



FLYNN

Width: **12.0m**
Depth: **26.38m**

 **4 bedrooms**
  **2.5 bathrooms**
 **2 car spaces**
  **32 sq**



Standard Inclusions;

- Face brickwork
- Render features to front façade
- Colorbond roof, fascia & gutters
- Insulation to walls & ceilings
- Aluminium framed windows
- Flyscreens
- Panel lift garage doors including remotes
- 2.7m ceilings
- Raked ceilings to kitchen, family & meals
- Tiled portico & alfresco
- Porcelain tiles to main floors
- High quality tiles to bathrooms
- Plush carpet to bedrooms & media
- 120mm bespoke skirtings
- 90mm bespoke architraves
- Panel carve internal doors
- Sydney cove cornices
- LED downlights
- Reverse cycle- actron air conditioning
- Custom vanities & laundry cabinetry
- Custom kitchen in polyurethane & 40mm Caesar stone tops
- Bosch appliances
- Cabinetry to all robes & linen
- High quality bathroom tapware, fittings & toilets
- Semi-frameless clear glass shower screens

Not Included;

- Site Costs
- Council Fees
- Long Service Levy
- Landscaping/Driveway/Footpaths

BAZDARIC
PRESTIGE BEAUTIFULLY CRAFTED HOMES
by Petar Baždarić



modern



provincial1



bespoke



provincial2



coastal



hampton's

FLYNN

Single garage fits: **10.00M** wide zero lot.
10.90M wide standard lot.

Ground Floor Living	94.58m²	Overall Width Single Garage	9.000m
First Floor Living	87.67m²	Overall Length	16.500m
Garage	22.22m²		
Porch	1.84m²		
Alfresco	13.50m²		
Total	219.81m²		

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