

# The Strzelecki

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## Features

- ▶ 6 Star Energy Rating
- ▶ Skillion roof design with raked ceilings to living areas
- ▶ Spacious design featuring separate living room, dining room & family room
- ▶ Large range of finishings & options

## Dimensions

- ▶ Length: 17.4m
- ▶ Width: 11.8m
- ▶ Total Area (m<sup>2</sup>): 184.8m<sup>2</sup>
- ▶ Total Area (Sq): 19.9sq  
(Including verandahs. Garage shown is optional)

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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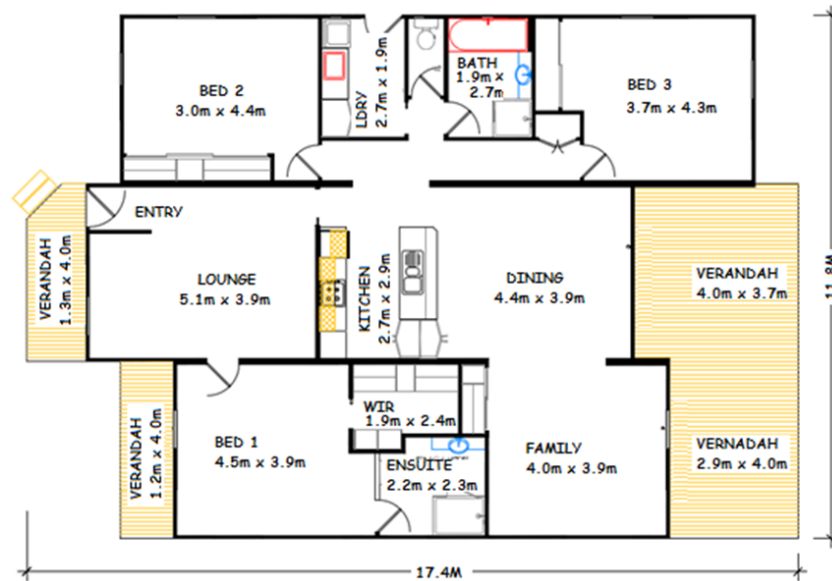
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## Specifications

- ✓ 184.8 square meters floor space
- ✓ 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 verandahs under roof line, front are open decks
- ✓ 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, built in pantry & fridge provision
- ✓ Electric wall oven and tower with electric cooktop & slide out range hood
- ✓ 1 1/3 bowl stainless steel sink with mixer tap set and left-hand draining area
- ✓ Ensuite—1200 x 900 shower with preformed base, tiled walls & 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 lock to door
- ✓ Bathroom – 900 x 900 shower with preformed base, tiled walls and glass pivot door, bathtub, 300 wide semi recessed bowl vanity with mirror above, towel rail, fan/light heater & privacy lock provided
- ✓ Laundry – Inset tub, standard washing machine provision and laminate built in broom cupboard
- ✓ 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 (4 x shelves and hanging rail provided)
- ✓ Vinyl sliding door built in robe to family room (shelving and hanging rail provided)
- ✓ Built in swinging door linen cupboard to hall (4 shelves)
- ✓ 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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