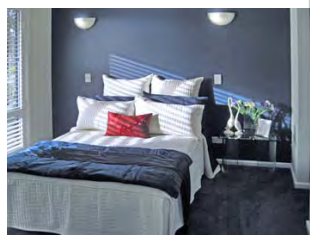
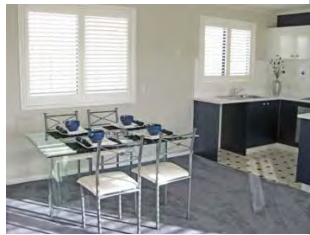


# Yarra Cottage

P  
PREMIER  
Homes

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



*“Keeping families together”*

The Yarra Cottage is a delight! The open plan European design creates spacious areas to the living, dining and kitchen.

If you opt for the optional high-pitched roof with skillion and deep curved Bullnose Verandah the Yarra Cottage adopts a modern twist to the timeless lines of an original Miners Cottage from a time gone by.

The inside is a very different story though - with both the European Style Kitchen and Ensuite Bathroom featuring stylish up to date layouts and modern appliances. Life in this cottage will be very different to that of our forebears.

With a huge Shower, Walk-in Robe and the Luxury Kitchen you will feel spoiled.

## Features

- Luxury Kitchen
- Stainless Steel Appliances
- Open Plan Living
- Feature Entry

## Dimensions

- |          |                    |          |
|----------|--------------------|----------|
| • Length | 9.5m               | (31' 1") |
| • Width  | 5.40m              | (17' 8") |
| • Area   | 51.3m <sup>2</sup> | (5.52sq) |

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

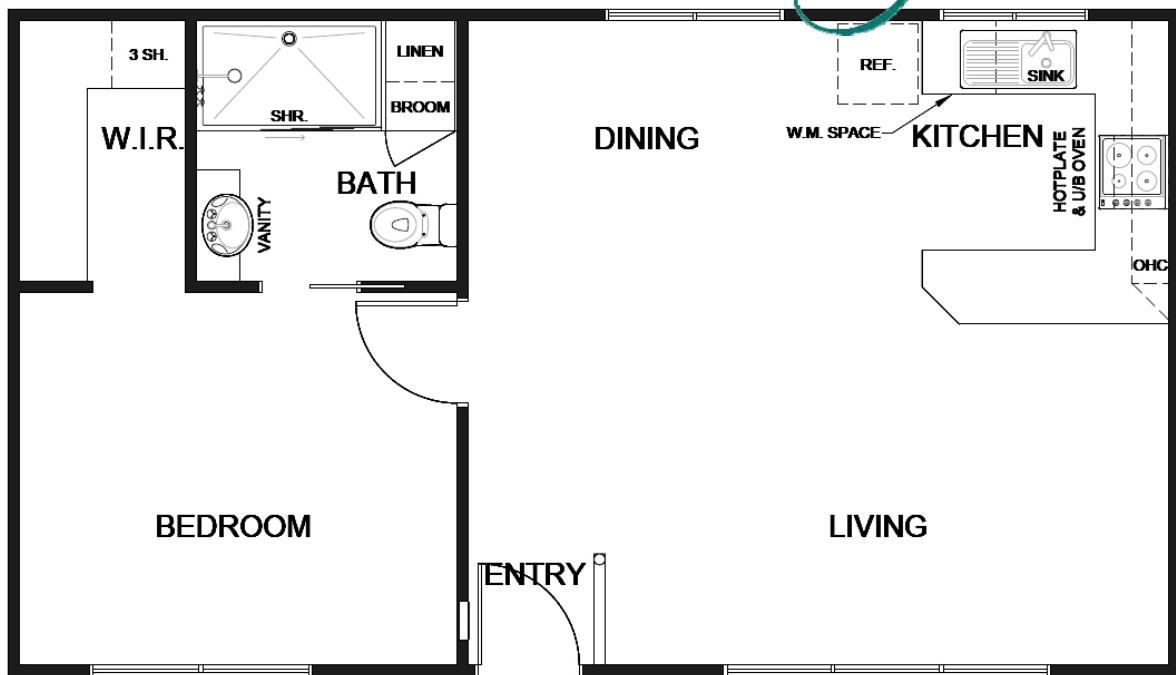
Premier Display Centre located at 110 Canterbury Road, Bayswater Vic 3153

Telephone: (03) 9761 6699 Fax: (03) 9761 6833

Website: [www.grannyflats.com.au](http://www.grannyflats.com.au)

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

# Yarra Cottage



## SPECIFICATIONS

### Standard Inclusions

External Cladding	Hardiplank Woodgrain Weatherboards
Roof & Gutters	Colorbond
Flooring	19mm. Sheet Flooring
Windows	Powder Coated Aluminium*
Flyscreens	To all opening windows
Steps	2 Steps
Insulation	To 6-Star Energy rating*
Sub Floor	Fully enclosed*
Internal Doors	Smooth or 4-Panel
Cabinetry	Quality Cabinetry Throughout
Cupboards	Linen/Broom
Robes	Walk-in Robe to Bedroom
Wall Tiling	Kitchen, Bathroom
Hot Water Service	160 Litre Electric
Stove	Hot Plate and Underbench Oven
Rangehood	Retractable - Recirculating
Sink	Stainless Steel Bowl with Drainer
Vanity Unit	Square cut top with Vitreous Basin
Kitchen Tap	Flickmixer
Other Taps	Easy-Grip
Shower	1500mm x 900mm Fully Moulded
Shower Screen	Clear Laminated
Skylight	400mm Solartube to Bathroom
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
Connections To Services	Allowance*

### Featured Display Choices

Bullnose Verandah  
Turned Posts  
Miners Cottage Roofline  
Feature Front Door  
Chamfer Profile Hardiplank Cladding  
Wall Sconces to bedroom  
Internal Shutters

### More Options

Light fittings  
Timber shutters  
Deck and/or Ramp  
Handrails  
Heating and Cooling  
Grab Rails

\*Conditions Apply