

# *Diamond 1*

## 1 BED ROOM GRANNY FLAT



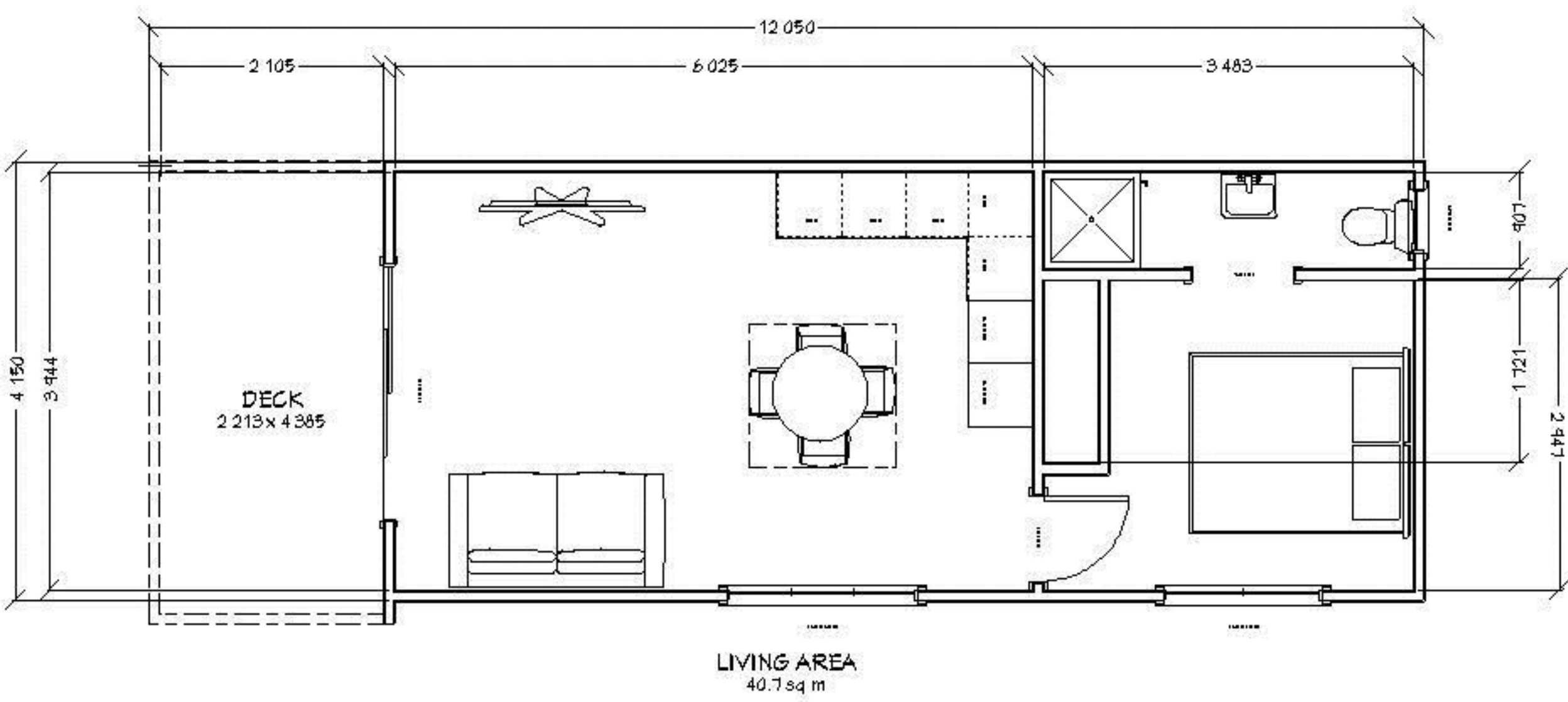
Diamond 1

Living Area: 40.7sqm

This stylish living 1 bedroom Granny Flat. Built on a steel frame and backed by a 5-year warranty on the building.

The Diamond 1 is the Granny Flat designed for comfort every day living.

**Delivery Charges apply: Subject to site Locations.**

























## STANDARD INCLUSIONS.

- \* All steel bottom base on skid plates.
- \* Flooring yellow tongue.
- \* All steel frame / walls.
- \* External walls to be rendered or otherwise specified.
- \* Gable roof or Skillion.
- \* Colour bond – roof and spouting.
- \* Insulation foil & insulation to external walls & roof.
- \* Aluminium windows.
- \* Fly screens to all windows.
- \* Colonial skirts & arks.
- \* Sliding door or front door.
- \* All internal 10mm plaster board & WRB plaster board in wet areas.
- \* 55mm (SCOTIA) Plaster cornices.
- \* Laminated kitchen & bench tops with overhead cupboards (colour of choice).
- \* Kitchen door handle (customer to choose).
- \* Internal kitchen cupboard will be made with whiteboard.
- \* Stainless steel bowl, sink & flick mixer.
- \* Tiles in shower walls & floor (customer to choose colour/style).
- \* Pivot shower screen; mirror over vanity & exhaust fan.
- \* Vanity basin to bathroom.
- \* Flooring to be fitted with timber floating floor board or other as specified.
- \* Bedroom to be fitted with carpets (customer to choose colour/style).
- \* Electric hot water system with the Option of Gas.
- \* Range hood, cook top and oven (600mm).
- \* Air-conditioned & Heating to suit villa size.
- \* 2TV points.
- \* Telephone & internet connection (optional).
- \* Alarm (optional).
- \* Smoke detectors.
- \* Internal ceiling heights at 2.4.
- \* Paint – Ceiling in flat white: walls, doors & arcs to be same colour low sheen paint.

(Delivery Charges apply: Subject to site Locations).

If you need any further information, please don't hesitate to call me at (03) 933 64 487 or

You are more than welcome to come to the factory to see our homes at 59 Slater Pde, Keilor East 3033, Melbourne.

Email: [diamondvillahomes@gmail.com](mailto:diamondvillahomes@gmail.com)

Hope to hear from you soon.

Yours Sincerely,

Director

Mr Sam Bontorno.