

specifications

TOWNHOUSES

- + Living room ceiling height 3.0m
- + Bathroom ceiling height 2.4m
- + Additional Living area on second level with bluestone paving and pergola to terrace
- + Full height windows and doors to outdoor living areas (terrace and deck)
- + Double glazing throughout
- + Thermally broken (insulated) window frames
- + Fly screens to all openable sashes
- + Concealed pelmets to living areas
- + 3.0m high front door
- + 2.34m high internal doors
- + Acoustic insulation to all internal walls and party walls
- + Square set cornices
- + Hardwood stairs
- + Gas, power and water points to roof top terrace and ground floor deck
- + Daikin split system A/C to master bedroom and floor living areas
- + Ceiling fans to living areas and all bedrooms
- + Gas fired hydronic panel heating throughout
- + Gas fired hot water
- + Micro Grid ready
- + 3Kw Solar PV system with TESLA Powerwall Battery
- + 100% Volatile Organic Compounds (VOC) free paint
- + Sustainable Australian timber throughout, (no rainforest timber anywhere)
- + Lock up private garage for two cars
- + 1500L rainwater tank
- + NBN Internet ready
- + Security system with intercom
- + Security gate at entry
- + 7 Star Energy Rating
- + Sustainable spotted gum timber floors
- + 100% Australian made wool carpets
- + Recycled Australian hardwood island bench with porcelain top
- + Australian hardwood vanity with porcelain top
- + Hettich soft closing drawers and joinery doors
- + Hettich 3 compartment retractable bin
- + Master walk in wardrobe with drawers, hanging rails and hat shelves
- + 2 Pac paint finish to wardrobe doors
- + Tiled shower bases with trench grates
- + Frameless shower screens
- + Selected ceramic or porcelain wall and floor tiles
- + Bluestone tiles to upper level outdoor areas
- + Australian hardwood timber decking to ground level terrace
- + USB integrated power points to bedroom and kitchen
- + LED recessed light fittings
- + Heated bathroom floors (electric)
- + Miele cooking appliances including 900mm gas cooktop
- + Integrated Miele dishwasher
- + Concealed rangehood, externally ducted
- + Plumbing fittings and fixtures from the Roger Seller range
- + Integrated fridge/freezer

Additional Options and Upgrades - where applicable

- + Ducted Daiken A/C to bedrooms and ground floor living area. Split system to second living area
- + TESLA electric car home charger
- + Fytogreen roof garden with inbuilt seat
- + Lift
- + Blinds
- + Fireplace unit gas log fire
- + Australian hardwood study desk
- + Australian hardwood entertainment unit
- + Australian hardwood credenza
- + Australian hardwood bar unit with wine fridge and sink to second floor living area
- + Porcelain benchtop to laundry in lieu of laminate
- + Additional Miele microwave combi oven
- + Miele warming draw
- + Miele induction cooktop
- + Boiling water tap in kitchen
- + Security system with monitoring capability

Bradford™ solar

TESLA
ENERGY
AUTHORIZED RESELLER

MERRI GREEN IS A PARTNER OF CSR BRADFORD*

*the developer reserves the right to substitute suppliers subject to their final agreement.

Miele
IMMER BESSER

rogerseller

Fytogreen

merri
green
NORTHCOTE

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