

# The Euphoria



3  
Bed



2  
Bath



2  
Car



Theatre  
Room



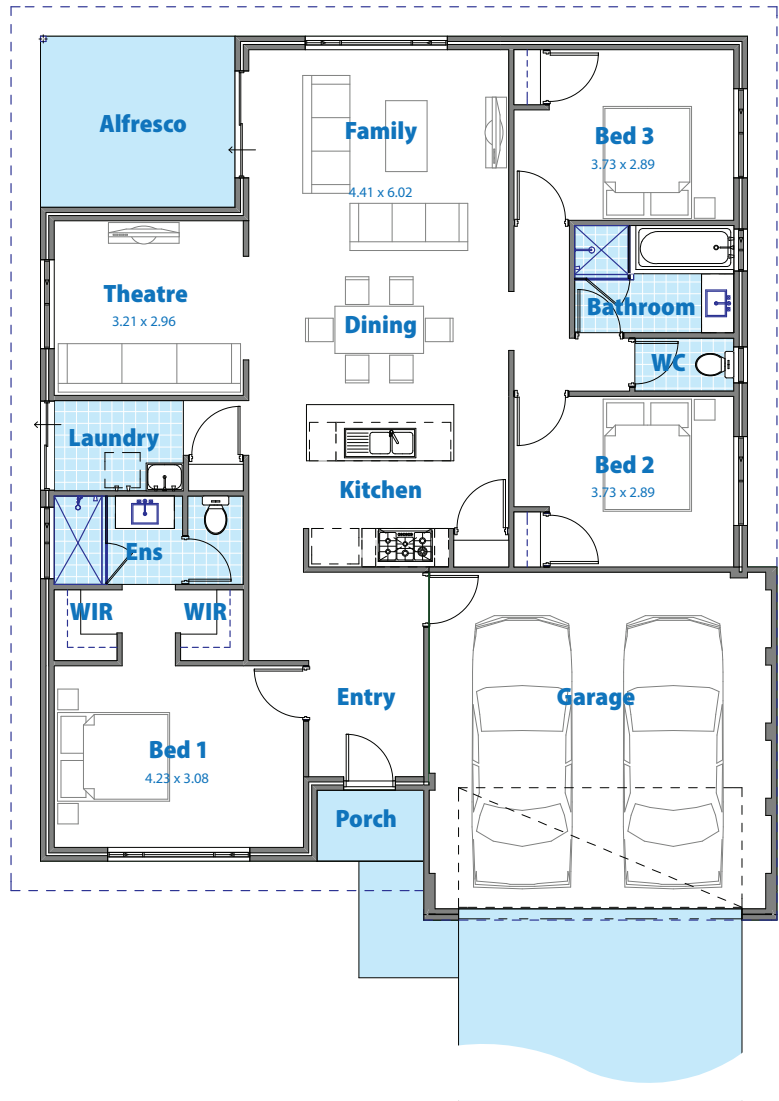
15m min  
lot width



129m<sup>2</sup>  
house area

# WOW HOMES

## Choice of 3 Elevation Styles



### Unique Inclusions:

- Spacious open plan living
- Gourmet kitchen with stainless steel appliances
- Spacious master bedroom with fully appointed ensuite and two walk-in robes
- Home theatre room
- 3 choices of elevation with rendered façade

Dimensions and specifications may be subject to change. Elevations on request. Photo planters & brick features depicted are for illustrative purposes only. Whilst all care has been taken to maintain accuracy, no responsibility is accepted by Wow Homes for any errors, omissions or inaccuracies.

(08) 9318 6000

wowhomes.com.au

BC13247



Our People



Product Review



Construction Times



No.1 Finance



Quality & Value

## External Features

- Double clay brick construction
- Designer elevation with render as per standard plan
- 2c face brickwork
- Cream mortar with rolled joints
- Up to 6m paved driveway, front entry, path, porch & courtyard/alfresco from builder's standard range
- Colorbond metal roof, fascia, gutters & downpipes
- 25-degree roof pitch
- Full external painting
- Treated roof timbers (blue pine)
- Double garage with remote sectional door to garage with 3 x remotes
- Natural grey concrete hardstand to garage
- Fibre cement ceiling to garage & eaves
- Quality aluminium window frames & sliding doors including vent lock windows & sliding doors including fly screens (where applicable)
- Feature front entry door from builder's standard range with single key access
- Weather seals to all external doors
- 3 x external lights
- 2 x external garden taps

## Internal Features

- Light point to each room
- Double power points throughout
- 1 x TV point
- Deadlocks to front & garage entry doors
- Knob sets door handles to all internal doors
- Painted Redicote flush panel internal doors
- Metal internal door frames
- Protective metal corner beading to all internal trafficable areas
- Shelf & rail to bedroom robes
- 2 x hard wired smoke detectors
- RCD safety switches
- Approved R4.0 insulation batts

## Kitchen Features

- Westinghouse stainless steel electric fan forced oven & gas hotplate
- ABS edging to all cabinet doors & drawers
- Soft close drawers & cabinet doors
- Selection of handles to all cupboards & drawers
- Laminated benchtops with square edge finish from a wide range of Laminate colours
- 4 x shelves to pantry
- Stainless steel double bowl, single drainer sink with flickmixer tap
- 200mm high tiles to kitchen splashback & returns

## Ensuite & Bathroom Features

- China basin to ensuite & bathroom
- Designer bath tub
- Dual flush closed coupled china toilet suite with soft close quick release
- Polished edge slimline mirrors to ensuite & bathroom - full width of vanity
- Laminated benchtop & cabinetry to ensuite & bathroom
- Selection of handles to all cupboards
- Choice of 3-piece tapware or mixers
- 1 x handheld shower on a rail to ensuite
- Soap holders in showers
- Toilet roll holders to WCs
- Double towel rails to ensuite & bathroom
- Flumed exhaust fans to ensuite, WCs & bathroom
- Privacy latches to ensuite, bathroom & WC
- Chrome floor wastes
- 2m high wall tiling to ensuite & bathroom shower recess
- Floor & skirting tiling to ensuite, bathroom & WC from builder's standard range

## Laundry Features

- 45L stainless steel trough with white metal cabinet
- 2 x rows of wall tiling to laundry trough splashback
- Washing machine taps
- Chrome floor wastes
- Tiling to laundry floors including skirting from builder's standard range
- 4 x shelves to linen cupboard
- 26L Instantaneous hot water system

## Peace of Mind

- WA owned independent builder
- Member of HIA & MBA
- Housing & Indemnity Insurance
- Housing Industry Association (HIA) fixed price contract
- 6-month maintenance period
- Full contour survey by qualified surveyors
- Engineer's site inspection report
- Engineer's approved structural Certification
- Anti-termite protection treatment
- Fully engineered concrete slab & footings
- Standard local authority & Water Corp fees
- 10m sewer run included
- 6m water run included
- 10m gas run included

\*These specifications are subject to change.

