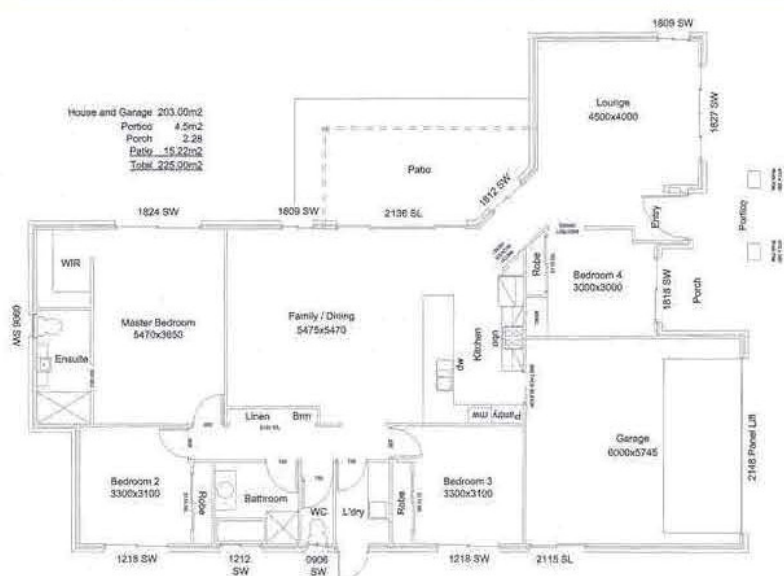


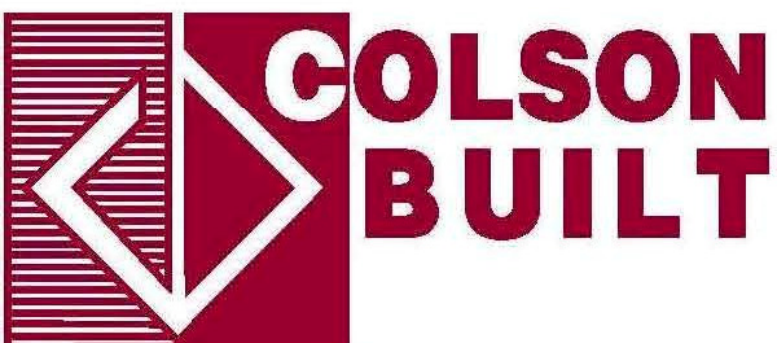
House and Land Package

For Sale - Lot 205 Pebbly Creek Crescent, Ivadale Lakes



Your Hideaway Near The Beach

- Scenic walking tracks adjoining beautiful parkland
- BBQ's & picnic shelters
- Moderate level of elevation and beautiful lakes
- Green open spaces a picturesque natural environment



for more information and inclusions please contact builder directly on

0418 712 764
www.colsonbuilt.com.au

Inclusions Lot 205 Pebbly Creek Crescent

External

- 5 Star Energy Rating
- Concrete Floor Slab to Engineers Design
- Termite Physical Barrier to AS.3660.1
- Termite Treated Wall Frames and Roof Trusses
- Colorbond Sheet Metal Roof with Anticon Insulation Blanket
- Rendered Brick Veneer
- Corbelled 470x350 Rendered Brick Piers to Entry
- 125x125 HWD Post to Patio
- 10mm Watershield Plasterboard to Patio Ceiling
- Sarking (moisture barrier) to Timber Frame of all Exterior Walls
- Aluminium Framed Windows and Doors as per Plan
- Key locks to all Sliding Doors
- Insect Screens to all opening windows and glass sliding doors
- Decorative Glass and Timber entry Door
- DBL Cylinder Security Lock to Entry Door
- Weather Seal to External Doors
- Colorbond Sectional Overhead Garage Door. 3 Handsets
- Complete Internal and External Painting
- Coloured Concrete Paving to Driveway and Patio
- Timber Deck to Entry Porch
- 3 Garden Taps
- Pump & Rainwater Tank
- T/R Timber Boundary Fences and Gates

Floor Coverings

- Tile to Entry, Dining and Family Rooms, Kitchen and Hall Ways
- Carpet to all Bedrooms including Robes, and Lounge

Cabinetmaker

- Kitchen - Post formed laminated bench tops with laminated doors
- Pantry, dishwasher space, fridge recess and long breakfast bar
- Microwave Space over Appliance Door
- Polished Porcelain Tiled Kitchen Splash Back
- Laminate Laundry cupboard doors and counter top
- Laminate Vanities to bathroom and ensuite
- Laminate Wall Display Cabinet

Wet Areas

- Australia Standard Waterproofing
- Framed Mirrors. (length of Vanity x 900mm high)
- Framed Shower Screens
- Standard Wall and Floor Tiling to Wet Areas

Robes & Linen

- Four 450mm Shelves to Linen Cupboards
- One 450mm Shelves to WIR, Bedrooms 2, 3, & 4
- One Bank of 3 x 450mm Square Shelves to WIR and Robes
- Sliding Wardrobe doors to Bedroom Robes & Linen Cupboard
- One Stainless Steel Hanging Rail to Robes

Appliances

- Venini S/S Canopy Range Hood
- Baumatic S/S Electric Oven 5 Function
- Ceramic Cook Top
- Baumatic S/S Dish Washer

Internal

- Ceiling height of 2.550m
- 10mm Plasterboard linings throughout
- 6mm Villaboard to Bathroom and Ensuite wet walls
- Plasterboard cornice throughout
- Interior doors
- Internal Door furniture
- Bumper Stops and Door Catches
- FJ Pine Mouldings

Electrical

Pre-Wire QTY's			
Light Points	23	Exhaust Fans	2
Appliance Cupboard	1	DBL GPO	17
2-Way Switch	2	T.V Outlet	2
Range Hood	1	DW Point	1
Isolator Switch	1	Solar Hot Water	1
DBL W/Proof GPO	1	Earth Leakage Devices	
Rainwater Tank/Pump	1	Smoke Detectors	2
Additional Phone Point	1	MW Point	1
Garage Door motor	1	Ceiling Fans	6
DW Point	1		

Supply and Install

- Light Fittings
- Ceiling fans
- Digital T.V aerial

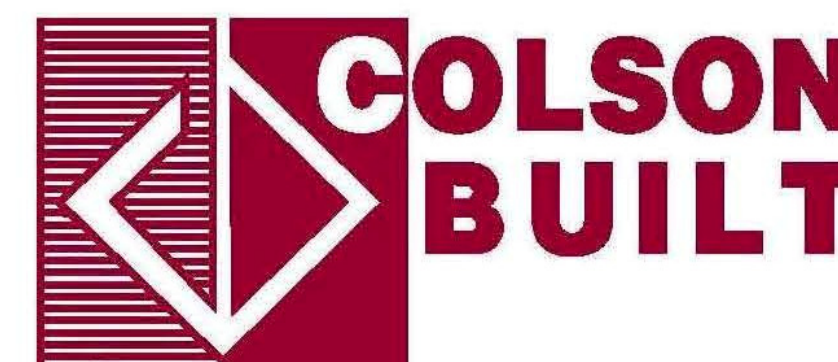
Note: Meter Box with switchboard inside placed on external wall close to service.

Plumbing

- Imperial Valero C/Coupled Toilet Suites
- Caroma Cosmo Vanity Basins
- Decina Bambino Bath 1520mm
- Blanco 1½ Kitchen Sink
- Everhard Benchline S/S 45lt Laundry Tub
- Methaven Echo Strata Sink Mixer
- Gracott Summer Rail Showers
- MC Frand Square Bath Spout
- Cosmo Metal Double Towel Rails
- Cosmo Metal Toilet Roll Holders
- Methaven Echo Strata Shower Mixers
- Methaven Echo Strata Basin Mixers
- Rheem Heat Pump 325LT Hot Water

Landscape and Turf

- One Garden to Front of Home and One Garden to Rear
- Screened Stone or Pebble to Garage side of Home
- Letterbox.
- Clothes Line



your dreams are our goals