

Livorno

2 BEDROOM VILLA WITH COURTYARD & SUN ROOM

Set in a beautifully landscaped resort with meandering paths within a spacious masterplan community, the Hidden Valley Resort retirement homes enjoy a private oasis like no other. All homes include a golf cart and are within a short distance to the Hidden Valley Resort Country Club, golf course and other resort facilities. .

The Livorno is a spacious 216m² home offering 2 large bedrooms, open sunroom leading to a private courtyard, ensuite and separate bathroom, modern kitchen with large island bench and contemporary open plan living areas leading out to a covered alfresco. It has been designed with the latest finishes and appliances including a 2.5 car garage to store your new golf cart. You will feel at home the moment you step through the front door.



FAST FACTS

2 2 2.5

Living Area 141.20m²
 Porch 4.92m²
 Garage 42.80m²
 Alfresco 27.36m²

TOTAL Area 216.28m² 23.27sq's

This is an indicative floor plan that may vary according to retirement villa location. The information, dimensions and specifications on this floor plan are believed to be correct at time of publication but are not guaranteed and may change without notice.

Visit hiddenvalleyresort.com.au or call 1300 098 098



HIDDEN VALLEY RESORT
A resort community

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STANDARD INCLUSIONS

KITCHEN

- Quality stainless steel kitchen appliances:
 - Fisher & Paykel 600mm gas on glass cook top
 - Fisher & Paykel 600mm electric oven
 - Fisher & Paykel 600mm stainless steel built-in integrated range hood
 - Fisher & Paykel 600mm integrated single dish drawer dishwasher with laminate panel face
 - Built-in Microwave oven
- 50mm stone composite benchtop
- 300mm X 600mm tiled splashback to kitchen
- 3 x Pendant feature lights over island bench
- Pop up GPO in island bench
- Double bowl stainless steel inset sink
- Two pack and feature laminate joinery to kitchen
- Soft close drawers and cupboards
- Laminate shelf above fridge space
- Satin chrome drawer and cupboard handles
- Mixer tap in chrome finish with pull down spray

ENSUITE AND BATHROOM

- Full height wall tiles
- 2000mm high semi-frameless clear glazed shower screen
- 50mm stone composite benchtop
- Timber look laminate joinery to vanity
- Toilet with slim soft close seat and dual flush
- Soft close cupboards
- Under counter vanity basin
- Chrome basin mixer mounted on stone
- Designer range shower mixer, rail shower, shower basket and robe hook
- 600mm towel rail, towel ring and toilet roll holder in chrome finish

LAUNDRY

- Laminate joinery
- Soft close cupboards
- 45 litre stainless steel inset trough
- Chrome mixer tap
- 100mm high skirting tiles

INTERNAL FEATURES

- 2700mm high ceiling with flat acrylic ceiling paint
- 3 coat low sheen painted plaster walls
- 75mm Cove cornice throughout
- Skylights (as per individual plan)
- Square set cornice with batten and laser levelling to bathroom and ensuite
- Timber vinyl plank flooring to main areas (as per colour selection)
- Plush carpet to selected areas (e.g. bedrooms)
- 600mm x 300mm glazed porcelain floor tiles to wet areas
- 600mm x 300mm glazed porcelain wall tiles to wet areas
- 67mm x 12mm skirting and architraves
- 2340mm high flush panel redicote doors
- Contemporary lever door handle

- Bow pull handle to hinged only doors
- 2100mm high framed mirror robe doors to bedroom robe (excluding WIR)
- 4 x white melamine shelving to linen cupboard
- White melamine shelf and chrome hanging rail to robes

EXTERNAL FEATURES

- Rendered brickwork to front and rear of villa
- Front of villas with stone as per villa facades
- Colourbond fascia, gutter and downpipes
- Sectional overhead garage door with remote control
- Aluminium powder coated windows and doors
- Aluminium framed flyscreens to openable windows
- Obscure glazing to ensuite and bathroom windows
- Terracotta coloured concrete roof tiles
- 2340mm high timber entry door with paint finish
- Entrance set to entry door and garage access doors
- Security door to front entry
- Aluminium stacker sliding doors to alfresco
- Sliding stacking fly screen doors to alfresco
- Exposed aggregate paving to driveway and path
- Exposed aggregate paving to alfresco

LANDSCAPING

- Ground mounted clothesline
- Letterbox

SUSTAINABILITY

- Solar hot water system
- 2000L Slimline Colourbond rainwater tank with pump connected to toilets
- Insulation – R3.5 in ceilings and R2.0 in walls
- Low VOC interior wall paint
- 3 Star WELS showerhead

ELECTRICAL

- Reverse cycle split system with multi heads (plan specific)
- TV antenna including splitter
- Hard wired smoke detector with battery back-up
- Hard wired door bell
- 1 x Telephone points
- 3 x Data points
- 3 x TV points
- Premium power points and switches
- 2 x External LED spot lights for front entrance and rear lighting in ceiling of alfresco
- 1 x Single fluro batten light to garage
- LED downlights throughout the villa
- Exhaust fans with draft stoppa to bathrooms
- 1 x two way switch to Entry Hallway

PEACE OF MIND

- 7 years Home Owners Warranty Insurance
- 3 months defects service & warranty cover

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