

# ROOMING ACCOMMODATION - ELLEN DESIGN



## FEATURES

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

## AREA AND DIMENSIONS

Living: 186.5 m<sup>2</sup>

Porch: 1.0 m<sup>2</sup>

Outdoor Living: 22.7 m<sup>2</sup>

Drying Court: 7.2 m<sup>2</sup>

Carport: 32.4 m<sup>2</sup>

Total: 249.8 m<sup>2</sup>

## 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

# ROOMING ACCOMMODATION ELLEN DESIGN

FITS MINIMUM\*

10m lot width  
40m lot depth  
405m<sup>2</sup> lot size



FLOOR PLAN

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