



# THE JARRAH 266

*An entertainers dream.....*



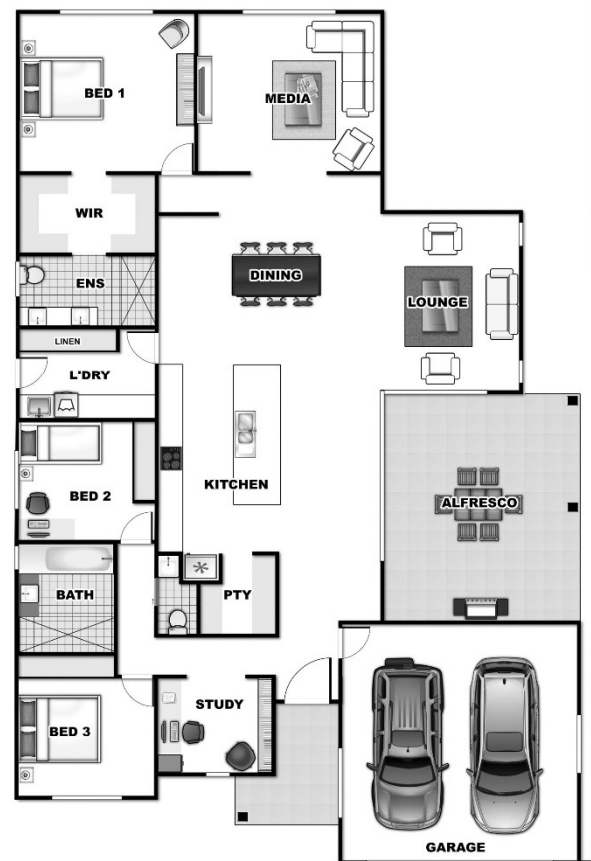
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# THE JARRAH 266

Fresh, open plan living and dining, beautiful alfresco area and modern, generously sized kitchen – The Jarrah 266 has it all! This home is perfect for a family who love to entertain. Picture yourself sitting in the alfresco area, enjoying a summer breeze or cooking up a storm in your contemporary kitchen, complete with butler's pantry.

- Light filled spacious open plan living and dining
- Grand island bench asserting itself as the hub of the entertaining zone
- Huge chef's kitchen and butlers pantry providing endless bench and storage space
- Stunning alfresco area for those lazy Sunday afternoons
- Media room than can easily double as a formal lounge or rumpus room
- Bedrooms ingeniously tucked away from the main living area, providing a sense of privacy
- Luxurious master suite with a generous walk in robe and beautifully appointed ensuite

## JARRAH 266



### DIMENSIONS

▶ HOUSE	230.6 sqm
▶ ALFRESCO	29.0 sqm
▶ PORCH	6.3 sqm
▶ TOTAL	265.9 sqm
▶ HOUSE WIDTH	14.95m
▶ HOUSE LENGTH	21.68m



Plans not to scale. Floorplan dimensions subject to change.  
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Your Vision, Our Expertise



# Your Inclusions

## Planning and Council

- QBCC Home Warranty Insurance
- Soil test and foundation engineering
- Council approvals and inspections

## Foundations and Footings

- Slab on ground construction

## Internal Inclusions

- R3.5 insulations batts in ceiling and R1.5 insulation batts in walls for year round thermal comfort
- Termite treated timber throughout, including trusses, framing and internal mouldings
- Floors tiled throughout with carpet in bedrooms, office and media room

## Electrical

- Earth leakage safety switch and circuit breakers
- Double power points throughout
- Hard wired smoke detectors (with battery)
- LED down lights throughout with 6 ceiling fans, appropriately distributed
- 3 TV points, TV aerial and 3 data points

## Windows and Doors

- Internal flush panel passage doors with lever handles and door stops
- Quality G James Glass aluminium windows, sliding doors and fly screens

## Street Style

- Colorbond® roof, fascia and gutters
- Custom 1,200mm wide pivot front door (New Guinea Rose Wood)
- Colorbond® tilt-panel garage door
- Combination of contemporary cement based claddings to create a designer facade

## Kitchen

- Custom cabinetry with stone bench tops
- Walk in butlers pantry
- RAM tapware
- Quality 900mm kitchen appliance package (*wall oven, cooktop, range hood*)

## Ensuites and Bathrooms

- Ensuite, bathroom and powder room tiled floors
- Custom vanity in ensuite, bathroom and powder room with drop in porcelain bowls
- Generous walk in shower in bathroom and ensuite
- RAM tapware
- Towel rails and toilet roll holders

## Laundry

- Custom laundry bench with under bench cupboards and drop in stainless 45lu bowl

## Driveway

- 40m2 driveway allocation

## Alfresco Living

- 1 external power point and ceiling fan
- LED down lighting
- 119mm hardwood posts
- Broom finished concrete

## Connections

- 315L electric hot water system

## Energy Efficiency

- Low maintenance and energy efficient design



Photography and illustrations in this brochure should be used as a guide only and may show furniture, screens, landscape structures and decorative fittings and fixtures not offered by Hall Homes and Construction.

We are committed to crafting innovative, low maintenance and energy efficient designs using carefully selected local contractors and quality materials with a focus on detail and client satisfaction.

*Your vision, our expertise.....*



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