

# ROOMING ACCOMMODATION - LOFT DESIGN



## FEATURES

- Standard Inclusions
- Optional Upgrades
- 1 Storey
- 5 Bedrooms
- 5 Bathrooms
- 5 Living Areas
- 1 Common Area

## AREA AND DIMENSIONS

First Floor Living: 3.36 m<sup>2</sup>

Porch: 3.43 m<sup>2</sup>

Alfresco: 9.13 m<sup>2</sup>

Garage: 36.35 m<sup>2</sup>

Ground Floor Living: 64.50 m<sup>2</sup>

Total Communal: 116.77 m<sup>2</sup>

Grand Total: 320.57 m<sup>2</sup>

## OPTIONAL UPGRADES

Contact Investis for details, including Furniture Package inclusions.

### Studio / Bed 1

Balcony: 3.19 m<sup>2</sup>  
First Floor: 35.37 m<sup>2</sup>  
Total Bed 1: 38.56 m<sup>2</sup>

### Studio / Bed 2

Balcony: 4.13 m<sup>2</sup>  
First Floor: 37.81 m<sup>2</sup>  
Total Bed 2: 41.93 m<sup>2</sup>

### Studio / Bed 3

Balcony: 3.27 m<sup>2</sup>  
Mezzanine: 13.16 m<sup>2</sup>  
Ground Floor: 26.90 m<sup>2</sup>  
Total Bed 3: 43.34 m<sup>2</sup>

### Studio / Bed 4

Balcony: 3.23 m<sup>2</sup>  
Mezzanine: 13.31 m<sup>2</sup>  
Ground Floor: 26.61 m<sup>2</sup>  
Total Bed 4: 43.14 m<sup>2</sup>

### Studio / Bed 5

Balcony: 3.29 m<sup>2</sup>  
Ground Floor: 33.54 m<sup>2</sup>  
Total Bed 5: 36.83 m<sup>2</sup>

## STANDARD INCLUSIONS

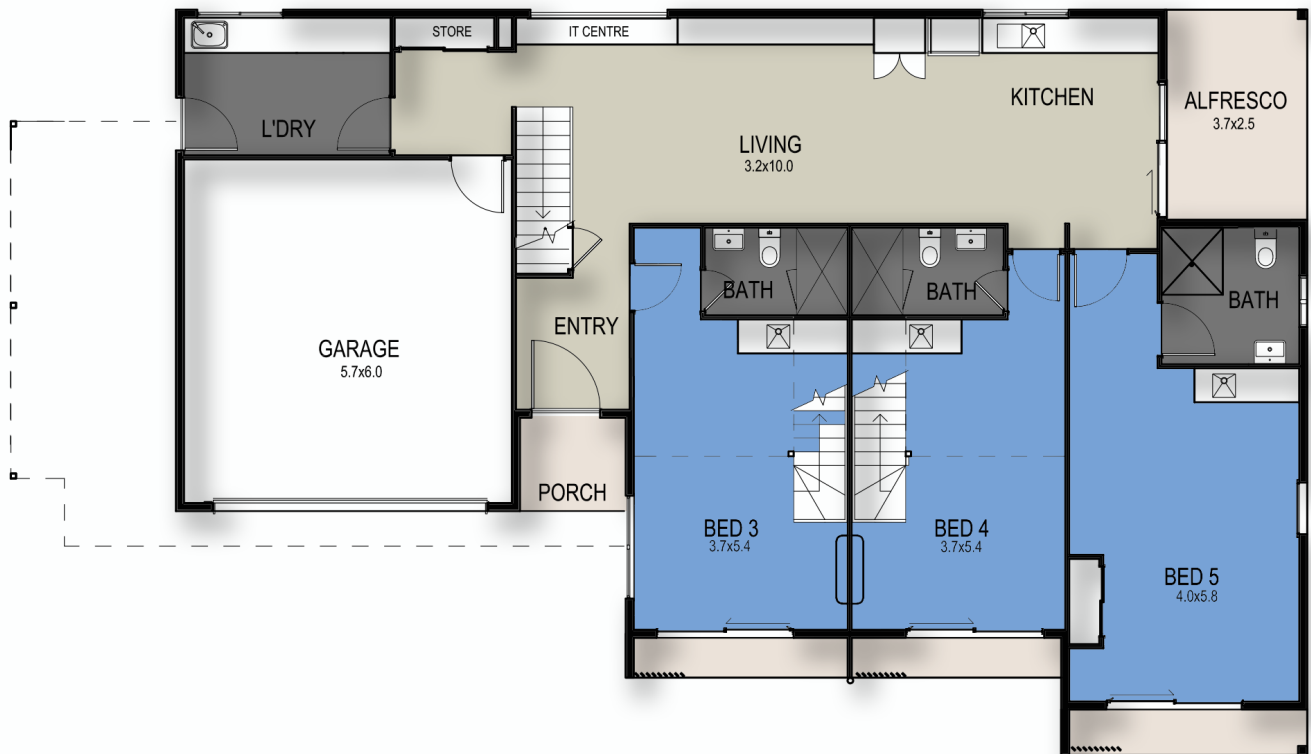
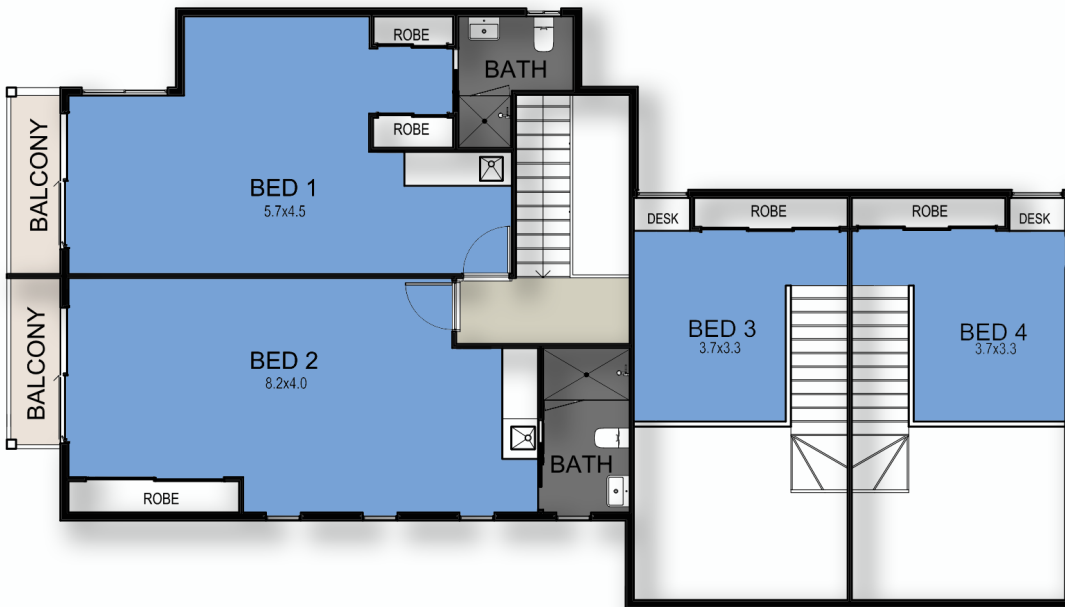
- Bluetooth digital door locks fitted to bedrooms and front entry door
- Additional sound deadening construction between rooms, in walls and ceiling
- One ground floor ensuite configured for universal access
- Entrance, common area and laundry accessible from universal access bedroom
- Common area with living, dining, laundry and kitchen plus outdoor living area and drying court

- Internet shelf with data point, phone point and power points (phone and modem by owner)
- Wi-Fi Booster System
- Floor coverings – sheet vinyl for ground level and carpet for upper level
- Interior stairs carpet grade with painted timber handrail and dwarf wall balustrade
- Balconies generally tiled with part solid balustrades for privacy
- Fly screens for windows and sliding glass doors on upper levels
- Security screens for windows and sliding glass doors on the ground level (not including hinged doors)
- Vertical blinds for all windows and sliding glass doors
- Clothesline and letter box supplied and installed
- Hot water system – 2/electric storage, 250 litre
- Laundry with ss tub and white cabinet as per plans
- Cabinetry – laminate benchtops, doors and drawers under bench and overheads as per plans
- Electrical – the house electrical supply is upgraded to 3 phase power to run multiple air conditioners
- Air conditioners – split systems installed as per plans builders range (total 5 systems)
- LED downlights throughout the interior and by sensor flood lights for the exterior
- Ceiling fans are installed as per plans (total 6 fans)
- Cabinets – overhead cabinets to 2100mm "Open Above" (no bulkheads)
- Ceiling height – 2590 mm frame height lower level and 2590 mm frame height upper level
- Robe door heights 2400 mm with double shelves
- TV point in each bedroom
- Smoke detectors and battery backed up emergency lights as per 1b regulations
- Landscaping, typically turf in rear yard, garden bed in front yard and stones down each side of house
- Driveway as shown as per plans, plain concrete finish

# ROOMING ACCOMMODATION LOFT DESIGN

FITS MINIMUM\*

20m lot width  
30m lot depth  
600m<sup>2</sup> lot size



\* Subject to orientation and fall of land, and developer and council guidelines. Traditional floorplan shown.