



# The Willows

Home & Land - 120 Baird St



**National  
Construction  
Code**

2024 COMPLIANT

Glenn Wilson

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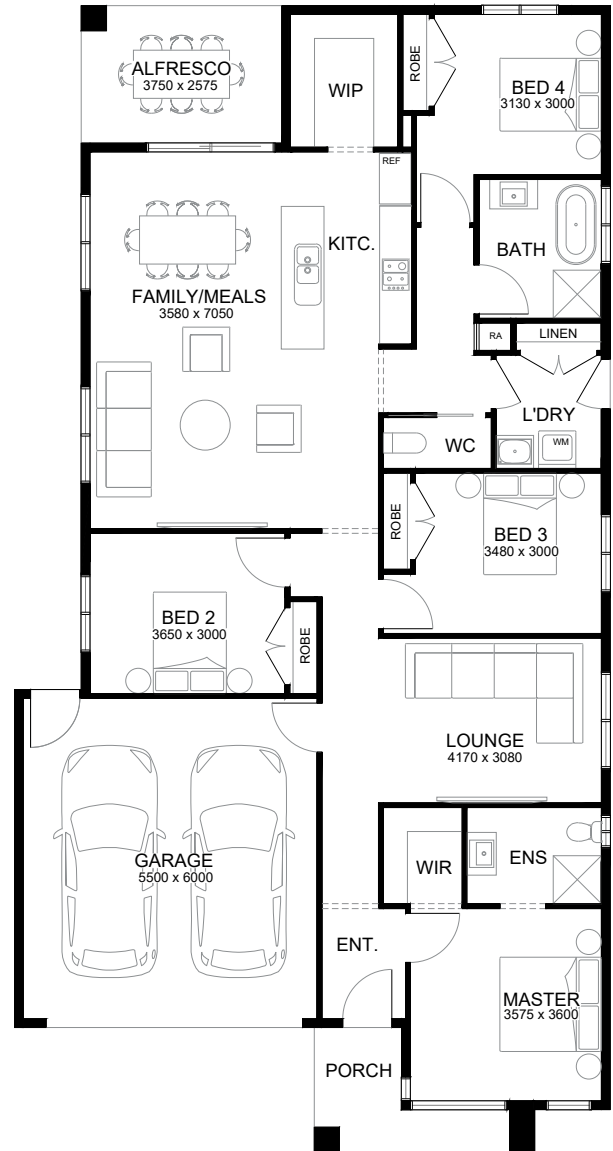
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**SIMPLICITY**  
BY SHERRIDON

# LOT 120 BAIRD ST

NEWPORT | 209

4 2 2 2



Home & Land Price  
**\$641,984**



**MEASUREMENTS**

HOUSE WIDTH	11.15m
HOUSE LENGTH	21.47m

HOUSE	158.56 m <sup>2</sup>
GARAGE	35.13 m <sup>2</sup>
PORCH	5.81 m <sup>2</sup>
ALFRESCO	9.66 m <sup>2</sup>
<b>TOTAL</b>	<b>209.16 m<sup>2</sup></b>
SQUARES	22.51 sq

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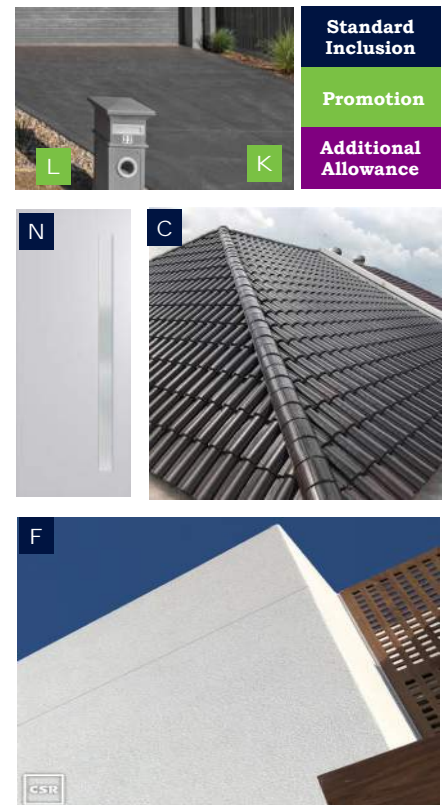
# PACKAGE INCLUSIONS



Images are artist's impressions only and may contain upgrade items.

## EXTERNAL

- A** Allowance for site costs and service connections
- B** Bushfire 12.5 (BAL 12.5)
- C** Colorbond or tiled roof
- D** Eaves to front of home
- E** Low maintenance Colorbond gutter, fascia, flashings & downpipes
- F** Hebel panels to exterior
- G** Awning windows to facade (designs specific)/sliding sash to balance (Selected sliding sash changed to double glazed awning windows as required to meet 7 star energy rating.)
- H** Sectional garage door with rendered Hebel above door.
- I** Remotes to garage door
- J** Garage floor level to home slab as per NCC
- K** Up to 36m<sup>2</sup> of Colour on concrete driveway (double garage)
- L** Letterbox
- M** 2x external taps
- N** Front door Hume 'Newington' range XN1
- O** 7 Star energy rating



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## INTERNAL

- A** Higher 2590mm (8'6ft) ceiling height
- B** 70mm Cove cornice with 67mm architraves & skirts
- C** Carpet to Bedrooms and minor bedrooms and hall.
- D** Timber look laminate flooring (Rustic range) to entry, kitchen, meals/family.
- E** Internal access door to garage
- F** WIR & BIR - one melamine shelf & hanging rail
- G** Flush panel 2040mm high doors to all BIR & Linen
- H** Flush panel 2040mm high throughout
- I** Block out roller blinds throughout including 2 standard sliding doors

Standard Inclusion  
Promotion  
Additional Allowance



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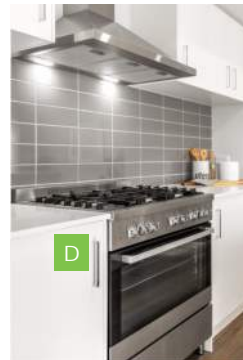
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## KITCHEN

- A** Phoenix Arlo Pull Out Mixer Chrome
- B** Double undermount sink to kitchen
- C** Ceramic tile splash-back (subway)
- D** Omega 900mm free-standing oven & rangehood
- E** Omega dishwasher
- F** 20mm stone bench top
- G** Overhead cupboards either side of range hood
- H** Microwave provision with pot drawer underneath  
(excludes microwave)
- I** Set of 4 cutlery drawer to island
- J** Four melamine shelves to pantry



Standard  
Inclusion

Promotion

Additional  
Allowance



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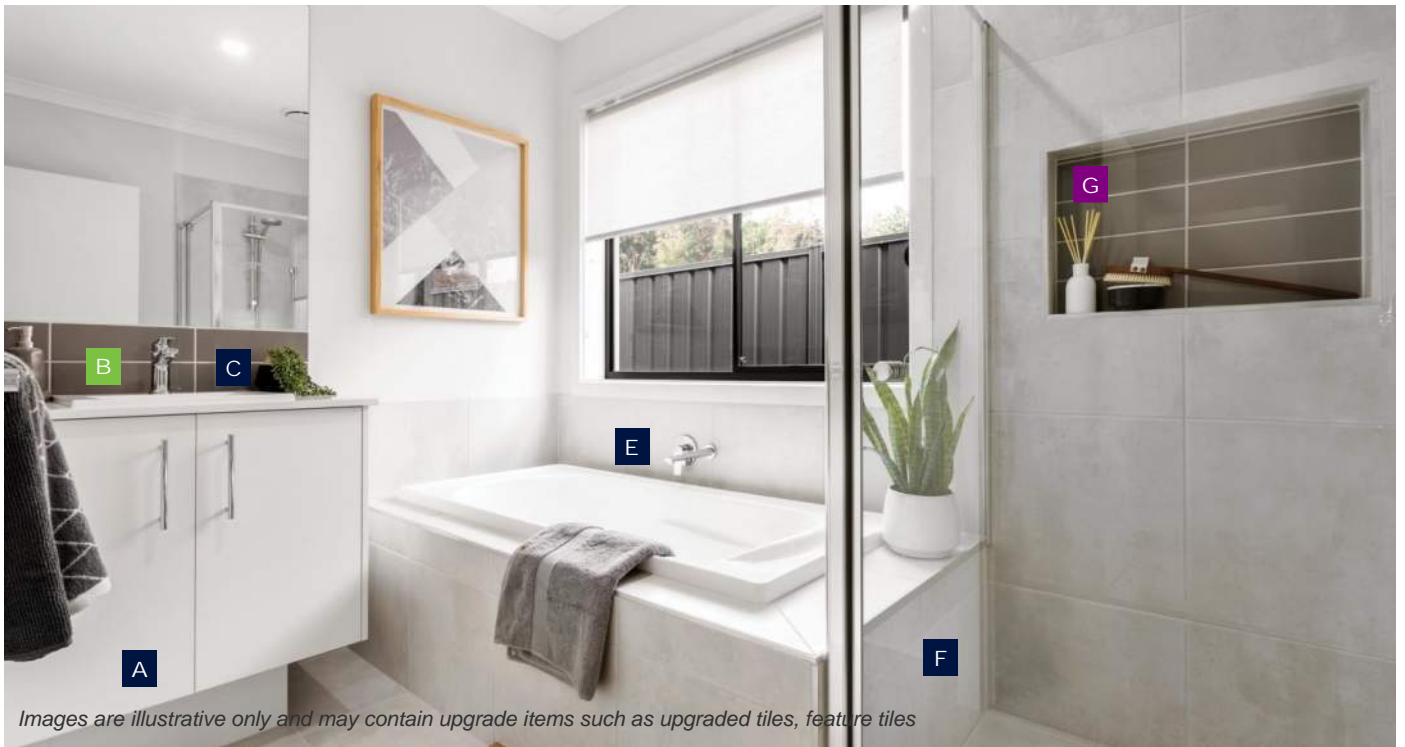
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## BATHROOM AND ENSUITE

- A** 750mm vanity to bathroom and ensuite
- B** 20mm stone to vanities with 900mm high full width mirrors
- C** Above counter low profile square inset basins
- D** Phoenix Arlo mixers and shower rails and Radii toilet roll holder and towel rails
- E** Free Standing Bath
- F** 1x 1800mm semi framed shower to ensuite and 900mm x 900mm shower to bathroom( includes 1x hobless shower) with
- G** tiled base
- H** 400mm x 600mm tiled shower niche to ensuite  
Metro soft close chine toilet



Standard Inclusion  
Promotion  
Additional Allowance



## LAUNDRY

- A** 800mm laundry base cabinet with 45ltr trough
- B** Phoenix Ivy sink mixer
- C** Ceramic floor, wall and skirting tiles
- D** Glass sliding door with fly door
- E** Tiled splashback



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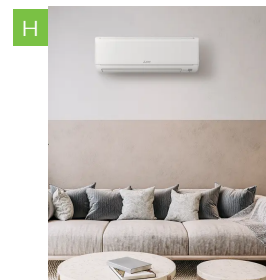
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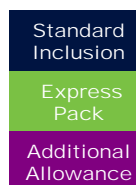
# PACKAGE INCLUSIONS

## ELECTRICAL, HEATING/COOLING & PLUMBING

- A** LED downlights throughout
- B** Interlinked smoke detectors
- C** Double power points throughout (single to DW, Microwave & Fridge space)
- D** Basic home wiring network, including connections to NBN and standard connections to fibre optics.
- E** 2x TV points \*
- F** 2x Telephone pints
- G** Ducted gas heating throughout
- H** 3.5kw Split System to Family Meals
- I** Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster OR Gas continuous flow water heater system
- J** Solar PV (Photovoltaic) System 2.5kW
- K** Flood light wall mounted
- L** TV antenna



EXCLUDES HUB



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Electrical: Downlights and powerpoint locations/quanity to be determined at Gallerie appointment*

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