

# The Wimmera

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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: 15.0m
- ▶ Width: 7.2m
- ▶ Total Area (m<sup>2</sup>): 108.0m<sup>2</sup>
- ▶ Total Area (Sq): 11.6sq  
(Excluding optional verandah & garage 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

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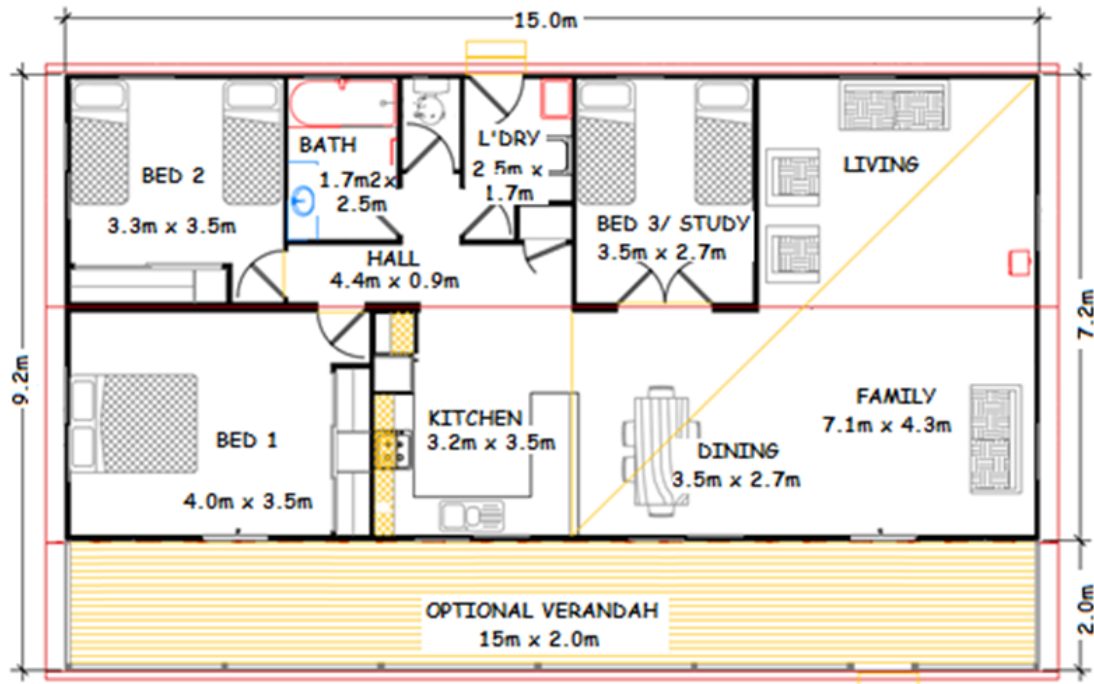
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## Specifications

- ☑ 108 square meters floor space
- ☑ 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
- ☑ Sliding glass entry door 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 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
- ☑ 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, std washing machine provision
- ☑ 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 linen cupboard to hallway (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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