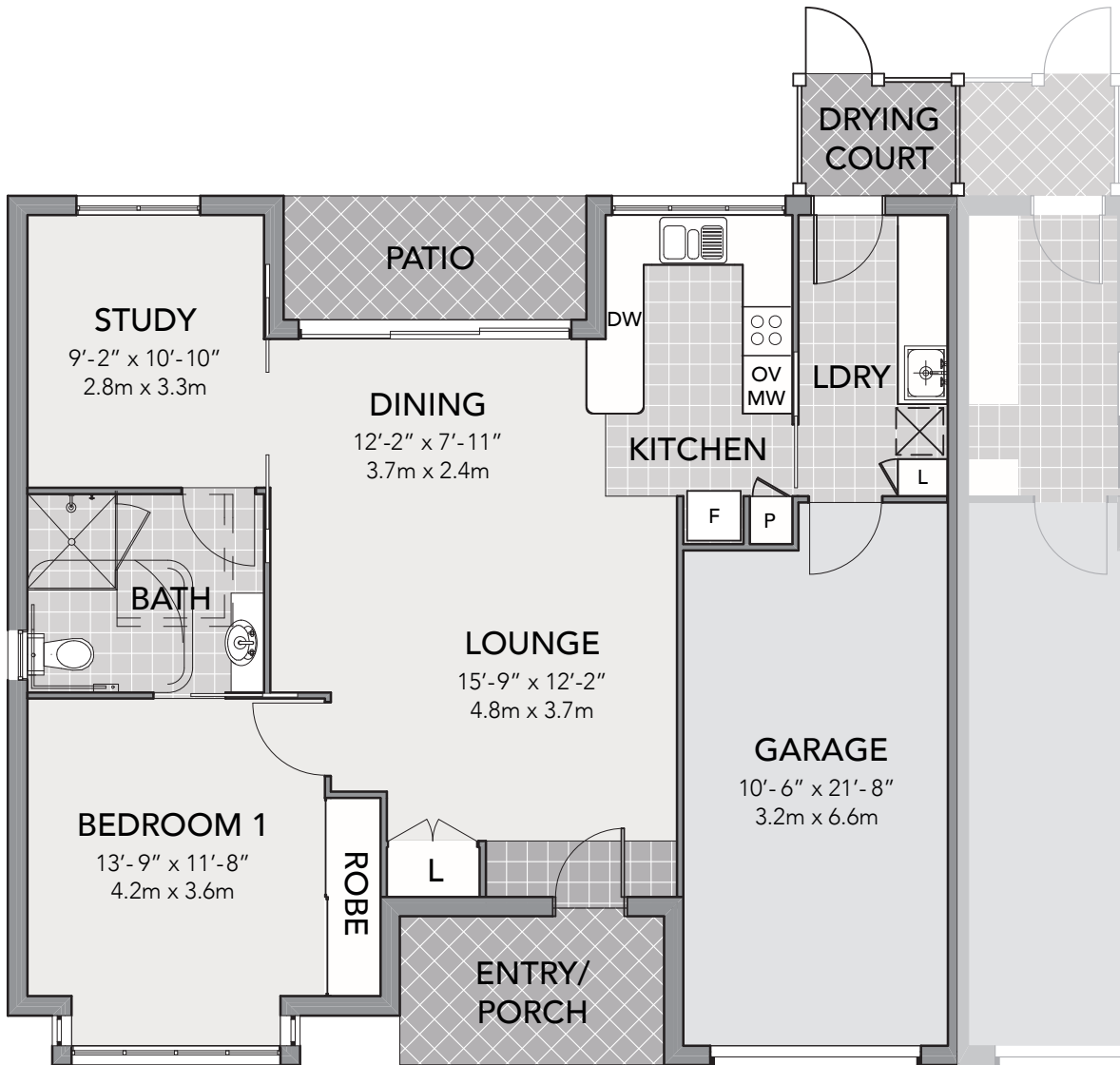


**Jacaranda - D**

- 1  1  1  1  1 



|                               |           |         |
|-------------------------------|-----------|---------|
| Total Area (including garage) | 109.7 sqm | 11.8 sq |
|-------------------------------|-----------|---------|

Please Note: Plan is indicative only and subject to change.  
September 2015

# Jacaranda - D

## Finishes & Inclusions

### Entry

- Solid core front door
- Tiled entry foyer

### Living / Dining

- Quality loop pile carpet floor coverings
- Dining/Living opens onto covered stenciled outdoor entertaining area
- Linen cupboard
- Gas Heating outlet

### Bedrooms

- Quality loop pile carpet floor coverings
- Spacious robe with non-mirrored doors\*

### Bathroom

- Slip resistant floor tiling
  - "Smartcaller" emergency alarm button
  - Wall tiling 1400mm high
  - 3-way heater / exhaust / light
  - Framed shower screen
  - Wall mirror
  - 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 and 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
- Pull out drawers
- 1-1/4 stainless steel sink with mixer tap

### Laundry

- 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
- Solid core rear door

### General Features

- All rooms feature 8'6" ceilings
- Front door bell
- Exterior light with auto movement sensor
- Energy efficient lighting – Oyster style in main living / kitchen areas
- Ceiling fan/light in 2nd bedroom / study\*
- TV point in living \*
- Telephone points in living and 2nd bedroom / study
- 24 hour "Smartcaller" emergency call system
- Wired smoke alarm
- Split system reverse cycle A/C in living area\*
- 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 and R2 to external walls
- Drying courtyard with parallel folding washing line
- Covered outdoor entertaining area
- External gas outlet & powerpoint
- 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.*