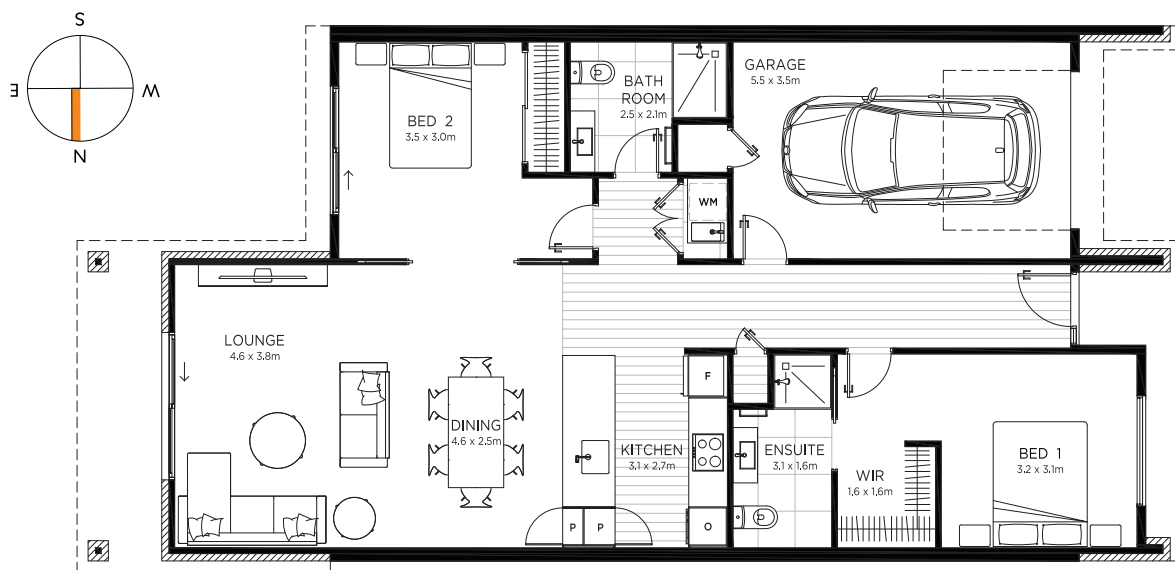


Villa 34

5A Nga Wai Lane



Floor Area (m²)

124

2  2  1 

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The specifications, details and information (including size, colour, appliances and layout) set out in the unit plans are indicative only and may be subject to change. The area of the unit is measured from the external face of the external walls to the centreline of any shared walls and to the finished surface of walls shared with common facilities (e.g risers) and common areas. (Note: This measurement is in accordance with the Property Council's Guide for the Measurement of Residential Properties).

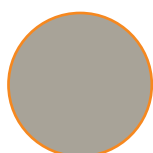
VILLA 34 SPECIFICATIONS

EXTERIOR

Roof	Metal Longrun, Titania
Main Exterior Cladding	Bagged brick, Dulux Midhurst
Secondary Exterior Cladding	Linea Oblique, Dulux Titania
Accent Cladding	Cedar, Clear Oil Finish
Aluminium Joinery	Colorsteel Titania
Front Door	Colorsteel Titania
Garage Door	Colorsteel Titania



Roof Paint



Main Exterior
Cladding



Secondary
Exterior Cladding



Accent
Cladding



Joinery



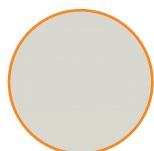
Front &
Garage Doors

INTERIOR

Wall Paint	Dulux Narrow Neck Quarter
Ceiling Paint/Trims/Doors	Dulux: Okarito Double
Carpet	Godfrey Hirst: Enchant 38 - Stonehenge
Flooring	Godfrey Hirst: Belle XL - Nordic Oak 500

KITCHEN

Benchtop	Hi-Macs Acrylic: Alpine White, 12mm
Splashback	Subway Tile: White Gloss, 100x300
Base Cabinetry	Melteca Warm White Naturale
Overhead Cabinetry + Pelmet	Melteca Whitewashed Oak Puregrain



Wall Paint



Ceiling Paint/
Trims/Doors



Carpet



Flooring



Benchtop



Base
Cabinetry



Overhead
Cabinetry +
Pelmet

FEATURES

- Open plan kitchen living and dining
- Single level home
- 7 Homestar
- Designed to Lifemark® Principles
- Lifemark® 3 star certification

KITCHEN APPLIANCES

- F&P Integrated Powerpack, 600(w) - HP60ICSX3
- F&P Induction Cooktop, 600(w) - CI604CTB1
- F&P 5-Function Built in Oven, 600(w) - OB60SC5CEX2
- F&P Single Dishdrawer Dishwasher, DD60SAX9
- F&P Waste Disposal w/air switch - GD75IA1