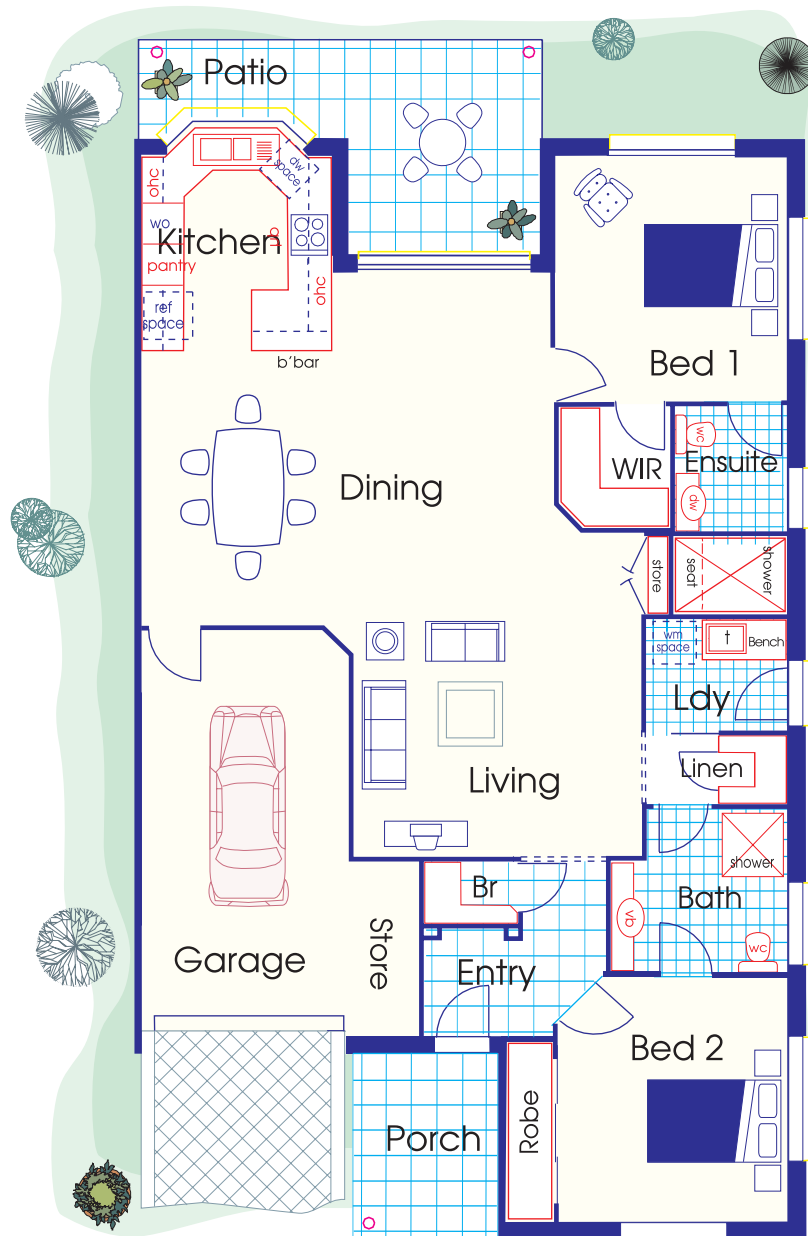


# Plans & Specifications

## The Amity 1 Villas 75, 76, 80 & 85

- Two Bedrooms • Lockup Garage • Independent Living Villa



**Gross Floor Area 156.083m<sup>2</sup> 16.79 squares**

Bed 1	3300 X 3600	10'10" X 11'10"	Porch	2100 X 2710	6'11" X 8'10"
Bed 2	3300 X 3600	10'10" X 11'10"	Entry	1420 X 2580	4'8" X 8'6"
Patio	5785 X 3200	19'0" X 10'6"	Kitchen	2700 X 2870	8'10" X 9'5"
Living/Dining	4100 X 8640	13'5" X 28'4"	Laundry	2030 x 1640	6'8" X 5'5"
Garage	3000 X 6000	9'10" X 19'8"	Bath	2550 x 2430	8'4" X 8'0"

# Plans & Specifications

## The Amity 1 Villas 75, 76, 80 & 85

- Two Bedrooms • Lockup Garage • Independent Living Villa

### Bedroom 1

- Variable speed ceiling fan
- Built-in robe, shelves, hanging rods
- Quality carpet
- Telephone socket
- TV point and power point
- Mirror fitted in cabinet / robe

### Bedroom 2

- Ceiling fan
- Built-in robe, shelves, hanging rods
- Quality carpet
- Power points

### Living / Dining

- Variable speed ceiling fan
- Quality carpet
- Linen cupboards
- Telephone socket
- Television antennae socket
- Feature cornice

### Kitchen

- Stainless steel sink with flick mixer - one and half bowl
- Built-in cupboards
- Pantry cupboard, many drawers
- Dishwasher - drawer type
- Quality wall oven and hot plates
- Quality floor tiles
- Down light over sink area
- Slim-line exhaust fan
- Microwave position

### Patio and Porch

- Entrance porch / paved / tiled
- Tiles to patio
- Ceiling lights fitted to patio and porch
- Weatherproof power point

### Store / Linen

### Bathroom

- Vanity unit and basin
- Shower with flexible hand set
- Powder coated shower screen and laminated glass
- Ceramic wall and floor tiles to wet areas
- Wall mounted mirror
- WC
- Quality finished flick mixer taps
- IXL Exhaust fan and heater light
- Support rails

### Garage

- Lock up panel lift door with remote control - electrically operated
- 35 watt fluorescent light

### Laundry

- Stainless steel wash tub
- Bench and cupboards

### Site Landscaping

- Intensive landscaping to front and all areas
- Automatic irrigation
- Fold-down clothes line
- Two hose taps

### General Items

- VAC maid plumbed
- All walls finished in quality finish paint
- All ceilings finished in quality finish paint
- Sliding powder coated aluminium windows
- Doors, architraves and skirting with gloss enamel paint finish
- All windows fitted with key locks
- Quality internal doors
- Solid front door and lead light side panel where applicable
- Smoke detector-mains plus battery back-up
- Wired and plumbed for air conditioning
- Emergency call system