



## Presidium 315

Lot 100 Percy Street,  
Avenue Hill Estate\*

BLOCK SIZE: 2340 M<sup>2</sup>

BLOCK PRICE: \$350,000

EXPECTED TITLE DATE: MID 2021



4



2

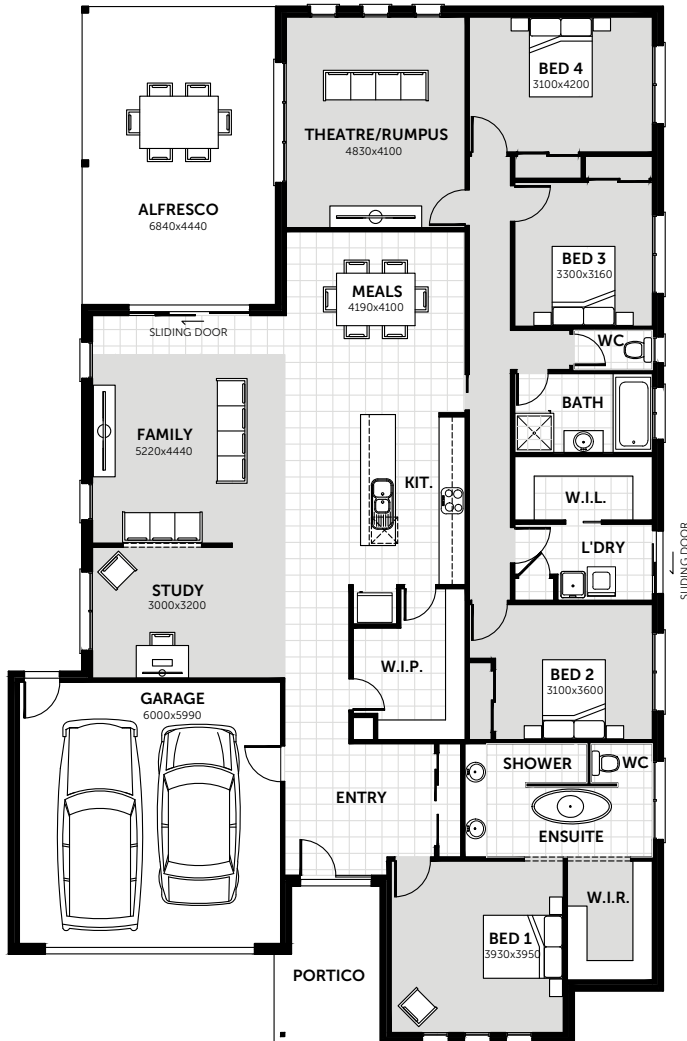


2



2

# \$729,000<sup>^</sup>



### Key Inclusions

#### Landscaping

Timber garden edging, plants and bark mulch to front only, top soil and seeded lawn area.

#### Window Coverings

Total Blockout Holland blinds to bedrooms and Living Areas

#### Clothes line

Daytek fold down wall mounted clothesline

#### Concrete Paving

Natural concrete paving to driveway and clothesline

#### Cooling

Split system cooling to living area

#### Letterbox

Free standing Pillar Letterbox

\*Subject to availability. Land is purchased separately from selling agent. ^Subject to engineering and energy rating report, excludes rock removal, purchase of land from selling agent (price excludes purchasers stamp duty and legal fees). © Hearty Homes 2020. All Rights Reserved.

#### Sales

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# HEARTY HOMES

*Love at first site.*

# Inclusions

## General

- + HIA New Home Fixed Building Contract
- + Engineer Designed Class M Concrete Slab
- + Engineer's Soil Report, Footing Design and Building Permit
- + Site Levelling On Blocks With Up To 300mm Fall Over the Building Area
- + Connection Of Services within the Property Boundaries to Underground Power, Water, Sewer & Gas if available. Based on a 700m<sup>2</sup> Block with a 6m front Setback
- + Consultant to Assist in Your Selection of Inclusions and Colour Selections
- + Power, Water and Gas installed in client's name for a trouble free handover

## External

- + Standard Façade including Eaves to Entry
- + Garage Colorbond Panel-Lift Door with Three Remote Controls
- + Brickwork over All Windows and External Doors Including Garage Lintel
- + Large range of Bricks to choose from
- + Rinnai Gas Instant Hot Water Service
- + Colorbond Roof or Concrete Roof Tiles with a choice of Profile & Colour
- + Colorbond Metal Fascia & Barge. Quad Slotted Gutter & Colorbond Downpipes
- + Two External Garden Taps – Front & Rear
- + Alfresco and Portico include Concrete Paving

## Internal

- + 3 Coats of Quality Haymes Paint
- + Gas Ducted Heating, roof mounted, ducted to all Living Areas, Bedrooms, Bathroom & Ensuite
- + 2400mm High Ceilings With 75mm Scotia Cornice Throughout
- + Walk In Robe with Melamine Shelf & Hanging Rail, or Built In Robes With Sliding Doors, Melamine Shelf & Single Hanging Rail
- + Linen Cupboards with Doors and Four White Melamine Shelves
- + Quality Carpets / Tiles and Vinyl Plank. Large Standard Range to Choose From
- + Selection of 67mm Architraves
- + White Rubber Doorstops to Doors
- + Privacy Locks to the Main Bedroom, WC and Main Bathroom
- + Tiles or Vinyl flooring to kitchen, dining and entry

## Windows and Doors

- + Feature Front Entry Door
- + Deadlocks to External Sliding Doors & Front Entry Door
- + Quality Aluminium Powder Coated Sliding Doors & Windows with Energy Efficient Weather Seals to All Openings
- + Locks to all Openable Windows & Garage Internal PA Door
- + Fly Screens to All Opening Windows
- + Fly Screens to All Sliding Doors
- + Flush Internal Doors, 2040mm High
- + Quality Gainsborough Lever Passage Sets. Large standard range to choose from
- + Privacy Latch passage sets To Bathroom, WC & Bed 1 Doors
- + Weather Seals to All External Doors
- + Sliding Doors to Robes in Bedrooms

## Kitchen

- + 900mm Wide Stainless Steel Freestanding Cooker with Canopy Rangehood. Built into Overhead Cabinetry or Slide Out
- + 1 3/4 Bowl Stainless Steel Sink & Choice of Modern Quality Chrome Mixers
- + Stainless Dishwasher with Cold Water Supply & Single Power Point
- + White Lined Kitchen Cupboards with a Huge Selection of Laminated Cupboards
- + High Gloss, Standard Gloss or Low Sheen Benchtops
- + Pantry with Open Melamine Shelving
- + Soft Closing Doors & Drawers to Joinery
- + Overheads, Including Over Fridge
- + Joinery Panel or Plaster Wall between Fridge & Benchtop

## Bathroom

- + Tiled Shower Bases with Feature Tile Insert Waste
- + Tiled Shower Niches
- + Framed Shower Screen, 1850mm high, with Pivot Door & Clear Laminated Safety Glass
- + Tiling to Floors & Skirtings of Ensuite, Bathroom, WC & Laundry
- + White Acrylic Luxury Deep Bath to Main Bathroom. Multiple Choices
- + White China Inset or Bench Mount Basins. Multiple Choices
- + Vanities to Bathroom & Ensuite with Wide Range of Laminated Benchtops & Doors
- + Gas Ducted Heat Points

- + Tiles above Vanity with Polished Edge Mirror above to Match Height of adjacent Shower Screen or Window
- + Choice of Designer Chrome Mixer Tapware to Basins, Bath & Shower with Deluxe Hand Held Shower Head
- + Luxury Bath Waterfall Spout – Multiple Choices
- + White Vitreous China Soft Closing Wall Flush Toilet Pan & Cistern
- + Chrome Double Towel Rail to Bathroom & Ensuite. Multiple Choices
- + Chrome Toilet Roll Holder to WC & Ensuite. Multiple Choices
- + Obscure Glazing To WC & Bathroom Windows

## Laundry

- + 45 Litre Stainless Steel Standalone Trough, Mixer & Washing Machine Provision
- + 300mm tiles above Laundry trough
- + White Melamine Shelving to Linen Cupboards or Walk in Linen Cupboards
- + Tiled Floor & Skirts
- + Fly screen to Sliding door

## Electrical

- + 12 LED Downlights to Main Living Areas with Bulb Fittings to Other Rooms
- + 2 Light Heat Fan to Bathroom & Ensuite
- + Approved Electricity Safety Switch & Circuit Breakers To Meter Box
- + 2 Power points to Living Areas, Kitchen & Main Bedroom. 1 Double Power Point to each other room
- + One Telephone or Data Point
- + NBN equipment installed if available
- + Digital TV Antenna
- + Two TV Points Including Connection to Digital TV Antenna
- + Hard Wired Electronic Smoke Detectors
- + Slim Line Power Points & Light Switches

## 6-Star Energy Requirements

- + R4 insulation to ceiling & R2.0 to walls
- + LED Downlights
- + Fan Draught stoppers
- + Weather seals to all external windows & doors
- + 2000 Litre water tank plumbed to WC's

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