



**Brooke 19sq**

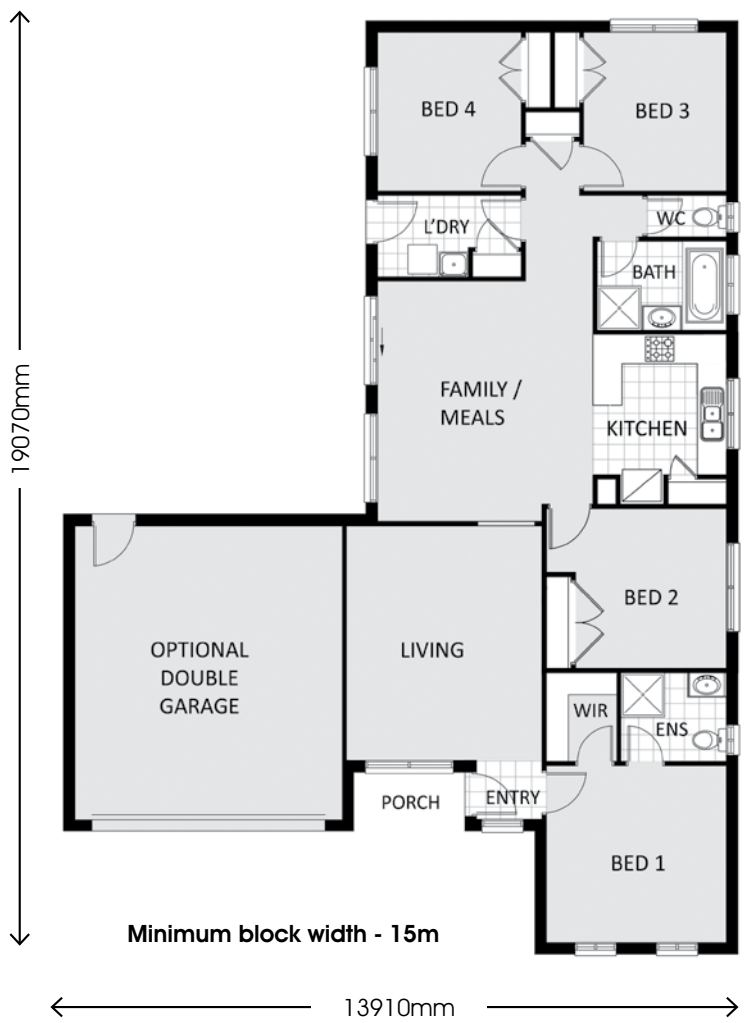


**Features:**

- > 4 Bedrooms
- > Master with WIR & Ensuite
- > 1 bathroom with separate toilet
- > Separate living area
- > Open plan kitchen with meals / family
- > Double lock-up garage

AREAS	SQ APPROX.
Residence .....	14.81 SQ
Garage .....	4.04 SQ
Porch .....	0.30 SQ
<b>Total</b>	<b>19.15 SQ</b>

Note: Images are indicative only and for illustration purposes only. The floor-plan remains the property of Australia New Homes Pty Ltd. Copyright 2009.





## Australia New Homes inclusions list

### KITCHEN

- Dishwasher Provision
- 1¼ Bowl Stainless Steel Sink
- Mixer Tap

### APPLIANCES

- 600mm Stainless Steel Underbench Over
- 600mm Stainless Steel Cooktop
- (3 Speed) 600mm Stainless Steel Canopy Rangehood

### CABINETS

- Laminated Cabinets
- Laminated Benchtops and Vanities
- Laminated Doors with White Melamine Internal Shelving
- Satin Chrome Door and Drawer Handles

### BATHROOM & ENSUITE

- Polished Edge Mirrors
- China Vanity Basin
- White 1500 Acrylic Bath (Bathroom Only)
- 900 x 900 Polymarble Shower Bases
- Semi Frameless Shower Screen with Pivot Door
- Mixer Tapware
- Standard Shower Rose
- China Toilet Suite (Ensuite Only)

### WC

- China Toilet Suite

### LAUNDRY

- Stainless Steel Trough and Cabinet under
- Wall Tap Set
- Washing Machine Stops

### HEATING

- Gas Ducted Heating to Bedrooms & Living Areas

### HOT WATER

- Chromagen Solar Smart Gas Hot Water Service

### EXTERNAL FEATURES

- Bricks (Selected from Standard Builder's Range)
- Concrete Roof Tiles (Selected from Standard Builder's Range)
- Colorbond Fascia, Guttering and Downpipes
- Feature Front Entry Door PPC104
- Duracoat ½ Glass Flush Door to Laundry

- A&L Aluminium Sliding Windows
- Brickwork above Front Elevation Windows & Entry Door (Excluding Garage)
- Painted Infills above Windows and Doors to all other Elevations

### INTERNAL FEATURES\

- 2400mm High Ceilings
- 2040mm High Flush Panel Hinged Doors with Plastic White Door Stops
- Lever Door Furniture
- MDF 67mm x 12mm Architraves and Skirtings
- 75mm Cornice

### WALL & FLOOR

- Ceramic Wall Tiles (Selected from Standard Builder's Range)
- Ceramic Floor Tiles (Selected from Standard Builder's Range)
- Carpet (Selected from Standard Builder's Range)
- Ceramic Skirting Tiles to Wet Areas Excluding Kitchen

### PAINTWORK INTERNAL

- Gloss Enamel to Woodwork and Doors
- Flat Plastic to Ceilings
- Washable Velvet to Walls (2 Coats, 1 Colour Throughout)

### PAINTWORK EXTERNAL

- Gloss Enamel to Doors
- Low Sheen or Gloss Acrylic to Woodwork

### FRAME

- MGP10 Stabilized Pine Wall Frame and Roof Trusses

### INSULATION

- R1.3 Wall Wrap with R1.5 Wall Batts to External Walls plus up to R3.5
- Ceiling Batts (6 Star)

### STORAGE

- White Melamine Shelf with Hanging Rail to all Robes
- 4 White Melamine Shelves to Pantry and Linen

### ELECTRICAL

- Batten Light Points with Globes
- Double Power Points throughout Excluding Dishwasher and Refrigerator
- Single Power Points to Dishwasher and Refrigerator
- White Wall Mounted Light Switches and Power Points
- Exhaust Fan to Bathroom and Ensuite with Self-Sealing Draft Stoppers
- 2 Television Points
- 2 Pre-Wired Telephone Points
- Smoke Detectors
- R.C.D. Safety Switch and Circuit Breakers

### GARAGE

- Concrete Slab Floor
- Concrete Tiled Roof (Selected from Standard Builder's Range)
- Colorbond Roller Door
- Plaster Ceiling

### PLUMBING

- 2 External Water Taps

### FOUNDATIONS

- Concrete Waffle Slab (Up to 'H' Class as Required)
- Termite Protection
- Roof Guard Rail during Construction
- Plain Concrete Driveway and Path (30m2 Allowance)

### CONNECTIONS

- Service Connections
- Telephone Conduit
- Note: Excludes Rock Excavation and Removal, Electricity & Telephone Consumer Account Opening Fees

Owners Signature ..... Date .....