

THE NEWMAN REDWOOD



Colors and elevation shown are for illustration purposes only



House & Land From,

\$698,000

 incl. GST

Special Features:

- Well-insulated, light weight construction
- HIA Building Contract
- BCA Energy Rating
- Ceiling Fans
- Natural light to comfortably Cool and Heat
- Innovative Modular Concepts
- Custom Built gourmet kitchen
- Fully Painted
- Raked Ceilings
- Vertical Blinds
- Light Fittings
- Driveway
- Alfresco
- Double Carport
- Front Veranda Inc.

For more information contact:



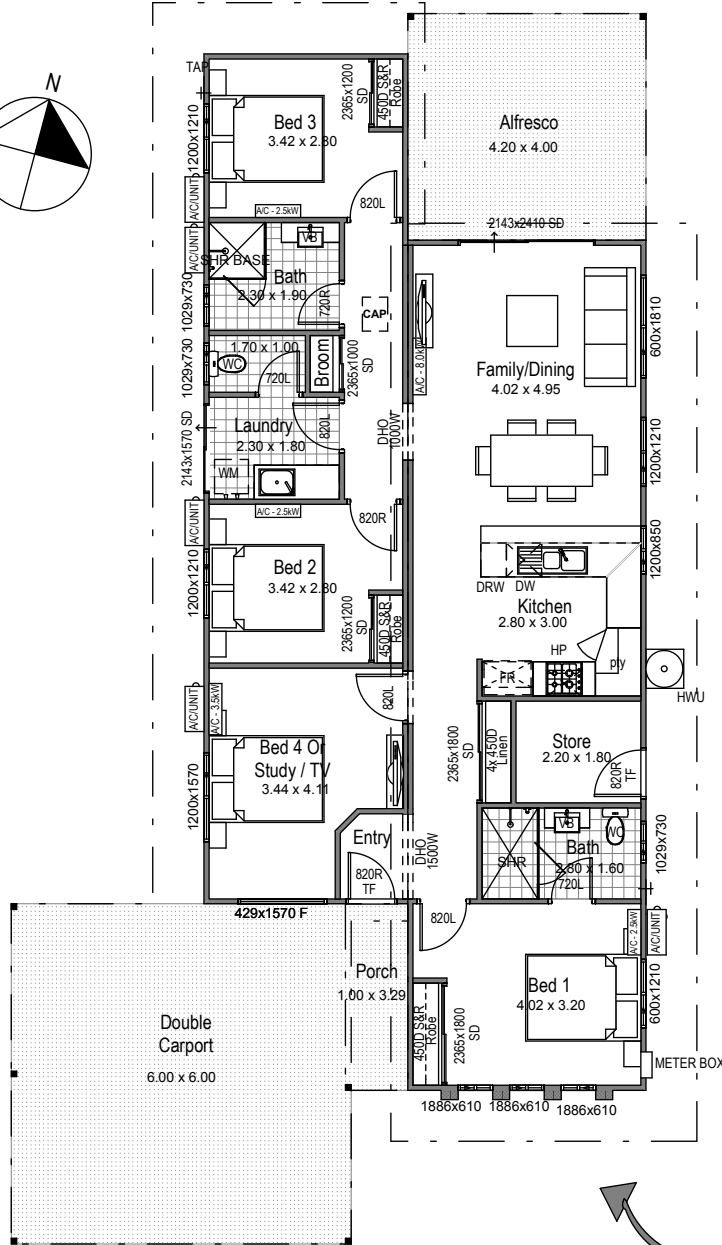
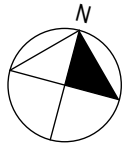
BRB 12568
Builder Representative: Nick Carrington
Contact: Mick Cloney or Louise Daniels
www.ams-group.com.au

3571 Great Northern Hwy Muchea
Phone: 9356 1086
Or Visit
landcorp.com.au

| 3 BED X 2 BATH | |
|----------------|-----------------------|
| | Area |
| HOUSE AREA | 117.00 |
| CARPORT | 36.00 |
| ALFRESCO | 16.80 |
| PORCH | 3.29 |
| | 173.09 m ² |

COOL
BREEZE PM

COOL
BREEZE PM



PRIMARY
BREEZE AM

PRIMARY
BREEZE AM

Preliminaries

- Design, drafting, local government building license application, water corporation, building application
- Delivery to Newman
- 6 star energy rating (BCA Compliant) Can be increased through optimising building orientation therefore assist in the reduction of heating and cooling

External

- Engineered wall frames and roof trusses to REG A
- Engineered and pre-cast concrete floor system
- Colorbond roofing and flashings
- Colorbond custom orb external cladding
- Insulated roof and external walls
- Solid core entry door
- Quality aluminium windows with flyscreens
- Aluminium sliding doors with locks
- Gainsborough entry lock set with dead lock
- Bunker lights to external doors
- (1) External waterproof double power point

Internal

- Plasterboard walls and ceiling throughout
- Raked ceilings throughout except passage and wet areas
- Insulation to ceiling
- Fully painted internal walls, ceilings, cornice, architraves, doors and frames
- Ceiling Fans
- Quality internal door handles
- Built-in robes as shown on plan (white melamine shelf and chrome hanging rail)
- Vertical/venetian Binds throughout except wet areas and WC's
- Double power points
- (1) Phone and TV point
- Hard wired smoke detectors

Kitchen

- Custom Built kitchen
- Choice of post form or square edged top
- Tiled splash backs
- 600mm stainless steel gas/electric hotplate and oven
- Rangehood canopy above hot plate
- stainless steel sink 1 ¾ bowl & single drainer (or as per plan) with flick mixer tap
- Built-in pantry (where shown as plan)
- Hard wearing ABS edging
- Soft close doors & drawers to cabinets

Bathroom/Ensuite/Laundry

- Pivot shower door in ensuite & bathroom
- Smart flush cisterns
- Contemporary tapware and double towel rail
- Mirror above vanities
- Exhaust fans to ensuite/bathroom/WC
- Inset or semi recessed ceramic basin to ensuite and bathroom
- 2m high tiling to shower recesses
- Excellent range of quality tiles
- Privacy locks to ensuite/bathroom/WC
- 45L stainless steel laundry trough with cabinet
- Automatic washing machine taps

Floor Coverings

- Carpet to Bedrooms
- Commercial vinyl to living and kitchen
- Tiles to wet areas Inc. WC

Air-conditioning & HWS

- Split inverter Air Conditioners throughout to suit room size
- Heat pump hot water system

Site Work:

- Contour feature survey or site soil reports
- Site Preparation – earthworks
- Site plumbing connections
- Site electrical connections
- External structures eg. Carport, patio, Veranda entry, alfresco as shown on plan
- Fencing
- Landscaping
- Concrete driveway inc. crossover
- Foot Paths
- TV Antenna
- Clothesline & Letter box

Optional Extras:

- Architectural roof and elevation design
- Solid Surface bench tops
- PV Power systems
- Solar hot water
- Grey Water