



Palmview

HOMES

QBCC: 1160246

HOUSE & LAND PACKAGE

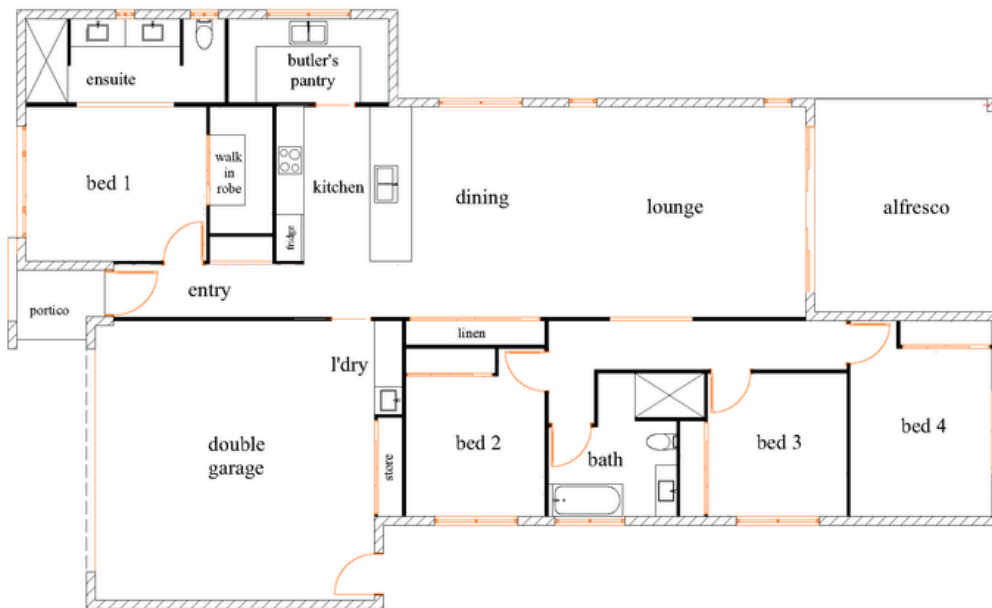


Lot 60 Chester Crescent, Andergrove

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Contact Steve on 0417 212 218



SOMERSET PARK
- ANDERGROVE MACKAY -

Ivy Design

CONTACT

07 4998 5062

www.palmviewhomes.com.au



SPECIFICATIONS

GENERAL PRELIMINARY

- Architecturally Designed & Engineered House Plan
- Soil Classification: - Price Based on "M" Site
- All Council QBCC & OH&S Fees Included
- Sewer & Water Connections
- 6 Months Maintenance Period & 6 years 6 months structural warranty
- Physical, Visual, & Treated Framing Timber Termite Protections
- Full 7 Star Rating for home

EXTERNAL

- 200 Series rendered block work externals to 2600mm high
- 2550mm high ceiling height to home
- Pine Framing including engineered trusses
- Insulation wool and paper to underside of roof covering
- Colourbond Roof, Fascia's & Gutters
- Anodized/Powder Coated Aluminium Windows & Doors
- Security Screens to all windows and external doors
- Remote Controlled Door to Garage panel lift door only
- Exposed Aggregate driveway (40m2)
- Parallel Clothesline
- Standard grey concrete finish to rear patio
- Ceramic tiles to front patio
- Vented soffits to be 50 % of the soffit sheeting
- Plumbing points for future kitchen

INTERNAL

- Pine framing to internals
- 10mm Plasterboard & Villaboard to Wet Areas
- 75mm Plaster Cornice
- Flush doors with architectural lever door furniture
- 68 x 11 Pine Mouldings throughout
- Quality Mixers to all taps - Builders Range
- Vinyl planks to all Living Areas—Quality Builders Range
- Tiles to all wet areas
- Carpet to Bedrooms and - Quality Builders Range
- Ample shelving and robe fronts to all robes (Mirrors to all Bedrooms)
- Air-Conditioning installed to Living and ALL Bedrooms
- Professional Builders Clean (including yard) prior to handover
- Ceiling fans to all bedrooms, living areas and Alfresco.
- Stainless-steel Drop-in laundry tub with custom built cupboard under
- All led lighting throughout the home.
- Full 7-star energy efficiency rating

KITCHEN

- Modern clean and fresh design
- Custom Built Cabinets with Laminated Benchtops on laminate cupboards (Silk finish to bottom cupboards)
- 1 ½ bowl stainless steel
- European cooking package, including a 600 mm GAS Cooktop
- Stainless steel dishwasher

BATHROOM/ENSUITE

- Walk-in showers as planned
- Wall hung vanities as per plan, custom built by cabinetmaker
- Rain head showers as well as hand held showers to both bathrooms
- Back to wall China Pan & Cistern Toilet Suites
- Tiling as per plan to the ceiling behind the bath and shower walls, 1200 high to the balance of the room.
- Free standing bath as drawn on plan

ELECTRICAL

- Ample power points and lighting as per electrical plan
- TV Antenna Supplied & Installed
- Smoke Detectors as per requirements
- Standard Hot Water System - Standard 250Ltr
- GPOs to beds and living to bedrooms to have USB ports

LANDSCAPING

- 1800 high timber fencing to boundaries, excluding forward of house to front
- 1800 high timber gates as required
- Turf supplied and laid to remainder of Lot
- Landscape garden to front entry minimum area 4 M2
- Letter box to front garden

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