

## Sovereign Specification

22/07/2006

THE  
**Centro**

- GENERAL**
- 1 Double garage with grano hardstand and remote sectional garage door including two handsets
  - 2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths
  - 3 Double clay brick construction
  - 4 R3.0 roof insulation
  - 5 Extensive choice of clay face bricks from builder's standard range
  - 6 Colorbond or concrete roof tiles from builder's extensive standard range
  - 7 Cream or natural mortar with raked, rolled, hose or flush joints
  - 8 Quality aluminium sliding windows and doors with a choice of colours
  - 9 Flyscreens to sliding windows and sliding doors
  - 10 Keyed boltlocks to aluminium sliding doors
  - 11 Breezelocks to sliding windows
  - 12 Corner beads to all internal full height corners excluding reveals
  - 13 Designer range of entry door/s with double deadlock
  - 14 Deluxe profile metal door jambs
  - 15 Built-in/walk-in linen cupboard
  - 16 Built-in/walk-in robes to all bedrooms
  - 17 Timber cappings to dwarf walls (where shown)
  - 18 Gas negus point
  - 19 Two smoke detectors direct wired to mains
  - 20 Black/matt silver designer light switches
  - 21 One designer power point to all habitable rooms plus a bonus three to positions of your choice
  - 22 Electrical safety switch to mains
  - 23 Telephone point on external wall
  - 24 Television point
  - 25 Quality door furniture
  - 26 Large capacity hot water system
  - 27 Garden taps to front and rear
  - 28 Stormmaster gutters which prevent overflow into eaves
  - 29 Spinaway whirlybird for temperature control to roof void
  - 30 Fully painted to the colour of your choice, excluding internal walls

- 31 Two-tone painted gutter and fascia
- 32 Full connection to sewer within 10 metres of last fixture
- 33 Obligation free, detailed site appraisal
- 34 Fixed price contract
- 35 6 month Maintenance Agreement
- 36 Engineer designed concrete footings and floor slab
- 37 Feature contour of your block
- 38 All standard shire and water fees included
- 39 Professional consultants to advise on building queries

- KITCHEN**
- 40 Generous pantry with white lined shelving
  - 41 Quality kitchen cupboards with white lined shelving
  - 42 Postforming to all cabinetwork
  - 43 Designer kitchen 1 ¾ bowl stainless steel sink
  - 44 Chrome mixer tap to kitchen sink
  - 45 Roller tracks to all kitchen drawers
  - 46 Designer stainless steel 900mm gas hotplate and electric fan-forced wall oven
  - 47 Water filtration system to kitchen sink

- BATH/LAUNDRY**
- 48 Generous allowance for ceramic wall and floor tiles
  - 49 Floor tiles to bathroom, ensuite, laundry and wc
  - 50 Exhaust fan to ensuite wc
  - 51 2m high tiling to showers with screens and mirrors to match
  - 52 Clear glazed framed pivot door to ensuite shower
  - 53 Full width mirrors above all vanities with trim
  - 54 Privacy locks to bathrooms and wc
  - 55 Vanity cupboards under vanity tops, fully lined
  - 56 Quality pressed metal bath (white)
  - 57 Quality vitreous china basins (white)
  - 58 Colour coordinated taps and outlets
  - 59 Automatic washing machine taps
  - 60 Quality dual flush acrylic toilet cisterns
  - 61 Stainless steel sudsaver trough with coloured cabinet, choice of colours
  - 62 Double towel rails and toilet roll holders
  - 63 Temperature safety valve to hot water unit

- ADDITIONAL FEATURES**
- 64 Large under main roof alfresco off living area with plasterboard ceiling and paving
  - 65 Inset laundry trough with bench adjacent
  - 66 Large walk-in robe to master suite
  - 67 Separate toilet to ensuite
  - 68 Recirculating stainless steel canopy rangehood to kitchen
  - 69 Feature clear glazed one light door to entry with clear glazed sidelight

### FRONT GARAGE FEATURES

- 70 Personal door from garage to entry
- 71 Feature elevation with 2 colour render and cladding as shown

### REAR GARAGE FEATURES

- 72 Personal door from garage to living
- 73 Feature elevation with 2 colour render and cladding as shown

### Not Included

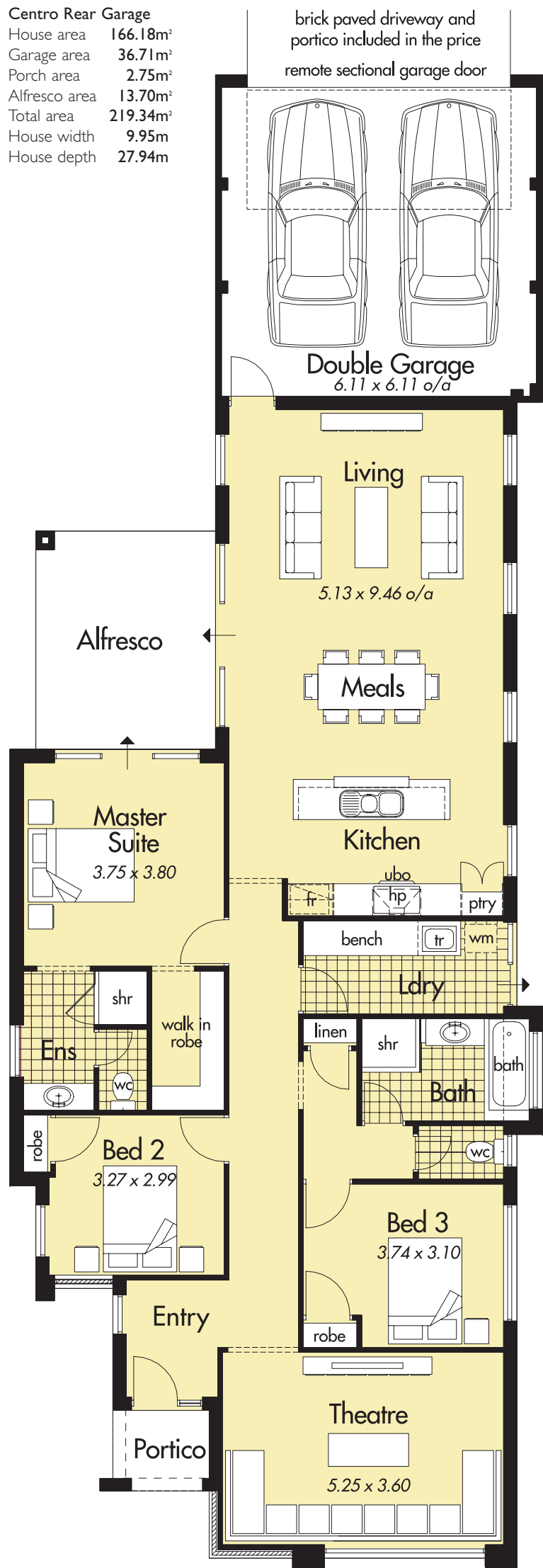
Pergola, fountain, planters, BBQ, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, listello border & feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location & quantity), built-in display units, fences & gates, retaining, landscaping & reticulation.



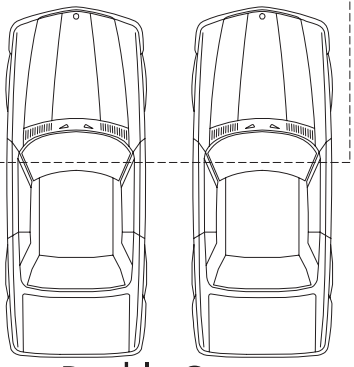
# Centro

THE

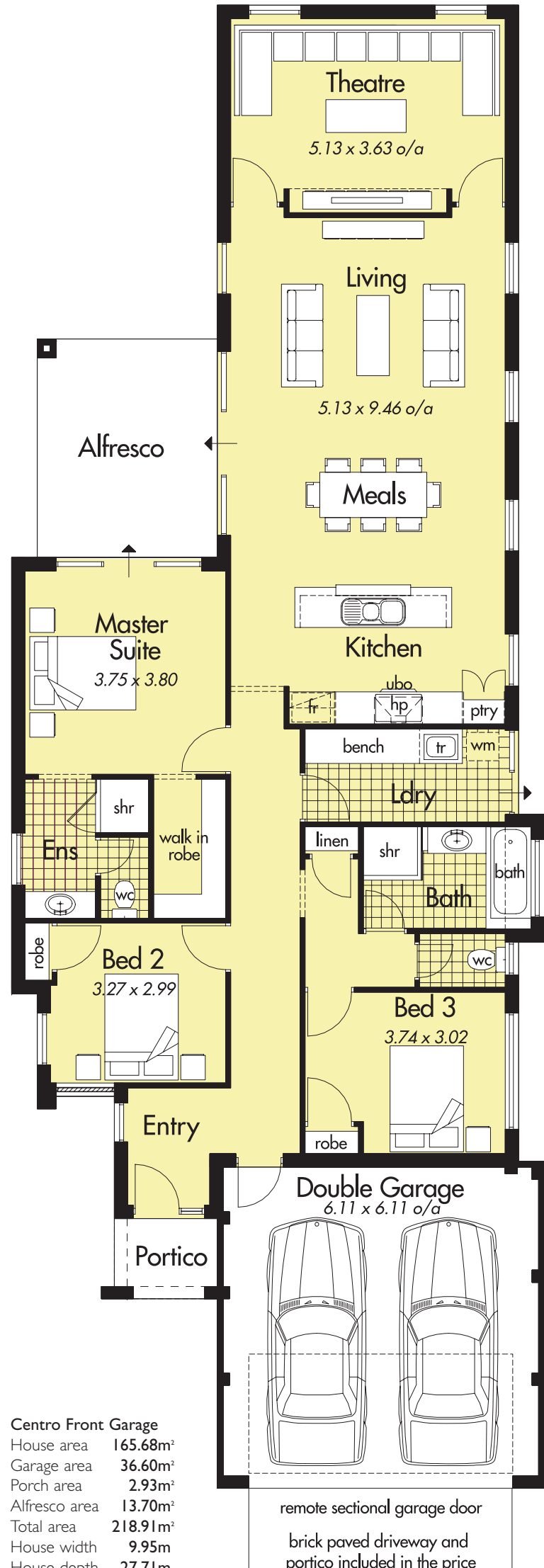
**Centro Rear Garage**  
 House area 166.18m<sup>2</sup>  
 Garage area 36.71m<sup>2</sup>  
 Porch area 2.75m<sup>2</sup>  
 Alfresco area 13.70m<sup>2</sup>  
 Total area 219.34m<sup>2</sup>  
 House width 9.95m  
 House depth 27.94m



brick paved driveway and portico included in the price  
 remote sectional garage door



**Double Garage**  
6.11 x 6.11 o/a



**Centro Front Garage**  
 House area 165.68m<sup>2</sup>  
 Garage area 36.60m<sup>2</sup>  
 Porch area 2.93m<sup>2</sup>  
 Alfresco area 13.70m<sup>2</sup>  
 Total area 218.91m<sup>2</sup>  
 House width 9.95m  
 House depth 27.71m

remote sectional garage door  
 brick paved driveway and portico included in the price

Plunkett Homes makes city and small lot living truly sensational! The fabulous Centro is available in front and rear garage configuration, so that you can enjoy our superior design and innovative planning on almost any narrow block. If you're looking for a smaller home that invites entertaining and relaxed living, talk to Plunkett about the Centro.

SINCE 1903

