



Similar Home by same builders



SOLD

BRAND NEW HOME - DUE FOR COMPLETION MARCH 2022 - ACT NOW AND SAVE

BRAND SPANKING NEW TOWNHOUSES - Perfect Home or Investment opportunity - Due for Completion in March 2022
Build start imminent in November 2021, Completion due March 2022 - savings can be made with offers accepted prior to start date, ask Ben for full details.

Rare opportunity to purchase a brand new home in popular Geilston Park Estate, Geilston Bay, a brand new sub-division with all underground services, new streets, new footpaths and soon your new home! Situated close to Lindisfarne Shopping - supermarket, Doctors, Chemists, Restaurants, Bakeries, Yacht Club, Schools and more. 10 minutes to Hobart CBD and 10 minutes to Hobart's northern suburbs via the Bowen Bridge.

This home is due for completion in March 2022 and features a very private fully fenced backyard, 3 bedrooms with built-ins, 2 bathrooms, double glazed windows, brand new appliances including reverse cycle heat pump, stone benchtops, 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 351m², which is larger than a typical Strata property in the area, with no active strata or annual fees for such, the home a larger than the normal 3 bedroom strata at 112m².

Privately positioned off street down a private driveway your privacy is assured with 2 off street parks.

An independant appraisal has determined an rental value of \$475 to \$505 per week

Please contact Ben for further information.

3 BED | 2 BATH | 0 CAR

PRICE:
\$535,000

OPEN FOR INSPECTION:
N/A



Ben Palmer
0417556731
benpalmer@atrealty.com.au
hobarthomes.com.au

Specification List units 1 & 2
53 Napier Street, Geilston Park Estate

- 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**
- Selection of Austral (Coachhouse/Yana/Access/Industrial), Adbri Architectural range or Island Block designer smooth or Premium Smooth Range bricks with coloured raked mortar joints.
 - 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 decks, decking (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 with and native plants to areas selected by builder
 - Wall mounted single hilt clothesline
 - 75x1.5 zinc garden shed with flat roof
 - 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.
 - 30 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 Bathrooms and WC
- Doors**
- Hume front entry door with translucent glazing – selected by builder
 - 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 Cavity sliding privacy set, satin chrome and round finish to ensuite
 - 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 Linen**
- 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**
- 900mm vanity to main bathroom
 - 900mm vanity to ensuite
 - 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
 - 900mm tiled walk in shower base, complete with shower screen and pivot door and 300x600mm wall niche to ensuite
 - Chrome towel rails and toilet roll holders.
 - All plumbing fixtures and tapware selected by builder
- Tapware**
- 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 outlery 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 4 function oven
 - 60cm retractable range hood.
 - 60cm dishwasher
 - Appliances selected by builder, confirmed with owners to the value of allowance provided
- 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 and hallway
 - Quality Timber/Laminate floating floor to, Kitchen, Dining, Living and Entry
 - 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 Daiken electric reverse cycle heat pump.
- Lighting/Electrical**
- 19 LED down lights throughout
 - 1 external downlight to entry ceiling (sensored)
 - Tastics with ceiling fan to bathrooms
 - 2 outside sensor lights
 - 3 pendant Light fittings over island bench, selected by builder
 - 20 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 NB-N only – excludes external connections
 - Excludes Account commencement fee to Aurora and servicing fee's
 - Additional water meter – excludes any upgrades to tas water infrastructure



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.