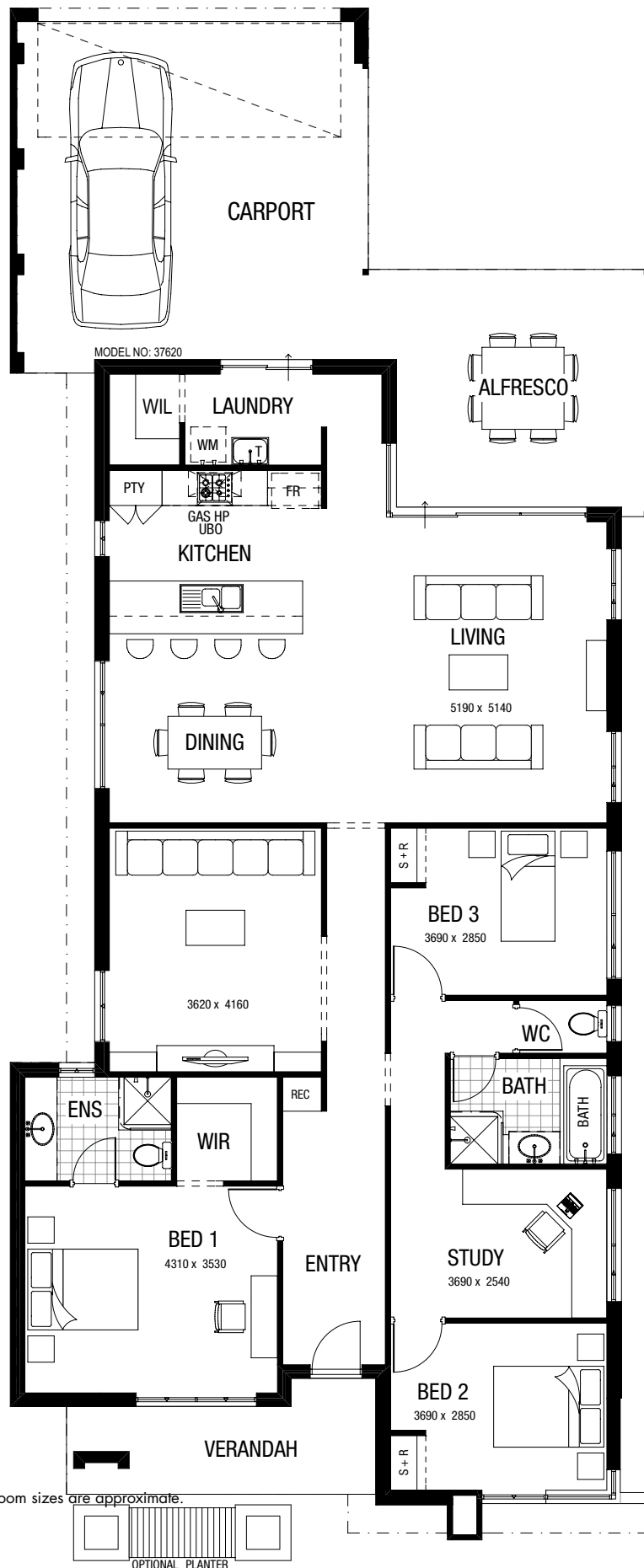


# The Hamelin.



\*Room sizes are approximate.

# ***The Hamelin.***

## WHAT YOU GET

- Feature elevation as displayed
- Gas boosted solar hot water system 300L
- Double carport with driveway (1.5m setback), remote control sectional door
- Blokpave to carport, porch and Alfresco from builders standard range
- Technika Bellissimo electric stainless steel fan forced oven and gas hotplate including wok burner and Technika 900mm curved glass canopy rangehood
- 1 ½ bowl stainless steel sink with flickmixer tap
- Polyrey-Polyform bench tops 38mm profile with 6mm rounded edges
- Polyrey/Panoprey (with ABS edging) to kitchen and bathroom doors and drawers
- Vanity cupboards and mirrors to bathroom and ensuite
- Colorbond or Harmony tiled roof from builders standard range
- Celltherm insulation R 3
- Solid double brick construction
- 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
- Built in two door laminated pantry
- Fully lined kitchen cupboards (melamine)
- Feature front door
- Choice of imported floor tiles to bathroom and ensuite – standard 200 x 200
- Skirting tiles to bathroom, W.C., laundry and kitchen
- Soap dishes to showers
- Towel rail and toilet roll holders
- Coloured bath and hand basins
- Stainless steel laundry trough with cabinet and sudsaver
- Gainsborough leverset door handles as displayed
- Coloured cistern and seat to W.C.
- Dual flush toilet cisterns
- Automatic washing machine taps
- Choice of taps from builders standard range
- Front and rear garden taps
- Privacy latch to bathroom and W.C.
- Exhaust fans to kitchen and ensuite
- External light to front and all entry points and carport
- Ample light and power points
- Flyscreens and flydoors to all sliding doors and sliding windows
- 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
- 2 hardwired smoke detectors
- 25° roof pitch
- Lifetime structural guarantee for the duration of the time you remain the owner of the home



***Bringing people  
and houses together***



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