



Bannaby Double Garage with Fonzie



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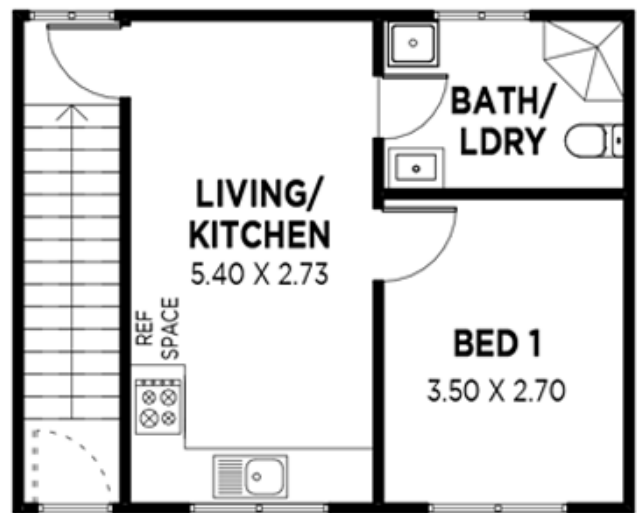
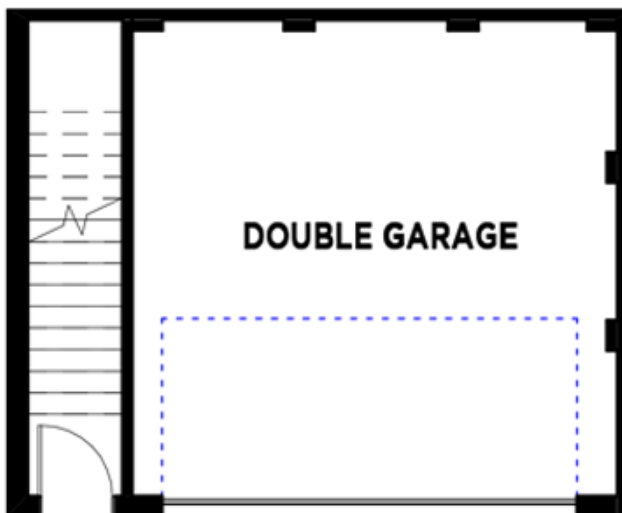
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8.6sq / 79.9sqm

Home Length
5.86m

Home Width
7.17m



Bannaby with Fonzie Flat

Granny Flat Select Inclusions with Standard Site Costs and Standard BASIX

General Inclusions

- Standard site costs*
- Standard BASIX requirements to assist in complying with the NSW State Government's new energy targets legislation effective 1 July 2017*
- Preparation of plans for Approval Authority lodgement
- Preparation of contracts and specifications
- Time allocated during your two appointments with our colour consultant to discuss your internal and external colour scheme
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards and warranty conditions, owner to have annual inspections of the home by an expert in termite treatments/TERM-guard operator.

External Features

- Two / Three Bedroom Cottage MKI Granny: Durasheet FC external finish
- Two Bedroom Granny: Brick selection from Select builder's range with natural coloured mortar included
- Three Bedroom Granny: Durasheet FC external finish
- Fonzie Flat: Brick Base with a selection from Select builder's range with natural coloured mortar included and Durasheet FC external finish with jointing to top storey
- CSR Monier premium roof tiles with a wide selection and colour range from Elabana and Tudor surface coloured tiles
- Eaves included where shown
- Fascia and gutter: Colorbond with a wide choice of colours. Downpipes round PVC painted to fascia colour
- Garden tap to front of dwelling
- Quality aluminium window frames (choice of colour from builder's range) with clear glass
- Keyed alike window locks and external door locks
- Concrete finish to front porch

Feature entry door

- Brushed stainless steel entrance lock
- 820mm (w) x 2040mm (h) gloss painted Newtonington XN1 door with clear glass

Paint:

- Taubmans All Weather Matt to eaves/alfresco with a choice of external paint colours from Taubmans Custom Colour Selection chart
- All Weather Gloss to facias, posts, beams, gutters, downpipes and meter box

Fonzie Flat Garage door:

- Garage roller door with a wide choice of colours from builder's range

Internal Features

- Choice of paint colours from Taubmans/Bristol Custom Colour Selection chart. Two coat system with 2 internal colours. Easycoat acrylic low-sheen to walls, flat Tradex ceiling white to ceiling. Taubmans Pure Performance semi-gloss trim to woodwork and doors.
- 2432mm high internal ceiling heights throughout
- Square set openings where shown on plan
- 55mm cornice to ceiling throughout
- 42mm x 12mm D.A.R. pine gloss painted skirting and architraves throughout.
- 2040mm high flush doors
- Round brushed stainless steel or polished brass internal door furniture
- Doorstops fitted to all doors that open against a wall

Kitchenette Features

Benchtop:

- Quality laminate benchtop in colours from builder's range
- Single bowl stainless steel sink with drainer
- Chrome mixer benchtop mounted tap from builder's range

Cupboards:

- Quality laminate cupboard doors with aluminium look kickboards
- Space for dishwasher under sink bench. Connection additional

Splashback:

- Ceramic tiles to splashback from our builder's range from our nominated supplier laid in standard rectangular pattern to one tile height and between the rangehood and cooktop run

Bathroom/Laundry Features

- Square set ceiling
- Full fibreglass waterproofing
- Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer
- Polished-edge mirrors to full width of vanity tops

Flooring:

- Ceramic tiles: your choice from our builder's range from our nominated supplier laid in standard rectangular pattern to wet area floors. 1.8m high tiling to showers - including soap holder (heights may vary due to tile sizes). One skirting tile to remaining walls of the room
- Chrome finish metal floor wastes from our builder's range

Vanities:

- White Designer Gloss doors with moulded top

Toilets (W.C.):

- Dual flush white toilet with soft close lid from builder's range

Laundry:

- Stainless steel / white cabinet laundry tub with rinse by pass
- Hot and cold washing machine connections under tub

Tapware:

- Chrome metal taps from builder's range, mixer tap to laundry tub

Shower:

- Semi-frame-less clear glass shower screens from builder's range (overlap). Tiled hob to this shower only.

Electrical/Appliance Features

- 7 x light points with safety circuit, 6 x double and 3 x single power points. 1 x smoke detectors
- 6-star 20 litre instantaneous hot water unit from builder's range. Note: If town gas not available, bottles and stand or solar may be required at additional cost.
- Bellissimo by Technika 600mm stainless steel gas cooktop TB64GWFFS-4 with built-in undermount electric oven TB60FDTSS-5 from builder's range
- Bellissimo by Technika 600mm stainless steel rangehood SL10160I-4 from builder's range

Security & Safety

- Smoke detector as required and installed to Australian Standards
- Hot water service tempering setting to Australian Standards