



# 204 SPROUT DRIVE, Tarneit

3 2 263m<sup>2</sup>

90 DAYS GUARANTEED COMPLETION PERIOD\*

Amardeep now brings you another stunning home with all the inclusions

## STRUCTURAL

90mm machine grade pine studs (MGP10)

## MATERIALS

- Brick (Category 1 range bricks)
- Natural Colour Mortar Joints " Rolled Finish
- Concrete Roof Tiles (Category 1 range)
- 1020 x 2340mm Front Entry door (Category 1)
- Aluminium Windows and sliding doors (as per standard plan)
- Double cylinder snib deadlock to all glass sliding doors
- 2 x Garden taps (1 to front yard and 1 to rear yard)

## SIX STAR ENERGY RATING

• 6 star energy rating compliance on base plan on best house orientation  
at no extra cost

## INSULATION

- R4.1 batts to ceiling
- R2.0 wall batts to external walls of dwelling

## INTERNAL FEATURES

- 2700mm floor level to finish level ceiling height (single storey designs)

House For Sale

Listing ID : 61927360

Price : \$598,936 - and 90 days complete

## Contact



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- 2340mm high flush panel Internal Doors including robes and linen
- Chrome handles (Category 1 Range) to robes, linen and pantry (Design Specific)
- Cushioned door stops throughout
- Skirtings and architraves throughout
- Semi-frameless shower screens with pivot doors

#### FLOORING

- Premium 12 mm timber look laminate in rooms (excludes wet areas, Alfresco and Porch)
- Premium porcelain Tiles 600\*600 gloss in all open area
- Premium Porcelain Tiles (600mm x 600mm) to wet areas

#### STORAGE

- Robes"White melamine top shelf, four pigeon holes with hanging rail and sliding doors
- Walk in Robe"White melamine top shelf with hanging rail
- Pantry"Four white melamine shelves
- Linen"Four white melamine shelves

#### GARAGE

Upgraded timber look Sectional overhead Garage door

#### PAINTWORK

#### EXTERNAL

- Front Entry door: Gloss enamel finish
- Woodwork: External acrylic

#### INTERNAL

- Ceilings: Fresh White 2 Paint coat system
- 3 Coat Premium Paint System

#### KITCHEN

- Cupboards " Modular cabinets including melamine shelves
- 60 mm square edge smart stone benchtop with 60 mm waterfall on both sides
- Extensive Kitchen melamine cabinetry
- Doors and Drawers " Square edge laminate
- Black handles
- Undermount double bowl sink with drainer
- Black sink mixer tap
- Melamine overhead cupboards 2 x either sides of the cooktop
- 900mm gas ,900mm oven and 900mm canopy rangehood
- Porcelain wall tiles to Kitchen splash back (600 \*600).
- Kitchen rangehood externally flued

#### BATHROOMS, ENSUITE & POWDER ROOM

- 1100mm high polished edge mirrors to full width of vanity
- Two Tone Porcelain tiles (600 \*600) up to ceiling height wall and floor tiles
- Melamine cabinetry and stone benchtops
- White toilet suites
- White semi recessed vanity basins
- Black basin mixers
- Free Standing Bath Tub
- Black Bath Outlet

- Tiled shower bases to Ensuite and Bathroom
- Black multifunction shower heads
- Semi-frameless shower screens with pivot doors

#### LAUNDRY

- Stainless steel sink
- Chrome sink mixer
- Chrome standard washing machine stops
- 100mm high skirting tile
- Aluminum Sliding door to Laundry

#### ELECTRICAL

- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and 1 x side/laundry wall/rear wall
- Upgraded White switch plates from Category 4 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers
- 2 x TV points including 5m coaxial cable to roof space
- 2 x Telephone points
- RCD safety switch and circuit breaker to meter box

#### HOT WATER UNIT

- Instantons hot water system

#### HEATING & COOLING

- 3 Star Gas Ducted Heating unit"Ducted to all living areas and bedrooms
- Evaporative Cooling

#### TERMITE

- Part A: Termite collars to all pipes passing through the concrete slab

#### OTHER FEATURES

- Upgraded 3 D tiles, facade on both piers
- Concrete slab to Porch
- Colorbond fascia, gutter and painted downpipes
- Keyed locks to all openable windows
- Remote control openers to Garage door including two hand held
- Fencing all three sides
- Upgraded Driveway (exposed aggregate)
- Concrete around the house (800mm)
- Upgraded Landscaping artificial grass front and back

#### 90 DAYS GUARANTEED COMPLETION PERIOD FROM THE SLAB

Contact \_ Amardeep on 0406 762 655 for any further information