



The Seaspray

14 Francis Street, Pt Augusta



House & Land Pricing from \$359,433

Inclusions:

Facade & Framing

- BGC Stratum 300mm cladding to verandah pillars
- 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 roller 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

Concrete

- Concrete to front verandah & carport

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

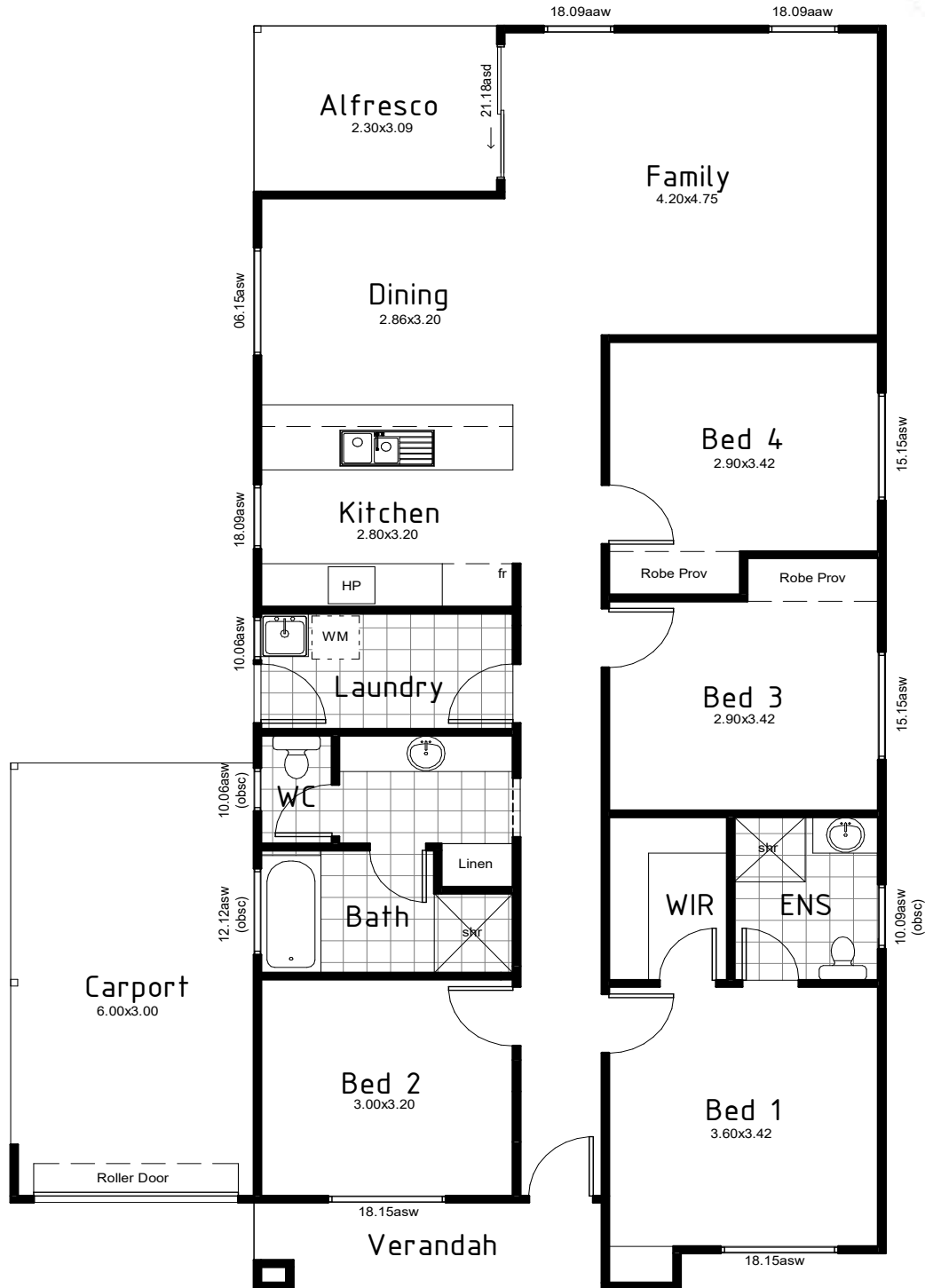
Kitchen

- 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

AREA:	
LIVING:	126.64
CARPORT:	18.82
ALFRESCO:	7.11
PORCH:	5.30
TOTAL:	157.87m²



Images are for illustrative purposes only

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