

The Naturaliste



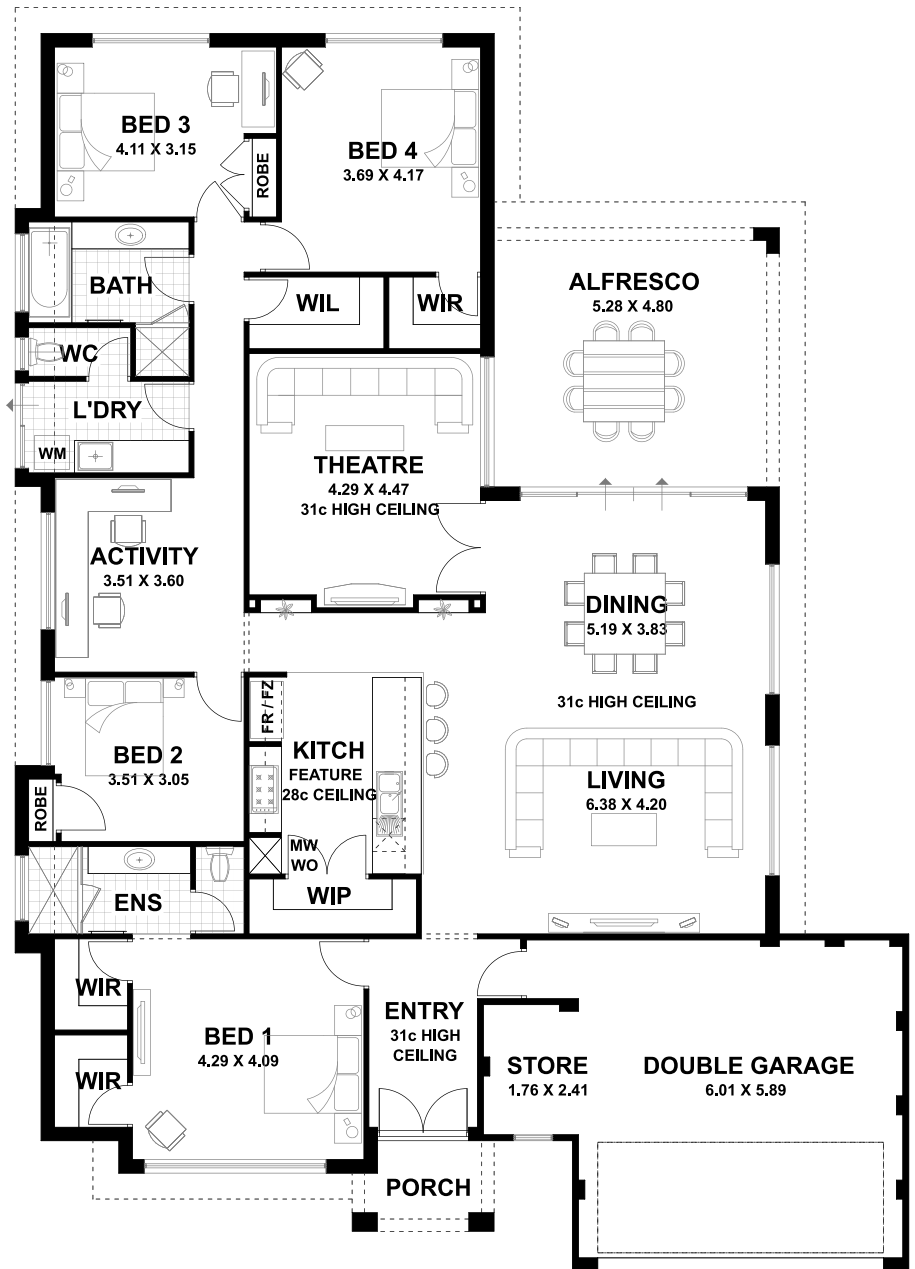
The Naturaliste is suitable for any growing family. From the contemporary front elevation to the practical layout, this home has it all.

Upon entering the double door Entry with it's high ceiling you then move to the well appointed Master Bedroom with His and Hers walk-in Robes, whilst the Ensuite has a double sized shower and separate toilet.

Next is the large Living/Dining which is linked to the Alfresco, Theatre Room all with 31 course ceilings and the Chef's Kitchen with 900 wide appliances, Fridge and Freezer recess with overhead cupboards and huge walk-in Pantry.

Other features include 3 large secondary bedrooms with built in robes, massive walk-in Linen, Laundry bench, Gyprock finish to the Portico and Alfresco ceilings, Activity room and extra storage space in the double lock-up Garage.

AREAS	HOUSE	: 223.61
	PORCH	: 4.14
	ALFRESCO	: 25.34
	GARAGE/STORE	: 43.57
	TOTAL	: 296.66m ²
	LENGTH	: 22.91m
	WIDTH	: 16.55m



Build with Confidence

THE NATURALISTE *(Deluxe Specifications)*

GENERAL

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- Class A 100mm floor slab with F62 mesh to main house.
- Class A Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway to 4.5m, Porch & Alfresco. 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.
- White-ant treatment.
- Double lock-up garage with shopper door.
- Remote sectional garage door to front with 3 handsets.
- Front and rear garden tap.
- Dux Prodigy 330T 5 Star rated gas storage HWU.
- Gas point to Living room.
- Linen cupboard with 4 white lined shelves.
- Built-in robes to minor bedrooms.
- Quality Gainsborough lever door furniture throughout.
- Ample light and double power points.
- Exhaust fan to ensuite and bathroom.
- TV point to family room and home theatre.
- 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, 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.

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.

KITCHEN

- Quality 900 wide stainless steel appliances.
- Laminated Square Edge or Postformed tops.
- Wall oven/Microwave stack with 2 N° pot drawers.
- Dishwasher provision incl. GPO & cold tap.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Kitchen drawers on rollers.
- Overhead cupboards to cooktop & fridge/freezer recess.
- Spacious walk in pantry with 4 white lined shelves.
- 1 row of wall tiles over kitchen bench + up to u/side. of overhead cupboards & Rangehood.

BATHROOMS

- Postformed laminated cupboards to ensuite & 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.
- 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, bathroom, ensuite and laundry.

LAUNDRY

- 45L stainless steel inset trough with laminated postformed cabinet.
- Laminated Laundry bench top.
- Auto washing machine taps.
- Floor tiling and skirting tile included plus 2 rows over trough & cupboards.

ADDED EXTRAS

- 31c ceilings to Entry, Living/Dining, Theatre & Alfresco.
- Huge His & Hers WIR to Master Bedroom.
- Decorator niches next to Kitchen.
- Seperate Activity area.
- Private Home Theatre.
- Extra storage/ workshop in Garage.
- Dropped ceiling to Kitchen.

Build with confidence



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