

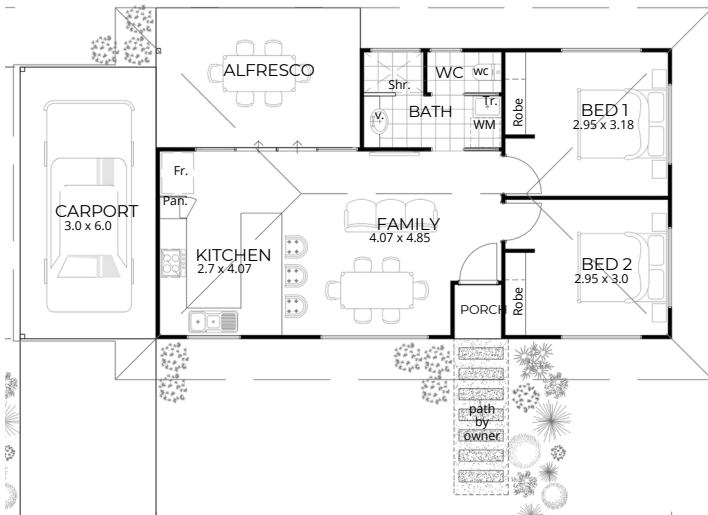


# THE PINDO

- Residence 61.80m<sup>2</sup>
- Carport 18.00m<sup>2</sup>
- Alfresco 13.93m<sup>2</sup>
- Porch 1.26m<sup>2</sup>

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TOTAL 95.00m<sup>2</sup>



Open-concept living and dining area

Modern kitchen complete with breakfast bar and ample pantry space

Space saving laundry and bathroom cleverly situated in the wet area

Double sliding doors opening onto a generous alfresco

Smart compact design

Crafted to meet the needs of first-time homebuyers or function as a versatile auxiliary dwelling unit for extended family or rental opportunities.



# INCLUSIONS

- High rating energy efficient designs
- Builders indemnity insurance
- 6 month maintenance period
- Construction Drawings, Engineers Certification & Building Permit
- Architectural, Structural engineers & licenses
- Site Works
- Plumbing & electrical connections
- Termite treatment with a 50 year guarantee
- Engineered concrete slab
- 2 Pack epoxy steel below ground level
- Cyclonic steel wall frames
- H2 treated timber cyclonic trusses
- Custom orb wall and roof sheeting
- Anticon insulation to roof, R3 Batts to ceilings & R1.5 Batts to external walls
- Custom orb soffits to Carport, Porch and Alfresco
- Grey Concrete to Porch, Carport and Alfresco
- 250ltr Rinnai Enviroflo Heat Pump
- Trend Noosa or Elite TX Flooring
- Complete internal and external painting
- Generous cupboard and storage throughout
- Polytec range of doors and bench tops
- Clipsal LED Lighting through out
- Zanda internal and external door furniture
- Westinghouse stainless steel electrical appliances
- Quality porcelain bathroom fixtures and fittings
- Tiling to wet areas, to Broome Builders standards
- TV Antenna with 2 Tv points to each
- NBN connection with 2 data points
- Installation of clothesline and reticulation point

Plus much much more...