

The Spruce

1  1  1 



Features

- ▶ 6 Star Energy Rating
- ▶ Gable roof design with raked ceilings to living areas
- ▶ Quality vinyl to kitchen & wet areas and carpet to living & bedroom
- ▶ Large range of finishings & options

Dimensions

- ▶ Length: 8.6m
- ▶ Width: 4.2m
- ▶ Total Area (m²): 36.1m²
- ▶ Total Area (Sq): 3.9sq

Photographs and illustrations are intended to be a visual aid only. Fixtures, finishes & features may not be a standard inclusion. Verandahs, porches and/or decks may or may not be included; check floor plan. Landscaping not provided.



THE RIGHT HOME. THE RIGHT TIME.

Displays open Monday to Saturday, 10am - 4pm

816 Mountain Hwy, Bayswater, VIC, 3153

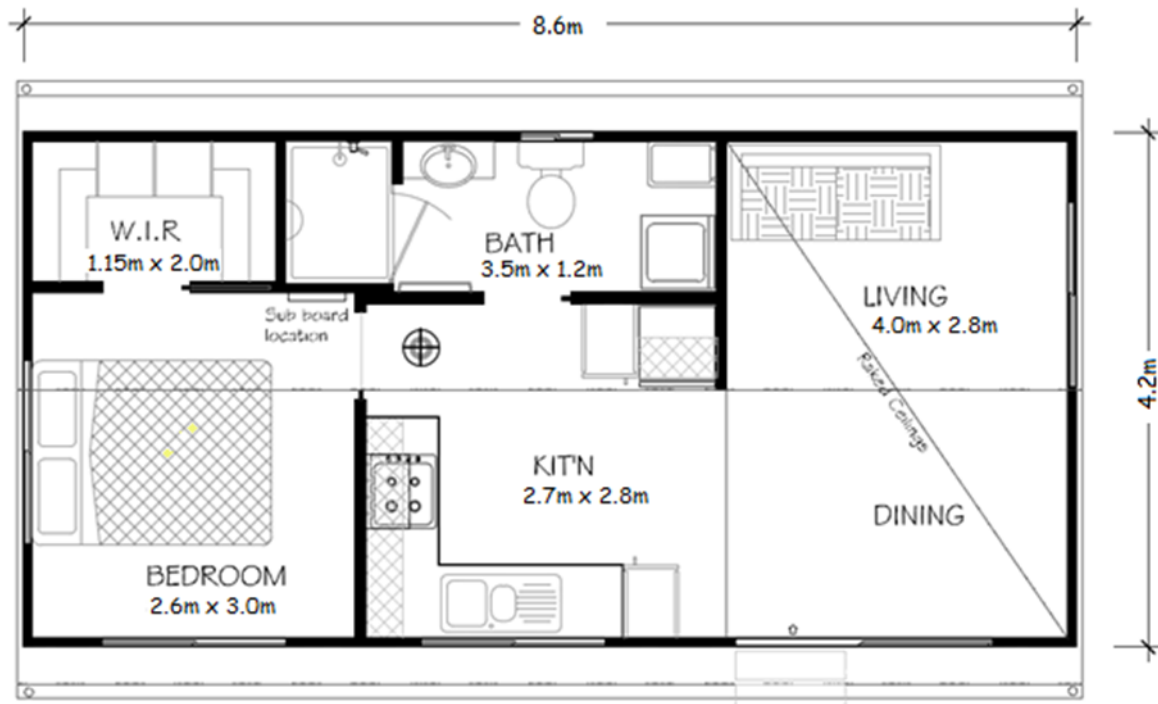
Ph: (03) 9720 1686 | Fax: (03) 9720 1690

E: enquiries@toddddevine.com.au

ABN: 21 104 128 583

www.toddddevine.com.au

The Spruce



Specifications

- ✓ 36.12 square meters floor space
- ✓ Gable roof with raked ceiling to living areas (eaves to front and rear)
- ✓ External cladding as James Hardie Primeline Chamfer Boards
- ✓ Colorbond roof with powder coated aluminium windows with insect screens
- ✓ Sliding Glass entry door with insect screen
- ✓ Quality plasterboard walls with 55mm covered cornice
- ✓ Fully painted interior & exterior with gloss enamel to internal trim
- ✓ Full laminate kitchen with rolled formed bench tops, built in pantry & fridge provision
- ✓ Electric under bench oven and electric cooktop with slide out range hood
- ✓ 1 bowl stainless steel sink with mixer tap set and left-hand draining area
- ✓ Bathroom/Laundry – 1200 x 900 shower with preformed base, tiled walls & glass pivot door, 300mm wide semi recessed bowl vanity with mirror above, towel rail, dual flush toilet with toilet roll holder and fan/light heater provided. 35ltr slim line tub with standard washing machine provision and privacy latch to door
- ✓ All plumbing fixtures and fittings included
- ✓ Generous power and light points throughout
- ✓ Floor coverings, carpet to bedrooms and living area and vinyl planking to remainder of the unit
- ✓ Walk-in robe to bed 1 (2 x sets of 4 shelves with hanging rail provided)
- ✓ Laminate broom cupboard beside fridge
- ✓ 160ltr electric HWS
- ✓ 6 star energy rated comfort



THE RIGHT HOME. THE RIGHT TIME.

Displays open Monday to Saturday, 10am - 4pm

816 Mountain Hwy, Bayswater, VIC, 3153

Ph: (03) 9720 1686 | Fax: (03) 9720 1690

E: enquiries@todddevine.com.au

ABN: 21 104 128 583

www.todddevine.com.au