



## HOUSE INFORMATION

15% VAT INCL

Foundations	- Concrete strips 690mm x 230mm deep trench.
Floor	- Floor tiles, ceramic throughout.
Walls	- Hydrofoam interlocking clay/cement brick, plastered & painted internally and externally, Roof coloured chromadek on timber trusses with alucusion/bubblefoil insulation.
Ceilings	- PVC panels on 38 x 38 brandering (upper floor).
Wall Tiles	- Wet area splash backs only, Wall tiles in bathrooms to door level.
Carpentry	- Kitchen units & built-in cupboards.
Windows	- Aluminium window frames, glazed.
Plumbing	- All included with PVC gutters fixed on timber 200mm x 38mm fascia board, shower base with glass door plus mixers.
Electricals	- Included.
Geyser	- 210lt Solar geyser with electric back-up.
Extras	- Mirrors, curtain rails, door stops, coat hooks.
Frontage	- Front palisade fence with gate 20m x 1,7m high

**\$ 118,000**

## OPTIONAL EXTERNAL WORKS

Plaster ceilings instead of PVC	\$ 1,328
Driveway paving 80m	\$ 2,760
Access culvert	\$ 863
Double shade port	\$ 1,380
2kVA Invertor, 2 x 200amp batteries, 3 x 320W solar panels	\$ 2,875
Walling 150mm plastered & painted, 1,7m high, 80m	\$ 7,360

**\$ 16,566**

## CONNECTIONS

Sewer	Excluded
Water	Excluded
Electricity	Excluded
Preparation of specific drawings and planning approvals	Excluded