



Lot 24

Mt Crawford Road Williamstown

Builders Licence No

BLD 184464

*Exciting energy efficient housing. Live clean and green.
Minimum 8 star living.*



Sustainable features include Bsmart low embodied emission bricks and pavers, comfort plus glazing, insulation to internal walls, combination of foilboard and insulation to external walls, living areas north facing, low flow tapware and sanitary, low voc paints, ceiling fans to bed 1, home theatre, and family room, 22500 litre rainwater tank plumbed to house, solar hotwater and power.



specifications

1. Design: 4 bedroom drawing number 210-212
2. Areas Living 181.9
3. Garage 40.6 Portico 2.4
Total area: 224.8m²
4. Additional site works & footings
5. Steds sewer system
7. Wind category N2
8. Minimum 7 Star Accurate rating for thermal efficiency
9. 'Bushfire regulations medium
10. building Williamstown
11. Bsmart bricks to external walls
12. Bsmart bricks for window sills
13. Solar 170 litre gas boosted hot water service
14. 1.5 kw solar power unit
15. 22500 litre rainwater tank connected to laundry and wc
16. kordon termite barriers to plumbing penetrations
17. 2700mm high ceilings
18. 25deg colorbond roof, and fascias, gutters and d/pipes
19. all windows as per plan
20. Comfort plus glazing to northern and western elevations
21. All internal doors & external doors as per plan
22. Wet areas as per plan
23. Garage under main roof with concrete floor
24. C/bond roller doors as per plan
25. Bsmart pavers to perimeter 900mm wide path
26. Bsmart pavers to driveway
27. stormwater system
28. Carpet to bedrooms 1,2,3,4 and home theatre
29. Tiles or laminate flooring to entry, kitchen, meals, family and wet area floors
30. Kitchen cupboards as per plan rangehood above hot plates
31. Laundry cupboards as per plan
32. Walk in robes as per plan
33. 3-1 heat lamp to bathroom and ensuite
34. 2 x digital tv points wired to antenna
35. Phone points to family and bed 4
36. smoke detectors
37. safety switch
38. R 3.5 insulation to ceiling with sisalation to roof
39. R 2.0 insulation and foilboard to external walls
40. R 2.0 insulation to internal walls
41. Blanco electric underbench oven
42. Blanco 900mm rangehood
43. Blanco electric hotplates
44. 1 ¾ bowl stainless steel sink
45. Dishwasher provisions
46. Single roll post form tops to kitchen and bathroom cabinets
47. 600mm high tiling above kitchen cupboards
48. Pivot door to shower cubicles with clear laminated glass
49. 1200mm high tiling to bathroom and ensuite walls with 2000mm to shower cubicle
50. Tiles from builders range
51. Posh Solus accessories to bathroom and ensuite
52. Ceramic vanity basins with standard vanity units
53. Full length 900mm x 600mm mirror over vanity basins
54. 4 star rated tapware to shower and basin outlets
55. 4 star rated tapware to bathroom and ensuite
56. 4 star rated chrome mixer to kitchen
57. 70mm mdf colonial skirting
58. 70mm mdf colonial aves
59. Oakfield feature panel internal doors
60. Feature front door
61. Lane door furniture
62. Deadlocks to external doors
63. Cushioned doorstops to hinged doors
64. Rp3 Raven door seals to external doors
65. Fly screens to all windows and sliding doors
66. Washable low voc paints
67. Choice of brighton lite or natural mortar
68. Garden taps to front and rear walls
69. Household insurance and indemnity insurance
70. Raft footing system
71. Concrete pump
72. 90x45 top and bottom plates external walls trenched to accommodate studs
73. Fencing to side and rear boundaries.

\$399,000



Lots 23 & 25

Mt Crawford Road Williamstown

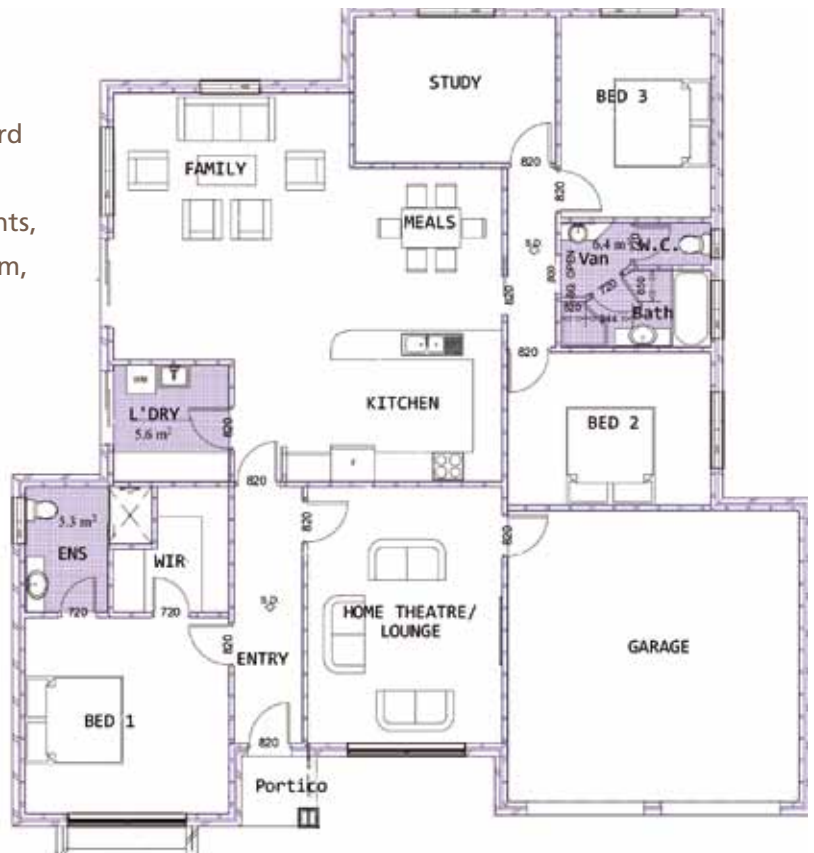
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For Further Information

Ph: 0404 478 554

www.greenmoves.com.au

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Price on application.