



**Lot 13.**

**Detailed Plans**

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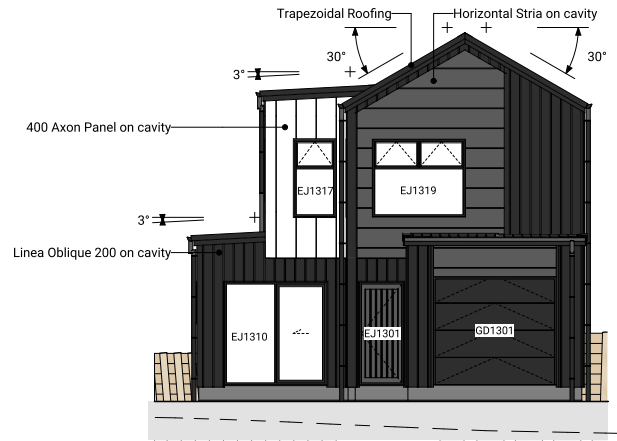
**HELVETIA ESTATE**







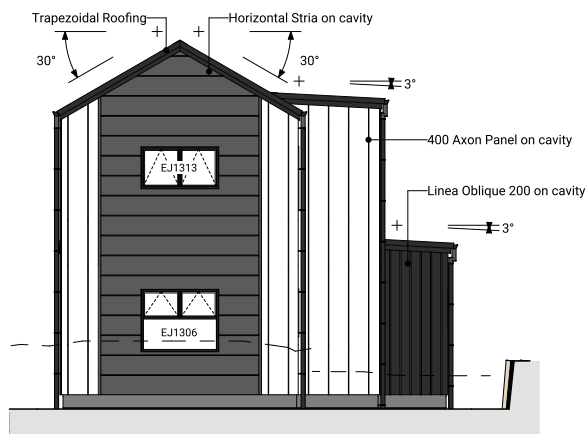




1 Lot 13 - West Elevation



4 Lot 13 - South Elevation



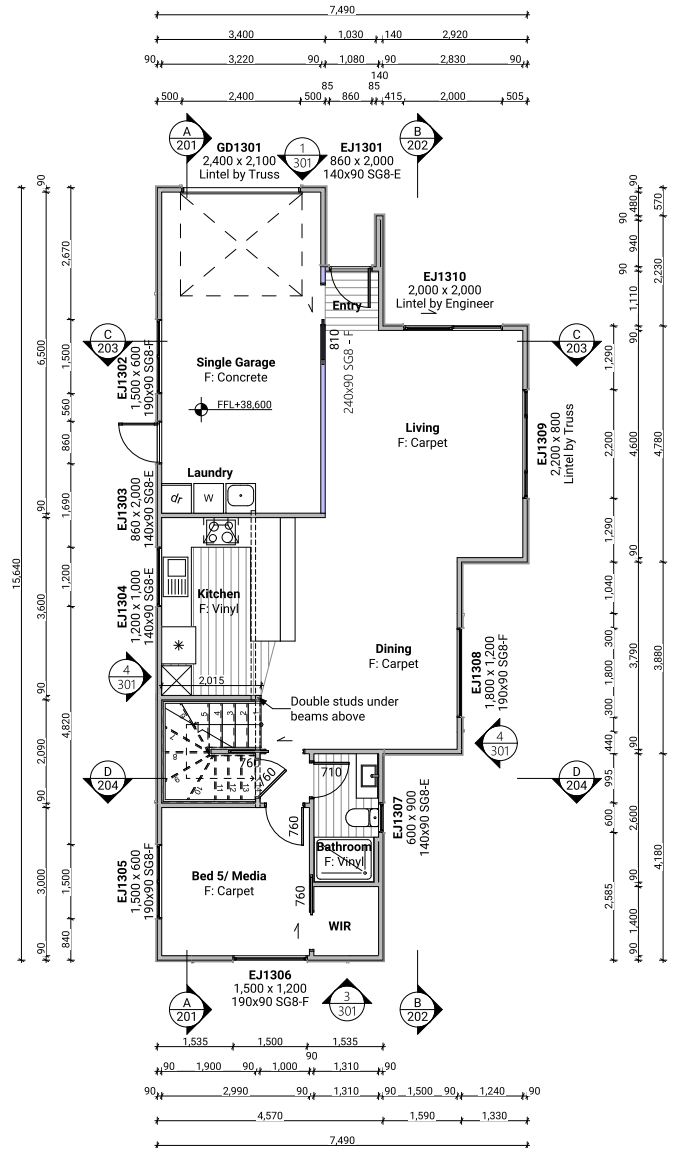
3 Lot 13 - East Elevation

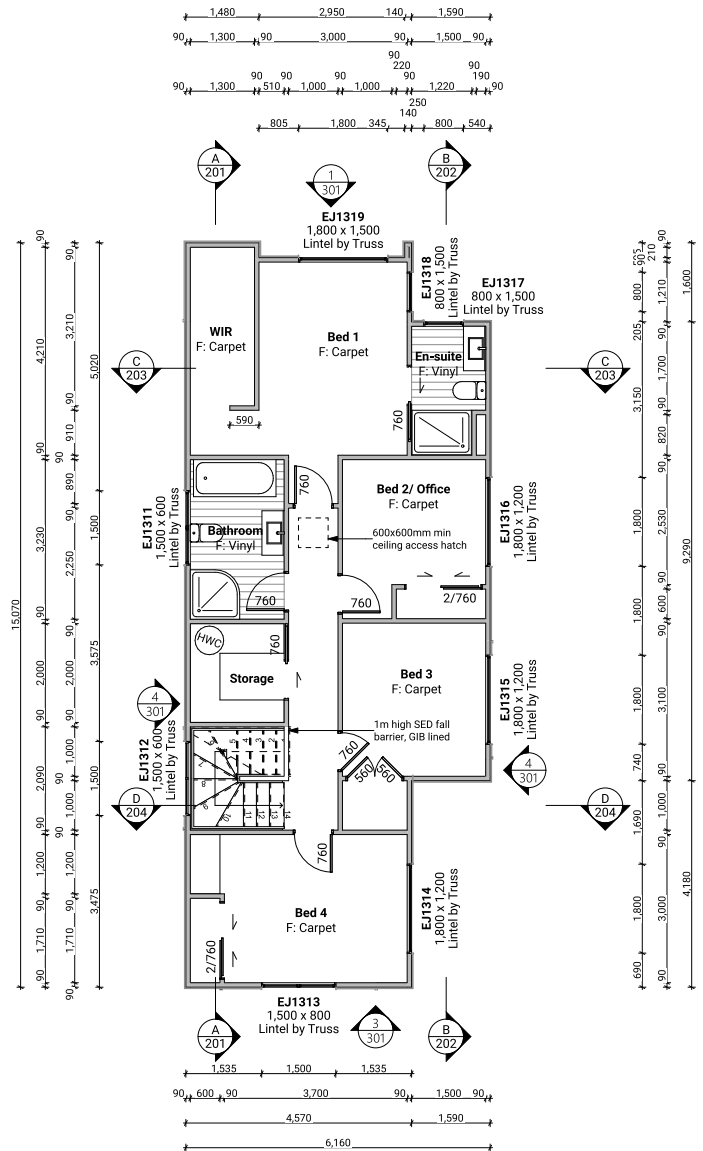


4 Lot 13 - North Elevation

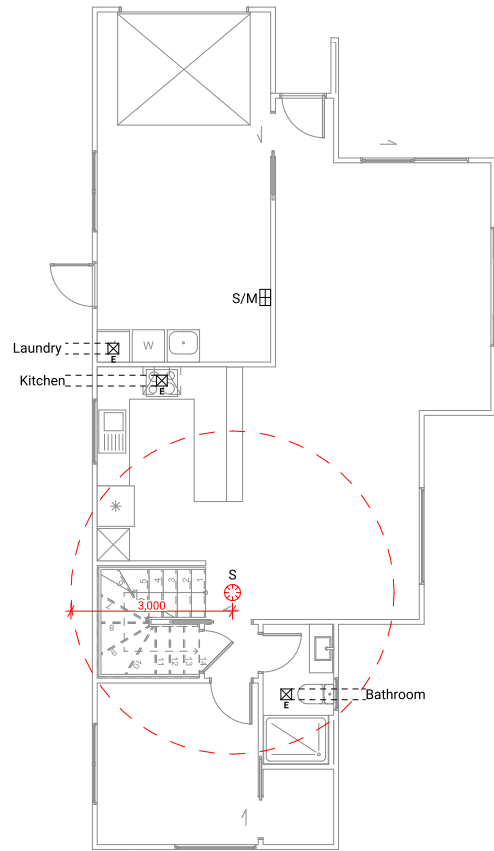


Floor Area	
Lower Floor Area	89.87m <sup>2</sup>
Upper Floor Area	82.71m <sup>2</sup>
Total Floor Area	172.58m <sup>2</sup>

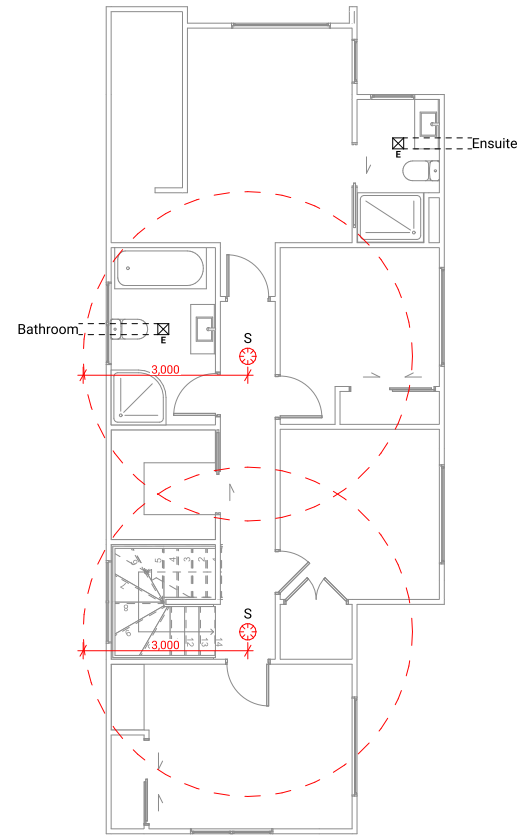




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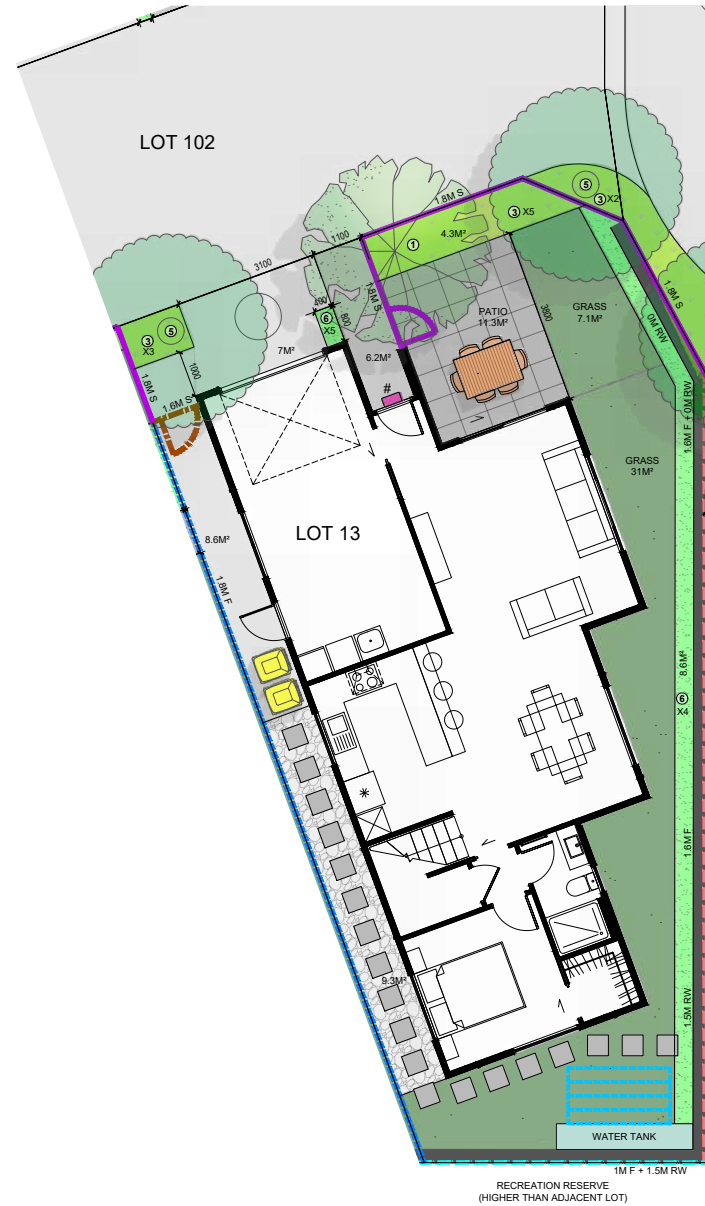
Lower Electrical Plan



Upper Electrical Plan

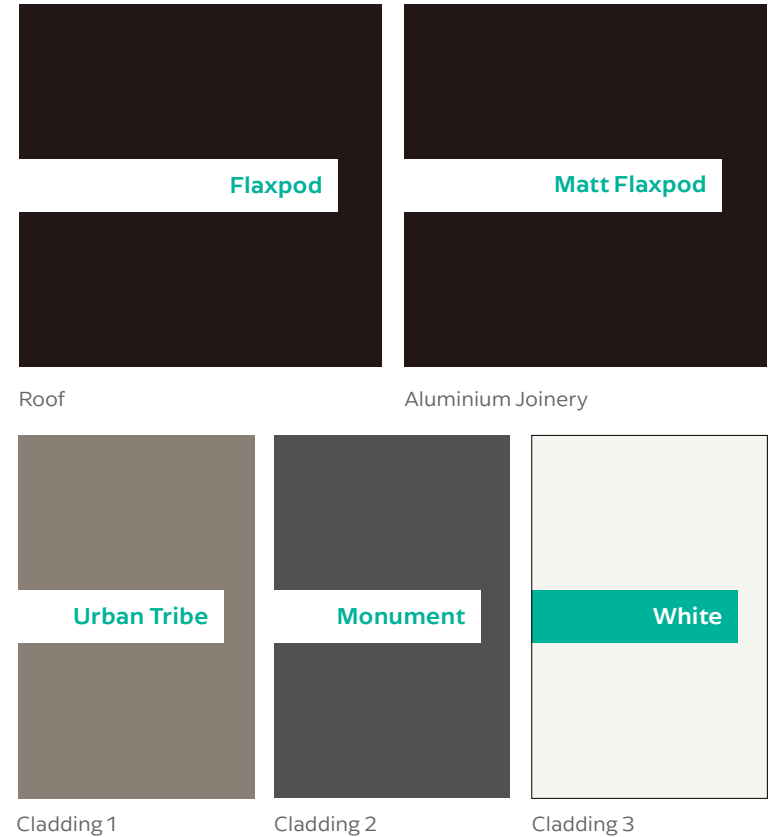
- |   |                   |   |                |
|---|-------------------|---|----------------|
|  S/M | Smart Meter       |  S | Smoke detector |
|  G   | Garage door motor |  E | Extractor fan  |





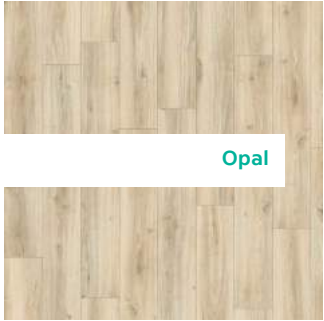
	Product	Colour/Finish
<b>EXTERIOR LOT 13</b>		
Roof	Colorsteel Corrugated Trapezoidal	Flaxpod
Fascia/Barge Boards	Fascia 155	Flaxpod
Spouting	Marley Stormcloud PVC	White
Downpipes	Marley Stormcloud PVC	White
Retention Tank (if required)	Thintanks NZ	Moument
Cladding 1	Stria Horizontal Cladding	Urban Tribe
Cladding 2	Linea Oblique Vertical Cladding 200	Monument
Cladding 3	Axon Cladding 400	Wattyl White
Concrete Letterbox	Aluminium Pillar   Flat Sloping Roof	Matt Ironsand
Garage Door	Dominator Montana	Flaxpod
Garage Door Reveals	Timber Painted	Flaxpod
Aluminium Joinery	Altus	Matt Flaxpod
Aluminium Balustrading	Powdercoated	Matt Flaxpod
(Residential Hardware to all aluminium joinery is colour matched to joinery)		
Front Door	STRATA TGV VP10	Matt Ironsand
Front Door Handle	Residential Lever Hardware	Powdercoated Matt Flaxpod

Note: Decking and supporting timber posts and beams are left natural



All colour swatches are indicative only

**FLOORING** ♦ Vinyl planks ♦ Carpet



Opal

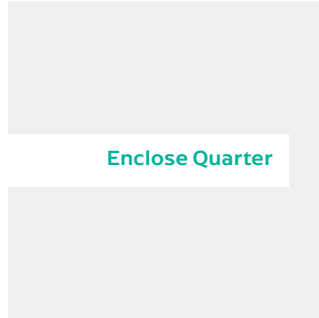


Dartmoor

Robert Malcolm Moduleo Select  
Entry ♦ Kitchen ♦ Bathroom ♦  
Ensuite

Feltex Cable Bay  
Rest of house

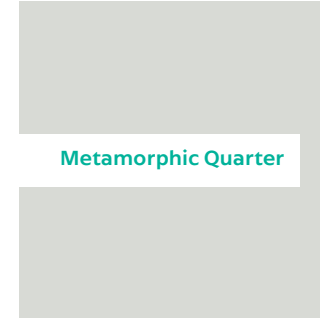
**INTERIOR** ♦ Wall colour scheme



Enclose Quarter



Wet Cement Quarter



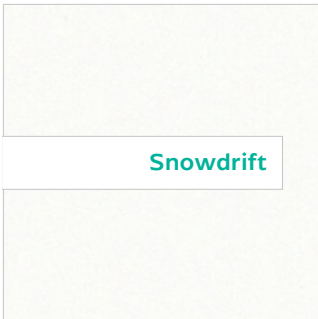
Metamorphic Quarter

Ceilings/scotias ♦ Window  
reveals Door frames/skirtings ♦  
Interior doors

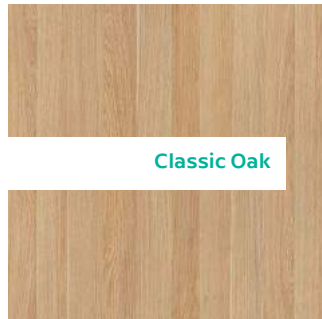
Interior walls (excl. bathroom/  
WCs)

Bathroom, Ensuite & WC walls

**KITCHEN & LAUNDRY** ♦ Cabinetry ♦ Accent Cabinetry ♦ Splashback



Snowdrift



Classic Oak

Melteca Laminate

Melteca Laminate



Frapacino

Painted glass

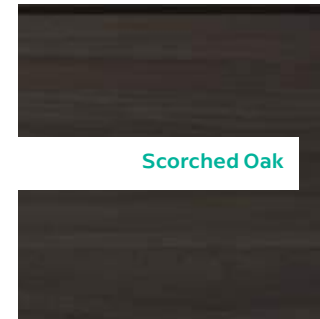
**UPGRADE\*** ♦ Benchtop



Blanko Maple

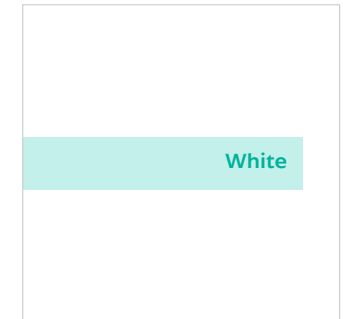
Silestone Engineered Stone

**BATHROOM** ♦ Vanities ♦ Splashback



Scorched Oak

Main bathroom ♦ Ensuite



White

Main bathroom ♦ Ensuite