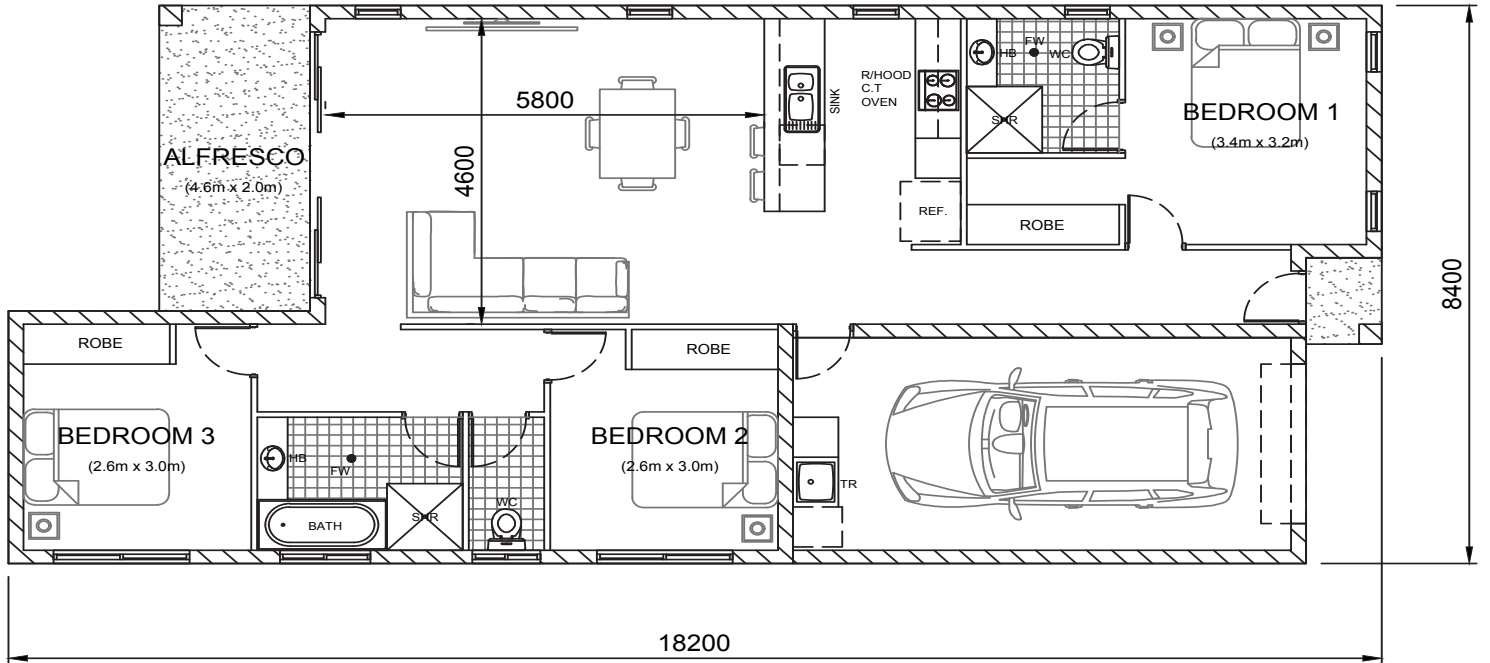




**\$312,260**

Living Area	Garage	Portico	Alfresco	Total	Bedroom	Bathroom	Garage
106.0sqm	23.1sqm	1.3sqm	9.2sqm	139.6sqm	3	2	1

## The Karalee Cottage Mk 1



Fencing and landscaping are not standard inclusions. Plans are protected by copyright. Images, prices, inclusions and plans are indicative only, and subject to variation without notice.

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Northern Star Homes was established in 2005 and is a multi award-winning builder of modern and contemporary homes that are elegant, sophisticated and distinctive in design. All Northern Star homes are built by a team with over 25 years of proven experience. Each Northern Star Home is built with the highest possible specification and offers real value for money. Northern Star's products are comfortable, feature practical living space, superb design, quality materials and most importantly, are valuable financial investments. Our standard inclusions are as follows:

## External

- House finished in 200 series block work with rendered and painted finish
- Colourbond roof and trims, R1.5 insulation blanket, cyclone coded laminated timber trusses.
- 800mm concrete pathway around perimeter of house slab
- Part A and B termite protection
- Garage/carport/driveway/alfresco area finished in either grey concrete or exposed aggregate
- Solarhart hot water service or an equivalent heat pump system
- Amplimesh security screens to all sliding windows and glass sliding doors
- Louvre windows fitted with invisguard security screens
- Humes solid-core external doors with Lane security locks
- B&D remote controlled garage door
- Two external taps
- 1 weather-proof power point and in alfresco area
- Panasonic inverter split-system air conditioning units throughout
- Ceiling fans to all bedrooms, living areas, bathrooms, laundry and alfresco area
- Built-in wardrobes with mirror, frosted glass or lami panel sliding doors in bedrooms
- Ensuite to have walk-in robes
- Stone or granite benchtops in kitchen and bathrooms
- Kitchen with 4 burner gas cooktop, under-bench electric oven and slide-out rangehood
- Kitchen cupboards with pantry, overhead cupboards, dishwasher provision, refrigerator space
- Gas provision and refrigerator water connections
- Stainless steel sink with 1 ½ bowls in kitchen
- Flick-mixer taps throughout
- Vitreous China toilet suites with dual-flush and acrylic bathtub in main bathroom
- 45Lt Stainless Steel laundry trough in laminated post form bench with 600mm splashback
- Built-in linen and broom cupboards (with chosen design)
- Decorative lightfittings, downlights and fluros throughout
- One phone and one data point . Two power points in each room
- TV points in living area and master bedroom
- 2 x double power points in garage for NBN, Telstra and reticulated irrigation control box

## Internal

- 2700mm high ceilings throughout
- Floor-to-ceiling tiles in main bathroom and ensuite
- Ceramic or porcelain large floor tiles throughout main living area with timber skirting
- Ceramic or porcelain floor tiles to main bathroom, ensuite, toilet and laundry with tile skirting

**Quality without compromise - that's the standard at Northern Star Homes!**

