

## LINDEMAN 2- Bedroom Granny Flat

### Specifications & Inclusions

**Size:** 9.0m x 6.6m      **Area:** 59.8 Sq.m

#### FLOOR, WALL & ROOF

- Steel floor base frame system
- Steel wall and roof framing system
- Centre Pitch Roof Design – Colorbond roof sheeting
- Colorbond Quad Gutter style with overflow holes and Rectangle Downpipes

#### INSULATION

- R3.5 Insulation to Roof
- R2.0 Insulation Batts to External Walls

#### CLADDING & INTERNAL LININGS

- 'VPI' Australian vinyl cladding
- Painted 13mm Plasterboard Walls and Ceiling
- Painted Timber Skirting Moulds

#### INTERNAL FIT-OUT

- Built-in robes with glass mirror doors
- White robe fit-out with shelves, drawers & rail
- Full Kitchen Complete with SS Sink, Tap, Overhead Cupboards & Fridge Provision
- Large Breakfast bench, dishwasher & microwave provision
- Benchtop and Doors are Finished with Laminex / Formica Laminate
- LPG Gas bench Cook-top – Natural Gas available depending on existing supply
- European Electric Wall Oven, Rangehood

#### WINDOWS & DOORS

- Powder Coated Aluminium Sliding Windows with Locks & Nylon Flyscreens
- Glass Sliding Front Door with Flyscreen, Standard Entrance Lock
- Internal flat hollow-core doors – painted.

#### FLOOR COVERING & TILING

- Tiled Splashback to Kitchen Bench Top - 600mm High
- Tiled Splashback to Laundry Tub & Bench
- Tiles 1.2m high to Bathroom Walls and 2.1m high in Shower Area
- Ceramic R10 tiles to floor in bathroom/laundry area
- Laminate floating floor covering in living/dining, Kitchen & Bedrooms

#### PLUMBING & BATHROOM

- All Plumbing to Australian Standards
- Ceramic toilet Suite
- 1000mm x 1000mm Tiled corner shower enclosure with glass screen and glass swing door
- 900mm wide vanity unit with moulded top, flick mixer tap & mirror above vanity
- 45 Litre laundry tub, bench & cupboards, flick mixer tap, slide-out laundry hamper
- Water Saving Shower Rose, Soap Basket, toilet paper holder and towel ring
- 20 litres/m Continuous Flow LPG HWS – 5.8 Star energy rating
- Hot & cold water taps for washing machine
- 3000 Ltr 'Slimline' rain water tank with pump connected to gutter, toilet & washing machine

#### ELECTRICAL

- External meter box, distribution board & private meter
- 10 x 10 amp Double Power Points Supplied
- 4 x 10 amp Single Power Points Supplied
- 1 x External double power outlet supplied
- 1 x TV Point Supplied with antenna connection point - antenna not included
- 1 x Data / Phone point supplied
- 6 x Bayonet light sockets and light switches
- 1 x Smoke Detector - Hard Wired
- All electrical and plumbing connections to within 5m of connection point
- All Electrical to Australian Standards with Earth Leakage Safety Switch

#### OTHER INCLUSIONS

- Site plan drawings and elevations
- Certification & Approvals for Complying Development Certificate – CDC
- BASIX Certificate
- Long Service Levy
- Home Owners Warranty Insurance

All Drawings remain the Property of Site Establishments Pty Ltd, and are subject to **Copyright**. Prices are subject to change without notice at any time. Prices are based on rear access of at least 950mm and property fall of no more than 1.2m with maximum distance of 5m to mains connection points.