



INTERIOR

- North facing living area
- Three large bedrooms
- Ceiling height 2400mm
- Flush panel doors
- Wide 920mm doors suitable for wheelchair access for through main areas
- Lever action door handles
- Wide passages
- Direct access from garage into house
- Sliding door access to the back patio area
- Locks to all windows and sliding doors
- Patio bolts to sliding doors
- Deadlocks to front, laundry and exterior doors
- Privacy door locks to WC and bathrooms

KITCHENS

- Extensive kitchen cupboards featuring attractive laminated exterior finish and walk-in pantry
- European stainless steel electric oven – 60 cm
- European stainless steel gas hotplate with range hood – 60 cm
- European stainless steel dishwasher
- Stainless steel 1 & ¾ bowl kitchen sink
- Mixer tap to kitchen sink

BATHROOM

- Large walk in shower (no steps)
- Clear glass, 900w pivot door to extra large shower cubicle
- Bathroom vanity with drawers and large mirror above
- Four light IXL unit to bathroom

LAUNDRY

- 45 litre stainless steel inset laundry trough
- Automatic washing machine taps
- Built in underbench cupboards

FIT-OUT

- Walk-in robe to Bedroom 1
- Built-in robe to Bedroom 2 and 3
- 2nd Linen Press
- Colonial skirting 90mm and architraves 65mm
- Floor coverings (carpet) throughout – tiles to all entry, kitchen and 'wet areas'
- Paint – undercoat and 2 topcoats. Colour options as per colour schedule
- Sliding door access to back patio area

SERVICES

- Heating – Rinnai gas heater
- Evaporative air cooler
- Insulation to roofing of R3.5
- Insulation to all exterior walls R1.5
- Hot water service – solar hot water and gas booster
- Phone, data connections to 2 locations and TV aerial
- Hardwired smoke detector to comply with regulations
- Earth leakage safety switch

OPTIONAL EXTRAS – PRICE UPON APPLICATION

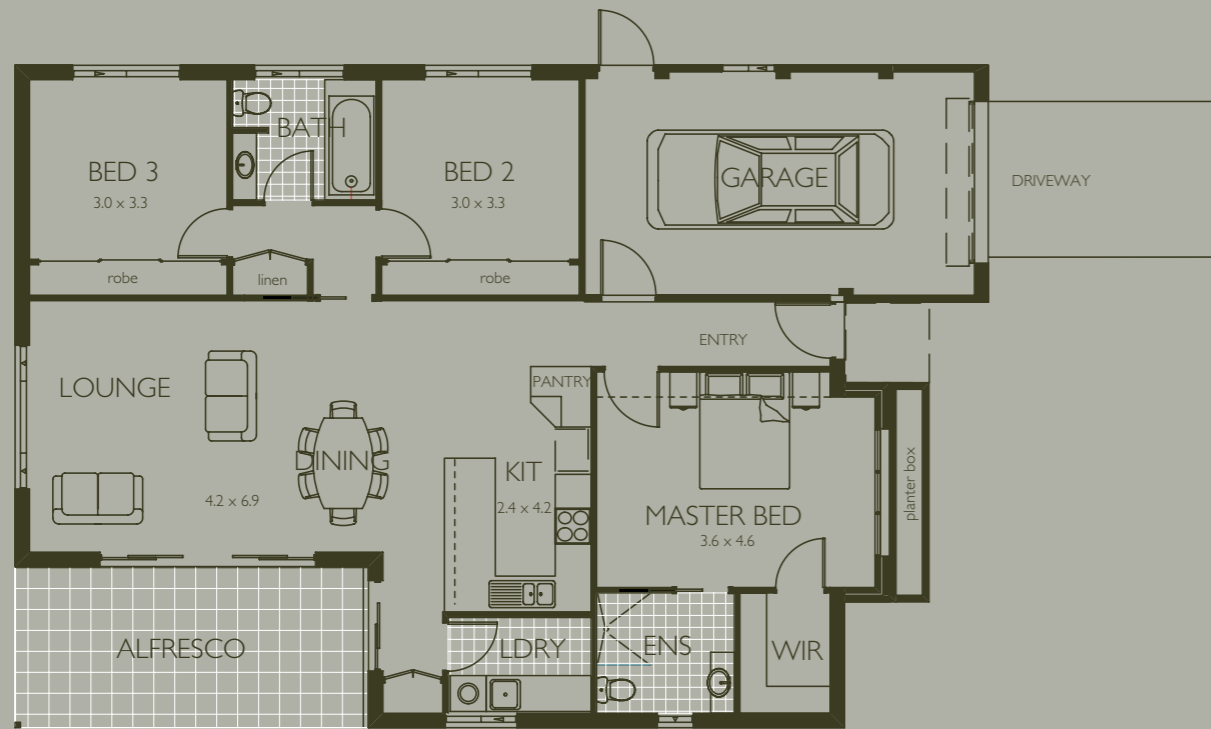
- Main floor tiling (Hallway, Meals & Living) in lieu of carpet
- Gabled Pergola
- Security screen doors – Front, laundry &/or sliding door
- Security screen windows – to match security doors
- Landscaping at rear of townhouses
- Window furnishings



ARARAT HILLS ESTATE
Lifestyle Village

MT LANGI 3
UNITS 10 AND 23



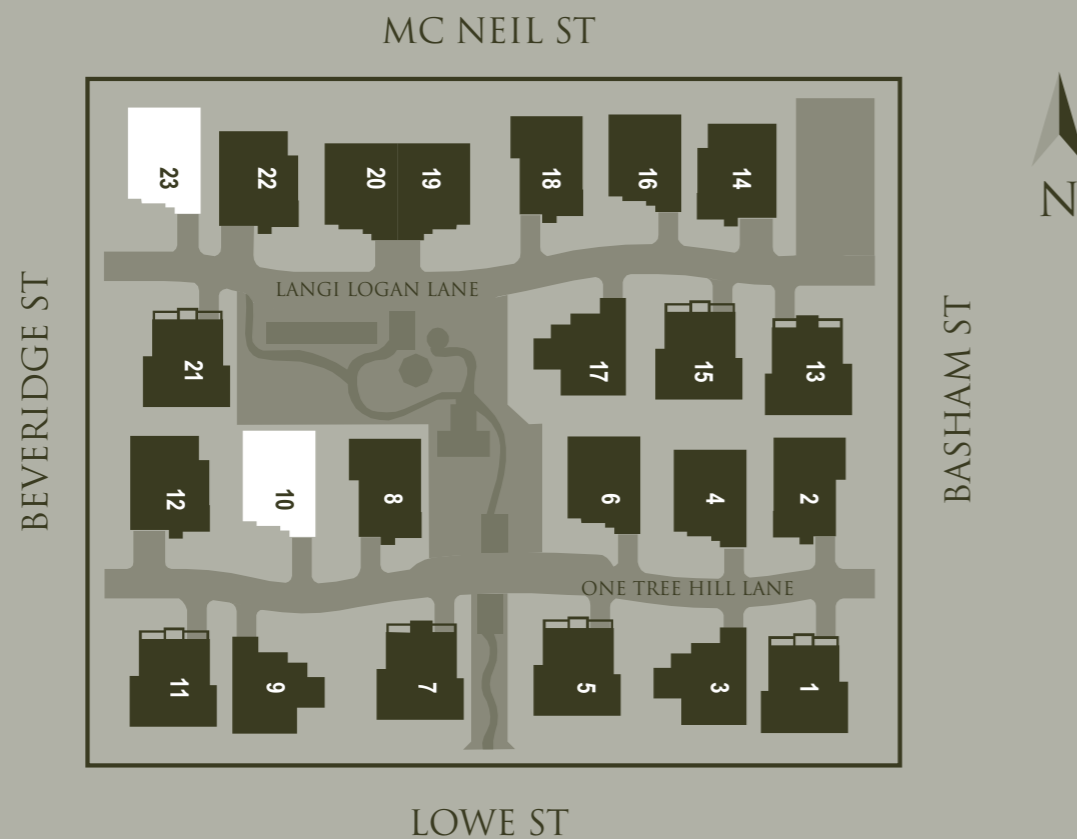


MT. LANGI 3

COPYRIGHT

FLOOR AREA 122.69 M² - 13.19 Sq^s

BUILDING AREA 187.33 M² - 18.01 Sq^s



MT LANGI 3

ALL TOWNHOUSES ARE BUILT TO PROVIDE:

Lifestyle for the over 55's

- *Security*
- *Comfort*
- *Luxury*
- *Tranquil environment*

'MOUNT LANGI 3' FEATURES:

EXTERIOR

- Roof tiles 25 degree pitch in Bond Slate Grey
- Bricks – Selkirk – Tawny Heritage
- Powder coated aluminium windows and sliding doors. Colour – Paperbark
- All windows and sliding doors have fly screens fitted. Colour – Paperbark
- Colorbond gutters. Colour – Paperbark
- Colorbond facias and downpipes. Colour – Paperbark
- Garage roller door. Colour – Paperbark
- Security fence at front/sides. Colour – Paperbark
- Under Portico at front door and under Alfresco portico. Colour – Paperbark
- Front door – four panel door – high gloss finish – Bronze Fig
- Rendered face work and alfresco pillars. Colour – Sago
- Exterior doors. Colour – Sago
- Landscaping at front of unit as per landscape plans
- Landscaping, paved driveway
- Rainwater tank
- Front and rear wall mounted external taps
- Concrete verandas
- Wheel chair access throughout complex