

# The Melaleuca

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## Features

- ▶ 6 Star Energy Rating
- ▶ Gable roof design with raked ceilings to living areas
- ▶ Quality vinyl to kitchen & wet areas and carpet to living & bedroom
- ▶ Large range of finishings & options

## Dimensions

- ▶ Length: 7.0m
- ▶ Width: 3.4m
- ▶ Total Area (m<sup>2</sup>): 23.8m<sup>2</sup>
- ▶ Total Area (sq): 2.6sq  
(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

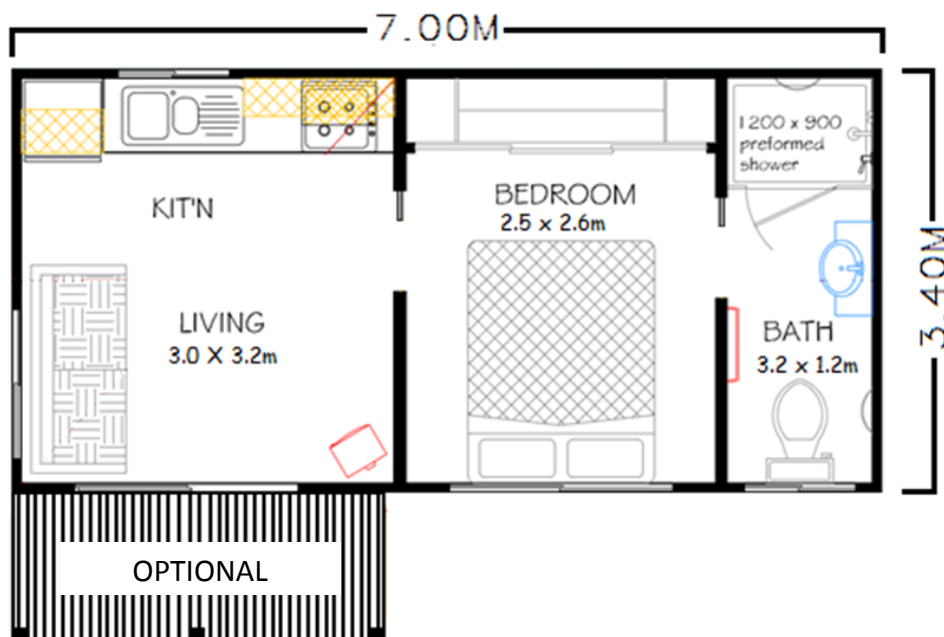
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## Specifications

- ✓ 23.8 square meters floor space
- ✓ Gable roof design with raked ceiling to living areas (Gable eaves)
- ✓ External cladding as James Hardie Primeline Chamfer Boards
- ✓ Colorbond roof and gutters with timber fascia and barge
- ✓ Powder coated aluminium windows with nylon insect screens
- ✓ Sliding Glass entry door with insect screen
- ✓ Quality plasterboard internal finish with 55cm coved cornice
- ✓ Fully painted interior and exterior (Gloss enamel to internal trim)
- ✓ Full laminate kitchen with rolled formed bench tops, overhead cupboards and fridge provision
- ✓ Electric under bench oven with electric cook top and slide out range hood
- ✓ Stainless steel 1 bowl sink with mixer tap set and right hand drainer
- ✓ Bathroom – 1200 x 900 shower with preformed base, tiled walls and glass pivot door
- ✓ 300mm wide semi recessed vanity with mirror above, towel rail, fan/light heater, dual flush toilet with toilet roll holder & privacy latch provided
- ✓ All plumbing fixtures and fittings included
- ✓ Vinyl sliding door built in robe with 1 x mirrored door (2 x sets of 4 shelves and hanging rail provided)
- ✓ 160 litre electric hot water system
- ✓ Generous power and light points throughout
- ✓ Floor coverings – Carpet to bedroom and vinyl plank to remainder of the unit
- ✓ 6 star energy rated comfort



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