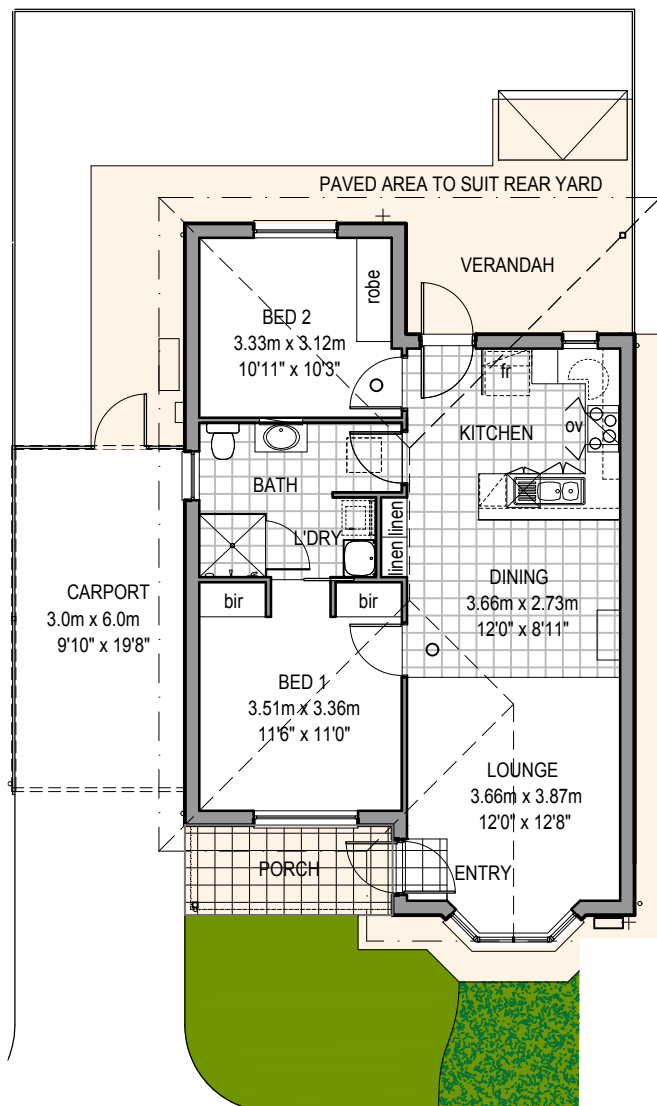


Rose

TYPE 8

2 Bedroom Villa + carport



LIVING...	78.42m ²	(8.44sq's)
PARKING...	18.00m ²	((1.93sq's)
PORCH...	5.31m ²	(0.57sq's)
TOTAL...	101.73m ²	(10.95sq's)

Disclaimer: These plans are indicative only & subject to alteration. Final plans by agreement between the client & the company.



Tamworth Gardens
RETIREMENT ESTATE

36 Johnston Street, North Tamworth, NSW 2340 Ph. 02 6761 7087
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Villas

Standard Finishes and Inclusions

External Features

- Secure front gate entry with camera vision in villa
- Private rear yards
- Coloured concrete patterned paving to rear yard
- Rear yard ready for resident planting
- Courtyard under main roof
- Lift Up Clothes line
- Colorbond Good Neighbour Fencing
- Gas Instant Hot Water Service
- Landscaped front garden
- Weatherproof GPO Powerpoint
- Security doors to front and rear door.

Internal Features

- 3 telephone / communication points
- 2 television points
- Smoke detectors / alarm
- Linen cupboard
- Aluminium windows
- Tiled entry, porch and dining
- Provision for Foxtel and Broadband
- Reverse-cycle split air to Type 8
- Ceiling height 2550 (8'6") to Type 8
- Robe to Bed 2
- Carpet to lounge and bedrooms
- Tiles to dining

Kitchen

- Modern kitchen
- Stainless steel fan forced oven
- Ceramic cooktop and range hood, stainless steel finish
- Pantry
- Ceramic tiles
- 1.5 bowl sink with flip mixer tap
- Provision for future dishwasher
- Small bin in sink bench cupboard
- Floor tiles

Bathrooms

- Exhaust fans / heat lamps
- Bathroom walls / floors tiled
- Pivot shower screens
- Mixer tap to shower and basin
- Wall tiles to 1.2 metres high Type 8
- Floor tiles

Laundry

- Incorporated into bathroom
- Stainless steel tub
- Ceramic tiles

