



The **Genoa** a fashionable Fox with room to move

FREE METRO SITE VISIT

The Genoa is a flexible design comprising of two great sized bedrooms, a large living area and fully customisable kitchen. This 67sqm 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 powder room.

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1	

### Features

- ✓ Energy Compliant
- ✓ Available in Multiple Sizes
- ✓ 2 Bedroom Design
- ✓ Kitchen, Separate Toilet, Bathroom, Laundry

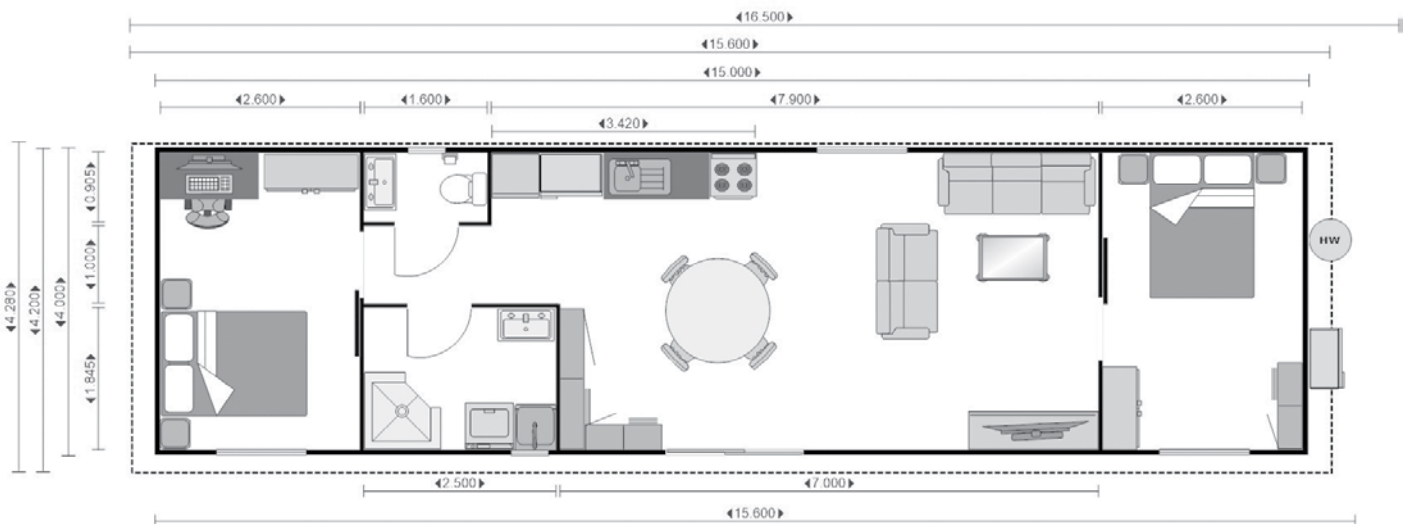


### Materials

- ✓ 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

### Upgrades

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 to \$25,000 +gst in the Perth Metro area depending on various property factors.



13.8m (59sqm)

15.0m (64sqm)

15.6m (67sqm)

\$66,256

\$69,479

\$72,461

4.3m

## 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

### Powder Room

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

### Kitchen 'L' Included

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

## UPGRADES

### General upgrades

- Hinged Door \$110
- Gas Instant Hot Water System \$684
- Directional Light Bar \$220

### Exterior Cladding

- Price dependent on unit size

### Colour options

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

### Bathroom/Laundry

- 1.1m Shower \$185
- 1.2m Shower \$310
- Glass Shower Screens \$705
- 750mm Mirror Cabinet \$280
- 900mm Vanity \$160
- 900mm Mirror \$60
- 900mm Mirror Cabinet \$310
- Full Laundry Option \$780

## ADDITIONS

### Doors & Windows

#### Sliding Door

- 2145mm x 1800mm \$1,350

#### Glass Hinged Door

- 2145mm x 900mm \$1,350

#### Fixed Window

- 300mm x 1400mm \$585

#### Sliding Window

- 1200mm x 1200mm \$836
- 1000mm x 1000mm \$755
- 500mm x 500mm \$435

### General Additions

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

All prices are subject to GST.