

# The Kakadu

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## Features

- ▶ 6 Star Energy Rating
- ▶ Skillion roof design with raked ceilings to living areas
- ▶ Spacious family area with bar opening up to covered deck at rear
- ▶ Large range of finishings & options

## Dimensions

- ▶ Length: 17.79m
- ▶ Width: 14.2m
- ▶ Total Area (m<sup>2</sup>): 244.6m<sup>2</sup>
- ▶ Total Area (Sq): 26.3sq  
(Including verandahs. Excluding optional garage)

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

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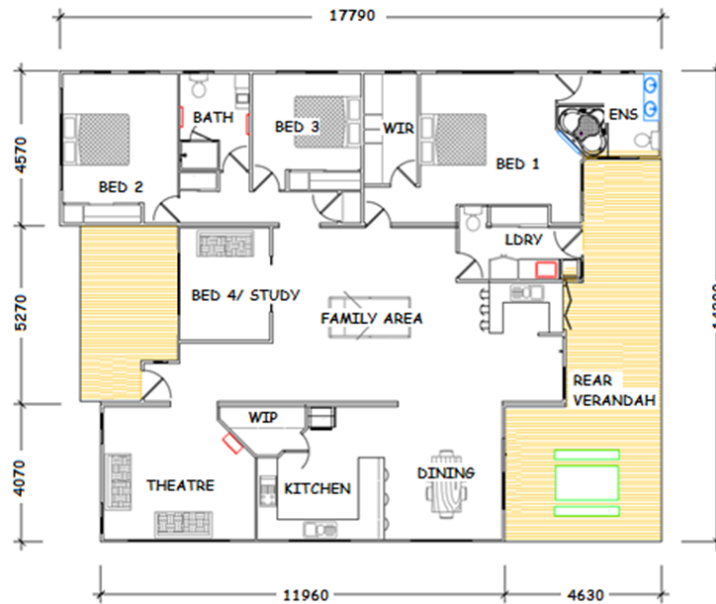
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## Specifications

- ☑ 244.6 square meters floor space (incl. verandahs)
- ☑ Skillion roof design with raked ceiling to living / kitchen area (eaves as shown)
- ☑ External cladding as Weathertex woodsman vertical cladding
- ☑ Colorbond roof with powder coated aluminium windows with insect screens
- ☑ Verandahs as shown, HWD decking, rear verandah under main roof line (Front is open deck)
- ☑ Solid feature entry door off verandah 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, walk in pantry & fridge provision
- ☑ 900mm Electric under bench oven & electric cooktop with slide out range hood
- ☑ 1 1/3 bowl stainless steel sink with mixer tap set & left-hand draining area
- ☑ Bar – small sink, laminate top and cupboard provided
- ☑ Ensuite – Corner spa with shower over, tiled walls & glass screen, 500 wide recessed double bowl vanity with mirror above, towel rail, dual flush toilet with toilet roll holder, fan/light heater & privacy lock to door
- ☑ Bathroom – 1200 x 900 shower with preformed base, tiled walls & glass pivot door, 400 wide recessed bowl vanity with mirror above, towel rail, fan/light heater, dual flush toilet with toilet roll holder & privacy lock
- ☑ Laundry – Inset sink, standard washing machine provision, vinyl sliding door built in linen cupboard (4 shelves), laminate broom cupboard & a separate dual flush toilet with toilet roll holder & privacy lock to door
- ☑ All plumbing fixtures and fittings included
- ☑ Walk-in robe to bed 1 (shelving with hanging rails)
- ☑ Vinyl sliding door built in robe to bed 2 & 3 (shelving and hanging rail provided)
- ☑ 2 x swinging door built in storage cupboards to hall
- ☑ Open double door study off family area
- ☑ 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



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