

The MILLER

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SUITS 7.5m WIDE LOTS

Lot 249, Hiram Lane Providence Estate Wellard Land 224m² | House 159m² From \$274,800

Custom-designed to completely transform even the smallest of sites, our innovative range of both front and rear-loaded narrow lot home designs are feature-packed to make a big impact, and include:

- Rendered feature front elevation
- Double clay brick construction with Colorbond® steel roof
- 100mm concrete floor slab to main house
- H2 treated pine roof timbers
- 900mm wide stainless steel canopy range hood and cook top
- Chrome-finish designer mixer tapware throughout
- Ample storage space, including double door linen and broom cupboard
- Large walk-in robe to master bedroom
- Full height sliding double door robe to bedroom 2
- Brick paved driveway and courtyard
- Double lock-up garage (to rear) with remote-controlled door
- Flyscreens to all windows and sliding doors
- Double GPOs throughout
- Stunning wet areas
- LED package
- Floor coverings and blinds
- **Shelford Build with Confidence Guarantee**
- **Backed by our Shelford Lifetime Warranty**

Sales Enquiries:

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 **SHELFORD**
QUALITY HOMES

FEATURES YOU'LL LOVE

At Shelford Quality Homes, we don't just build houses; we build homes – homes that can be enjoyed by your growing family for many years to come and homes that can make ideal investment properties to add to your portfolio. Our home designs represent fantastic value for money, whether you're looking to nest – or invest, and are built to the highest standards with a winning specification!

KITCHEN

900mm stainless steel multi-function electric oven
900mm stainless steel 5-burner gas cook top
900mm stainless steel canopy rangehood
20mm Caesarstone bench tops
Soft closing Formica doors with ABS edging
Soft closing Formica drawers on rollers
Designer range door handles
Pantry with four white melamine shelves
Dishwasher provision including GPO and cold tap
Tiled splashback up to canopy rangehood
Double bowl undermount stainless steel sink
Chrome finish designer tapware

ENSUITE AND BATHROOM

Formica laminated square edge bench tops
Soft closing Formica doors with ABS edging
Designer range door handles
Vitreous china vanity basins throughout
Clear glazed framed shower screens
Pivot shower screen doors
Framed or frameless full vanity width mirrors on clips
Polished edge mirrors with clips
Chrome finish mixer tapware and accessories
Designer towel rails and toilet roll holders
Chrome finish floor wastes throughout
1525mm acrylic bath tub
Close-coupled dual flush toilets with soft-closing seats and vitreous china cisterns
Privacy latches as applicable
2 metre high wall tiling to showers
Floor tiling and skirting tile with mitred edges

LAUNDRY

Formica laminated square edge bench tops or laundry cabinet (as drawn) with 45 litre stainless steel trough
Chrome finish sink mixer tapware
Chrome finish washing machine taps
Linen cupboard with four white melamine shelves
Floor tiling and skirting tile with mitred edges
Chrome finish floor wastes throughout
Two (2) rows of wall tiling over trough and bench top

INTERNAL

Midland Brick Maxibrick™ internal walls
28c high ceilings throughout (as drawn)
75mm coved cornice throughout
Protective corner beading to plaster
Dulux paint to ceilings, cornices, door frames, doors and shelving fronts
Deluxe profile metal door frames
Corinthian Readicote flush internal doors
Gainsborough lever door furniture throughout
Privacy latches to Bathroom and WC doors
LED lighting package to Entry/Family/Kitchen/Theatre
Light points to remainder of rooms and passages
Double power points throughout
Two hard-wired smoke detectors
Digital television points to Family/Theatre [where included in design]
One data/telephone point
Built-in robes with shelf and rail [as drawn]
Full height vinyl or mirror sliding doors to robes and linen [as drawn]
Exhaust fans flued to external air
Carpet from Builder's range to Bedrooms/Study/Theatre
450mm x 450mm Floor tiling or vinyl planking from Builder's range to Entry/Family/Kitchen
Window treatments from Builder's range excluding Ensuite/Bathroom/WC

SITE WORKS AND SERVICES

Contour and Feature survey included
Standard Engineer's details included to Class A sites
Building Permit and Water Corporation fees
6 Star Energy Assessment and Report
Preparation of full working drawings
10 metre sewer run-in from last connection point
10 metre power run-in from mains
7.5 metre water run-in from mains
Full construction site clean and house clean
NBN Provision – Builder's standard package

PEACE OF MIND INCLUSIONS

Shelford Lifetime Warranty
HIA Fixed Price Contract
Housing Indemnity Insurance
Engineered 100mm floor slab with F62 mesh to main house
Engineered 100mm concrete hardstand to Garage
Engineered footings reinforced with F8 Trench Mesh
Chemical Spray termite (white ant) treatment
Physical white ant treatment to boundary wall
Hot-dipped galvanised steel lintels throughout
R4.1 Batt ceiling insulation to House and Garage

EXTERNAL

Midland Brick 2c face brick construction
Cream mortar joints - rolled
BlueScope Colorbond® steel roof at 25° pitch
BlueScope Colorbond® steel downpipes, slotted gutters and fascia
H2 treated pine roof timbers
Dulux AcraTex acrylic render (as featured)
Dulux paint to eaves and meter box (as featured)
B&D remote controlled Colorbond® sectional Garage door with pelmet or T-Bar (as drawn)
Midland Brick MasterPave (200mm x 200mm) brick paved Driveway (up to 4.5 metres), Porch and Alfresco [where included in design]
28c ceilings to Garage and Alfresco [where included in design]
Fibre cement ceilings to Garage and Alfresco [where included in design]
Gas storage hot water system with 5 Star energy efficiency rating and hot water tempering valve to prevent scalding
Two (2) garden taps, one front and one rear
Jasons key-locked aluminium windows and sliding doors
Flyscreens to all windows and sliding doors
Weather draught seals to all external doors
Contemporary Corinthian Doors™ Urban Range entry door
Gainsborough Trilock entry door furniture

Please note all home designs are required to comply with the energy efficiency rating provisions of the Building Code of Australia.

The final price will be subject to change based upon an independent accredited assessment of the home, taking into consideration the site location, climate zone, orientation, materials selection and variations made to the standard plan. Please also note that this home design has not been drawn to comply with any particular Residential Design Code, and will be subject to any relevant and applicable DAPs, design guidelines, building covenants and/or planning policies. Additionally, no allowance for site works beyond basic service connections has been made and any patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and/or other items not specifically detailed in the specification above are from our Shelford Builder's Range.

Wet area tiling allowances are based on standard 300mm x 300mm floor and 200mm x 400mm or 200mm x 600mm non-rectified ceramic tiles with square laying patterns. The specification set out above is correct at the time of printing, however it is subject to upgrade and change without notice and we reserve the right to substitute equivalent products and to use alternative suppliers. Images may depict fixtures, features and finishes not included in the above specification.

