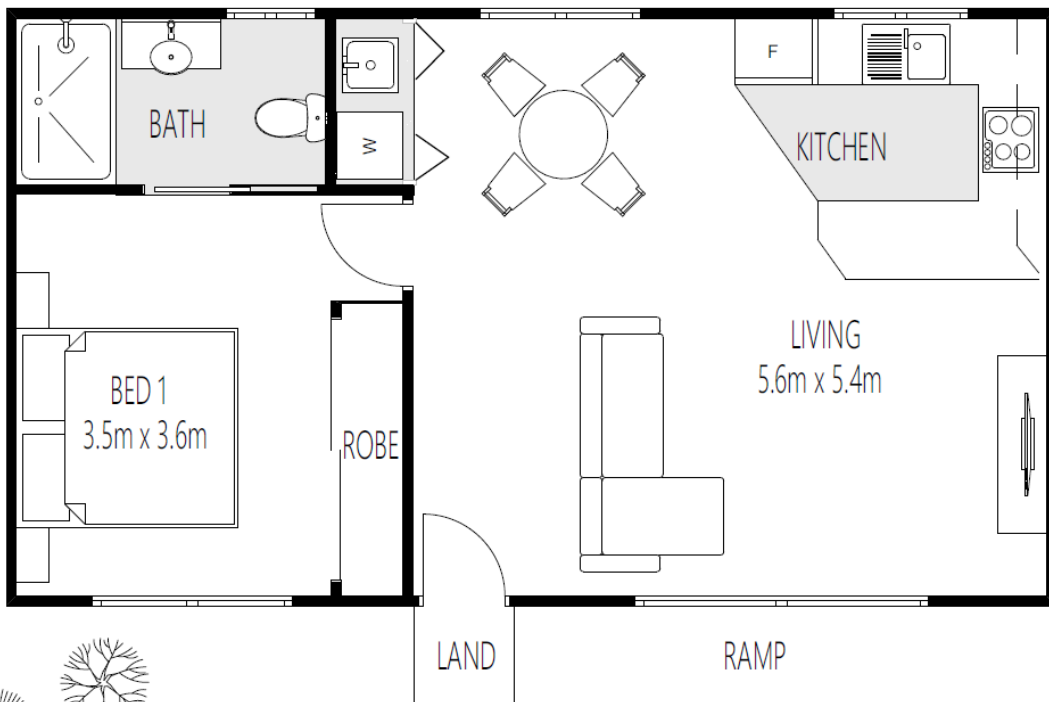


YARRA COTTAGE

“Keeping families together”

Length: 9.5m
Width: 5.4m
Area: 51.30m²
Squares: 5.52sqs



Premier Display Village located at 110 Canterbury Road, Bayswater North VIC 3153
Monday – Saturday 9.00am – 5.00pm

(03) 9761 6699

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YARRA COTTAGE SPECIFICATIONS

Subfloor

Cypress Pine Stumps
LVL Bearers & Joists
Fully Enclosed Subfloor up to 700mm
19mm Sheet Flooring

Structure

Timber Construction
450mm Centre Timber Frames
James Hardie Hardieplank Woodgrain Cladding
Merbau Landing & Ramp Allowance to Entrance *Up to 9.8l/m
2400mm Ceiling Height

Roofing

Engineered Roof Trusses
Corrugated Colorbond Roof
Colorbond Gutter & Fascia
90mm PVC Downpipes
Gable Roof

Insulation

R2.7 Batts to External Walls
R3.5 Batts to Ceiling
R1.3 insulation to Roof
R1.8 insulation to Floor

Windows & Doors

Solid Core 4 Panel Entrance Door
Double Glazed Sliding Aluminium Windows
Flyscreens to all Windows
Obscure Glass to Bathroom

Internal Linings

10mm Plasterboard
75mm Coved Cornice
67mm Bevelled Edge Skirting
42mm Bevelled Edge Architraves
2400mm Flat Ceiling
4 Panel Internal Doors
Chrome Internal Door Handles

Kitchen

Polytec Laminated Benchtops
Polytec Soft Close Drawers & Cupboards
Fisher & Paykel 600mm Electric Cooktop
Fisher & Paykel 600mm Electric Oven
Fisher & Paykel Ducted 600mm
Retractable Rangehood
Single Bowl Stainless Steel Sink with Drainer
Chrome Mixer Tap

Bathroom/Laundry

1500mm Tiled Shower
Semi Frameless Shower Screen
Chrome Shower Rose & Wall Mixer
Polytec Laminated Vanity Benchtop
Polytec Soft Close Cupboards
Mirror Full Width as Vanity
Oval Semi Recessed Basin
Chrome Mixer Tap to Vanity
Dual Flush WC
Classic 45L Laundry Trough Unit
Chrome Mixer Tap to Laundry Trough
Easy Grip WM Taps
Polytec Bifold Doors to Laundry

Flooring

Tiles to Bathroom
Vinyl to Kitchen & Laundry
Carpet to Bedroom, Living & Dining

Tiling

Kitchen Splashback to a height of 700mm
Vanity Splashback to a height of 200mm
Shower to a height of 2000mm
Laundry Trough Splashback to a height of 400mm

Painting

External Haymes Paint (2 Coats)
Internal Haymes Paint (2 Coats)

Wardrobes

Built in Robe to Bedroom
Top Shelf with Hanging Rod Below
1 Bank of 3 Whiteboard Shelves
Mirrored Sliding Doors

Electrical

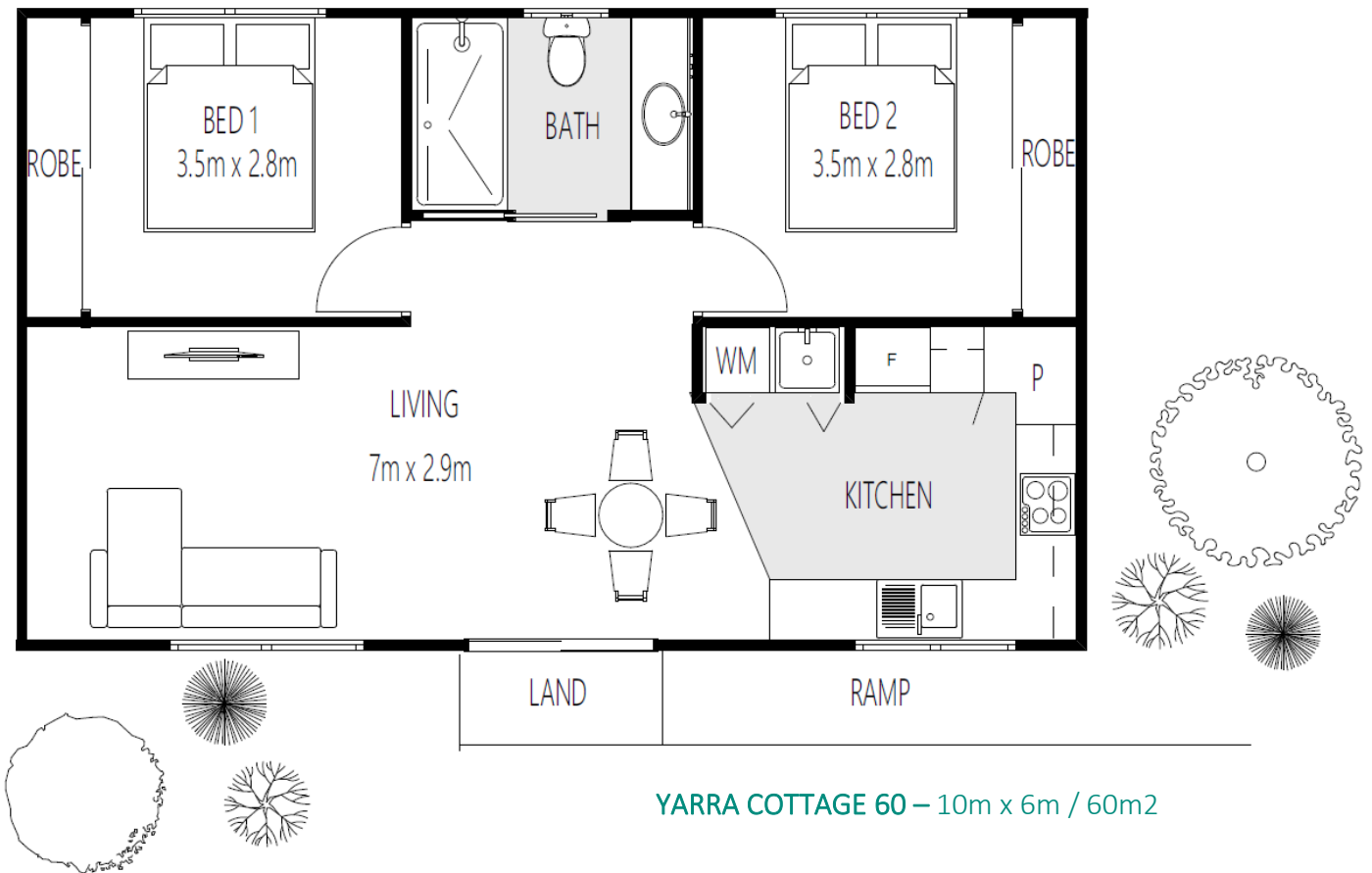
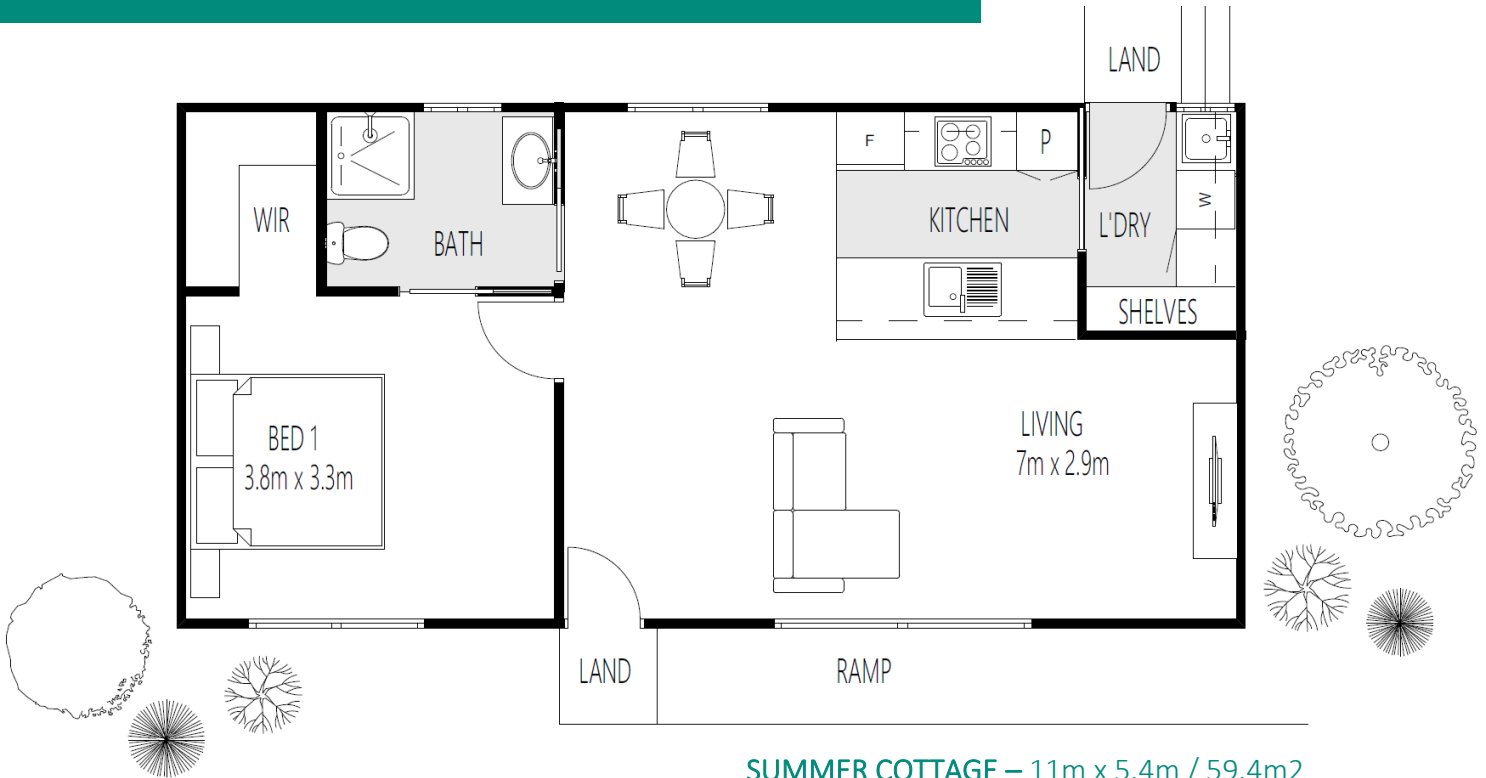
Energy Efficient LED Downlights
Exterior Batten Light to External Door
Exhaust Fan to Laundry
Double Power Points throughout
Fan/Light/Heater to Bathroom
Smoke Detector
160Ltr Electric Hot Water System

Preliminary Work

Site Analysis
Design Consultation
Detailed Floor Plan & Elevations
Detailed Site Plan
7 Star Energy Rating Report
Soil Report
Building Permit
Warranty Insurance
10 Year Structural Warranty
Connection Allowance of \$10,000

*Ramps are required for all designs to comply with NCC Regulations. The length and costs of the ramps can only be determined after the Working Drawings are completed and the gradient, size constraints, and other factors are evaluated. The ramp allowance is \$4,200 and includes up to 9.8 l/m of straight, unobstructed ramp.

ADDITIONAL FLOOR PLANS



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