

The Birch 2



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: 10.6m
- ▶ Width: 4.2m
- ▶ Total Area (m²): 45.2m²
- ▶ Total Area (Sq): 4.8sq
(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

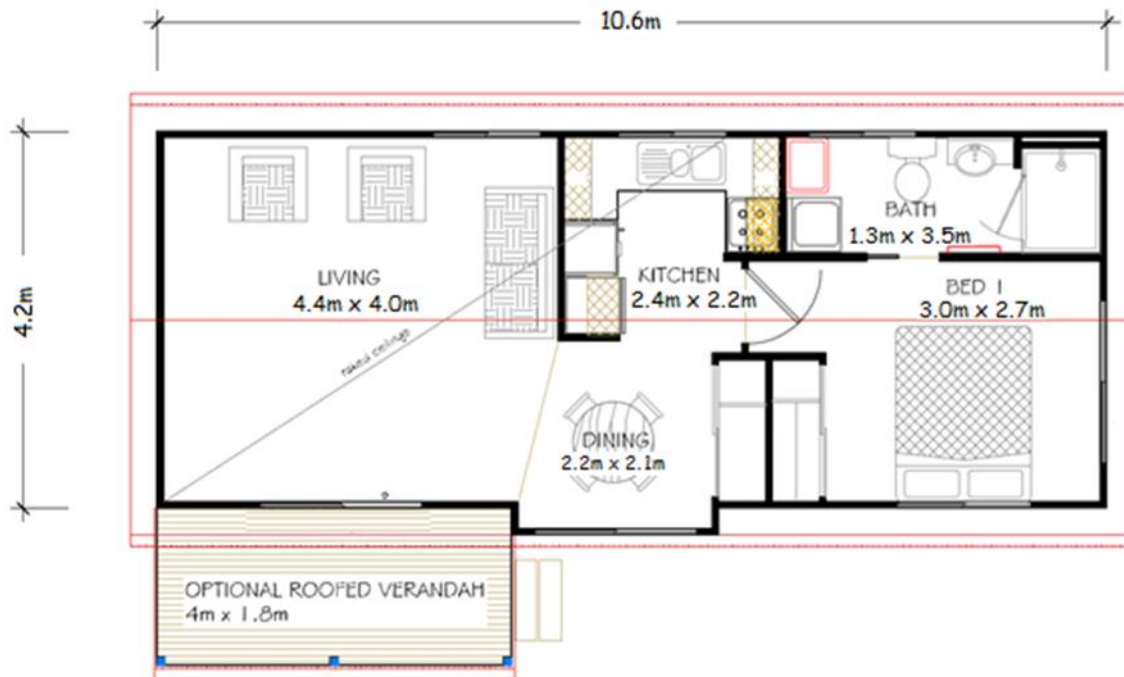
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www.todddevine.com.au

The Birch 2



Specifications

- ✓ 45.2 square meters floor space
- ✓ Gable roof design with raked ceiling to living areas (eaves)
- ✓ External cladding as James Hardie Primeline Chamfer Boards
- ✓ Colorbond roof and gutters with timber fascia and barge
- ✓ Powder coated aluminium windows with nylon insect screens
- ✓ Sliding Glass entry door with insect screen
- ✓ Quality plasterboard walls with 55cm covered cornice
- ✓ Fully painted interior and exterior with gloss enamel to internal trim
- ✓ Full laminate kitchen with rolled formed bench tops, built in pantry & fridge provision
- ✓ Electric under bench oven with electric cook top and slide out range hood
- ✓ Stainless steel 1 bowl sink with mixer tap set and left-hand drainer
- ✓ 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 & fan/light heater provided. 45ltr tub, standard washing machine provision and privacy latch to door
- ✓ All plumbing fixtures and fittings included
- ✓ Vinyl sliding door built in robe (1 x set of 4 shelves and hanging rail provided)
- ✓ Vinyl sliding door built in linen and broom cupboard to dining area (5 x shelves)
- ✓ 160 litre electric hot water system
- ✓ Generous power and light points throughout
- ✓ Floor coverings – Carpet to living area and bedroom, vinyl plank to remainder of the unit
- ✓ 6 star energy rated comfort



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