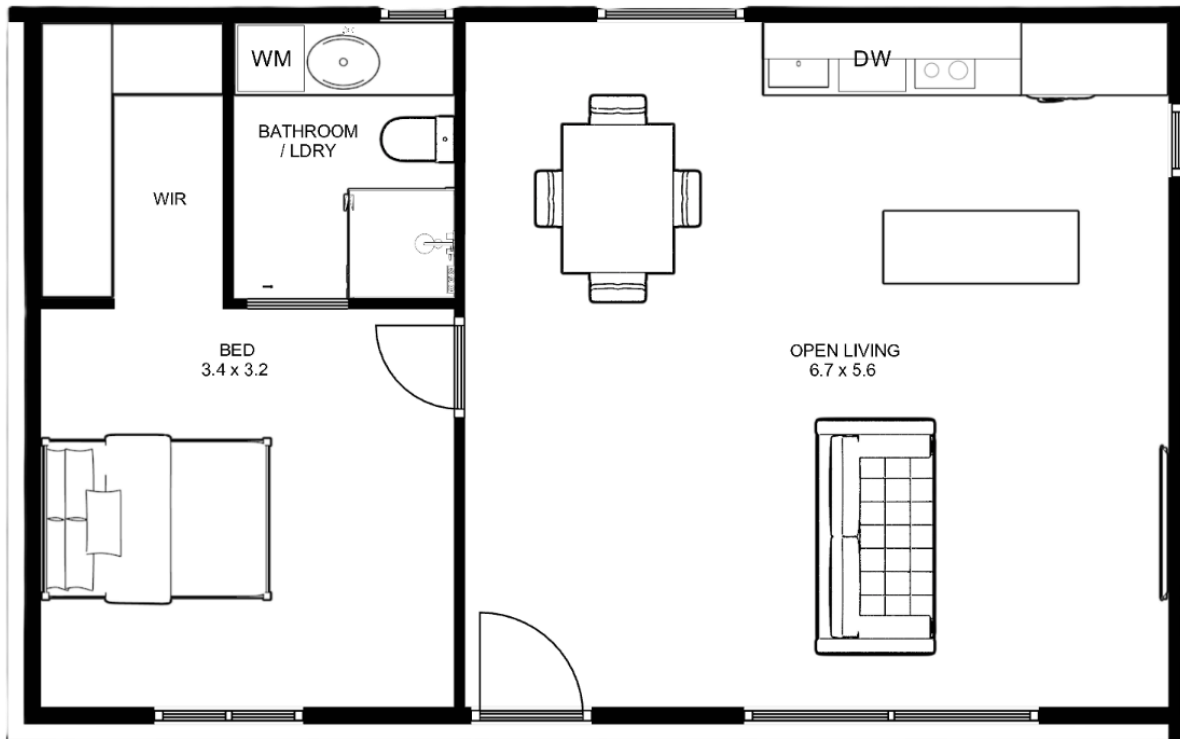




## The Goulburn

1 | 1



**No Planning Permit Required - 3 Month On Site Build Time**

Our most spacious one bedroom for indulgent luxury at its finest. For those who want everything, including opulent spaces and premium finishes.

A ridiculous open living space of 6.7m x 5.6m, full suite kitchen including island bench, huge walk-in robe and ensuite as well as one of the largest bedrooms in any compact structure.

### Highlights:

- Exquisite stone countertops throughout
- Integrated dishwasher
- Soft close cabinetry with metal chassis drawers
- Refrigerated reverse cycle heating and cooling
- European laundry
- Modern black appliances, tapware and handles
- 140mm thick architecturally superior load bearing insulated walls
- Double glazed windows and doors with keyed locks

### Details

Width:	10.0m
Length:	6.0 m
Total Area:	60 sqm (6.46 sq)



### Specifications:

- High-performance Colourbond architectural cladding on roof and external walls, hard wearing and low maintenance
- 140mm thick architecturally superior load bearing insulated walls
- R Value of 3.4 to exterior walls
- R Value of 4.1 to roof
- 7 Star Energy Rating
- Skillion roof with raked ceilings
- Large window openings and well-lit interiors
- Window splashback in kitchen for the brightest culinary experience
- Powder coated aluminum double glazed windows and doors
- Keyed locks to all doors and windows
- Refrigerated reverse cycle heating and cooling
- Hybrid timber flooring with waterproof surface throughout living areas
- Carpeted bedrooms
- Tiled bathroom
- LED lighting throughout
- Stone countertops throughout
- Integrated dishwasher
- Soft close cabinetry with metal chassis drawers
- Modern black 600mm under bench oven
- Modern black 600mm induction cooktop
- Externally vented slide out rangehood
- Signature Black tapware and sinks
- Signature Black handles
- Full height pantry
- Full sized tiled shower with frameless shower screen
- Oversized 1.8m wide bathroom splashback mirror
- Hot water system
- European laundry
- Undermount seamlessly integrated washing machine provision
- Smoke alarm
- Large full feature built in wardrobes with mirror sliding doors