

***New Modern Duplex***

**“Lot 33 Tamarind Court, Woombye QLD 4559”**

*3 Bedroom, 2 Bathroom and Double Garage*

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*The following table outlines the finishes that have been selected.*

**External**

* Remote control lock up garage.
* Private courtyard.
* Turf and landscaping as per plan
* Facebrick render and cladding as per plan.
* Colorbond fascia, gutter and roofing.
* Powder coated aluminium windows and fly screens to suit (excluding garage)
* Termite resistant frames where applicable.
* Termite barrier to slab penetration and external visual barrier.
* Insulation to statutory requirements as per plan.

**Internal**

* Bedroom flooring - carpet as per developer’s selection.
* Main flooring - tiles as per developer’s selection.
* Built in/walk in wardrobe as per plan.
* Split System Air Conditioner
* Ceiling fans throughout.
* Light fittings as per developer’s selection
* Roller blinds to all windows and sliding doors as per the developers specification/selection (excluding garage)
* Smoke detectors as per BCA requirements.
* Developer selected paint finish to all walls.
* Stainless steel single bowl laundry tub.
* Telephone point.

**Kitchen**

* Contemporary designed kitchen.
* Caesar stone tops.
* Tiled kitchen splashback.
* Stainless Steel sink with flick mixer tap.
* Euro Stainless steel fan forced oven.
* Euro Stainless steel gas cooktop.
* Euro Stainless steel range hood.
* Euro Stainless steel dishwasher.

**Bathroom**

* Tiles as per developer’s selection.
* Chrome towel rail and toilet roll holder.
* Semi Frameless shower screen.
* Ceramic toilet suite with soft close lid.
* Polyurethane vanity.
* Frameless mirror.
* White bath tub in main bathroom.

**General**

* Letter Box.
* TV Antenna.
* Gas Hot Water System.
* Wall mounted clothesline.

***Note***

*Should any of the outlined finishes not be available at the time of construction, the developer will select a product of similar quality.*

**Artist Impressions**

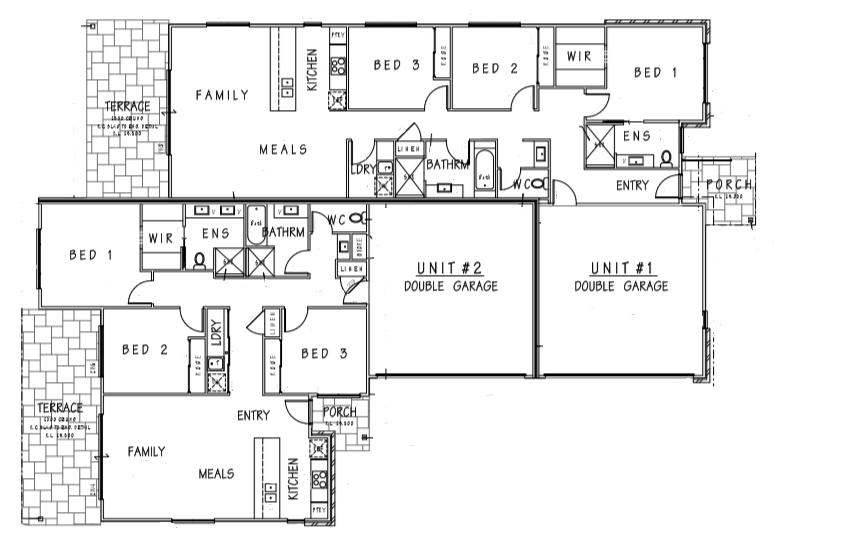
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**Artist Impressions**

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**Floor Plan**