

The Sandalwood



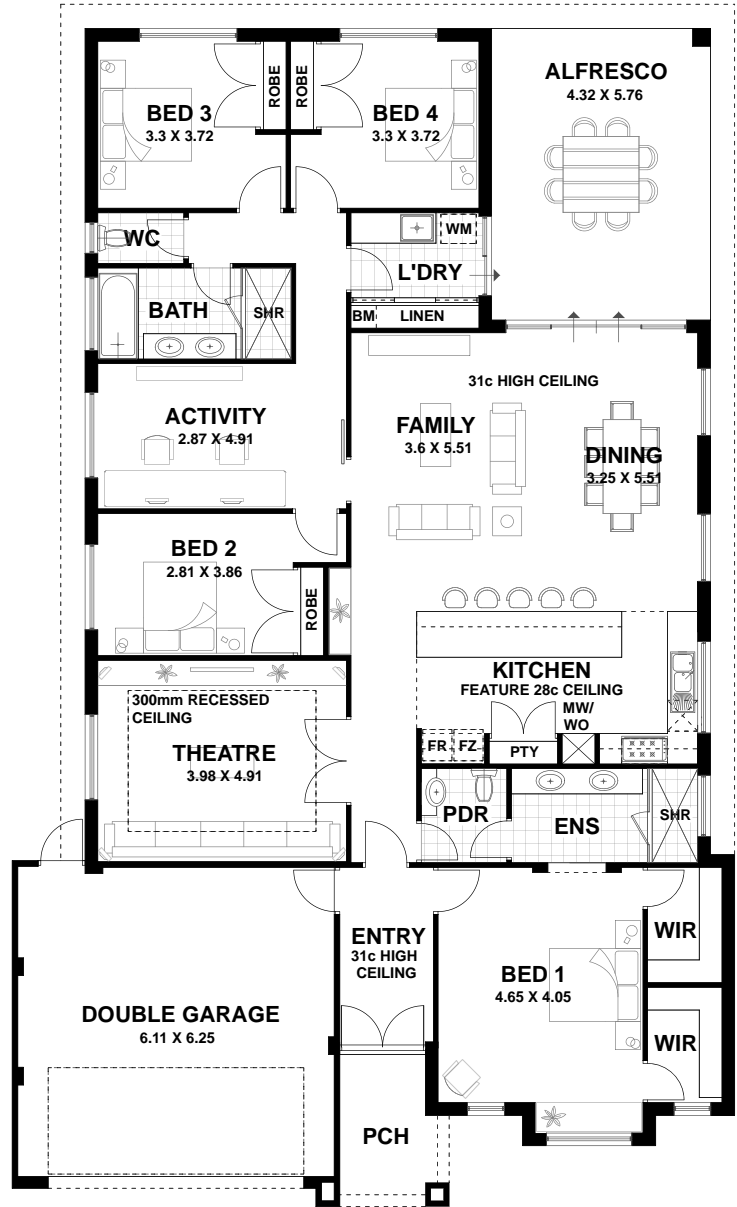
If ever a home ticked all the boxes for today's modern family the Sandalwood is it. From the moment you walk through the double door entry you are met by a soaring 31 course ceiling. A garage entrance on the left and to the right a spacious master bedroom with it's two large WIR's, double shower and vanities plus separate powder room.

The Kitchen is complemented by an island bench, stainless steel appliances, wine rack's and overhead cupboards with a feature dropped ceiling. This overlooks the family and dining areas which have 31 course high ceilings and onto the Alfresco.

Other features include 3 secondary bedrooms with double door robes, Activity, double lock up garage, theatre room with a stunning 300mm recessed ceiling. Two vanities feature in the bathroom together with the double shower. Include a stylish elevation and you have the Sandalwood.

AREAS

HOUSE	:	218.05
PORCH	:	5.19
ALFRESCO	:	24.88
GARAGE	:	40.96
TOTAL	:	289.80m ²
PERIM	:	69.80m
LENGTH	:	23.27m
WIDTH	:	14.27m



Build with Confidence

THE SANDALWOOD *(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 & colonial bars 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.
- 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 family room.
- Linen cupboard with 4 white lined shelves.
- Built-in robes with double doors to minor bedrooms.
- Quality Gainsborough lever door furniture throughout.
- Ample light and double power points.
- Exhaust fan to ensuite, bathroom & powder.
- 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.
- 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 stainless steel cooktop and oven.
- Laminated Square Edge 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 fridge / freezer recess.
- Spacious pantry with 4 white lined shelves.
- 1 row of wall tiles over kitchen bench + up to u/side. of overhead cupboards.

Bathrooms

- Postformed 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.
- 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, powder, bathroom, ensuite and laundry.

Laundry

- 45L stainless steel inset trough with laminated postformed cabinet.
- Broom closet included in Linen cupboard.
- Auto washing machine taps.
- Floor tiling and skirting tile included plus 2 rows over trough & cupboards.

Added Extras

- 31c ceilings to Family & Entry.
- Huge his & hers WIR to Master Bedroom.
- Massive ensuite with bath & separate WC.
- Feature recessed ceiling to Theatre
- Wine rack included to Kitchen cupboards.
- Twin vanities to Ensuite and Bathroom.
- Dropped ceiling to Kitchen.
- Stylish front elevation.

Build with confidence



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