

Ross North Homes

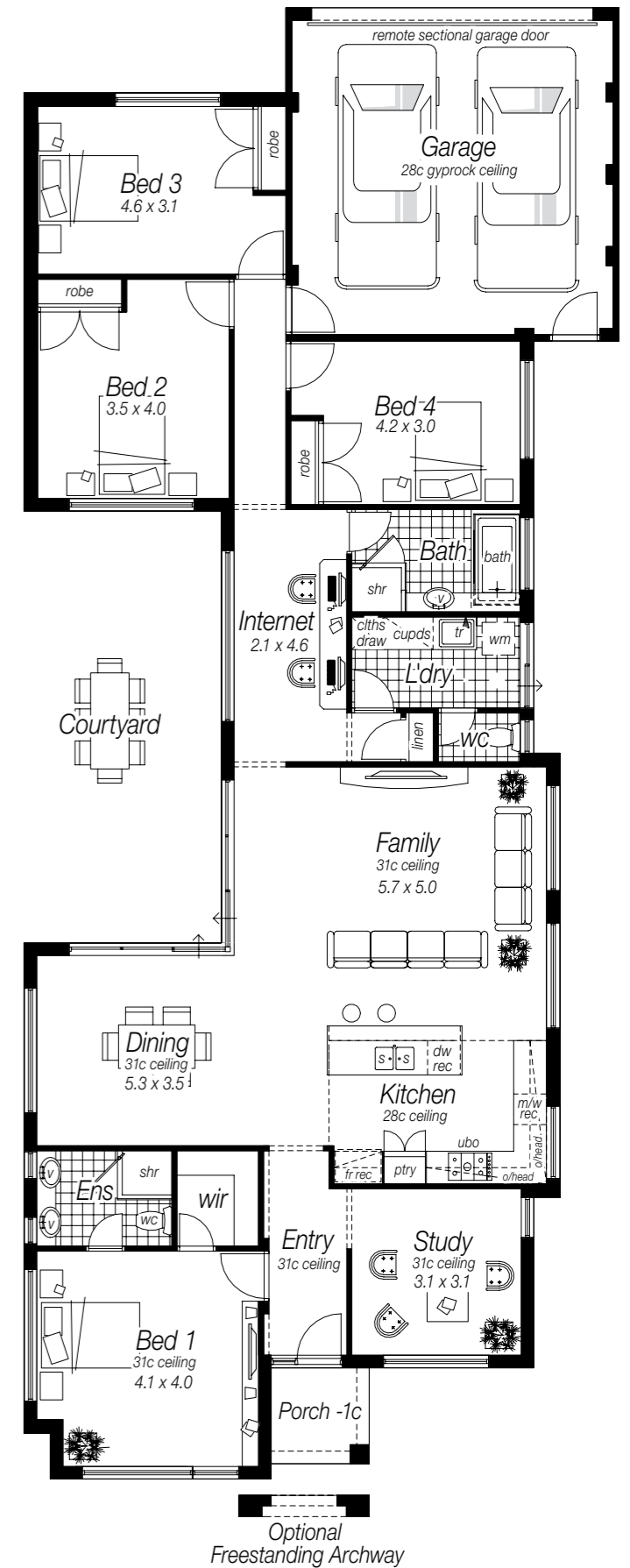
Display Series



Ross North

A reputation built on excellence.

Wesley Cottage



On Display at Wesley Way, Aveley

A fantastic use of space is the key to the new Wesley Cottage design by Ross North Homes. You will be pleasantly surprised by the abundance of light and space in this 4 bedroom quality family home.

(10.91m Wide x 26.98m Deep)

Special Features

- Large open plan living areas with high ceilings.
- Separate study and internet area.
- Huge courtyard for entertaining.
- 3 Large minor bedrooms with double robes.
- Well appointed kitchen.



Wesley Cottage Specifications:

- HIA fixed price building agreement.
- Double clay brick construction.
- Timber roof frame.
- Colorbond automatic sectional garage door with 2 remotes.
- 28c gyprock lined garage. T-bar lintel to garage at 25c with face brick over.
- Midland Heavy Duty clay paved full 6m width driveway, porch and courtyard from builders standard range with grey grano hardstand to garage.
- Rendered and painted brickwork front and side elevations to the courtyard as displayed.
- Choice of face brick colours from builders standard range (with cream rolled joints) to all other elevations.
- Choice of Colorbond steel roofing, Harmony or Monier tiles from builders standard range. Includes E-vent, Colorbond gutters and fascia to all Colorbond roofing.
- 25° roof pitch.
- Jason powdercoat Breezlock aluminium window frames and sliding doors, including flyscreens.
- Corinthian Windsor WIN 5G entrance door and WINSL 5G sidelight (stain grade) with translucent glazing. Includes Gainsborough Contemporary Trilock Accent Allure Leverset handles, and leverlocks to sliding doors.
- Corinthian Urban PURB 2 door to garage entry and garage rear, with Gainsborough Accent Allure lever sets with square backplates and Euro 8515 deadbolts.
- Corinthian Impressions Cambridge internal doors throughout.
- Gainsborough Accent Allure lever set door handles throughout with square backplates Privacy sets for bedroom 1, ensuite, bathroom, and WC.
- Steel deluxe profile internal door frames throughout.
- Gyprock flat ceilings with 55mm cornice throughout, including garage, and porch. 31c high ceiling to entry, bedroom 1, ensuite, WIR, study, dining, and family rooms. 3c timber framed bulkhead to kitchen. All remaining ceilings at 28c.
- Plasterbeads included to all external corners of float and set areas (excludes window and door reveals).
- Designer WIR to bedroom 1 as displayed. Shelf and hanging rail to all other robe recesses.
- Built in Linen with 4 white melamine 450mm shelves and broom cupboard to end.
- Laminated Double Pantry with 4 shelves and Laminex 869973 handles.
- Laminex 30mm Essastone Kitchen Benchtop with pencil round edges, and 2 slab ends.
- Choice of laminates to kitchen cupboards, overhead cupboards, wine rack, under bench wall oven with a large pot drawer below, and microwave recess with two pot drawers below, with ABS edging and Laminex 869975 handles to doors and drawers, with 869973 handles to pantry doors.
- Set of laminated drawers with stainless steel CK77 acrylic 2mm ABS edging next to sink cabinets.
- Laminated cornice trims.
- Softclose hinges and runners to ALL cabinet doors and drawers.
- Dishwasher recess including cold water tap and single GPO.
- Stainless steel appliances including Electrolux gas hotplates, electric oven, and rangehood flued to external air.
- Two Epure Orion EVBU undermount stainless steel sinks, with a Vito Bertoni Nouva 210mm side lever café mixer, and basket wastes.
- Alder Zen chrome tapware throughout, with Moda duo shower outlets, and Alder Star MK2 chrome sink mixer to laundry trough, Alder Star MK2 tap set to washing machine.
- Choice of laminates to vanity cupboards and postform benchtop to ensuite and bathroom. Includes ABS edging and Laminex 869965 handles to doors to ensuite, and 869958 handles to bathroom.
- Fowler Eclipse semi recessed white vitreous china basin to ensuite and bathroom, with Bowen chrome on brass wastes.
- Full width frameless mirrors to ensuite and bathroom fixed with clips.
- Caroma Stylus Newbury white acrylic 1700mm bath with chrome on brass wastes to bathroom.
- Integrity semi-frameless clear laminated screens and pivot doors with coloured frame to ensuite and bathroom.
- Alder Zen chrome double towel rail and soap dishes to ensuite and bathroom.
- Alder Zen toilet roll holders to ensuite and WC.
- Stylus Venecia Link white vitreous China toilet suite to ensuite and WC.
- 45 litre stainless steel inset laundry sudsaver trough in cabinet, with Laminex Squareform 39mm top, cupboard under trough, Laminex 869958 handles and pull out clothes bin on rollers.
- Obscure glass to bathroom windows (toughened where applicable).
- Chrome round floor wastes to ensuite, bathroom, laundry, and WC.
- Rheem Stellar 5 star rated 160 litre gas storage hot water system.
- Gas points included to hot water system, hotplate and alfresco (BBQ bayonet to alfresco).
- 200 x 200mm tiling, floor tiles to bathroom, ensuite, laundry, and WC. Jolly tiles to ensuite and bathroom shower hobs. One row of tiles to kitchen, and tiled brick hobs to base of all cabinets in wet areas. PC \$44/m² inc GST.
- Bonaire reverse cycle air conditioning with maximum of 14 outlets and 3 zones.
- 10 metres from last sewer connection.
- 7.5 metres water run.
- R 3.0 insulation batts included to main house area including porch and enclosed garage.
- Antiscald valve included to bathroom and ensuite as required.
- 20 standard light points, 11 double GPO's, single GPO's to microwave, dishwasher, rangehood, hotplate, fridge recess and garage sectional door. Brushed Aluminium plates to GPO's in kitchen, bathroom, and ensuite.
- Lockable meterbox with viewing window.
- Free professional site inspection
- Cost of plans and contour survey.
- Maintenance warranty.
- Housing Indemnity insurance.
- Building licence and BCITF levy.
- Site and home clean.
- Full assistance with colour selection
- Finance service available.

www.rossnorthhomes.com.au

Please note: Specifications are a guide only and are subject to change without notice

Wesley Cottage