



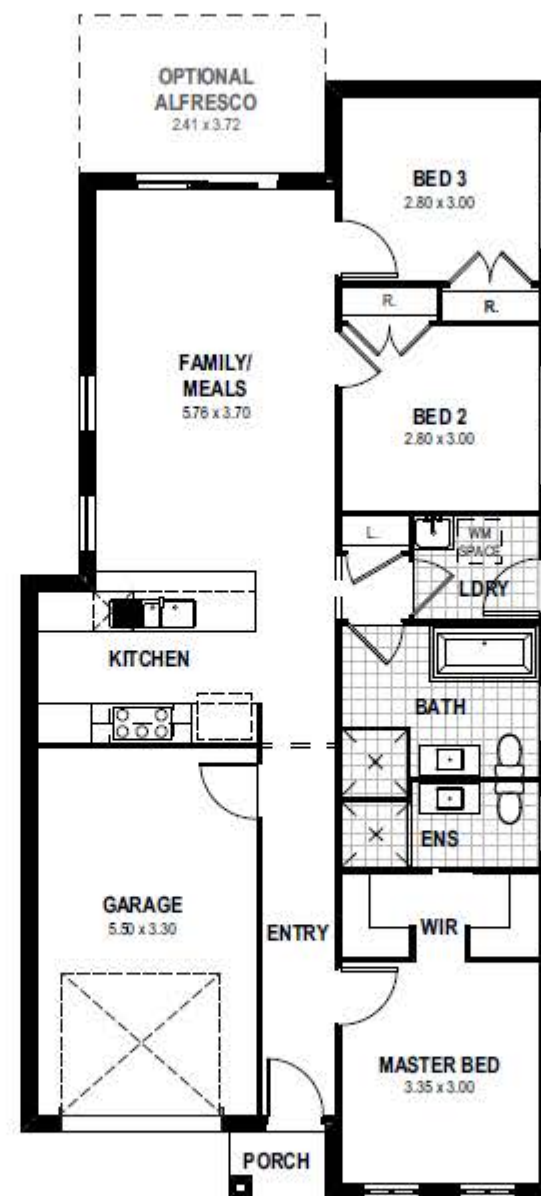
Akuna 13

SPECIFICATIONS

Width	8.05m
Depth	16.90m
Ground Floor	99.25m ²
Garage	20.50m ²
Porch	1.59m ²
Total	121.34m²

DESIGN FEATURES

Designed to accommodate a 9m frontage block, this clever design prides itself on spatial enhancement. Featuring large living zones and master suite with walk in wardrobe.



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SUITS LOT WIDTH

9m (Zero Lot)

STANDARD RANGE OF INCLUSIONS

EXTERNAL

Bricks	Extensive range of Austral bricks
Frames & trusses	Frames & trusses designed to timber framing code AS 1684
Roof	Concrete roof tiles - wide selection of colours from Fairmont Homes NSW Range
Windows	Quality domestic aluminium windows
Fascia/gutter	Colorbond
Termite	Termite protection to AS 3660.1
Driveway	Coloured concrete driveway

KITCHEN

Cabinetry	Laminate kitchen
Bench top	20mm Caesarstone bench top
Handles	Metal handles from builders range
Sink	Stainless steel one-and-a-half bowl sink
Tapware	Phoenix Ivy Tapware
Cooker	90cm free-standing Omega stainless steel cooker
Rangehood	Omega stainless steel rangehood

ENSUITE/BATHROOMS

Waterproofing	Waterproofing seal to all wet areas to BCA requirements
Cabinetry	Vanity with stone tops & counter basin
Mirror	Aluminium framed mirror over vanity
Bath	Caroma Maxton
Shower screens	Pivot framed shower screens
Accessories	Phoenix Ivy
Exhaust fan/light	Included
Tapware	Phoenix Ivy tapware
Toilets	Stylus Prima PRI400SC close coupled toilet suite
Floor waste	Chrome floor wastes

FLOOR COVERINGS

Tiling to entry, meals, kitchen, WIP, bathrooms, laundry**	
Tiling (please refer to specific design for more details)	
Remaining rooms	Polypropylene carpet - builders range

HOT WATER SYSTEM

Hot water system	Rheem 5 star continuous flow 24
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LAUNDRY

Sink	Everhard 45L stainless steel laundry tub with white cabinet
Tapware	Phoenix Ivy tapware

DOOR FURNITURE

Front entry	Lockwood Nexion lockset
Laundry	Lockwood Symmetry entrance set*
Internal	Lockwood Velocity series

INTERNAL

Ceiling heights	2440mm high ceilings
Walls & ceiling	Plasterboard to walls & ceilings
Cornices	90mm cove
Skirting/architraves	67mm architrave, paint grade
Shelving	Melamine shelving
Staircase	Timber top rail with wrought iron*

DOORS

Front doors	Hume Savoy X524 timber door with glass inserts
Laundry	Redicoat exit door
Internal	Flush panel hinged door
Garage doors	Sectional panel lift door

TILES

Ensuite, bathroom, w.c tiles*	
Floor tiles	2.0m tiles to shower Skirting tiles to perimeter
Kitchen tiles**	Kitchen splashback to underside of rangehood & overhead cupboards
Balcony tiles**	Include floor & skirting tile
Laundry tiles**	Skirting splashback

ELECTRICAL

Lighting	light points
Power points	double power points single power points water proof power points
Television	2 x TV point
Telephone	1 x phone point to kitchen

PAINT

Internal walls	3 coats of a Dulux brand low sheen acrylic
Internal woodwork	1 coat undercoat & 2 coats gloss enamel with a Dulux brand

INSULATION

Wall insulation	R 2.0 to external walls (excluding garage)
Ceiling insulation	R 3.0 to ceiling (excluding garage, alfresco & porch)