

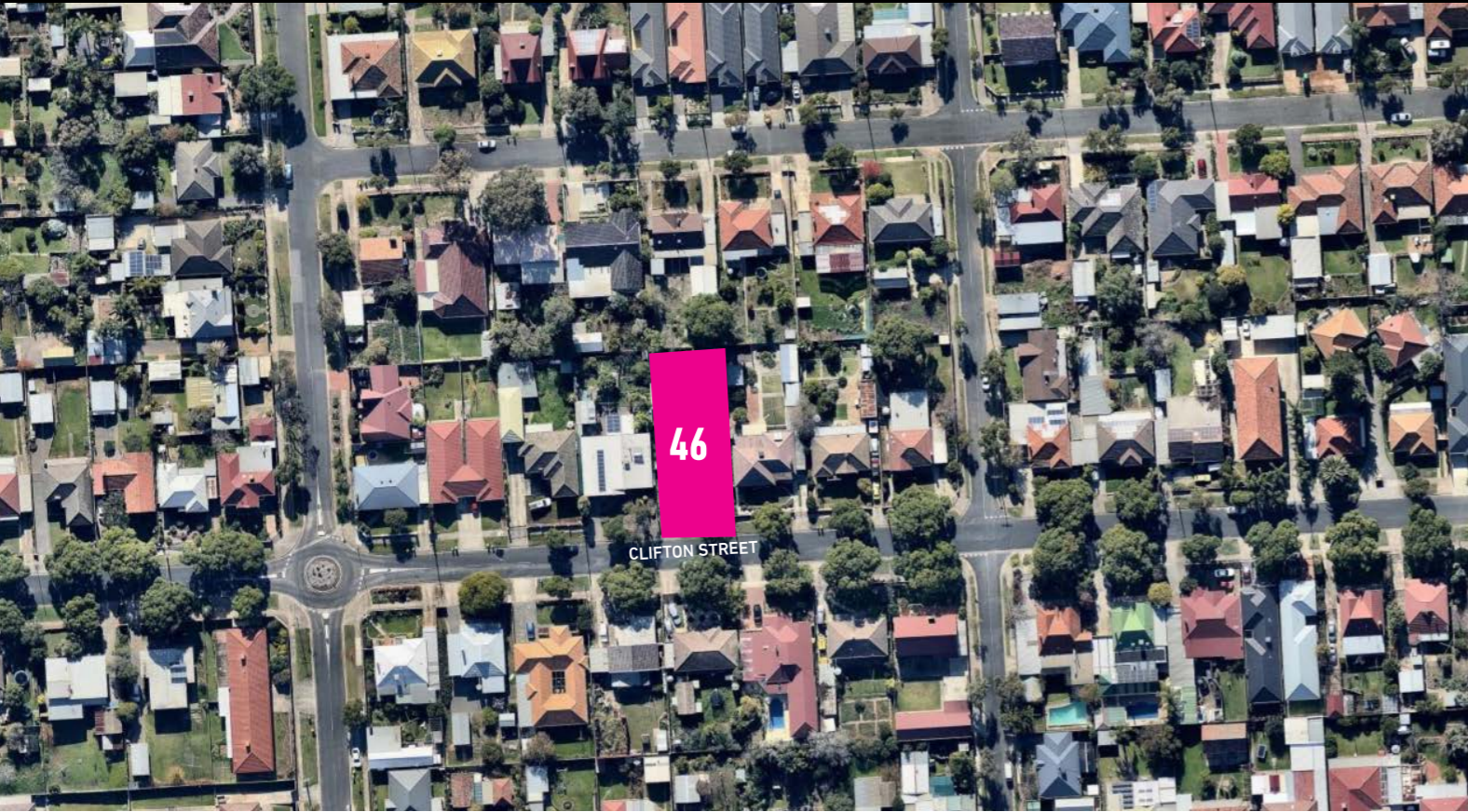
Blair Athol

46B Clifton Street, Blair Athol
South Australia 5084



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Price: \$540,950

x 3 x 2 x 2 x 1

Blair Athol is 15km North from the Adelaide CBD and is positioned between the vibrant Prospect Road and the recently developed Churchill Road.

Find yourself with the convenience of boutique shopping, cafes and the newly built Churchill shopping centre only minutes away from you and easily accessible via public transport.

In close proximity to local schools, sports clubs, cafes and restaurants this is a perfect lifestyle opportunity for young families, professionals, downsizers or investors.

**Pictures are for illustration purposes only.



VIC: 075837L



QLD: 3734768



SA: RLA 258698



NSW: 10023837

Disclaimer: Standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be quoted in our material but may not be included in our standard specifications.

46B Clifton Drive, Blair Athol SA

PRELIMINARIES

- Planning, Building Rules Consent & Development Approval
- Payment of CITB Levy
- Building Indemnity Insurance
- Public Liability Insurance during instruction
- Footings Inspection (Engineer)
- Working Drawings
- Timber take off and Truss Calculations
- Engineer footing / construction report
- 6 Star Energy Rating
- Natural Gas connection (if applicable)
- SA Power Network supply and connection
- Termite treatment to all penetrations as per Building Code of Australia specifications
- Perimeter termite protection to paved areas
- Certificate of completion and compliance
- 3 month statutory warranty

EXTERNAL DETAILS

Concrete Footings:

- FIXED PRICE footings
- To be constructed as per Engineer's footing report
- Excess soil removed from site by Builder
- Front walk way / pathways (concrete) minimum 700mm
- Driveway (concrete) and Council crossover

Timber Frame:

- Wall and roof framing to be supplied and installed in accordance with:
 - Builders technical drawings (working drawings)
 - Wall & roof frame design including truss calculations
- Working to Australian Standard AS 1684

Masonry/External Walls

- Face brick to all external walls
- All boundary walls to be fire rated in accordance with the Building Code Australia

Roofing:

- Supply and installation of Colourbond iron roof
- Supply and installation of Colourbond gutters
- Supply and installation of Colourbond fascia
- Valley gutters to be installed as per plans

Windows:

- Supply and installation of aluminium windows throughout as specified in plans and builders window schedule
- Fly screens supplied and installed to all window openings

INTERNAL DETAILS

Linings:

- Wall linings to be 10mm plasterboard
- Ceiling linings to be 10mm plasterboard
- Moisture resistant linings to wet areas as per manufacturers recommendations
- Manhole (minimum 600mm x 600mm)

Insulation:

- Supplied and installed to external wall cavities and ceiling space in accordance with Australian Standards & Manufacturers recommendations
- R4.0 to ceiling and R2.0 to external walls (to match 6 star energy report)

Kitchen Joinery:

- 38mm square edge laminate bench tops
- Laminate kitchen doors and panels
- 2mm ABS edge strip
- Four draw unit provided within under-bench cupboards
- Pantry areas (if any as per plans) supplied with melamine white shelving
- Style of all kitchen doors, bench tops and door handles to be selected by customer from Builders Range

Garage:

- Colourbond roller door as specified in the building plans

Fencing:

- Colourbond fence and side gate to be provided by the builder on the internal boundary (colour to be determined by Builder)

Cornice:

- Minimum 55mm cove cornice supplied throughout

Doors & 2nd fix joinery:

- Solid external doors with designer front entrance door from Builders Range
- Internal redicote core doors to be selected from Builders Range
- Internal door furniture to be selected from Builders Range
- 67mm MDF trust style skirting and architraves
- Front door view hole supplied and installed

Additional joinery:

- Built-in robes to bedroom(s) as specified in the building plans
- Linen cupboard as specified in the building plans
- Laundry cupboards as specified in the building plans

Electrical:

- Power points and light points to be installed as specified in the electrical plan
- Each power point to be double unless otherwise stated in the electrical plans
- All external general power outlets to be weatherproof
- Lighting shall be provided as downlights to all living areas
- Hard wired smoke detector interconnected with battery backup
- Telecommunications pre-wired & phone point to be provided
- Digital antenna supplied and installed
- Exhaust fan and light to bathroom(s)
- All light fittings are on a dedicated circuit

Tiling:

- All internal tiles are to be selected by customer from Builders Range (note: grout colours to be selected by Builder in regard to tile colour)
- Tiling to wet areas supplied as follows:
 - All wet area floors (bathroom, toilet & Kitchen)
 - Skirting tiles to wet area walls in laundry and WC
 - Minimum 1800mm tiling height to shower area walls
 - 1200mm tiling height to Bathroom & ensuite
 - Additional splashback tiling to wall areas above vanity units and laundry trough areas

- All wet areas to be water-proofed in accordance with Australian Standards
- Tiling supplied to kitchen wall areas immediately above benchtops (height shall be up to overhead cupboards or 500mm, whichever is more)

Plumbing internal:

- Plumbing shall be undertaken in compliance with plans, Australian Standards and other requirements of SA Water or the Builder
- Gas points to hot plate and instantaneous HWS (provided natural gas connection is available at location)

Sanitaryware:

- Sanitary ware to be supplied and installed by the builder being:
 - Stainless steel kitchen sink
 - Stainless steel tapware and water heads
 - Vanity basins
 - Toilet seats
 - Bath
 - Laundry trough
 - Laundry washing cogs
- Vanity units to be supplied by Builder to all bathrooms as per plans
- Framed shower screen(s) to be supplied by Builder to all shower areas as specified in building plans

Flooring:

- Carpet to bedrooms and walk-in robe
- Laminated timber flooring to internal living areas

Painting:

- Dulux quality paints throughout (selection of colours)
- Internal paint to be a minimum 3 coat system
- Single colour to cornice and ceiling
- Single colour to internal walls
- Single colour to paintable joinery

Appliances:

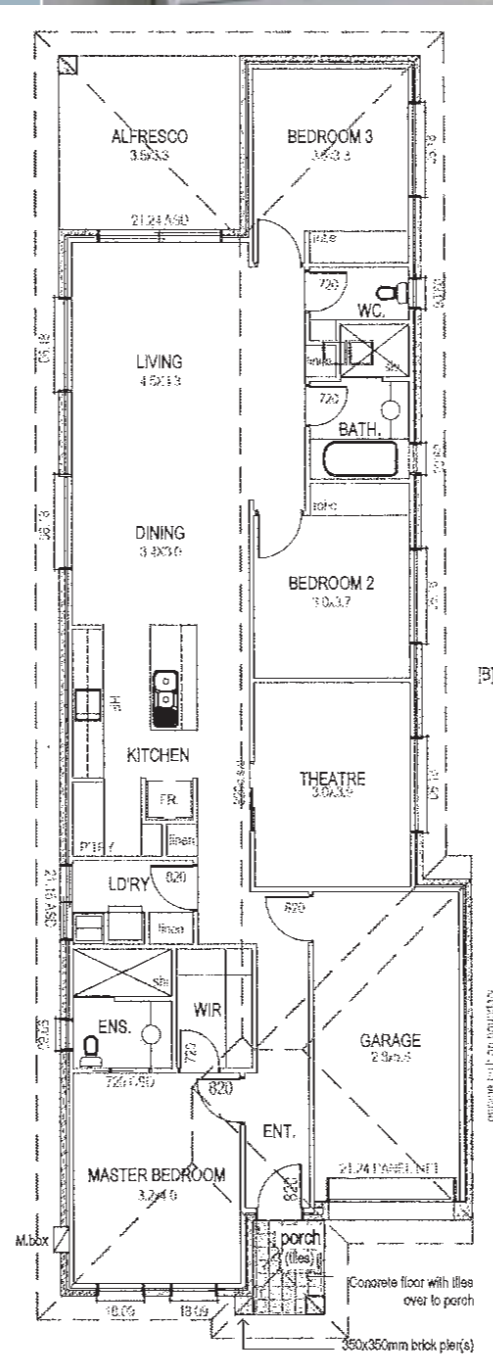
- Technika quality 600mm stainless steel gas hot plate
- Technika quality 600mm stainless steel under-bench electric fan forced oven
- Stainless steel Technika range hood
- Kitchen appliances to be made available by builder based on then available range (minimum quality being Technika quality appliances or better)
- Gas instantaneous Hot Water System (if gas connection available)
- Family size (7kw) split system reverse cycle air-conditioning unit to be supplied and installed
- Dishwasher supplied and installed

Window treatments:

- Block out roller blinds to all windows except wet areas
- Window locks standard on all sliding windows

Landscaping:

- Detailed landscaping to the front and standard low maintenance and hard wearing landscaping to the rear as per builders specifications
- All stormwater requirements
- Rainwater tank and pump
- Free standing powder coated letterbox
- Lift and lock clothesline



House 169.96m²
Land 388.00m²

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- Floorplans in this brochure are for illustration purposes and should be used as a guide only.
- House measurements may vary slightly.
- We recommend that you refer to actual working drawings before entering a contract of sale.

*Please note this document is for selling purposes only and the inclusions are subject to change, please refer to your build contract for exact inclusions for your property.

Floor plans may vary slightly depending on the chosen allotment.