

THERIDA

183



WELCOME TO SPLENDID LIVING.



The Therida 183 is a contemporary design combined with community atmosphere and creates a residence that harmonises all the elements in your life. This boutique development is architecturally designed and is perfect for families, couples or investors who appreciate the combination of textured and coloured finishes, matched by stunning interior spaces creating a striking and appealing presence.





KITCHEN & LIVING.



LIVING & DECK.



DECK



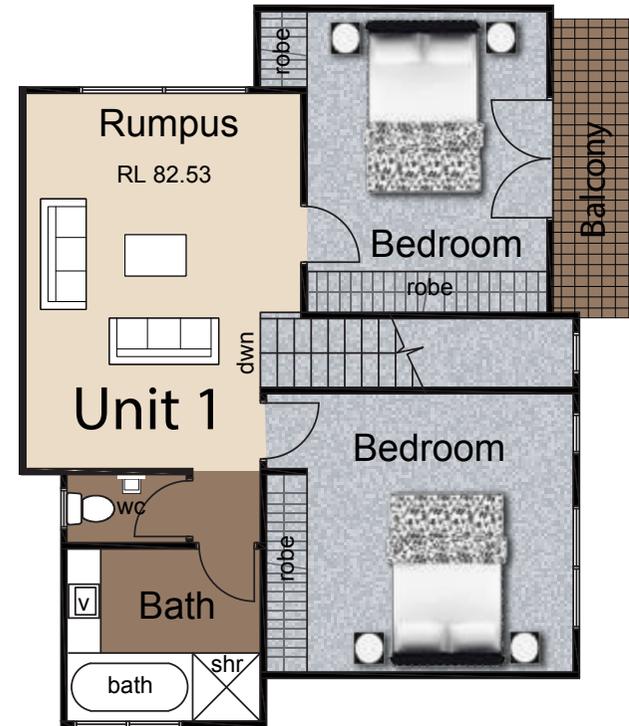
RUMPUS



BATHROOM



UNIT 1 - GROUND FLOOR PLAN



UNIT 1 - FIRST FLOOR PLAN

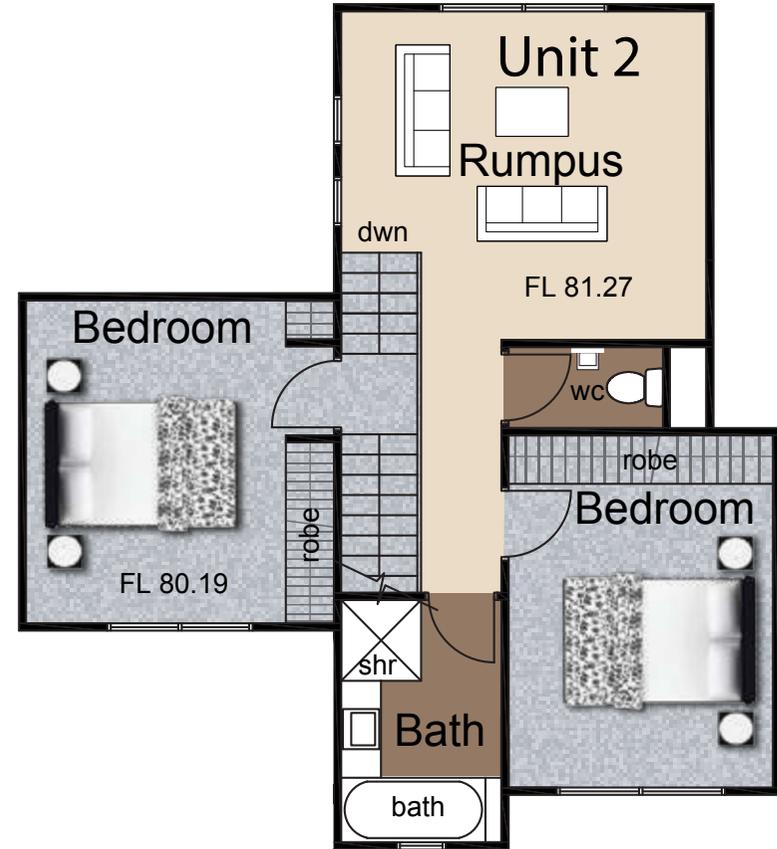
183 MOUNTAIN VIEW ROAD GREENSBOROUGH VIC 3088

Disclaimer: All photographs, facades, colour schemes and floor plans are for illustrative purposes only and may vary to the end product.

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UNIT 2 - GROUND FLOOR PLAN



UNIT 2 - FIRST FLOOR PLAN

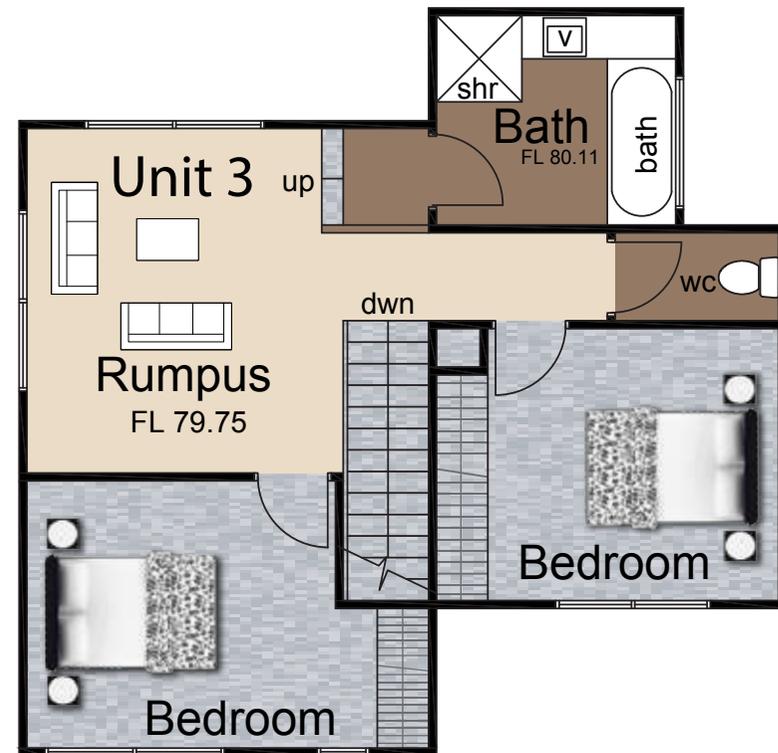
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UNIT 3 - GROUND FLOOR PLAN

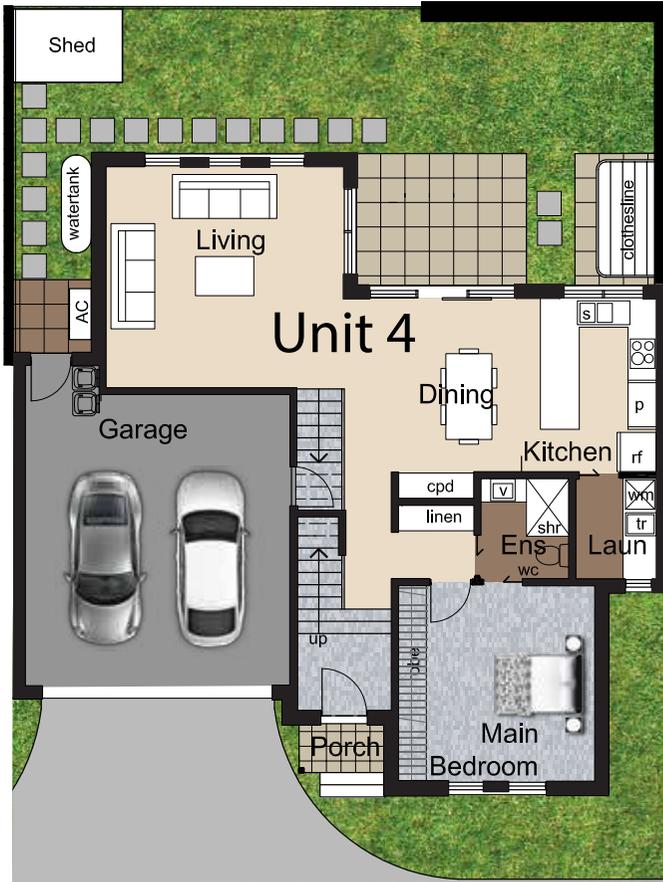


UNIT 3 - FIRST FLOOR PLAN

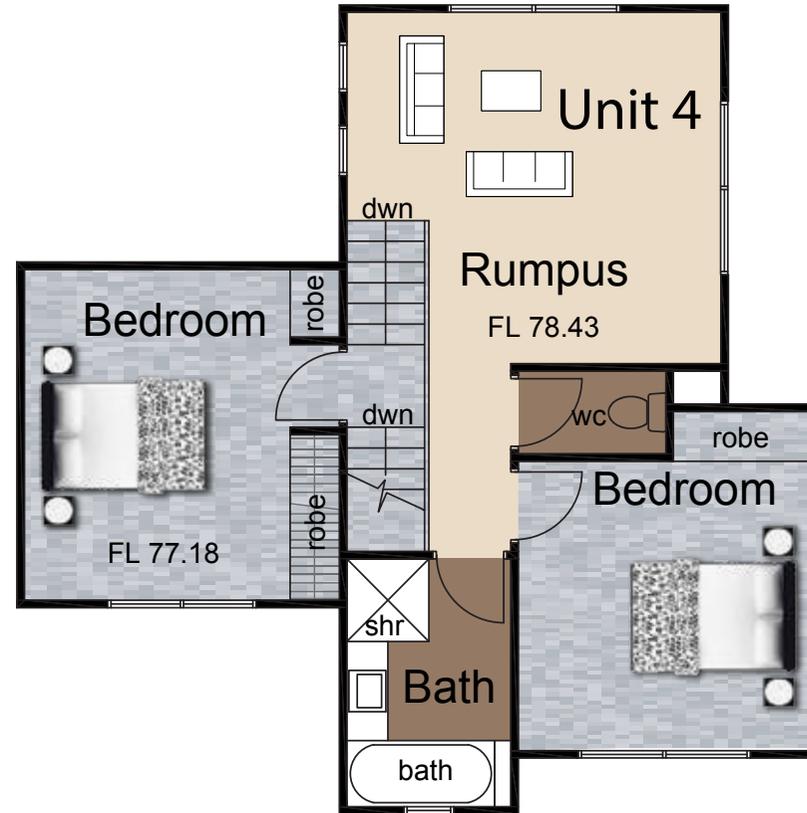
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UNIT 4 - GROUND FLOOR PLAN

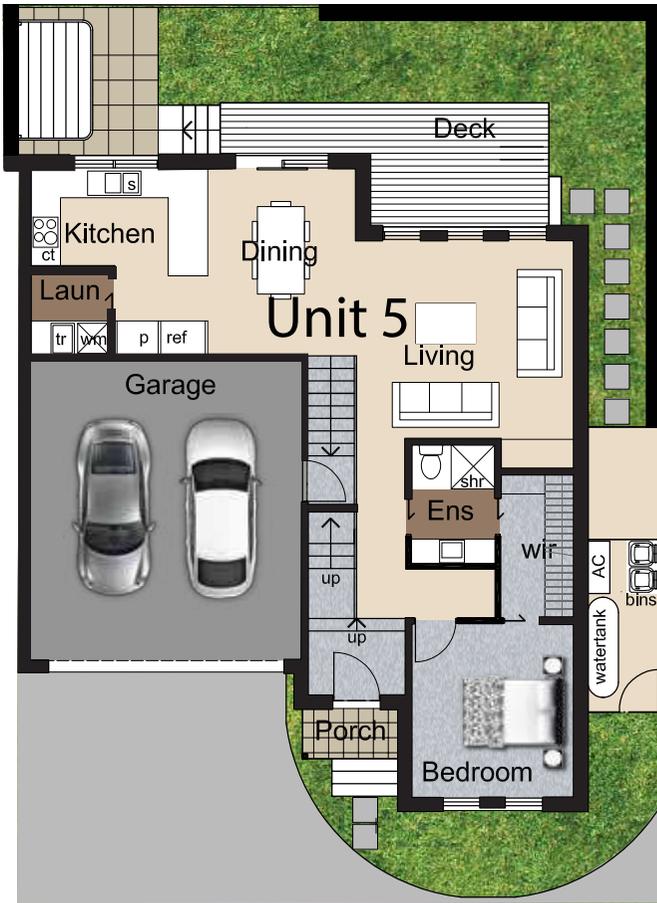


UNIT 4 - FIRST FLOOR PLAN

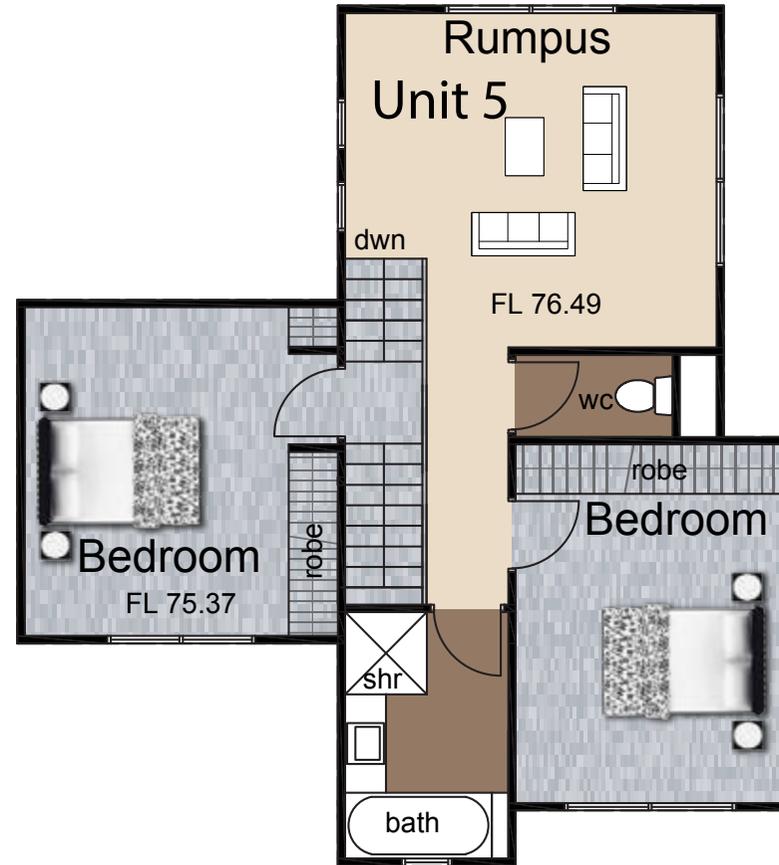
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UNIT 5 - GROUND FLOOR PLAN



UNIT 5 - FIRST FLOOR PLAN

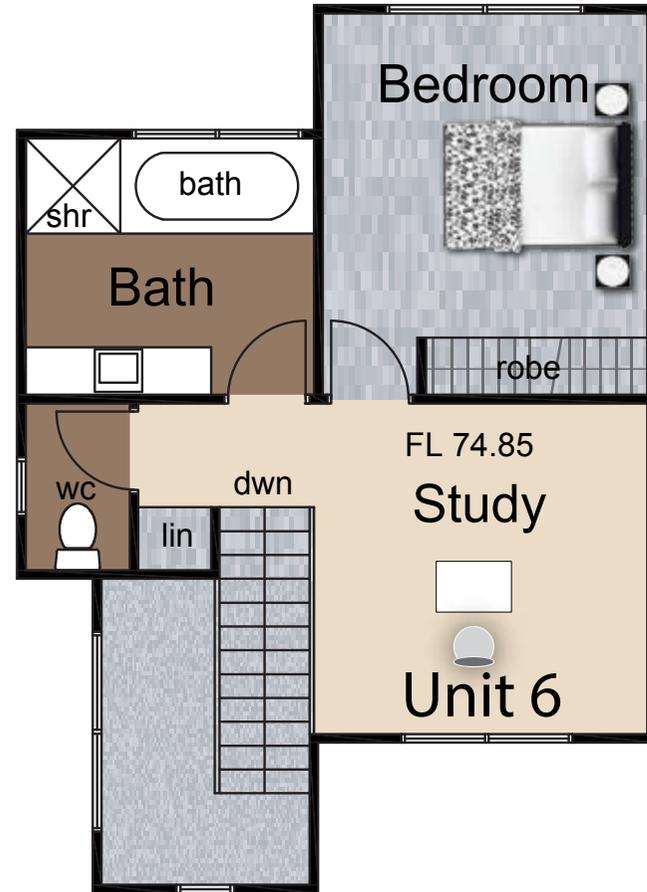
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UNIT 6 - GROUND FLOOR PLAN



UNIT 6 - FIRST FLOOR PLAN

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THERIDA 183 STANDARD SPECIFICATION

Exterior

- Brick veneer construction B1 " Horizon Riverside Beaumonte", B2 "Horizon Riverside Jarrah" with flush mortar Joints
- Concrete roof tiles Nubrik Hacienda profile in charcoal colour
- Semi industrial powder coated aluminium window frames, glazing as per E.R.R, all Awning.
- Sliding doors to rear deck.
- All windows and sliding doors with Flyscreens
- Obscure glazing up to 1700 mm from floor level facing north, west & south
- Colorbond steel fascia, gutters and downpipes
- Front doors with crystal leaf SL glazing
- Front doors external paint work Dulux "Bubbler" PG2.B7 in high gloss
- Fascia, gutters & downpipes in classic cream colour
- External ceiling & eaves in dulux classic cream L/S
- Gainsborough Tri-Lock to external front doors
- Brava urban dead lock & Brava urban LYR Series to external rear door
- 2 external garden taps
- MPG10 pine timber wall frame / roof trusses
- Roof pitch 22 Degrees
- Remote controlled garage door
- Elevated floor boards, Unispan garage & external plaster ceilings.

Interior

- 2700 mm ceiling height throughout
- Living / Meal / Kitchen cornice Wall 120 mm Ceiling 115 mm, all other rooms 72 mm Scotia
- Skirtings & Architraves 90 X 18 mm single bevelled or colonial MDF with paint finish, living / meals / Kitchen 67 X 18 mm to all other areas
- 4 panel hollow core doors with painted finish 2040 high
- White cushion door stoppers
- Medina privacy locks main bedroom / bath & Toilets
- Medina BN satin chrome round lever door handles
- Built in robes with hinged 4 panel doors, 2040 high single melamine shelf and hanging rod 450 mm
- Linen cupboards & pantry with hinged doors, with 4 melamine shelves 450 mm deep

- Skirtings, Architraves & Doors painted in Dulux pure white high gloss enamel
- Interior walls in Dulux hog Bristol low sheen
- Internal ceilings in Dulux pure white low sheen
- R 1.3 Sisalation foil attached to external T-Framing R1.5 wall batt insulation to all external and internal walls
- Wet areas floor tiles with tile skirtings
- Living / Meals / Kitchen timber flooring Tasmanian Oak
- All other rooms with Esperance Frontline Carpet Pearl-09, 100% polypropelen

Kitchen

- Laminated cabinets fully lined with melamine shelves
- 4 Drawers including cutlery drawer
- Essa Stone bench top, 600 mm, square edge
- Two pack, soft closing doors and 200 mm round chrome handles
- Two pack overhead cupboards, soft closing
- Stainless steel square double under mount bowl
- Hot / Cold mixer tap
- Ceramic tiles splashback above benchtops
- Ceramic tiles to floor wet areas
- Power points as per plan

Appliance

- Omega 900 mm stainless steel electric oven
- Omega 900 mm stainless steel gas cook top OG91X
- Omega 900 mm stainless steel Range hood ORT9WXA
- Dishwasher ODW702XB
- Panasonic reverse cycle heating and cooling
- Aqua-Max hot water service unit G390SS

Bathroom / Ensuite / Powder-Room

- Ceramic floor tiles
- Ceramic wall tiles standard range above bath, fully tiled shower recess & skirting tiles to required areas
- Powder room: Kickboard two door vanity unit Model 565, 500 X 250 X 860 mm
- Bathroom: custom made vanity unit with Essa stone benchtop in two pack to match kitchen
- Bambino Bath tub Rectangular, 1650 X 720 X 410 mm -103 Litres, acrylic, matching waste
- Shower base: Marbletrend 900 X 900 mm in

- white square Acrylic
- Shower screen: Semi- frameless toughened glass
- Mirrors: bevelled edged frameless mirrors above vanity units
- Taps: Chrome mixers
- Toilet: dual flush KDK-007
- Bathroom: Towel Ladder 500 mm round first floor
- Ensuite: Siena chrome single rail and toilet roll holders

Laundry

- Ceramic floor tiles
- Ceramic wall tiles 400 mm above trough
- Trough: Stainless Steel 600L X 500W X 240D, 45 Litres capacity, two bypass holes, drop in
- Custom made cabinet, two doors, Essa stone bench top, two pack, soft closing doors
- Gooseneck mixer, in chrome
- Washing machine cocks inside cabinet

Electrical

- Smoke detectors wired in with battery back up
- Two weatherproof lights garage Entry
- Wall mounted ext. lights entry and rear Deck
- Wall mounted two way switch to entry in white
- Safety switch and circuit breaker to meter box
- Power points as per electrical plan
- Light points: LED to Kitchen / Living / Meals area Oyster lamps to all Bedrooms as per electrical plan
- 2 television and 2 telephone points as per plan
- Exhaust fans to Ensuite / bathrooms & toilets
- Panasonic Reverse cycle Heating and Cooling ceiling mounted vents

Energy Efficiency

- 6 star energy rating to walls, ceiling & windows
- 2000 Litre. Rain water tank **
- Draft stoppers to exhaust fans
- Energy saving light globes fitted to Battens

General & Site Allowance

- 7 Year structural guarantee & 3 months maintenance
- Underground power supply
- Termite protection as per Council requirements
- Garage step down as per endorsed plans

- Service Connection of gas, electricity, water supply sewerage system and storm water drains

Turn Key Inclusions

- Plain coloured concrete driveway and pathways
- TV- Antenna
- Landscaping as per plan
- Letter boxes
- Clothesline
- 2 mobile and 1 wall mounted garage door remote controls
- Alarm system
- Ducted Vacuum system
- Intercom system with 2 monitors
- Electricity box to be locked with pre-approved padlock
- Open Private Spaces to be paling fenced 1.8 m H.
- Wireless door bell
- Smoke detectors X 2

** Units one and three Under Deck Tank

DISCLAIMER:

ASOS CONSTRUCTIONS PTY. LTD. RESERVES THE RIGHT TO CHANGE ANY PRODUCT, AT ANY TIME AND WITHOUT PRIOR NOTICE IN THIS INCLUSION LIST, IF A PRODUCT IS NO LONGER AVAILABLE, WE BELIEVE IS OF BETTER QUALITY OR OF BETTER MATCH.



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