

House & Land



From:

\$353,990

Lot: 130. Size: 284 Sqm

Street Name: Albina Avenue

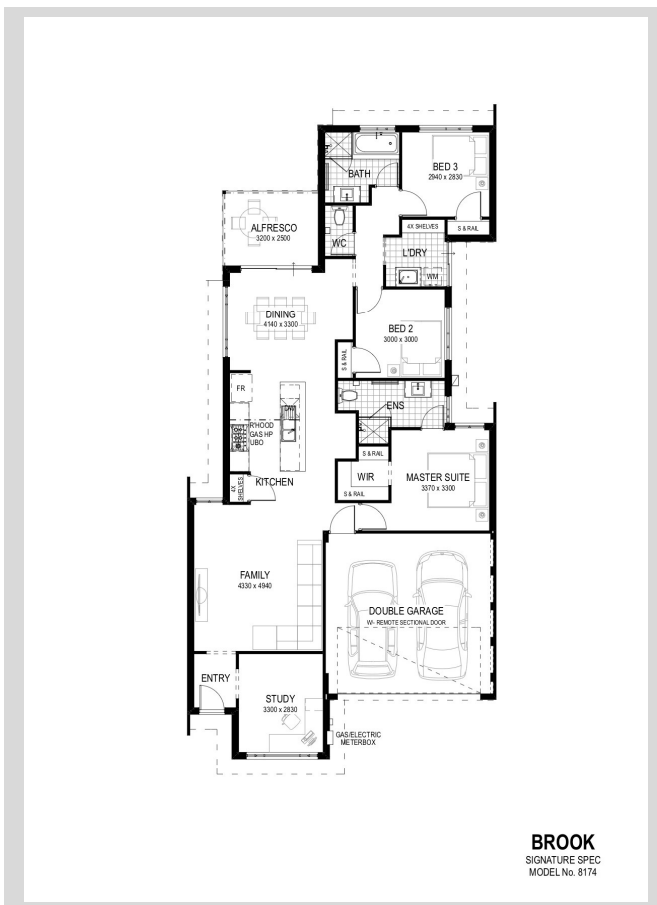
Estate: Albero' : Anketell

Specifications: So Much Class - G-Tek Promotion

- *G-Tek Smart Wall including wall paint system
- *Euro semi-frameless showers screens
- *Mitred tiles throughout
- *Choice of 6 Contemporary Elevations
- *Fujitsu ducted reverse cycle air-con with E-touch
- *31c ceiling to living areas, 28c to Alfresco
- *Essastone benchtops throughout
- *Choice of 900mm or twin 600mm Smeg Oven
- *600mm x 600mm floor tiles to the living area
- *Quality carpet with red foam to remaining
- *Roller blinds throughout & mirrored sliding robes
- *LED downlights package (20 LEDs)
- *\$8K rebate + 10K first home buyer grant included
- * Site works allowances (D10) + BAL 12.5 Included

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3



2



2



10.5m



176sqm

Signature Specification

Kitchen

- Essastone 20mm stone Benchtops from Builder's Signature Range
- Zoe Acero 1200mm stainless steel Double end bowl Sink
- Comprehensive range of laminate colours to cupboards from Laminex or Formica (Builder's Signature Range)
- Cupboard Handles – select from our Designer Range
- Smeg 900mm stainless steel gas hotplate
- Smeg 900mm stainless steel fan forced under bench oven
- Smeg 900mm canopy range hood
- Zoe Tronto chrome gooseneck sink mixer (4 Star WELS rating)
- Soft closing Doors and Drawers

Ensuite and Bathroom

- Laminated benchtops to Bathroom and Ensuite. Comprehensive range of laminate colours from Laminex or Formica Builder's Signature Range
- Cupboard handles – select from our Designer Range
- Full width Slimline framed mirrors
- Zoe Kyra square inset Basin with chrome overflow, plug and waste
- Framed shower screens
- Excellent range of Wall and Floor tiles up to \$44 per sqm retail from Builder's Signature Range
- Tiling to showers at 2000mm high
- Zoe Tronto chrome Basin Mixer (4 Star WELS rating)
- Zoe Amanda Shower Rail
- Zoe Moderna wall faced Toilet Suite with soft close seat (4 Star WELS rating)
- Zoe 1500 Series stainless steel double towel rails (where shown) and Toilet Roll Holders
- Exhaust fans to Bathroom, Ensuite and WC
- Zoe Tronto 1530 or 1680mm bath (as per on plan)

Laundry

- Zoe Acero 45L inset Trough with 800mm laminated bench top and cupboards
- Zoe Tronto chrome gooseneck Sink Mixer (4 Star WELS rating)
- Zoe Lioni chrome washing machine taps (4 Star WELS rating)
- Excellent range of Wall and Floor tiles up to \$44 per sqm retail from Builder's Signature Range

Internal

- Cove cornice throughout home
- Gainsborough internal lever door handles from Builder's Signature Range
- Privacy locks to Bathroom, WC, Master Suite, Powder room (if applicable) or Ensuite
- Shelf and hanging rail to Robes
- Linen cupboard with 4 shelves (where shown on plan)
- Chrome floor wastes throughout
- Choice of:
 - GTEK Smart Wall Finishing System
 - Internal plastering with standard float and set with metal corner beads to all trafficable corners

Garage

- Centurion remoted controlled sectional Garage Door from Builder's Signature Range
- Ceiling to Garage lined with Durasheet
- Ceiling to Garage lined with Durasheet

External

- Harmony Habitat concrete roof tiles
- Colorbond slotted federation Gutters, Fascia and Downpipes
- Acrylic texture coat render (as shown on plan)
- Aluminium Window Frames from Builder's Signature Range with vent locks to all Windows and Sliding Doors
- Flyscreens to all aluminium opening Windows and Sliding Doors
- Ceiling to Porch and/or Verandah lined with Durasheet
- Ceiling to Alfresco lined with Durasheet
- Estate paint grade Entry Door from Builder's Signature Range
- Gainsborough Governor Entry Door furniture with double deadlock
- Brikmakers Original, Granite, Geo and Stonewash paving collections in Builder's Signature Range, available in three different sizes: Easipave, Vistapave and Flagstone
 - Paving allowance for Driveway
 - Path from Driveway to Front Entry, Alfresco, Porch and/or Verandah (where shown on plan)

Siteworks and Services Inclusions

- Site Inspection
- Site Contour Survey
- Building Licence and standard Water Authority application fees (excluding headworks and planning fees)
- 10 metre Sewer Run
- 6 metre Water Run
- 6 metre Power Run (single phase)
- 20 metre allowances for gas run (measured from front boundary to meter box)

Additional Inclusions

- 6 Star Energy Rating
- Lifetime Structural Guarantee, giving you peace of mind for the lifetime of your occupancy. See clauses 23 and 24A of your contract*
- Lump sum Building Contract
- Double Clay Brick construction
- Engineer designed slab and footings
- Choice of external clay bricks from Builder's Signature Range with cream rolled joints
- Insulation – minimum R4.0 batts to House and Garage
- RCD Safety switch to all lighting circuits and power point circuits
- 6 month Maintenance period
- Gas continuous flow Hot Water Unit
- Clipsal Iconic light switches (Vivid White)
- Control link wiring
- Double GPOs (where shown on plan)
- Two hard wired smoke alarms
- Two external garden taps
- Triple-guard White Ant Treatment
- Blue pine roof timber treated for protection against European House Borer
- Electrical consultancy assistance and individual Electrical Prestart
- Ample light points (positioned as shown on plan)
- Builder's Indemnity Insurance
- Essential Living Technology package (1x TV point, 1x data point, 1x phone point, 1x digital antenna (if required))
- Painting specification includes ceiling, doors and door frames, woodwork, eaves, gables and meter box

Disclaimer: Design and specification are subject to compliance with Developer's covenants. Colour selections, design and specification are subject to a 6 Star assessment to meet the minimum energy requirements. Our continuous product improvement program may result in the specifications changing without notice to a product of greater or equal value.

* Terms & Conditions and exclusions apply. The warranty is provided in addition to any warranty or guarantees imposed by law and in particular the guarantees implied by Australian Consumer Law. This specific warranty is non-transferrable and applies only to the Proprietor's occupancy. Contact Impressions for further details. You will also be supplied with full details of the warranty as part of our contracting process. All images are for illustrative purposes only. *Terms and conditions apply. See website for details and inclusions. Impressions is not the owner of the land. BC6415