



House Package \$399,990

The Manhattan 43 (Ensuites) by Wisdom Homes GEORGES FAIR (Suits most blocks over 500m)



INCLUSIONS

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs.
- 'H' 1 CLASS Slab Upgrade
- Standard Council Costs, Etc.
- BASIX Package including rainwater tank
- Ceramic Floor tiles to Entry, Foyer, Kitchen, Dining, Leisure and Wet Areas.
- 50/50 Wool Blend Carpet to remainder of home.
- Allowance for Render/Morokah finish to Part Façade (Minimum Required for Georges Fair)
- Brick and Rendered Letterbox (Required for Georges Fair)
- Landscape Plan (Required for Georges Fair)
- AHD Survey (Australian Height Datum) Council requirement

* GST Inclusive.

Purchasers to confirm inclusions with prior to deposit.

All drawings and images are for illustrative purposes only and should be used as a guide only.

Wisdom Homes reserves the right to revise plans, specifications and prices without notice or obligation.

MARCH PROMOTION

Reverse Cycle Ducted
AIR-CONDITIONING

For Just **\$5,990**

And Our
**PRESTIGE ESSENTIALS
UPGRADE PACKAGE**

at
NO EXTRA COST

SEE BELOW FOR DETAILS OF INCLUSIONS

For details contact **GEORGE KIZANA** on **9824 5165**
or visit our Display at Lot 12 Longhurst Road, Minto (Off Ben Lomond Drive)

**Wisdom
Homes**
The wise choice

MANHATTAN 43 (ENSUITE)



Manhattan 43 (Ensuite)

Area Calculations

ITEMISED FLOOR AREAS	AREA
Ground Floor	168.02 ^{sqm}
First Floor	167.22 ^{sqm}
Garage	33.57 ^{sqm}
Porch	5.45 ^{sqm}
Outdoor Leisure	18.98 ^{sqm}
Nett Living Area	335.24 ^{sqm}
Gross Floor Area	393.24 ^{sqm}
Gross Floor Area	42.33 ^{sq}
Optional Balcony Rear	19.87 ^{sqm}

This home has been designed to fit a

15m lot width

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Wisdom Homes
The wise choice



'Prestige Essentials' Upgrade

Lots of unbeatable Inclusions at No Extra Cost.....

Including:

DESIGNER KITCHEN

- * Caesarstone benchtop to kitchen (medium range-20mm thick) in lieu of squareform laminate
- * Decorative Glass Splashback to kitchen (up to 3m2 with 2No GPO cut-outs)
- * Standard height laminated overhead cupboards
- * Blanco undermount double bowl stainless steel kitchen sink in lieu of standard
- * Blum motion soft close kitchen drawers and pot drawers
- * Glass splashback to kitchen window reveals (selected designs)
- * Laminated overhead cupboard above fridge space
- * Set of pot drawers to kitchen
- * Designer Blanco 'U Shape' Mixer tap to kitchen sink
- * Blanco Stainless Steel Dishwasher
- * Stainless steel orgaline cutlery tray
- * Contemporary kitchen design as per house floor plan
- * 150mm Dropped Ceiling over Kitchen
- * Water Purifier to Kitchen Benchtop
- * Fixed feature Window to Kitchen Splashback (Selected Designs)

EUROPEAN APPLIANCES

- * Blanco premium 900mm stainless steel freestanding cooker including stainless steel kick plate (Model FD9085WX)
- * Blanco feature 900mm wide stainless steel and glass canopy rangehood to kitchen (Model BWCG90X)
- * Blanco stainless steel dishwasher (Model DWF6XP)
- * Blanco stainless steel microwave including matching trim kit (Model MF34SX)

STYLISH BATHROOMS

- * Caesarstone to vanities throughout (standard range - 20mm thick) in lieu of square form laminate
- * Semi-frameless shower screens to showers
- * Designer vitreous china toilet suites with squared cistern and soft close seats
- * Full height tiling to two walls only of bathroom and ensuite (main visible walls)
- * Stylish counter mounted or semi recessed vanity basins (subject to design)
- * Designer floating vanity units
- * Decorative tiled shower niches to all showers
- * Stylish mixer tap sets to all vanity basins
- * Polished edge frameless mirrors to all bathrooms and ensuites
- * Handheld shower & rail kits to all shower recesses
- * Bath & shower mixer sets to all bathrooms
- * Feature towel rails to bathrooms and ensuites
- * Stylus Newbury bath in lieu of standard bath (selected designs)
- * Feature bathroom accessories
- * Chrome floor wastes to wet areas in lieu of plastic floor wastes
- * Chrome push plugs to all vanity basins
- * Tiled hobs to shower recess for upgraded waterproofing

INTERNAL FINISHES

- * 2590mm ceilings to the ground floor (8'6") in lieu of standard 2440mm ceiling (8')
- * Decorative Tempo cornices throughout (excluding robes and minor areas)
- * Decorative half splayed 90mm high skirting boards and 67mm wide architraves
- * Professional interior and exterior colour selection appointment with experienced colour consultant
- * Designer kitchen cupboard and vanity door handles
- * Plasterboard lined boxing in of air-conditioning ductwork to double storey designs
- * Feature cut-outs and niches as per house design
- * Taubmans Endure Internal Paint Upgrade

DOORS & DOOR FURNITURE

- * Hume "Savoy" XS range 2340mm x 1200mm front entry door (clear glazed with clear timber finish)
- * Flush panel 2340mm high internal doors to ground floor (excluding robes) in lieu of standard
- * Designer Lianna internal door lever handles
- * Bar handles to kitchen, pantry, linen and robe doors in lieu of knobs
- * Gainsborough Tri-Lock lever entrance set to front door
- * Door stops to internal access doors

ELECTRICAL

- * 3 in 1 exhaust fan/light/heater to bathroom and ensuite
- * Clipsal Slimline double powerpoints and switches throughout
- * 2 x Television points to your preferred location
- * 2 x Telephone points to your preferred location
- * Security Alarm system including 3No PIR motion detectors and LED Touch Screen Pad

FLOOR COVERINGS

- * Floor and wall ceramic tile upgrade from \$25m2 to \$35m2 throughout
- * Carpet upgrade to 50/50 wool blend carpet to remainder of the home (excluding wet areas)

STAIRS

- * Designer stair upgrade to stainless steel bar balusters and squared handrail (double storey only)

LAUNDRY

- * Built-in laminated laundry unit with stainless steel drop in tub, mixer tap set and 20mm caesarstone top

ROBES & PANTRY

- * Laminated timber shelving to Pantry with decorative 100mm fascia
- * Built-in colour board WIR fitout including 1No. drawer set and shelf set

EXTERNAL FINISHES

- * 450mm wide eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
- * Blue Hyne T2 termite resistant timber frames
- * Trend aluminium stacker door to outdoor leisure area
- * 25 degree roof pitch in lieu of 20 degree roof pitch
- * Bristle flat profile 'Classic' range roof tiles in lieu of traditional range roof tiles
- * Concrete to front porch including ceramic tiles over
- * Reticulated termite treatment system to the perimeter of the home
- * Keyed window and external door locks through out
- * Gas package including gas to cooktop, gas hotwater system and gas bayonet point to living area
- * Off white mortar to brickwork in lieu of natural coloured mortar
- * Aluminium awning windows to front facade and bathrooms
- * 3 x exterior garden taps
- * Colorbond fascia and gutter
- * Brickwork above all windows, external doors and garage doors (excludes minor lightweight cladded areas)
- * Massive "Inclusive" brick selection range

ALFRESCO

- * Concrete to the outdoor leisure room incorporated with main house slab (if applicable)
- * Outdoor leisure rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices

PAINT

- * Taubmans three coat paint system throughout in lieu of two coat system

GARAGE

- * Plasterboard lined interior walls to garage in lieu of face brickwork
- * Auto garage door opener including 2No. transmitter units and a wall switch
- * Sectional overhead Garage door in lieu of standard roller door

BASIX

- * 4 star rated tapware
- * fire retardant sarking to underside of roof tiles
- * Decorative slimline corrugated steel aboveground 3000 litre rain water tank
- * Upgraded R3.5 ceiling insulation
- * Upgraded R2.0 wall insulation
- * Whirlybird roof ventilator for better cooling & BASIX score
- * BASIX assessment fees

HOTWATER

- * Rheem 5 star rated gas instantaneous hot water system
- * Recess box for gas instantaneous hot water system