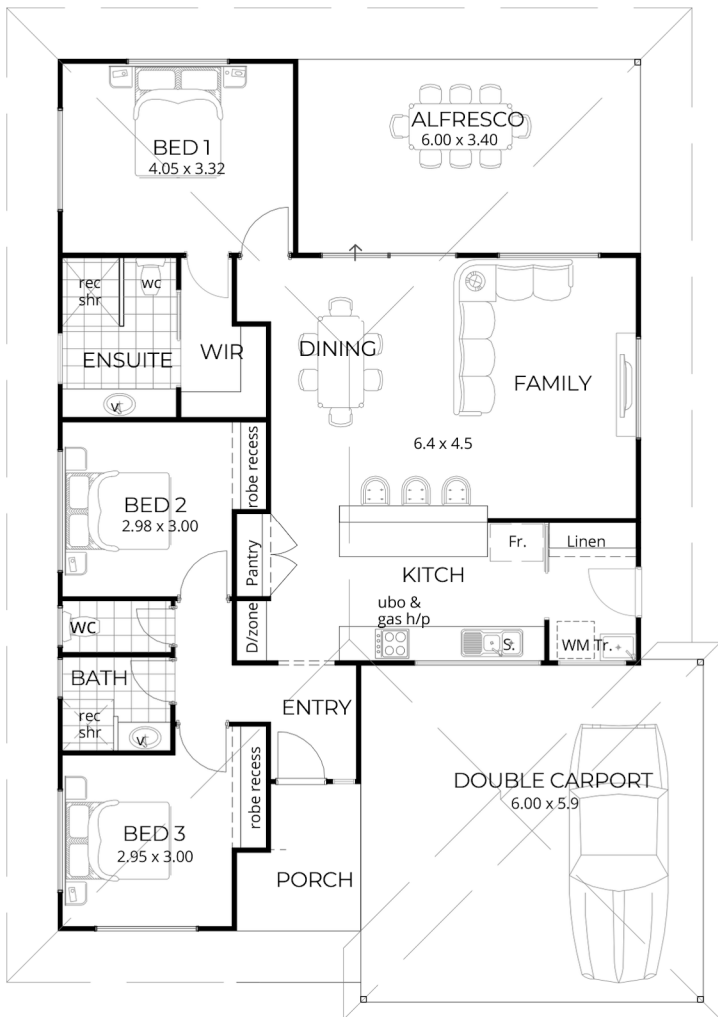




\*Artist's Impression- Some Optional Extras may be shown



# THE DESERT ROSE II



- Residence 107.68m<sup>2</sup>
  - Carport 35.55m<sup>2</sup>
  - Alfresco 20.39m<sup>2</sup>
  - Porch 4.88m<sup>2</sup>
- 
- TOTAL 168.70m<sup>2</sup>

- Open plan living central focus of the home
- Living space seamlessly flows onto large Alfresco, enhancing the overall living area
- Spacious master retreat located at the rear, featuring a large en suite and built-in robe
- Smart Design of integrated kitchen and laundry hub with a spacious laundry featuring built-in linen/broom storage
- Entry designed with convenience in mind featuring a drop zone



See Builder's Turn Key Inclusions to follow

[broomebuilders.com](http://broomebuilders.com)



# 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...