

<p>General</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 Extensive choice of clay face bricks from Builder's standard range</p> <p>5 R3.0 roof insulation</p> <p>6 Cream mortar with raked, rolled or hose joints</p> <p>7 Quality aluminium sliding windows and doors with a choice of colours</p> <p>8 Flyscreens to sliding windows and sliding doors</p> <p>9 Keyed bollards to aluminium sliding doors</p> <p>10 Breezeblocks to sliding windows</p> <p>11 Hollowcore door to Garage</p> <p>12 Plasterboard ceilings to the Garage</p> <p>13 Corner beads to all internal full-height corners excluding reveals</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 Gas negus point</p> <p>19 Two smoke detectors direct-wired to mains</p> <p>20 Mat Silver designer light switches with black inserts</p>	<p>21 One double power point to all habitable rooms plus a bonus three to positions of your choice</p> <p>22 Electrical safety switch to mains</p> <p>23 Telephone point on external wall</p> <p>24 Television Point</p> <p>25 Quality door furniture</p> <p>26 Large capacity hot water system</p> <p>27 Garden taps to front and rear</p> <p>28 Stormmaster Colorbond gutter and fascia</p> <p>29 Fully painted to the colour of your choice excluding internal walls</p> <p>30 Full connection to sewer within 10 metres of last fixture</p> <p>31 Obligation free detailed site appraisal</p> <p>32 Fixed price contract</p> <p>33 Six months Maintenance Agreement</p> <p>34 Engineer designed concrete footings and floor slab</p> <p>35 Feature contour of your block</p> <p>36 All standard Shire and Water fees included</p> <p>37 Professional Consultants to advise on building queries</p>	<p>Kitchen</p> <p>38 Generous pantry with white lined shelving</p> <p>39 Quality cupboards with white lined shelving</p> <p>40 Dishwasher recess with SGPD on separate circuit and cold water supply</p> <p>41 Designer double bowl stainless steel sink with end drainer</p> <p>42 Chrome mixer tap</p>	<p>Bathroom/Laundry/Ensuite/WC</p> <p>43 Water filtration system</p> <p>44 Soft closing roller tracks to all drawers</p> <p>45 Designer stainless steel 900mm gas hotplate and 600mm electric fan-forced oven</p> <p>46 Generous allowance for ceramic wall tiles</p> <p>47 Clear glazed framed pivot door to Ensuite and Bathroom showers</p> <p>48 Full width mirrors with trim above all vanities</p> <p>49 Privacy locks to all Bathroom, Ensuite and WC</p> <p>50 Fully lined vanity cupboards beneath vanity tops</p> <p>51 Quality acrylic bath (White)</p> <p>52 Quality vitreous china basins (White)</p> <p>53 Quality dual-flush vitreous china toilet suites</p> <p>54 Chrome mixer taps to Bathroom and Ensuite</p> <p>55 Generous allowance for ceramic wall and floor tiles</p> <p>56 Floor tiles to Bathroom, Ensuite, Laundry and WC</p> <p>57 2 metre high wall tiling to shower recesses with screens and mirrors raised to match</p> <p>58 Jollied edges to tiling where possible</p> <p>59 Designer Chrome toilet roll holders and double towel rails</p> <p>60 Chrome on brass floor wastes</p> <p>61 Exhaust fan to Ensuite or Ensuite WC</p> <p>62 Automatic washing machine taps</p>	<p>Additional features included in the Melville Waters</p> <p>63 Feature elevation to external study/bed 2 and pier</p> <p>64 Caroma liano basins to ensuite and powder</p> <p>65 Freestanding European design stainless steel stove</p> <p>66 45L inset stainless steel laundry trough in full width cupboards</p> <p>67 Direct access to garage from house</p> <p>68 Essa stone benchtops to kitchen</p> <p>69 Overhead cupboards over hotplate</p>	<p>Not included</p> <p>Pergola, fountain, planters, furnishings, air conditioning, site works and associated works, security, communication & sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, build up to verandah, floor coverings other than bathroom and ensuite, laundry & wc, listello border and feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location & quantity), built in display units, fences & gates, retaining, landscaping & reticulation.</p>
---	--	---	--	--	---

The Sovereign Specification - Melville Waters

Melville Waters

Over 100 years of experience built into every home.

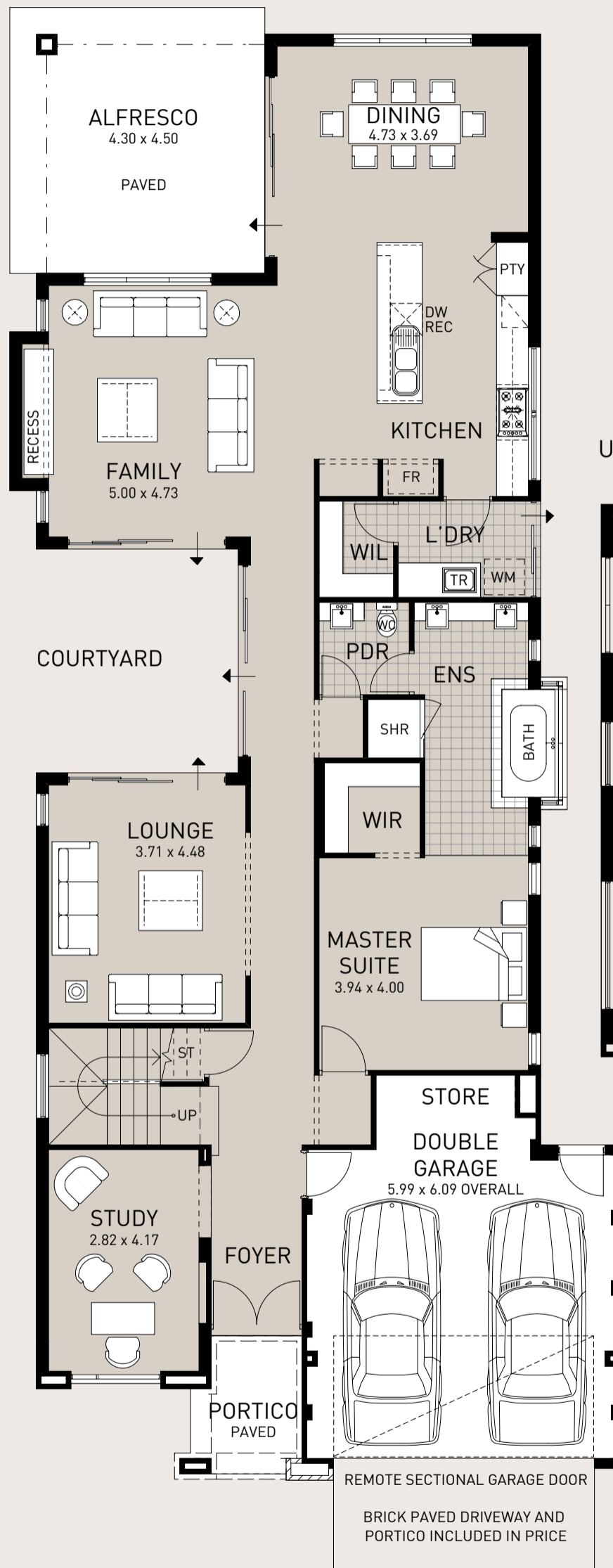




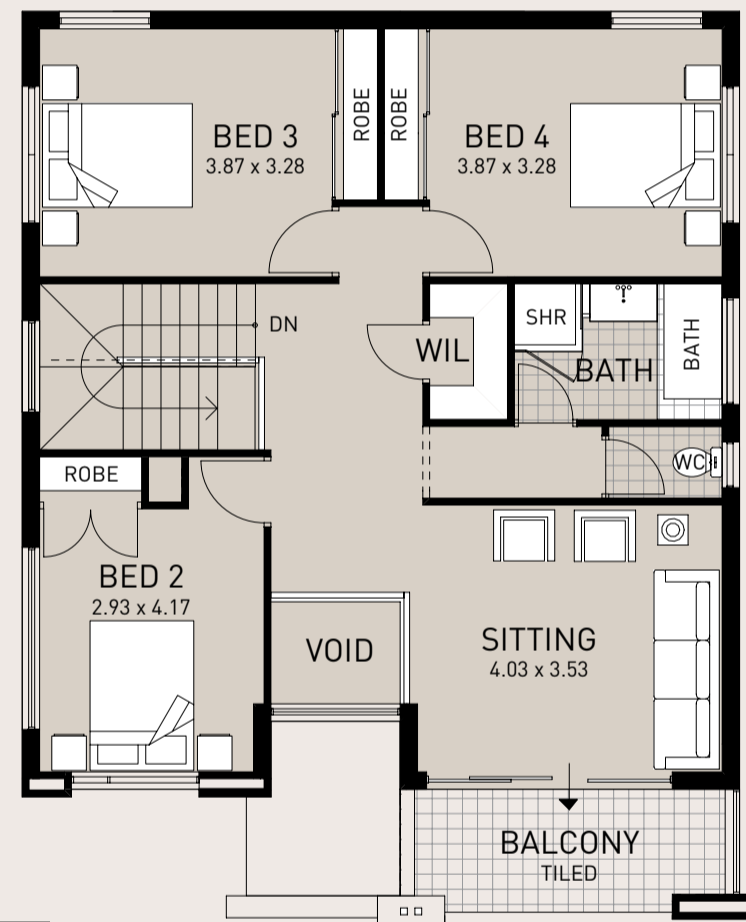
Melville Waters

Family life meets city living and they blend perfectly in this superbly designed narrow lot home. Step through the covered portico and you'll discover a home with all the space, comfort and function that a modern family needs. The lower level includes two separate outdoor areas, a stunning master suite and spacious open-plan living, dining and kitchen area, while the second level features three generously sized bedrooms and a private sitting area that opens onto a covered balcony.

GROUND FLOOR



UPPER FLOOR



House Areas

G/F PLAN	183.18m ²
GARAGE	40.05m ²
PORTICO	5.22m ²
ALFRESCO	24.00m ²
TOTAL GF AREA	252.45m²
GF PERIMETER	79.76m
WIDTH	11.49m
DEPTH	27.21m
TOTAL FF AREA	104.09m²
FF PERIMETER	41.76m
TOTAL HOUSE AREA	356.54m²

SINCE 1903



Visit plunketthomes.com.au for more information.