

Ponting Wy, Urangan, QLD, 4655



House For Sale

Sunday, 3 November 2024

Ponting Wy, Urangan, QLD, 4655

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

BRAND NEW BUILD IN GREAT LOCATION

This BRAND NEW Hedges construction home is near completion, with a huge list of upgrades and great inclusions this is an opportunity you do not want to miss, a 4 bed 2 bathroom home with a functional layout, located in a convenient Urangan estate - Enquire today.

Extras

- 900mm cooktop and range-hood
- Stone bench-tops
- Shower niches
- Shaving cabinets
- Security screens
- Fridge water plumbing
- Roller blinds.

Hedges Construction-Standard inclusion Summary

- 2400mm Cove Cornice Ceilings
 - Façade as per Plans
 - Vinyl planks to Kitchen, Dining, Living and Hallway
 - Tiles to wet areas
 - Laminated benchtops with PVC edge in the Kitchen
 - 600mm Stainless Steel oven
 - 600mm Ceramic Cook-top
 - Standard Cabinetry
 - Framed Shower Screens
 - Exposed Aggregate Driveway
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- Water, Sewerage and Stormwater service connections to a standard setback up to 6m
 - Termite Protection

Termite control system to AS 3660.1

- Hot Water System

250LT Electrical

- Garage

Sectional overhead automatic garage door with 2 x remote controls

Toilets

- Dual flush toilet suite Chrome toilet roll holder

- External Finishes

Façade's & Finishes As Per Plan Feature Cladding as per plan

- Roof

Sheet metal roof

Insulation and Batts to Ceiling Metal Fascia and Gutter

Standard

- Windows

Powder coated aluminium windows and sliding doors with locks

Clear glazing throughout dwelling, WC, Ensuite and Main Bathroom to have obscure glass

- Fly screens to all openable aluminium windows and Diamond grill safety to glass sliding doors. No Screens to External swing Doors

- Flooring

Vinyl Plank flooring to kitchen, dining, living, hallway and study if applicable

- Tiles to wet areas including laundry
- Kitchen

Laminated benchtop to kitchen island Laminate Kitchen Cabinetry including over head cupboards

Kitchen splash tiling to underside of overhead cupboards

600mm Stainless Steel Oven 600mm Ceramic Cooktop 600mm Rangehood Stainless Steel Sink

Chrome tapware and accessories

Doors and Robes

Standard

68mm finger jointed pre-primed pine skirting and 42mm architrave

90mm Cove cornice to wall/ceiling junction throughout dwelling

External

Exposed aggregate to driveway

1800 timber pailing fence neighbour friendly Wall-mounted clothesline

Letterbox to match facade

Paint grade glazed front entry door Weatherproof Timber 1/3 Glass door to back of garage/laundry if applicable

2040mm flush panel internal doors

Lever element door hardware

Built in robes with vinyl sliding door, shelf and hanging rail

Linen cupboard with vinyl sliding doors if applicable and 4 melamine shelves

Landscaping

As per plan

Laundry

Freestanding upright cabinet Splash back tiling to laundry tub

Painting

Internal - 3 coat wall paint system with builders white to ceiling

Exterior 2 coat system

Bathroom/Ensuite

Porcelain benchtops builders range Laminate vanity unit with drop in basin Chrome tap fittings and accessories Framed

Glass Shower Screen

1700 Acrylic bath to main bathroom Framed Mirror over vanity unit

Electrical

Power points, TV, Data & Light QTY as per plan 1 x Antenna

LED downlights

1200mm Slim Line LED to garage

For all other information, contact the listing agent Harrison Shaw on 0418 642 704