

# CHELSEA

## GRANNY FLAT

**PREMIER**  
HOMES & GRANNY FLATS

"Keeping families together"

Length: 12.6m  
Width: 4.8m  
Area: 60m<sup>2</sup>  
Squares: 6.51sq

Starting from:  
\$181,430



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
Bay Window	To Dining
Steps	Blanket to Roof, Ceiling, Walls &
Insulation	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	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

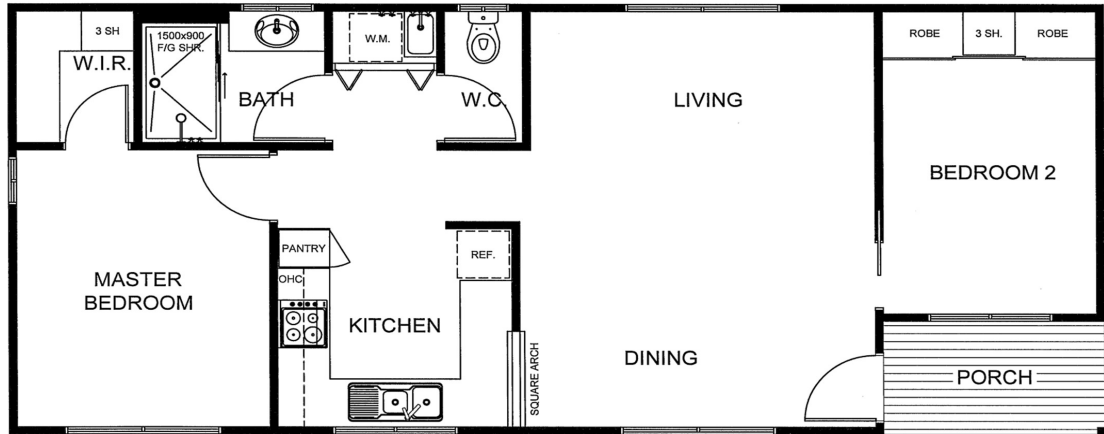
Interior Painting - Standard Range  
Exterior Painting - Standard Range  
Floor Coverings - Standard Range  
Vinyl / Carpet  
Connection to Services Allowance  
\*(Up to 10metres)

## MORE OPTIONS

Front Porch  
Linea Cladding  
Double Sliding to Front  
Bifold Doors to Dayroom  
Solar Tube  
Curtains

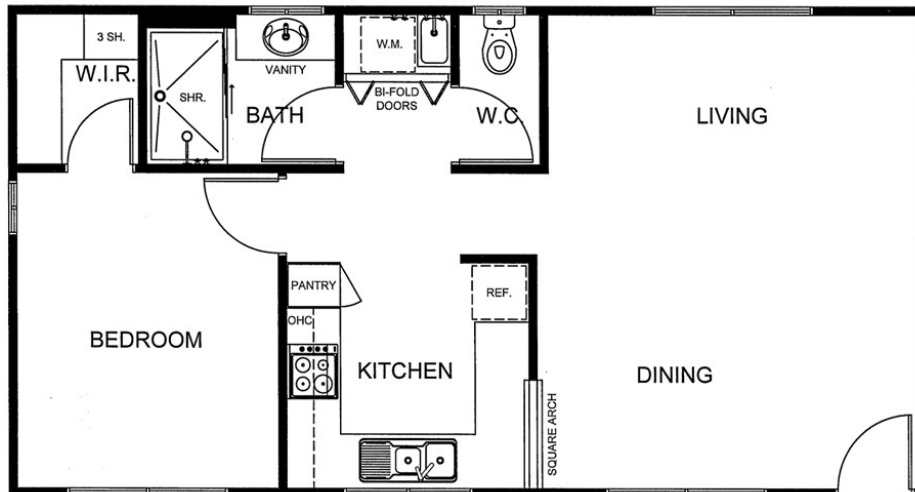


## ADDITIONAL FLOOR PLANS



### CHIRNSIDE - 12.6 x 5.4m / 64.4m2

STARTING FROM - \*\$190,590



### CHELMSFORD - 10.2 x 5.4m / 55m2

STARTING FROM - \*\$168,600



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