



## INTERIOR

- North facing living area
- Two large bedrooms
- Ceiling height 2400mm
- Flush panel doors
- Wide 920mm doors suitable for wheelchair access 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
- Utilities cupboard

## FIT-OUT

- Walk-in robe to Bedroom 1
- Built-in robe to Bedroom 2
- Large 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
- Study

## 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

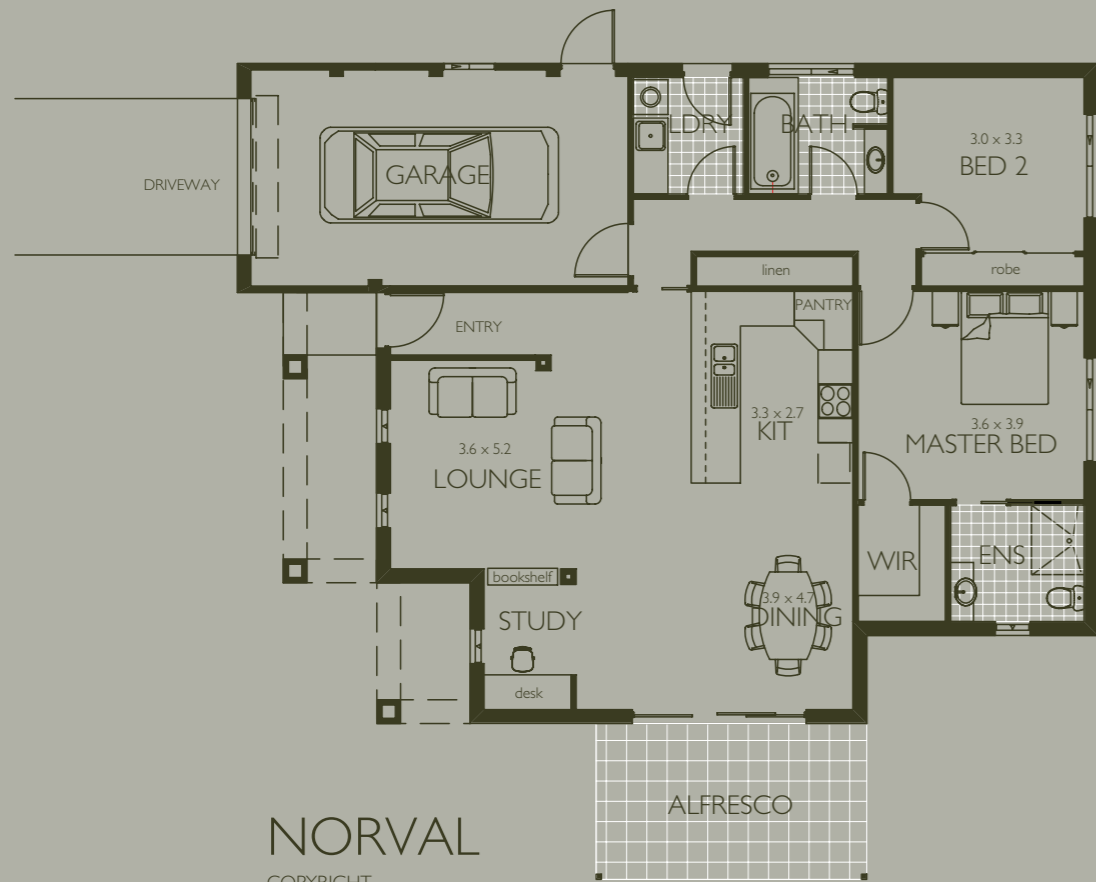
- Main floor tiling (Hallway, Meals & Living) in lieu of carpet
- Gabled Pergola
- Security screen doors – Front, laundry &/or sliding door
- Security screen windows – to match security doors
- Landscaping at rear of townhouses
- Window furnishings



ARARAT HILLS ESTATE  
*Lifestyle Village*

**NORVAL**  
UNITS 3, 9 AND 17



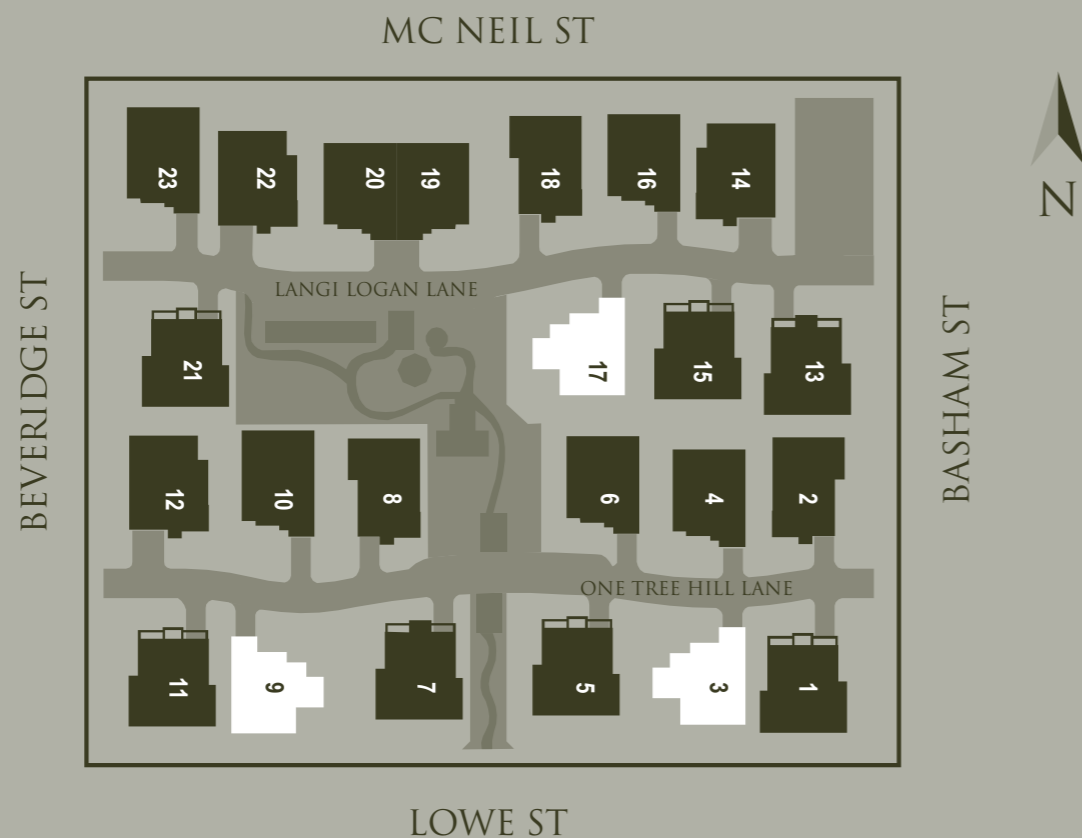


## NORVAL

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FLOOR AREA 115.15 M<sup>2</sup> - 12.39 Sqs

BUILDING AREA 155.59 M<sup>2</sup> - 16.74 Sqs



## NORVAL

ALL TOWNHOUSES ARE BUILT TO PROVIDE:

*Lifestyle for the over 55's*

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

### 'NORVAL' FEATURES:

#### EXTERIOR

- Roof tiles 25 degree pitch in Slate Grey
- Bricks – Selkirk – McClaren
- Powder coated aluminium windows and sliding doors. Colour – Dune
- All windows and sliding doors have fly screens fitted. Colour – Dune
- Colorbond gutters. Colour – Dune
- Colorbond facias and downpipes. Colour – Dune
- Garage roller door. Colour – Dune
- Security fence at front/sides. Colour – Dune
- Under Portico at front door and under Alfresco portico. Colour – Sago
- Front door – four panel door – high gloss finish – Charcoal
- Rendered face work and alfresco pillars. Colour – Warm Neutral
- Exterior doors. Colour – Warm Neutral
- 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