

# LYNDHURST GRANNY FLAT

**PREMIER**  
HOMES & GRANNY FLATS

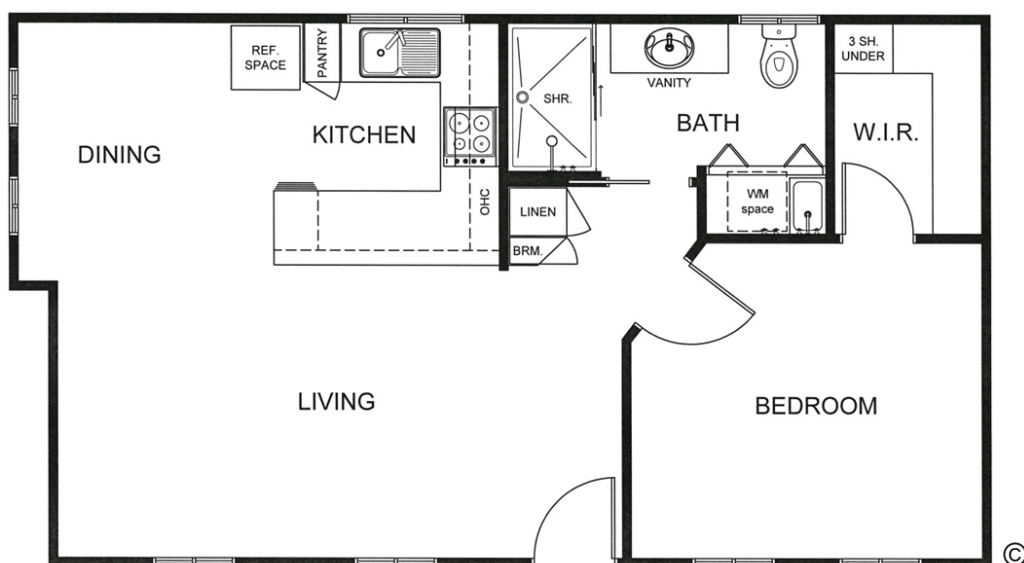
"Keeping families together"

Length: 10m  
Width: 5.6m  
Area: 54.9m<sup>2</sup>  
Squares: 5.69sqs

Starting from:  
\$170,340



VILLAGE DISPLAY MODEL



Premier Display Village located at 110 Canterbury Road, Bayswater North Vic 3153  
Monday - Saturday 9.00am - 5.00pm    Sunday 10.00am - 4.00pm

03) 9761 6699    PREMIERHOMESVIC.COM.AU



# SPECIFICATIONS

## STANDARD QUALITY INCLUSIONS

External Cladding	Hardiplank Woodgrain Weatherboards
Roof & Gutters	Gable Roof - Colorbond
Flooring	19mm. Sheet Flooring
Windows	Double-Glazed Sliding
Flyscreens	To all opening windows
Steps	2 Steps
Insulation	Blanket to Roof, Ceiling, Walls & Underfloor Batts. 6-star Energy rated when facing North*
Sub Floor	Fully enclosed*
Internal Doors	Smooth or 4-Panel
Cabinetry	Quality Cabinetry Throughout
Wall Tiling	Kitchen, Bathroom & Laundry
Hot Water Service	160 Litre Electric
Cooking Appliances	Fisher&Paykel Ceramic Hotplate 600mm Fisher&Paykel Oven 600mm Fisher&Paykel Retractable Recirculating
Rangehood	Stainless Steel Bowl with Drainer
Sink	Post-formed with Vitreous China Basin
Vanity Unit	Flickmixers & Easy-Grip
Taps	1500mm x 900mm Fully Moulded
Shower	Clear Laminated
Shower Screen	Dual Flush
Toilet	To Bathroom
Fan/Light/Heater	Internal Downlight & External Batten
Light Points	To all rooms
Power Points	Mirror above Vanity
Miscellaneous	Safety Switches & Smoke Detector

Interior Painting - Standard Range  
Exterior Painting - Standard Range  
Floor Coverings - Standard Range

Connection to Services Allowance  
\*(Up to 10metres)

## VILLAGE DISPLAY UPGRADES

\*\$POA

Cladding as per Display  
Split-gable roofline  
Extended Eaves to front  
Cavity sliding door WIR to Bathroom  
Nib wall with cut-out to Entry  
Feature front door  
Split system

## MORE OPTIONS

Deck and/or Ramp  
Handrails  
Heating and Cooling  
Grab Rails  
Whisper cellular blinds  
Light Pendants



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