

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

<p>Additional features included in the South Beach</p> <p>66 Feature elevation with render and timber garage door and steep roof pitch as shown</p> <p>67 Clear glazed one light aluminium entry doors</p> <p>68 Direct access from garage to house</p> <p>69 Inset laundry trough with bench adjacent</p> <p>70 Separate toilet to ensuites</p> <p>71 Flumed European stainless steel inbuilt rangehood to kitchen</p> <p>72 Designer square basins to bathroom, and ensuites 1 and 2</p> <p>73 28c ceilings to garage</p> <p>74 Expansive alfresco with 31c ceilings and T bars</p> <p>75 Generous allowance for balustrade</p> <p>Not included</p> <p>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 & feature tiles, built-in/walk-in linen cupboard</p> <p>15 Built-in/walk-in robes to all bedrooms</p> <p>16 Timber capings to dwarf walls</p> <p>17 Gas negus point</p> <p>18 Two smoke detectors direct wired to mains</p> <p>19 Brushed aluminium designer light switches with black inserts</p>	<p>66 Feature elevation with render and timber garage door and steep roof pitch as shown</p> <p>67 Clear glazed one light aluminium entry doors</p> <p>68 Direct access from garage to house</p> <p>69 Inset laundry trough with bench adjacent</p> <p>70 Separate toilet to ensuites</p> <p>71 Flumed European stainless steel inbuilt rangehood to kitchen</p> <p>72 Designer square basins to bathroom, and ensuites 1 and 2</p> <p>73 28c ceilings to garage</p> <p>74 Expansive alfresco with 31c ceilings and T bars</p> <p>75 Generous allowance for balustrade</p> <p>Not included</p> <p>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, 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month Maintenance Agreement</p> <p>35 Engineer designed concrete footings and floor slab</p> <p>36 Feature contour of your block</p> <p>37 All standard shire and water fees included</p> <p>38 Professional consultants to advise on building queries</p> <p>39 Generous pantry with white lined shelving</p> <p>40 Quality kitchen cupboards with white lined shelving</p> <p>41 Dishwasher recess with SGFO on separate circuit and hot or cold water supply</p> <p>42 Stone benchtops to all cabinetwork</p> <p>43 Designer kitchen double bowl stainless steel sink</p> <p>44 Chrome mixer tap to kitchen sink</p> <p>45 Soft close roller tracks to all kitchen drawers</p> <p>46 Designer European stainless steel 900mm gas hotplate and 600mm electric fan-forced wall oven</p> <p>47 Water filtration system to kitchen sink</p> <p>Bathrooms/laundry</p> <p>48 Generous allowance for ceramic wall and floor tiles</p> <p>49 Floor tiles to bathroom, ensuite, laundry and wc</p> <p>50 Chrome on brass floor wastes</p> <p>51 Exhaust fan to ensuite wc 1 and 2</p> <p>52 2m high tiling to showers with screens and mirrors to match</p> <p>53 Jolited edges to tiling where possible</p> <p>54 Clear glazed frameless pivot door to ensuite shower and bathroom</p> <p>55 Full width frameless mirrors above all vanities</p> <p>56 Privacy locks to bathrooms and wc</p> <p>57 Vanity cupboards under vanity tops, fully lined</p> <p>58 Quality bath (white)</p> <p>59 Quality vitreous china basins (white)</p> <p>60 Chrome mixer taps and outlets</p> <p>61 Automatic washing machine taps</p> <p>62 Quality dual flush vitreous china toilet cisterns</p> <p>63 Stainless steel trough with coloured cabinet, choice of colours</p> <p>64 Double towel rails and toilet roll holders</p> <p>65 Temperature safety valve to hot water unit</p>	<p>1 Double garage with grano hardstand and remote sectional garage door including two handsets</p> <p>2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths</p> <p>3 Double clay brick construction</p> <p>4 R3.0 roof insulation</p> <p>5 Extensive choice of clay face bricks from builder's standard range</p> <p>6 Colorbond roof cover from builder's extensive standard range</p> <p>7 Cream mortar with raked, rolled or hose joints</p> <p>8 Quality aluminium sliding windows and doors with a choice of colours</p> <p>9 Flyscreens to sliding windows and sliding doors</p> <p>10 Keyed bolts to aluminium sliding doors</p> <p>11 Breezlocks to sliding windows</p> <p>12 Corner beads to all internal full height corners excluding reveals</p> <p>13 Plasterboard ceilings to garage</p> <p>14 Designer range of entry doors with double deadlock</p> <p>15 Deluxe profile metal door jambs</p> <p>16 Built-in/walk-in linen cupboard</p> <p>17 Built-in/walk-in robes to all bedrooms</p> <p>18 Timber capings to dwarf walls</p> <p>19 Gas negus point</p> <p>20 Two smoke detectors direct wired to mains</p> <p>21 Brushed aluminium designer light switches with black 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The Sovereign Specification – The South Beach

The South Beach

Over 100 years of experience built into every home.



Plunkett Homes

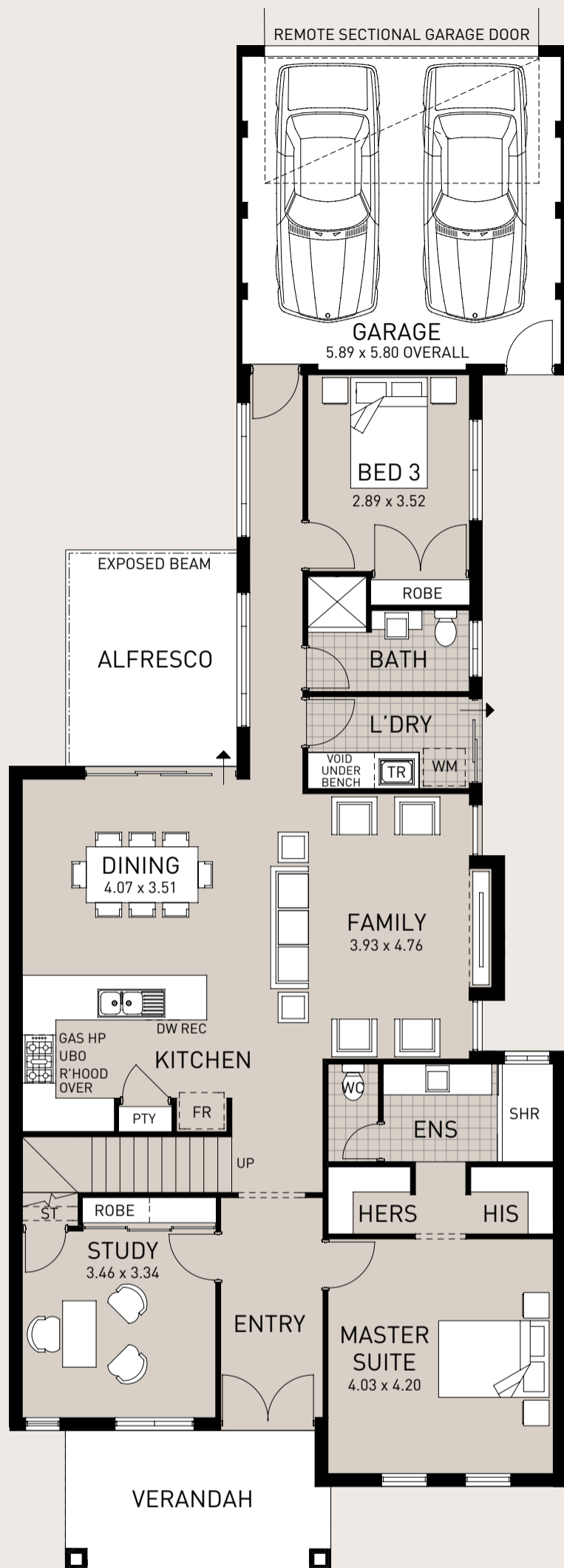


The South Beach

With a frontage of just 10 metres, this very contemporary design has everything going for it. Spacious and light, the South Beach features a large open plan living, kitchen and dining area downstairs that opens onto a covered alfresco, a study off the master suite and a second bedroom to the rear of the home. Upstairs you'll find a very spacious bedroom with its own ensuite, his and hers walk-in robes and a private lounge area that opens on to a balcony - ideal for guests or the grown up stay-at-home offspring.

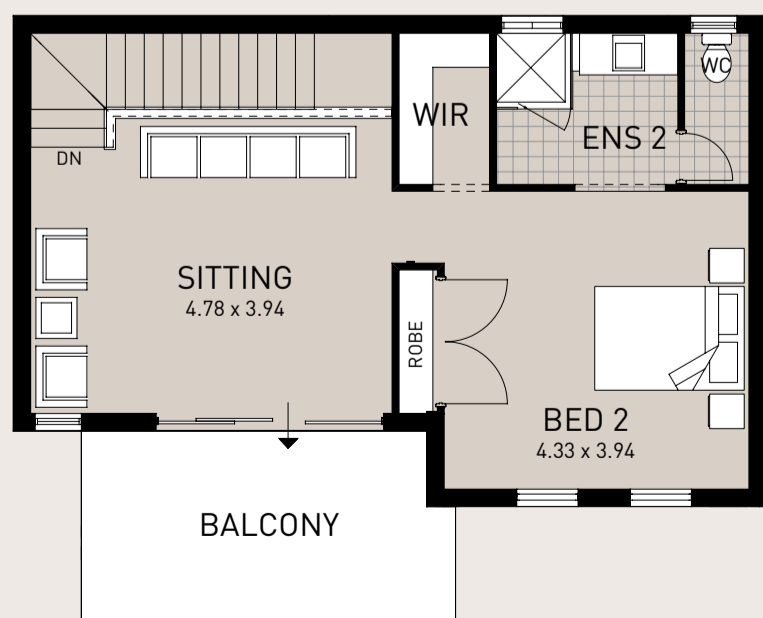
House Areas

G/F PLAN	147.56m ²
GARAGE	34.20m ²
VERANDAH	11.59m ²
ALFRESCO	12.05m ²
TOTAL GF AREA	205.40m²
GF PERIMETER	60.90m
F/F PLAN	59.17m ²
BALCONY	12.49m ²
TOTAL FF AREA	71.66m²
FF PERIMETER	32.90m
TOTAL HOUSE AREA	277.06m²
HOUSE LENGTH	28.45m
HOUSE WIDTH	10.00m



BRICK PAVED DRIVEWAY AND VERANDAH INCLUDED IN PRICE

GROUND FLOOR PLAN



UPPER FLOOR PLAN

SINCE 1903

