

ROOMING ACCOMMODATION - STANFORD DESIGN







FEATURES

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

AREA AND DIMENSIONS

Ground Floor: 214.8 m2

Porch: 3.3 m2

Outdoor Living: 14.0 m2

Patio: 5.4 m2 Total: 237.5 m2

OPTIONAL UPGRADES

Contact Investis for details, including Furniture Package inclusions.

STANDARD INCLUSIONS

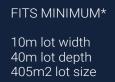
- Bluetooth digital door locks fitted to bedrooms and front entry door
- Additional sound deadening construction between rooms, in walls and ceiling
- One ground floor ensuite configured for universal access
- Entrance, common area and laundry accessible from universal access bedroom
- Common area with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

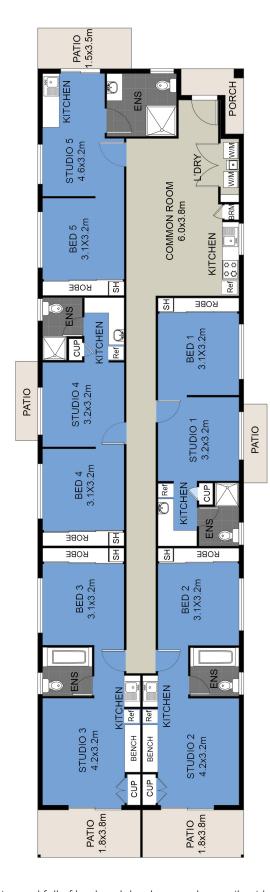
- Hot water system –
 2/electric storage, 250 litre
- Laundry with ss tub and white cabinet as per plans
- Cabinetry laminate benchtops, doors and drawers under bench and overheads as per plans
- Electrical the house electrical supply is upgraded to 3 phase power to run multiple air conditioners
- Air 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

^{*} In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Photography and illustrations should be used as a guide only. These remain the property of Investis Property Group. Copy in part or in whole is forbidden without the written permission from Investis Property Group. QBCC Licence No. 15075964. March 2021.

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FLOOR PLAN

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

