

# The Bramley II



★★★★★★  
6-Star Energy Rated  
(when building is facing North)

Open plan living at its best is to be found in The Bramley II. The layout of the living areas is designed to suit many lifestyles. The Kitchen is open to the Dining area, which is ideal for family dining. If entertaining, the Dining area can be opened to the outside, allowing guests to flow out onto the adjoining alfresco area.

The Bramley II - A home for all occasions



Premier Homes (Vic) Pty. Ltd. - ACN 076 828 825

**Premier Display Centre**

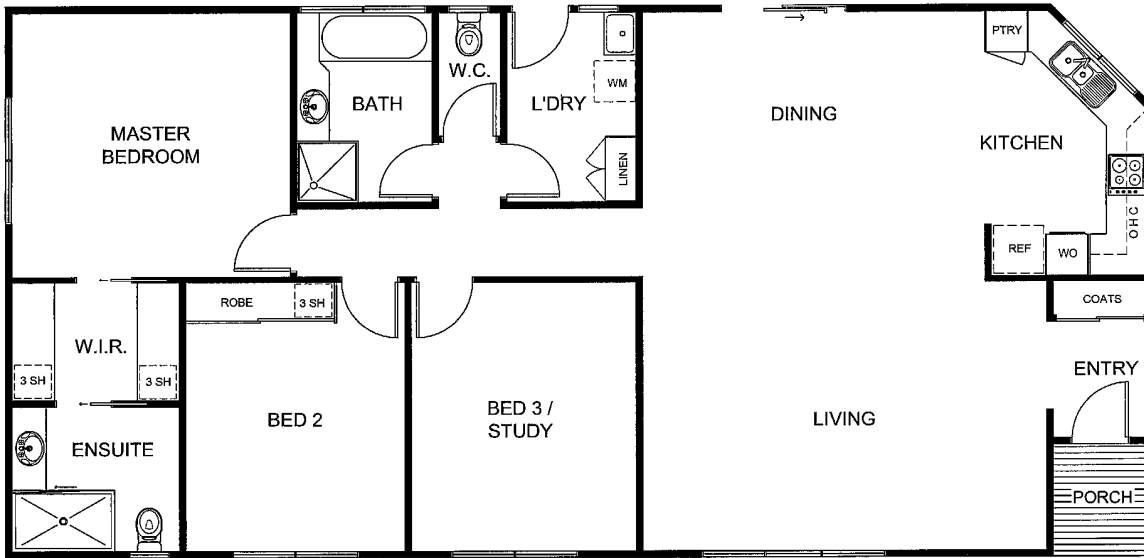
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Monday - Saturday 9.00am - 5.00pm Sunday 11.00am - 5.00pm

# The Bramley II



House Area  
134.7m<sup>2</sup>  
14.5sq  
(including Porch)

House Length  
16.77m

House Width  
8.10m

## Standard Inclusions

Built in Porch	Under roofline
External Cladding	Hardiplank Woodgrain Weatherboards
Roof & Gutters	Gabled, Colorbond
Flooring	19mm. Sheet Flooring
Windows	Powder Coated Improved Aluminium**
Flyscreens	To all opening windows
Insulation	To 6-star Energy rating**
Sub Floor	Fully enclosed**
Hot Water Service	Gas Solar or Electric Heat Pump
Steps	2 Steps per entry
Cabinetry	Quality Cabinetry Throughout
Wall Tiling	Kitchen, Bathroom En-suite & Laundry
Stove	Electric Hot Plate and Wall Oven
Rangehood	Retractable - Recirculating
Sink	Stainless Steel Bowl with Drainer
Cupboards	Pantry, Linen or Brooms & Coat
Kitchen Tap	Flickmixer
Other Taps	Easy-Grip
En-Suite	Shower toilet and vanity
Bathroom	Bath, shower and vanity
Vanity Basins	Vitreous China
Toilets	Dual Flush
Exhaust Fan	Fan/Light/Heater - En-suite & Bathroom
Internal Doors	Smooth or 4-Panel
Robes	Walk-in Robe to Master Bedroom
	Built-in Robe to Bedroom 2
Lights	Internal & External
Power Points	Power Points to all room
Miscellaneous	Safety Switches & Smoke Detectors

## Move in Options

Painting Inside  
Painting Outside  
Floor Coverings  
Service Connections\*\*

## More Options

Optional Facades  
Verandah  
Deck and/or Ramp  
Handrails  
Heating and Cooling  
Light Fittings  
Curtains

specifications

\*\* Conditions Apply

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