



# The Manfredini



4 Bed



2 Bath



2 Car



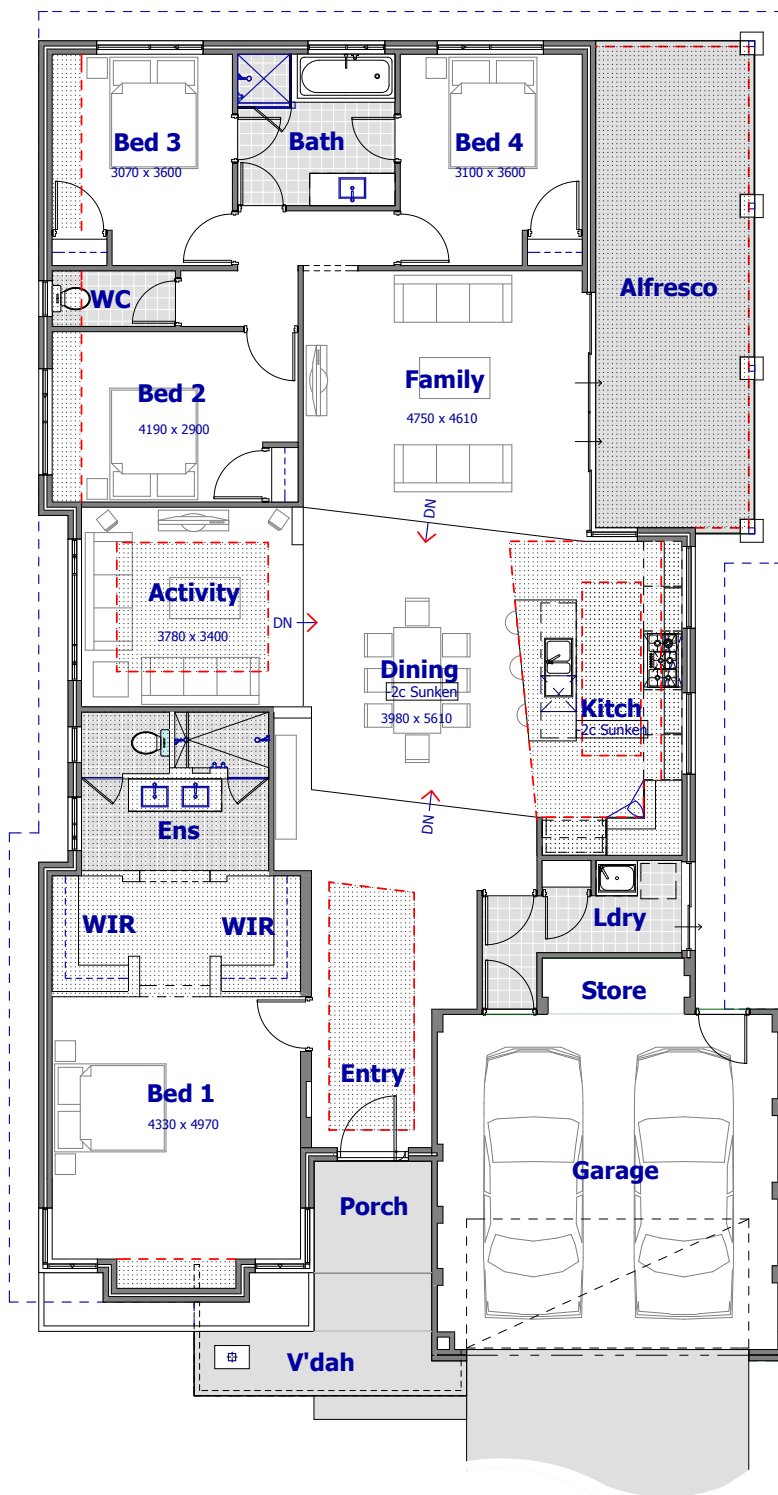
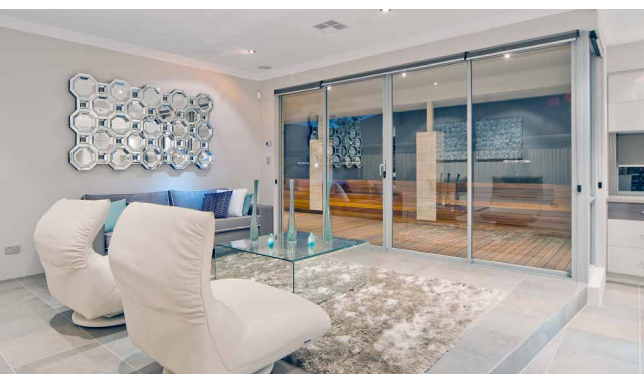
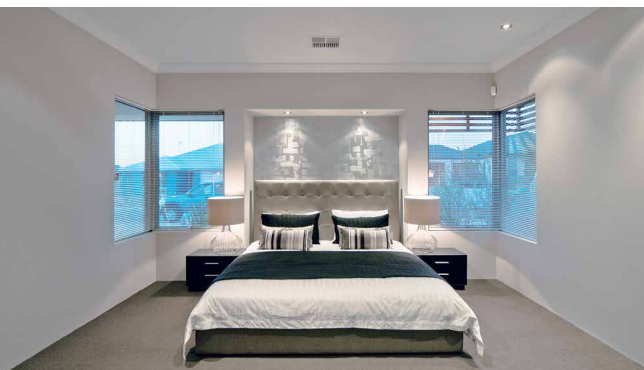
Large Alfresco



15.2m min lot width



193 sqm house area



Dimensions and specifications may be subject to change. Elevations on request. Photo planters & brick features depicted are for illustration purposes only.

### Five reasons why you should choose WOW!



Our People



Product Review



Construction Times



No.1 Finance



Quality & Value

### Manfredini Inclusions

- Double Clay Verticore Maxibrick construction
- Designer elevation as per display home excluding feature pier
- Gourmet kitchen and scullery including 900mm wide Westinghouse stainless steel rangehood, oven & hotplate
- Gourmet double bowl sink with flick mixer tap & waste baskets.
- Dishwasher recess inc plumbing & power point
- Feature China Basins to ensuite & bathroom (semi recessed where app)
- Frameless shower screens to bathroom & ensuite
- Designer mixers, taps & shower roses to ensuite & bathroom
- Laundry cabinets and benchtops with 45L trough as displayed
- Designer lever door furniture throughout
- Feature ceilings to dining, family, bedroom 1 and ensuite. 2c sunken floor to master suite
- Mirrored sliding robes
- Increased ceilings heights as displayed

### 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

\*Specifications are subject to change. Whilst all care has been taken to maintain accuracy, no responsibility is accepted by Wow Homes for any errors, omissions or inaccuracies.

