



AVA TERRACES

RELEASE

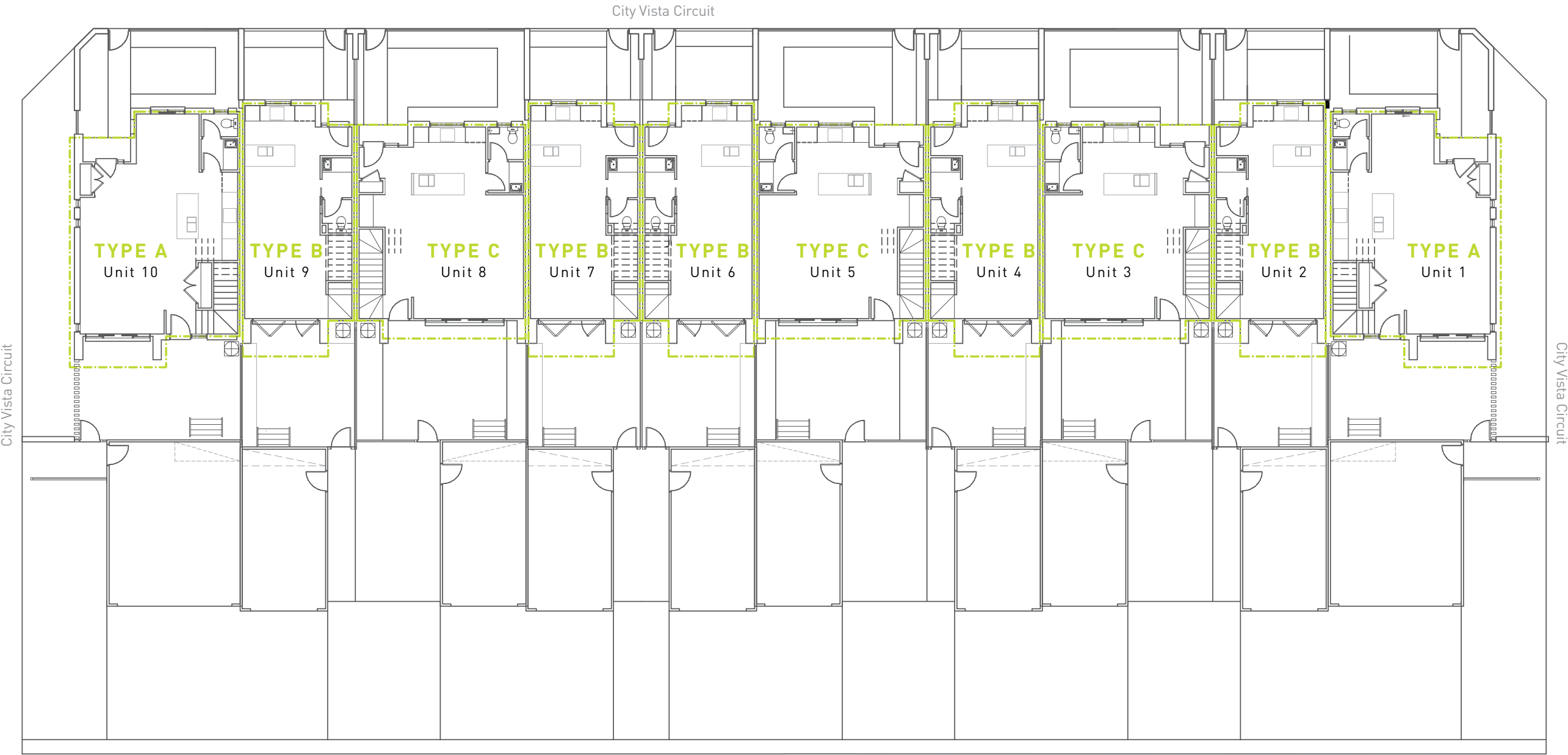
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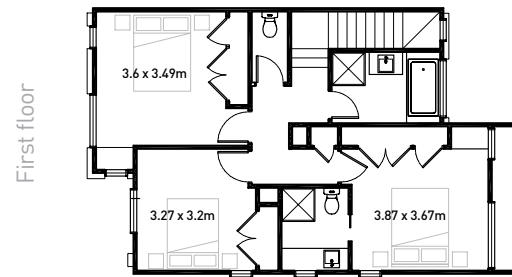
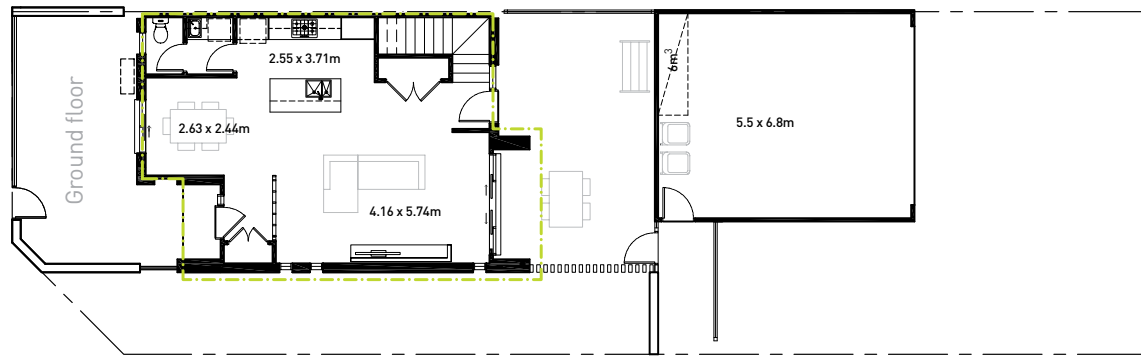
Plans and Inclusions

FEATURES



- Internal spaces designed to maximise light
- Views across proposed parkland
- Private rear access
- Lock-up garage and storage
- Minimum 6 star energy rating
- Dark and light colour schemes available

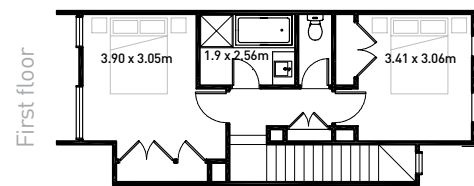
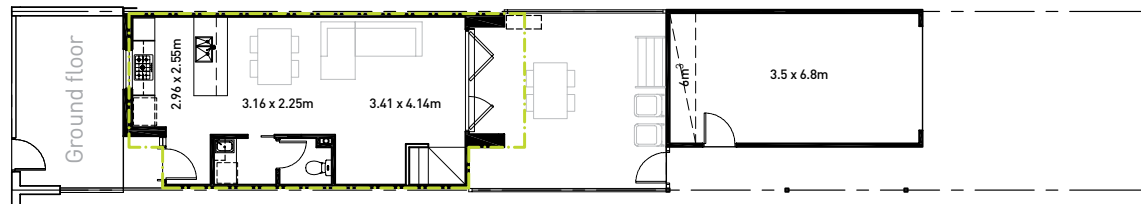




**TYPE A - CORNER 3 BEDROOM
2.5 BATHROOM + 2 CARS**

Ground floor	60m ²
First floor	69m ²
Double garage	39m ²
Porch	2m ²
Terrace size	170m²
Courtyard	31m ²
Front yard	26m ²
Total space	227m²

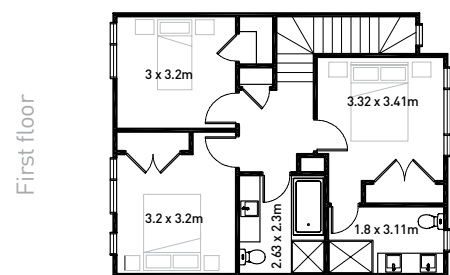
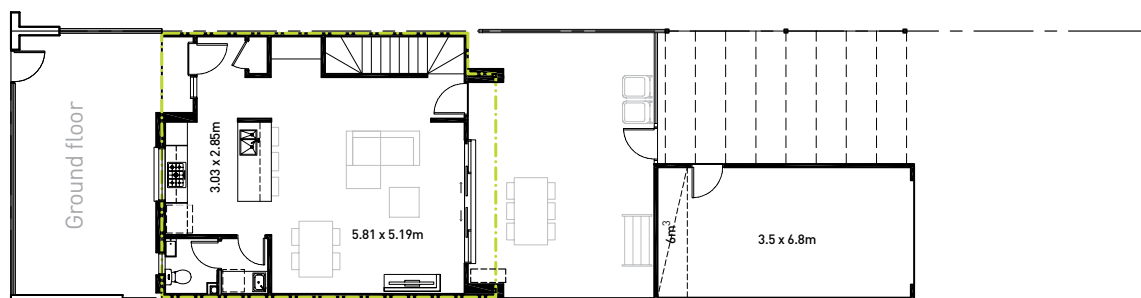
(approximate areas only)



**TYPE B - 2 BEDROOM
1.5 BATHROOM + 1 CAR**

Ground floor	43m ²
First floor	47m ²
Single garage	25m ²
Porch	2m ²
Terrace size	117m²
Courtyard	25m ²
Front yard	14m ²
Total space	156m²

(approximate areas only)



**TYPE C - 3 BEDROOM
2.5 BATHROOM + 2 CARS**

Ground floor	58m ²
First floor	63m ²
Single garage	25m ²
Carport	24m ²
Porch	2m ²
Terrace size	172m²
Courtyard	36m ²
Front yard	28m ²
Total space	236m²

(approximate areas only)





STANDARD INCLUSIONS



Kitchen

- Polished quartz bench tops
- Glass splash-backs
- Technika 600mm wall oven
- Stainless Technika 700mm five burner hot plate
- 900mm Technika range-hood
- Technika Dishwasher
- Franke sink with designer sink mixer

Bathroom

- Polished quartz bench tops
- Tiled shower bases
- Selected designer basin
- Vista Calais toilet
- Decina Fabino bath
- Phoenix wall bath and tap set

Laundry

- Polished quartz bench tops
- Stainless steel trough

Internal Walls and Ceiling

- Painted plaster walls including feature walls
- Square set ceilings throughout

Windows and external doors

- Stegbar powder coated aluminium windows
- Stegbar sliding doors to outdoor living
- Double glazed or equivalent

Robes and shelving

- Shelves and hanging rails to robes
- Drawer and adjustable shelves tower to master bedrooms

Floor finishes

- American engineered oak timber floors
- or
- Designer tiles to living and wet areas
- Carpet to bedrooms

Heating and cooling

- Split ducted inverter heating and cooling throughout

Environmental extras

- Minimum 6 star rating
- Recycled water to toilets and external garden tap
- Solar hot water with gas booster
- LED low wattage down lights

INCLUSIONS UPGRADE



Available Upgrades

- Ilve kitchen package (Range-hood, cooktop, dishwasher and oven)
- Shower head upgrade

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