

Bristol



Bristol - Stylist Range

The Bristol is part of our Stylist Range of home designs that suit a block width of 10-11m wide.

Living Area: 133m²

Total Area: 169m²

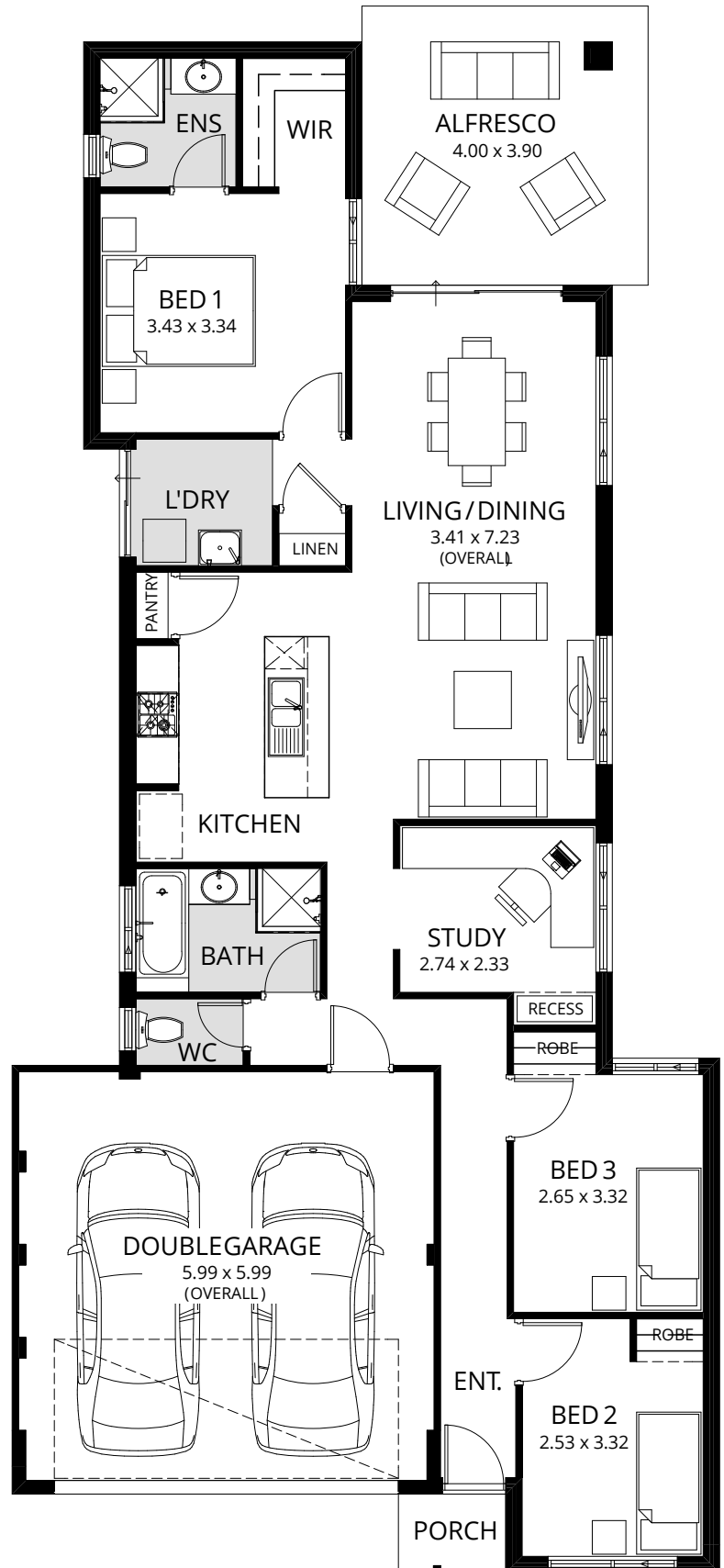
Minimum Block Width: 11m

Contact us today for more information and full specification on this home.

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Full Delux Specification

Kitchen Features

- European designed Stainless Steel Hotplate inc Wok Burner
- European designed Stainless Steel Fan Forced Oven
- European designed Glass Canopy Rangehood
- Full height tiled splashback up to the Rangehood
- Choice of post form or tight form kitchen benchtops
- ABS edging to all cupboards
- Soft closing cupboards & drawers throughout
- 1 3/4 bowl sink in stainless steel with Flick Mixer
- Microwave recess/shelves (where drawn)
- Dishwasher recess, plumbing & power (where drawn)

Ensuite, Bathroom & Laundry

- European styled hand held showers
- Vitreous china basins (not plastic)
- Dual Flush full china toilet suite (not plastic cistern)
- Flick mixer tap ware throughout
- Double chrome towel rails (not plastic)
- Chrome toilet roll holders & soap dish
- Chrome floor wastes throughout (not plastic)
- Excellent range of ceramic wall & floor tiles (\$44 m2 allowance)
- Vanity cupboards (full depth) with tiled hobs
- Soft closing cupboards & drawers throughout
- Exhaust fan to Ensuite
- Panel & rod shower screens to bathroom & ensuite

- Mirrors up to 2m high to bathroom & ensuite choice of framed or frameless
- Acrylic 1525mm Bath (where drawn)
- Sudsaver stainless steel trough
- Linen cupboards with 4 x shelves

Safety & Security

- Double lock-up garage with remote control sectional door (where drawn)
- Tri Lock to entry door (security & style)
- Privacy locks to Bath, Ensuite, WC & Master Bed
- Powder coated aluminium windows & sliding doors
- Window locks with key locking for vented position
- Sliding door locks with key locking for vented position
- Electrical safety switch
- Hard wired smoke alarms as required

Internal Features

- Built in robes with shelf and rail (where drawn)
- Metal corner beads to all exposed corner plaster walls
- Quality door levers throughout (not door knobs)
- Full internal painting (excluding walls)

External Features

- Double clay brick construction wide selection of clay bricks available (builder standard range)
- Choice of render (front elevation only), 2c bricks or standard brick
- Quality Roof Tiles/Colorbond (builder standard range)
- Colorbond gutters and fascia

- Solid core entry doors (not hollow core)
- 6m full width paved driveway
- R4.1 Roof Insulation Included
- Cream mortar in either rolled or stick joints
- Flyscreens to windows & sliding doors
- European House Borer Protection
- 25 Degree Roof Pitch

Professional Services

- 25 year structural warranty (non transferrable)
- Six months maintenance period
- Housing indemnity insurance
- Professional HIA accredited consultant to assist you with your house, land & finance enquiries
- Interior design consultancy
- HIA lump sum fixed price contract
- Cost of plans & drawings included in the price
- Engineer designed concrete footings & floor slab
- Full site Repeg
- Shire building fee included in the price
- Termite Treatment to the whole house

Utility Services

- Double power points throughout (not single)
- Metallic Light switch plate covers
- Four external lights
- Phone point
- 10m sewer allowance past last connection point
- 6m water connection allowance
- 2 external garden taps
- Gas heating point
- Continuous flow gas hot water system

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Fax: (08) 9244 3275

Head Office (Display Centre)
Level 1, Suite 2
467 Scarborough Beach Road
Osborne Park WA 6017

Open 7 days a week

fhbdirect.com.au



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