

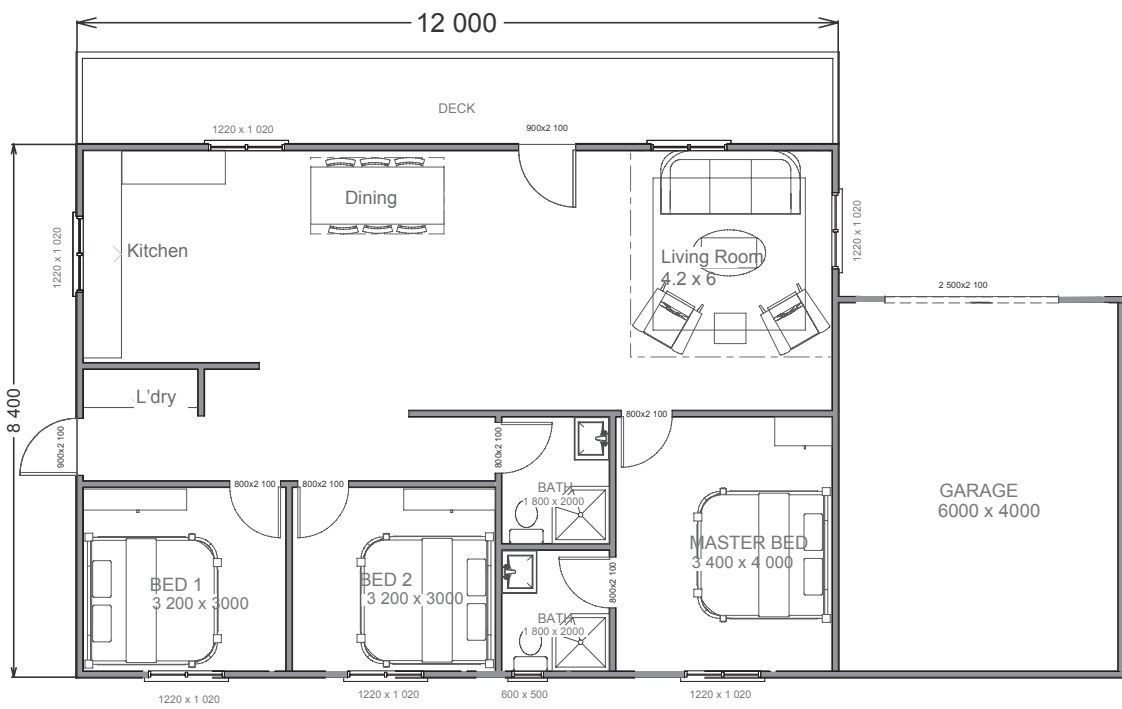
MASSIVE LIST OF FREE INCLUSIONS!!!



Supply from
\$45,800
 Build from
\$46,000

Granny Flat 120

- 3**
- 2**
- 1**



LIVING SPACES

Kitchen	3.5 x 2m
Living & Dining	10 x 4m
Deck	1.5 x 12m

BEDROOMS

Master Bed	3.4 x 4m
Bed 1	3.2 x 3m
Bed 2	3.2 x 3m

TOTAL AREAS

Living	100.8 m ²
Deck	18 m ²
TOTAL	118.8 m²

Granny Flat 120

1 Lock Up Supply

Preliminaries

Design, drafting, local government building license application, water corporation, building application 6 star energy rating optimizing building orientation therefore assist in the reduction of heating and cooling.

Structural design certification N3 W41

Soil tests, reports and surveys as required

Permit application fees

Construction manual and support

External

Engineered wall frames and roof trusses

Engineered and pre-stressed concrete floor system or steel frame chassis

Peb color roofing and flashings

Peb color customs orb external cladding

Fascia Gutters & Downpipes

Quality aluminium windows and sliding doors with locks.

Flyscreens

in a selection of colours

Insulated roof and external walls

Solid corn external doors

All external balustrades

2 Complete Supply

Internal

Plasterboard walls and ceiling throughout

2400 ceilings

Insulated internal wall and ceiling

Fully painted internal walls, ceilings, cornice, architraves, doors and frames

Gainsborough internal door handles

Walk-in and built-in bedroom robes as shown on plan (white melamine shelf and chrome hanging rail)

Kitchen

Custom Built Kitchen

Choice of post form or square edged top

Tiled splash back to 600mm max

600mm stainless steel gas/electric hotplate and oven

Rangehood above hot plate

Stainless steel sink with mixed tap

Built-in pantry (where shown as plan)

Hard Wearing ABS edging

Soft close doors & drawers to cabinets

Complete supply (continued...)

Bathroom/Ensuite/Laundry

Pivot shower door in ensuite and bathroom

Smart Flush cisterns

Contemporary tapware and double towel rail

Mirror above vanities

Exhaust fans to ensuite/bathroom/WC

Ceramic basin to ensuite and bathroom

2m high tiling to shower recesses

Excellent range of quality tiles

Privacy locks to ensuite/bathroom/WC

45L stainless steel laundry trough with cabinet

Automatic washing machine taps

Exhaust Fan

Guarantee

6 years structural warranty

6 months maintenance period

Homeowners Warranty Insurance

Housing Industry Association Contract

3 Options

Concrete Slab Foundation.

Paints & Tiles

Electrical

Plumbing

Foundation Design and supply

Upgrade to exterior stone or Weather board cladding

Steel floor system with floor sheets

Balustrade on ground floor

Air conditioning

Gas instantaneous hot water system

1) External tap

2) External waterproof double power point

4 Planning & Approval

Design & Drawing

Soil Test

Structural Certification

Foundation Design

Energy Rating

Development & Planning Approval

Standard Electrical Wiring Drawing

Standard Plumbing Drawing

Bills of Materials

Construction Manual

PRICED FROM \$

(Region: Terrain: Level:)

NAME _____

EMAIL _____

TEL _____ FAX _____

POSTAL ADDRESS _____

SITE ADDRESS _____

CUSTOMER

www.pacificbuilding.co

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