

The Goulburn 2

3  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: 8.0m
- ▶ Total Area (m²): 144.0m²
- ▶ Total Area (Sq): 15.4sq
(Including porch, 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

Ph: (03) 9720 1686 | Fax: (03) 9720 1690

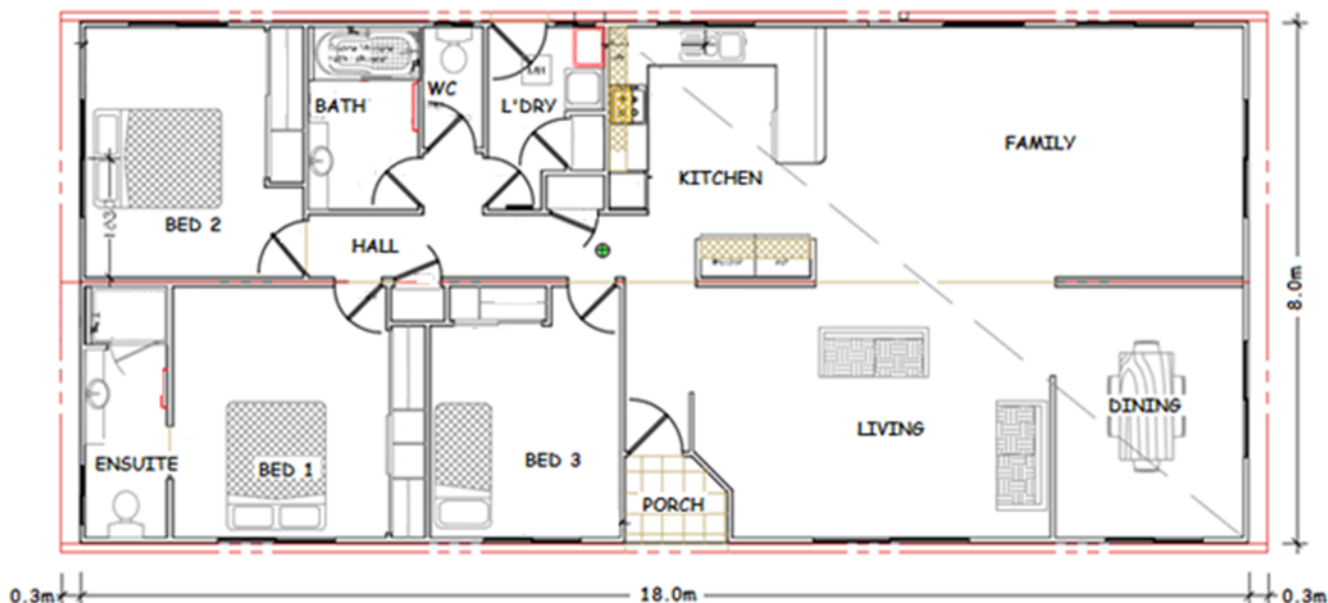
E: enquiries@todddevine.com.au

ABN: 21 104 128 583

www.todddevine.com.au

The Goulburn 2

3  2  2 



Specifications

- ✓ 144 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 with ½ glass to laundry
- ✓ Quality plasterboard walls with 55mm coved cornice
- ✓ Fully painted interior & exterior with gloss enamel to internal trim
- ✓ Full laminate kitchen with rolled formed bench tops, built in pantry & fridge/freezer 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 – 1200 x 900 shower with preformed base, tiled walls and 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 – Shower over bathtub with glass screen, tiled walls, 300 wide semi recessed bowl vanity with mirror above, towel rail, fan/light heater & privacy lock to door
- ✓ Laundry – 45ltr tub, standard washing machine provision and swinging door broom cupboard
- ✓ Separate dual flush toilet with toilet roll holder & privacy lock to door
- ✓ All plumbing fixtures and fittings included
- ✓ Vinyl sliding door built in robe to bed 1 (2 x sets of 4 shelves and hanging rails provided)
- ✓ Vinyl sliding door built in robe to bed 2 & 3 (1 x set of 4 shelves and hanging rail provided)
- ✓ 2 x Built in swinging door cupboards to hallway (linen/store)
- ✓ 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



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

ABN: 21 104 128 583

www.toddddevine.com.au