



# The Chapman

Lot 5 Callier Avenue, Stirling North



## House & Land Pricing from \$381,742

### Inclusions:

#### Facade & Framing

- James Hardie Matrix cladding to front of garage
- BGC Duratex rendered & painted cladding to front verandah
- Smooth cladding to remainder
- 2700mm high ceilings
- Timber MGP10 wall & roof frames
- Colorbond corrugated iron roof sheets, gutters & fascias
- Dowell powdercoated aluminium sliding windows
- B&D Automatic Panel Lift garage door

#### Insulation (subject to energy assessment)

- R6.0 ceiling insulation
- R2.0 internal & external insulation

#### Footings (subject to engineering)

- 300mm x 400mm external & internal beams, 20MPa concrete, trench mesh, 'S' type soil, F72 mesh

#### Plumbing

- Rheem 26L instantaneous gas hot water unit
- 2x external taps

#### Wastewater

- \$9000 PS Sum for wastewater - subject to engineering

#### Joinery/Finishes

- Primed pine 66mm skirtings & architraves
- Soft-close laminate cabinetry throughout
- Walk-in robe with single shelf & hanging rail
- 2400mm high linen & broom cupboards

#### Painting

- Three coat internal paint application

#### Bathroom & Sanitaryware

- Laminate vanity unit with Oliveri basin & tapware
- Oliveri chrome tapware & accessories
- 1510mm acrylic bath
- Framed showerscreen

#### Kitchen

- 900mm high laminate cabinetry
- Euro 60cm oven, electric cooktop & rangehood
- 1 & 3/4 bowl sink with gooseneck mixer tap
- 2400mm high pantry

#### Laundry

- 45L laundry tub & galvanised steel cabinet
- Gooseneck pull-out mixer

#### Concrete

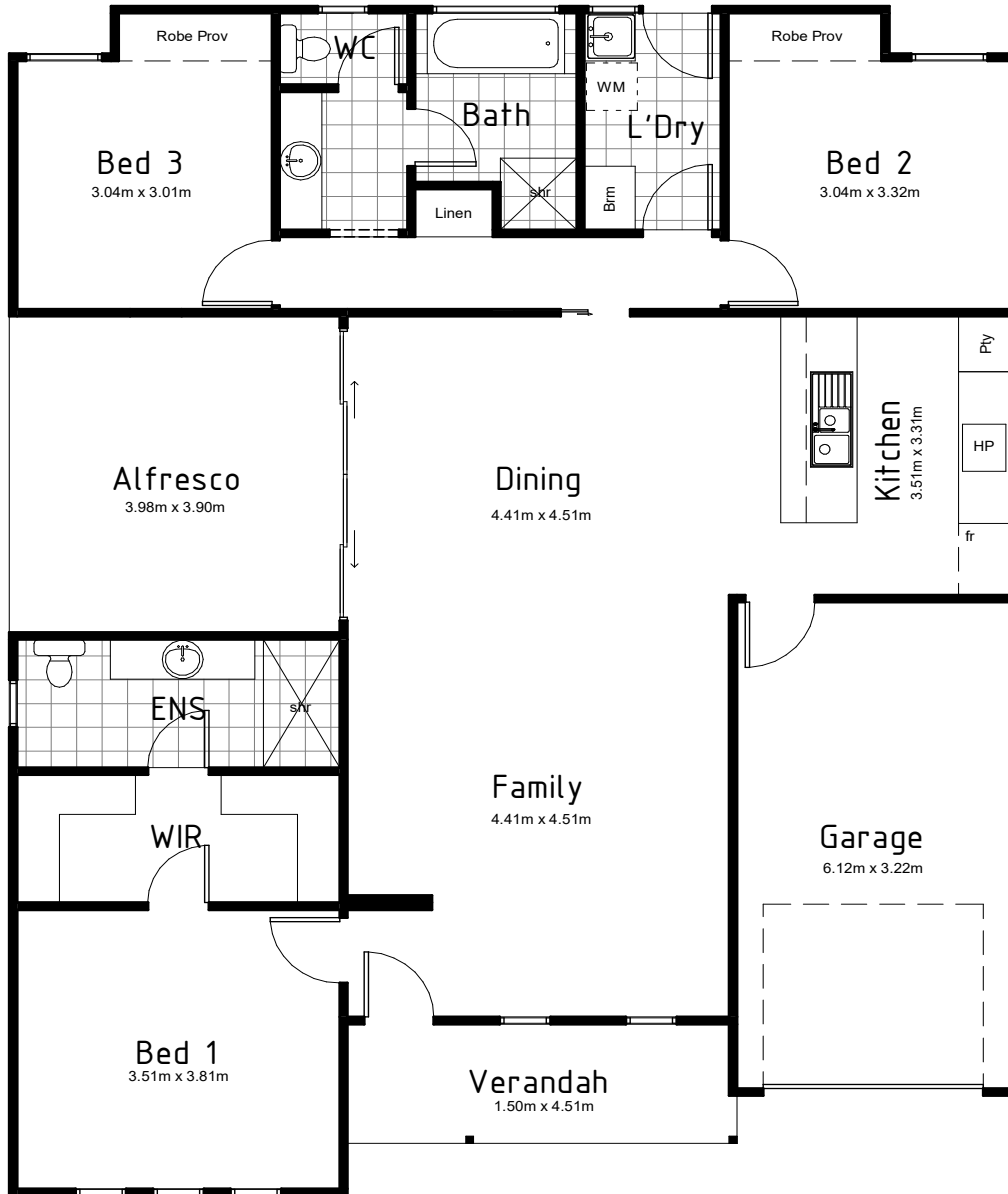
- Concrete to front porch

AREA:

LIVING	125.33
ALFRESCO	15.52
VERANDAH	6.82
GARAGE	20.64

TOTAL: 168.31m<sup>2</sup>

LENGTH: 14.89m  
WIDTH: 11.90m



Images are for illustrative purposes only

Country Living Homes  
3-4 Blanche Terrace, Moonta  
Phone: 1300 805 505  
www.countrylivinghomes.com.au

