

The Nicholson

As displayed

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AS
DISPLAYED



Features

- ▶ 6 Star Energy Rating
- ▶ Skillion roof design with raked ceilings to living areas
- ▶ Caesarstone bench tops & glass splash back to kitchen, ensuite shower & laundry
- ▶ Bamboo floating floor boards

Dimensions

- ▶ Length: 17.48m
- ▶ Width: 8.7m
- ▶ Total Area (m²): 161.9m²
- ▶ Total Area (Sq): 17.4sq
(Including verandah and porch)

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

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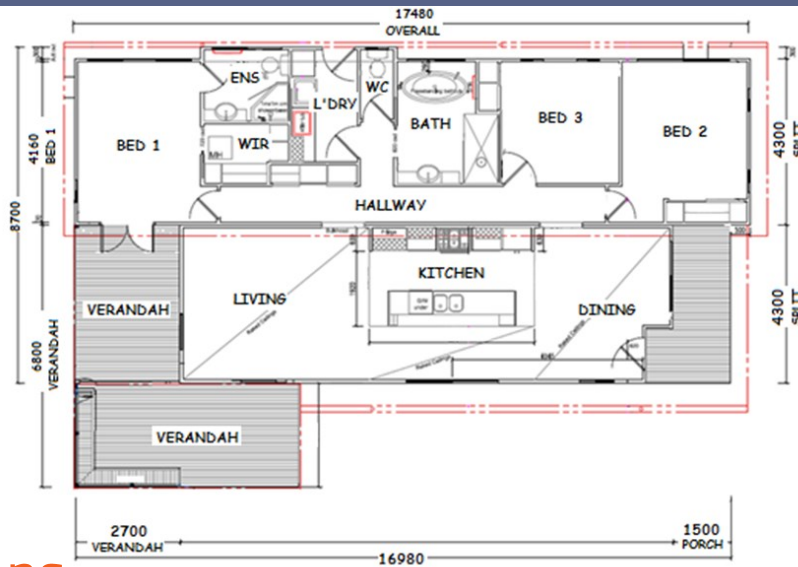
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Specifications

- ✓ 161.9m² living space (including verandahs)
- ✓ Skillion roof design with raked ceiling to living / dining area (eaves to all sides)
- ✓ External cladding as James Hardie Newport Weather Boards with render & Colorbond, Merbau Wood & Stone features to the front facade
- ✓ Colorbond roof with powder coated aluminium windows with insect screens
- ✓ Verandah/Porch, lined eaves, hardwood posts & decking, 'L' shaped return verandah included
- ✓ Solid feature entry door off front verandah with glass panels and ½ glass to laundry
- ✓ French doors to master bedroom and sliding corner glass door to living area
- ✓ Quality plasterboard walls with 55mm covered cornice
- ✓ Fully painted interior & exterior with gloss enamel to internal trim
- ✓ Full vinyl wrapped kitchen with Caesar stone bench tops with waterfall ends, built in pantry & fridge provision. Dishwasher provided to island bench.
- ✓ Electric/Gas freestanding 900mm chefs oven and glass range hood canopy
- ✓ Double bowl under slung stainless steel sink with mixer tap set
- ✓ Ensuite – Corner shower with preformed base, glass splash back & glass pivot door, 300 wide semi recessed bowl vanity with Caesar stone top, mirror above with decorative tile border, towel rail, dual flush toilet with toilet roll holder, fan/light heater & privacy lock to door
- ✓ Bathroom – 1800 x 900 Walk-in shower with tiled walls and glass panel, 300 wide semi recessed bowl vanity with Caesar stone top, large mirror above, free standing bath with floor mounted spout, towel rail, fan/light heater & privacy lock to door
- ✓ Laundry – Caesar stone bench with Inset tub, standard washing machine provision, vinyl wrapped cabinets & laminate broom cupboard
- ✓ Separate dual flush toilet to hallway with toilet roll holder & privacy lock to door
- ✓ All plumbing fixtures and fittings included with dual shower heads to walk-in shower.
- ✓ Walk-in robe to bed 1 (shelving with hanging rails)
- ✓ Sliding door built in robes to bed 2 & 3 (shelves and hanging rail provided)
- ✓ Sliding door built in cupboard to hallway (8 x shelves & additional hanging)
- ✓ Floor Coverings - Bamboo to living, kitchen & dining. Carpet to bedrooms & hall. Tiles to bathrooms & laundry
- ✓ Choice of 250ltr electric or 21ltr instantaneous gas HWS
- ✓ Generous power & light points throughout (incl. outside point to alfresco)
- ✓ 3000ltr slimline w/tank with pump to service sanitary flushings, supplied loose
- ✓ 6 Star energy rated comfort



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