

# STERLING GRANNY FLAT

**PREMIER**  
HOMES & GRANNY FLATS

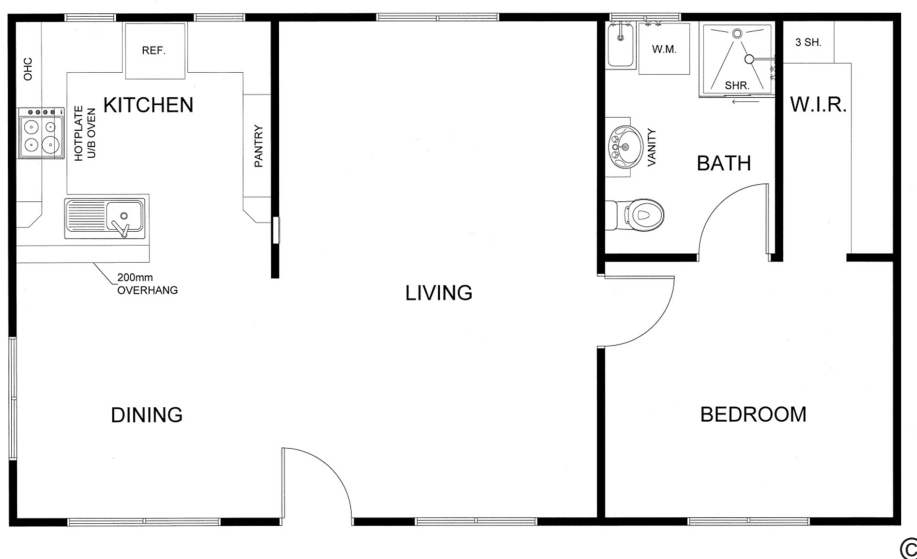
"Keeping families together"

Length: 10.5m  
Width: 6.0m  
Area: 63m<sup>2</sup>  
Squares: 6.78sqs

Starting from:  
\$187,040



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
Ceiling Height	2400mm
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
Rangehood	Fisher&Paykel Retractable Recirculating
Sink	Stainless Steel Bowl with Drainer
Vanity Unit	Post-formed with Vitreous China Basin
Taps	Flickmixers & Easy-Grip
Shower	900mm x 900mm Fully Moulded
Shower Screen	Clear Laminated
Toilet	Dual Flush
Fan/Light/Heater	To Bathroom
Light Points	Internal Downlight & External Batten
Power Points	To all rooms
Miscellaneous	Mirror above Vanity Saftey Switches & Smoke Detector

Interior Painting - Standard Range  
Exterior Painting - Standard Range  
Floor Coverings - Standard Range  
Vinyl / Carpet  
Connection to Services Allowance  
\*(Up to 10metres)

## VILLAGE DISPLAY UPGRADES

\*\$POA

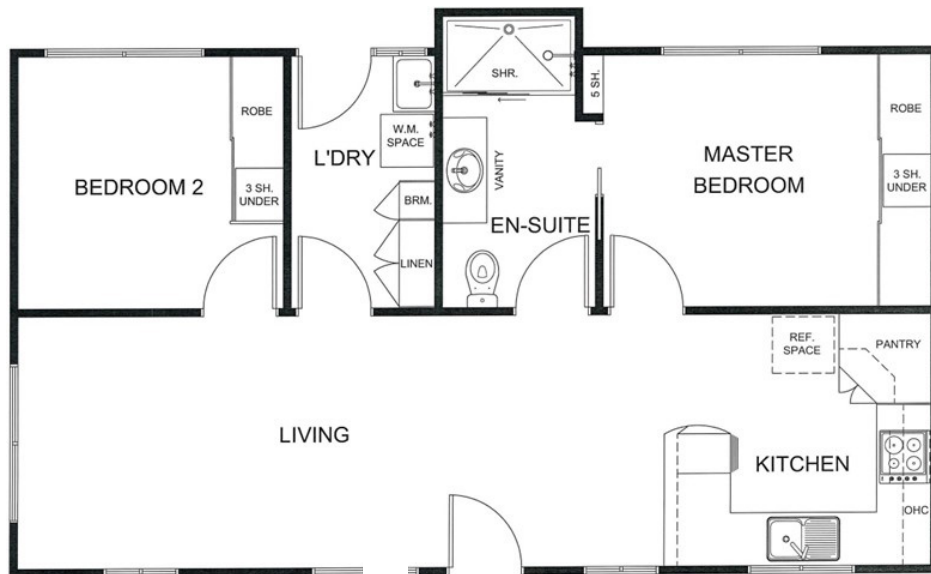
Axon Vertical Cladding w/ Window Trims  
Feature front door  
Feature Glass to Kitchen Windows  
Dutch Gable Roofline  
Solatube to Kitchen  
External & internal Light Fittings

## MORE OPTIONS

Verandah  
Deck & Sailwire Balustrade  
Handrails  
Heating and Cooling  
Light Fittings  
Grab Rails  
Curtains



## ADDITIONAL FLOOR PLANS



**STERLING VILLA - 10.5 x 6.0m - 63.7m<sup>2</sup>**

STARTING FROM - \*\$189,265



STERLING



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