

# The Litchfield

3.5  2  2 



## Features

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

## Dimensions

- ▶ Length: 18.0m
- ▶ Width: 11.51m
- ▶ Total Area (m<sup>2</sup>): 180.5m<sup>2</sup>
- ▶ Total Area (Sq): 19.4sq  
(Including verandahs. Excluding optional garage shown)

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

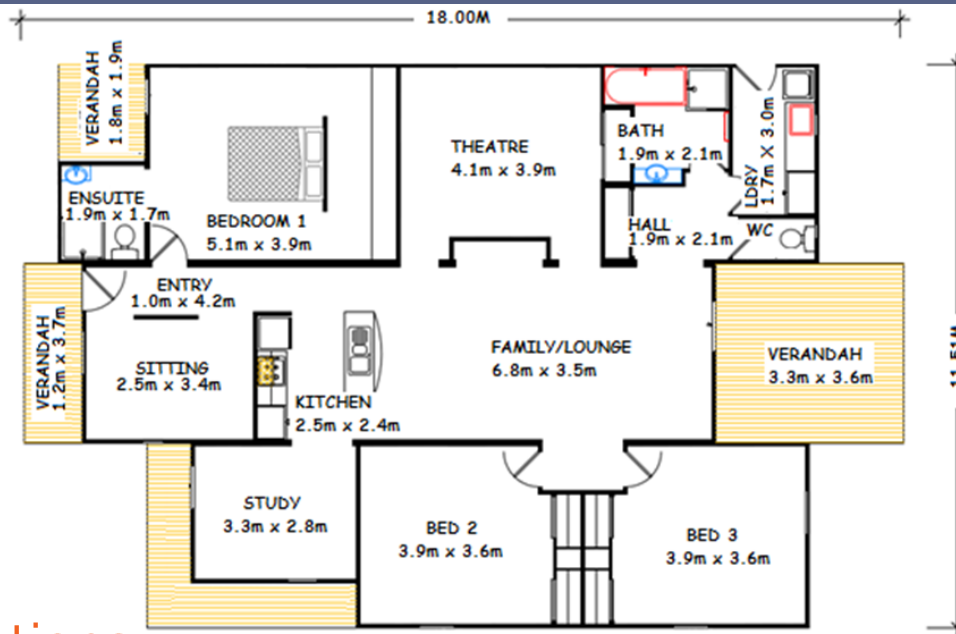
E: [enquiries@toddddevine.com.au](mailto:enquiries@toddddevine.com.au)

ABN: 21 104 128 583

[www.toddddevine.com.au](http://www.toddddevine.com.au)

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## Specifications

- ☑ 180.5 square meters living space (incl. verandahs)
- ☑ Skillion roof design with raked ceiling to living / kitchen area (eaves)
- ☑ External cladding as Weathertex woodsman vertical cladding
- ☑ Colorbond roof with powder coated aluminium windows with insect screens
- ☑ Verandahs as shown, HWD decking (study & rear verandahs under roof line)
- ☑ Solid feature entry door off verandah 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, built in pantry & 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
- ☑ Ensuite – 900 x 900 shower with preformed base, tiled walls & glass pivot door, 300 wide semi recessed bowl vanity with mirror above, towel rail, dual flush toilet with toilet roll holder, fan/light heater & privacy latch to door
- ☑ Bathroom – 900 x 900 shower with preformed base, tiled walls & glass pivot door, bathtub, 300 wide semi recessed bowl vanity with mirror above, towel rail, fan/light heater & privacy lock to door
- ☑ Laundry – Inset tub, standard washing machine provision & laminate built in broom cupboard
- ☑ Separate dual flush toilet with toilet roll holder & privacy lock to door
- ☑ All plumbing fixtures and fittings included
- ☑ Walk through robe to bed 1 (shelving & hanging rails)
- ☑ Vinyl sliding door built in robe to bed 2 & 3 ( 1 x set 4 shelves and hanging rail)
- ☑ Vinyl sliding door built in linen cupboard to hallway (4 shelves)
- ☑ No floor coverings provided
- ☑ 250 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



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