

# Wattle Ridge

P  
PREMIER  
Homes

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



*“Keeping families together”*

Over 8 squares of luxury living for those who want a truly independent lifestyle whilst still being close to their family. The large bedrooms both have full height wardrobes. The bathroom has a huge shower with a low lip for easy access.

The living area has plenty of wall space ensuring that you can have your favourite Dutch dresser or china cabinet in your new home. Living in the Wattle Ridge will give you the ultimate relaxed lifestyle.

#### Features

- Spacious Living & Dining Areas
- Separate Large Kitchen
- Walk-In Bay Window
- Large Master Bedroom
- Plenty of Storage Space

#### Dimensions

- |              |                     |          |
|--------------|---------------------|----------|
| • Length     | 10.80m              | (35' 5") |
| • Width      | 7.20m               | (23' 7") |
| • Area       | 77.50m <sup>2</sup> | (8.34sq) |
| • Bay Window | 1.05m <sup>2</sup>  |          |
| • Area + Bay | 78.55m <sup>2</sup> | (8.45sq) |

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

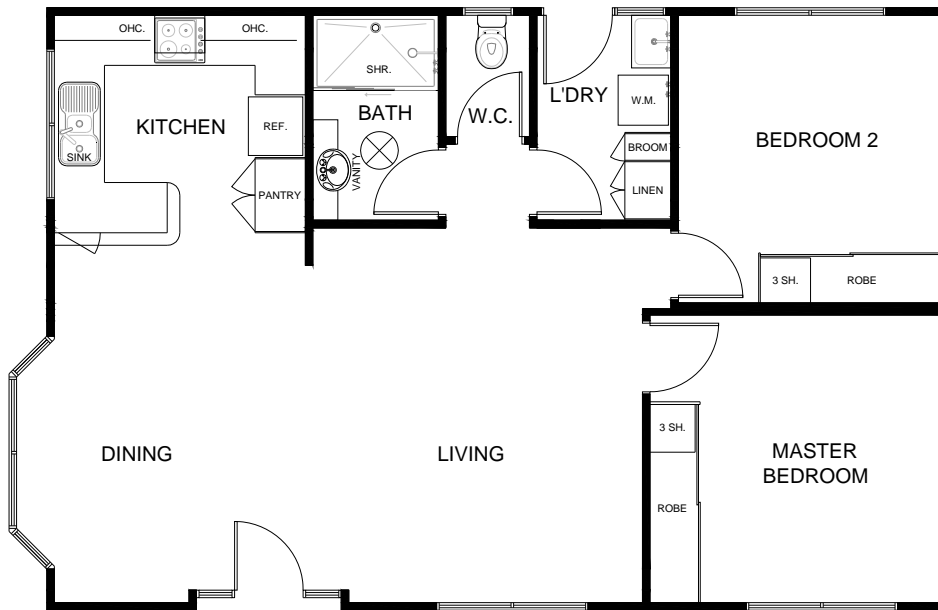
Premier Display Centre located at 110 Canterbury Road, Bayswater Vic 3153

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

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## SPECIFICATIONS

### Standard Inclusions

External Cladding	Hardiplank Woodgrain Weatherboards
Roof & Gutters	Colorbond
Flooring	19mm. Sheet Flooring
Windows	Powder Coated Aluminium*
Bay Window	To Dining
Flyscreens	To all opening windows
Steps	2 Steps to each external door
Insulation	To 6-star Energy rating*
Sub Floor	Fully enclosed*
Internal Doors	Smooth or 4-Panel
Cabinetry	Quality Cabinetry Throughout
Cupboards	Pantry, Linen & Broom
Robes	Built-in Robes to both Bedrooms
Wall Tiling	Kitchen, Bathroom & Laundry
Hot Water Service	160 Litre Electric
Stove	Hot Plate and Underbench Oven
Rangehood	Retractable or Canopy
Sink	Stainless Steel Bowl with Drainer
Vanity Unit	Ceramic semi recessed basin
Kitchen Tap	Flickmixer
Other Taps	Easy-Grip
Shower	1200mm x 900mm Fully Moulded
Shower Screen	Clear Laminated
Toilet	Dual Flush
Fan/Light/Heater	To Bathroom
Light Points	Internal & External
Power Points	To all rooms
Miscellaneous	Mirror above Vanity Safety Switches & Smoke Detector

### Move in Options

Painting Inside	From Builders Range
Painting Outside	From Builders Range
Floor Coverings	From Builders Range
Connection To Services Allowance*	

### Featured Display Choices

Hi Gloss Vinyl-Wrap Doors to Kitchen & Bathroom  
 Feature Entrance Front Door & Sidelights  
 Painted Feature Walls  
 Extra External Lights  
 Double Glazed Windows  
 Heating & Cooling Split System

### More Options

Verandah  
 Deck and/or Ramp  
 Handrails  
 Light Fittings  
 Curtains  
 Grab Rails

\* Conditions Apply