

**NXT**<sup>®</sup> BUILDS Pty Ltd

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## **NXT**<sup>®</sup> DISPLAY HOME

33 BROADWATER AVENUE, ANKETELL WA 6167





SPECIFICATION

STANDARD INCLUSIONS

Home Owners Indemnity insurance
H.I.A. fixed Building Contract
7 star NatHERS rating home
6 month maintenance period
Building Permit and Water Corporation application fees included
Concrete construction
Roof panel with R4.0 ceiling insulation to home, 5°-15° roof pitch
Painting specification includes internal walls and doors
Minimum 2.7m high raked ceilings (except wet areas and laundry)
Gyprock lining to all internal walls (except garage and tiling areas)
Vinyl plank floor covering fixed with pressure sensitive adhesive

EXTERNAL FINISHES AND MATERIALS

Acrylic render to all exterior walls
Insitu concrete to driveway, verandah, alfresco, laundry access area and pedestrian access path around perimeter of dwelling
COLORBOND® metal roof range, fascia, downpipes and gutters
Powder-coated aluminium sliding glass doors and windows fitted with standard secure door lock
Flyscreens to all aluminium opening windows and sliding doors

GARAGE

Double garage with 2.7m ceiling and concrete hardstand
Auto roller door with 2 controllers to garage

ENTRY

2.1m x 1m wide door and frame to front entry with pull handle entry set on front door *
External light fittings and sensor lights to front entry doors

BEDROOMS

Mirror sliders to bedroom robes, built-in shelving with white lined shelves and laminate finish
Master bedroom to have split system air conditioning and LED recessed down light fittings
Secondary bedrooms to have ceiling fan with light

LIVING

2.1m high aluminium double sliding door to living/alfresco
Split system air conditioning to living areas
1 x data and telephone point provided
1 x TV aerial outlet – individual aerial or MATV system provided

KITCHEN

Stone benchtops *
Kitchen island, pot drawers and overhead cupboards, laminated cupboard doors and drawers and standard finish laminate kickboard
All tapware and fittings to be level handled mixer tap (hot and cold)
Porcelain slab splashback above benchtops *
Laminate pantry with 4 white lined shelves with pull handles to all cupboards, pantry doors
900mm stainless steel multi-function electric oven
900mm 4-zone ceramic glass electric cooktop
900mm retractable stainless steel rangehood

BATHROOM

600 x 600mm ceramic wall and floor tiles (slip resistant) *
Laminate benchtops with laminate finish to vanity cabinet and pull handles
Frameless vanity mirror, towel rail, toilet roll holder and exhaust fan
Frameless glazed fixed shower screen panels and hinged door
Hobless showers and 1675mm long bath to bathroom
Chrome plated tile insert floor wastes *

LAUNDRY

600 x 600mm ceramic wall tiles above benchtops *
600 x 600mm ceramic tile floor finish (slip resistant) *
Laminate benchtops with laminate finish to cabinet and pull handles
Automatic washing machine taps
Chrome plated tile insert floor wastes *

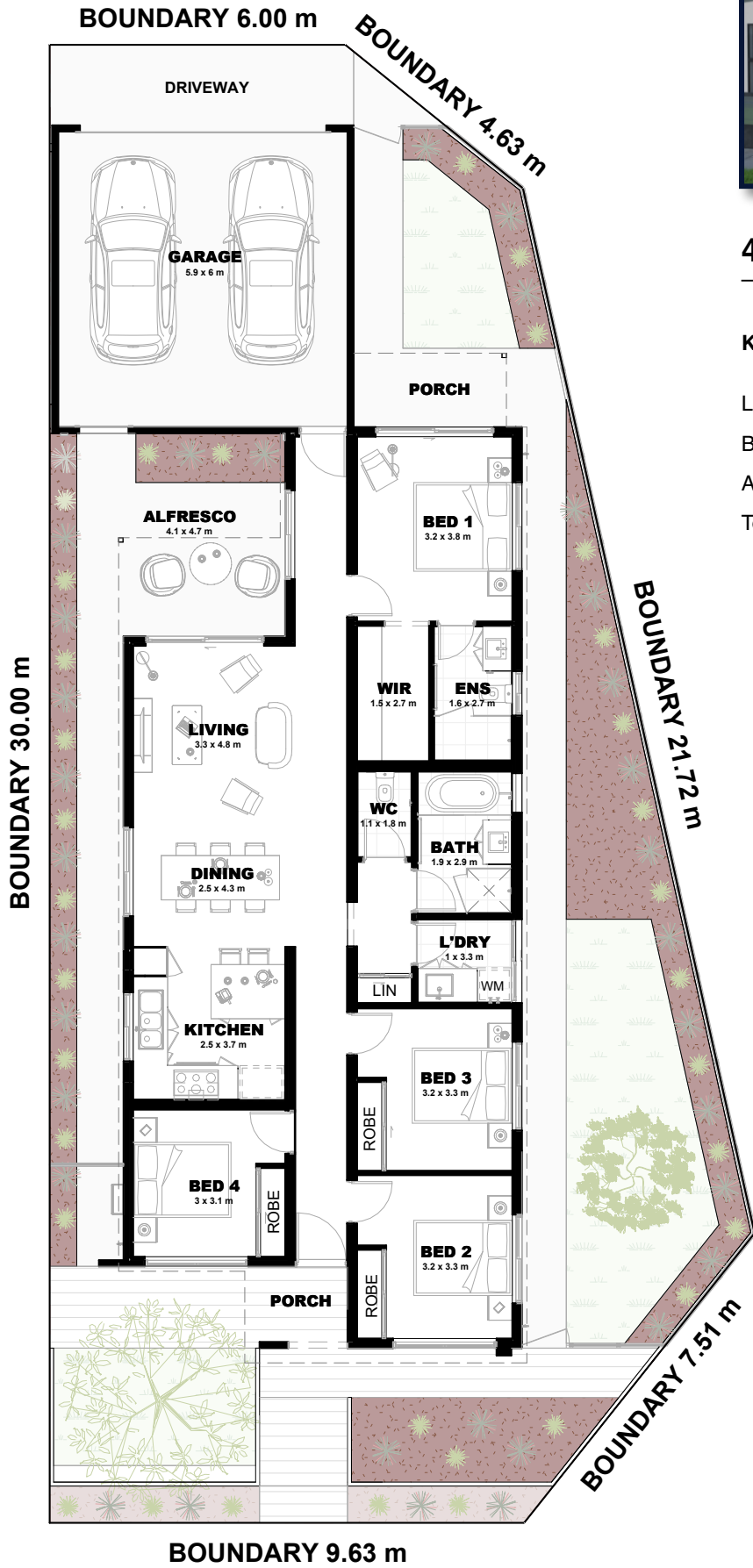
ALL INTERNAL ROOMS

Feature bulkheads
Recessed LED strip lighting *
Skirting with paint finish throughout dwelling
All bedroom doors have a clear open width of 820mm x 2100mm
Door buffers to all internal hinged doors, floor or wall fixed
Window treatments to all windows and sliding doors (except wet areas)

SPECIFIC FIT OUT AND EQUIPMENT

6 star gas continuous flow 26L hot water system
Separate meters for common services
NBN Network Systems and Telecommunications provisions
Hardwired smoke detectors
Meter box, letterbox, clothesline, antennae
Retic connections and front and rear external garden taps

FLOOR PLAN



4 2 2

KEY STATS

Land Size	347m²
Building Area inc Garage	165m²
Alfresco + Porch	25m²
Total Area	190m²

\* Note: Items have been upgraded for display home

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