

# MODSPACE HOME 2-BED

MS60 | 8.6 x 7.2m | 60m<sup>2</sup>

Included

## Council Compliance Certificate (Factory)

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**Floor:** 19mm H3.2 Treated Plywood on H3.2 Treated Timber Subfloor with Stainless Steel Fixings

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Compliant for Site Building Consents in all Corrosion Zones

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**Structural Framing:** H1.2 Treated Timber Framing wrapped with premium air and water barrier

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**Roofing / Gutter:** Armorsteel® UltraZen Roofing with Armorsteel® Guttering and Flashings - Big 5 Profile

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Armorsteel® Colour - Ebony

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**Windows / Doors:** Architectural Aluminium Joinery with Low-E energy efficient Double Glazing

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Window/Door Dulux® Powder Coat Colour - Matt Black

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**Wall Cladding:** Armorsteel® UltraZen Cladding with Armorsteel® Flashings. Installed on weathertight vented cavity system - Corrugate Profile

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Armorsteel® Colour - Ebony

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**Wall Cladding:** James Hardie® Axon® Grooved feature installed on weathertight vented cavity system

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James Hardie® Axon® Colour - Resene® Black White

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**Insulation:** Premium Expol® and recycled glass batt insulation to comply with H1 Energy Efficiency Code up to Climate Zone 3

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**Interior Wall Linings:** 10mm high resilience and impact resistance Triboard®

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**Bathroom Wall Linings:** 12mm BD H3.2 Treated Plywood

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Wall Lining Colour - Resene® Black White

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**Carpet:** Victoria Carpets® Watch Hill on 11mm Underlay

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Victoria Carpets® Colour - Canyon

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Carpet Underlay 11mm

**Vinyl:** Belgotex® Solar Slip Resistant vinyl

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Belgotex® Solar Colour - Almagro 584

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## Electrical:

Interior Lighting: Recessed LED Downlights

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Exterior Lighting: Black LED 10W 3000k Bulkhead

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Extract Fan: 150mm XL Mantrose bathroom extract

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Power Supply: 32A Caravan Plug Connection

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Smoke Alarm: Cavius® Photoelectric 10 Year

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Powerpoints: PDL® 600 Double Powerpoints

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Data Point: In-wall conduit provision

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Switchboard: Included

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Heat Pump: Prewire only

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## Kitchen:

Spacious U-Shaped Kitchen with Breakfast Bar

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**Kitchen Cont.**

Sink: 450 x 450 Stainless Steel

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Tap: Plumblinex® Eco Style Mixer - 15 year Warranty, Made in Italy

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Benchtop: Laminex® Formica 36mm - 7 Year Warranty

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Benchtop Colour: Laminex® Formica - Flinders Black

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Cabinetry Carcass: Moisture Resistant MDF

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Cabinetry Fronts: Laminex® Melteca - Naturale

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Cabinetry Fronts Colour: Laminex® Melteca - Malibu

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Splashback: DesignerSplash® 4mm Panel

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Splashback Colour: DesignerSplash® White

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**Kitchen Appliances:**

Electric 4-Burner Cooktop

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Electric 600w Multi-function Wall Oven

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Integrated 550w Rangehood

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**Bathroom:**

Shower: 1200 x 900 Chrome Finish

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Tapware: Plumblinex® Eco Style - 15 Year Warranty, Mixers Made in Italy

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Vanity: Wall-hung 600w 2-Door - White

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Toilet: Plumblinex® Compact Back-to-Wall Porcelain Toilet

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Toilet Roll Holder &amp; Towel Rail: Chrome

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Mirror Cabinet

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7-Bar Heated Towel Rail

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40 Litre Laundry Tub &amp; Tap

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**Plumbing:**

Water Mains Connection: Provision for 25mm Connection

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Gas Califont Water Heating: Rinnai A16 Infinity Unit

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Exterior Hose Tap

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## Optional Upgrades

**Add Heat Pump:** Panasonic® Hi-wall 5.0kW**Choose your Colour:**

Armorsteel® Roof &amp; Wall Cladding - 20 Colours

James Hardie® Axon® Feature Wall - 100+ Colours

2 x Internal Feature Wall Colour 100+ Resene® Colours

Tapware Upgrade: Plumblinex® Tube Range - 4 Colours

Splashback Colour: DesignerSplash® - 14 Colours

Window/Door Dulux® Powder Coat Colour – 12 Colours

**Additional Storage:**

1000w Wardrobe with 3 x Drawers &amp; 1 x Cupboard

3000w Wardrobe with 3 x Drawers &amp; 3 x Cupboards

**Kitchen Options**

Gas Cooking Upgrade: Parmco® 600w Gas Oven and Gas Cooktop

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**Exterior Front Cladding:**

Timber Front

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