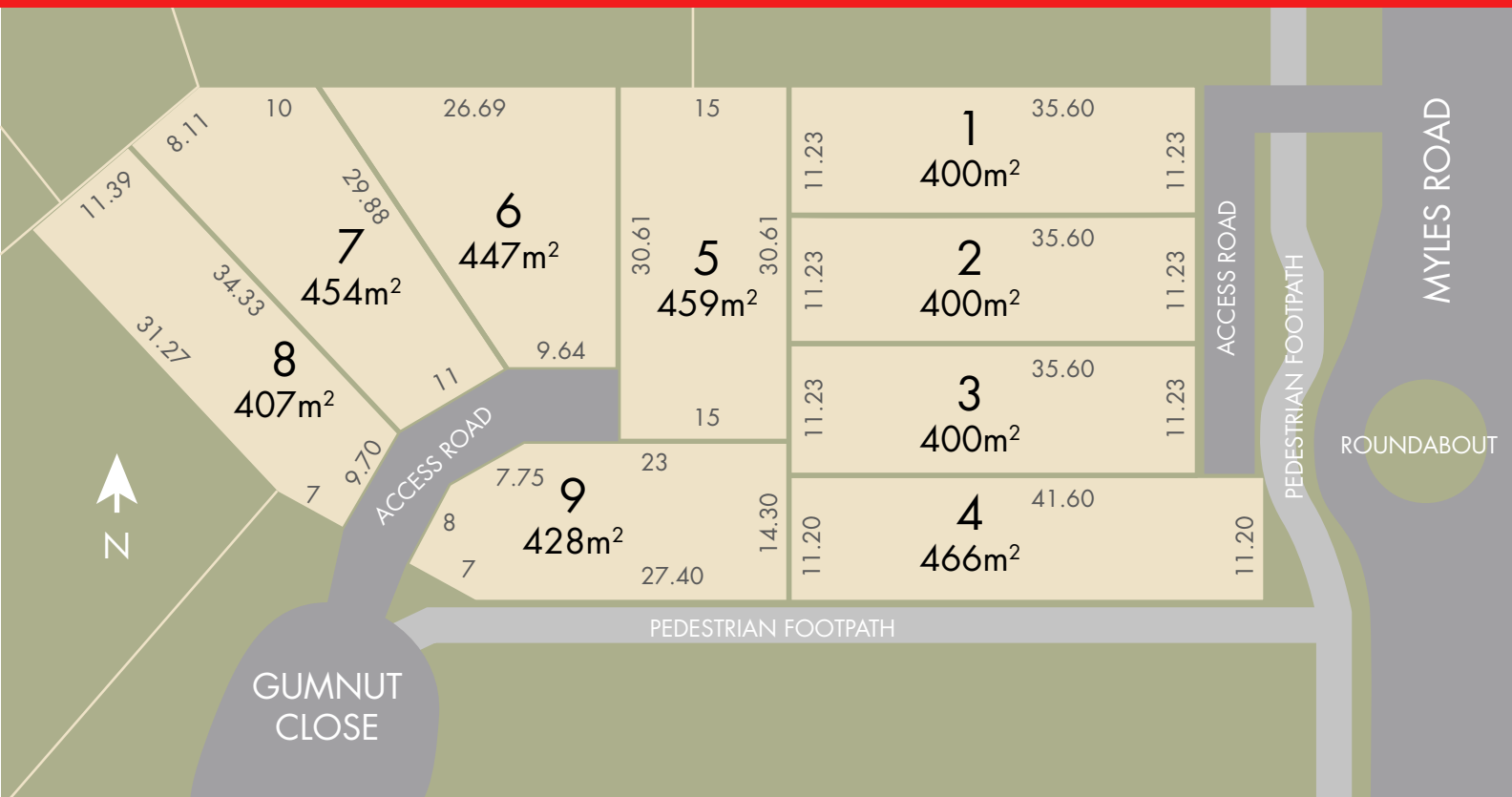


9 LOT SUBDIVISION

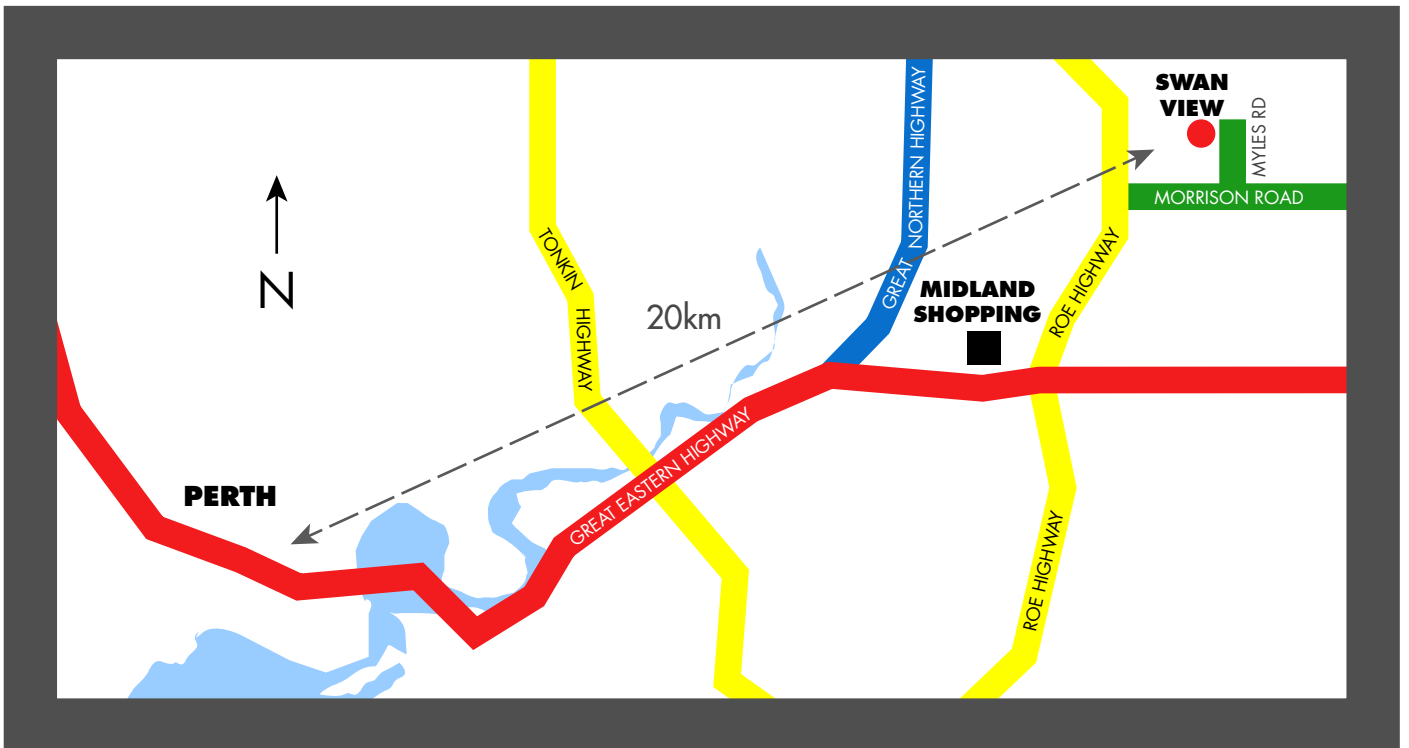
35 Myles Road, Gumnut Close, Swan View



Well located
9 lot in fill
subdivision

High aspect

500m from
shopping
centre



35 Myles Road, Gumnut Close, Swan View

Contact Tony Beamish on 0418 954 542
Email tony@pdac.com.au Visit www.pdac.com.au
39 Richardson Street, West Perth

THE LUMINOUS

4 2 2

VITAL STATS

Living area 165m²
(including alfresco)
Total area 202m²
Scale 1:100

\$51,000
BONUS PACKAGE

LED LIGHTING
THROUGHOUT

SAMSUNG REVERSE
CYCLE AIR CON

FREESTYLE BENCHTOPS
TO KITCHEN

31C CEILINGS TO MAIN
LIVING AREAS

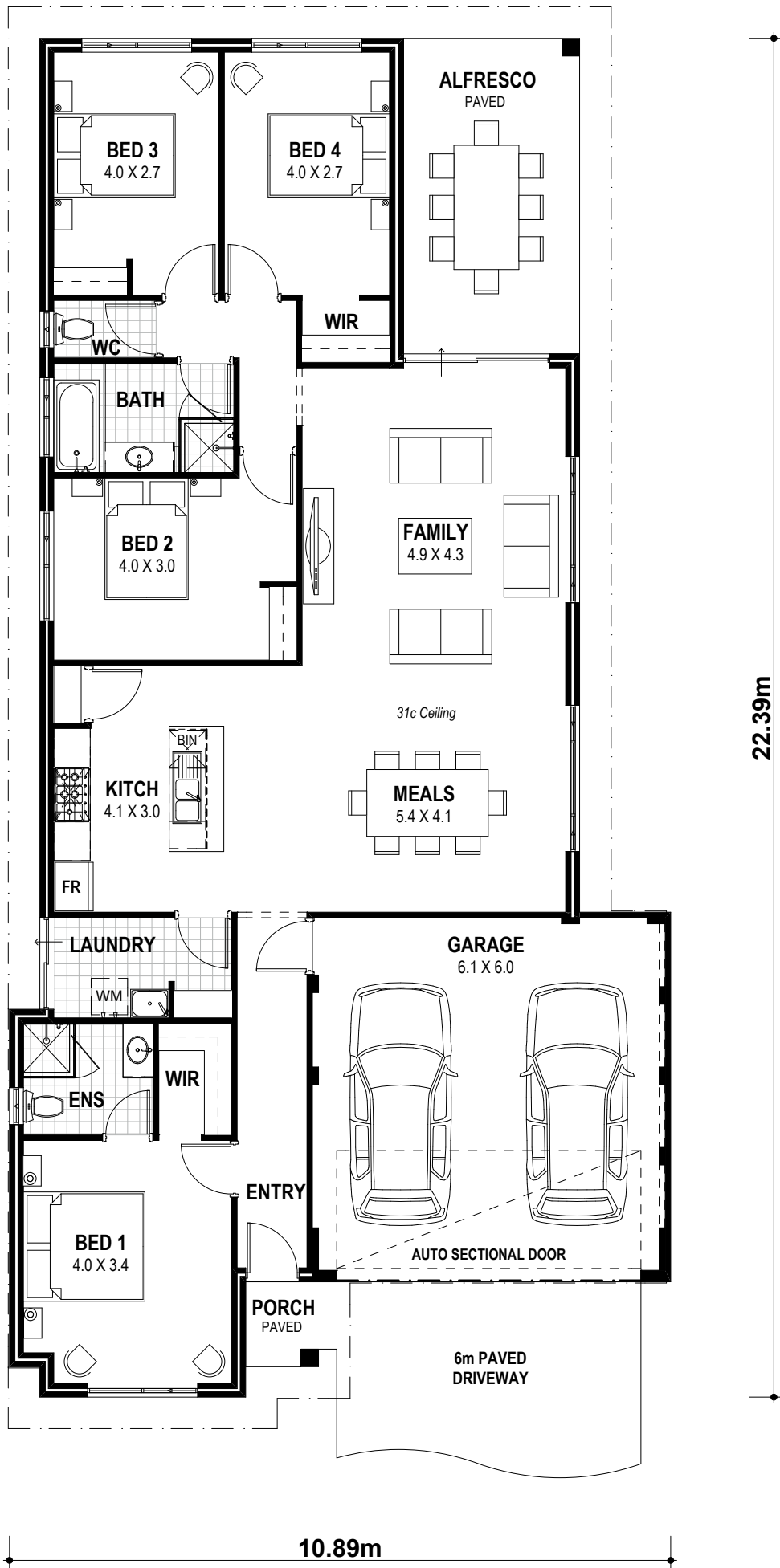
ALARM SYSTEM

INTERNAL WALL
PAINTING

450X450 PORCELAIN
FLOOR TILES TO MAIN
LIVING & PASSAGEWAYS

CARPETS WITH
UNDERLAY TO
BEDROOMS & ROBES

VERTICAL BLINDS (EXCL
WET AREAS)



SIGNATURE

NAME

PROMOTIONAL SPECIFICATION

THE LUMINOUS

Standard inclusions

Home Owners Indemnity insurance	•	Contour survey completed on your block	•
HIA fixed Building Contract	•	Synergy safety switch	•
4 month maintenance period	•	Building Licence and Water Corporation fees	•
Termite treatment and certificate	•	Kitchen	
Double clay brick construction	•	Westinghouse 900mm stainless steel gas hot plate with wok burner	•
Architecturally designed plans	•	Westinghouse 900mm stainless steel multifunction electric oven	•
2 course external face bricks as standard	•	900mm stainless steel canopy rangehood (flumed) and 1000mm splashback tiling above hotplate	•
25° roof pitch as standard	•	32mm postformed laminated benches to kitchen, bathroom and ensuite	•
Double garage, concrete hardstand and auto sectional door with 3 controllers	•	Walk-in or built-in pantry (as per plan)	•
Up to 6m long full width 600mm thick paved driveway, porch and 1m wide path (as per plan)	•	Double bowl single drainer stainless steel sink and flickmixer tap	•
Concrete paving to alfresco	•	Laminated panels to rear of kitchen island bench	•
Rolled brick joints in cream mortar	•	Laundry & Bathrooms	
Your choice of full Colorbond® metal roof range	•	45L stainless steel bowl with acrylic storage cabinet to laundry	•
Colorbond® fascia, downpipes and gutters	•	Automatic washing machine taps	•
Quality Dowell powdercoated aluminium sliding glass doors and breeze lock windows	•	Walk-in or built-in linen (as per plan)	•
Flyscreens to all opening windows and sliding doors	•	Flumed exhaust fan to ensuite	•
Metal corner plaster beads to all internal trafficable corners (excludes sliding door, window reveals and front door)	•	Flumed exhaust fan to main wc	•
Feature designer front entry door with double deadlock	•	Clear glass framed pivot shower screen door to bathroom and ensuite	•
Quality Gainsborough internal door handles	•	Acrylic basins to bathroom and ensuite	•
Quality Gainsborough door handle entrance set	•	1000mm x 600mm framed mirror to bathroom and ensuite	•
Choice of quality handles to all cupboards	•	2m high tiling to bathroom and ensuite shower recess	•
Solid Duratemp garage access door with deadlock	•	1525mm Caroma Maxton bath to bathroom	•
Stylus Venecia mixers throughout	•	Floor tiling to bathroom, ensuite, wc and laundry	•
Soft closing cabinet drawers as standard	•	Quality chrome double towel rails and toilet roll holders	•
ABS corners to laminated cupboard doors	•	Stylus dual flush china toilet suite with 4 star rating	•
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	•	Plus	
A choice of professionally created colour schemes from a large selection of laminates and quality ceramic tiles to suit your personal tastes	•	LED lighting throughout	•
Telephone point in location of your choice	•	Freestyle benchtops to kitchen	•
Dux 5 star gas storage 135L hot water system	•	31c ceiling to kitchen and living area	•
2 external garden taps	•	Samsung ducted reverse cycle air conditioner with 8 outlets	•
3 external, 1 garage ceiling and ample internal light points	•	Security system (control panel, code pad, external siren and 3 internal motion sensors)	•
Hard wired smoke detectors	•	Internal wall painting	•
Painted MDF cornice to garage ceiling	•	450x450 Porcelain floor tiles to main living and passageways	•
R4.0 ceiling insulation to home (including garage)	•	Carpets with underlay to bedrooms and robes	•
6 Star compliant home	•	Vertical blinds (excluding wet areas)	•
H2 treated roof timbers	•	22 weeks build-time guarantee*	•
Repeg to site	•	Lifetime structural warranty†	•