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LOT 26, BROADWATER AVE

ANKETELL WA 6167

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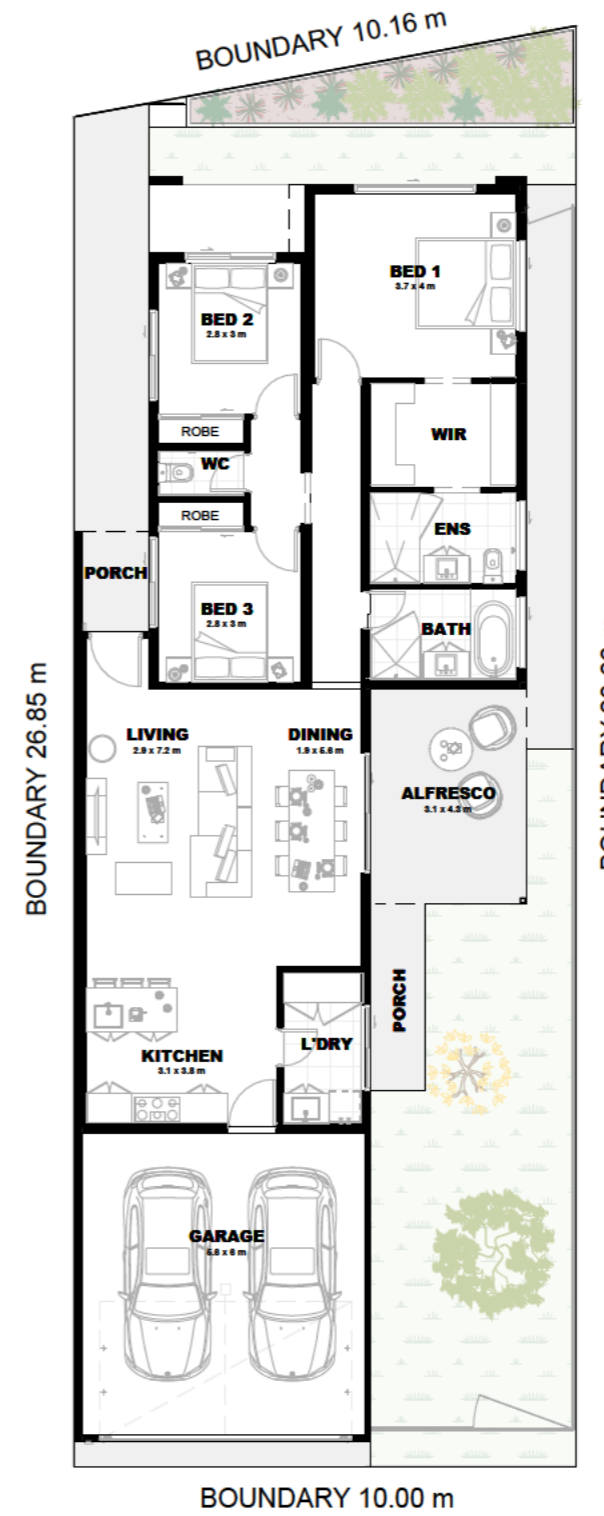
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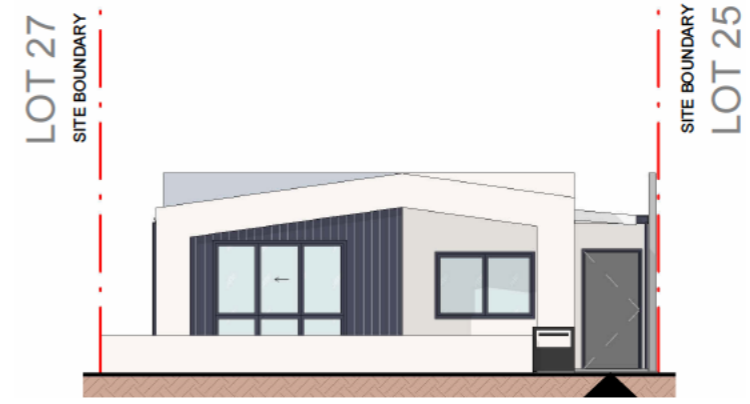
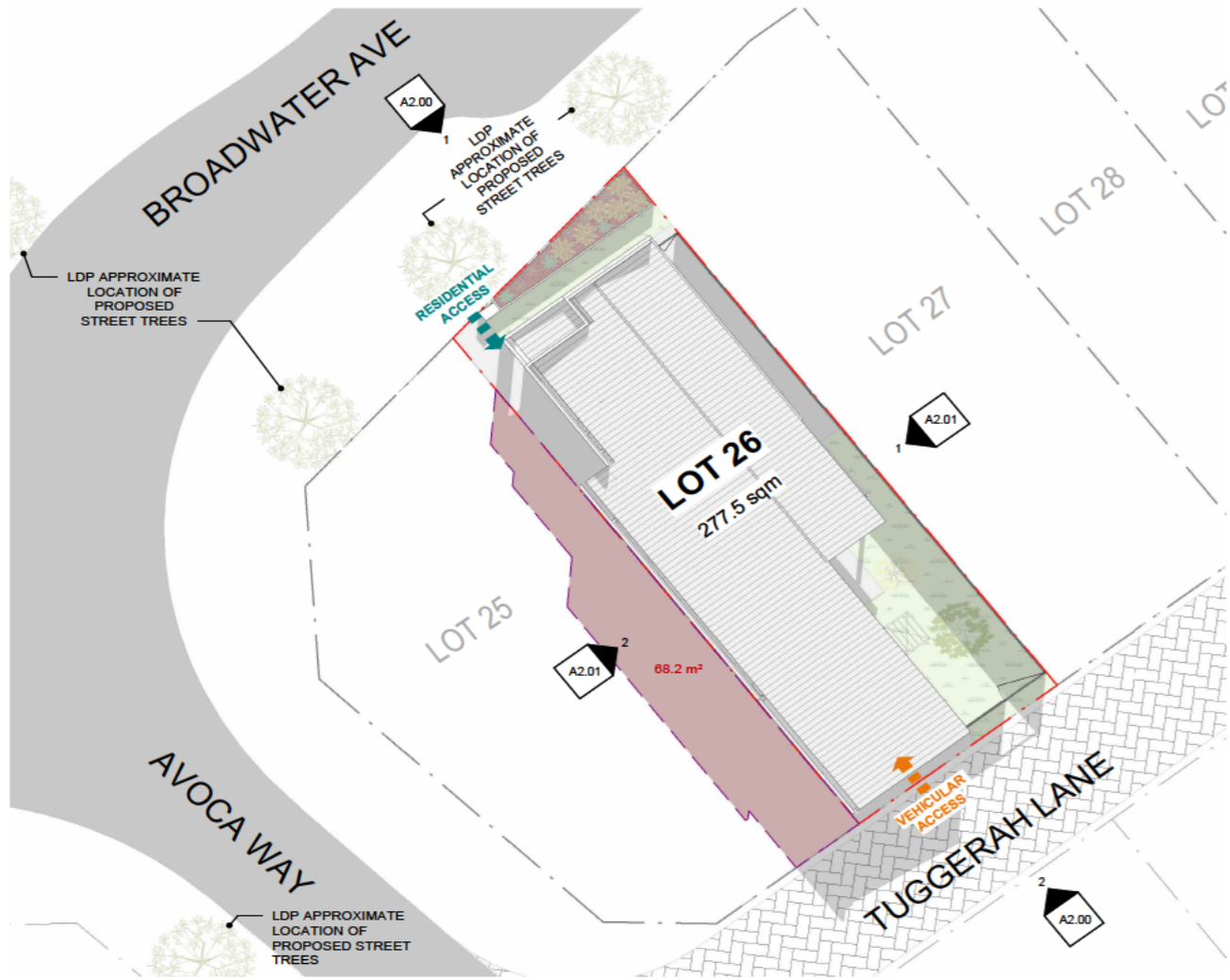
NXT BUILDS Pty Ltd



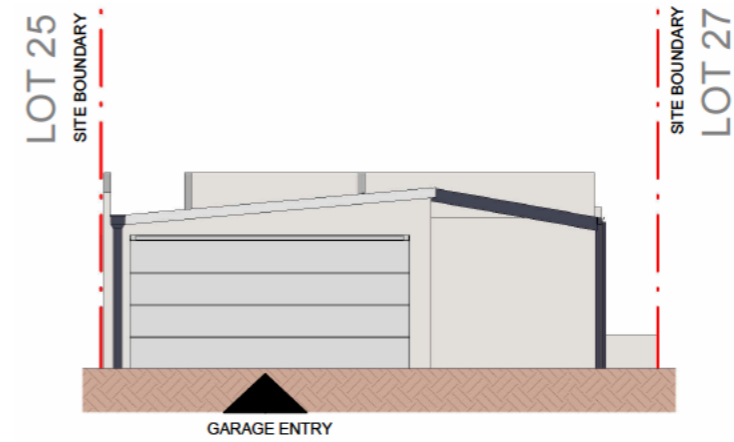
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KEY STATS

Land Size	347m ²
Building Area inc Garage	165m ²
Alfresco + Porch	24m ²
Total Area	192m ²



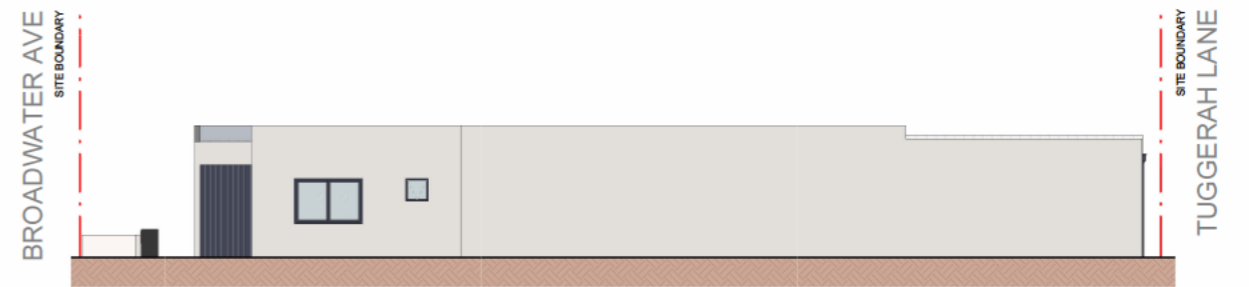
North Elevation



South Elevation



Left Elevation



Right Elevation



SPECIFICATION

STANDARD INCLUSIONS

Home Owners Indemnity insurance
H.I.A. fixed Building Contract
7 star NatHERS rating home
6 month maintenance period
Re-peg to site (to new subdivisions)
Contour survey completed on your block
Building Permit and Water Corporation application fees included
Termite treatment and certificate
Concrete construction
5°-15° roof pitch
Roof panel with R4.0 ceiling insulation to home including garage
Painting specification includes internal walls and doors
2.7m high ceilings
Gyprock lining to all internal walls (excluding garage and wall tiling areas)
Vinyl plank floor covering (4.5mm thickness) fixed with pressure sensitive adhesive

EXTERNAL FINISHES AND MATERIALS

Acrylic render to front elevation
Insitu concrete to driveway, verandah, alfresco, laundry access area and pedestrian access path around perimeter of dwelling
COLORBOND® metal roof range, fascia, downpipes and slotted gutters
Storm proof slotted gutters
Downpipes to be pre-finished or painted zincalume
Single cylinder with release snib dead locks to all external doors
Quality powder-coated aluminium sliding glass doors and windows fitted with standard secure door lock
Flyscreens to all aluminium opening windows and sliding doors

GARAGE

Double garage with 2.7m ceiling and concrete hardstand
Auto roller door with 2 controllers to garage
Up to 4.5m long full width concrete driveway, porch, alfresco
Centrally located LED batten light fitting

ENTRY

2.1m x 1000mm wide door and frame to front entry with pull handle entry set on front door
Provision of one DGPO
External light fittings and sensor lights to front entry doors

BEDROOMS

Mirror sliders to bedroom robes, built-in shelving with white lined shelves and laminate finish and colour
Master bedroom to have split system air conditioning
Master bedroom to have 2 DGPOs with USB to accommodate other bedroom furnishings
Master bedroom to have LED recessed down light fittings
Secondary bedrooms to have 2 DGPO's positioned to accommodate 2 bedside lamps
Secondary bedrooms to have ceiling fan with light

LIVING

2.1m high aluminium 2 panel stacker sliding door to living/alfresco
Dedicated capacity within switchboard for installation of split system air conditioning to living areas
1 x data and telephone point adjacent to DGPO and TV location
1 x TV aerial outlet – individual aerial or MATV system provided adjacent to DGPO
4 DGPO's
LED recessed down light fittings at 2 metre spacings

KITCHEN

High-pressure laminate benchtops
Kitchen island and cabinets
ABS edges to laminated cupboard doors and drawers and standard finish laminate kickboard
All tapware and fittings to be chrome plated level handled mixer tap (hot and cold)
Glass splashback at 700mm height above benchtops
Pot drawers and overhead cupboards
Laminate pantry with 4 white lined shelves with pull handles to all cupboards, pantry doors
900mm stainless steel electric fan forced multi-function electric oven
4-zone ceramic glass electric cooktop
Retractable stainless steel rangehood integrated into overhead cupboards above cooktop with removable filters and flued externally

SPECIFICATION

BATHROOM

Wall tiles to 2000mm in shower recess, and provision of separate chrome plated floor waste
Ceramic tile floor finish (slip resistant)
High-pressure laminate benchtops with vanity cabinet
Laminate finish to bathroom vanity cabinets with HMR board to all cabinetwork and ABS edging to all cupboard doors
Pull handles to all cabinets and drawers
Towel rail, toilet roll holder and exhaust fan. Exhaust fan operated with wall switch and flued to outside air with self-closing mechanism
Aluminium framed clear glazed fixed shower screen panels and hinged door (with chrome fittings)
Frameless full vanity width mirror
Hobless showers
1675mm long bath to bathroom

LAUNDRY

Wall tiles at 450mm height above benchtops
Ceramic tile floor finish (slip resistant)
High-pressure laminate benchtops
Laminate finish to cabinets with HMR board to all cabinetwork and ABS edging to all cupboard doors
Pull handles to all cabinets and drawers
42 litre stainless steel laundry trough with steel cabinet under or inset laundry trough in benchtop with cabinets under benchtop
Automatic washing machine taps
Chrome plated floor wastes

ALL INTERNAL ROOMS

Full painting to internal walls, doors and door frames and wooden surfaces
Protective metal corner beading strips to all corners
Skirting installed throughout dwelling with paint finish
All internal doors have a clear open width of 820mm and height of 2100mm
Door buffers to all internal hinged doors, floor or wall fixed
Window treatments to all windows and sliding doors (including laundry) except wet areas and WC

SPECIFIC FIT OUT AND EQUIPMENT

6 star gas continuous flow 26L hot water system
Antennae
Separate meters for common services i.e. power, security lighting and reticulation of common areas
NBN Network Systems and Telecommunications provisions
Hardwired smoke detectors with photoelectric, non-removable battery (with 10-year battery life)
Lock and viewing panels to both meter boxes
Letterbox
Clothesline
New boundary fencing for the full perimeter of the site
Retic connections
Front and rear external garden taps



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Please note: The from price indicated on this document is based on the current market price for the land and the standard inclusions listed in the brochure.

Pricing may also be subject to change due to circumstances out of NXT Builds Pty Ltd's control (such as fluctuation in land cost and any other costs associated with the land) and if any variations are made to the standard floor plan and/or inclusions.

NXT Builds Pty Ltd does not own the land, nor does NXT Builds Pty Ltd claim to own the land advertised as part of this package. NXT Builds Pty Ltd have obtained permission from the land owner to advertise this lot as part of a house and land package and a separate contract of sale for the land will need to be prepared by the seller of the land.

