

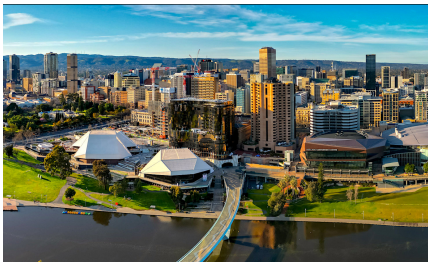
SKY CONSTRUCTION & DEVELOPMENT



24 GOSPORT STREET, RENOWN PARK SA 5008

LOCATION, LOCATION, LOCATION!

3.5km from Adelaide CBD



2.7km from Adelaide Oval



1.7km from Entertainment Centre



1.2km from Prospect Cafes



1.5km from North Adelaide



3km from Royal Adelaide Hospital



3km from Biotech Medical Research Centre



1.5km from Bowden Cafe Precinct



LOVE WHERE YOU LIVE



YOUR HOME

Architecturally designed, thoughtfully and meticulously constructed by experienced Builder/Developer that is passionate and committed to creating quality homes. High ceilings, abundant of natural light through large windows, open plan and maximising space. Your home is crafted with premium fixtures and quality finishes.



FAMILY AND COMMUNITY

You are minutes away from quality schools, library, town hall, aquatic centre, medical centres, allied health service, fitness studios, parklands, cycling tracks and walking trails



WORK AND LIFE STYLE

Live in a neighbourhood that seemingly integrates with its surroundings. Easy and short commute to the CBD being just minutes away. Enjoy and relax in green open space, being spoil for choices with a plethora of restaurants, cafes, shopping and retail precincts right at your doorstep



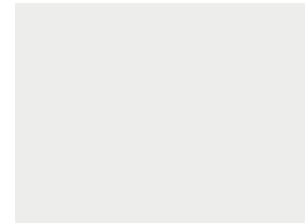
COLOUR SCHEME | COASTAL CHIC

FINISHES, FIXTURES & FITTINGS SCHEDULE

RESIDENCE 3 & 4



EXTERIOR I FINISHES



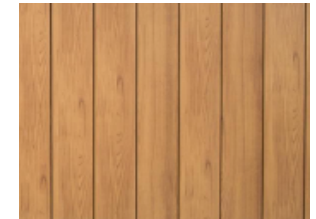
Upper Floor:
ACC Rendered Panel Dulux Lexicon Half



Roof:
Metal Flat Profile Surfmist



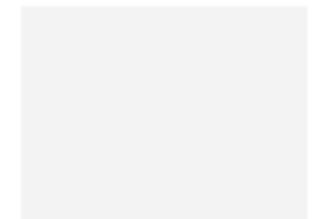
Lower Floor:
White Washed with Brighton Lite Mortar



Feature:
Aluminium Axon Timber Panel



Windows:
Powder coated Aluminium Surf Mist



Panel Lift Flat line Profile Dover White



Driveway:
Washed Aggregated Concrete in Salt & Pepper

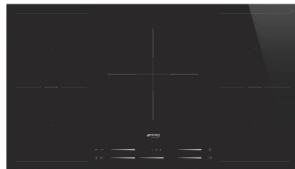


Neighbourhood Fencing:
1800mm Colourbond Surfmist

KICTHEN | APPLIANCES & FINISHES



SMEG 900mm Undermount



SMEG 900mm Induction Cooktop



SMEG 600mm Thermoseal Oven



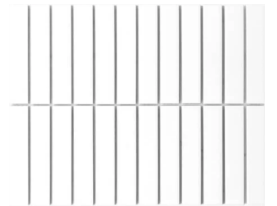
SMEG 600mm Dishwasher



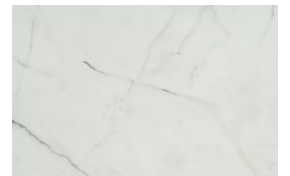
Beef Easter 1200 Series 4 Burner



Brushed Gold Goose neck Mixer
with Pull Out Aerator



Splashback:
Kit Kat Matt White



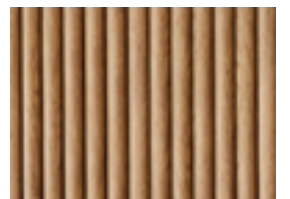
Benchtop:
Engineered Stone 20mm



Single Topmount Sink 700mm



Cupboards & Overheads:
Polar White Matt



Island:
Steccawood 17x 34mm
Natural Oak Matt Finish

BATHROOMS | SANITARYWARE



In wall Spout & Basin Mixer



Towel Hooks



Toilet Roller Holder



10inch Shower head



Diverter Mixer



Hand Held Shower



Hygienic Flush Back to Wall Suite



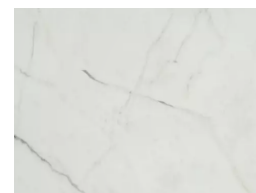
Fluted Free-standing Bath 1500mm



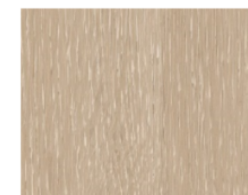
Fluted Counter Basin 360mm



LED Mirror

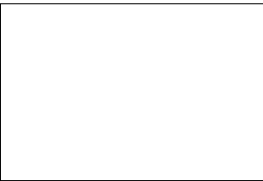


Engineered Stone Benchtop 20mm

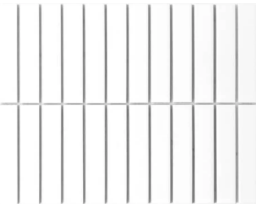


Wall Hung Vanity
Natural Oak Matt Finish

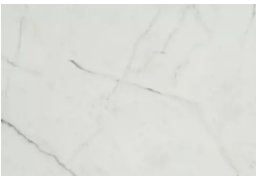
LAUNDRY | FINISHES



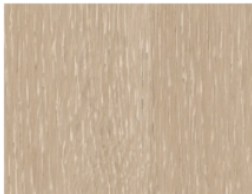
Overheads:
Polar White Matt



Splashback:
Kit Kat Matt White



Benchtop:
Engineered Stone 20mm



Cupboards, Shelves, Linen:
Natural Oak Matt Finish



Floors:
Ivory Travertine Porcelain Tile
600x600mm



Brushed Gold Goose neck Mixer
with Pull Out Aerator



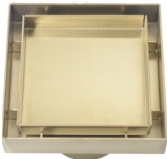
Laundry Sink Topmount 700mm



Semi Circle 12mm Pull Handles



Fixed Glass Open Shower screen

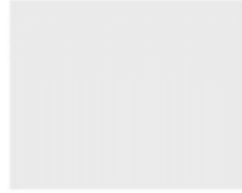


Tile Grate Insert 10mm

GENERAL I FINISHES



Lower & Upper Floor:
12mm Engineered Floorboards Eco Oak
Bleached Almond



Dulux Lexicon Quarter
Square set corners through out



Bedrooms:
12mm Engineered Floorboards Eco Oak
Bleached Almond



Linear Pendant Slimline above Island



Designer Staircase



Timber 2400mm High Entrance Door



Video Intercom with 7inch Monitor



LED 80mm down lights



Brushed Brass Handles



Ducted 3 in one heater & Exhaust



Mirrored Robe Doors



2400mm High Internal Doors

SPECIFICATIONS | INTERNAL & EXTERNAL

INTERNAL/ EXTERNAL LIGHTING

LED Down lights

SMOKE DETECTOR

Hard-wired

TV/ DATA

Points provided to living, rumpus & bedroom 1

NBN

Fast Internet NBN provisions provided

GROUND FLOOR SLAB

Concrete slab on ground

Footing designed, inspected and certified by Structural Engineers

TERMITE PROTECTION

Approved and certified termite treatment program

WALL & ROOF FRAMES

Timber wall framing, floor framing and roof structure to Engineering details

MAIN ROOF

Metal roofing and gutters

EXTERNAL WALLS

Brick construction

Energy efficient texture rendered Hebel panel

GENERAL POWER

Free upgrade from standard 1-phase power to 3-phase power supply
(ensure your home is ready for electrical vehicle charging, solar panels and batteries)

Double power outlets throughout, single power outlets to dishwasher, range-hood, microwave and fridge locations.

Weatherproof GPO externally to front, rear & hot water unit

INTERNAL WALLS & CEILINGS

Plasterboard to all internal walls and ceilings, windows/door reveals, square set to ceilings throughout

Moisture resistant plasterboard to wet areas

INSULATION

External walls and ceilings

TIMBER MOULDING

90mm MDF square edge skirting

90mm MDF square edge architrave

AIR CONDITIONING

Ducted reverse cycle providing cooling & heating throughout your home

SERVICES

External tap provided to front & rear

RAINWATER TANK

1000L poly modular tank with pump connection service provided

CLOTHESLINE

Retractable/collapsible wall mounted

LANDSCAPING

Planting varies to front garden bed and rear courtyard