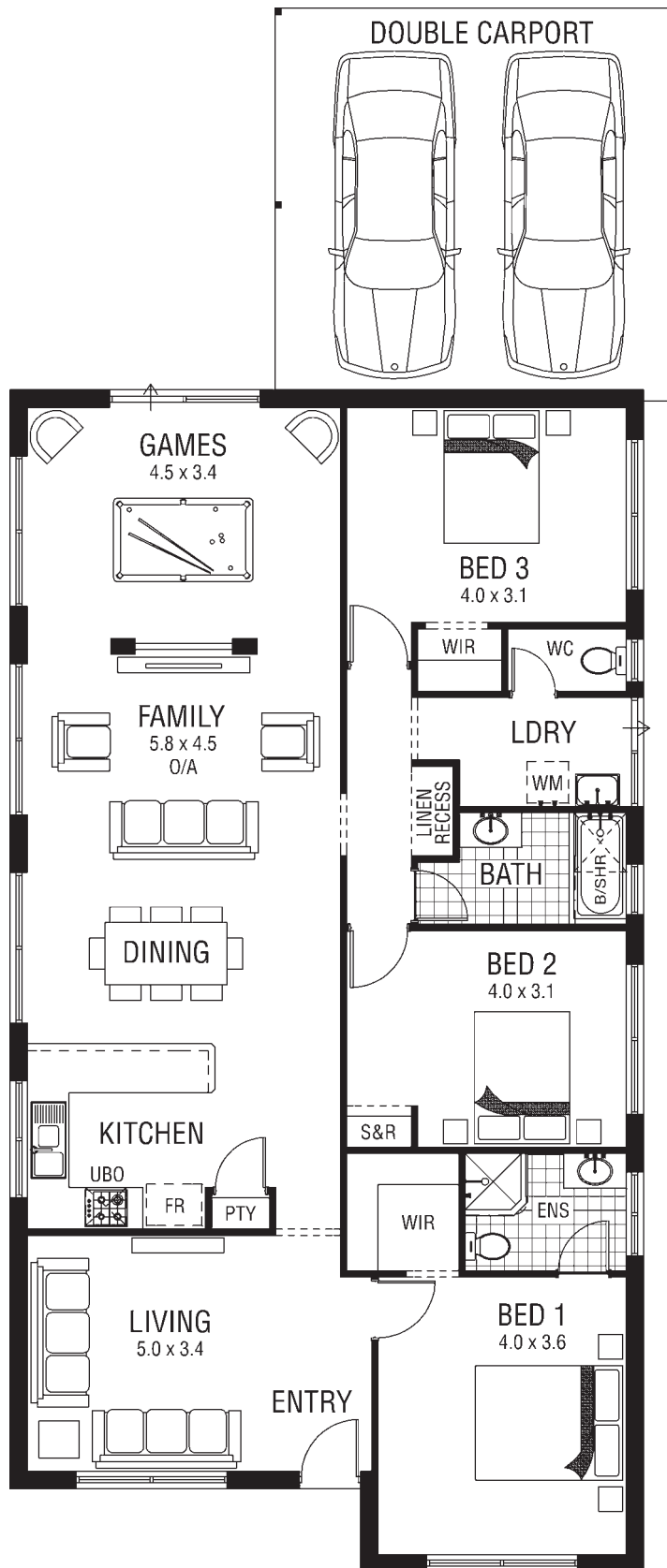


# The Batavia MKII 3x2 Collection.

DESIGNS FOR NARROW LOTS



with games room and rear carport

# ***The Batavia MKII 3x2 Collection.***

## WHAT YOU GET

- BONUS - Full eaves to the entire home
- Double carport
- Electric stainless steel fan forced oven and gas hotplate including wok burner
- Vanity cupboards and mirrors to bathroom and ensuite
- Built in pantry
- Harmony tiled or Colonial style zincalume roof from builders standard range
- Celltherm ceiling insulation R2.5
- Solid double clay brick construction (no Thermalite)
- Raked or rolled joints, cream mortar
- Quality plasterboard ceilings and cornices
- Full paint finish excluding internal walls
- Affinity ultralock coloured aluminium windows and sliding doors
- WIR to master bedroom
- Robe recess with shelf and rail to all minor bedrooms
- 1 1/2 bowl sink with flick mixer tap
- Fully lined kitchen cupboards (melamine)
- Choice of imported floor tiles to bathroom and ensuite – standard 200 x 200
- Skirting tiles to bathroom, ensuite, W.C., laundry and kitchen
- Soap dishes to showers
- Towel rail and toilet roll holders
- Coloured bath and hand basins
- Laundry trough with cabinet and sudsaver
- 135 litre gas storage hot water unit
- Coloured cistern and seat to W.C.
- Dual flush toilet cisterns
- Automatic washing machine taps
- Choice of chrome or acrylic taps
- Front and rear garden taps
- Privacy latch to bathroom, ensuite and W.C.
- Exhaust fans to kitchen and ensuite
- External light to front and all entry points and carport
- Ample light and power points
- Local authority and water board standard building fees
- Cost of plans and specifications
- Fixed Price Contract
- Engineer designed concrete slab
- Architectural design service
- Alterations and additions to plan to suit your requirements
- The cost of contour survey and site inspection in new subdivisions
- Termite treatment to slab area
- Electrical safety switch
- Connection to sewer up to 10 metres included
- Security strobe light and siren for future alarm system
- 2 hardwired smoke detectors
- 25° roof pitch
- 6 months maintenance period
- Lifetime structural guarantee for the duration of the time you remain the owner of the home



***Get it all together***



***Call 9214 1111***

