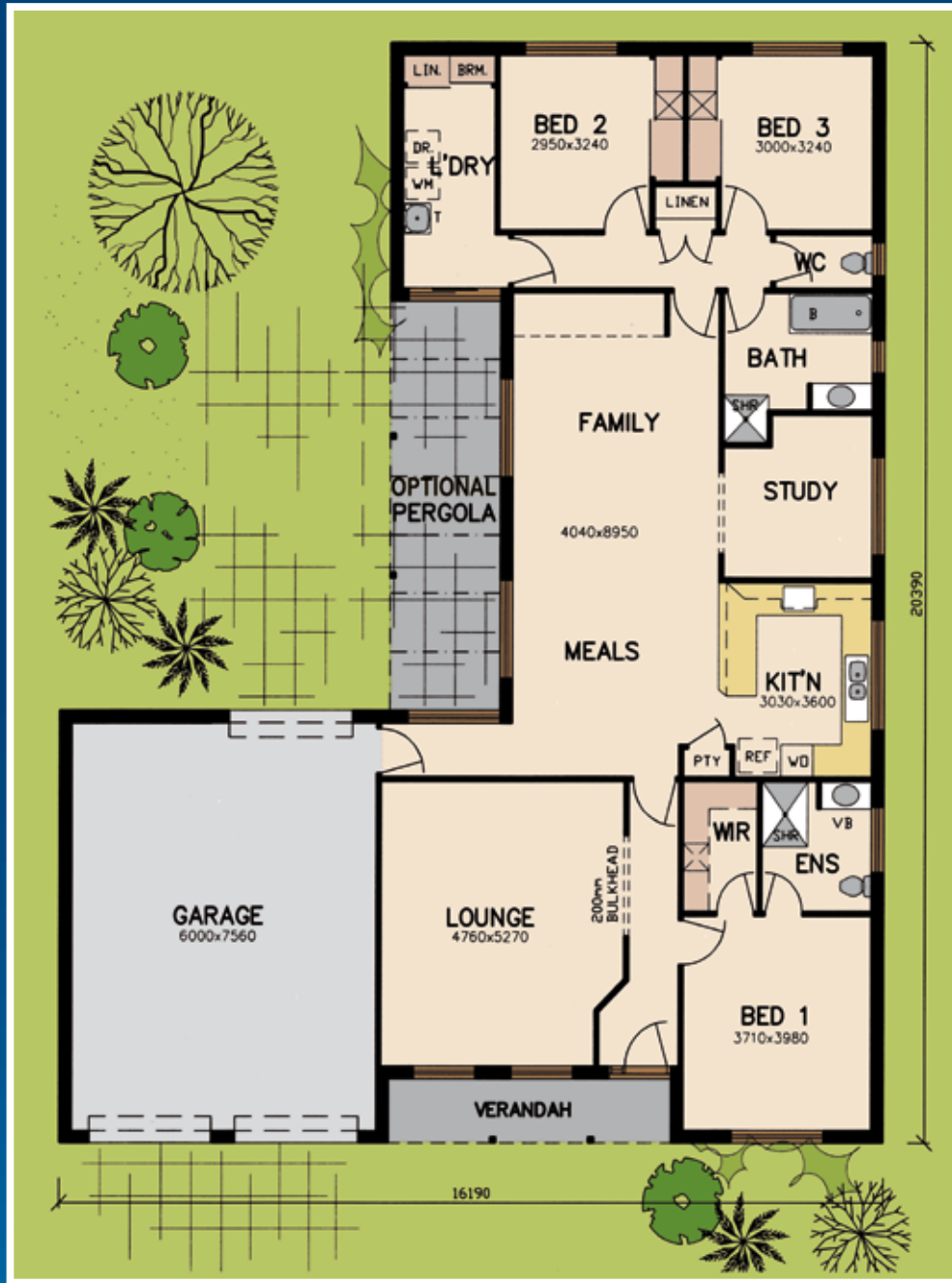


THE KALLARA



KALLARA



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THE KALLARA

SPECIFICATIONS

DESIGN

Plans and specifications.
Soil test.
Floor to ceiling height 2400 allowed.

AREA

House	176.70m2	
Garage	50.40m2	
Verandah	6.60m2	
Total	233.70m2	25.2sq

AUTHORITIES

Building permit fees.
Home warranty insurance.
Connections to a standard 600m² site.

CONCRETE

Slab on ground to class 'M' soil.

BRICKWORK

Bricks supplied from our standard range.
Brick on edge window sills.

CARPENTRY

Wall frame: Pinus studs.
Roof frame: Trusses.

WINDOWS

Aluminium, sliding, with powder coat finish,
keyed locks and insect screens.

DOORS

Front door: PCL 4.
Glazed entry sidelight clear glass.
Laundry door: Aluminium sliding glass.
Internal doors: Flush panel.
Door furniture: Gainsborough Whitehall.
External: Gainsborough including deadlock
to entry door.

PLASTER

Walls and ceiling: 10mm plasterboard.
Wet areas: Villaboard & 10mm wetboard.
Cornice: 55mm cove.

ROOFING

Corrugated zinc.
Colorbond fascia.
Colorbond gutters & down pipes.

INSULATION

Ceilings: R3.5 batts. (house only)
Walls: Sisalation & R2.0 batts. (external)

ELECTRICAL

Light points: 24.
Power points: 16.
Exhaust fans: 1.
Tastic: 1.
Smoke detectors: 2.
Television points: 2.
Phone points: 2.
Connections to Rangehood, Oven,
Cooktop & heating.
Power point for future dishwasher.

BATHWARE

Basins: White china & chrome fixtures.
Bath: Stirling pressed metal.
Tapware: BW Homes cross handle.
Mixer tap to kitchen.
Sink: 1 1/2 bowl stainless steel.
Shower screen: Aluminium frame, pivot door &
clear laminated glass.
Mirrors to bathroom & en-suite framed.
Toilets: Caroma, Slimline.
Towel rails & paper holders: BW Homes chrome.
Laundry tub: S/Steel 45 Litre with plastic cabinet.

JOINERY

Kitchen cabinets: Laminate doors and tops.
Bathroom vanities: Laminate doors and tops.
Architraves: 65mm bevelled edge (Primed Pine).
Skirtings: 65mm bevelled edge (Primed Pine).

HEATING

Gas Ducted: Braemar T.G 320 manual control.

APPLIANCES

Technika wall oven T056FSS.
Technika hotplate H640SXPRO.
Retractable Technika rangehood SL1/01/60.
Hot water service: 170 litre gas & storage.

STORAGE

Linen press: 4 shelves.
Laundry: 4 shelves & broom space.
Wardrobes: 1 shelf with hanging bars
& shelving unit.



E&OE

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