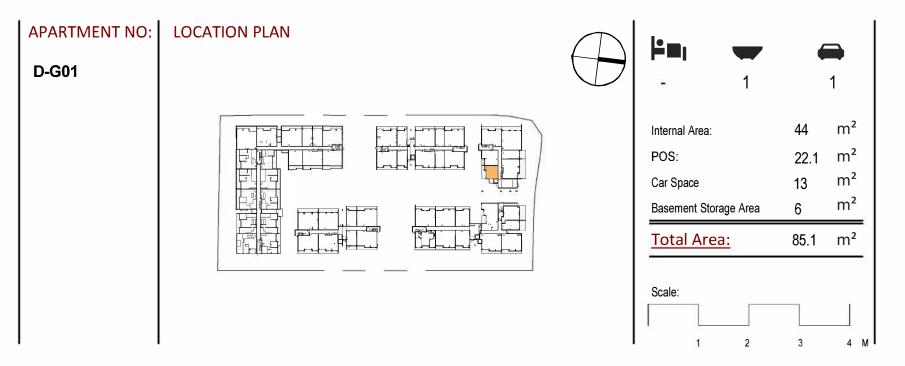




Ground Level -D-G01

1:75

7 Manchester Drive SCHOFIELDS



DISCLAIMER:

Area quoted to be used as guide only. This plan is for illustration purposes only. All information contained is gathered from sources deemed to be reliable. We have no doubt it is accurate however we cannot guarantee it.

Areas are subject to final survey. Layout may change due to final council approval. The marketing plan and strata plan area will vary because of the different methods of calculation adopted. The marketing plan area is based on the floor areas while the strata plan area is based on Strata Schemes (Freehold Development) Act 1973. Note: Store(S), Robe(R), Linen(L), Bath fixtures, Laundry fixtures & Kitchen joinery fixtures, form part of sales package. TV and other items such as credenza, sofa, study desk, TV units & beds are not included as part of sale. Windows and doors sizes are indicative and subject to change based on legislative approval.

AREA CALCULATION IS BASED ON APPROVED GROSS FLOOR AREA. FINAL STRATA MAY DIFFER



"BUY DIRECT FROM THE BUILDER"

PINNACLE – INCLUSION LIST

Actron ducted air conditioning to living area & bedrooms

Kitchen:

- AEG oven BEE455010M -600mm
- AEG stainless steel cook top HG60FXM -600mm
- AEG stainless steel dishwasher FFB72600PM
- AEG range hood DGE5660 HM -600mm
- Simpson dryer
- Calacatta white 40mm stone bench top
- Kitchen cupboards combination of white sheen & polytec notaio walnut ravine
- Kitchen glass splashback
- Stainless steel square sink with Villeroy & Boch kitchen mixer

Bedrooms, Living & Dining:

- Timber-look hybrid flooring in bedrooms, kitchen, living, dining & hallway
- Roller blinds to windows and sliding doors in living & bedroom areas
- Built-in wardrobes (mirror & white glass sliding doors)

Bathrooms:

- Full height tiles to bathroom walls & floors
- Vanity with ceramic top
- Villeroy & Boch shower on rail & basin mixer
- Soft closing doors & drawers
- Wall faced soft closing seat bottom & top inlet toilet
- Toilet roll holder & towel rail
- Semi-frameless shower screens
- Vanity mirror
- Rectangle freestanding bath tub (if shown on the plan)

Laundry:

- Stone splashback on the wall behind laundry tub
- Stainless steel laundry tub
- Floor porcelain tiles

Electricals:

- LED downlights in living, kitchen, bathrooms & bedrooms areas
- Smoke alarm as per Australian Standard
- Exhaust fans provided in bathroom, ensuite & laundry
- TV points in living & master bedroom
- Data/phone outlet
- Video intercom system
- NBN Ready (if available in area)