

ABN 43 452 948 503



MBAV REG No. M1492



REG No. DB-U4867



REG No. 849681

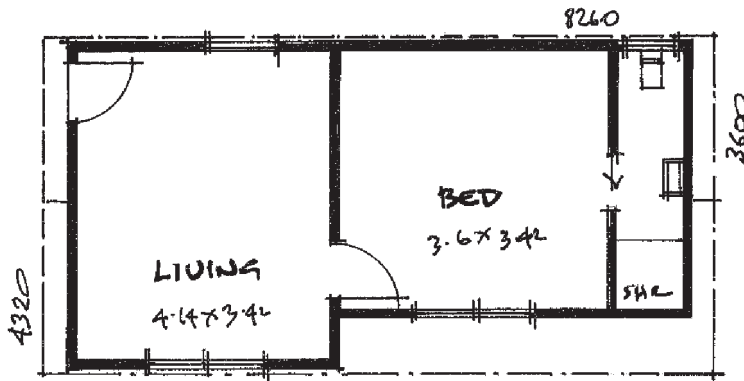
## STANDARD RANGE

# COTTAGES & GRANNY FLATS

*All you need is a nice comfortable home*

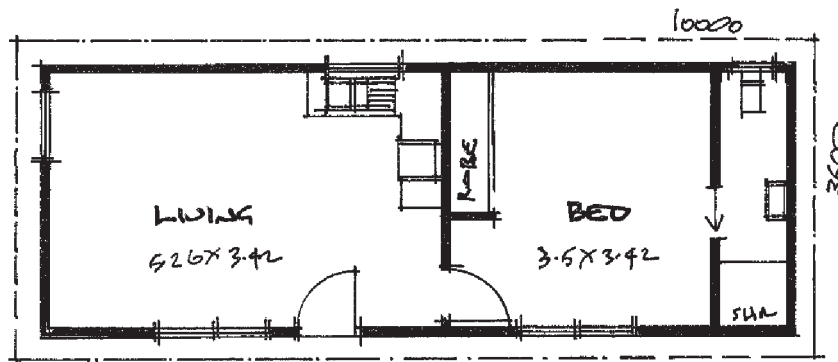


All Standard Range Cottages are 5 Star Energy Efficient with 17 Degree Colorbond® Roof, large range of James Hardie® Weatherboards, choice of timber or aluminium windows and ample cupboard space. The perfect solution to keeping families together.



**Jasmine Bungalow**

32.33m<sup>2</sup> 3.48 Sqs



**Ivy Cottage**

36m<sup>2</sup> / 3.87 Sqs

\*Plans are to a scale of 100:1

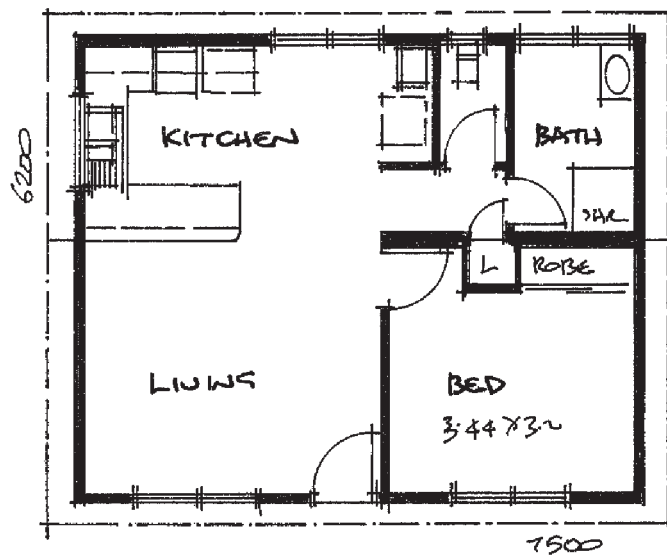
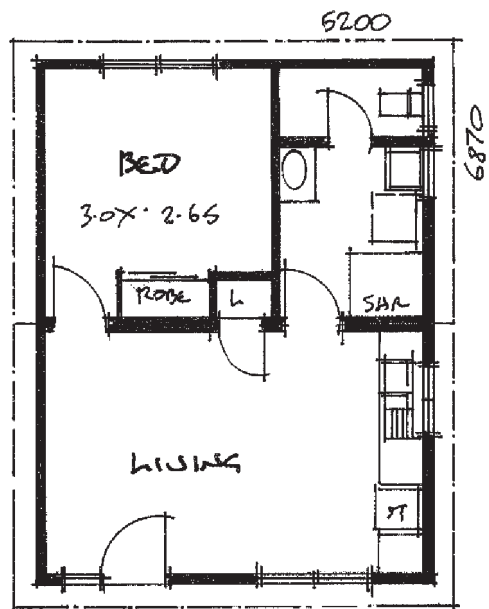
ALL PLANS CAN BE MODIFIED TO SUIT INDIVIDUAL REQUIREMENTS

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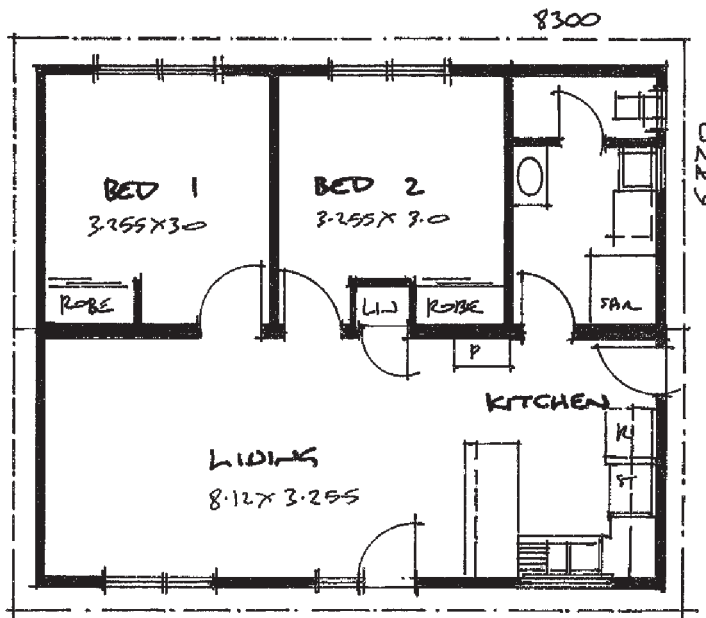
**Montana Cottage 1**

35.72m<sup>2</sup> 3.84 Sqs



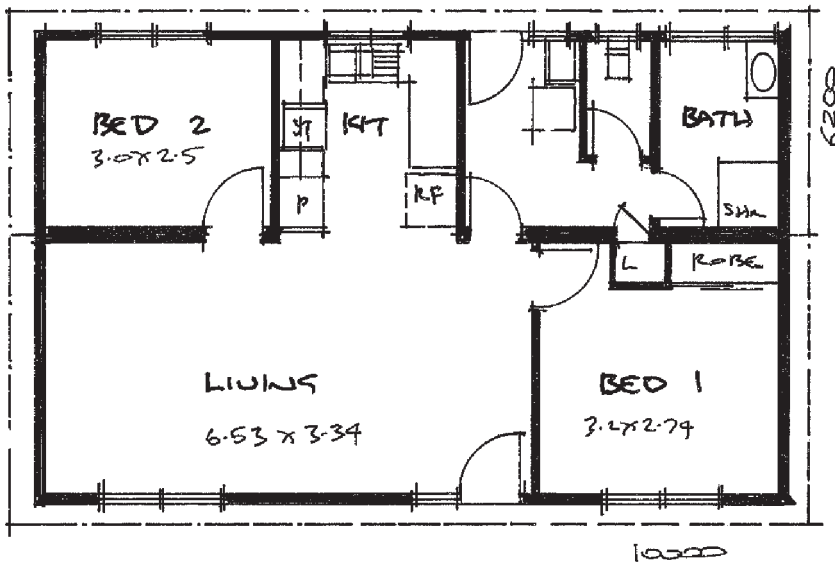
**Haven Cottage 1**

46.5m<sup>2</sup> 5 Sqs



**Montana Cottage 2**

57m<sup>2</sup> / 6.14 Sqs

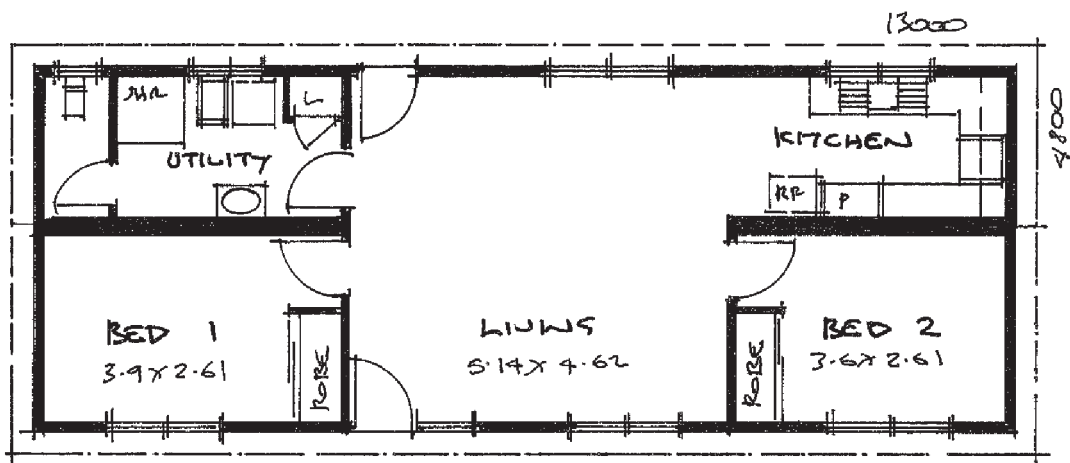


**Haven Cottage 2**

62m<sup>2</sup> / 6.67 Sqs

**Hidaway Cottage 2**

62.4m<sup>2</sup> / 6.72 Sqs



## INCLUSIONS – STANDARD RANGE

### Structure:

- RELOCATABLE CONSTRUCTION FOR COUNCIL REQUIREMENTS – WHERE REQUIRED
- CONCRETE STUMPS (INCLUDES 'M' CLASS SOIL TYPE)
- SEASONED PINE WALL FRAMING WITH SISALATION
- 19MM PANEL FLOOR
- COLORBOND® ROOF WITH SISALATION, COLORBOND® GUTTERING
- THERMAL INSULATION R2.0 BATTS TO WALLS, R3.5 BATTS TO CEILINGS
- TIMBER AWNING WINDOWS OR ALUMINIUM SLIDING WINDOWS
- PRIMELINE® WEATHERBOARDS OR SIMILAR
- ALL BUILDING PERMITS, PLANS AND SPECIFICATIONS
- INSURANCE COVER AND 6 YEAR WARRANTY

### General:

*(Program A or B)*

- FEATURE SOLID TIMBER DOOR
- GAINSBOROUGH® DOOR FURNITURE
- FULLY LAMINATED KITCHEN CUPBOARDS WITH MELAMINE LINING
- STAINLESS STEEL 1 1/2 BOWL SINK
- ELECTRIC UPRIGHT STOVE
- 600MM RECIRCULATING RANGEHOOD
- POLYMARBLE SHOWERBASE WITH CLEAR GLASS PIVOT DOOR OR ACRYLIC BATH WITH SHOWER OVER
- VANITY UNIT/WALL BASIN
- CERAMIC WALL TILING TO SHOWER OR BATH, OVER VANITY, TO KITCHEN SPLASHBACK AND OVER LAUNDRY TROUGH
- CERAMIC FLOOR TILING TO CERTIFIED WET AREAS
- DORF BOOSTER TAPWARE OR SIMILAR
- CAROMA DUAL FLUSH PAN AND CISTERN OR SIMILAR
- STAINLESS STEEL 45LT LAUNDRY TROUGH WITH BY-PASS AND CABINET UNDER SAME
- PUREHEAT™ ALPHA 3.5KW ELECTRIC WALL HEATER OR SIMILAR
- 250 LITRE ELECTRIC HOT WATER SERVICE OR SIMILAR
- SECURITY LIGHT AT EXTERNAL DOOR
- GENEROUS PROVISION OF INTERIOR LIGHTS AND POWER POINTS
- SMOKE DETECTORS AND SAFETY SWITCH
- MDF SKIRTING AND ARCHITRAVES
- TWO STEPS TO EXTERNAL DOORS
- WEATHERSEAL TO EXTERNAL DOOR
- REAR EXTERNAL TAP

### Program A:

*Additional Inclusions  
(optional extras with  
other Programs)*

- PAINTING INSIDE AND OUT – SUBJECT TO LOCATION
- CERAMIC FLOOR TILES TO ENTRY AND KITCHEN/DINING
- CARPETS
- DECKING TO VERANDAH (IF PART OF PLAN)
- DEADLOCK TO ENTRY DOOR

### Extra Costs:

*(Where required for  
Compliance, or  
Customer choice)*

- SLOPE OF LAND AND EXTRA STEPS OR LANDING TO ENTRY
- FOUNDATION COSTS IN EXCESS OF 500MM DEPTH
- SEWERAGE, WATER, POWER AND STORMWATER SERVICES / CONNECTION
- UPGRADE OF EXISTING SERVICES
- TERMITE PROTECTION
- FLYSCREENS AND FLYWIRE DOORS
- BUSHFIRE PROTECTION
- EXTERNAL HANDRAILS AND RAMPS
- CARPORT OR GARAGE
- GAS APPLIANCES IN LIEU OF ELECTRIC
- GAS CONNECTION BEYOND SUPPLY COMPANY ALLOWANCE
- SPECIAL SURVEYS OR ASSESSMENTS
- SPECIAL TOWN PLANNING, RESCODE APPLICATION
- ASSET PROTECTION PERMIT
- BASE BOARDS