

# SKY CONSTRUCTION & DEVELOPMENT

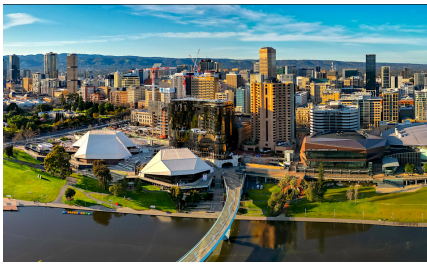
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24 GOSPORT STREET, RENOWN PARK SA 5008

# 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 | URBAN INDUSTRIAL

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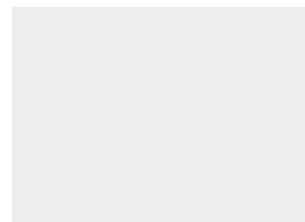
FINISHES, FIXTURES & FITTINGS SCHEDULE

RESIDENCE 1 & 2

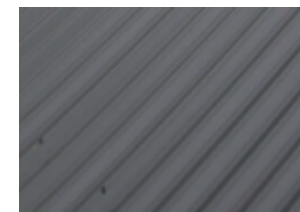




# EXTERIOR I FINISHES



Upper Floor:  
ACC Rendered Panel Dulux Lexicon Half



Roof:  
Metal Flat Line Profile in Basalt



Lower Floor:  
Manhattan Tribeca Bricks



Feature:  
Axon Panel Basalt



Windows:  
Powder coated Aluminium Monument



Garage Door:  
Panel Lift Flat line Profile Dark Oak



Driveway:  
Washed Aggregated Concrete in Salt & Pepper

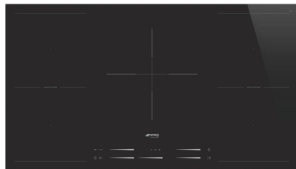


Neighbourhood Fencing:  
1800mm Maylay Grey

# KICTHEN | APPLIANCES & FINISHES



SMEG 900mm Undermount



SMEG 900mm Induction Cook top



SMEG 600mm Thermoseal Oven



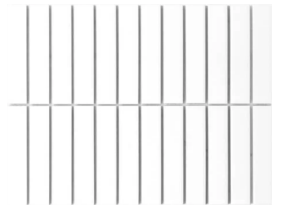
SMEG 600mm Dishwasher



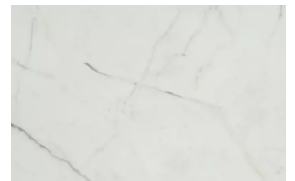
Beef Easter 1200 Series 4 Burner



Gun Metal Gooseneck Mixer  
with Pull Out Aerator



Splashback:  
Kit Kat Matt White



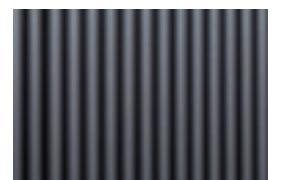
Benchtop:  
Engineered Stone 20mm



Single Topmount Sink 700mm



Cupboards & Overheads:  
Polar White



Island:  
Steccawood 17x 34mm  
Empire Oak Matt

# BATHROOMS | SANITARYWARE & FINISHES



In wall Spout & Basin Mixer



Towel Hooks



Toilet Roller Holder



10inch Shower head



Diverter Mixer



Hand Held Shower



Hygienic Flush Back to Wall Suite



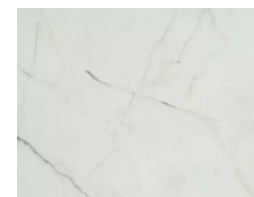
Free-standing Bath 1500mm



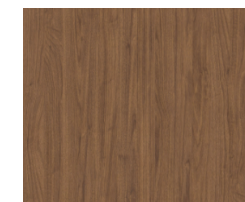
Fluted Counter Basin 350mm



LED Mirror



Engineered Stone Benchtop 20mm



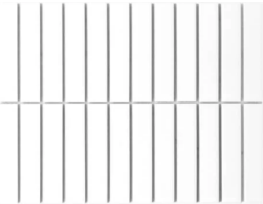
Wall Hung Vanity  
Walnut Ravine



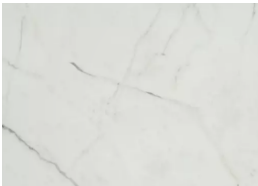
# LAUNDRY | FINISHES



Overheads:  
Polar White Matt



Splashback:  
Kit Kat Matt White



Benchtop:  
Engineered Stone 20mm



Cupboards, Shelves, Linen:  
Walnut Ravine



Floors:  
Grey Travertine Porcelain Tile 600x600mm



Brushed Nickle Gooseneck Mixer  
with Pull Out Aerator



Laundry Sink Topmount 700mm



Semi Circle 12mm Pull Handles

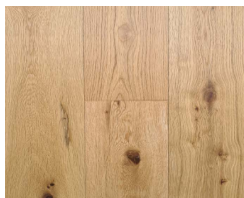


Fixed Glass Open Shower screen



Tile Grate Insert 10mm

# GENERAL I FINISHES



Lower & Upper Floor:  
12mm Engineered Floorboards Eco Oak  
Desert Sand



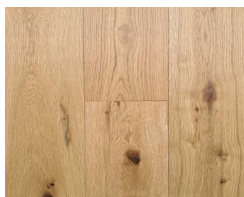
Dulux Lexicon Quarter on walls  
Square set corners through out



Designer Staircase



Timber 2400mm High Entrance Door



Bedroom:  
12mm Engineered Floorboards Eco Oak  
Desert Sand



Linear Pendant Slimline above Island



Video Intercom with 7inch Monitor



LED 80mm down lights



Mirrored Robe Doors



2400mm High Internal Doors



Brushed Nickle Handles



Ducted 3 in one heater & Exhaust

# SPECIFICATIONS | INTERNAL & EXTERNAL

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## 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