



UNIT 101/2 PIPER ROAD GEILSTON BAY 7015

(CLARENCE LIFESTYLE VILLAGE)

HOUSE DESIGN – CAMBRIDGE - (2 Bedrooms + Bathroom & Ensuite)

BUILD YEAR – 2017/18

EXTRA FEATURES INCLUDE:

Dishwasher
Ambulant Toilet
Pantry Shelves
Extra Kitchen Draws

Extended driveway with concrete to the shed
Ensuite off main bedroom
Low maintenance garden
Heat Pump hot water cylinder

OFFERS OVER \$395,000.00

Offers close – Tuesday 20th May – 12.00 midday

Fortnightly rental – single \$307.16 / double \$378.92 (rent rebate available if you are on a pension)

Door Schedule				
Count	Model	Description	Height	Width
1	2 x 870	2 x 870 Sliders	2134	1700
1	3 x 870 Sliders	3 x 870 Sliders	2100	2610
5	CS820	Internal Cavity Slider	2100	820
1	DSC2118-2	Singel Glazed External Glass Slider	2100	1800
1	ESW620	Singel Glazed External Glass Swing	2100	820

Window Schedule						
Count	Model	Description	Sill Height	Head Height	Height	Width
2	DS0606	Singel Glazed Aluminium Sliding	1500	2100	600	600
1	DS0912	Singel Glazed Aluminium Sliding	1200	2100	900	1200
2	SW0818	Singel Glazed Aluminium Sliding	1500	2100	600	1800
3	SW1818	Singel Glazed Aluminium Sliding	300	2100	1800	1800

Floor Schedule		
Count	Description	Area
1	Carport Slab	48 m²
1	Interior Floor	70 m²

TIMBER LINTEL SCHEDULE		
Span	Member Dimensions	Type
3 - 1200	90 x 45	F11
1200 - 1800	140 x 45	F11
1800 - 2300	190 x 45	F11
2300 - 3000	240 x 45	F11

Window timber lints to be as specified by truss manufacturer or as depicted in timber framing manual and/or building specification.

