

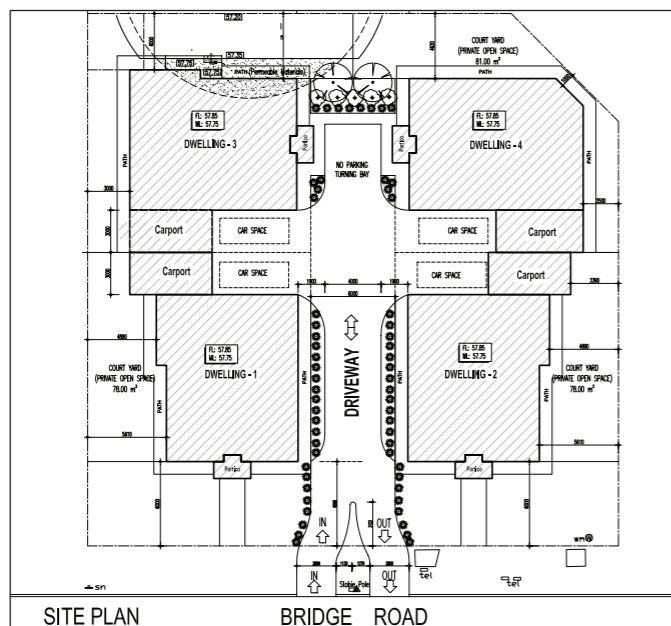
Salisbury East

Dwelling 4, 694 Bridge Road,  
Salisbury East 5109 SA



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Price: \$349,000

x 3    x 2    x 1

With the availability of land for residential and industrial development, an abundance of parks and recreational facilities, university and TAFE campuses, military base, airport and a major bus and train hub in the City centre, Salisbury East offers a wealth of opportunities for business and an enviable lifestyle for residents.

Parks for relaxing and recreation, wetlands to learn from and explore, recreation centres for our much-loved sports, an aquatic centre, libraries, adult learning centres and the arts: Salisbury East offers a wealth of ways you can enrich your lives and enjoy your leisure time.

\*\*Pictures are for illustration purposes only.



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.

# 4/694 Bridge Road, Salisbury East 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:

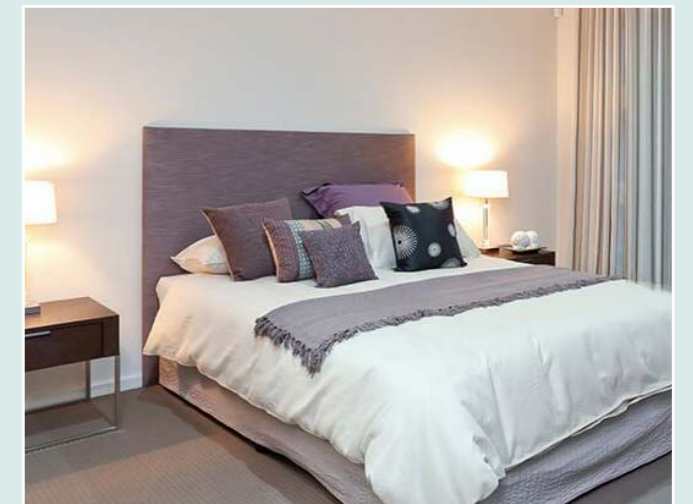
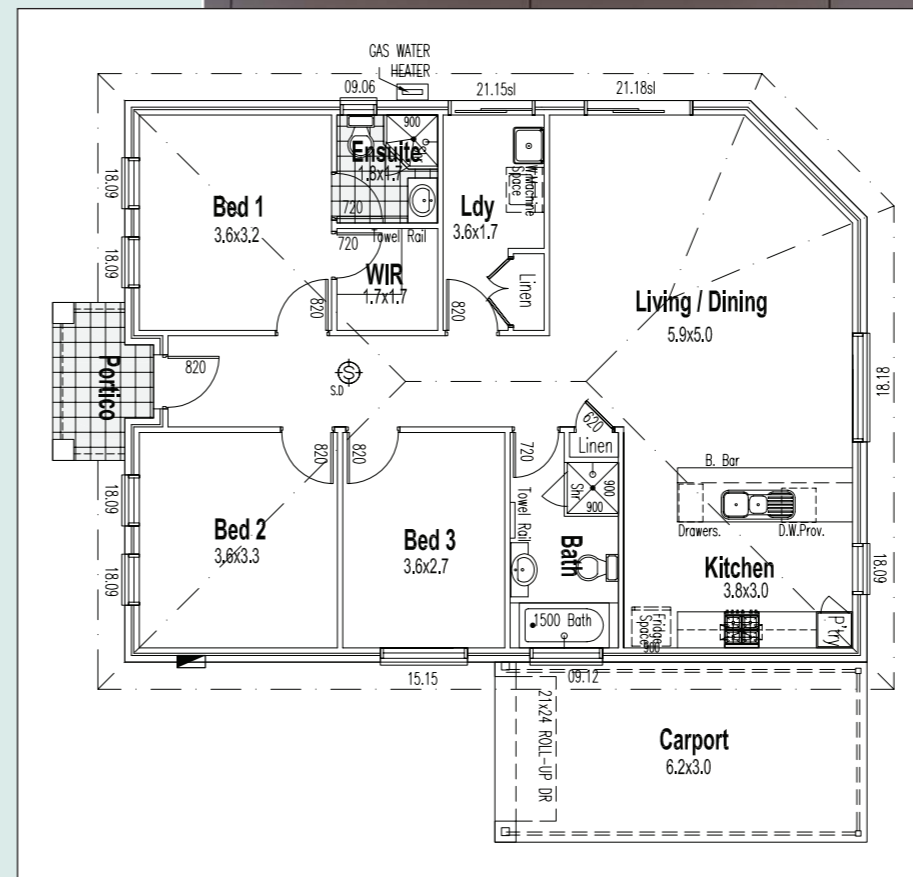
- Technika quality 600mm stainless steel gas hot plate
- Technika quality 600mm stainless steel under-bench electric fan forced oven
- Stainless steel Technika range hood
- Kitchen appliances to be made available by builder based on then available range (minimum quality being Technika quality appliances 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



Total Build 134.30m<sup>2</sup>

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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.