

MENGO GROUP PRESENTS

ILIAS

6 SIMS CRESCENT, WEST LAKES SA 5021

A considered family home in a quiet West Lakes pocket. Built by 5AB Homes.

MENGO GROUP

4	3.5	2	305 M²	444 M²
BED	BATH	CAR	BUILD	LAND

SPECIFICATIONS

HARRIS REAL ESTATE
TROY LAW

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ILIAS / WEST LAKES

EXTERNAL



FRONT PIER

Drystone Limestone natural gold structured panel, 200 x 600

ROOF

Colorbond roofing in Surfmist at a 3° pitch, with Surfmist gutters, fascia, downpipes and roof vents



ENTRY DOOR

Corinthian ELEM WSA1 timber look door, 2700 mm high



DOOR HARDWARE

Gainsborough Omni Trilock handle in black



ALFRESCO

Boraie Marble Grey textured tile, 600 x 600, with a blue plaster soffit



FENCING

Fencing to both sides, up to 1800 high, as per the planning drawing, with the front fence to developer guidelines

Also included

EXTERNAL WALLS	Hebel external cladding, rendered in Surfmist
FACADE FEATURE	James Hardie Axon cladding on and around the garage door and around the entry door
WINDOWS	Black powder coated aluminium frames, double glazed, with keyed locks and fibreglass mesh flyscreens to openable windows
ALFRESCO DOORS	L-shaped stacker door, 2500 wide x 2400 high
GARAGE DOOR	Panel lift roller garage door in Surfmist, slimline profile, 4800 x 2400, with motor and two remotes

DRIVEWAY AND CROSSOVER	Plain concrete driveway up to 27.5 m² and plain concrete crossover
PAVING	Plain concrete paving up to 1 m wide around the perimeter of the house, 100 mm thick reinforced
LANDSCAPING	Natural grass to the front, artificial grass to the rear, and a $1,000 allowance for plants
RETAINING WALLS	Included as per the civil plan
LETTERBOX	Milkcan Noosa pillar letterbox
CLOTHESLINE	Included
TERMITE TREATMENT	Included

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ILIAS / WEST LAKES

KITCHEN



CABINETRY
Laminex 586 Dansk Maple, natural finish, vertical grain, finger-pull doors with no handles



SPLASHBACK
LS310 Calacatta Arina stone



OVEN
Smeg 900 mm, SFRA9300TVX



DISHWASHER
Smeg 600 mm, DWAU6214X4



KITCHEN TAP
Brushed nickel gooseneck sink mixer

BENCHTOPS
20 mm Lavistone premium stone, LS310 Calacatta Arina, aris edge, waterfall ends to the island



COOKTOP
Smeg 900 mm gas cooktop, PGA954C



RANGEHOOD
Smeg 900 mm, KBTAU900XE



ISLAND SINK
Double bowl undermount sink

ALSO INCLUDED

WALK-IN PANTRY	Melamine open shelving
OVERHEAD CABINETS	As per plan
EXTRAS	LED strip lighting under the rangehood, water point for the fridge

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ILIAS / WEST LAKES

BATHROOMS



FLOORS

Boraie Marble Grey textured tile, 600 x 600, to the bathroom, ensuites and powder room floors



WALLS

Dwelling Travertine Grey textured tile, 600 x 600, tiled up to the ceiling



VANITIES

Laminex Dansk Maple cabinetry, Calacatta Arina stone tops, round above-counter basins

FREESTANDING BATH

1700 x 750 gloss white



BATH AND BASIN TAPWARE

Brushed nickel mixer set with curved spout



TOILETS

Back-to-wall rimless, soft close



FLUSH PLATES

Brushed nickel round button plates



SHOWERS

Twin rail shower with 300 mm brass overhead, clear glass frameless screens



ACCESSORIES

Brushed nickel towel rails, toilet roll holders and robe hooks



MIRRORS

Frameless mirrors to the vanities, with LED light mirrors to the master ensuite

Also included

SHOWER NICHES	To the shower walls
TRIMS	Polished chrome tile trims
HEAT GLOBES	Tactics set of two globes to all bathrooms

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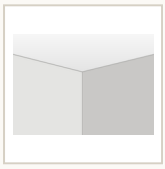
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ILIAS / WEST LAKES

INTERIOR



CEILINGS

Square set, 2.74 m high downstairs and 2.59 m upstairs, excluding the garage



FLOORING

Laminate flooring to all open areas



INTERNAL DOORS

Corinthian 2340 high flat doors in Dover White high gloss enamel



CARPET

Green Beige carpet with 8 mm underlay to all bedrooms

ALSO INCLUDED

WALLS AND CEILINGS	Haymes three coat paint in Dover White to the walls and ceilings
ROBES	Bed 2: mirror door front, white melamine, top shelf, one drawer tower, single and double hanging rails. Master and other bedrooms: laminate finish
SKIRTING	92 mm single bevelled skirting and 67 mm single bevelled architraves in Dover White high gloss enamel
DOOR HANDLES	Gainsborough, black finish

LAUNDRY	Laundry trough with Dansk Maple cabinetry, Calacatta Arina stone top, Lithic Kit Kat white matt mosaic splashback and Dwelling Travertine Grey floor tiles
STAIRCASE	Engineered timber treads and risers, pine handrail in Caramel stain, plasterboard balustrade
MASTER BEDHEAD WALL	Dansk Maple cladding
LINEN AND BROOM CABINETS	Laminate, with finger-pull drawers and cupboards, as per plan
PRIVACY LOCKS	To the ensuite, common bathroom, powder room and master bedroom

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Services and inclusions

HEATING AND COOLING	Mitsubishi refrigerated system, 18 kW cooling and 20 kW heating, two zones
HOT WATER	Neo Power electric heat pump hot water system, NA37-315A
LIGHTING	40 LED downlights, cool white, as per the electrical plan, with LED strip lighting under the rangehood and up and down lights to the two front piers
POWER	25 double and 4 single power points, 2 TV points, 2 data points, NBN, on three phase underground electricity
SECURITY	Bosch 2000 alarm with three sensors, Dahua KTA01 analogue video intercom (or as per availability), doorbell and smoke detectors
PLUMBING	Concealed washing machine taps, garden taps front and back, rainwater tank, and gas, water and drainage points to the alfresco
VENTILATION	Four exhaust fans to the ensuites, bathroom and powder room, and a kitchen exhaust fan ducted out of the roof or wall
ELECTRICAL EXTRAS	Digital antenna, circuit breaker and ceiling fan provision
INSULATION	As per the energy report

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Built by 5AB Homes. The floor plan is not to scale; measurements are indicative and in square metres. External finishes shown for illustrative purposes only. Exterior elements are an artist's impression. Plans should not be relied on and interested parties should make and rely on their own enquiries.