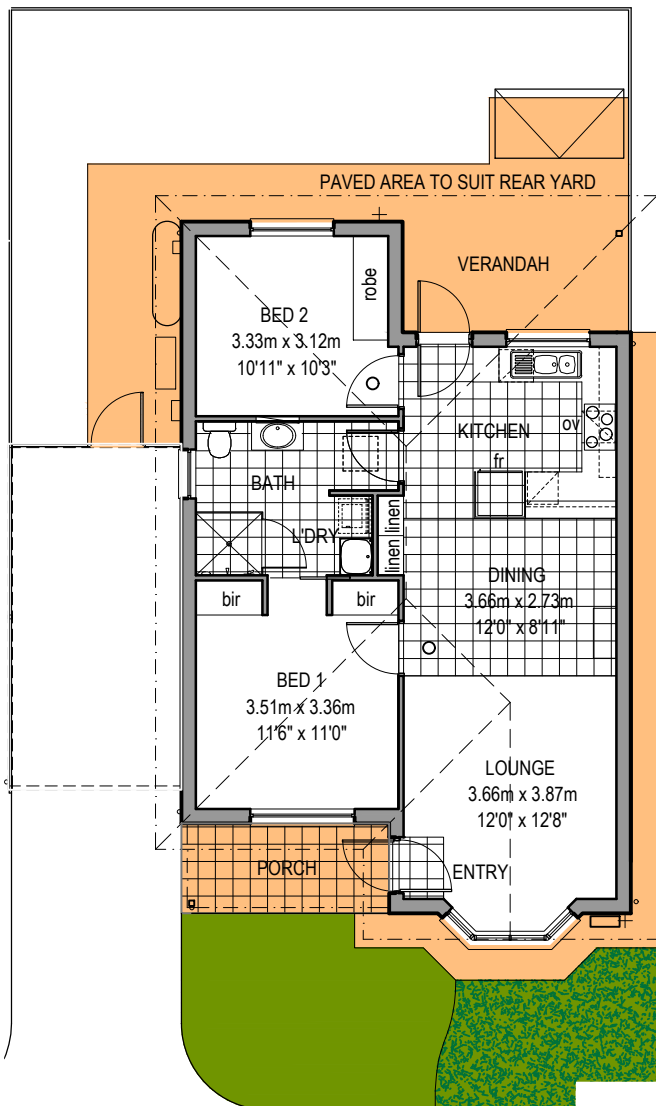


# Rose

TYPE 8

## 2 Bedroom Villa + carport



|            |                      |             |
|------------|----------------------|-------------|
| LIVING...  | 78.42m <sup>2</sup>  | (8.44sq's)  |
| PARKING... | 18.00m <sup>2</sup>  | ((1.93sq's) |
| PORCH...   | 5.31m <sup>2</sup>   | (0.57sq's)  |
| TOTAL...   | 101.73m <sup>2</sup> | (10.95sq's) |

Disclaimer: These plans are indicative only & subject to alteration. Final plans by agreement between the client & the company.

Angle Vale Gardens  
RETIREMENT ESTATE

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# Villas

## Standard Finishes and Inclusions

### External Features

- Secure front gate entry with camera vision in villa
- Private rear yards
- Coloured concrete patterned paving to rear yard
- Rear yard ready for resident planting
- Courtyard under main roof
- Lift Up Clothes line
- Colorbond Good Neighbour Fencing
- Gas Instant Hot Water Service
- Landscaped front garden
- Weatherproof GPO Powerpoint
- Security doors to front and rear door

### Internal Features

- 3 telephone / communication points
- 2 television points
- Smoke detectors / alarm
- Linen cupboard
- Aluminium windows
- Tiled entry, porch and dining
- Provision for Foxtel and Broadband
- Reverse-cycle split air to Type 8
- Ceiling height 2550 (8'6") to Type 8
- Robe to Bed 2

### Kitchen

- Modern kitchen
- Stainless steel fan forced oven
- Ceramic cooktop and range hood, stainless steel finish
- Pantry
- Ceramic tiles
- 1.5 bowl sink with flip mixer tap
- Provision for future dishwasher
- Small bin in sink bench cupboard

### Bathrooms

- Exhaust fans / heat lamps
- Bathroom walls / floors tiled
- Pivot shower screens
- Mixer tap to shower and basin
- Wall tiles to 1.2 metres high Type 8

### Laundry

- Incorporated in Bathroom
- Stainless steel tub
- Ceramic tiles