



## 32 Duffield Street, Gawler East



### House & Land Pricing from \$972,602

#### Inclusions:

##### Facade & Framing

- Rendered & painted Maxiwall AAC
- Skillion roof with Duragroove infill cladding
- 2700mm high ceilings
- Timber MGPI0 wall & roof frames
- Colorbond corrugated iron roof sheets, gutters & fascias
- Dowell powdercoated aluminium sliding windows
- BnD automatic Panel Lift garage door

##### Insulation (subject to energy assessment)

- R6.0 ceiling insulation
- R2.0 external insulation
- R3.0 midfloor 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

##### Balcony

- Vertical timber balustrade
- 90mm ACQ Pine decking

##### Staircase

- MDF stair & riser with painted pine wall rail
- Timber slat balustrade to top level

##### Joinery/Finishes

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

##### Painting

- Three coat internal paint application

##### Bathroom & Sanitaryware

- Laminate vanity units with Oliveri basin
- Oliveri chrome tapware & accessories
- 1510mm acrylic bath to bathroom
- 1500mm freestanding bath to ensuite
- Framed showerscreens

##### Kitchen

- 900mm high laminate cabinetry
- Euro 60cm oven, gas cooktop & canopy rangehood
- 1 & 3/4 bowl sink with gooseneck mixer tap
- Flow through walk-in pantry

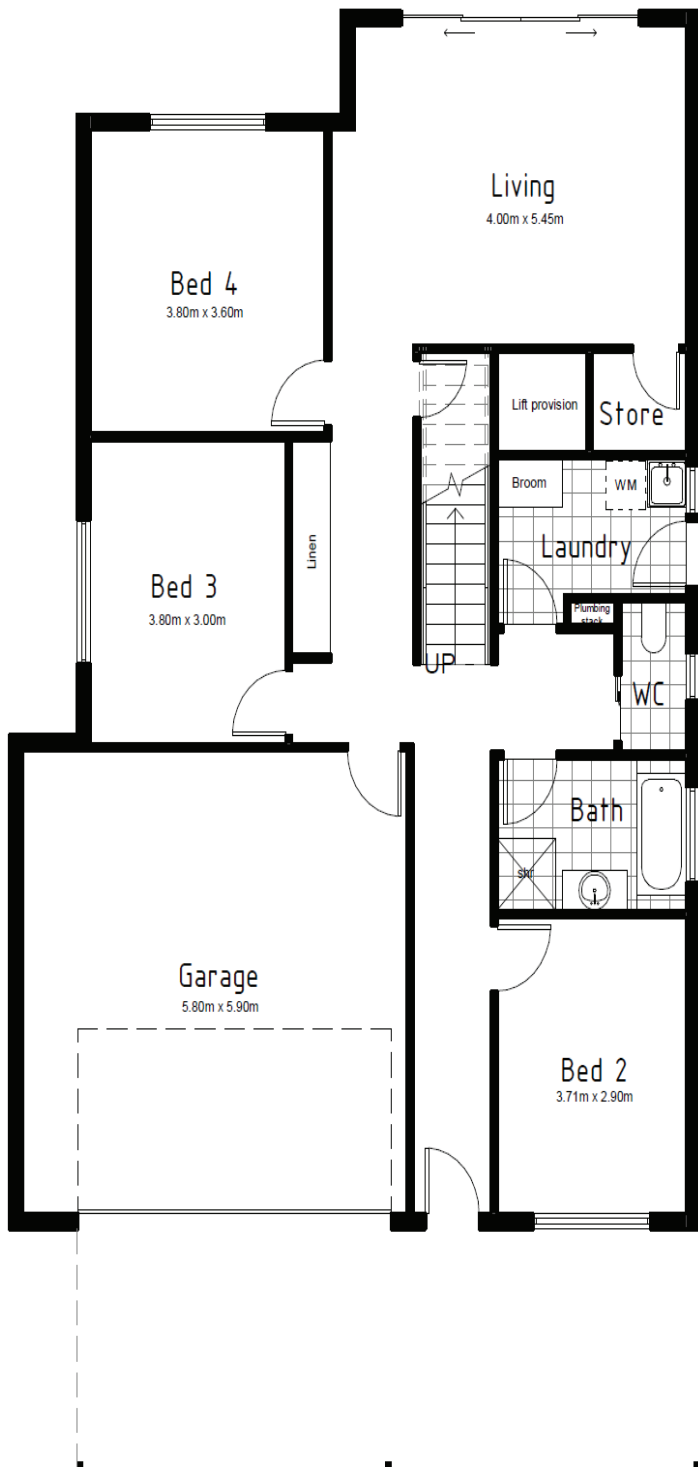
##### Laundry

- 45L laundry tub & galvanised steel cabinet
- Gooseneck mixer tap

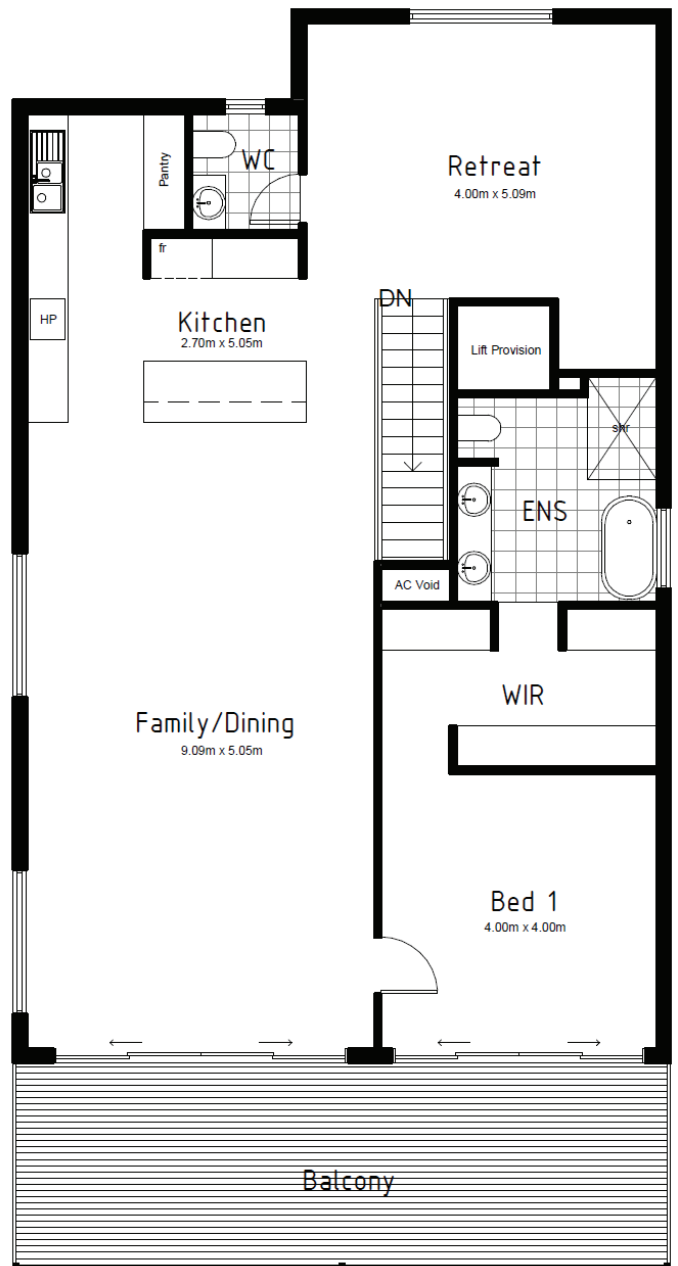
##### Floor coverings

- Karndean Looselay Originals vinyl planks to living areas
- Godfrey Hirst carpet to all bedrooms

## LOWER LEVEL



## UPPER LEVEL



Images are for illustrative purposes only

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