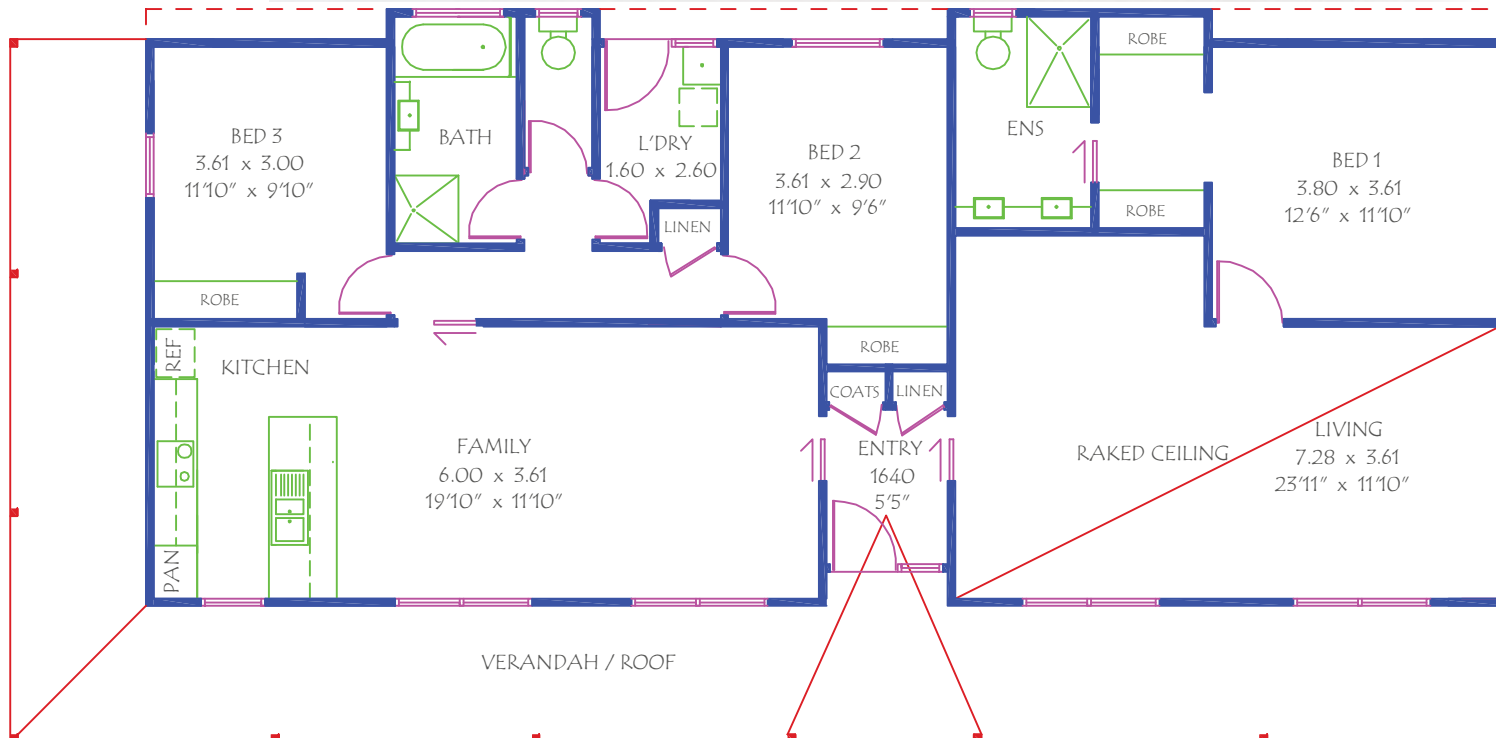


Larger Home featuring James Hardie™ 205mm James Hardie® HardiePlank™ rusticated weatherboard. 17° Colorbond® roof and Guttering plus 450mm eaves (unless shown) and aluminium windows in a range of colours.



**WARRANWOOD 2**  
**Floor Area**  
137.83 m<sup>2</sup> / 14.84 Sqs  
Verandah  
49.14 m<sup>2</sup> / 5.29 Sqs  
**Total: 186.97 m<sup>2</sup> / 20.13 Sqs**



**ON DISPLAY**

**WARRANWOOD 2 ON DISPLAY OPTIONAL UPGRADES**

**DECK**

- 70X22<sup>MM</sup> TREATED PINE - 49.14M<sup>2</sup> @ \$176 M<sup>2</sup> OR \$ 8,650
- 90X19<sup>MM</sup> MERBAU - 49.14M<sup>2</sup>@ \$226 M<sup>2</sup> \$ 11,105

**BALUSTRADING**

- STAINLESS STEEL WIRES WITH H3 TREATED PINE HAND RAIL 21.45<sup>LM</sup> @ \$250<sup>LM</sup> \$ 5,365

**SUB FLOOR CLADDING**

- CORRUGATED COLORBOND® WITH PERIMETER KORDON® TERMITE BARRIER \$ 4,200

60<sup>LM</sup> @ \$70 (UP TO 300<sup>MM</sup> OF FALL)

**RAMP**

- 3.9M<sup>2</sup> @ \$226 M<sup>2</sup> (MAX GRADIENT 1:10) \$ 885

**AIR CONDITIONER**

- SPLIT SYSTEM \$ 3,600

**FLOOR COVERING**

- GREY GUM TONGUE & GROOVE POLISHED TIMBER FLOOR \$ 6,540

**LIGHTING**

- CEILING SWEEP FANS 2 @ \$350 \$ 700
- ASSORTED LIGHT FITTINGS \$ P.O.A

**INCLUSIONS AT NO EXTRA COST**

- VERANDAH ROOF TO FRONT & END ELEVATION
- CEILING HEIGHT – 2,700<sup>MM</sup> (9FT)
- ROOF PITCH - 20°
- HARDIES SCYON® LINEA WEATHERBOARDS WITH AXON® FEATURE PANELS
- PLASTER CORNICE – BORAL® SYDNEY 90<sup>MM</sup>
- 2 LAMP FAN/HEATER/LIGHTS
- LINEN PRESS – ADDITIONAL FITTED TO PASSAGE
- ENSUITE – ONE ADDITIONAL VANITY BASIN - CAROMA® CARBONI 11 SEMI-RECESSED BASIN WITH MIXER TAP
- RECESSED ALUMINIUM ENTRY FRAME & SIDELITE