

Indicative Of Finish



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7 Fantail Court BOAMBEE EAST, NSW



"Brand New Family Home"

This beautiful new home has been built to make the most of the fabulous northerly elevated aspect. Featuring high ceilings throughout there are 4 spacious bedrooms, a walk in robe & ensuite to the main bedroom, built in robes in other 3 bedrooms. The superb modern kitchen comes complete with high quality stainless 900mm oven, gas cooktop, dishwasher & microwave and is accentuated by the beautiful 40mm stone bench tops, 2pac finish to cupboards and raked ceilings. The family, dining & media rooms all frame the covered alfresco area perfect for the entertainers.

Price: \$575,000



Luke Wenban

0418 165 979

WINDOW SCHEDULE								
No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
01	BED 1	1800	2400	2250	AWNING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	4.32
02	ENS	2000	450	2250	AWNING WINDOW	IMPROVED ALUMINIUM	OBSCURE - SAFETY	0.90
03	WIR	2000	600	2250	AWNING WINDOW	IMPROVED ALUMINIUM	OBSCURE - SINGLE	1.20
04	BED 2	2000	1200	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.40
05	BATH	2000	600	2250	AWNING WINDOW	IMPROVED ALUMINIUM	OBSCURE - SAFETY	1.20
06	BED 3	2000	1200	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.40
07	MEDIA	600	2700	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.62
08	MEDIA	2000	2400	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	4.80
09	MEDIA	2000	1200	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.40
10	DINING	2100	2700	2100	STACKING SLIDING DOOR	IMPROVED ALUMINIUM	CLEAR - SAFETY	5.67
11	FAMILY	2000	1200	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.40
12	FAMILY	2000	2400	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	4.80
13	FAMILY	600	2700	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	1.62
14	LDRY	1000	600	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	0.60
15	BED 4	1400	2100	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.94
16	GARAGE	1000	2100	2250	SLIDING WINDOW	IMPROVED ALUMINIUM	CLEAR - SINGLE	2.10

AREAS	
Name	Area m ²
Dwelling Area	218.46 m ²
Front Porch Area	3.18 m ²
Rear Deck Area	21.27 m ²
Grand total	242.92 m²

BASIX Area Schedule	
Name	Area
Conditioned Floor Area	146.63
Unconditioned	11.20
Total Roof Area	281.45
Total Site Area	511.33

LEGEND

- 820 820mm DOOR
- 2720 2 x 720mm DOORS
- ACP ALUMINIUM COVER PLATE
- REF. REFRIGERATOR SPACE
- WM WASHING MACHINE SPACE
- TUB LAUNDRY TUB
- DW DISHWASHER
- B. BENCH
- ICPT. CARPET
- IC.T. CERAMIC TILES
- (18x) TONGUE & GROOVE TIMBER FLOORING
- SD SMOKE DETECTOR
- TV TELEVISION OUTLET
- ST SOLAR TUBE SKYLIGHT
- DP DOWNPIPE
- CEILING FAN

REVISION SCHEDULE		
No.	Description	Date

NOTES:
 The builder is responsible for verifying all dimensions, timber sizes, material lists, wind ratings, and setbacks prior to commencement of any work.
 Only written measurements & dimensions are to be used. Do not obtain measurements by scaling off drawings.
 Building works are to be set out by a registered surveyor.
 Provide smoke detectors as per BCA Vol.2 3.7.2 and AS 3786.

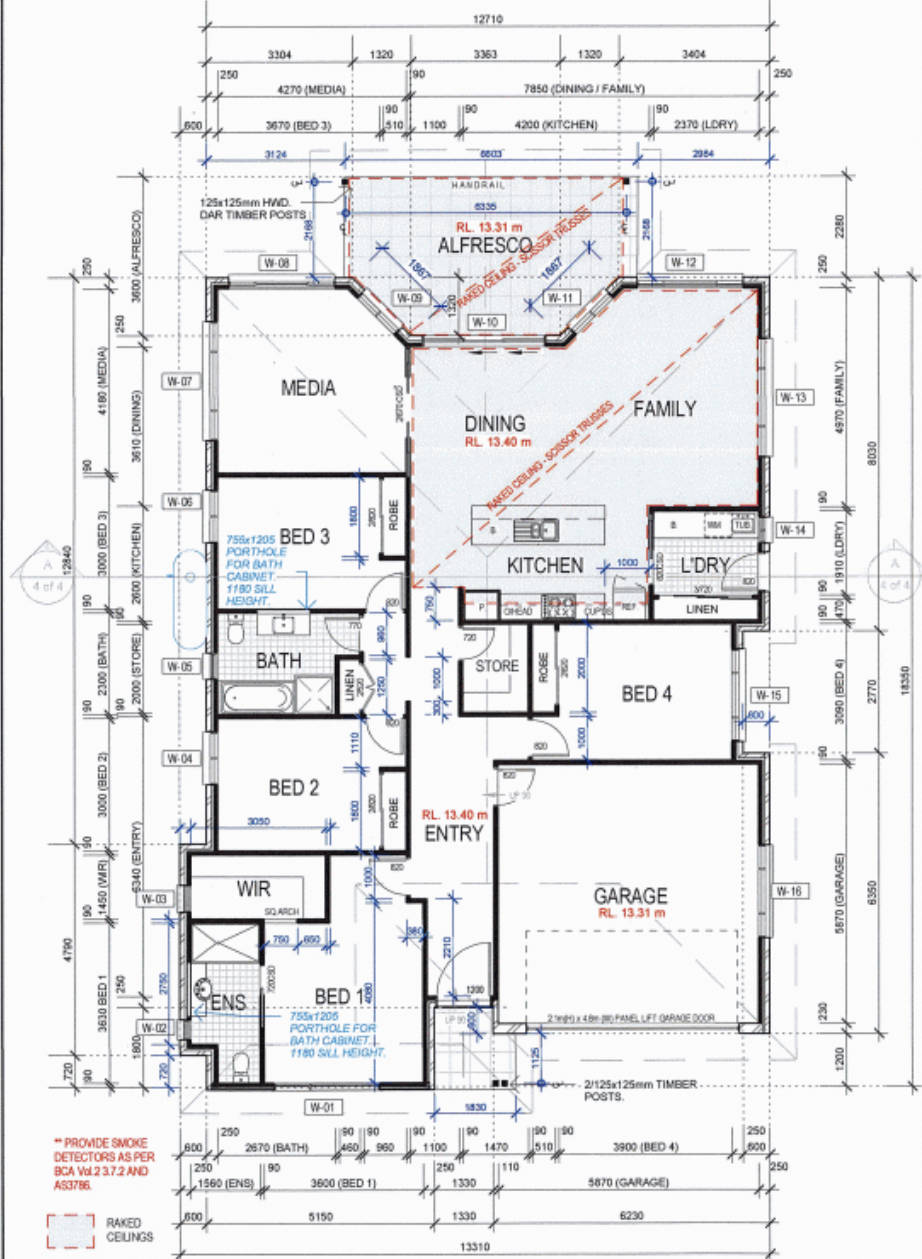
PROJECT:
PROPOSED DWELLING
AT LOT 21 DP 1226585
FANTAIL COURT,
BOAMBEE EAST

CLIENT: VOYEE PTY LTD & SUPAEAST PTY LTD

midcoast design
and drafting

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Scale	1 : 100
Drawn by	RDM
Date	21/10/2016
Project no.	01272H
Revision	



* PROVIDE SMOKE DETECTORS AS PER BCA Vol.2 3.7.2 AND AS3786.

RAKED CEILINGS



FLOOR PLAN
SCALE 1 : 100

NOTE: ALL INTERNAL DOORS TO BE 2340mm HIGH. (EXCEPT LINEN, PANTRY, ROBES ETC.)