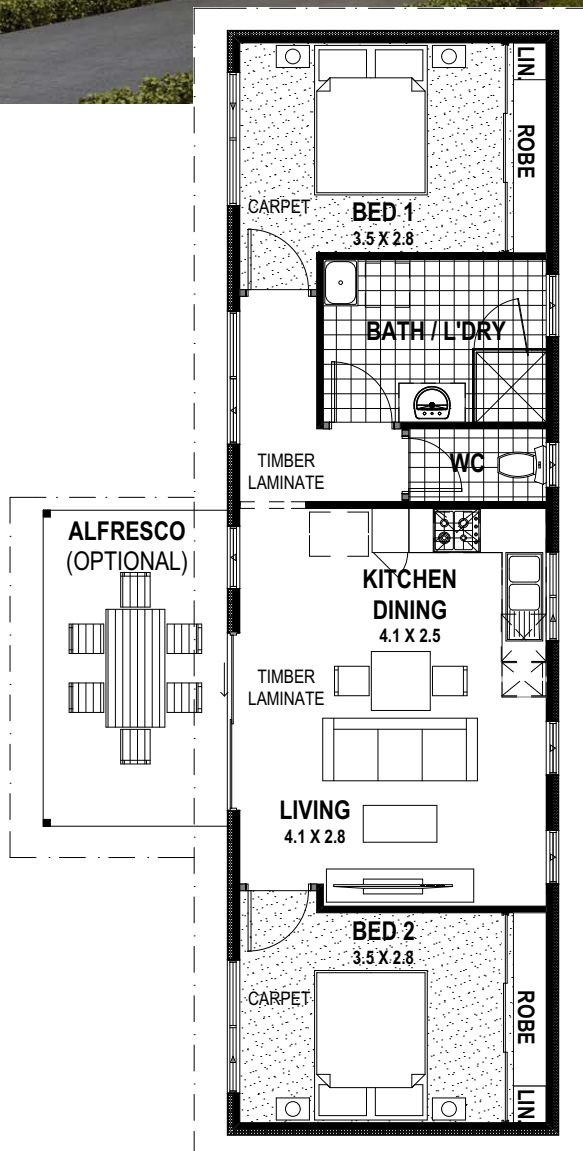


dream it. live it. love it.

the monroe



The two-bedroom Monroe takes the classic granny flat to a new level and the external elevation is an enviable modern look. The spacious open plan kitchen, living and dining area at the heart of the home is flanked at either end by the carpeted bedrooms, providing maximum privacy. The central and combined bathroom and laundry, plus separate WC adds to the practicality of this home too. The fresh light ambience of the home will be a pleasure to live in.

THE MONROE

Specifications at a glance

x2 x1

Total 70sqm

Overall House Dimensions
15m long x 4.5m wide

Also includes:

- Living ■ Kitchen/Dining
- Separate WC
- Optional Alfresco

specifications

the monroe



Structural

- Truecore® 90mm steel wall frames and roof trusses
- Engineered and reinforced concrete floors
- Chemical termite spray

External of Home

- Custom Orb Colorbond® Wall cladding
- Custom Orb Colorbond® Roof cladding
- Colorbond® fascia, barge, gutters and downpipes
- Corinthian PMAD 104 Entry Door with translucent glass
- Delf Linear Secure entry set to front door
- Corinthian No.7 laundry door with clear glazing (if shown on plan)
- Delf quality Entry Lock set including deadlock to laundry door if applicable
- 4.0 ceiling insulation
- R2.0 High Density insulation batts to all external walls
- Quality Jason aluminium windows and sliding doors including the Breeze Lock system, keyed locks and flyscreens
- Rinnai energy efficient instantaneous gas hot water system with recessed wall box
- Waterproof bunker lights to all external doors
- One external tap
- One external waterproof double power point

Internal of Home

- 2425mm high plasterboard ceilings with 75mm cove cornice
- Plasterboard internal walls with flush reveals and skirting boards
- Full painting of all internal & external walls, ceilings, cornices, mouldings, architraves & doors
- Delf quality internal chrome lever handles throughout
- Walk in robe or built in robe with vinyl sliding doors, shelf and chrome hanging rail to Bedroom 1 (as shown on plan)
- Built in robe with vinyl sliding doors, shelf and chrome hanging rail to all other bedrooms (as shown on plan)
- Double power points throughout (as shown on plan)
- One telephone point
- Hard wired smoke detectors with battery back up
- One television point
- Full painting of all internal and external walls, ceilings cornice, mouldings, architraves and doors
- Vinyl Planking to Living Areas from Builder's Standard Range
- Carpet to all Bedrooms from Builder's Standard Range
- Slimline Venetians to all Windows and Sliding Doors excluding Wet Areas from Builder's Standard Range

Kitchen

- 600mm Westinghouse stainless steel electric under bench oven
- 600mm Westinghouse stainless steel gas hotplate
- 900mm Westinghouse stainless steel canopy range hood
- Double bowl/single drainer stainless steel sink with WELS® rated contemporary Alder chrome flick mixer
- 400mm height ceramic tiling to kitchen splashback
- Dishwasher recess (includes single power point and cold water provision)
- Laminate doors and drawers with white lined kitchen cupboards, soft close drawers and doors with ABS edging
- One set of four cutlery drawers
- One set of three pot drawers
- Built in pantry (if shown on plan)
- 40mm Polytec laminate benchtops
- Choice of Polytec doors and drawer fronts

Bathroom and Ensuite

- Laminate doors with white lines soft close cupboards and doors with ABS edging
- 40mm Polytec benchtops

- Polytec door fronts
- Framed pivot shower door and screen to Bathroom and Ensuite
- Choice of ceramic wall tiling in shower recess to 2m high
- Choice of ceramic tiling to floors and skirting
- WELS® rated contemporary Alder chrome mixer tapware throughout
- White vitreous china insert basins to Bathroom and Ensuite
- Fully framed mirrors to vanities
- Chrome double towel rails to Bathroom and Ensuite
- White acrylic bath to Bathroom (if shown on plan)
- Privacy locks to Bathroom and WC's
- Exhaust fans to Bathroom, Ensuite and WC's
- WELS® rated white vitreous china back to the wall dual smart flush toilet suites with soft close seat and lid

Laundry

- Laminate cupboard with 42 litre stainless steel trough with WELS® rated contemporary Alder chrome flick mixer
- WELS® rated contemporary Alder chrome automatic washing machine taps
- Walk in or built in linen cupboard (as shown on plan)

Additional Inclusions

- Six month after care service
- Industry best ten year structural guarantee
- Feature and Contour survey
- Site specific soil report
- Local Government planning approval fees
- Energy efficiency assessment and certification
- Bushfire attack level report
- HIA Home Building Contract
- Homeowners warranty insurance
- Individual Engineers Certification
- Single residential Water Corporation approval
- Shire Building approval

Items Priced per Individual Property Requirements

- Earthworks including compaction certificate and concrete footings
- Electrical connections (Greater than 20 metres)
- Plumbing connections (Greater than 20 metres)
- Septic system and or sewer upgrades
- Stormwater systems

Optional Extras

- Feature wall cladding
- Ceiling fans
- Reverse cycle air conditioning
- Porches, Carports, Verandahs, Alfrescos (not under main roof)
- Kitchen upgrades to appliances and cupboards
- Internal wall insulation – thermal or sound insulation
- Customisation of floor plan
- Concrete driveway, cross overs, pathways
- Security screens
- Clothesline
- Pet doors
- Fencing
- Landscaping and reticulation
- Garden shed

*Please note: Brands and model numbers are subject to change due to Supplier availability and stocks. In the event of a change an equivalent model will be given

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