



THE PHOENIX

- Residence 129.97m²
- Carport 36.11m²
- Alfresco 25.06m²
- Porch 2.52m²

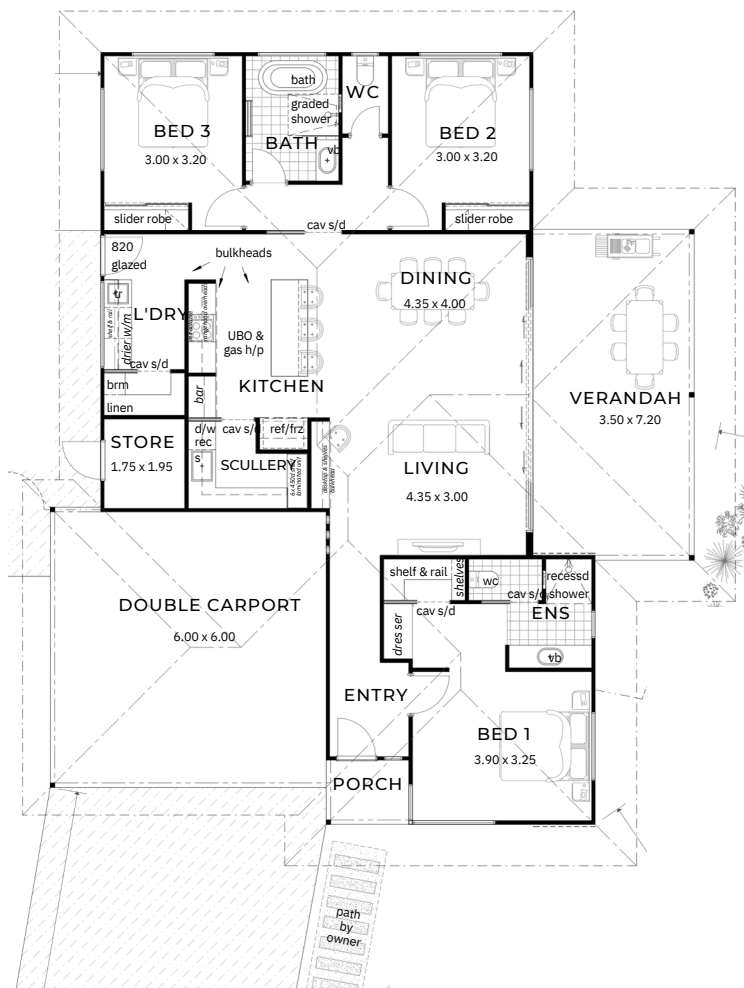
TOTAL 193.67m²

Spacious master suite at the front of the home, featuring a walk-in robe with a built-in dresser, and an ensuite bathroom, providing a tranquil parents' retreat.

Open-plan living area with convenient features like a dedicated drop zone, a scullery, a built-in bar, and seamless integration between the Kitchen, Living, and Alfresco

Storage solutions throughout, inc. a large laundry, walk-in linen cupboard, built-in storage

Smart design prioritises both style and practicality, offering a modern and efficient layout for contemporary living





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...