

# The Coolum



Optional Elevation



Standard Elevation

## Key Inclusions

- Fixed price contract
- House construction and public liability insurance covered until handover
- All preliminary fees including BCC application, private certifiers, BSA insurance and Portable Long Service Levy
- Termimesh stainless steel termite management system
- 110mm brick veneer with pine timber frame
- Solver Maxiwash three coat paint finish to internal walls
- Reconstituted stone benchtops to kitchen, bathrooms and laundry
- Gloss polyurethane finish to kitchen, bathrooms and laundry cupboard fronts with soft-close hinges and drawer slides
- Fisher & Paykel multifunction oven, ceran cooktop and ducted canopy rangehood all in stainless steel
- 1700mm free-standing feature bathtub
- R3.0 insulation batts to internal ceiling including garage
- Rheem Integrity 26 mains pressure instant gas hot water storage system
- 5,000 litre round polytank rainwater tank with submersible pump and float valve. Aquasource bypass unit to tank position. Rainwater plumbed to service WCs, WM stops and one external tap



## The Coolum

Step into this contemporary design and feel the warmth that this home brings.

The flowing indoor/outdoor entertaining areas caters for the perfect host whilst the upper level living gives privacy and quieter areas for relaxing.

The lower level also offers a media room, powder room and large storage area. The double garage features a remote operated door and practical storage at the rear.

The Coolum is sure to impress any visitors whilst also being a comforting and inviting home.

## Living Areas

Lounge/Media, Family, Study, Kitchen, Dining, Rumpus, Sala

## Area

House Size 318m<sup>2</sup>

## Dimensions

Width 12.3m  
Length 20.1m

1. The house exterior and interior are artists impressions and are indicative only. 2. Changes may be made during the development of the plan and dimensions, fittings, finishes and specification are subject to change without notice. 3. The information contained herein is believed to be correct but is not guaranteed. 4. Prospective purchasers must rely on their own enquiries. 5. This brochure is for guidance only and does not constitute an offer or contract. 6. Dimensions shown are rounded. © KERDIC HOMES PTY LTD ABN 40 010 952 306

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