

## 3 & 4 BEDROOM HOMES

**Current as at 1<sup>st</sup> January, 2010**

ALL DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS OFFER WILL NOT BE VALID WITH ANY OTHER PROMOTION.



### 3 Bedroom Homes

Floor Plan	M <sup>2</sup>	Size	Cost includes delivery up to 100 road klms (GST inc)
Tomerong	97.2m <sup>2</sup>	13.5m x 7.2m	\$115,215
Araluen	92.5m <sup>2</sup>	13.8m x 6.7m	\$109,533
Fijian	92 m <sup>2</sup>	16.5m x 6.7m	\$109,352
Wyndham	105 m <sup>2</sup>	14m x 7.5m	\$122,947
Madrid	125m <sup>2</sup>	12m x 13m approx	\$148,859

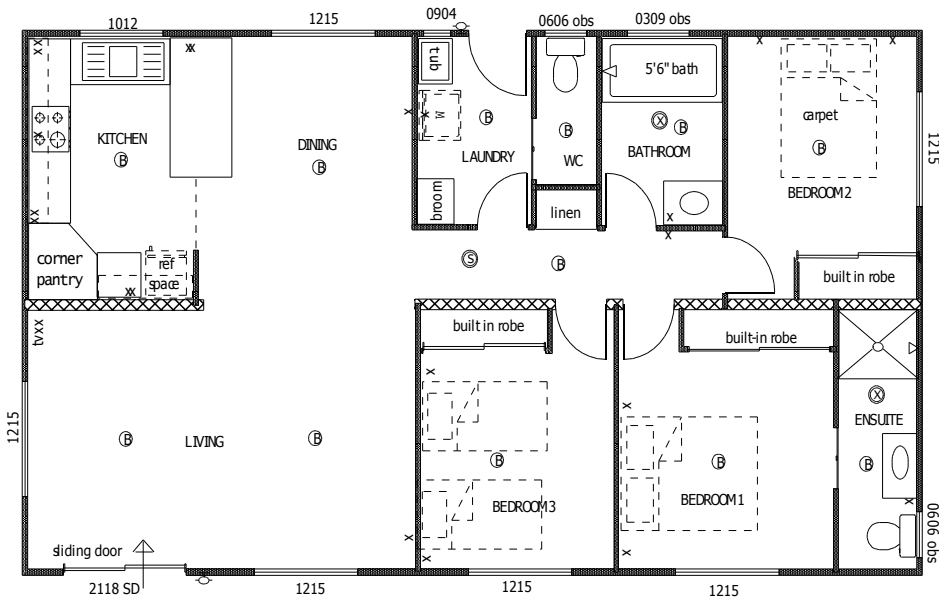
### 4 Bedroom Homes

Floor Plan	M <sup>2</sup>	Size	Cost delivered - includes first 100 road klms (GST inc)
Broulee	104.4m <sup>2</sup>	14.5m x 7.2m	\$122,855
Myrtle Gully	107.3m <sup>2</sup>	14.3m x 7.5m	\$126,517

Note: All above figures are approximate.

Prices do not include furniture, sub-floor infill, steps, carport or slab, siting, site preparation, piers or tie-downs, crane hire, site toilet, silt/site fencing, council or surveyor's fees, the connection of utilities (gas, water, electricity including the connection across the join of the home, storm water and sewerage).

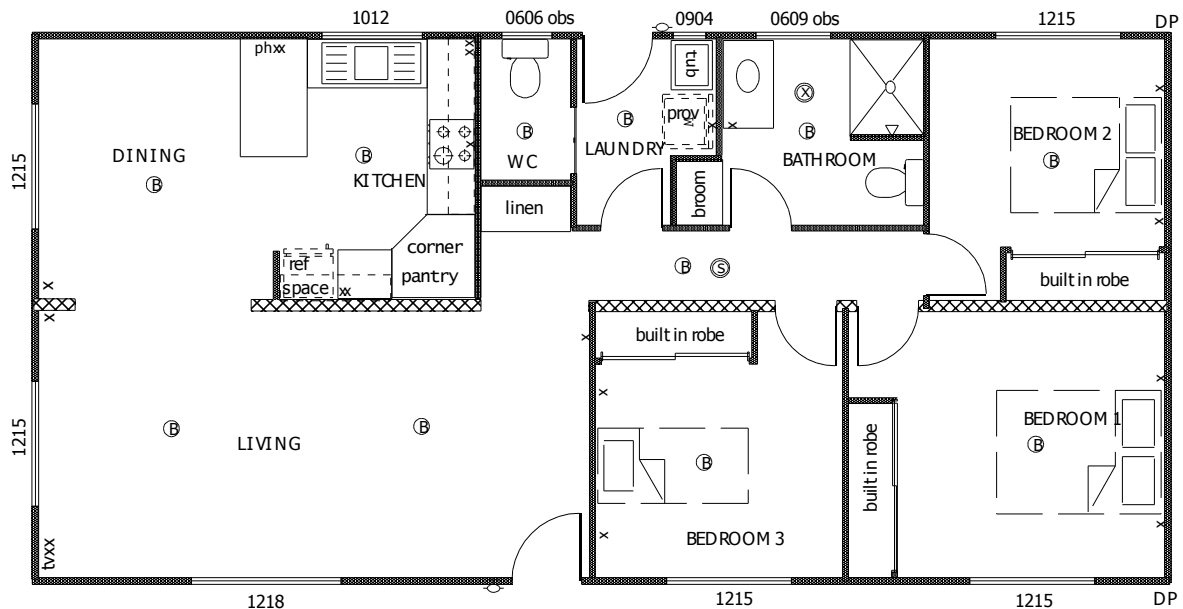
## Tomerong 13.5m x 7.2m



Exterior Option- Suggestion Only.

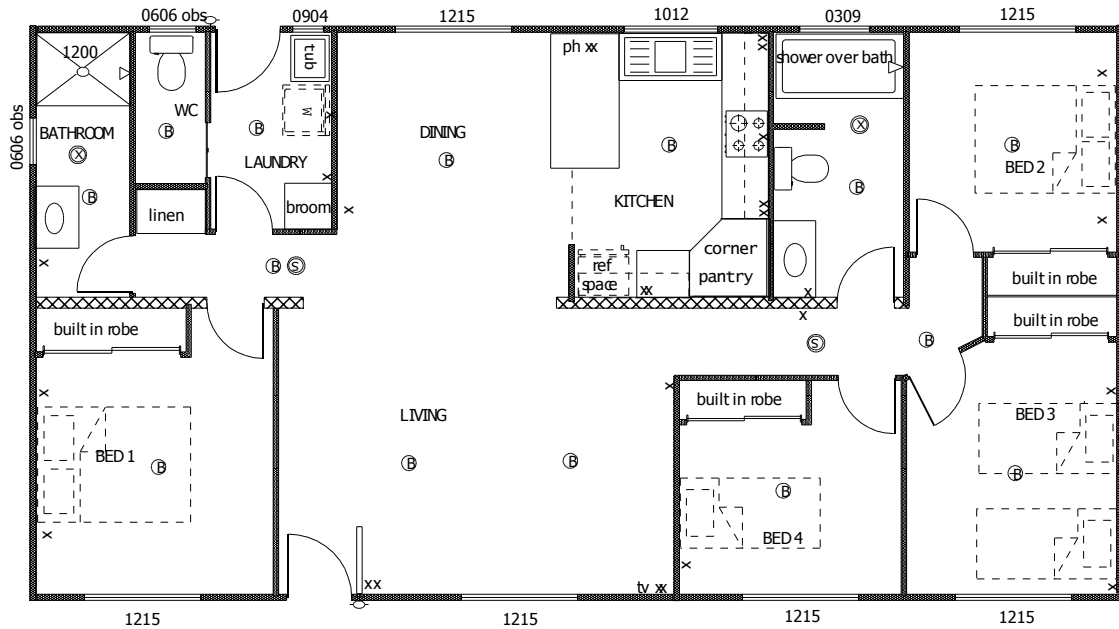
Spacious 3 bedroom home with ensuite and separate toilet. Possible access on three sides for multiple external living areas – large verandahs, sunroom and workshop could all be features of this popular design.

## Araluen 13.8m x 6.7m



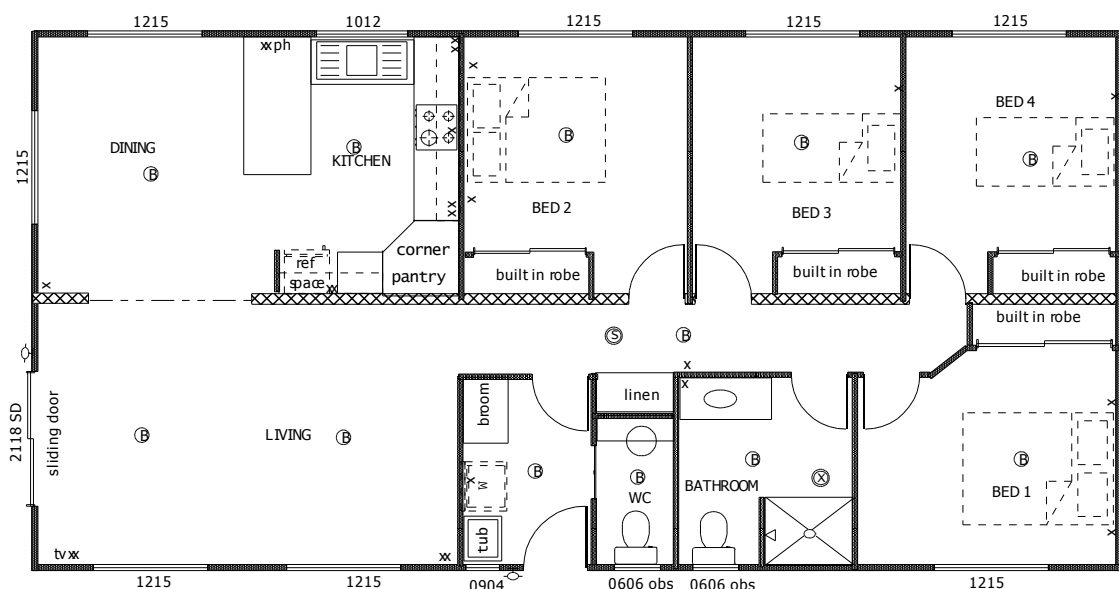
Ideal 3 bedroom country home with views on three sides, could surround with verandahs or gardens. Separate dining/kitchen area and extra toilet allow family living.

## Myrtle Gully 14.3m x 7.5m



Large four bedroom home with two bathrooms is ideal for a growing family. Separate sleeping areas give privacy, central living areas allow multiple access to front and back. Verandahs on both sides would finish off a flexible yet functional design.

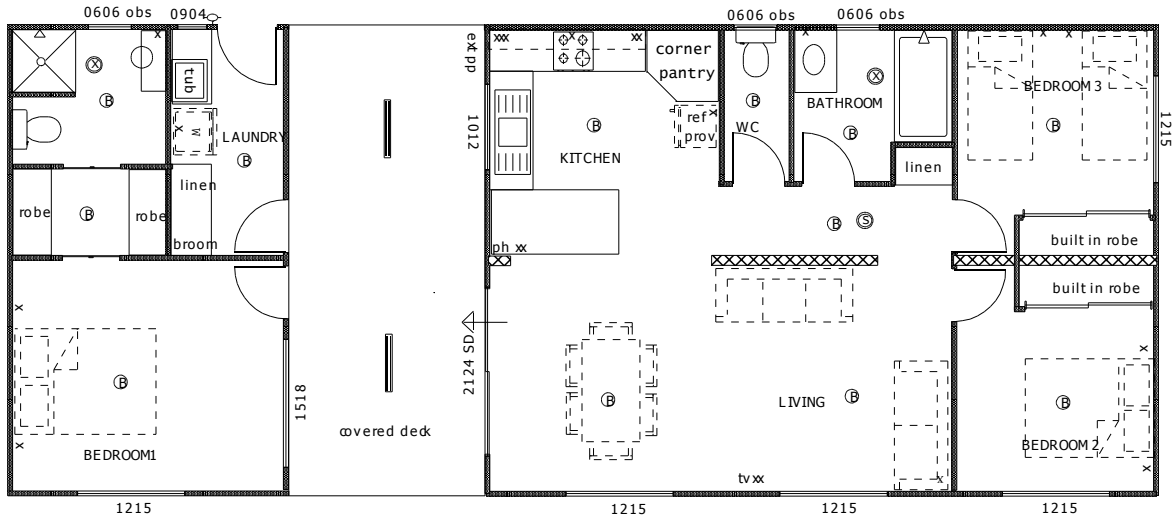
## Broulee 14.5m x 7.2m



Separating living/dining areas allow entertaining without disturbing the kids. All four bedrooms have built in robes plus linen, broom and corner pantry give large amounts of storage. An L shaped verandah would finish off this home.

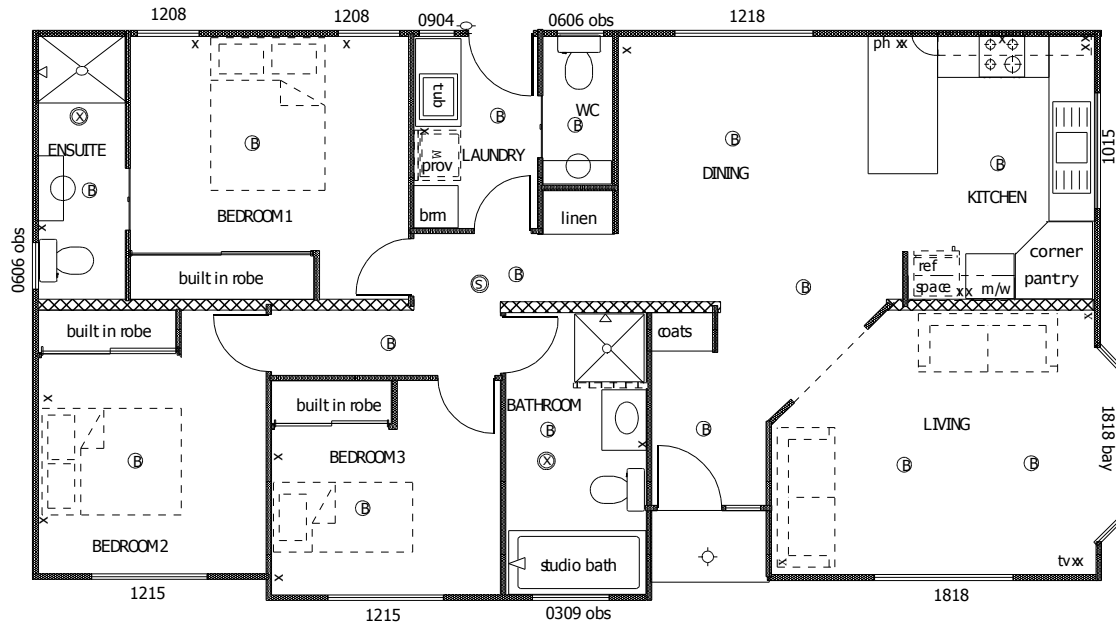


Fijian 16.5m x 6.7m



Extend your basic two bedroom home with a parents retreat, walk through robe and ensuite with private deck.

Wyndham 14m x 7.5m



Contemporary floor plan, separate living area, multiple bathrooms, a well appointed home with large main bedroom, heaps of storage with built in robes, corner pantry, linen, broom and cloak cupboards.

## SPECIFICATIONS - GRANNY FLATS AND HOMES

### External

Engineer designed supergal steel chassis  
Treated slash Radiata floor joists  
19mm treated particleboard flooring  
Treated timber wall frames and roof trusses  
Gable colorbond roof with gutters finishing at building line  
Unbacked vinyl external weatherboard cladding  
R1.5 anticon (building blanket) in roof  
R1.5 insulation in external walls  
Flame retardant foil insulation in walls  
Powder coated aluminium windows with fly screens and locks  
Powder coated aluminium sliding door (2100hx1800w) or hinged timber entrance door including door furniture and paint per plan  
External quality laundry door  
Barrier doors with diamond grill to front and rear

### Internal

Painted aquachek wet area cladding to wet area walls  
Painted gyprock walls and flat ceilings remainder  
Painted redicote internal doors with door furniture  
Painted finger jointed pine skirtings and architraves  
2 coats premium paint throughout  
Water-proofed tiled floor (200 x 200) in wet areas  
Vinyl flooring – allowance \$30 per sqm in kitchen and dining  
Carpet on gold foam underlay – allowance \$30 per sqm in bedrooms and living  
Tiled splashback to sink, vanity and laundry tub

### White goods/electricals

Builders standard Hot Water System  
4 burner electric stove with grill  
Rangehood  
Double power points and switches throughout  
Light Shades throughout  
200mm ceiling mounted exhaust fan  
Hard wired smoke detector  
TV outlet  
External Light at Entrance Door

### Fitout

Laminated kitchen bench with 16mm HMR cupboards under  
Laminex customwood doors to kitchen cupboards, robes  
and vanity as per plan  
Rangehood cupboard, microwave shelf  
Built in refrigerator space, breakfast bar as per plan  
Four drawer kitchen unit with cutlery divider  
Sliding door robes with shelving, hanging space with rail in  
bedrooms  
Vanity unit with two doors and single shelf  
Linen/broom cupboard and pantry as shown on plan

### Plumbing & accessories

Stainless Steel kitchen sink  
White shower base as per plan with tiles to 1800mm and  
soap dish  
Acrylic drop-in vanity basin  
White toilet suite (dual flush)  
Chrome shower, laundry and vanity tap fittings  
Vanity mirror 600 x 600 (aluminium trim)  
Bathroom fittings – toilet roll holder, towel rail, robe hooks  
White econotub (45L with cabinet under) or as per plan  
Provision for washing machine

### Optional Upgrades

**Lifestyle Homes & Cabins can modify most of the designs to suit you and the following are some of the more common variations**

Gas Appliances & Heating  
Painted weathertex external cladding  
R2.0 batts in walls and flat ceilings  
R2.0 or greater under floor insulation  
Ceiling fan or ceiling fan with light  
Fan/2light/heater in bathroom  
Split or box air conditioning  
Cooktop and underbench or wall oven  
Sub-floor infill  
Verandahs/unroofed decks/pergolas  
Carport  
Skillion, curved or hip roofline  
Spa, bath/shower combination, shower cubicle  
Larger windows and doors  
Landing, ramp or steps  
Pivot shower glass door  
Floating & Timber Floors  
Security System  
Stone Benchtops