

# WOODGROVE GRANNY FLAT

**PREMIER**  
HOMES & GRANNY FLATS

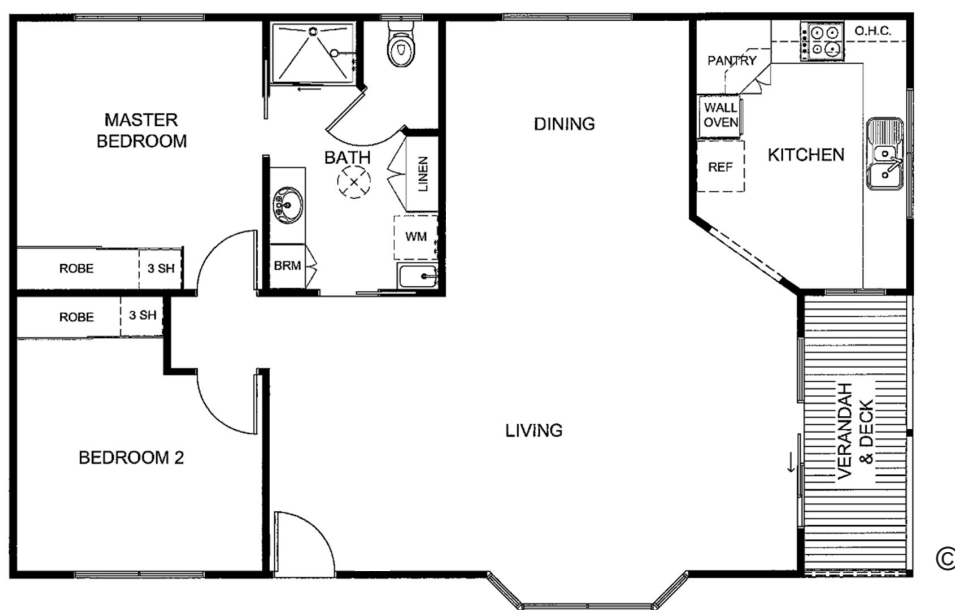
"Keeping families together"

Length: 12.4m  
Width: 7.8m  
Area: 92m<sup>2</sup>  
Squares: 9.82sqs

Starting from:  
\$193,900



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	1200mm 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

\*\$218,595

Chamfer Cladding as per Display  
Porch to Front Entrance  
Feature front door & Sidelight  
Recessed Ceiling & Feature Cornice  
Ceiling Rose  
Corbels to Kitchen Archway  
Window seat in Bay Window  
Turned Posts to Built-in Verandah  
Heart Shaped Balusters  
Additional alfresco  
Extended Eaves to Gable Ends

## MORE OPTIONS

Handrails  
Heating and Cooling  
Light Pendants  
Grab Rails  
Curtains  
Deck / ramp  
Upholstered Window Seat Cushion

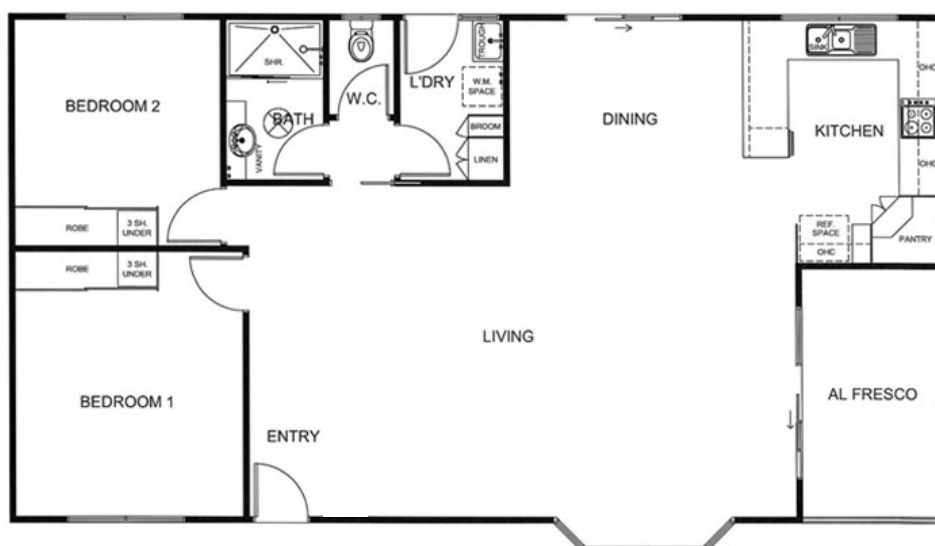


## ADDITIONAL FLOOR PLANS



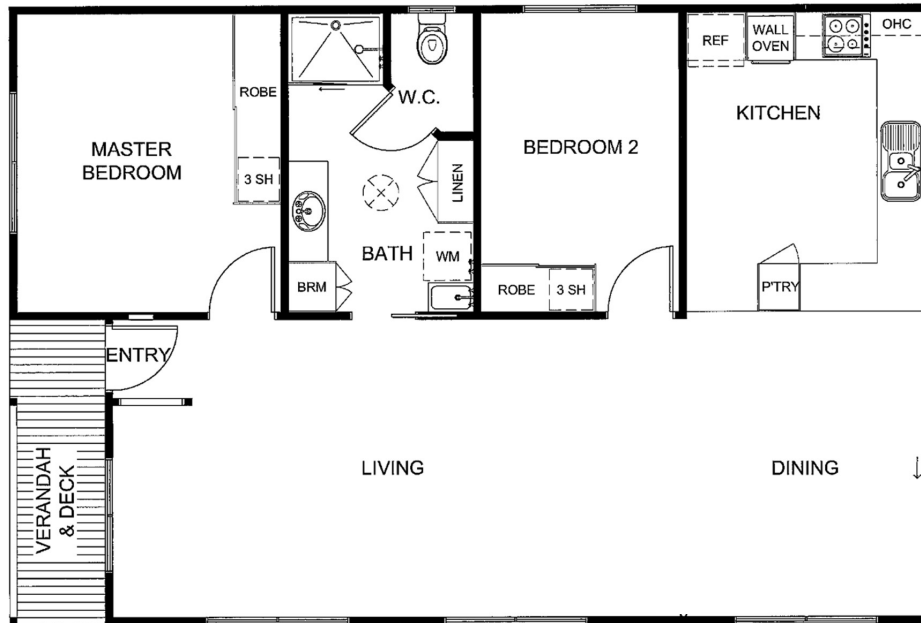
### WOODVILLE - 12.4 x 7.8m / 92m<sup>2</sup>

STARTING FROM - \*\$192,550



### WOODRIDGE - 14.4 x 7.8m / 112.5m<sup>2</sup>

STARTING FROM - \*\$202,320



**WOODLAND - 11.6 x 7.8m / 90.5m<sup>2</sup>**

STARTING FROM - \*\$185,380



**WOODEND - 9.0 x 7.8m / 70.2m<sup>2</sup>**

STARTING FROM - \*\$160,250

**\*Conditions Apply - COPYRIGHT**

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