

# The Wattle

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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: 9.0m
- ▶ Width: 4.2m
- ▶ Total Area (m<sup>2</sup>): 37.8m<sup>2</sup>
- ▶ Total Area (Sq): 4.1sq

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

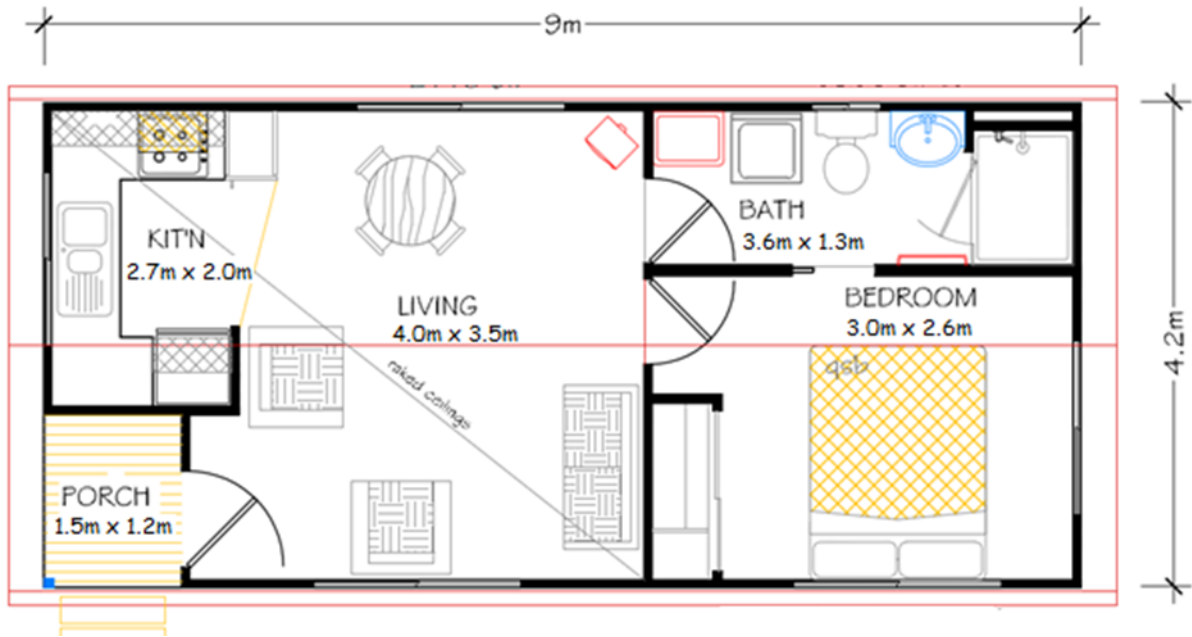
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## Specifications

- ✓ 37.8 square meters floor space (incl. porch)
- ✓ 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
- ✓ Solid feature entry door off small porch
- ✓ 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 / 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 and fan/light heater. 45ltr tub, standard washing machine provision, and privacy latch to both entry doors
- ✓ All plumbing fixtures and fittings included
- ✓ Generous power and light points throughout
- ✓ Floor coverings, carpet to bedrooms and living area and vinyl planking to remainder of the unit
- ✓ Vinyl sliding door built in robe to bed 1 (1 x set of 4 shelves and hanging rail provided)
- ✓ 160ltr electric Hot Water System
- ✓ 6 star energy rated comfort



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