

## The Kingfisher



### Single Garage

Living	116 m <sup>2</sup>
Alfresco	21 m <sup>2</sup>
Entry	3 m <sup>2</sup>
Garage	20 m <sup>2</sup>
<b>Total Area</b>	<b>160 m<sup>2</sup></b>



## 2 Bedroom + Study

70 Amy Street, Morayfield, QLD 4506  
[www.hibiscusmorayfield.com.au](http://www.hibiscusmorayfield.com.au)

## Inclusions List

### Fixtures & Fittings:

- Handheld shower rose (on rail)
- Mixer taps to showers, basins, kitchen sink and laundry
- Towel rails to Bathrooms and Ensuites
- Toilet roll holder to WC
- Stainless steel kitchen sink (1  $\frac{3}{4}$  bowl)
- 45 Litre laundry tub (drop in or stand alone as per plan)
- Quality vitreous china WC
- Vanity Basins (as per plans)
- Washing machine taps
- Water meter
- Wall mounted clothesline
- Shower Screens and Mirrors
- All kitchen, Ensuite, bathroom/powder room and laundry cabinetry
- One shelf with hanging rail to robes
- 4 shelves to linen cupboard
- One shelf (no rail) to stores and broom cupboards (where shown on plan)

### Energy Efficiency:

- All units will have a minimum 5 star rating
- All units will include bulk ceiling insulation

### Construction:

- 2700 ceiling heights in all units
- Colourbond roof sheeting
- Colourbond fascias and gutters
- Koolwall (skim coated and painted) external walls
- 2100 high sectional (remote controlled) garage door
- Aluminium sliding glass windows
- Concrete wafflepod slab
- Quality carpets and tiles throughout (as noted on plans)
- Tiling to underside of cornice in Ensuite.
- Solatube to Study (where noted on plan)
- Tiles to Porch and Alfresco (where noted on plan)
- Aluminium fly screens

### Electrical:

- Free to air and Pay TV connections to each unit
- MATV to all units
- Split system air conditioning (2 registers)
- Ceiling fans (as noted on plans)
- Stainless Steel Dishwasher
- Stainless Steel oven (wall or underbench as noted on plans)
- Slideout rangehoods
- Ceramic Cooktop.
- Heatlamps to bathrooms and ensuites
- Instantaneous gas hot water system
- Stainless Steel dishwasher

\*Builder reserves the right to substitute with items of equivalent quality during the construction process.