

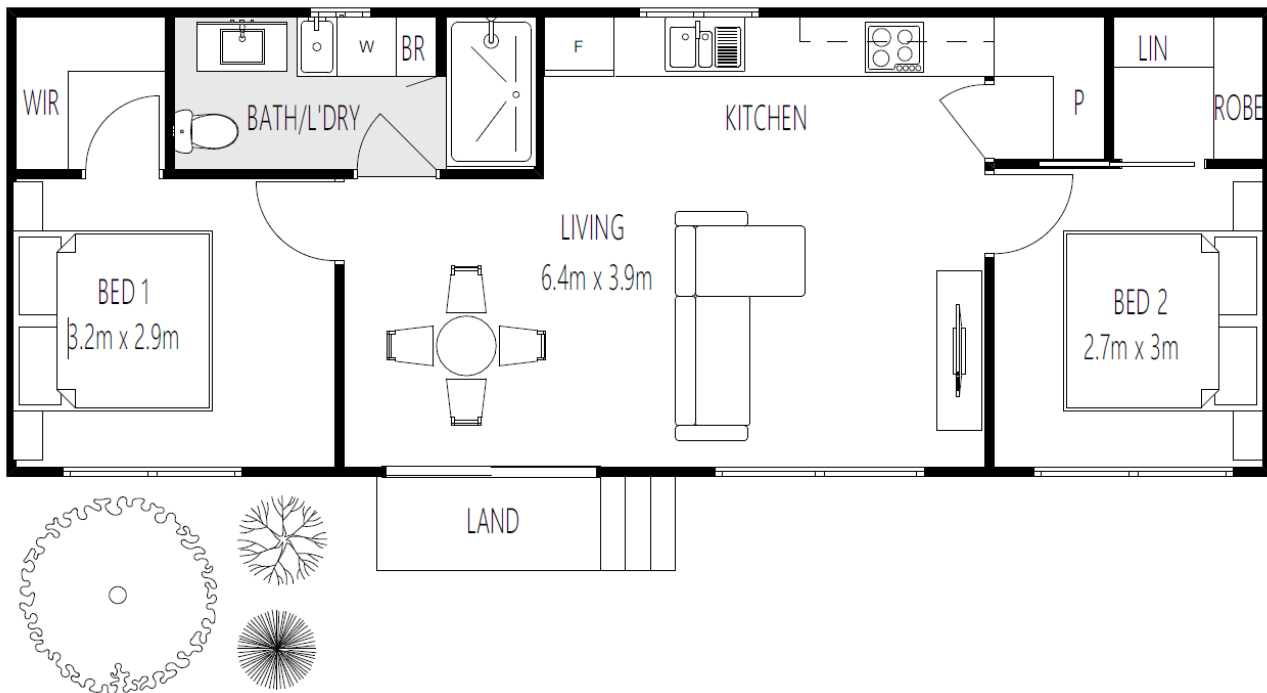
EMERALD 60

"Keeping families together"

Length: 12.7m
Width: 4.7m
Area: 60m²
Squares: 6.45



** The facades are a representation only & may include upgrades **



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

(03) 9761 6699

PREMIERHOMESVIC.COM.AU

ACN: 076 828 825 Vic Builders License: CDB-U 51403



STANDARD SPECIFICATIONS

Subfloor

*Concrete / 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 & 3 Steps to Entrance Door
2400mm Ceiling Height

Roofing

Engineered Roof Trusses
Corrugated Colorbond Roof
Colorbond Gutter & Fascia
90mm PVC Downpipes
25-Degree 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

Double Glazed Sliding Aluminium Entrance Door
Double Glazed Awning Aluminium Windows
Flyscreens to all Windows
Fly Door to Entrance Door
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
1.5 Stainless Steel Sink with Drainer
Chrome Mixer Tap

Bathroom/Laundry

1500mm Tiled Shower
Semi Frameless Shower Screen
Chrome Handheld Shower Rose & Wall Mixer
Polytec Laminated Vanity Benchtop
Polytec Soft Close Cupboards
Mirror Full Width as Vanity
Insert Basin
Chrome Mixer Tap to Vanity
Dual Flush WC & Chrome Toilet Roll Holder
Classic 30L Laundry Trough Unit
Chrome Mixer Tap to Laundry Trough Easy Grip
WM Taps
Polytec Broom Cupboard

Flooring

Tiles to Bathroom/Laundry
Hybrid Floorboards to Kitchen & Living
Carpet to Bedrooms

Tiling

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

Painting

External Haymes Paint (2 Coats)
Internal Haymes Paint (3 Coats)

Wardrobes

Walk in Robes
Top Shelf with Hanging Rod Below
1 Bank of 3 Whiteboard Shelves

Electrical

Energy Efficient LED Downlights
Exterior LED Bunker Light to External Door
Double Power Points throughout
Fan/Light/Heater to Bathrooms
Smoke Detectors
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

*Stump selection will vary depending on the Construction type.

*Conditions Apply - COPYRIGHT

Brochure content is subject to Copyright Law and is subject to the Copyright Act 1965. All rights are retained by Premier Homes (Vic) Pty Ltd. This Plan and design cannot be re-produced in any shape or form without prior written authorisation. Prices subject to change.