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SOLD

**BRAND NEW HOME - DUE FOR COMPLETION
JULY 2021 - ACT NOW AND SAVE**

BRAND SPANKING NEW TOWNHOUSES - Perfect Home or Investment opportunity - Due for Completion in October 2021
Build start and finish dates timed to be compliant to Federal and State grants for eligible purchasers prior to March 31 2020, 3 months remaining to access full \$35,000 Homebuilder grant! Further savings can be made, ask Ben for full details.

BRAND SPANKING NEW - Perfect Home or Investment opportunity - Due for Completion in July 2021
Build start and finish dates timed to be compliant to Federal and State grants for eligible purchasers prior to March 31 2021.
Rare opportunity to purchase a brand new home in popular Warrane, 3 minutes to Eastlands, 8 minutes to Hobart and 10 minutes to the airport!
This home is due for completion on the Mid July 2021 and features a very private fully fenced backyard, 3 bedrooms with built-ins, double glazed windows, brand new appliances including reverse cycle heat pump, oven, hotplates, dishwasher and rangehood with new flooring and blinds featuring throughout.
Contemporary in design, the home has been well positioned to make the most of the morning, midday and afternoon sun ensuring a light and bright feeling within the home throughout the day.
The land component of the property is approximately 340m², which is larger than a typical Strata property in the area, with no active strata or annual fees for such.
Privately positioned off street down a private driveway your privacy is assured with a carport and additional off street park.

An independant appraisal has determined an rental value of \$445 to \$475 per week

Please contact Ben for further information.

3 BED | 1 BATH | 1 CAR

PRICE:
\$455,000

OPEN FOR INSPECTION:
N/A



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Preliminaries

- Plans, fees and building permits.
- Soil test and site levels.
- 3 months free maintenance and service.

Warranty

- 12 year structural guarantee.

Framing

- Pine wall frames
- Precision engineered timber roof trusses.
- Concrete raft slab construction.

External Features

- Brick Veneer, colour TBC
- Colorbond roofing iron.
- Colorbond fascia and gutters.
- Aluminium double-glazed Awning windows with powder coated finish and a choice of colours.
- Natural grey concrete driveway and path to front doors – as per plan
- Treated pine stairs (no handrail required)
- Instant Lawn (easy care) to private open spaces and areas selected by builder
- Decorative Gravel to areas selected by builder
- Mulched garden beds to areas selected by builder – excludes plants
- Wall mounted single hills clothesline
- 25%-50% transparent treated pine screen to front boundary
- Mountable letterbox with number

Insulation

- Proctor wall wrap to external wall frames of house
- R2.0 class batts to walls.
- R4.0 class batts to ceilings.

Internal Features

- 2400 mm high ceilings
- Square set plaster throughout.
- 10 mm plaster board ceilings and walls throughout.
- 67 mm primed pine skirting and 67 mm primed pine architraves - bevelled edge.
- Window locks to all opening windows.
- Roller blinds throughout, excluding Bathroom, WC and Garage

Doors

- Hume XN5 front entry door with translucent glazing.
- Laundry: 2040 mm high external grade flush panel rear door.
- Internal: 2040 mm high flush panel painted.
- Wardrobes: 2040 mm high flush panel sliding

Door Furniture

- Lockwood 'Element' lever passage sets complete with satin chrome hinges, latches and striker plates throughout.
- Lockwood 'Element' lever privacy set to main bathroom
- Lockwood vicinity entrance lever set with separate Lockwood Digital deadlock to front door.
- Lockwood vicinity entrance lever set and separate deadlock to laundry door.

Robes and Lines

- 4 x 500mm white melamine shelf with hanging rail to robes.
- 4 x full width white melamine shelves to linen cupboards.
- 8 x 500mm white melamine shelves, remainder single/double hanging space.

Laundry

- 45 Litre drop in laundry tub to custom designed laundry joinery by Crescon joinery to the value of the allowance provided.

Hot Water System

- 250 Litre Thermann electric.

Bathroom WC and Ensuite

- 900 mm vanity to main bathroom
- 1650 mm built in bath.
- 900mm tiled walk in shower base, complete with shower screen and pivot door and 300x600mm wall niche to main bathroom
- 900x900mm tiled walk in shower base to ensuite with fixed panel shower screen and 300x 1600 wall niche
- All plumbing fixtures and tapware selected by builder

Tap ware

- Kitchen sink Goose neck mixer.
- Laundry tub mixer.
- Chrome mixers to bath, basin and shower.
- Swivel Bath spout
- 2 x external garden taps.

Kitchen

- Laminate bench tops.
- Impact Edge doors and 4 x bank of 4 drawers (top draw with cutlery insert).
- Door handles to all cupboards.
- 4 x door overhead cupboard above cook top.
- 1 1/2 bowl stainless steel sink.
- All doors and drawers (soft close).
- These specifications are a guide only and design will be confirmed by builder

Appliances

- 60cm ceramic c/top, touch control
- 60cm oven
- 60cm range hood
- 60cm dishwasher

Paintwork

- Gloss paint to entrance and laundry door.
- Low-sheen acrylic to external eaves and quad
- Plasterboard walls (2 coats washable acrylic).
- Plasterboard ceilings (2 coats flat acrylic).
- Gloss paint to all internal skirting's, architraves, doors, door frames and window reveals.

Floor Coverings/Tiles

- Quality carpet to all bedrooms
- Quality Timber/Laminate floating floor to, Kitchen, Dining, Living and hallway
- Ensuite: tiles to floors, skirting's, vanity splashback and shower walls to 2100mm
- Bathroom: tiles to floors, skirting's, vanity splashback, bath hob and splashback and shower walls to 2100mm
- Kitchen: tiles to splash back behind cooktop only

Heating

- 7.0 Kw Daikin electric reverse cycle heat pump.

Lighting/Electrical

- 19 LED downlights throughout
- 1 external downlight to entry ceiling (sensored)
- Task's with ceiling fan to bathrooms
- 2 outside sensor lights
- 3 pendant Light fittings over island bench, selected by builder
- 2/0 double power points throughout
- 1 external double power point
- 1 television point
- 1 television antenna

Services

- Connections to mains water, Power, storm water and sewer
- P20 Lead in for future NBN only – excludes external connections
- Service plan submitted to NBNCo only does not include any fee's
- Excludes Account commencement fee to Aurora



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.