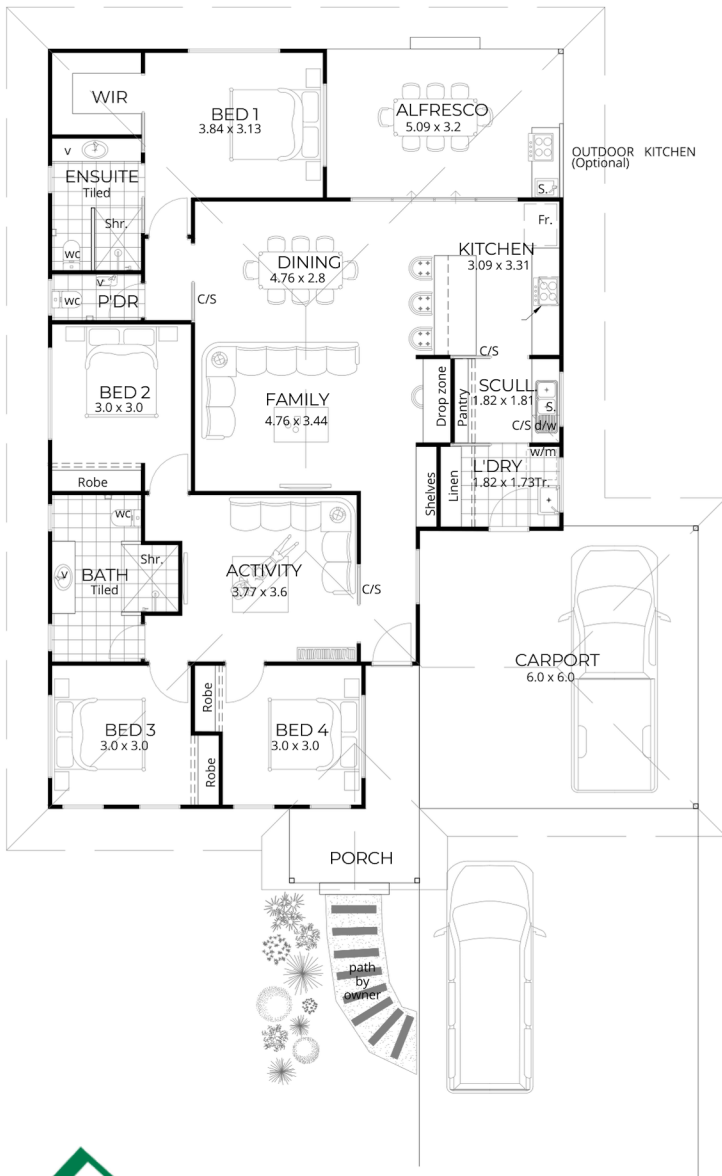




\*Artist's Impression- Some Optional Extras may be shown



# THE FOXTAIL II



- Residence 142.62m<sup>2</sup>
- Carport 36.19m<sup>2</sup>
- Alfresco 16.32m<sup>2</sup>
- Porch 8.20m<sup>2</sup>

TOTAL 203.45m<sup>3</sup>

Modern kitchen complete with breakfast bar and ample pantry space, laundry hub with direct access from carport

Large Alfresco for entertaining

Generous size laundry with built- in Linen/Broom

Master suite features private WC with a large shower through a his and hers walk in robe

Seamless outdoor/indoor living spaces

3 bedrooms conveniently located at the front of the home, clustered off the activity room with a parents retreat at the rear.

Seperate Powder room



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...