

The Avoca

2  1  1 



Features

- ▶ 6 Star Energy Rating
- ▶ Gable roof design with raked ceilings to living areas
- ▶ Quality kitchen with laminate benchtops and stainless steel appliances
- ▶ Large range of finishings & options

Dimensions

- ▶ Length: 10.6m
- ▶ Width: 6.6m
- ▶ Total Area (m²): 69.9m²
- ▶ Total Area (Sq): 7.53sq
(Excluding optional verandah)

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

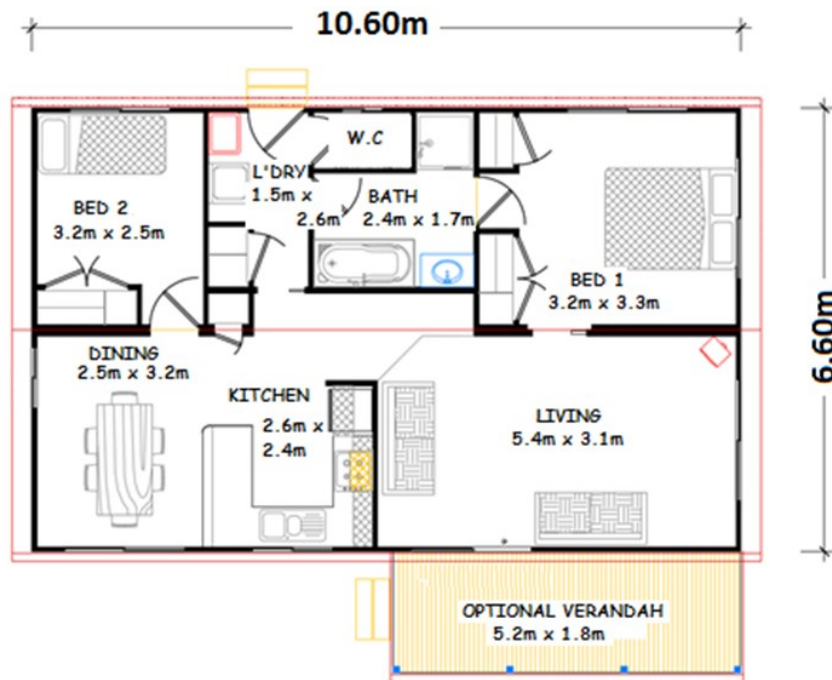
E: enquiries@todddevine.com.au

ABN: 21 104 128 583

www.todddevine.com.au

The Avoca

2  1  1 



Specifications

- ✓ 69.9 square meters floor space
- ✓ Gable roof with raked ceiling to living areas (Gable eaves)
- ✓ External cladding as James Hardie Primeline Chamfer Boards
- ✓ Colorbond roof with powder coated aluminium windows with insect screens
- ✓ Sliding glass entry door with ½ glass to laundry
- ✓ 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 & fridge provision
- ✓ Electric under bench oven and electric cooktop with slide out range hood
- ✓ 1 1/3 bowl stainless steel sink with mixer tap set & left-hand draining area
- ✓ Bathroom – 900 x 900 shower with preformed base, tiled walls & glass pivot door, bathtub, 500mm wide recessed bowl vanity with mirror above, towel rail, fan/light heater & privacy locks to both doors
- ✓ Laundry – 45ltr tub, standard washing machine provision & built in swinging door cupboard (4 shelves)
- ✓ Separate dual flush toilet with toilet roll holder & privacy latch to door
- ✓ All plumbing fixtures and fittings included
- ✓ 2 x Swinging door built in robes to bed 1 (1 x set of 4 shelves and 2 x hanging rails provided)
- ✓ Swinging door built in robe to bed 2 (1 x set of 4 shelves and hanging rail provided)
- ✓ Built in swinging door broom cupboard to hallway
- ✓ No floor coverings provided
- ✓ 160 litre electric hot water system, supplied loose
- ✓ Generous power and light points throughout
- ✓ 3000ltr slimline w/tank with pump to service sanitary flushings, supplied loose
- ✓ 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@toddddevine.com.au

ABN: 21 104 128 583

www.toddddevine.com.au