



MEMPHIS - LEDGER 10.5M

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\$649,950

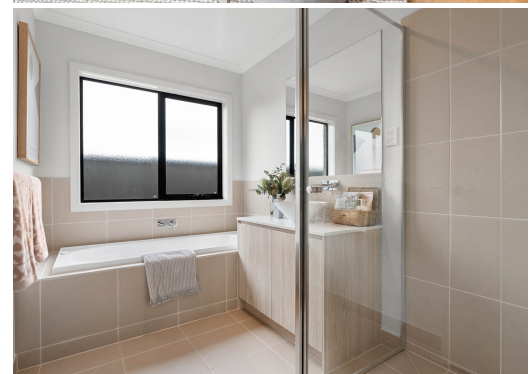
Build Price \$326,100
Land Price \$323,850

LOT 7233 ADEGA AVENUE
AINTREE
WOODLEA

EST. TITLE DATE Q4 2025
HOME SIZE 16SQ
LAND SIZE 221m²

HATTAN TURNKEY INCLUSIONS

- Complete Turnkey Home
- NCC Compliant
- Elegant Stone Benchtops
- High Ceilings: 2590mm
- Stainless Steel Appliances
- Reverse Cycle Split Systems Throughout
- LED Downlights
- Timber Laminate Flooring
- Plush Carpeting
- Tiled Shower Bases
- Roller Blinds and Fly Screens
- Colorbond Sectional Garage
- Landscaping and Fencing
- Coloured Concrete Driveway



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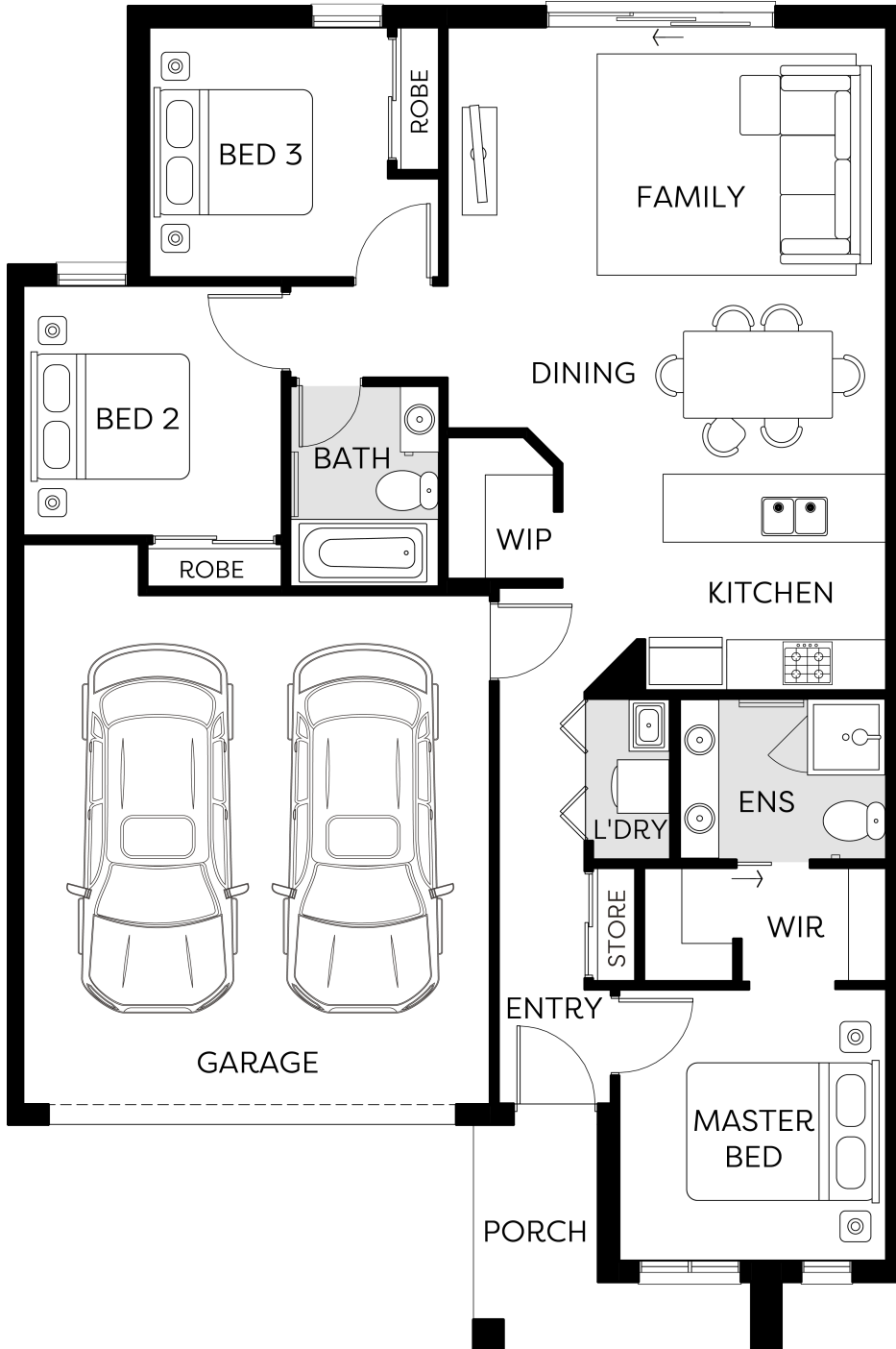


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Hattan

Essential Home
Turnkey Inclusions



Site Works

Concrete waffle pod slab, engineer designed "M" up to "P" class, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Connections

Underground electricity, gas, sewer and storm water included.

Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

External Features

Bricks Clay brick selection from Hattan colour scheme.

Render Acrylic texture coating render. Colour to be selected from Hattan colour scheme.

Tile feature Option 300 x 600mm Horizontal lay to front façade. Colour to be selected from Hattan colour scheme. (Design Specific).

Infills Over Windows Front Elevation - Brick light weight (Façade Specific).
Side and rear Elevations - Brick infill over windows and doors.

Roof Cover Colorbond/Concrete Roof Tiles to be selected from colour selection (Design Specific).

Roof Plumbing Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch 22.5 degree. (Design Specific)

Front Entry Door Stain colour to be selected from Hattan colour scheme.

Laundry Door Aluminum sliding door, 2100mm high x 1450mm wide.

Windows Powder coated aluminum awning windows or timber to front façade only (façade design dependent).

Powder coated aluminum windows to side and rear elevations.

Sliding Doors Aluminum powder coated sliding door. Colour to be selected from Hattan colour scheme.

Locks to all windows and sliding doors keyed alike.

Framing	Walls	Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.	
	Roof	Engineer designed stabilised timber roof trusses at 600mm centre.	
Insulation	Insulation batts to home.		
Internal Features	Ceiling Height	2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.	
	Room Doors	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.	
	Room Door Furniture	Passage set. Provide Alba Chrome levers through Chrome finish.	
	Mouldings	Skirtings - 67x18mm square edge primed MDF. Architraves - 67x18mm square edge primed MDF.	
	Plaster	Ceiling Plaster. 10mm plasterboard finish.	
	Wall Plaster	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.	
	Blinds	Holland blinds to bedrooms and living areas.	
	Fly Wire	Fly wire screens to all openable windows.	
Paint	Internal & External	Two coats.	
	Woodwork & Skirting	Two coats.	
Heating & Cooling	Reverse cycle split system (heating and cooling) to living and bedrooms.		
Hot Water System	Hot water unit in accordance with estate design guidelines.		
Kitchen	Haier Stainless Steel oven 600mm.		
	Haier cooktop 600mm 4 burner stainless steel gas.		
	Haier rangehood 600mm stainless steel canopy rangehood.		
	Haier dishwasher 600mm.		
	Sink: Stainless steel double undermount bowl sink.		
	Tap: Pull out tap in chrome finish.		
	Bench Top: Engineered stone benchtop 40mm. Selected as per Hattan colour scheme.		
	Splashback: Selected as per Hattan colour scheme.		
Bathroom, Ensuite, Powder Room & WC	Mirror	Polished edges to full width of vanities sitting on tiled splashback.	
	Basin	Ceramic abovemount rectangle. No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.	
	Vanity Unit	Vanity unit on tiled pedestal.	
	Bench Top	Engineered stone benchtop 40mm. Selected as per Hattan colour scheme.	
	Bath	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific).	
	Shower Bases	Ceramic tiled shower base. Selection from Hattan colour scheme range with grated drain system.	
	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.	
	Taps and Outlets	Ensuite Shower hand shower on rail.	
		Bathroom Shower - Shower hand shower on rail.	
		Bath (Wall Mounted) - Straight wall bath outlet and wall mixer.	
		Basin (Wall Mounted) - Mixer.	
	Accessories	Toilet roll holders chrome and double towel rails.	
	Toilet Suite	China toilet suite in white with soft close seat.	
Laundry	Trough	Design specific.	
	Base Cupboard	Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific). Refer to working drawings.	
	Bench Top	Laminate with square edge. (Design specific).	
	Tapware	Sink mixer in chrome finish.	

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	Tapware	Sink mixer in chrome finish.
Electrical	Internal Light Points	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	External Light Points	(2 No) flood light wall mounted light fitting.
	Power Points	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.
	Smoke Detector	Hardwired with battery backup.
	Exhaust Fans	Above all showers and toilet not opening to outside air, 250mm with self-sealing air flow draft stoppers.
	TV Points	To Family and Master Bedroom.
	Telephone Point	To Kitchen and Master Bedroom.
	Safety Switch	Residual Current Devices safety switch and circuit breakers to meter box.
Plumbing	(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).	
Tiling	Ceramic Floor Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, and Powder room.
	Ceramic Wall Tiles	Selected from Hattan colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
Floor Coverings	Carpet	Selected from Hattan colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.
	Timber Laminate	Selected from Hattan colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.





Storage	Shelving	Robes – One white melamine shelf and hanging rail.
		Walk in Robe – One white melamine shelf and hanging rail.
		Pantry/Linen – Four white melamine shelves.
		Broom – One white melamine shelf.
Stairs (Double Storey Homes)		Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).
Garage	Garage Door	Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile. (Design Specific). Refer to working drawings.
	Remote Control	Remote control unit to front garage door with 2 handsets.
Outdoor	Landscaping	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	Fencing	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	Paving	Coloured concrete to driveway and front path.
	Letterbox	Pre cast concrete letterbox with colour to match house.
	Clothesline	Fold out clothesline in rear yard.
About us		Member of Master Builders Association & Housing Industry of Australia.
		10-year structural guarantee.
		Hattan reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.

Hattan is quality.
Quality is what makes Hattan a home.

hattan.com.au

Hattan

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The building practitioner is by SOHO Living Australia Pty Ltd trading as Hattan, registration number CDB-U 50036.