

Please note – specification, plan and elevation correct at time of printing but subject to change without notice.

<p><b>71</b> Large walk in robe to master suite  <b>72</b> Double vinyl bypass doors to robes in bedrooms 2 &amp; 3  <b>73</b> Recirculating European stainless steel canopy rangehood to kitchen with overhead cupboards as shown  <b>74</b> 31c high ceilings to ground floor and 28c to upper floor  <b>75</b> Feature recess to living powder room to ensuite  <b>76</b> Powder room to ensuite  <b>77</b> Generous allowance for balustrade stone tops to kitchen  <b>78</b> Stone tops to kitchen  <b>79</b> Frameless mirrors to ensuite, bath and ensuite 2 with wiped edges  <b>80</b> Balcony with tiled floor and recessed plasterboard ceiling</p> <p><b>Not Included</b>      Pergola, fountain, planters, furnishings, air conditioning, site works and associated works, 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 &amp; feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location &amp; quantity), built-in display units, fences &amp; gates, retaining, landscaping &amp; reticulation.</p>	<p><b>47</b> Designer European stainless steel 900mm gas hoplate and 600mm electric fan-forced wall oven  <b>48</b> Water filtration system to kitchen sink  <b>49</b> Generous allowance for ceramic wall and floor tiles  <b>50</b> Floor tiles to bathroom, ensuite, laundry and wc  <b>51</b> Chrome on brass floor wastes and wc  <b>52</b> Exhaust fan to ensuite wc  <b>53</b> 2m high tiling to showers with screens and mirrors to match  <b>54</b> Jolled edges to tiling where possible  <b>55</b> Clear glazed framed pivot door to ensuite shower  <b>56</b> Full width mirrors above all vanities with trim  <b>57</b> Privacy locks to bathrooms and wc  <b>58</b> Vanity cupboards under vanity tops, fully lined  <b>59</b> Quality bath (white)  <b>60</b> Quality vitreous china basins (white)  <b>61</b> Colour coordinated taps and outlets  <b>62</b> Automatic washing machine taps  <b>63</b> Quality dual flush vitreous china toilet cisterns  <b>64</b> Stainless steel sudsaver trough with coloured cabinet, choice of colours  <b>65</b> Double towel rails and toilet roll holders  <b>66</b> Temperature safety valve to hot water unit</p> <p><b>Additional features</b>  <b>67</b> Feature elevation with render and windows as shown  <b>68</b> Alfresco with plasterboard ceiling and paving inset laundry trough with benchtop adjacent  <b>69</b> Inset laundry trough with benchtop adjacent  <b>70</b> Feature glazed aluminium doors to entry</p>	<p><b>22</b> One designer power point to all habitable rooms plus a bonus three to positions of your choice  <b>23</b> Electrical safety switch to mains  <b>24</b> Telephone point on external wall  <b>25</b> Television point  <b>26</b> Quality door furniture  <b>27</b> Large capacity hot water system  <b>28</b> Garden taps to front and rear  <b>29</b> Stormmaster gutters which prevent overflow into eaves  <b>30</b> Fully painted to the colour of your choice, excluding internal walls  <b>31</b> Two-tone painted gutter and fascia Full connection to sewer within 10 metres of last fixture  <b>32</b> Obligation free, detailed site appraisal with a choice of colours  <b>9</b> Flyscreens to sliding windows and sliding doors  <b>10</b> Keyed boltlocks to aluminium sliding doors  <b>11</b> Breezlocks to sliding windows  <b>12</b> Corner beads to all internal full height corners excluding reveals  <b>13</b> Plasterboard ceilings to garage  <b>14</b> Designer range of entry doors with double deadlock  <b>15</b> Deluxe profile metal door jambs  <b>16</b> Built-in/walk-in linen cupboard  <b>17</b> Built-in/walk-in robes to all bedrooms  <b>18</b> Timber capings to dwarf walls  <b>19</b> Gas negus point (where shown)  <b>20</b> Two smoke detectors direct wired to mains  <b>21</b> Brushed aluminium designer light switches with black inserts</p>	<p><b>22</b> One designer power point to all habitable rooms plus a bonus three to positions of your choice  <b>23</b> Electrical safety switch to mains  <b>24</b> Telephone point on external wall  <b>25</b> Television point  <b>26</b> Quality door furniture  <b>27</b> Large capacity hot water system  <b>28</b> Garden taps to front and rear  <b>29</b> Stormmaster gutters which prevent overflow into eaves  <b>30</b> Fully painted to the colour of your choice, excluding internal walls  <b>31</b> Two-tone painted gutter and fascia Full connection to sewer within 10 metres of last fixture  <b>32</b> Obligation free, detailed site appraisal with a choice of colours  <b>33</b> Fixed price contract  <b>34</b> 6 month Maintenance Agreement  <b>35</b> Engineer designed concrete footings and slabs  <b>36</b> Feature contour of your block  <b>37</b> All standard shire and water fees included  <b>38</b> Professional consultants to advise on building queries  <b>39</b> Quality kitchen cupboards with white lined shelving  <b>40</b> Generous pantry with white lined shelving  <b>41</b> Quality kitchen cupboards with white lined shelving  <b>42</b> Dishwasher recess with SPO on separate circuit and hot or cold water supply  <b>43</b> Postforming to all cabinetwork  <b>44</b> Designer kitchen 1 1/2 bowl stainless steel sink  <b>45</b> Chrome mixer tap to kitchen sink  <b>46</b> Soft close roller tracks to all kitchen drawers</p>
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## The Sovereign Specification - Dalkeith

# The Dalkeith

Over 100 years of experience built into every home.



Griffin City



## The Dalkeith

A taste for living.

If you have an appetite for quality living spaces and a taste for serious enjoyment, Plunkett's superb Dalkeith is the home you've been looking for. With three generous bedrooms, stunning living and entertaining areas and a luxurious style ensure that your life in Dalkeith will be incredibly satisfying and fulfilling.

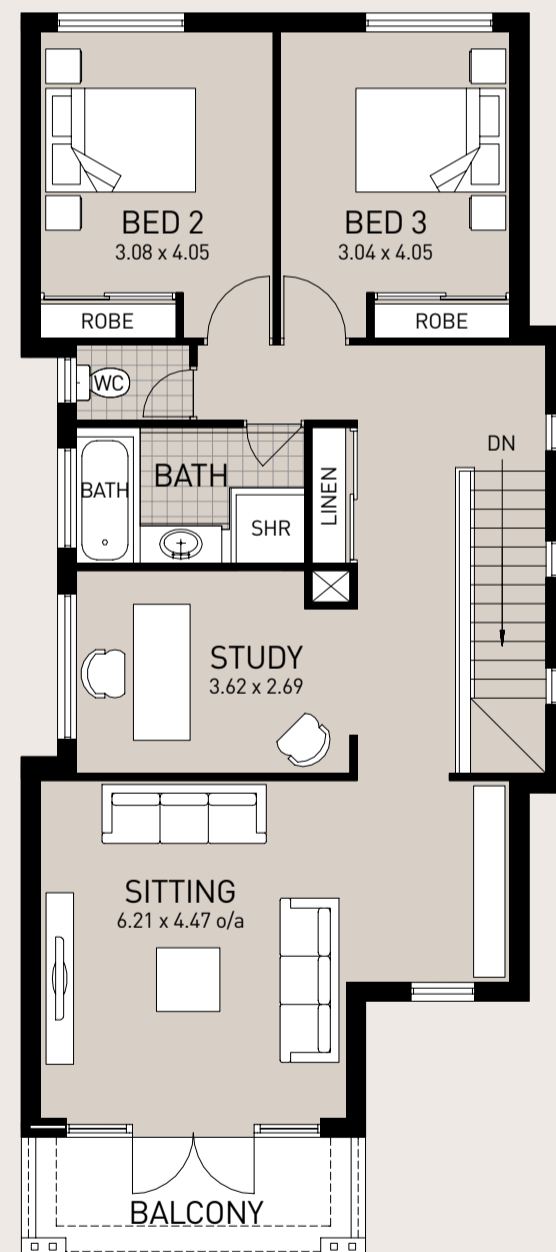
## House Areas

G/F PLAN	149.49m <sup>2</sup>
GARAGE	38.13m <sup>2</sup>
PORCH	3.74m <sup>2</sup>
ALFRESCO	20.07m <sup>2</sup>
<b>TOTAL GF AREA</b>	<b>211.43m<sup>2</sup></b>
GF PERIMETER	64.76m

F/F PLAN	96.31m <sup>2</sup>
BALCONY	7.10m <sup>2</sup>
<b>TOTAL FF AREA</b>	<b>103.41m<sup>2</sup></b>
FF PERIMETER	45.08m

**TOTAL HOUSE AREA 314.84m<sup>2</sup>**

HOUSE LENGTH	31.42m
HOUSE WIDTH	8.75m



UPPER FLOOR

SINCE 1903

