



## **UNIT 10/2 PIPER ROAD GEILSTON BAY 7015**

**(CLARENCE LIFESTYLE VILLAGE)**

**HOUSE DESIGN – ACTON - (3 Bedrooms + Bathroom & Ensuite)**

**BUILD YEAR – 2013**

### **EXTRA FEATURES INCLUDE:**

Dishwasher

Microwave cupboard tower

Extra kitchen draws

Window Awnings

Extended driveway

Concrete back yard area

Low maintenance garden

## **OFFERS OVER \$480,000.00**

**Offers close – Friday 4<sup>th</sup> July – 12.00 midday**

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

WINDOW SCHEDULE									
Count	Model	Description	Sill Height	Head Height	Height	Width	SHGC	U	
1	DS0912	Single Glazed Aluminium Sliding	1200	2100	900	1200	0.77	6.5000	
2	SW0606	Single Glazed Aluminium Sliding	1500	2100	600	600	0.77	6.5000	
1	SW0609	Single Glazed Aluminium Sliding	1500	2100	600	900	0.77	6.5000	
1	SW1212	Single Glazed Aluminium Sliding	900	2100	1200	1200	0.77	6.5000	
2	SW1218	Single Glazed Aluminium Sliding	900	2100	1200	1800	0.77	6.5000	
3	SW1818	Single Glazed Aluminium Sliding	300	2100	1800	1800	0.77	6.5000	

FLOOR SCHEDULE		
Count	Description	Area
1	INTERIOR FLOOR	95 m²
1	CARPORT SLAB	29 m²
1	FRONT DECK	5 m²

Insulation Detail			
Location	Manufacturer	Type	
Ceiling	Bradford	R 4.1	
Walls	Bradford	R 2.0	
Floor	Bradford	R 1.3 Anicon 60	



7200

CARPORT  
3600

BED 1  
3510

LIVING / DINING  
3510



FLOOR LEVEL

1 : 100