



**CUBBYHOLE**

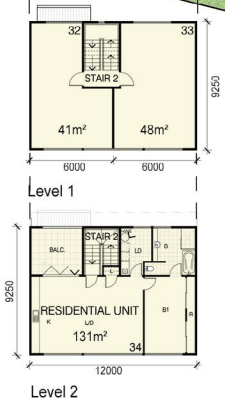
**CUBBYHOLE | CENTRAL COAST  
HANDBOOK**



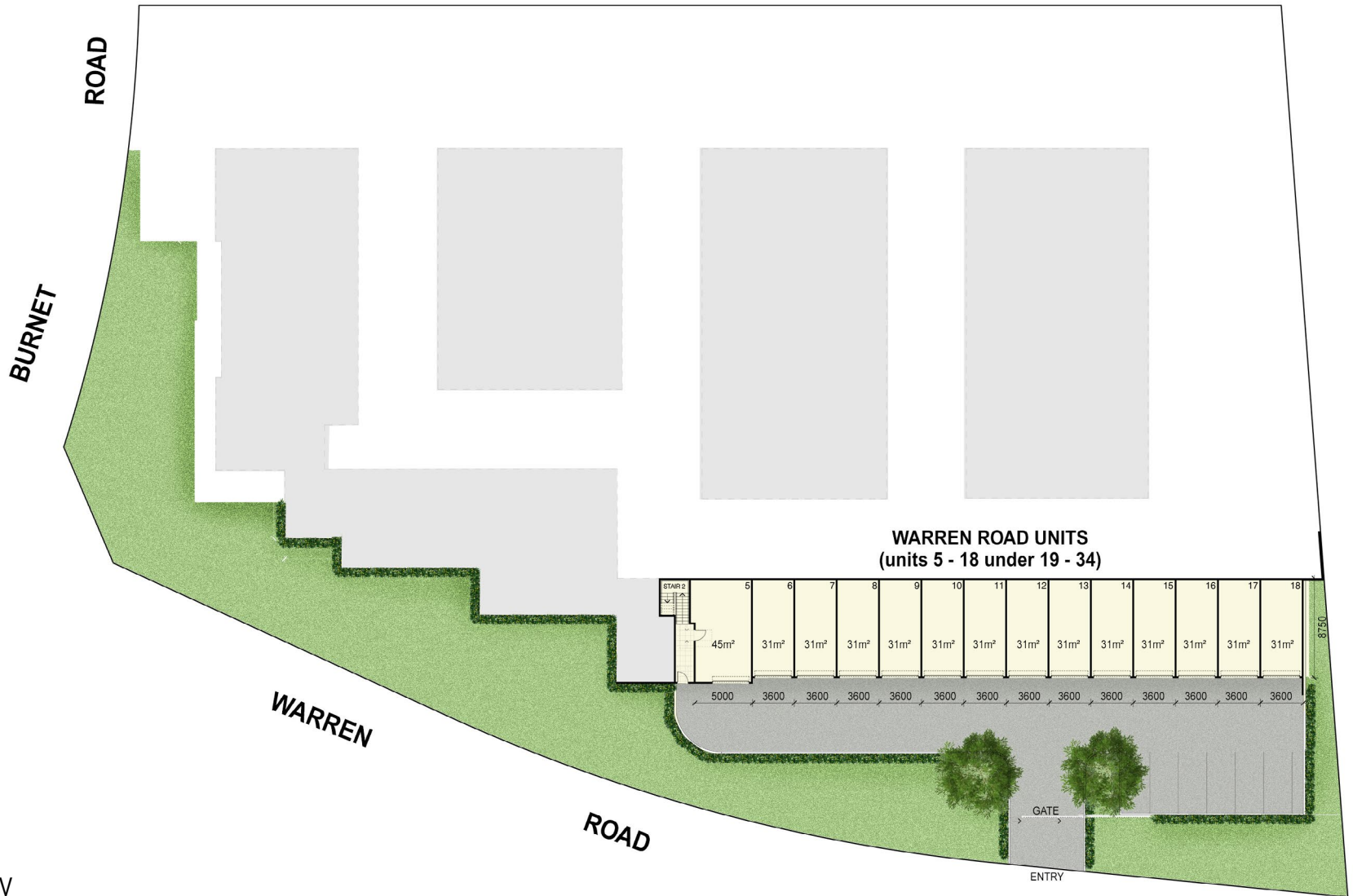
DOTTED LINES INDICATE  
EXTENT OF MEZZANINE FLOOR

# SITE PLAN

## Burnet Road Entry



The area of a unit is the Gross Internal Area which is the floor area contained within the unit measured to the internal face of the external walls and inter tenancy walls.



**SITE PLAN**  
Warren Road Entry

*The area of a unit is the Gross Internal Area which is the floor area contained within the unit measured to the internal face of the external walls and inter tenancy walls.*



Whoever said bigger is better didn't have cubbyholes in mind. These bite sized industrial units have captured the imagination of investors and owner occupiers alike.

The first Cubbyhole Development was built in Newcastle and completed in 2016. It included 87 units which sold quickly and is currently fully occupied by businesses, tradesman, artisans, online businesses and hobbyists. Many units are also used for permanent commercial and domestic storage.

Now that Sydney, the Central Coast and Newcastle are fast becoming one big city, there will be increased demand and strong capital growth for work and storage spaces near the M1 motorway.

The second Cubbyhole Development is in the Warnervale Business Park along with National brands Woolworths and Sanitarium, just seconds off Sparks Road on the corner of Burnett and Warren Roads.

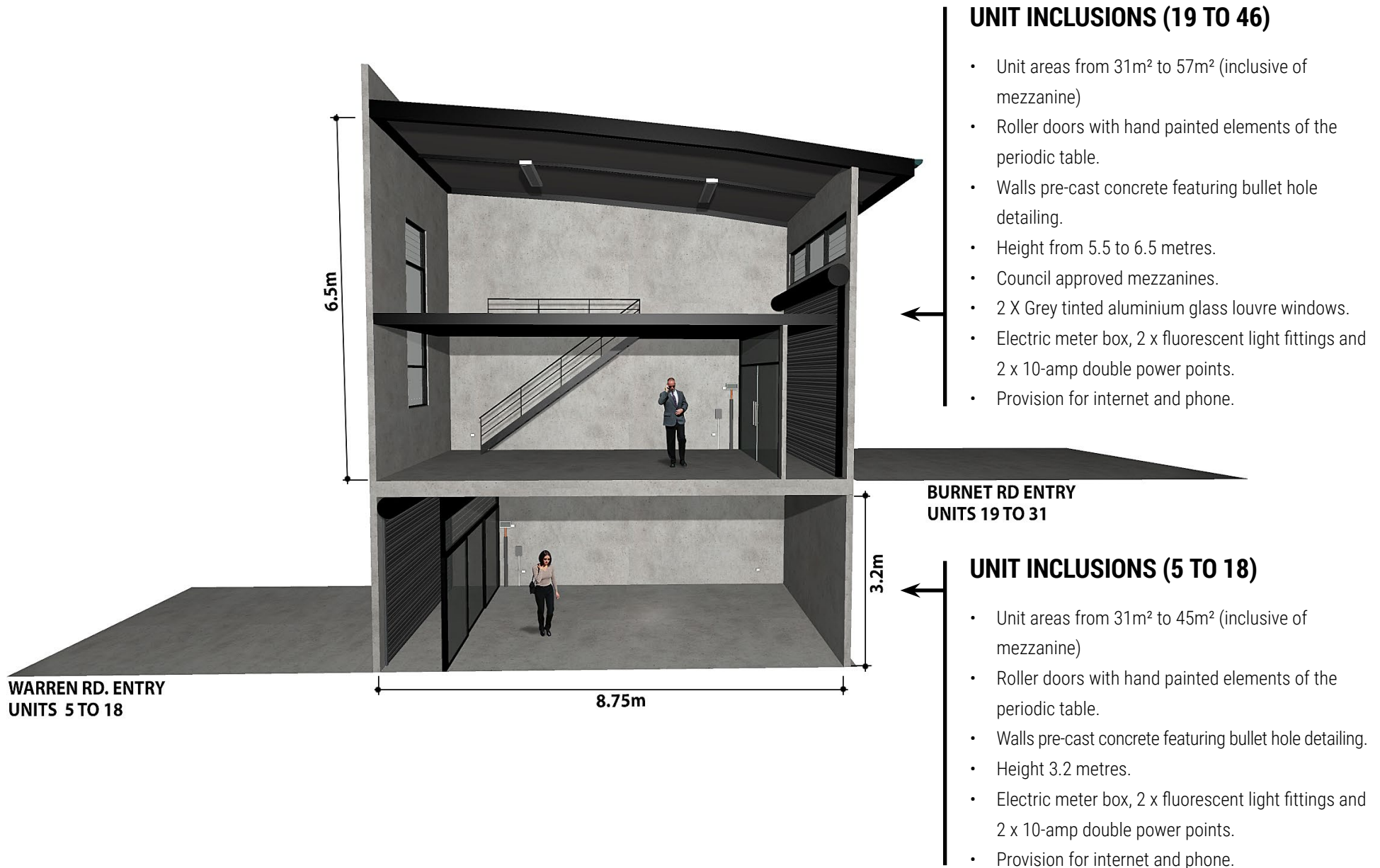
Cubbyhole Central Coast is set in landscaped grounds, adjoining bushland with rural views and includes a café which will be the heartbeat of the project, 88 light industrial units and 1 residential apartment.

### DEVELOPMENT INCLUSIONS:

- Café set in landscaped grounds.
- High level security including access via electronic gates and CCTV surveillance.
- First class bathrooms inclusive of showers and change rooms.
- An abundance of car parking.



**LOW MAINTENANCE COST | HIGH RENTAL RETURN | LOW CAPITAL OUTLAY**



### UNIT INCLUSIONS (19 TO 46)

- Unit areas from 31m<sup>2</sup> to 57m<sup>2</sup> (inclusive of mezzanine)
- Roller doors with hand painted elements of the periodic table.
- Walls pre-cast concrete featuring bullet hole detailing.
- Height from 5.5 to 6.5 metres.
- Council approved mezzanines.
- 2 X Grey tinted aluminium glass louvre windows.
- Electric meter box, 2 x fluorescent light fittings and 2 x 10-amp double power points.
- Provision for internet and phone.

### BURNET RD ENTRY UNITS 19 TO 31

### UNIT INCLUSIONS (5 TO 18)

- Unit areas from 31m<sup>2</sup> to 45m<sup>2</sup> (inclusive of mezzanine)
- Roller doors with hand painted elements of the periodic table.
- Walls pre-cast concrete featuring bullet hole detailing.
- Height 3.2 metres.
- Electric meter box, 2 x fluorescent light fittings and 2 x 10-amp double power points.
- Provision for internet and phone.



### UNIT INCLUSIONS (56 TO 95)

- Unit areas from 29m<sup>2</sup> to 85m<sup>2</sup> (inclusive of mezzanine)
- Roller doors with hand painted elements of the periodic table.
- Walls pre-cast concrete featuring bullet hole detailing.
- Height from 5.5 to 6.5 metres.
- Council approved mezzanines.
- Grey tinted glass aluminium louvre windows.
- Electric meter box, 2 x fluorescent light fittings and 2 x 10-amp double power points.
- Provision for internet and phone.

## UNIT AREAS AND ANNUAL OUTGOINGS:

Unit No.	Door Initial	Door Element	Warren Road Entry m <sup>2</sup>	Burnet Road Entry m <sup>2</sup>	Mezzanine Level m <sup>2</sup>	First Level m <sup>2</sup>	Second Level m <sup>2</sup>	Total Area m <sup>2</sup>	Anticipated Outgoings P.A.
5	B	Boron	45.00	-	-	-	-	45.00	\$1,908
6	C	Carbon	31.00	-	-	-	-	31.00	\$1,403
7	N	Nitrogen	31.00	-	-	-	-	31.00	\$1,403
8	O	Oxygen	31.00	-	-	-	-	31.00	\$1,403
9	F	Fluorine	31.00	-	-	-	-	31.00	\$1,403
10	Ne	Neon	31.00	-	-	-	-	31.00	\$1,403
11	Na	Sodium	31.00	-	-	-	-	31.00	\$1,423
12	Mg	Magnesium	31.00	-	-	-	-	31.00	\$1,423
13	AL	Aluminium	31.00	-	-	-	-	31.00	\$1,423
14	Si	Silicon	31.00	-	-	-	-	31.00	\$1,423
15	P	Phosphorus	31.00	-	-	-	-	31.00	\$1,423
16	Si	Sulphur	31.00	-	-	-	-	31.00	\$1,423
17	CL	Chlorine	31.00	-	-	-	-	31.00	\$1,423
18	Ar	Argon	31.00	-	-	-	-	31.00	\$1,403
19	K	Potassium	-	31.00	26.35	-	-	57.35	\$1,746
20	Ca	Calcium	-	31.00	26.35	-	-	57.35	\$1,746
21	Sc	Scandium	-	31.00	26.35	-	-	57.35	\$1,746
22	Ti	Titanium	-	31.00	26.35	-	-	57.35	\$1,746
23	V	Vanadium	-	31.00	26.35	-	-	57.35	\$1,746
24	Cr	Chromium	-	31.00	26.35	-	-	57.35	\$1,746
25	Mn	Manganese	-	31.00	26.35	-	-	57.35	\$1,746
26	Fe	Iron	-	31.00	26.35	-	-	57.35	\$1,746
27	Co	Cobalt	-	31.00	26.35	-	-	57.35	\$1,746
28	Ni	Nickel	-	31.00	26.35	-	-	57.35	\$1,746
29	Cu	Copper	-	31.00	26.35	-	-	57.35	\$1,746
30	Zn	Zinc	-	31.00	26.35	-	-	57.35	\$1,746
31	Ga	Gallium	-	31.00	26.35	-	-	57.35	\$1,746
32	Ge	Germanium	-	-	-	41.00	-	41.00	\$1,856
33	As	Arsenic	-	-	-	48.00	-	48.00	\$2,173
34	Se	Selenium	-	38.00	-	-	80.00	118.00	\$6,467
35	Br	Bromine	-	50.00	42.50	-	-	92.50	\$2,716

**1** First Level Mezzanines are council approved but not included in the original purchase price.

**2** Council approved mezzanines can be built on request or designed to your specific requirements

**3** The Outgoings are to be used as a guide only. They include estimates for the strata fees, council rates and taxes.

Continued...



## UNIT AREAS AND ANNUAL OUTGOINGS:

Unit No.	Door Initial	Door Element	Warren Road Entry m <sup>2</sup>	Burnet Road Entry m <sup>2</sup>	Mezzanine Level m <sup>2</sup>	First Level m <sup>2</sup>	Second Level m <sup>2</sup>	Total Area m <sup>2</sup>	Anticipated Outgoings P.A.
36	Kr	Krypton	-	50.00	42.50	-	-	92.50	\$2,651
37	Rb	Rubidium	-	50.00	42.50	-	-	92.50	\$2,651
38	Sr	Strontium	-	33.00	28.05	-	-	61.05	\$1,878
39	Y	Yttrium	-	33.00	28.05	-	-	61.05	\$1,921
40	Zr	Zirconium	-	33.00	28.05	-	-	61.05	\$1,835
41	Nb	Niobium	-	29.00	24.65	-	-	53.65	\$1,688
42	Mo	Molybdenum	-	36.00	30.60	-	-	66.60	\$2,142
43	Tc	Technetium	-	48.00	40.80	-	-	88.80	\$2,794
44	Ru	Ruthenium	-	46.00	39.10	-	-	85.10	\$2,677
45	Rh	Rhodium	-	46.00	39.10	-	-	85.10	\$2,677
46	Pd	Palladium	-	46.00	39.10	-	-	85.10	\$2,677
47	Ag	Silver	-	25.00	21.25	-	-	46.25	\$1,132
48	Cd	Cadmium	-	25.00	21.25	-	-	46.25	\$1,132
49	In	Indium	-	40.00	34.00	-	-	74.00	\$2,587
50	Sn	Tin	-	-	-	21.00	-	21.00	\$815
51	Sb	Antimony	-	-	-	21.00	-	21.00	\$815
52	Te	Tellurium	-	-	-	21.00	-	21.00	\$815
53	I	Iodine	-	-	-	-	21.00	21.00	\$815
54	Xe	Xenon	-	-	-	-	21.00	21.00	\$815
55	Cs	Caesium	-	-	-	-	31.00	31.00	\$1,203
56	Ba	Barium	-	29.00	24.65	-	-	53.65	\$1,617
57	La	Lanthanum	-	29.00	24.65	-	-	53.65	\$1,565
58	Ce	Cerium	-	29.00	24.65	-	-	53.65	\$1,565
59	Pr	Praseodymium	-	29.00	24.65	-	-	53.65	\$1,565
60	Nd	Neodymium	-	29.00	24.65	-	-	53.65	\$1,565
61	Pm	Promethium	-	29.00	24.65	-	-	53.65	\$1,565
62	Sm	Samarium	-	29.00	24.65	-	-	53.65	\$1,565
63	Eu	Europium	-	29.00	24.65	-	-	53.65	\$1,668
64	Gd	Gadolinium	-	29.00	24.65	-	-	53.65	\$1,668
65	Tb	Terbium	-	29.00	24.65	-	-	53.65	\$1,500

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## UNIT AREAS AND ANNUAL OUTGOINGS:

Unit No.	Door Initial	Door Element	Warren Road Entry m <sup>2</sup>	Burnet Road Entry m <sup>2</sup>	Mezzanine Level m <sup>2</sup>	First Level m <sup>2</sup>	Second Level m <sup>2</sup>	Total Area m <sup>2</sup>	Anticipated Outgoings P.A.
66	Dy	Dysprosium	-	29.00	24.65	-	-	53.65	\$1,500
67	Ho	Holmium	-	29.00	24.65	-	-	53.65	\$1,500
68	Er	Erbium	-	29.00	24.65	-	-	53.65	\$1,500
69	Tm	Thulium	-	29.00	24.65	-	-	53.65	\$1,500
70	Yb	Ytterbium	-	29.00	24.65	-	-	53.65	\$1,500
71	Lu	Lutetium	-	29.00	24.65	-	-	53.65	\$1,591
72	Hf	Hafnium	-	31.00	26.35	-	-	57.35	\$1,604
73	Ta	Tantalum	-	31.00	26.35	-	-	57.35	\$1,604
74	W	Tungsten	-	31.00	26.35	-	-	57.35	\$1,604
75	Re	Rhenium	-	36.00	30.60	-	-	66.60	\$2,049
76	Os	Osmium	-	36.00	30.60	-	-	66.60	\$1,979
77	Ir	Iridium	-	36.00	30.60	-	-	66.60	\$1,979
78	Pt	Platinum	-	36.00	30.60	-	-	66.60	\$2,049
79	Au	Gold	-	31.00	26.35	-	-	57.35	\$1,604
80	Hg	Mercury	-	31.00	26.35	-	-	57.35	\$1,604
81	Tl	Thallium	-	31.00	26.35	-	-	57.35	\$1,604
82	Pb	Lead	-	36.00	30.60	-	-	66.60	\$1,956
83	Bi	Bismuth	-	36.00	30.60	-	-	66.60	\$1,862
84	Po	Polonium	-	36.00	30.60	-	-	66.60	\$1,862
85	At	Astatine	-	36.00	30.60	-	-	66.60	\$1,956
86	Rn	Radon	-	31.00	26.35	-	-	57.35	\$1,684
87	Fr	Francium	-	31.00	26.35	-	-	57.35	\$1,604
88	Ra	Radium	-	31.00	26.35	-	-	57.35	\$1,604
89	Ac	Actinium	-	36.00	30.60	-	-	66.60	\$2,049
90	Th	Thorium	-	36.00	30.60	-	-	66.60	\$1,979
91	Pa	Protactinium	-	36.00	30.60	-	-	66.60	\$1,979
92	U	Uranium	-	36.00	30.60	-	-	66.60	\$2,049
93	Np	Neptunium	-	31.00	26.35	-	-	57.35	\$1,604
94	Pu	Plutonium	-	31.00	26.35	-	-	57.35	\$1,604
95	Am	Americium	-	31.00	26.35	-	-	57.35	\$1,684

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## SCHEDULE OF INCLUSIONS:

### COMMON PROPERTY INCLUSIONS

#### Landscaping:

- a. Turf and planting in accordance with the Council approved landscaped plans.

#### External lighting:

- a. 20 bollard lights installed in landscaped grounds along Burnet and Warren Roads frontage.

#### Shared Amenities:

- a. Male Toilet (2) W.C., 2 urinals and 2 wash basins. Ceramic floor and wall tiles throughout.
- b. Male Bathroom shower wash basin. Ceramic floor and wall tiles throughout
- c. Female Bathroom 1 W.C.s, wash basin and shower. Ceramic floor and wall throughout.
- d. Disabled W.C.: Toilet and wash basin. Ceramic floor and wall tiles throughout.
- e. Wet Bar: Stainless steel sink with hot and cold water set in a concrete or stone bench. Bubbler. Roller door

#### Fire Service:

- a. Fire extinguishers to BCA requirements

#### Driveways:

- a. 7,000mm wide reinforced concrete driveways.
- b. Car parking spaces line marked.

#### Burnett Road and Warren Road Electronically Controlled Entrance Gates:

- a. Solid galvanised steel or similar electronically controlled gate.
- b. Each lot owner to be provided with one (1) access card.

#### Boundary Fencing:

- a. Black chain wire fence 1800mm high with 3 rows of barbed wire over.
- b. Decorative steel fencing to Warren Road.

### INCLUSIONS FOR UNIT NUMBERS 5 to 18

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Roof:

- a. Reinforced Concrete

#### Roller Doors:

- a. 2,800mm high by 3,200mm wide roller door manually operated.
- b. Roller door numbered and named using an element of the periodic table.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

## SCHEDULE OF INCLUSIONS:

### INCLUSIONS FOR UNIT NUMBERS 19 to 31

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass grey tinted.
- b. 1 x 1000mm x 4000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Roller door numbered and named using an element of the periodic table.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

### INCLUSIONS FOR UNIT NUMBERS 32 to 33

#### Floor:

- a. Polished reinforced concrete.

#### Walls:

- a. External 175mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls light weight steel framed cladded with plasterboard sheeting and painted.

#### Ceiling:

- a. Off form reinforced concrete.

#### Windows:

- a) Black anodized aluminium window with louver windows on either side of fixed glass

#### Personal Access Door:

- a. 1 x timber door painted with door hardware.

#### Painting:

- a. All walls painted white.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit
- d. 1 x split system reverse cycle air conditioning unit.

#### Common property stairs.

- a. Concrete finish with a painted aluminium balustrade.
- b. Fluorescent lighting (switching)
- c. Walls painted white.
- d. Common property floor

## SCHEDULE OF INCLUSIONS:

### INCLUSIONS FOR UNIT NUMBERS 34 to 40

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.
- b. 1 x 1000mm x 4000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Roller door numbered and named using an element of the periodic table.

#### Personal Access Doors:

- a. Unit 35 has 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering.
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

### INCLUSIONS FOR UNIT NUMBERS 41

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 1000mm x 4000mm black anodised aluminium window with a central fixed glass panel with 1 glass opening louvre. Glass is grey tinted.
- b. 2 x 1000mm x 1000mm black anodised aluminium windows with grey tinted glass on either side of window a above.
- c. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Personal Access Door:

- a. 1 x timber or steel door painted black with door hardware.

#### Communications:

- b. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

## SCHEDULE OF INCLUSIONS:

### INCLUSIONS FOR UNIT NUMBERS 42 to 46

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. Units 42 and 43 have 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side plus 3 black anodised aluminium 1000mm x 1000mm glass louvers with a central fixed glass panel. Glass is grey tinted.
- b. Units 44,45 and 46 have 2 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side plus 1 black anodised aluminium 1000mm x 1000mm glass louver. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Roller door numbered and named using an element of the periodic table.

#### Personal Access Doors.:

- a. 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

### INCLUSIONS FOR UNIT NUMBERS 47 to 49

#### Floor:

- a. Polished concrete floor

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls blockwork

#### Glazing:

- a. Shopfront to be detailed.

#### Ceiling:

- a. Reinforced concrete.

#### Roller Doors for units 47 and 48:

- a. 2,800mm high by 3,400mm wide roller door manually operated.
- b. Roller door numbered and named using an element of the periodic table

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

#### Plumbing;

- a. Hot and cold water and electric water tank.
- b. Individually metred.
- c. Grease trap.

## SCHEDULE OF INCLUSIONS:

### INCLUSIONS FOR UNIT NUMBERS 50 to 55

#### Floor:

- a. Reinforced Concrete.

#### Walls:

- a. External 175mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 92mm steel stud partition walls lined with plasterboard and painted.

#### Ceiling:

- a. Off form reinforced concrete.

#### Personal Access Door.

- a. 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit
- d. Split system air condition unit.

### INCLUSIONS FOR UNIT NUMBERS 56 to 71

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.
- b. Units 63 and 64 have 2 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Door lock floor mounted.
- c. Roller door numbered and named using an element of the periodic table.

#### Personal Access Doors:

- a. Units 56,63,64 and 71 each have 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

## SCHEDULE OF INCLUSIONS:

### INCLUSIONS FOR UNIT NUMBERS 72 to 85

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Door lock floor mounted.
- c. Roller door numbered and named using an element of the periodic table.

#### Personal Access Doors:

- a. Units 65,75,78, and 82 each have 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit

### INCLUSIONS FOR UNIT NUMBERS 86 to 95

#### Floor:

- a. Reinforced Concrete

#### Walls:

- a. External 125mm thick concrete precast panels with "bullet hole feature"
- b. Internal partition walls 125mm thick pre-cast concrete panels.

#### Glazing:

- a. 1 x 750mm x 3000mm black anodised aluminium window with a central fixed glass panel with glass opening louvres on each side. Glass is grey tinted.

#### Roof:

- a. Colourbond custom ORB roof sheeting laid over .55 anticon blanket and foil insulation & safety wire mesh

#### Roller Doors:

- a. 3,500mm high by 3,400mm wide roller door manually operated.
- b. Door lock floor mounted.
- c. Roller door numbered and named using an element of the periodic table.

#### Personal Access Doors.:

- a. Units 86,89,92 and 95 each have 1 x timber or steel door painted with door hardware.

#### Communications:

- a. Internet and phone connection

#### Electrical:

- a. Individual unit metering
- b. 2 double 36-watt fluorescent lights per unit
- c. 2 off 240 volt double outlets per unit





**CUBBYHOLE**

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**CUBBYHOLE | CENTRAL COAST**

CORNER BURNET ROAD & WARREN ROAD  
WARNERVALE