coach-lamp	\$100
One double power-point	\$50
One light point	\$50
One low-voltage down-light, supply and fit	\$94
100mm down-light	\$64
One single flood-light	\$90
One feature-painted wall	\$250
Fly-screen, per window	\$45
One <u>hinged</u> security door (fly-screen door with diamond grille)	\$450
One <u>sliding</u> security door (fly-screen door with diamond grille)	\$570
Colorbond Fascia and gutters	\$800
One deadlock, supply and fit	\$150
Timber Fencing, 6 foot high, half share per meter	\$25

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21.5 squares including garage & alfresco

