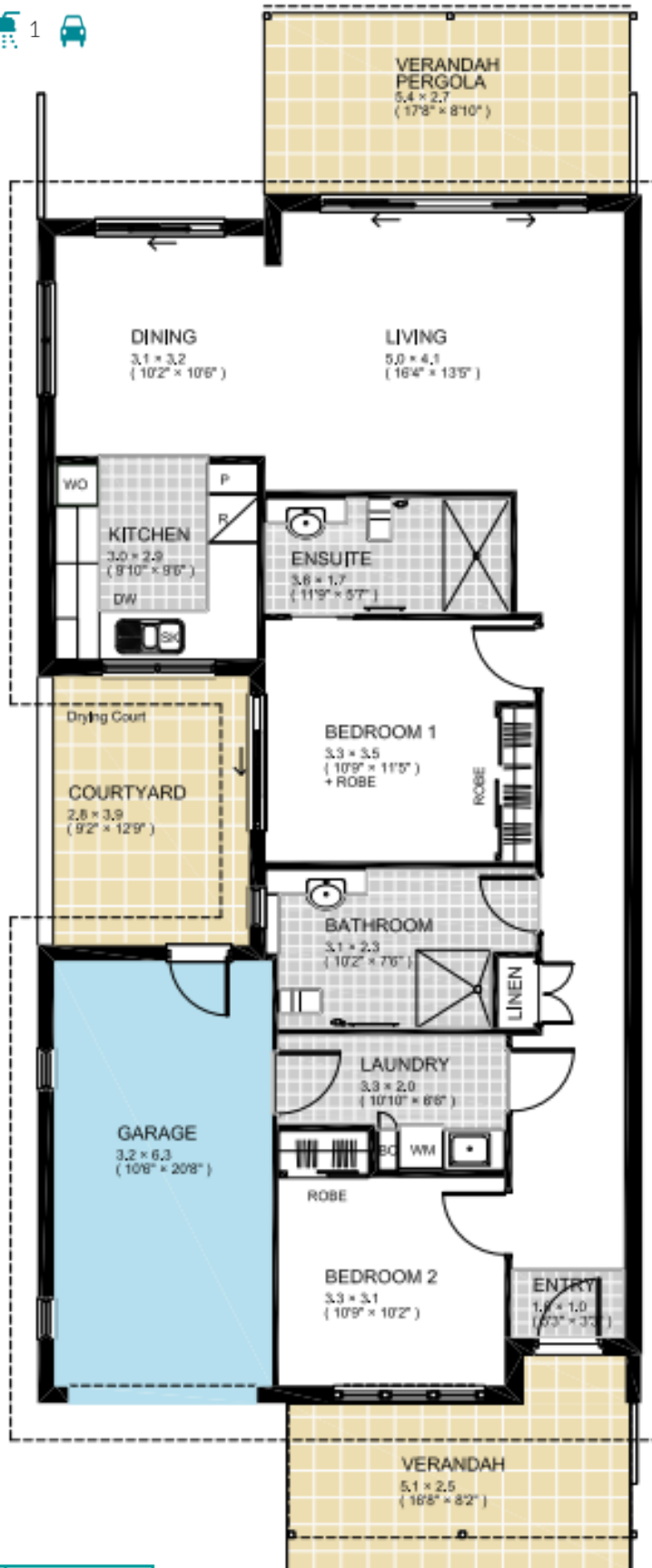


## Acacia

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Total Area (including garage)	141sqm	15.17sq
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## Finishes & Inclusions

### Entry

- Solid core front door
- Tiled entry foyer

### Living / Dining

- Quality loop pile carpet floor coverings
- Dining/living opens onto covered stencil creted outdoor entertaining area
- Linen cupboard & gas outlet

### Bedrooms

- Quality loop pile carpet floor coverings
- Spacious robe with sliding mirrored doors

### Bathroom & Ensuite

- Slip resistant floor tiling
- "Smartcaller" emergency alarm button
- Wall tiling to ceiling corncicing in main bathroom
- 3-way heater / exhaust / light
- Semi-frameless shower screen in main bathroom
- Mirror & vanity in main bathroom
- Mirror & wash basin vanity combo in 2nd toilet
- Bathroom door with emergency lift off hinges

- You may choose to have safety handrails fitted at a subsequent time

### Gourmet Kitchen

- Slip resistant floor tiling
- Laminated benchtops & cupboards\*
- Brushed stainless steel metallic kick panels
- Glazed ceramic tiled splashbacks
- Side opening fan forced oven & grill
- Glass ceramic cook top
- Stainless steel microwave
- Re-circulating rangehood
- Single drawer dishwasher
- Pantry with standard shelving & 3 drawers
- Pull out drawers – (non-soft closure)\*
- 1-1/4 Stainless steel sink with mixer tap

### Laundry

- Solid core rear door
- Slip resistant floor tiling
- Front loading washing machine (5.5kg)
- Front loading dryer (4kg)
- 45 ltr stainless steel tub built into cabinet
- Tiled splashback
- Broom cupboard

### General Features

- All rooms feature 9' ceilings
- Front door bell
- Exterior light with auto movement sensor
- Energy efficient LED lighting in main living / kitchen with Oyster style lighting in bedrooms
- TV points in living & master bedroom
- Telephone points in living, master bedroom
- 24 hour "Smartcaller" emergency call system
- Wired smoke alarm
- Ducted reverse cycle ducted air conditioning to all main rooms
- Level access throughout
- Internal garage access - remote control roller door
- Locks to all opening windows
- Security screens to all external doors
- Insect screens to all opening windows
- R4 Insulation to ceiling & R2 to external walls
- Drying courtyard with parallel folding washing line
- Covered stencil creted outdoor entertaining area
- External gas outlet & powerpoints
- Landscaping & irrigation throughout village

### Environmental Friendly & Energy Saving Features

- AAA rated washing machine
- AAA rated dishwasher Instantaneous
- Natural Gas hot water system
- Fully insulated roof blanket ceiling & external walls including the properties of exterior Hebel panel
- Water recycling (on completion of development)
- Residence designed to comply with Dubbo City Council's BASIX policy for Energy Efficient Housing

### Services Include

- Sewer, Water, Electricity, Gas & Telephone

*We reserve the right to change plans and specifications without notice at any time –*

*Plans may not be copied without written permission – Plan may not be to scale.*

*\*A range of upgrade options are available during construction – eg Stone benchtops, Soft closing drawers, additional TV & powerpoints.*