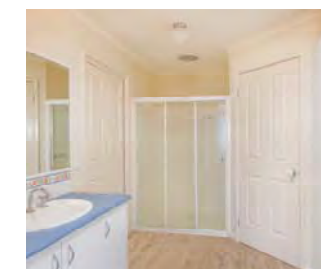
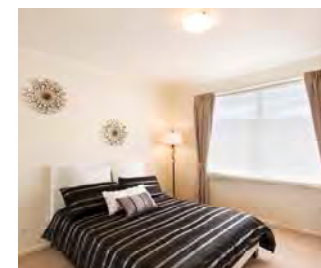


Woodgrove

P
PREMIER
Homes

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



“Keeping families together”

The two bedroom Woodgrove with built in verandah and deck affords ten and a half squares of luxury living.

The bathroom incorporates a huge 1200mm shower, lots of storage and also a separate toilet.

The family-sized kitchen features a rangehood, hotplate, separate wall oven with pot drawers below, microwave space and good work areas .

Features

- Spacious Living & Dining Areas
- Bay Window
- Separate Large Kitchen
- Verandah & Deck area off Lounge
- Panoramic Sliding Glass Door unit
- Large Master Bedroom

Dimensions

- | | | |
|--------------|---------------------|---------|
| • Length | 12.44m | 40' 10" |
| • Width | 7.8m | 25' 7" |
| • Area | 91.18m ² | 9.82sq |
| • Deck | 5.85m | |
| • Bay Window | 1.05m | |
| • Total Area | 98.08m ² | 10.55sq |
- (Total Area = Area + Deck + Bay Window)

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

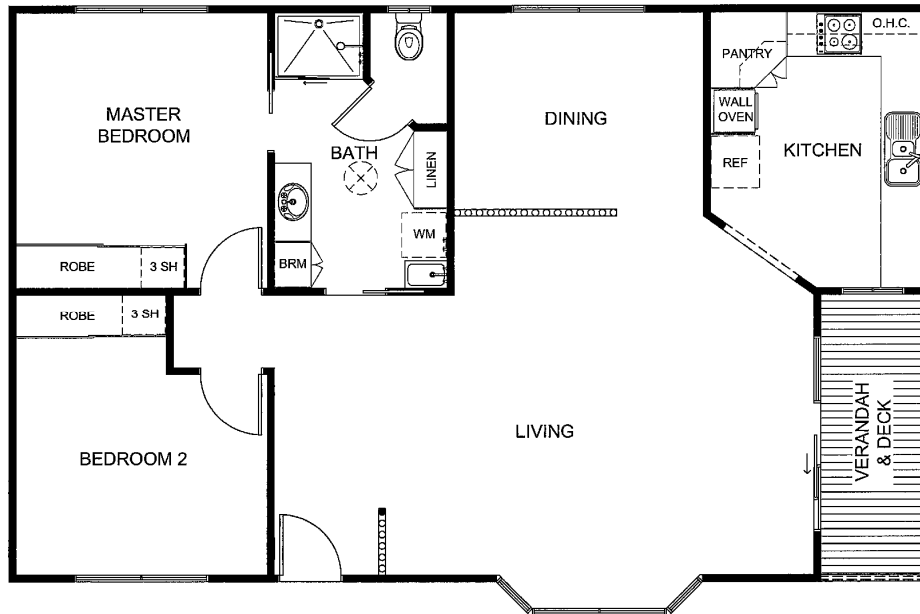
Premier Display Centre located at 110 Canterbury Road, Bayswater Vic 3153

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

Website: www.grannyflats.com.au

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

Woodgrove



SPECIFICATIONS

Standard Inclusions

External Cladding	Hardiplank Woodgrain Weatherboards
Roof & Gutters	Colorbond
Flooring	19mm. Sheet Flooring
Windows	Powder Coated Aluminium*
Bay Window	To Lounge
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	Built-in Robes to Bedrooms
Wall Tiling	Kitchen, Bathroom & Laundry
Hot Water Service	160 Litre Electric
Stove	Hot Plate and Wall 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	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

- Recessed Ceiling & Feature Cornice
- Ceiling Rose
- Corbels to Kitchen Archway
- Window Seat in Bay window
- Cushions for Window Seat
- Feature front door & Sidelight
- Heritage Trim to Front Windows
- Turned Posts to Built-in Verandah
- Heart Shape Balusters
- Chamfer Hardiplank Cladding
- Porch to Front Entrance

More Options

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

* Conditions apply