



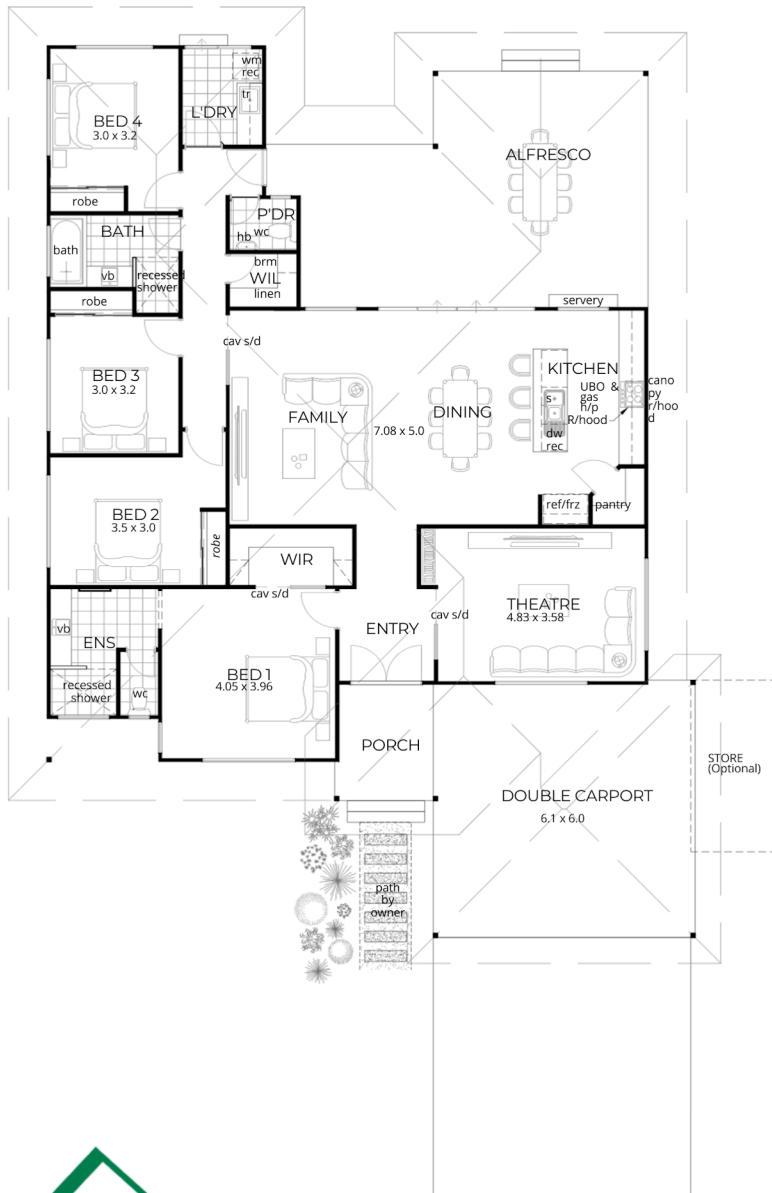
*Artist's Impression - Some Optional Extras may be shown



THE NICOALI

- Residence 166.03m²
- Carport 35.70m²
- Alfresco 31.74m²
- Porch 6.59m²

TOTAL 240.06m²



All the features you are looking for an executive home; theater room, large alfresco and plenty storage

Alfresco an extension of living space

Plenty of storage options including a Walk in Linen

Separate powder room

Master Suite with a spacious en suite with a separate w/c and walk-in robe

Show stopping home theater and a kitchen that opens to a super sized entertaining space

Large Alfresco with a servery for ease of entertaining



See Builder's Turn Key Inclusions to follow



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...