

The Centro



Introducing the CENTRO, perfectly suited to a cottage block, whilst allowing for a large entertainment area, incorporating the beautiful alfresco, under the main roof, yet maintaining large formal and casual living areas.

The well appointed designer kitchen is centrally located and includes quality stainless steel appliances, corner pantry and an extra storage cupboard over the fridge recess.

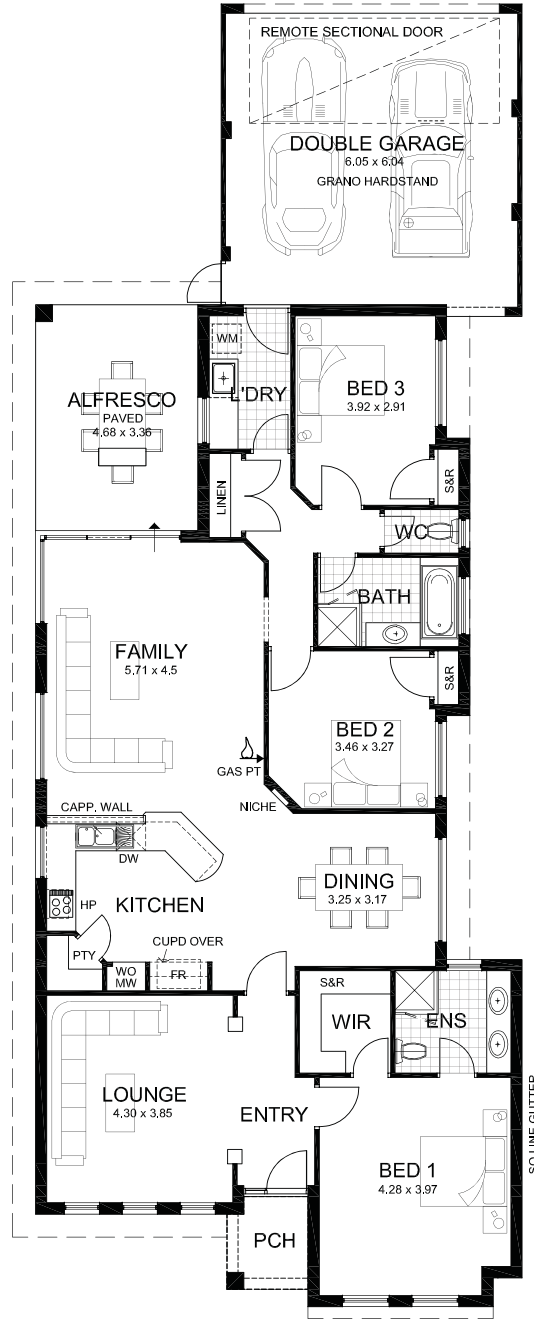
Perfect for entertaining, the family room with its windows and patio sliding doors to the alfresco, offers that light and airy feeling of space.

The other outstanding features are the formal lounge to the front with piers. A large master bedroom boasting a walk-in robe and ensuite with double china basins to the large vanity and pivot shower screens as standard.

Not forgetting two secondary bedrooms with robes, double linen and laundry with inset trough and bench leading to double garage with rear access to utility area.

AREAS

HOUSE	:	163.17
PORCH	:	3.10
ALFRESCO	:	15.72
GARAGE	:	39.19
TOTAL	:	221.18m ²
LENGTH	:	26.98m
WIDTH	:	10.07m



Build with Confidence

THE CENTRO (Deluxe Specifications)

General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- 100mm floor slab with F62 mesh to main house.
- Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway, alfresco, path and porch from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Concrete roof tiles - from our standard range.
- Cream mortar joints - raked, rolled or flush.
- Painted sand finish render to front elevation, as shown.
- White-ant treatment.
- Double lock-up garage.
- Reinforced concrete floor to garage.
- Remote sectional garage door to front with 2 handsets.
- Front and rear garden tap.
- 135 litre gas storage hot water.
- Gas point to family room.
- Linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Customwood capping to kitchen upstand.
- Ample light and all double power points.
- Exhaust fan to bathroom, ensuite and WC, flued to external air.
- TV point to family room.
- 2 hard-wired smoke detectors.
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer connection from last point.
- Painting to ceilings, doors, door frames, cappings, eaves, fascia, gutters, downpipes, meter box and external render.
- Entry door with double deadlock from our standard range.
- R3.0 Batt ceiling insulation.
- Site-survey and re-peg of your block.
- Cost of plans and specifications.
- Building Licence and Water Corporation fees.

Kitchen

- Quality stainless steel cooktop, canopy rangehood and wall oven.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Kitchen drawers on rollers and pot drawers under oven.
- Microwave recess.
- Corner access to kitchen cupboards.
- Walk-in pantry with 4 lined shelves.
- 1 row of wall tiles over kitchen bench & to underside of rangehood.
- Cupboards over fridge recess.

Bathrooms

- Laminated cupboards to ensuite and bathroom.
- Vitreous china handbasins to ensuite and bathroom.
- Clear glazed pivot shower screens to ensuite and bathroom.
- Chrome finish designer tapware and accessories to ensuite, bathroom and WC's.
- Dual flush toilets.
- Privacy latches to bathroom, master bedroom, ensuite and WC's.
- Floor tiling included to WC, bathroom and ensuite.
- 2000mm high wall tiling to showers.
- Skirting tile to WC's, bathroom and ensuite.

Laundry

- 45L stainless steel inset trough and laminated cupboards & top to laundry.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over trough & bench.

Additional

- Brick paved alfresco area.
- Decorator niche to dining.
- Double basins to ensuite.
- 28c ceiling to garage.

NOTE: Ceramic tiles, brick and paving selections, laying patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and other items not specifically detailed are from the builders standard range.

Build with confidence



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