

2 BEDROOM ANCILLARY ACCOMMODATION

EXTERNAL

- » Site survey, repeg, engineering and plans included
- » 2 x 600mm soakwells
- » Council fees included
- » Up to 10m water, power and sewer runs included
- » Certified termite treatment
- » Urban range front door
- » 100mm engineered concrete slab with reinforcing mesh and footings
- » Termite resistance and engineered timber roof trusses and wall frames
- » Minimum R3.5 ceiling insulation and R2.5 wall insulation
- » Colourbond roof with anticon insulation
- » Colourbond fascia, gutters and downpipes
- » Colourbond external cladding
- » 1 external garden tap
- » Powder-coated aluminium sliding doors and windows with flyscreens
- » Full external painting

KITCHEN

- » 600mm Fisher & Paykel hotplate
- » 600mm Fisher and Paykel stainless steel electric underbench oven
- » 600mm stainless steel Fisher & Paykel canopy rangehood
- » Fisher & Paykel stainless steel dishwasher
- » Franke single bowl sink with drainer and chrome flickmaster
- » Laminate pantry with shelves
- » Soft close doors and drawers with chrome handles

FEATURES INCLUDE:

- ✓ Fujitsu Air Conditioner
- ✓ Fully Painted Internally & Externally
- ✓ Raked Ceiling to Living Room

INTERNAL

- » Full painting to all internal walls, ceilings and doors
- » Raked ceiling to living area
- » Built in robes to bedrooms with melamine shelf and chrome hanging rail
- » 67mm skirting to all internal walls
- » Carpets to all bedrooms, including built in robes
- » Timber laminate flooring to main living areas, including kitchen
- » Roller blinds to all windows and sliding doors

ELECTRICAL

- » Fujitsu 2.5kW split system air-conditioning
- » Electric Quantum 150L heat pump hot water system
- » 2 double power points per room
- » Extra power points where necessary for appliances
- » External weatherproof DGPO
- » Exhaust fans to bathroom/laundry and WC
- » Electrical sub-fuse box with RCD in compliance with legislation
- » Hard-wired smoke detector in compliance with legislation
- » 1 x TV point connected to digital antenna
- » 1 x phone/data point

BATHROOM/LAUNDRY

- » 45L laundry trough in cabinet with Phoenix chrome flickmaster
- » Acrylic vanity basin unit 900mm
- » Soft close drawers and doors with chrome handles
- » Vitreous china toilet with soft close lid
- » 1m-high mirror above vanity basin
- » Framed pivot shower door
- » 2m high ceramic wall tiling to shower
- » Ceramic floor tiling and skirting tile to \$40/m2 PC retail allowance
- » 2 single phoenix towel rail and chrome toilet roll holder



LEIMAC
BUILDING COMPANY

2 BEDROOM ANCILLARY ACCOMMODATION



LEFT TO RIGHT. Dining Room, Living Room & Master Bedroom, Bathroom



TOP TO BOTTOM. Front Entrance Elevation, Kitchen

Our granny flats are high-quality, energy rated to 6 stars and cost effective, designed to suit your development needs

1 BEDROOM ANCILLARY ACCOMMODATION

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- » 100mm engineered concrete slab with reinforcing mesh and footings
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1 BEDROOM
ANCILLARY
ACCOMMODATION



LEFT TO RIGHT. Living Room, Kitchen, Bathroom



TOP TO BOTTOM. Front Entrance Elevation, Detail of Roof/Eaves Corner

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