

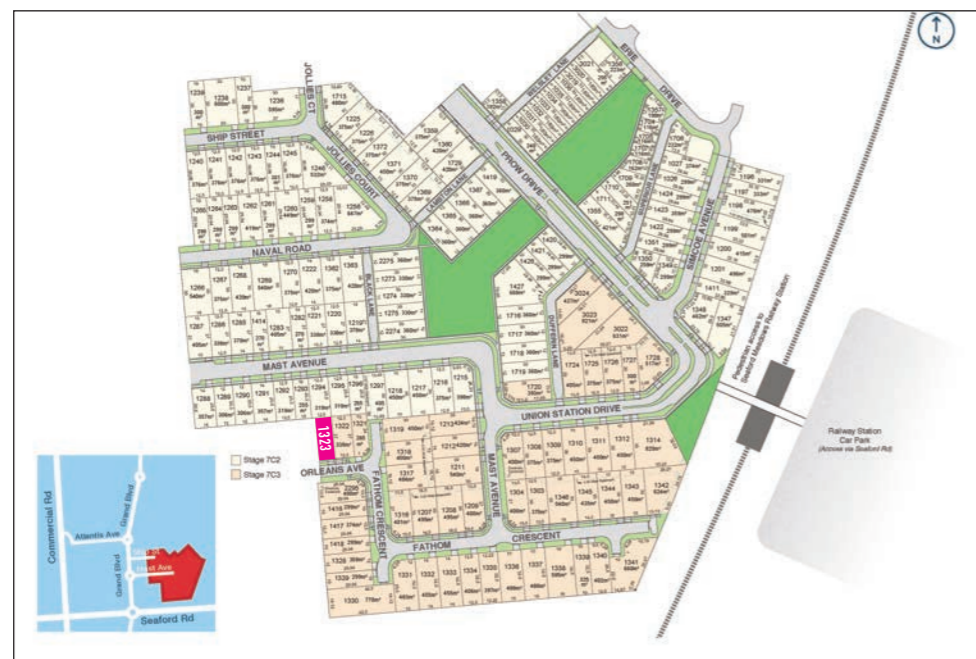
# Seaford Meadows

Lot 1323 Orleans Avenue,  
Seaford Meadows SA 5169



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## Price: \$377,775

x 3    x 2    x 1

Seaford Meadows is metropolitan suburb in the heart of the City of Onkaparinga.

This modern suburb is a stone's throw away from many beaches and very close to one of Australia's best wine regions, McLaren Vale.

This development provides a wealth of opportunities with education facilities, major public transport hub, shops and recreational centre all in the city centre.



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.

# Lot 1323 Orleans Avenue, Seaford Meadows SA

## KITCHEN

- Electric underbench oven (600mm)
- Gas cooktop (600mm)
- Canopy rangehood (600mm)
- 1.5 bowl stainless steel sink including waste basket
- Fully lined laminated base with laminate bench (post formed or square edge bench tops) as per working drawings
- Stainless steel appliances
- Mixer tap
- Dishwasher with single power point and plumbing connection

## BATHROOM & ENSUITE

- Fully lined laminated base cabinet with laminate post formed or square edge benchtop
- Vitreous china above counter hand basins (white)
- Acrylic designer bath (white) set in a tiled podium
- Dual flush vitreous china close coupled toilet suite (white) including skirted pan and enclosed trap
- Polished edge mirrors - above vanity benchtop
- Showers - laminated glass pivot doors and metal frames with tiled shower base
- Pin lever mixer tapware Square Style, shower rose and wall bath outlet
- Exhaust fans to bathroom & ensuite
- Towel rail and toilet roll holder to bathroom or WC and ensuite

## LAUNDRY

- Feature 45lt trough and cabinet (white) with tapware
- Washing machine taps located within cabinet

## CERAMIC TILING (From Builders Standard Range)

- Wall tiles to kitchen, bathroom, ensuite and laundry (as per working drawings)
- Floor tiles to bathroom, ensuite, WC and laundry (as per working drawings)
- Skirting tiles to bathroom, ensuite, WC and laundry (as per working drawings)

## FLOOR COVERINGS (From Builders Standard Range)

- Ceramic tiling to kitchen, meals and hallway as nominated on drawings with carpet from builders standard range to the balance of dwelling as nominated on drawings

## WINDOWS & EXTERNAL DOORS

- Sliding aluminium windows including window locks
- Entry door facade specific refer drawings

- Lever handle set, single cylinder deadlock and key in knob entry set to garage access door.
- Rod rollers to wet areas, Block out Vertical Drapes to sliding doors and Venetian blinds to all other windows
- Fly screens to opening windows and fly doors to sliding doors as nominated on drawings

## GARAGE

- Metal sectional panel lift garage door with remote control unit including 3No. handsets and cradle.
- Weatherproof hinged flush panel access door

## INSULATION

- R3.5 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

## CEILINGS

- 2440mm (overall plates) ceiling height

## HOT WATER SERVICE

- Instantaneous hot water system

## ROOFING

- Coloured metal roof sheeting. Selection from Builders range.
- Coloured metal fascia & gutter

## FIXING

- 42mm MDF square dressed architraves and 67mm MDF square dressed skirtings
- Flush panel doors
- Lever passage sets and pull handles
- Hinged opening doors to wardrobes (as shown on plans).

## PAINT - 2 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceilings (white optional)
- Satin finish to internal woodwork
- Satin finish to front entry and internal doors

NOTE: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

## FOUNDATIONS

- Class 'H1' concrete slab

## TERMITE

- Part A Termite Treatment to slab penetrations
- Part B Termite Treatment to slab perimeter

## PAVING

- Concrete paving to driveway and path to perimeter of house based on 5.5 meter setback to garage.

## EXTERNAL

- Clothesline to location nominated on drawings.
- Landscaping for blocks up to 375m2 (Turf, mulched or stone garden beds, plants)
- Feature letterbox
- 1800mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate as per drawings
- Perimeter fence as per developers guidelines included
- Recycled water connection to 2No. toilets and 2No. external garden taps.

## OR

- If no recycled water available 1000litre water tank with pump connected to 1No. toilet

## ALARM

- Security alarm system including 4 No. sensors, code pad, internal screamer, external siren and strobe light including tamper proof switch

## ELECTRICAL

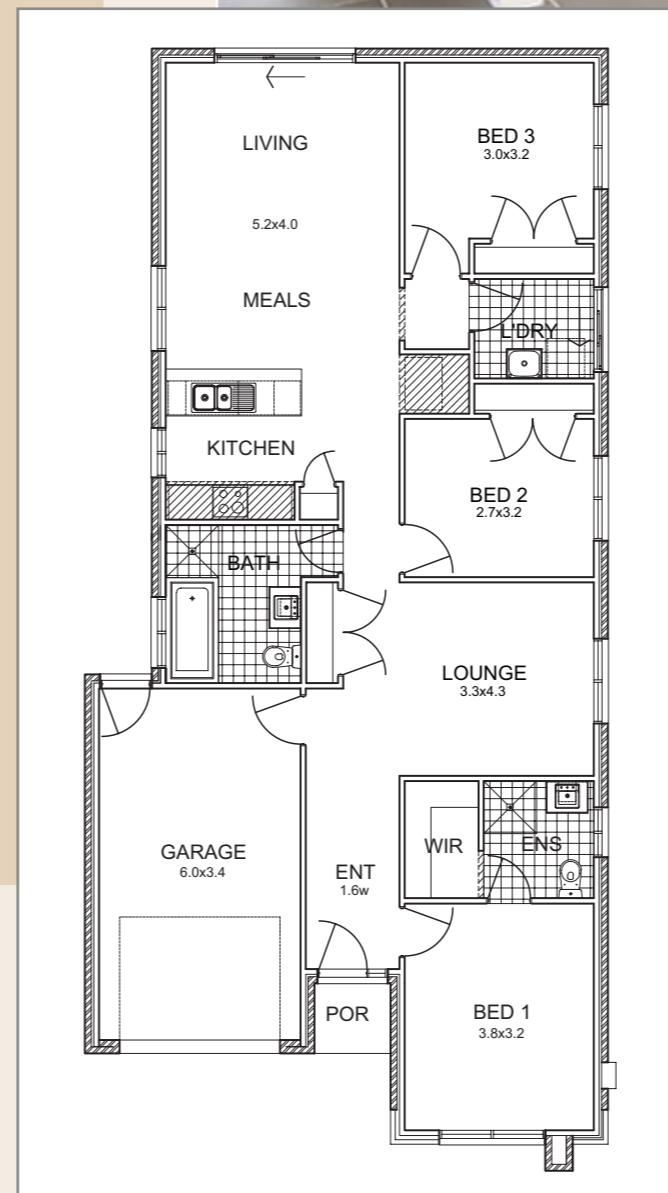
- Double power points and batten light points as per standard electric layout
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to kitchen
- 1 No. TV antenna inc 2 No. TV points
- 1 No. external light point outside laundry
- Light fittings as nominated on electrical plan
- 3.5hp reverse cycle split system unit to lounge room.

## CONNECTION COSTS

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on up to 375m2 block with less than 300mm fall & 5.5m setback to garage. Does not include electricity and telephone consumer account opening fees.
- 2 No. external taps

## STRUCTURAL

- 5 year structural guarantee



Ground Floor	121.87m <sup>2</sup>
Porch	1.56m <sup>2</sup>
Garage	23.48m <sup>2</sup>
<b>Total Built Area</b>	<b>146.91m<sup>2</sup></b>
<b>Land</b>	<b>270.00m<sup>2</sup></b>

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- House measurements may vary slightly.
- We recommend that you refer to actual working drawings before entering a contract of sale.

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Floor plans may vary slightly depending on the chosen allotment.

