

# Lot 401 Lakeside at Champion Lakes



Secure your lakeside lifestyle at this exclusive Daly and Shaw property.

Register your interest by phoning Mike Dunsmore O'Neil Real Estate on 08 9495 9999 or 0413 754 110.

Lot 401 Land	266m <sup>2</sup>	Living area ground floor	124.9m <sup>2</sup>	Living area 1st floor	87.12m <sup>2</sup>
Balconies	16.45m <sup>2</sup>	Porch	22.12m <sup>2</sup>	Garage	35m <sup>2</sup>
Total Build	285.45m <sup>2</sup>				

Ground  
Floor



First  
Floor



Another impressive development brought to you by



**Daly & Shaw**

# Specifications

## Exterior Finishes

External walls rendered with acrylic paint.

Colourbond Steel roof with 50mm Anticon insulation – colours as per Champion Lakes colour code.

Archistone “Rustic Stone – feature wall cladding. (Lots 403 & 405)

Coated aluminium window frames with security locks.

Powder coated aluminium framed flyscreens.

Nautilus stainless steel style balustrading to stairs and balconies.

Non slip floor tiles, plus cold water and gas supplied to main balcony.

Landscaped and fully reticulated gardens.

Common Area Lighting: Quality exterior light fittings provided.

## Apartments - Lot 403

Powder coated aluminium lockable letterboxes.

Secured parking bays to the rear of apartments.

Secure remote controlled Auto-gate with key pad personnel gate to apartments.

Secure storeroom provided to each apartment – with solid core exterior quality painted door.

## Interior Finishes

Internal brick walls with hard wall plaster, metal exterior corners and paint finish.

Powder Coated Aluminium front door and frame.

Pressed metal internal door frames.

Gyprock internal ceilings with feature cornice to each room and Villaboard ceilings to balcony areas (if applicable).

Built in robes complete with shelves and hanging rail. Walk in robes have shelves with full hanging and half hanging clothes rails.

Convenient broom cupboard storage of cleaning equipment with one shelf.

Four shelved linen cupboard.

Floor tiling to wet areas and kitchen.

Developer contribution of \$3,000 towards floor coverings.

Developer contribution of \$1500 towards window treatments.

## Kitchen

CaesarStone bench tops, laminated cupboards units and designer cabinet handles.

Glass splashback.

Quality Bosch 70cm wide stainless steel gas cook top with wok burner.

Quality Bosch multifunction, fan forced, stainless steel electric under bench oven.

Quality Euroart “Curved” glass top canopy rangehood.

Stainless steel 1 ¼ bowl basin with single drainer sink with designer chrome mixer tapware.

Dishwasher recess provided.

Floor tiles selection from designer’s palettes.

## Ensuites, Bathrooms & Laundry

Laminated post form benches with laminated cupboard vanity units and designer cabinet handles.

Vitreous china basins throughout with designer chrome mixer tapware.

Vitreous china toilet pan and dual flush cisterns.

Designer chrome tapware.

Chrome semi frameless shower screens with pivot doors.

Frameless 900mm high mirrors to full width of bathroom vanities.

Designer chrome double towel rails and toilet roll holders.

Floor & wall tiles section from designer’s palettes.

45 litre stainless steel laundry trough designer chrome mixer.

Rinnai instantaneous gas hot water unit.

## Electrical

Smoke detectors provided in accordance with Australian Standards AS 3786.

Generous provision of power outlets.

Two television outlets.

Two phone/data points connected to Telstra “Velocity” Network.

Two internal and one external gas points (to main balcony).

Ducted exhaust fans provided to bathrooms.

