

## Features:

- 6-star Rating
- Double-glazed Windows
- Daniel Robertson Bricks
- Imported Terracotta Rooftiles
- Caesarstone Kitchen Benchtop
- Air-conditioning Unit
- 24-Hour Back-to-Base Security
- 2.7m Ceiling Height
- Attached Garage with Internal Entrance
- Modern Wall Mount Oven
- Dual Ensuite Access
- Powder Room

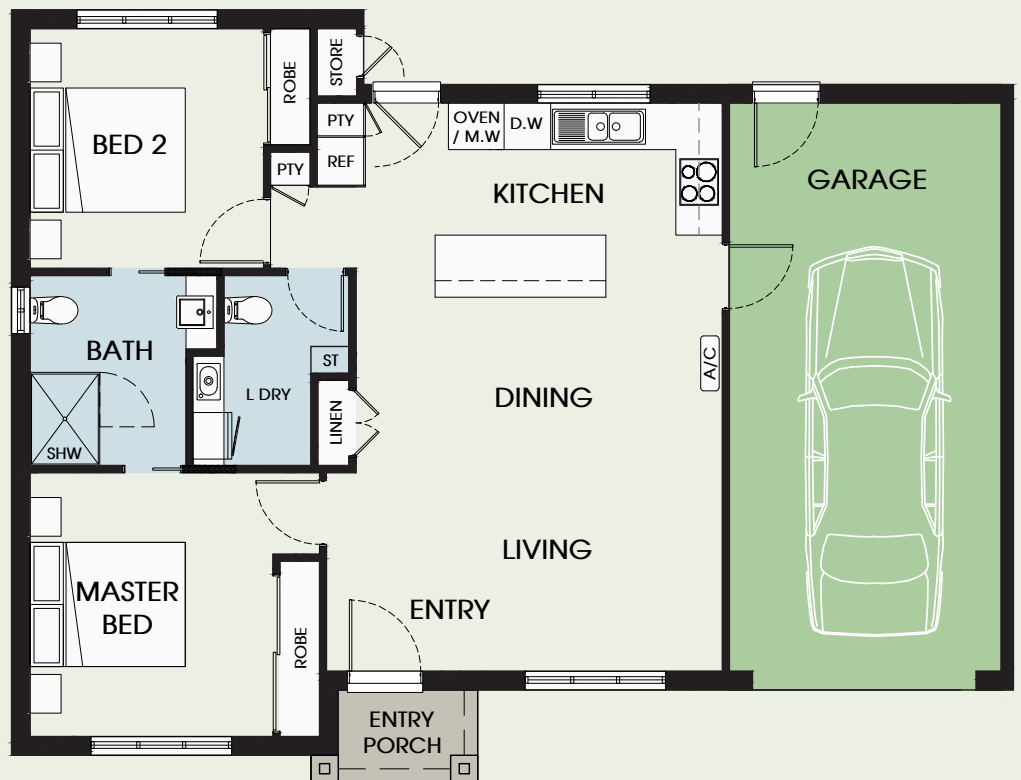
## Benefits:

- No Stamp Duty or GST Payments
- Beautifully Appointed Clubhouse
- Pedestrian-friendly Village
- Stunning Landscape Gardens

# The Flinders

The Flinders is a superbly crafted two-bedroom luxury villa featuring an open plan living area, well appointed kitchen with Caesarstone benchtops, built-in robes, pantry and linen closet. It also features a rear outdoor storage

unit and private courtyard garden. Its six-star rated construction features double-glazed windows, imported La Escandella terracotta roofing tiles and premium Daniel Robertson bricks.



Includes single garage

# Schedule of Finishes

VILLA MAIN FEATURES	
Timber frame	Insulation to roof and walls
Daniel Robertson Bricks	External entry lights
Render	Smoke detectors
Double-glazed windows	24-hour back-to-base emergency call button
Powder-coated aluminum windows with security screens	Imported <i>La Escandella</i> terracotta roofing tiles
FLOOR FINISHES	
Kitchen, bathroom, shower, laundry	Tiles
Living, bedroom and passageways	Carpet
Courtyard	Aggregate/turf
WALL FINISHES	
Bathroom	Tiles, wall mirror, low-sheen paint finish
Laundry	Tiles, low-sheen paint finish
All other rooms	Low-sheen paint finish
Skirting/architraves	Paint finish
Kitchen and bathroom	Vinyl wrap doors, Caesarstone® benchtops
Bedrooms	Built-in/walk-in robes
Laundry	Laminate benchtops and cabinets
Linen press	Built-in
DOOR FINISHES	
Front door	Solid door with glazed sections
Internal door	Flush panel
DOOR FURNITURE	
General	Chrome lever set
Joinery handles	Chrome handle
CEILING FURNITURE	
	Plasterboard with flat paint
APPLIANCES	
Kitchen sink	Stainless steel bowl
Dishwasher	Integrated
Wall oven	Electric
Cooktop	Electric
Rangehood	Stainless steel
Washing Machine/Dryer	
FIXTURES AND FITTINGS	
Laundry tub	Stainless steel trough and cabinetry
Clothes line	Folding frame line
WC suites	Full vitreous china
Shower screens	Semi-frameless screen
Vanity	Full vitreous china
TAPWEAR AND ACCESSORIES	
Bathroom/ensuite	Chrome mixer tap, hand-held shower
Laundry	Chrome mixer tap
EQUIPMENT AND ELECTRICAL	
Hot water service	Electric system
Heating and cooling	Split system A/C Heating
LIGHTING	
All rooms	LED down-lights
TELEVISION	
	2 television connections per dwelling
SECURITY	
	24-hour emergency call system; smoke detectors
UPGRADE OPTIONS*	
	Please speak with a sales consultant (*additional charges)