

**Cedar**

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Total Area (including garage)	210 sqm	22.6 sq
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Please Note: Plan is indicative only and subject to change.  
September 2015

## 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
- Study nook with desk and shelves

### Bedrooms

- Quality loop pile carpet floor coverings
- Bedroom 1 walk-in robe with sliding door
- Bedroom 2 built in robe with sliding mirrored doors

### Bathroom & Ensuite

- Slip resistant floor tiling
  - "Smartcaller" emergency alarm button
  - Wall tiling to ceiling cornicing
  - 3-way heater / exhaust / light
  - Semi-frameless shower screen
  - Glass mirrored shaving cabinet in ensuite
  - Mirror in main bathroom
  - Skylight in ensuite
  - Bathroom door with emergency lift off hinges
  - Caesar stone benchtops to vanities in main bathroom
- You may choose to have safety handrails fitted at a subsequent time

### Gourmet Kitchen

- Slip resistant floor tiling
- Caesarstone benchtops
- Polyurethane satin or gloss finish 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
- Appliance cabinet
- European soft closing pantry with easy view storage
- Soft closing pull out drawers
- 1-1/4 stainless steel sink 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
- LED recessed lighting in kitchen /living areas with Oyster style fittings in bedrooms / laundry
- TV points in living & master bedroom
- Telephone points in living, master bedroom & study
- 24 hour "Smartcaller" emergency call system
- Wired smoke alarm
- Reverse cycle ducted & zoned controlled 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 ceilings & R2 to external walls
- Drying courtyard with parallel folding washing line
- Covered 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 in ceiling & external walls including 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

- Town Sewer, Water, Electricity & 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.