

# The Loddon

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## 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: 10.6m
- ▶ Width: 6.6m
- ▶ Total Area (m<sup>2</sup>): 69.9m<sup>2</sup>
- ▶ Total Area (Sq): 7.53sq  
(Excluding optional verandah shown)

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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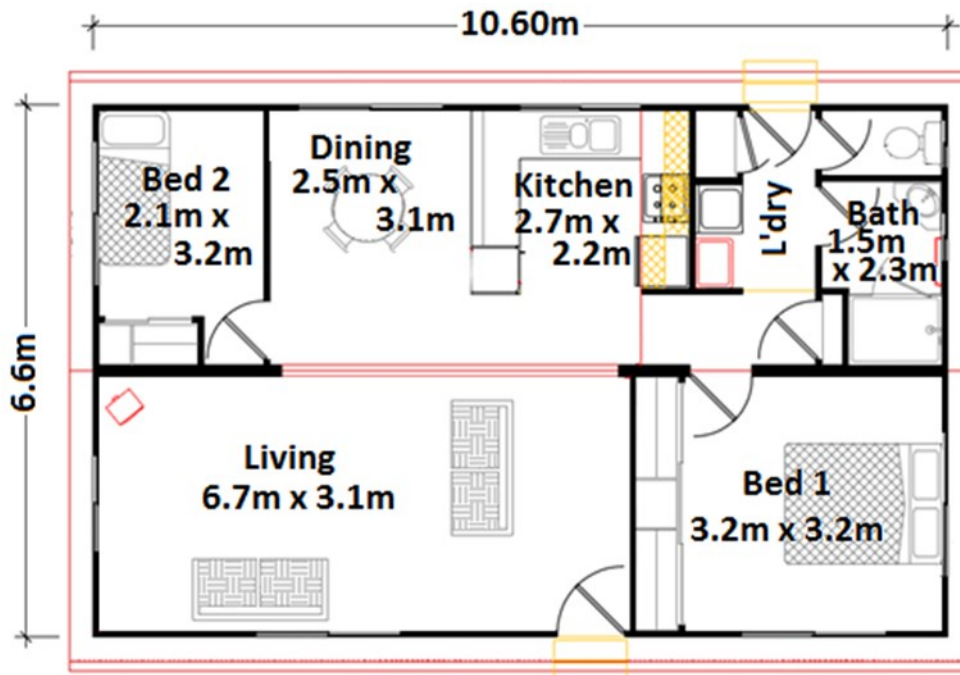
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## Specifications

- ✓ 69.9 square meters floor space
- ✓ Gable roof with raked ceiling to living areas (eaves to all sides)
- ✓ External cladding as James Hardie Primeline Chamfer Boards
- ✓ Colorbond roof with powder coated aluminium windows with insect screens
- ✓ Solid feature entry door with  $\frac{1}{2}$  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  $\frac{1}{3}$  bowl stainless steel sink with mixer tap set & left-hand draining area
- ✓ Bathroom – 1200 x 900 shower with preformed base, tiled walls & glass pivot door, corner vanity with mirror above, towel rail, fan/light heater & privacy lock to door
- ✓ Laundry – 45ltr tub, standard washing machine provision and built in linen cupboard (4 shelves)
- ✓ 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 (1 x set of 4 shelves and hanging rails provided)
- ✓ Vinyl sliding door built in robe to bed 2 (1 x set of 4 shelves and hanging rail provided)
- ✓ Built in swinging door broom cupboard to hallway (1 shelf)
- ✓ No floor coverings provided
- ✓ 160 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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