

# GENESIS

**PREMIER**  
HOMES & GRANNY FLATS

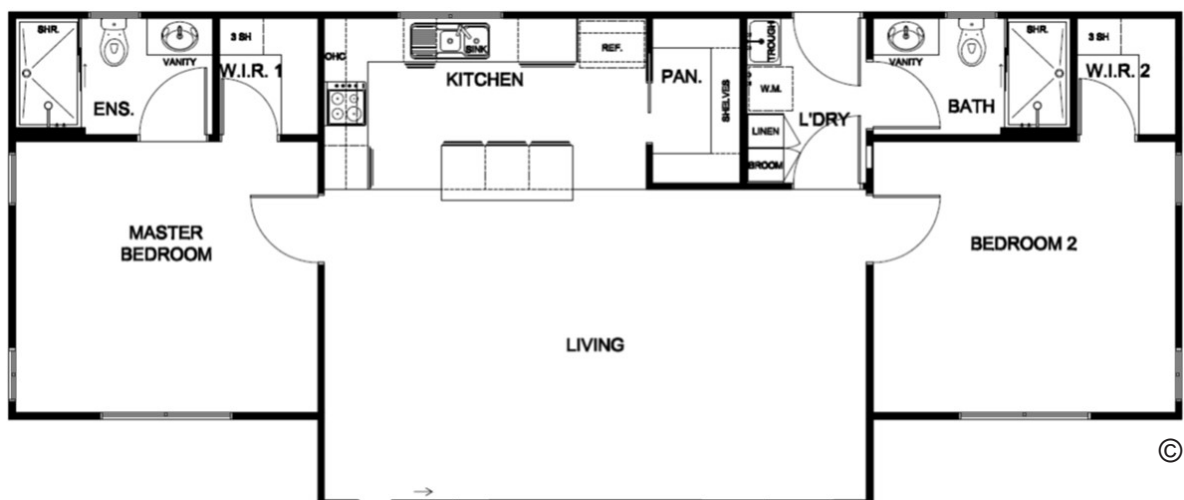
"Keeping families together"

Length: 16m  
Width: 6.7m  
Area: 98.6m<sup>2</sup>  
Squares: 10.62sq

Starting from:  
\$273,810



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 / Colourbond
Roof & Gutters	Skillion Roof - Colorbond
Flooring	19mm. Sheet Flooring
Ceiling	2400mm Ceiling Height
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 Fisher&Paykel Oven
Rangehood	Fisher&Paykel Retractable Recirculating
Sink	Stainless Steel Bowl with Drainer
Vanity Unit	Post-formed with Vitreous China Basin
Taps	Flickmixers & Easy-Grip
Shower	1500mm 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

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

## VILLAGE DISPLAY UPGRADES

\*POA

Cladding as per Display  
Internal Pitched High Ceilings  
Square Set Plaster  
Shadow Line Skirting & Arcs  
Blackbutt Engineered Flooring  
Ceasarstone BenchTops  
Intergrated Refrigerator  
Floor to Ceiling Tiles in Wet Areas  
Wall Hung Vanities in Bath & Ensuites  
Kitchen Appliances & Fittings as Display  
Kitchen & Laundry Cabinetry as Display  
Split System Heating and Cooling  
Decking  
\*Kitchen Appliance Upgrades Available

## PASSIVE HOME UPGRADES

\*POA

Triple Glazed Windows  
Air Tight Membrane  
Heat Recovery Ventilation System



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