

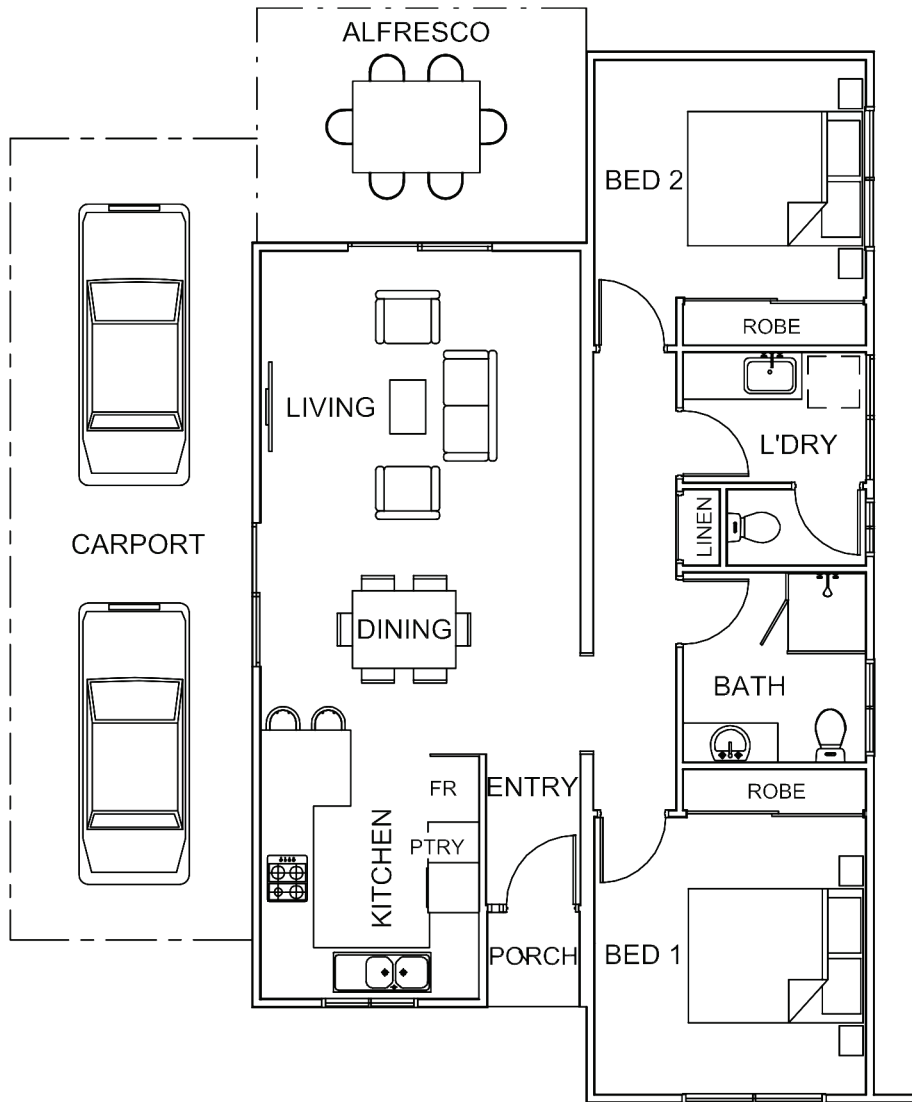
# THERE'S NO PLACE LIKE MEADOWBROOKE

## Westringia

2 BEDROOM, 1 BATH, 1 WC



Pictures for illustration purposes only.



## MEADOWBROOKE INCLUSIONS

### Internal

- 10 Home designs
- Reverse cycle inverter air-conditioners to ALL living areas
- Reverse cycle inverter air-conditioners to ALL bedrooms
- Ceiling sweep fans to ALL living areas
- Ceiling sweep fans to ALL bedrooms
- Essastone bench tops throughout
- Built in robes to ALL bedrooms
- Dishwasher
- Natural gas hotplate and fan forced electric oven
- Stainless steel rangehood
- Rinnai natural gas hot water system
- 2 Telephone & TV points to each home
- Mixer tapware to sinks & basins in kitchen and bathrooms
- Carpet to all bedrooms
- Tiles to all living and wet areas
- Vertical blinds in all living areas and bedrooms
- Painting throughout including doors, door-frames and skirting boards
- LED downlights to living areas
- Tiled splashback in kitchen
- Soft close drawers throughout the kitchen & bathrooms

### External

- Fully landscaped water wise gardens
- 3m wide carport – concrete driveway
- Colorbond garden shed – concrete floor
- Alfresco entertaining area
- Cladding choices
- Automatic reticulation to all gardens
- Foldaway clothes line

### Livability & Adaptability

- Ramp access to front door
- Semi Hobless showers to allow easy access
- Bathroom and WC's have pre-installed noggins for easy future installation of hand rails
- Internal doors 820mm wide
- Flyscreens to all windows
- Outdoor lighting – several choices available
- Solid, non slip paths with a high contrast to surrounding gardens
- 6 Star EER (energy efficiency rated) homes
- Easy access in all weather conditions

### Security / Privacy

- Barrier Mesh screen door to front of home
- Barrier Mesh screen doors to all external sliding doors
- 1.8m colorbond fences – sides and rear
- Sensor lights in carport
- Secure entry gate with electronic opening access from your home
- Perimeter security cameras

### Home and Home Site Features

- Security of tenure – 60 year lease
- Optic fibre provides Internet/TV/Intercom/Gate opening/Telephone
- Centralized TV antenna for quality reception
- Site size selections ranging from 210sqm – 346sqm
- Kerbed roadways
- Natural gas
- Pets allowed (dogs/cats/birds)
- Deep sewer

### Estate Facilities & Features

- Clubhouse
- Family centre
- Bowling green
- Meadowbrooke bus
- Commercial kitchen & catering equipment
- Art & craft area
- Licensed bar area
- Big screen TV/pool table/darts
- Library & Internet room
- Community garden
- Fitness room
- Heated pool\*
- Village green with permanent BBQ facilities
- On site Villas for interim living & visitors (fee applies)
- Boat & caravan storage/parking area (fee applies)
- Pre-start room with display of available options
- Neighbouring river & scenic walk
- Open grassed areas
- River foreshore and lake



Meadowbrooke

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\* Indoor heated swimming pool constructed after the initial stages are sold