

**Para Hills**

4 Linton Road, Para Hills,  
Australia SA 5096



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**Price: \$423,000**



x 3



x 2



x 2

- Landscaping to front and rear including drought tolerant plants
- Fencing
- Stainless steel appliances including dishwasher
- Blinds throughout
- TV antenna
- Clothesline
- Letterbox
- Split system air conditioner

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.

\*\*Pictures are for illustration purposes only.

# 4 Linton Road, Para Hills SA

## SPECIFICATIONS/INCLUSIONS LIST- FULL TURN KEY

### EXTERNAL DETAILS:

#### Concrete Footings:

- FIXED PRICE footings all included
- To be constructed as per Engineer's footing report
- All spoil removal by Builder

#### Timber Frame:

- Wall and roof framing to be supplied and installed in accordance with:
  - Working drawings
  - Timber take-off and Truss calculations
  - Working to Australian Standard AS 1684

#### Masonry/ External Walling:

- Feature Brick to all External Walls
- All Boundary walls to be Fire Rated in accordance with the building code Australia

#### Roofing:

- Iron Roofing to be supplied and installed using Colorbond roof colours
- Gutters to be supplied and installed using Colorbond Materials
- Fascia to be supplied and installed using Colorbond Materials
- Valley gutters to be installed as per plans

#### Windows:

- Aluminum windows to be supplied and installed throughout as per plans and Builder's window schedule
- Sizes on plans are shown indicatively and may be modified to suit Manufacturer's standard sizes and Builder's design requirements
- Fly screens Supplied and Installed to all Window Openings
- \* Roller Shutters supplied and installed to all front street facing elevations.

#### Garage:

- Colorbond Roller Door as per plans

#### Plumbing External:

- Plumbing shall be undertaken in compliance with plans, Australian Standards and any other requirements of SA Water or the Builder
- Sewer, water and gas connections included (provided natural gas connection is available at location)
- PVC downpipes
- Tap connection to both front and rear of property
- Rainwater tank supplied and plumbed as per plans
- Storm water system including Rainwater Tank and Pump

#### Entry Porch:

- Floor tiling to Porch area (style and colour of tiles to be selected by Customer from Builder's range)

#### Fencing:

- Colorbond fence to be provided by Builder on the internal boundary (colour to be determined by Builder)

#### Driveway and pathways:

- Driveway (concrete) and Council Crossover
- Front Walk Way/ pathways (concrete) minimum 700mm
- Storm water collection points in pathways

#### Landscaping and General:

- Front (detailed) and Rear (basic) Landscaping as per builder specifications, Low maintenance and hard wearing
- Free Standing Letter Box
- Lift and Lock Clothes Line

### INTERNAL DETAILS:

#### Linings

- Internal wall linings to be 10mm plasterboard
- Internal ceiling linings to be 10mm plasterboard
- Moisture resistant lining's to wet areas as per manufacturers recommendations
- Manhole supplied (minimum 600 x 600mm)

#### Cornices:

- 55mm plain cornice supplied throughout minimum

#### Insulation:

- Insulation shall be supplied and installed to external wall cavities and ceiling space in accordance with Australian Standards & Manufacturer's recommendations
- R4.0 to ceiling and R2.0 to external walls (to match 6 star energy report)

#### Doors & 2nd Fix Joinery:

- Solid external doors, with designer front entrance door from Builder's range
- Internal hollow core doors to be selected from Builder's range
- Internal door furniture to be selected from Builder's range
- 50mm MDF Trust Style skirting and architraves supplied throughout.
- Front door View Hole supplied and installed

#### Kitchen Joinery:

- 38mm Square Edge Laminex Style Bench tops
- Laminex Kitchen Doors and Panels (Colour TBA by owner)
- 2mm ABS Edge strip
- Four drawer unit provided within under-bench cupboards
- White HMR board internal cupboards
- Pantry areas (if any as per plans) supplied with melamine white shelving

Style and colour of all kitchen doors, bench tops and door handles to be selected by Customer from Builder's range

#### Additional Joinery:

- Walk-in-Robe includes:
  - Melamine shelving (white)
  - Hanging rail provided at single or double levels
  - Bedroom Built in Robes to Bedrooms only, doors with shelves and hanging rods
- Linen Cupboard as per plans
- Style and colour of doors to be selected by Customer from Builder's range
- Internal melamine shelving (white)
- Laundry Cupboard as per plans
- Style and colour of doors to be selected by Customer from Builder's range
- Internal melamine shelving (white)

#### Electrical:

- Reasonable number of power points and light points to be made available by Builder having regard to Power points to be double outlets, unless specified otherwise
- All external GPO's to be weatherproof
- Lighting shall be provided as batten holders unless otherwise noted
- Light batten holders are "Safety wire" type
- Light globes provided to all light points
- Hard wired smoke detector interconnected with battery backup
- Telstra pre-wired & phone point to be provided
- Antenna point to be pre-wired and outlet provided
- Fan and Light to Bathroom(s)
- Main Switchboard to be located in nominated area by Builder

### Plumbing Internal:

- Plumbing shall be undertaken in compliance with plans, Australian Standards and any other requirements of SA Water or the Builder
- Gas Points to Hot Plate and Instantaneous HWS (provided natural gas connection is available at location)

### Sanitary ware:

- Sanitary ware to be supplied and installed by Builder, being:
  - Stainless steel kitchen sink
  - Stainless steel tapware and water heads
  - Vanity basins
  - Toilet suites
  - 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 per plans

### Tiling:

- All internal tiles are to be selected by Customer from Builder's range (note: grout colours to be selected by Builder having regard to tile colour)
- Tiling to wet areas supplied as follows:
  - All wet area floors (being bathroom, toilet, kitchen)
  - Skirting tiles to wet area walls
  - Minimum 1800mm tiling height to shower area walls
  - Additional splash back 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)

### Flooring:

- Carpet to bedrooms, walk-in-robe
- Laminated Timber Flooring to internal living areas

### Painting:

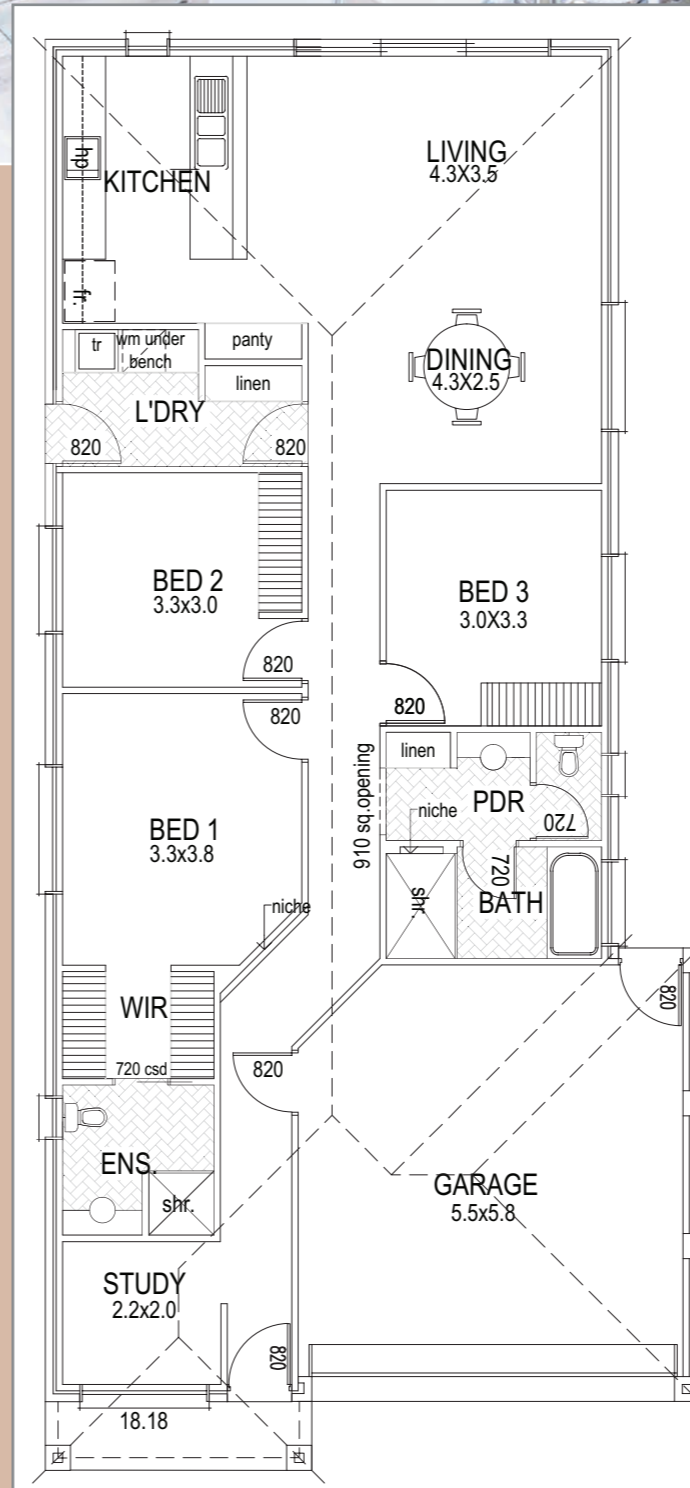
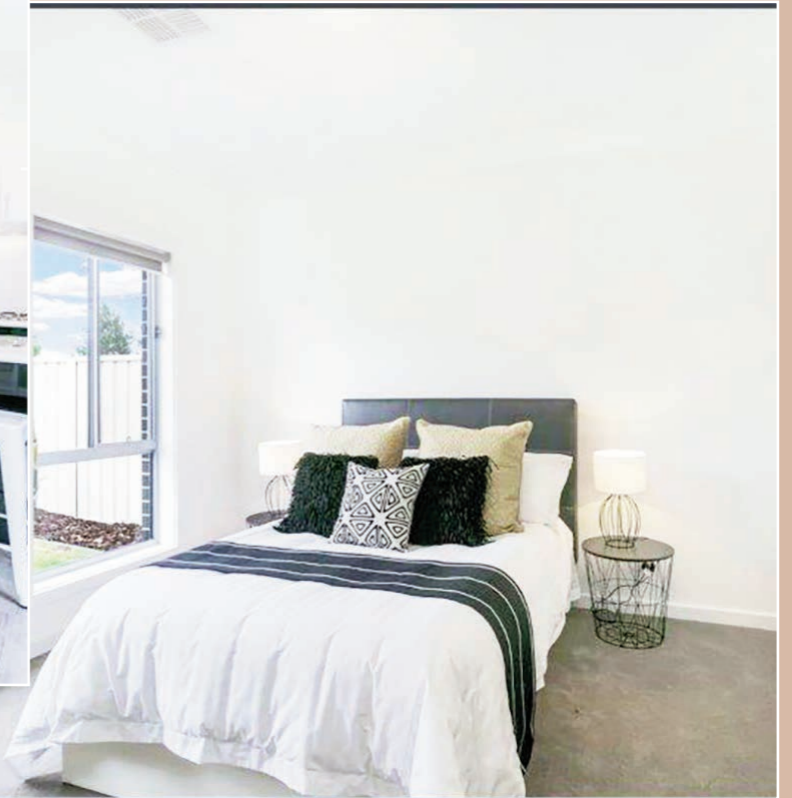
- Dulux quality paints throughout house (selection of colours)
- Internal paint to be a minimum washable 3 coat system.
- Single colour to cornice and ceiling
- Single colour to internal walls
- Single colour to paintable joinery

### Appliances:

- Technika Quality 600mm Stainless steel hot plate Gas
- Technika Quality 600mm Stainless steel under-bench electric fan forced oven
- Stainless steel Free Standing 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)
- Large Size (7Kw) Split System Reverse Cycle Air-Conditioning Unit to be supplied and installed
- Stainless Steel Look Dishwasher

### Window Treatments:

- Roller Blinds (Block out Style) to all Windows except wet areas
- Window Locks Standard on all Sliding Windows



Living	128.1m <sup>2</sup>
Garage	31.9m <sup>2</sup>
Porch	3.5m <sup>2</sup>
<b>Total Area</b>	<b>163.50m<sup>2</sup></b>



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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.

Floor plans may vary slightly depending on the chosen allotment.