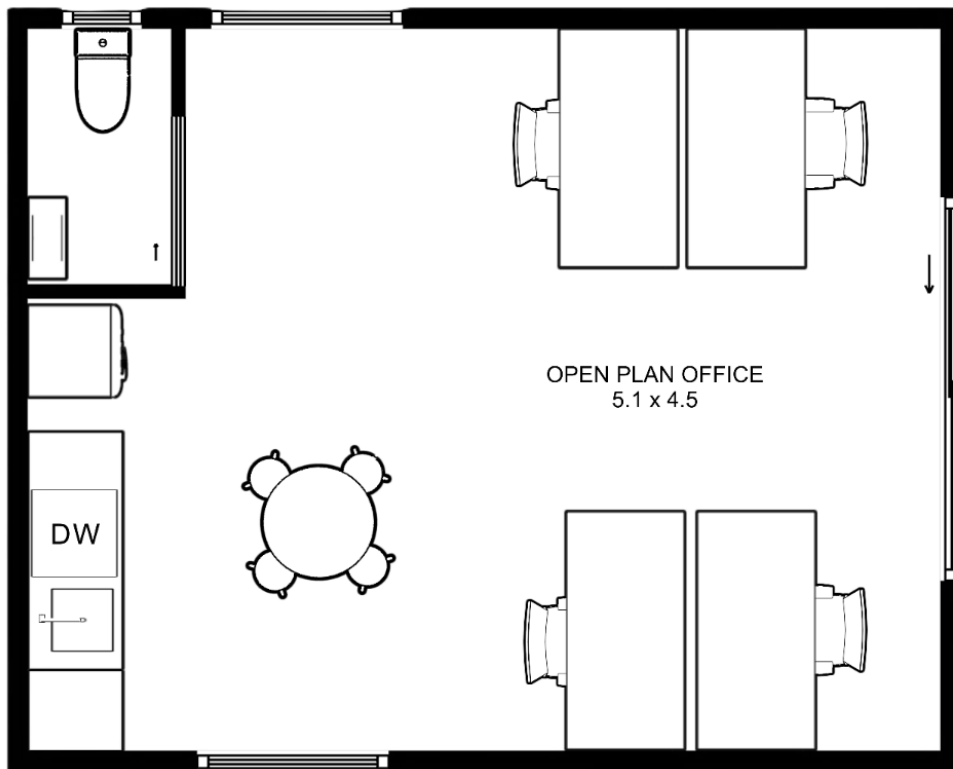




The Yarra Office



No Planning Permit Required - 3 Month On Site Build Time

Step into a versatile compact dwelling, perfect for use as an office or studio, offering customizable configurations to suit your needs.

Whether you prefer an empty shell for creative freedom or desire added convenience with a kitchenette or toilet, this adaptable unit caters to your preferences.

Despite its compact size, it maximizes space utilization without sacrificing comfort, providing a tranquil environment for focused work or artistic endeavours.

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. All with keyed locks

Details

Width:	5.7m
Length:	4.8 m
Total Area:	27.36 sqm (2.94 sq)



Specifications:

- High-performance Colourbond architectural cladding on roof and external walls, hard wearing and low maintenance
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- 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
- Powder coated aluminium 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 traffic areas
- LED lighting throughout
- Stone countertops throughout
- Integrated dishwasher
- Soft close cabinetry with metal chassis drawers
- Signature Black tapware and sinks
- Signature Black handles
- Hot water system
- Smoke alarm