

# The Hawthorn

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## 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: 11.5m
- ▶ Width: 7.2m
- ▶ Total Area (m<sup>2</sup>): 81.2m<sup>2</sup>
- ▶ Total Area (Sq): 8.75sq  
(Including 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

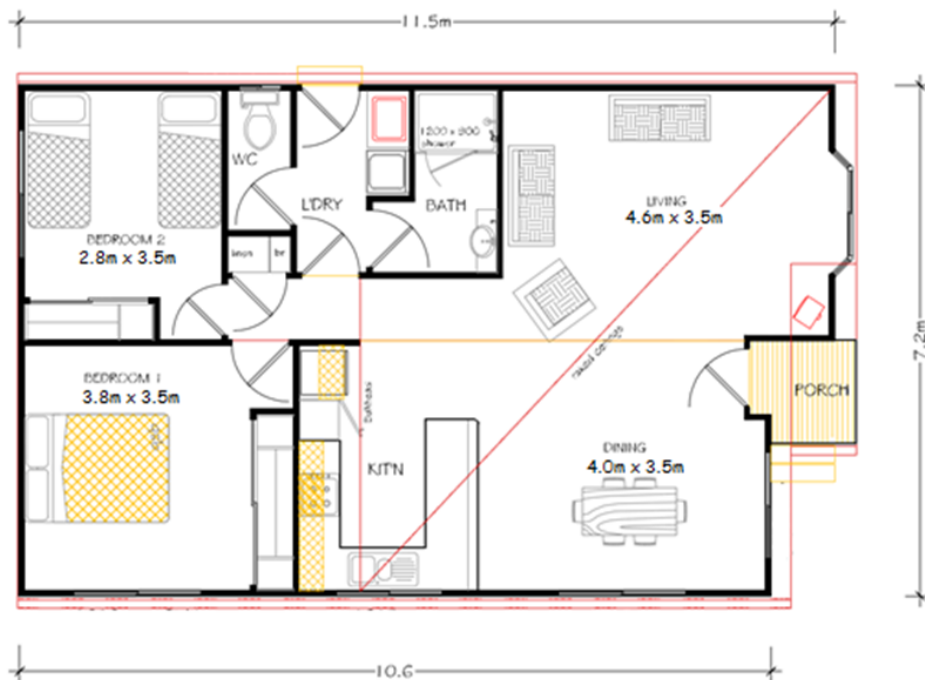
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## Specifications

- ☑ 81.2 square meters floor space (incl. porch)
- ☑ Gable roof with raked ceiling to living areas (eave to front)
- ☑ External cladding as James Hardie Primeline Chamfer Boards
- ☑ Colorbond roof with powder coated aluminium windows with insect screens
- ☑ Solid feature entry door off small porch and 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 bowl stainless steel sink with mixer tap set and left-hand draining area
- ☑ Bathroom – 1200 x 900 shower with preformed base, tiled walls & glass pivot door, 300mm wide vanity with mirror above, towel rail, fan/light heater & privacy lock to door
- ☑ Laundry – 45ltr tub with standard washing machine provision
- ☑ Separate dual flush toilet with toilet roll holder & privacy latch
- ☑ All plumbing fixtures and fittings included
- ☑ Generous power and light points throughout
- ☑ Floor coverings, carpet to bedrooms, and living areas and vinyl planking to remainder of the unit
- ☑ Vinyl sliding door built in robe to bed 1 (2 x set of 4 shelves with hanging rail provided)
- ☑ Vinyl sliding door built in robe to bed 2 (1 x set of 4 shelves with hanging rail provided)
- ☑ Built in laminate swinging door broom and linen cupboard to hallway (4 x shelves)
- ☑ 160ltr electric HWS
- ☑ 6 star energy rated comfort



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