

the GENOA



Living Made Easy

FREE
SITE
VISITS



The **GENOA** is a flexible design comprising of two great sized bedrooms, a large living area and fully customisable kitchen.

This 60sqm unit features a comfortable living space and the fully functional kitchen can be optioned for gas, overhead cupboards and your choice of splashback colours to complete your design.

The Genoa bathroom includes the laundry, vanity, corner shower and has the separate toilet nearby.

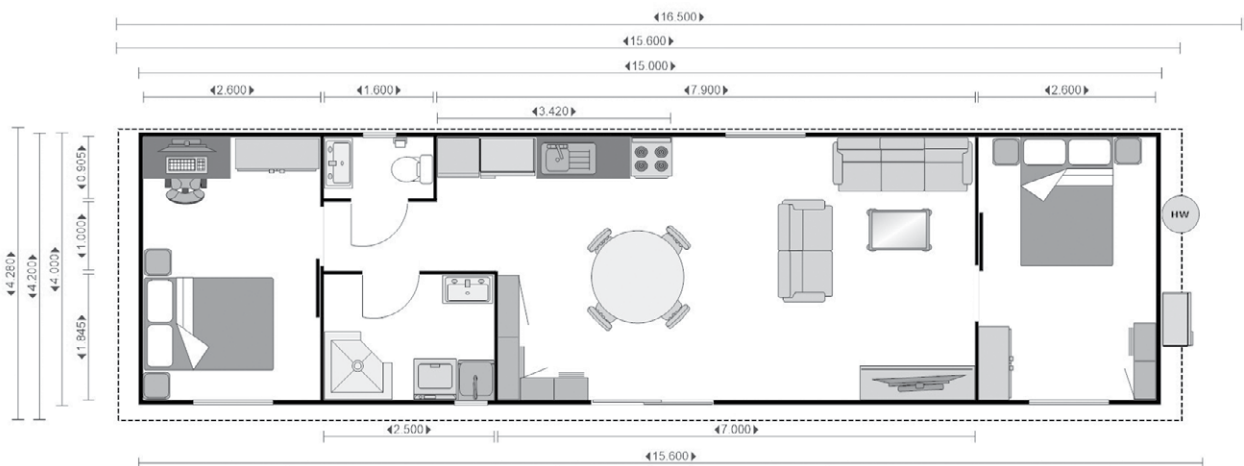
Features

- 6 Star Energy Rating
- Available in Multiple Sizes
- 2 Bedroom Design
- Kitchen, Separate Toilet, Bathroom & Laundry



Materials

- Exterior Cladding
- Australian Blue-Scope Colorbond® Steel – EPS-FR Panels
- CFC and Aquatite Particle Board Flooring – Termite Treated
- Cyclonic Steel Frame
- Aluminium Joinery and Extrusions
- Permifloor Underfloor Insulation
- Toughened Glass



13.8m

15.0m

15.6m

4.3m

\$70,903

\$74,447

\$77,751

the **GENOA** GRANNY FLAT

Please see over for our range of **upgrades** and **additions** you can choose from to further customise your building.

Installation costs are subject to an individual Site Visit. These prices will generally vary from \$15,000 +gst to \$25,000 +gst in the Perth Metro area depending on various property factors.

All prices are subject to GST

STANDARD INCLUSIONS

- ✓ 5.0kW Split System Reverse Cycle Air Conditioner
- ✓ 80L Storage Hot Water System
- ✓ Underfloor Insulation
- ✓ Colorbond® Sheeted Roof with Thermal Air Break
- ✓ Vinyl Floor Coverings - Timber Plank
- ✓ 1 x 1800mm Sliding Door
- ✓ 3 x 1200mm Sliding Windows
- ✓ 2 x 500mm Sliding Windows
- ✓ 2 x Internal Sliding Doors
- ✓ 2 x Internal Hinged Doors
- ✓ 10 Double Power Points Throughout
- ✓ 1 x Coaxial Point
- ✓ 6 x Internal Dome Lights
- ✓ 1 x External Bunker Light
- ✓ Smoke Alarm
- ✓ Plumbing and Electrical Fit-off

Fly Screens
Included

Bathroom 1

- ✓ 1.0m Corner Shower with Rail
- ✓ Laundry Trough
- ✓ 750mm Vanity
- ✓ 750mm Mirror
- ✓ Extractor Fan
- ✓ Towel Rail

Bathroom 2

- ✓ 750mm Vanity
- ✓ 750mm Mirror
- ✓ Toilet

Kitchen 'L' Included


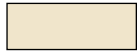



- ✓ Free Standing Electric Stove
- ✓ Canopy Rangehood
- ✓ Black Laminate Bench Tops
- ✓ Gloss White Faces
- ✓ 600mm Cabinet
- ✓ 450mm Drawers
- ✓ 300mm Cabinet
- ✓ 600mm Pantry
- ✓ 800mm Fridge Recess
- ✓ Sink & Tapware

UPGRADES

General upgrades

- | | |
|---|-------|
| <input type="checkbox"/> Hinged Door | \$110 |
| <input type="checkbox"/> Gas Instant Hot Water System | \$684 |
| <input type="checkbox"/> Directional Light Bar | \$220 |

Colour options

- ✓ Standard colour: **Satin Grey**
- + Black Trims/Flashings
- Change colour **\$245**
- Ash 
- Light Maple 
- Ivory 
- Bone 
- Mist Green 

Bathroom/Laundry

- | | |
|---|-------|
| <input type="checkbox"/> 1.1m Shower | \$185 |
| <input type="checkbox"/> 1.2m Shower | \$310 |
| <input type="checkbox"/> Glass Shower Screens | \$705 |
| <input type="checkbox"/> 900mm Vanity | \$160 |
| <input type="checkbox"/> 900mm Mirror | \$60 |
| <input type="checkbox"/> 750mm Mirror Cabinet | \$280 |
| <input type="checkbox"/> 900mm Mirror Cabinet | \$310 |
| <input type="checkbox"/> Full Laundry Option | \$780 |

ADDITIONS

Doors & Windows

Sliding Door

- | | |
|--|---------|
| <input type="checkbox"/> 2145mm x 1800mm | \$1,350 |
|--|---------|

Hinged Door

- | | |
|---|---------|
| <input type="checkbox"/> 2145mm x 900mm | \$1,350 |
|---|---------|

Fixed Window

- | | |
|---|-------|
| <input type="checkbox"/> 300mm x 1400mm | \$585 |
|---|-------|

Sliding Window

- | | |
|---|-------|
| <input type="checkbox"/> 1200m x 1200mm | \$836 |
| <input type="checkbox"/> 1000m x 1000mm | \$755 |
| <input type="checkbox"/> 500mm x 500mm | \$435 |

General Additions

- | | |
|---|----------|
| <input type="checkbox"/> Double Power Point (each) | \$95 |
| <input type="checkbox"/> Carpet with Underlay – Various Colours | \$38/sqm |
| <input type="checkbox"/> Fan/Light Combo | \$310 |
| <input type="checkbox"/> 1200mm Sliding Mirrored Wardrobes | \$825 |
| <input type="checkbox"/> 1800mm Sliding Mirrored Wardrobes | \$1109 |
| Bathroom | |
| <input type="checkbox"/> Laundry Tower Cabinet | \$275 |
| Kitchen | |
| <input type="checkbox"/> Overhead Cupboards (600mm, 450mm, 300mm) | \$461 |