



# Strathnairn

Ginninderry

## Flexi-living Series



### Profile



2 BED



2 BATH



1 CAR



MIN EER 6

LOWER LIVING: 43m<sup>2</sup> | UPPER LIVING: 58.82m<sup>2</sup> | TOTAL LIVING AREA: 101.82m<sup>2</sup>

1 CAR GARAGE: 23 m<sup>2</sup> | LAND: 116m<sup>2</sup> - 137m<sup>2</sup>

### Features + Inclusions

- Two colour schemes to choose from
- Your choice of Bosch or Ariston stainless steel appliances with Baumatic induction cooktop
- 2.7m high ceiling in the living area, with LED downlights
- Laminated timber flooring in living and kitchen area
- Carpet in hallways, bedrooms, and rumpus room
- Caesarstone bench top
- Dishwasher included
- 2kW PV Panels with inverter and Home Energy Management System
- Electric heat pump
- Reverse cycle heating and cooling in living area and master bedroom
- Single garage with additional car space which also acts as an outdoor entertaining area
- Master bedroom with ensuite and built in robe
- Generous second bedroom with built in robe
- Large upstairs rumpus room
- Landscaping and fencing included
- Double glazing

**Note:** Photos above are of existing 'Profile' Flexi-living Homes. Future 'Profile' homes may vary.

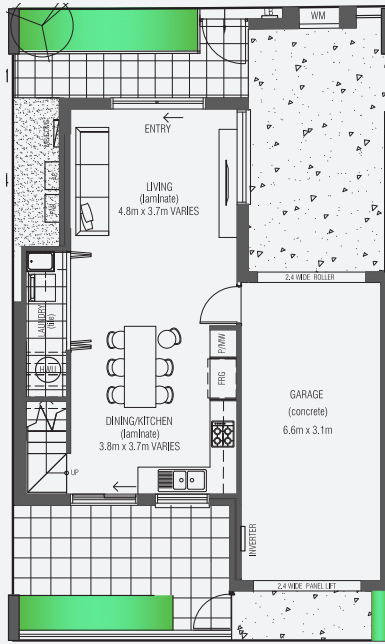


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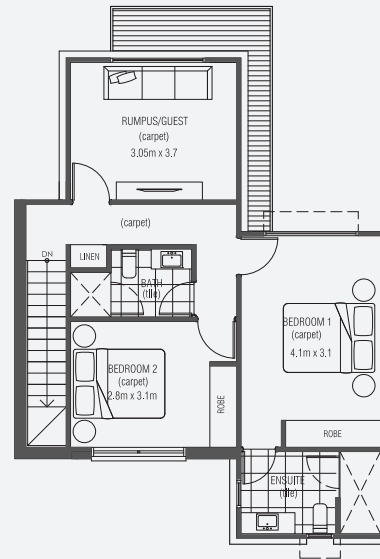
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GROUND FLOOR



FIRST FLOOR

**Ginninderry**

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**Suburban Land**  
Agency



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