

# MODSPACE EQUIP

MSE | 4.8 x 3.6m | 17m<sup>2</sup>

Included

## Council Compliance Certificate (Factory)

•

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

•

Compliant for Site Building Consents in all Corrosion Zones

•

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

•

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

•

Armorsteel® Colour - Ebony

•

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

•

Window/Door Dulux® Powder Coat Colour - Matt Black

•

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

•

Armorsteel® Colour - Ebony

•

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

•

James Hardie® Axon® Colour - Resene® Black White

•

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

•

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

•

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

•

Wall Lining Colour - Resene® Black White

•

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

•

Victoria Carpets® Colour - Canyon

•

Carpet Underlay 11mm

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

•

Belgotex® Solar Colour - Almagro 584

•

## Electrical:

Interior Lighting: Recessed LED Downlights

•

Exterior Lighting: Black LED 10W 3000k Bulkhead

•

Extract Fan: 150mm XL Mantrose bathroom extract

•

Power Supply: 32A Caravan Plug Connection

•

Smoke Alarm: Cavius® Photoelectric 10 Year

•

Powerpoints: PDL® 600 Double Powerpoints

•

Data Point: In-wall conduit provision

•

Switchboard: Included

•

Heat Pump: Prewire only

•

## Kitchen:

Sink: 450 x 350 Stainless Steel

•

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

•

Benchtop: Laminex® Formica 36mm - 7 Year Warranty

•

**Kitchen Cont.**

Benchtop Colour: Laminex® Formica - Flinders Black

•

Cabinetry Carcass: Moisture Resistant MDF

•

Cabinetry Fronts: Laminex® Melteca - Naturale

•

Cabinetry Fronts Colour: Laminex® Melteca - Malibu

•

**Bathroom:**

Shower: 1200 x 900 Chrome Finish

•

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

•

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

•

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

•

Toilet Roll Holder &amp; Towel Rail: Chrome

•

Mirror: 600w Wall Hung

•

**Plumbing:**

Water Mains Connection: Provision for 25mm Connection

•

Gas Califont Water Heating: Rinnai A16 Infinity Unit

•

Exterior Hose Tap

•

## Optional Upgrades

**Add Heat Pump:** Panasonic® Hi-wall 3.5kW**Choose your Colour:**

Armorsteel® Roof &amp; Wall Cladding - 20 Colours

James Hardie® Axon® Feature Wall - 100+ Colours

1 x Internal Feature Wall Colour 100+ Resene® Colours

Tapware Upgrade: Plumblin® Tube Range - 4 Colours

Window/Door Dulux® Powder Coat Colour – 12 Colours

**Add Storage:**

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

**Exterior Front Cladding:**

Timber Front