

Miami

29.5 squares Including Double Garage with Panel Roller Door
4 Bedrooms, 2 Bathrooms & Double Garage



\$234,500

- Walk in Pantry
- Stainless Steel Appliances
- 2 Living Areas
- Entertainers Kitchen
- Modern Facade

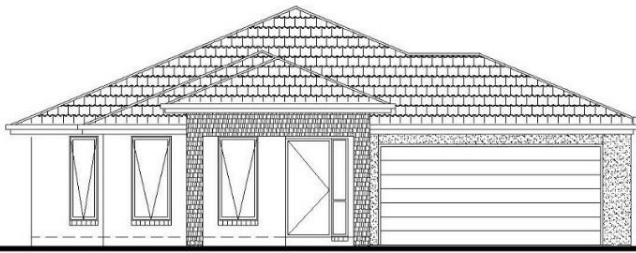
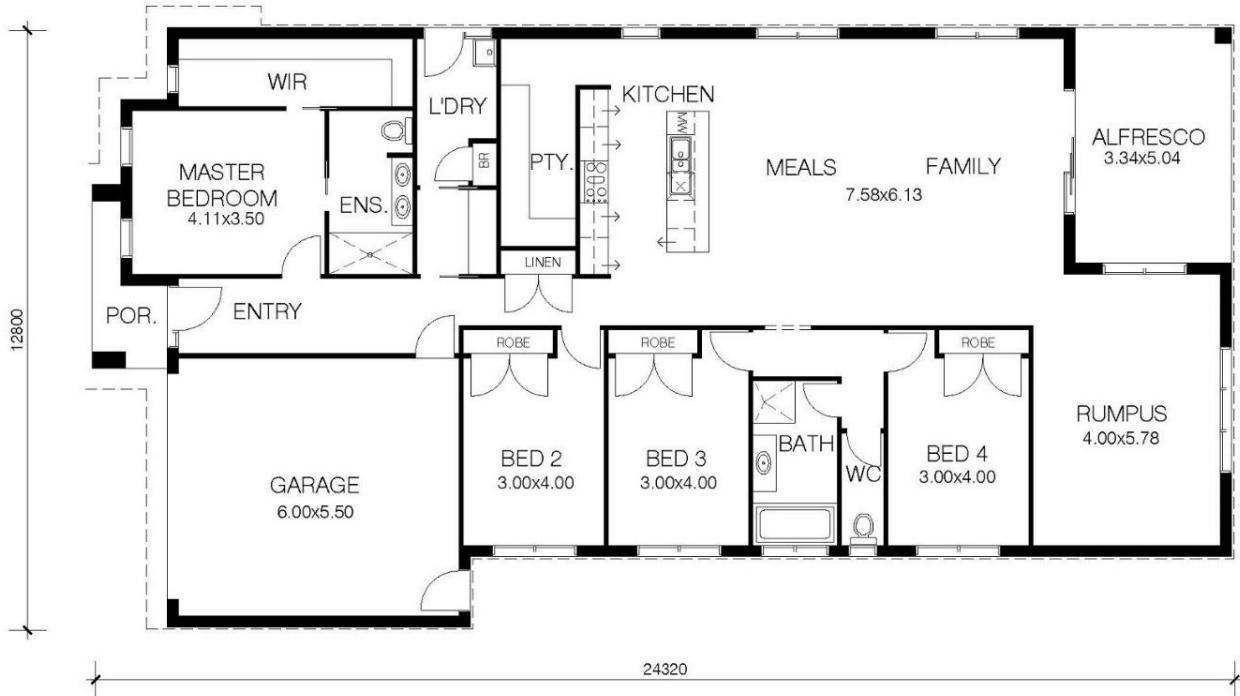


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THE MIAMI 217

Suits 14.00 M
Min. Wide Block



Floor Areas

FLOOR PLAN	217.5 M (23.4 SQS)
GARAGE	36.1 M
ALFRESCO	16.8 M
PORCH	4.1 M
TOTAL AREA :-	274.5 M (29.5 SQS)

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INCLUSIONS:

- Stainless Steel 900mm Upright Stove
- Stainless Steel 900mm Curved Glass Canopy Rangehood
- Ducted Heating to 7 Points
- One Panel Solar Hot-Water Unit OR 170L stored Hot-Water Unit where Grey-Water connection is required
- Dishwasher space
- 20mm Stone Benchtops
- Laminated Kitchen and Vanities Sheen
- Flick-mixer tap to kitchen
- 4 sets of Pot Draws
- Microwave Space in Bench
- 1800 x 900 Tiled Shower to ensuite
- 900 x 900 Tiled Shower to bathroom
- White bathroom and ensuite products
- Modern vanity sinks
- Double Vanity to Ensuite
- Mirrors in ensuite and bathroom
- Clear and pivot shower screens
- Exhaust fans to bathroom and ensuite
- Walk in Robe to Master Bedroom
- Built in Robes to bedrooms 2, 3 and 4
- Spacious linen/broom cupboard
- Feature Front door INF 5VG 920mm STAINED
- Feature Sidelight INFSL21 Clear Glass
- Deco 3S Internal doors
- Painted Skirts and Architrave
- Bayonet socket fittings to each room (globes not supplied)
- Laminated Flooring to Entry, Hallway, Kitchen, Family & Meals Areas
- Floor tiles to Wet Areas
- Carpet from Builders range
- Washable Wall Paints
- Locking aluminum windows throughout
- Tiled Roof
- Colorbond Fascia and gutter
- Render to Garage Front
- Stack Stone Tiles to Portico
- All Plans and Specifications
- Soil Report
- Engineer Class M Slab, engineered edge beams at 200mm
- Gas and Electrical underground works only
- Sewer up to 45 meters
- Storm water up to 60 meters
- Fall Allowance 300mm
- Concrete pump and temporary fencing as required
- Circuit Breaker and Smoke Detector
- Garden Taps Front and Rear
- Termite Protection
- Solid Pine Frame
- Insulation as required per 6 star energy rating report
- Now includes bushfire rating of 12.5
- Three Month Defect Period
- Ten Year Structural Guarantee
- Double garage with automated front Panel Lift Door
- HOME MAKER PACK INCLUDED
- KNOCKOUT PACK INCLUDED
- TICKLED-PINK PACK INCLUDED

NOT INCLUDED

DISPLAY HOME LIGHT FITTINGS, DOWN LIGHTS, ALARM, BLINDS,
WHITE WOODWORK, LANDSCAPING, SECURITY DOORS, COOLING,
FURNITURE & OFFICE FITTINGS

