

# Lyndale

P  
PREMIER  
Homes

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



*"Keeping families together"*

The Lyndale moves away from the traditional concepts of a granny flat with its asymmetrical design. This one bedroom home has been carefully designed to include a spacious bathroom with a huge 1500mm shower, hide-away laundry, compact kitchen and L-shaped living areas.

The dining area is nestled into the alcove provided by the floor to ceiling bay window. The turned post feature at the front door assumes the elegance of a traditional entry.

## Features

- Walk in Robe
- Huge Double Bedroom
- Compact well-appointed Kitchen
- L-Shaped Living/Dining Area
- Walk-in-Bay Window

## Dimensions

- |                    |                     |          |
|--------------------|---------------------|----------|
| • Length           | 9.47m               | (31' 1") |
| • Width            | 5.60m               | (18' 4") |
| • Bay Window       | 0.57m <sup>2</sup>  |          |
| • Area             | 52.30m <sup>2</sup> | (5.63sq) |
| • Area (Incl. Bay) | 52.87m <sup>2</sup> | (5.69sq) |



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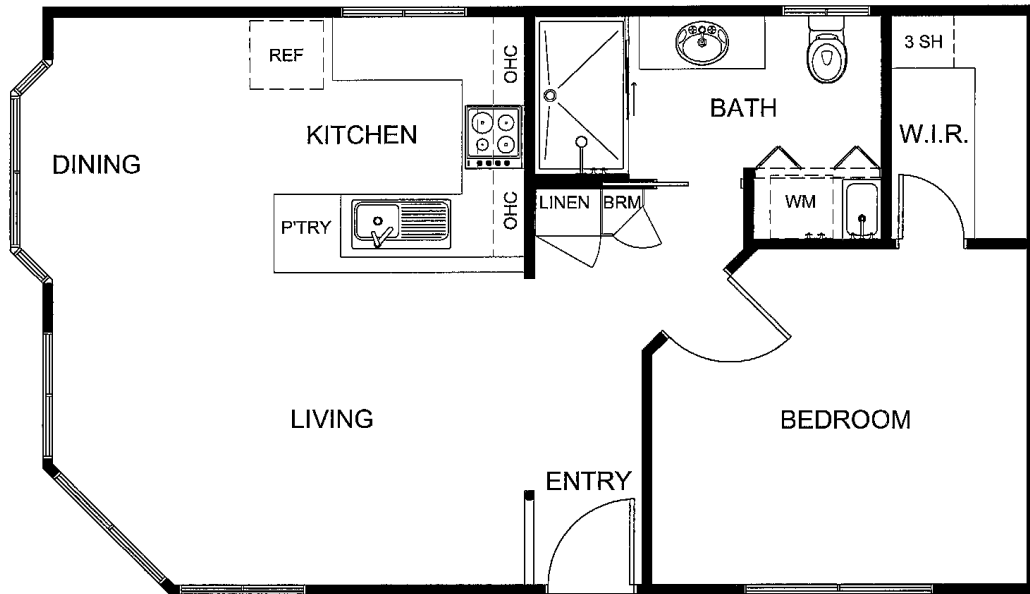
Website: [www.grannyflats.com.au](http://www.grannyflats.com.au)

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
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	Walk in Robe to Bedroom
Wall Tiling	Kitchen, Bathroom & Laundry
Hot Water Service	160 Litre Electric
Stove	Hot Plate and Underbench Oven
Rangehood	Retractable - Recirculating
Sink	Stainless Steel Bowl with Drainer
Vanity Unit	Post-formed top with Acrylic Basin
Kitchen Tap	Flickmixer
Other Taps	Easy-Grip
Shower	1500mm 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

Skylight to Bathroom
Painted Feature Wall to Bedroom

### More Options

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

\* Conditions Apply

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