



DESIGN | QUALITY | VALUE

The Dallas

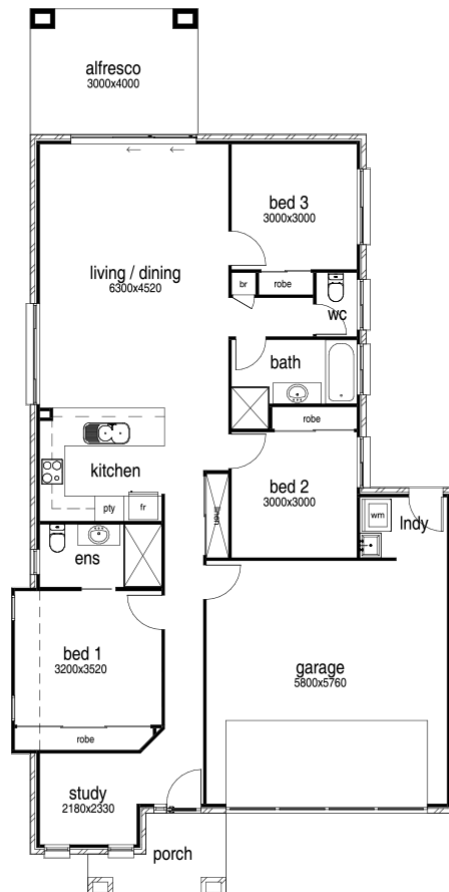
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\$499,840

Home Size
18.13sq | 168.4sqm

Land Size
555sqm

Address
Lot 15 New Road, Glenvale Village Estate, Glenvale



House & Land Package Inclusions

Lot 15 New Road, Glenvale Village Estate, Glenvale



General Information

- Fixed price contract - on receipt of Engineers soil test and foundation design
- N2 or N3 wind rating
- Drawing of plans and specifications
- Council building application fees and permits
- Standard water and sewerage connection fees
- PLSL levy & workplace health and safety fees
- Builders comprehensive construction insurance
- QBCC Certificate of insurance
- Six year structural guarantee
- 12 months maintenance period

Site Preparation

- Site cleaned + levelled on completion
- Site cut and fill up to 1.0m fall across house site with one compaction test on rock/tree free sites
- Engineers soil test
- Builders Contour survey
- Type 'M' foundations
- Engineers footing/slab design and inspections
- Concrete pump
- Termite treatment; 'Termifilm' to perimeter + penetrations & in the wall 'Pest Defence' System
- Water and sewerage connection to 30.0m
- Storm water to council requirements (100mm PVC)

External Features

- Rotary or folding clothes line
- Bricks from builders extensive range
- Grey mortar to brickwork
- 2400mm / 8ft ceiling height
- Timber wall framing - 70x45mm studs @ 450mm centres
- Engineers certified roof trusses @ 900mm centres
- Metal roof battens to trusses
- Anti glare sisalation to external wall frames
- R1.5 Wall Insulation
- R3.5 Ceiling Insulation
- Colorbond Custom orb roof sheeting - standard colours
- Quad gutter - Colorbond
- Aluminium windows and doors as per plan - 9 standard colours
- Key locks to all windows and sliding glass doors
- Fly screens to all windows and sliding glass doors
- Hume entrance door - XS24 820mm
- Sidelights to be clear or obscure glass
- Lockwood "Series" door locks - choice
- Deadlock to front door
- Colorbond panel lift door

- Rinnai HotFlow 315ltr hot water service
- Rehau pipes to all hot + cold water in-ternal mains
- 3 external taps

Internal Features

- Hume doors to main internal doors - choice of Moulded panel & Flush range Lockwood "Symmetryseries" door locks
- Privacy lock to bedroom 1, bathroom and toilet doors
- Door stops and catches to doors Wardrobes to include full width mela- mine top shelf with hanging rail under, 1 bank of 3 shelves and lined with plasterboard and paint finish
- Linen cupboard includes 4 melamine shelves
- Broom cupboard to include 1 melamine shelf
- Hume doors to robes + linen - choice of Moulded panel or Flush range Plasterboard to walls and ceilings
- Villa board lining to ensuite + bathroom walls
- Hardies Pineridge lining to garage walls 90mm cove cornice throughout Skirtings 68x12mm pine - choice of profile
- Architraves 42x12mm pine - choice of profile

Kitchen Features

- Quality custom built laminated kitchen cupboards with post formed or timber edge to bench top and overhead cup boards to ceiling - 2400mm ceilings
- Two pot drawers under wall oven
- One set of 4 soft closing cutlery drawers
- Tisira Multi- function S/steel oven
- Tisira Ceramic edgeless cooktop
- Tisira retractable s/steel r/hood Led
- Tisira Dishwasher 14 Place
- 1 3/4 bowl designer stainless steel sink with chrome soft closing flick mixer
- Microwave and dishwasher provision

Laundry

- 45ltr s/steel tub in laminated bench top, cupboard under tub or Tub
- Chrome metal taps or mixer over tub
- Chrome automatic washing machine taps

Electrical

- Ample light, double + single power points
- Two TV points
- Two Data/NBN prewire points
- Electrical safety switches
- 240v smoke alarms as required
- Underground power connection to 15.0m

Painting

- 3 coat paint system
- Premium enamel paint to wet area ceilings
- Premium acrylic paint to walls and ceiling
- Premium enamel gloss to doors, skirting and architraves
- Premium gloss enamel or acrylic to exterior

Bathroom and Ensuite

- Clear glass shower screens (2m high)
- Custom built laminated vanity units as per plan
- Full length mirrors x 900mm high over vanities
- Chrome metal taps or mixers
- Powder coated metal double towel rails and toilet roll holders
- Dual flush toilet suites - white china with soft close lids
- 4Light 3 in 1 fan/heater/light combination
- Acrylic bath tub (size as per plan)
- China vanity basins
- Water proofing to wet areas

Tiles

- Tiles to 2000mm high in shower and one row of tiles over vanity and continuing around bath
- Splash back tiles to 600mm high over laundry tub
- Splash back tiles 600mm high over kitchen bench top
- Tiled shower recess
- Floor and skirting tiles to bathrooms, laundry and toilet
- Tile PC allowance \$33/m2 to above area

Sundries

- House cleaned on completion

The Arden Vale Bonus Inclusions

- Fancy Cornice upgrade
- 5mm grey tint to all windows & SGD's
- Ivory Mortar to brickwork
- Austral & PGH Brick Selection
- Recessed Smoke Alarms
- Pest treated wall & ceiling insulation
- Taubman Living proof silk paint
- Magnetic Door stops
- Semi-frameless shower screens
- Polished edge frameless mirrors
- 7Kw Fujitsu Split system air cond.
- Hume Accent door upgrade
- 5 Year warranty on Cooking pack- age

For further information please visit our website www.ardenvale.com.au,
or contact Tim Waring on 07 4635 3885 or email tim@ardenvale.com.au