

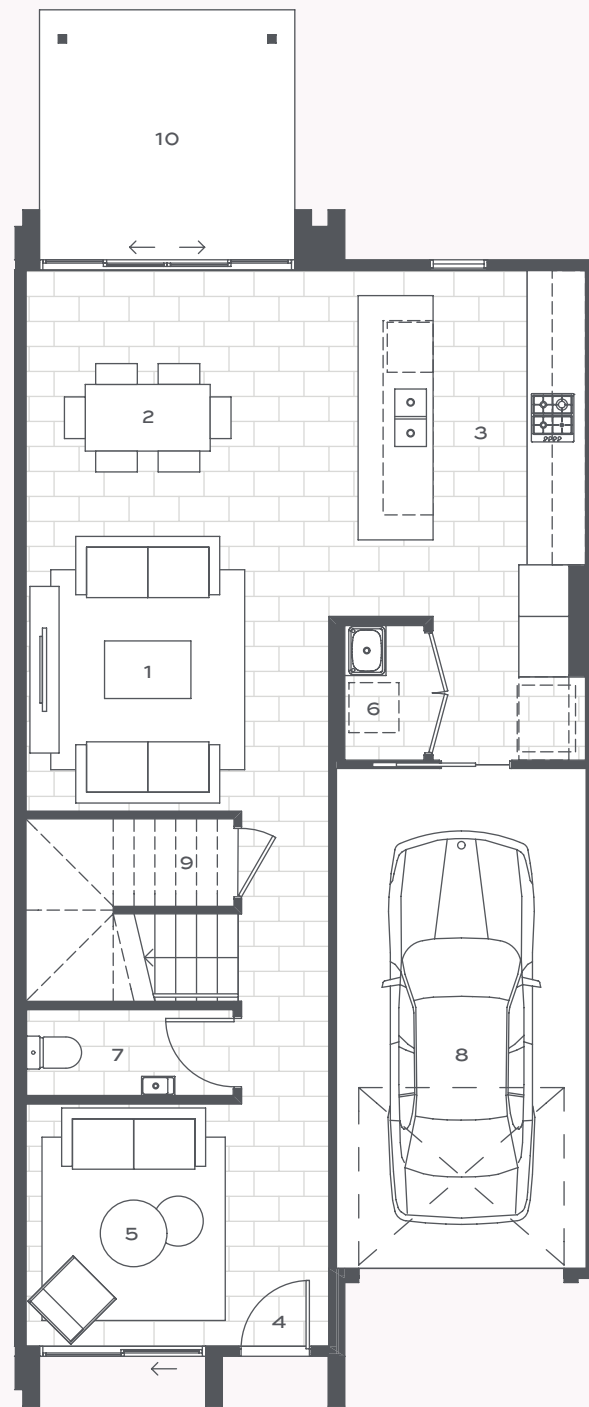
Residence C2



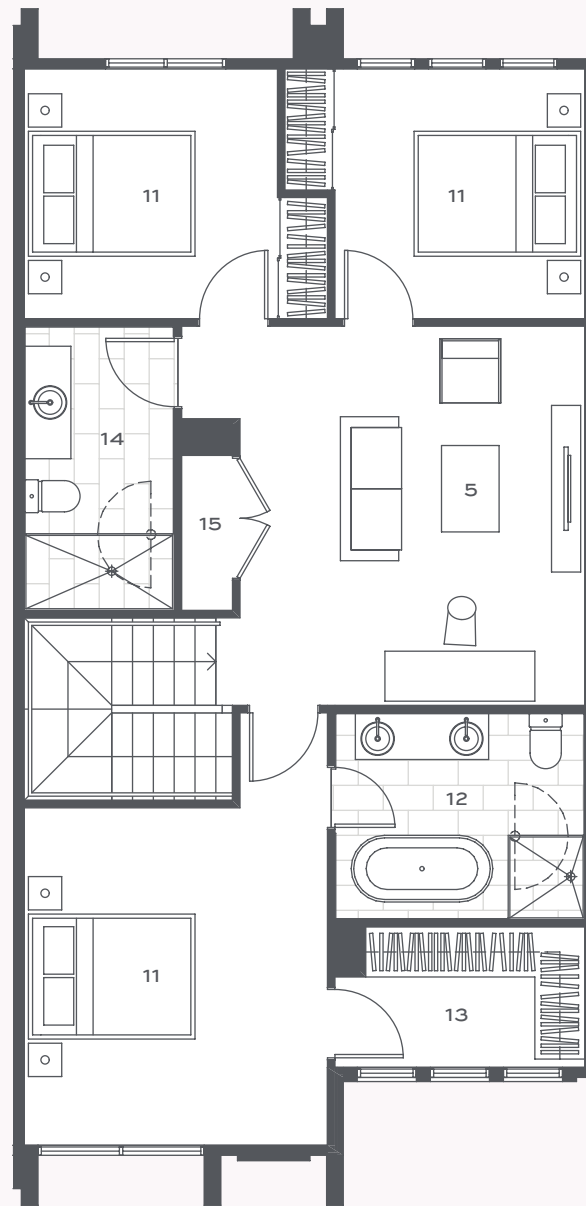
Montaine

MOUNT ANNAN

Sunland Group



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Residence C2

[LOTS] 55, 56, 79, 100, 101, 102, 103, 104, 105, 106, 115

Ground Floor Area 70m² | First Floor Area 89m²
Garage Area 19m² | Patio Area 10m² | Total Area 188m²

[01] LIVING [02] DINING [03] KITCHEN [04] ENTRY
[05] MULTI PURPOSE ROOM [06] LAUNDRY
[07] POWDER ROOM [08] GARAGE [09] STORE
[10] PATIO [11] BEDROOM [12] ENSUITE
[13] WALK IN ROBE [14] BATHROOM [15] LINEN

0m 5m

External Finishes

WALLS – LIGHT STEEL STRUCTURAL FRAMING | HEBEL CLADDING. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | FIBRE CEMENT COMPOSITE SHEET CLADDING. EXTERIOR GRADE PAINT FINISH | FORMED ARCHITECTURAL MOULDINGS. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | **WINDOWS** – ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS. POWDERCOAT FINISH | MATCHING FLYSCREENS | **ROOF** – LIGHT STEEL STRUCTURAL FRAMING | METAL DECK ROOFING. COLORBOND FINISH | METAL FASCIA AND GUTTERS. COLORBOND FINISH TO MATCH ROOFING | DOWNPIPES. EXTERIOR GRADE PAINT FINISH TO MATCH ADJACENT WALL COLOUR | CEMENT SHEET SOFFITS WHERE APPLICABLE, EXTERIOR GRADE PAINT FINISH | **GARAGE** – ATTACHED LOCKUP GARAGE WITH REMOTE CONTROLLED SECTIONAL GARAGE DOOR, COLORBOND FINISH | **COVERED PATIO** – ATTACHED PATIO STRUCTURE, ALUMINIUM FRAME, POWDERCOAT FINISH AND METAL DECK ROOFING, COLORBOND FINISH | EXPOSED AGGREGATE CONCRETE SLAB | **GENERAL** – EXPOSED AGGREGATE CONCRETE DRIVEWAY, ENTRY PATH AND PORCH SLAB | LANDSCAPING | GAS HOT WATER SYSTEM | UNDER SLAB RAINWATER TANK WITH PUMP | CLOTHESLINE | EXTERNAL LIGHT FITTINGS | FENCING

Internal Finishes

WALLS – PLASTERBOARD WALL LINING. PAINT FINISH | WR WALL LINING IN BATHROOMS. PAINT FINISH | **CEILING** – PLASTERBOARD CEILING LINING, COVED CORNICE WALL JUNCTION. PAINT FINISH | **EXTERNAL DOOR & INTERNAL GARAGE DOOR** – SOLID CORE FLUSH PANEL DOORS. GLOSS PAINT FINISH | **INTERNAL DOORS** – HOLLOW CORE FLUSH PANEL DOORS. GLOSS PAINT FINISH | **FLOORS** – REINFORCED IN-SITU CONCRETE SLAB, GROUND FLOOR LEVEL INCLUDING GARAGE | STEEL FRAMED WITH PARTICLE BOARD SHEET FLOORING, FIRST FLOOR LEVEL | PORCELAIN TILES IN ENTRY, MULTI-PURPOSE ROOM, LIVING, DINING, KITCHEN, LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM | CARPET TO ALL BEDROOMS AND ROBES, UNDER STAIR STORE ROOM, STAIRS, FIRST FLOOR CORRIDOR & LINEN | **GENERAL** – DUCTED AIR CONDITIONING SYSTEM IN MAIN LIVING AREAS AND ALL BEDROOMS | FREE TO AIR TELEVISION POINTS IN ALL BEDROOMS, LIVING ROOM & MULTI-PURPOSE ROOM | PAY TELEVISION PROVISION FOR FUTURE CONNECTION TO PAY SERVICE INSTALLED IN LIVING ROOM | NBN PROVISIONS FOR FUTURE CONNECTION OF ONE ISP ACCOUNT TO CENTRAL MODEM POINT INSTALLED IN LIVING ROOM | TELEPHONE POINTS IN BEDROOM 1 AND LIVING ROOM | LED DOWNLIGHTS THROUGHOUT THE HOME | MINIMUM OF 1 LIGHT SWITCH AT THE ENTRANCE TO EACH ROOM | MECHANICAL VENTILATION IN ENSUITE, BATHROOM, POWDER ROOM & LAUNDRY | MINIMUM OF 1 DOUBLE POWER POINT TO EACH LIVING ROOM, DINING ROOM, MULTI-PURPOSE ROOM AND EACH BEDROOM | **KITCHEN** – HIGH GLOSS 2 PACK POLYURETHANE FINISHED EXPOSED CABINETRY (GENERALLY) | RECONSTITUTED STONE BENCH TOPS | STAINLESS STEEL APPLIANCES INCLUDING 600MM WIDE ELECTRIC OVEN, GAS COOKTOP & RANGE HOOD AND DISHWASHER | MIRROR SPLASHBACK | KITCHEN TAP & MIXER | KITCHEN SINK | COLD WATER CONNECTION IN FRIDGE ALCOVE | **LAUNDRY** – LAUNDRY TUB UNIT | LAUNDRY MIXER | PORCELAIN TILE SPLASHBACK | **POWDER ROOM** – VANITY BASIN AND VANITY BASIN MIXER | WALL MOUNTED VANITY MIRROR | TOILET SUITE | HAND TOWEL RAIL | **ENSUITE** – WALL MOUNTED VANITY UNIT AS FOLLOWS; HIGH GLOSS 2 PACK POLYURETHANE FINISH TO EXPOSED CABINETRY · RECONSTITUTED STONE VANITY TOP · 2 VANITY BASINS, BASIN SPOUTS AND MIXERS | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | CEILING MOUNTED SHOWER HEAD | HAND-HELD SHOWER ON ADJUSTABLE SHOWER RAIL | IN-WALL SHOWER MIXER WITH DIVERTOR | FREESTANDING BATH | FREESTANDING BATH SPOUT WITH WALL MOUNTED MIXER | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING; TOWEL RAIL, TOILET ROLL HOLDER & SHOWER SHELF | **BATHROOM** – WALL MOUNTED VANITY UNIT AS FOLLOWS; HIGH GLOSS 2 PACK POLYURETHANE FINISH TO EXPOSED CABINETRY · RECONSTITUTED STONE VANITY TOP · VANITY BASIN, BASIN SPOUT AND MIXER | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | HAND-HELD SHOWER ON ADJUSTABLE SHOWER RAIL | IN-WALL SHOWER MIXER | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING TOWEL RAIL, TOILET ROLL HOLDER & SHOWER SHELF | **WALK IN ROBE** (BEDROOM 1) – SHELF & HANGING RAILS | **WARDROBES** (BEDROOMS 2 & 3) – MIRRORED SLIDING DOORS | SHELF & HANGING RAILS | **LINEN CUPBOARDS** – FIXED SHELVING

PLEASE NOTE: FITTINGS MAY CHANGE DURING CONSTRUCTION. THE SELLER RESERVES THE RIGHT TO CHANGE FITTINGS WITH EQUIVALENT PRODUCTS IF THE SPECIFIED PRODUCT BECOMES UNAVAILABLE.

Sunland Group 1300 735 415 | sunlandgroup.com.au | 1-5 Main Street, Mount Annan, NSW 2567

INDICATIVE FLOOR PLAN AND ARTIST IMPRESSION ONLY. THIS FLOOR PLAN IS INDICATIVE OF TYPE C2 LOT 101. REFER TO THE FLOOR PLANS CONTAINED IN THE CONTRACT OF SALE FOR THE ACTUAL FLOOR PLAN APPLICABLE TO THE OTHER LOTS. ALL FLOOR AREAS MEASURED TO THE FACE OF EXTERNAL WALLS & CENTRE LINE OF PARTY WALLS. ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS. TO THE BEST OF OUR KNOWLEDGE, NO RELEVANT INFORMATION HAS BEEN OMITTED. HOWEVER SUNLAND GROUP LIMITED AND ITS APPOINTED AGENTS DISCLAIM ALL LIABILITY SHOULD ANY INFORMATION OR MATTER CONTAINED HEREIN DIFFER FROM THE CONTRACT OF SALE OR THE ACTUAL CONSTRUCTED DEVELOPMENT. IMAGES ARE ILLUSTRATIVE ONLY AND ALL INFORMATION IS CORRECT AT THE TIME OF PRINTING. © SUNLAND GROUP LIMITED. ALL RIGHTS RESERVED.