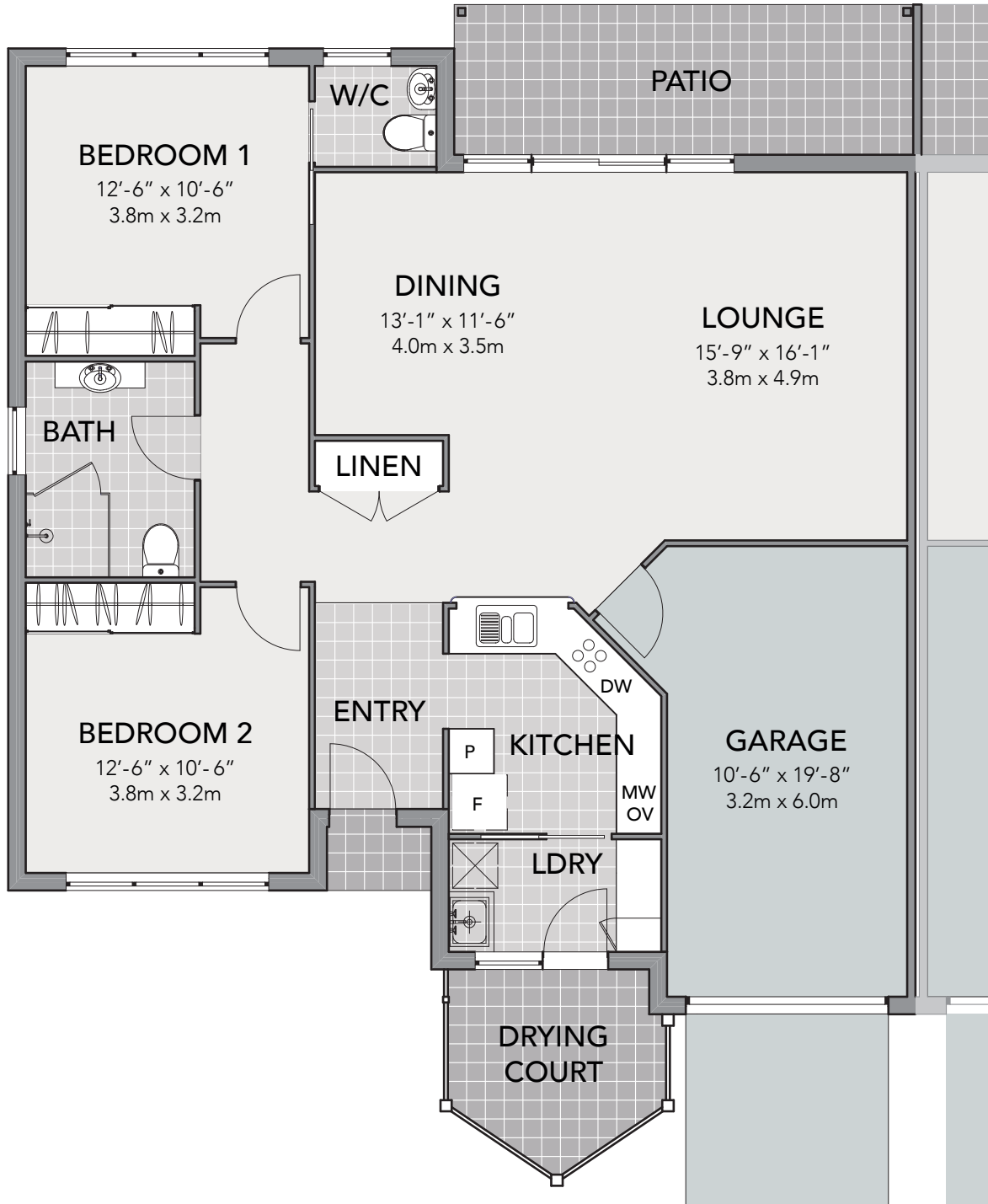


**Kurrajong - D**

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Total Area (including garage)	134.5 sqm	14.5 sq
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Please Note: Plan is indicative only and subject to change.  
September 2015

# Kurrajong - D

## 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 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 in bathroom
  - 3-way heater / exhaust / light
  - Framed shower screen in bathroom
  - Bathroom door with emergency liftoff hinges
  - Mirror & vanity in main bathroom
  - Mirror & wash basin vanity combo in 2nd toilet
- 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 & 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 bedrooms \*
- TV points in living \*
- Telephone points in living & main bedroom
- 24 hour "Smartcaller" emergency call system
- Wired smoke alarm
- Split - 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 & R2 to external walls
- Drying courtyard with parallel 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 ceiling & external walls & also incorporates the properties of exterior Hebel panel
- Residence designed to comply with Dubbo City Council's BASIX policy for Energy Efficient Housing.
- Water recycling (on completion of development)

### 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.*