



Welcome to Alexandrina Cove

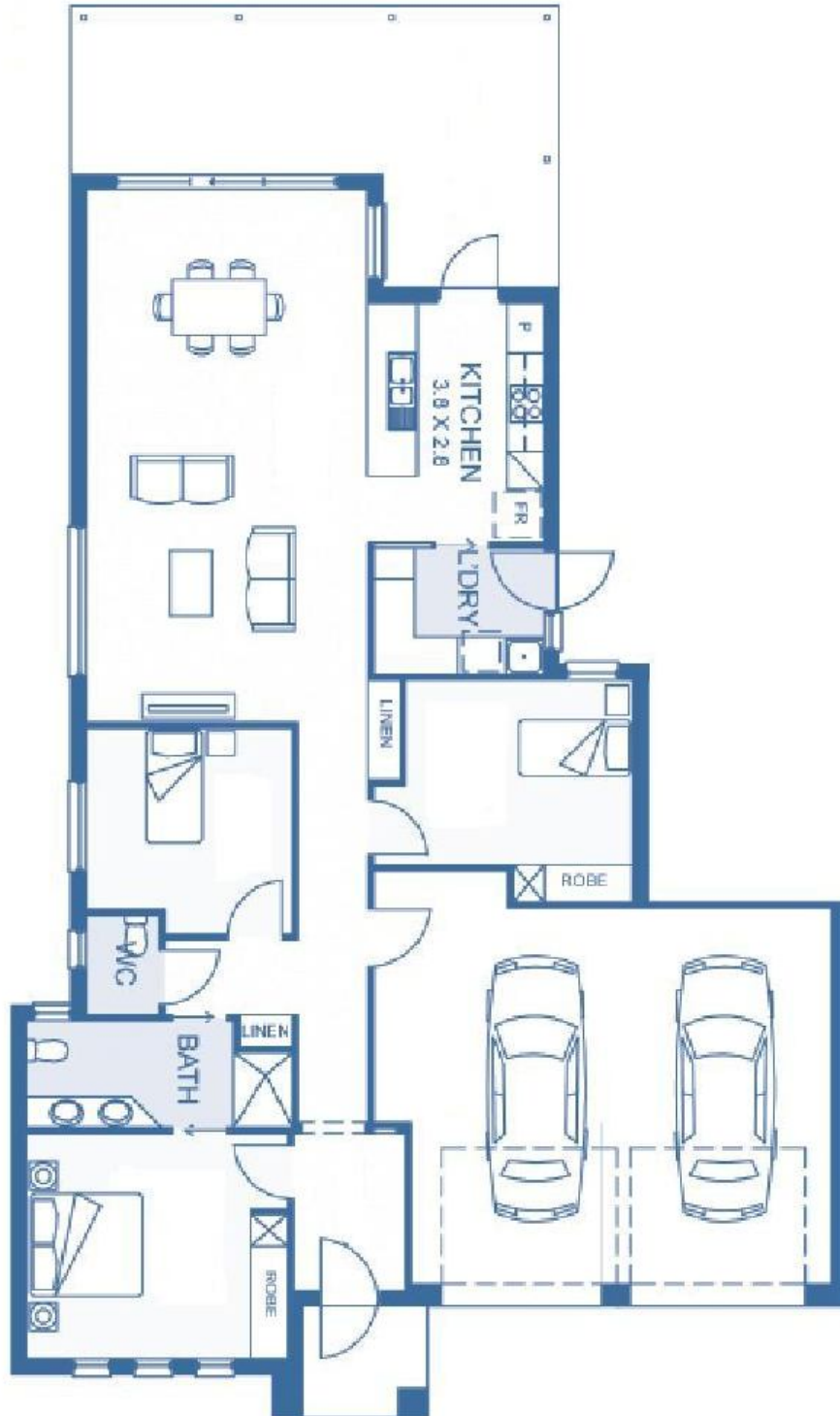
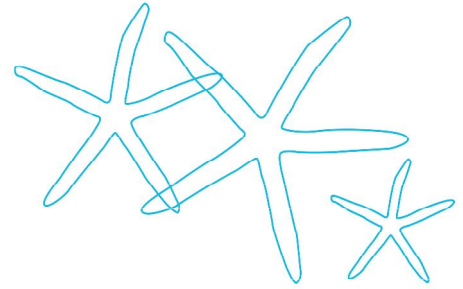
**The Ultimate Retirement Address
for the over 55's.**

Laurel 2

3 Bedroom + 2 Garage

Area: 133.12m²
Garage Area: 44.02m²
Verandah: 26.31m²
Porch: 4.01m²

House Total: 207.46m²



Note: This plan is for marketing purposes only. Area sizes and room dimensions are nominal only and subject to minor variations.

Ph: 08 8555 7300
alexandrinacove.com.au

Alexandrina Cove

House finishes and inclusions

Kitchen

Wall Oven:	Blanco Stainless Steel Electric
Cook Top:	Blanco Gas Stainless Steel
Range Hood:	Blanco Retractable
Microwave:	Blanco Stainless Steel in built with trim kit
Dishwasher:	Blanco Stainless Steel
Splashback:	Coloured Glass
Tapware:	Designer Chrome Mixer
Sink Bowl:	1 ½ bowl Stainless Steel
Floor:	Porcelain Tiles or Boral Silkwood Timber
Bench Top:	Granite 30mm
Overhead:	Duraform Crystal with two feature glass doors and shelves
Accessories:	Pot Drawers under Hot Plates

Bathroom

Cubicle:	Clear Safety Glass
Vanity Basins:	Dual Ceramic Basins
Tapware:	Designer Chrome Mixers
Second WC:	Caroma Profile Suite with intergrated Hand Basin
Wall Tiling:	2.0m High Glazed Wall
Floor Tiles:	Glazed Floor Tiles
Future:	Studs/noggins in place for future requirements i.e. bath / wc grab rails

Laundry

Tapware:	Designer Chrome Mixer
Floor Tiles:	Glazed Floor Tiles
Wall Tiles:	Glazed Wall Tiles
Tub:	In built 45L

Electrical

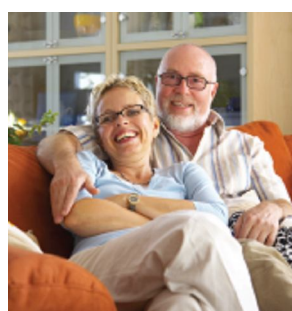
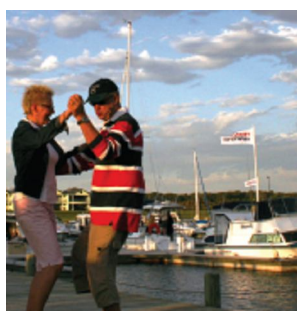
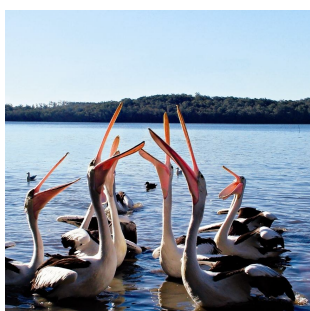
Downlights to living areas
Fan / Light, Heat unit to bathroom
20 Double Power Points
Sensor Lights to Front & Rear
Safety Switch & electric smoke alarms with battery backup

Technology

Telstra Smart Community
Broad Band to every home
Auto Gates and communications to entrance

General

Foundations:	Concrete Slab
Heat/Cooling:	Ducted 4Hp Reverse Cycle air conditioning
Vacuum:	Ducted Vacuum System
Hot Water:	Rheem Integrity 26 Continuous Flow gas with two digital controllers
Windows:	Powder Coated Aluminium
Roofing:	Colourbond
Garage:	Under main roof with auto panel lift door with direct entry to home
Clothesline:	Lift Up
Front Door:	Corinthian 920mm wide with Glazing
Internal Doors:	Corinthian 870mm wide feature panel doors
Door Furniture:	Internal Outline Lever External Tri-Lever Entrance Set
Ceiling Height:	2700mm
Cornice:	90mm Tempo
Robes:	Sliding Door Robes to Bed 1 & 2, Mirror finish with shelf/hanging rail & bank of drawers
Floor:	Azure Solution Dyed Carpet to Bedrooms
Roof	
Ventilation:	Whirlybird
Insulation:	R2.0 to external walls of living & R3.5 to ceiling of living
Veranadah & Portico:	Ceramic Tiling
Rainwater:	1140 litre Slimline Poly Tank with submersible pump & rainbank
Security Screen	
Doors:	To external Sliding & Hinged Doors
Window Locks:	Throughout
Linen:	1 x 1600mm, 1 x 900mm, 1 x Broom



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Cnr Princess Royal Drive & Vesta Drive, The Marina Hindmarsh Island

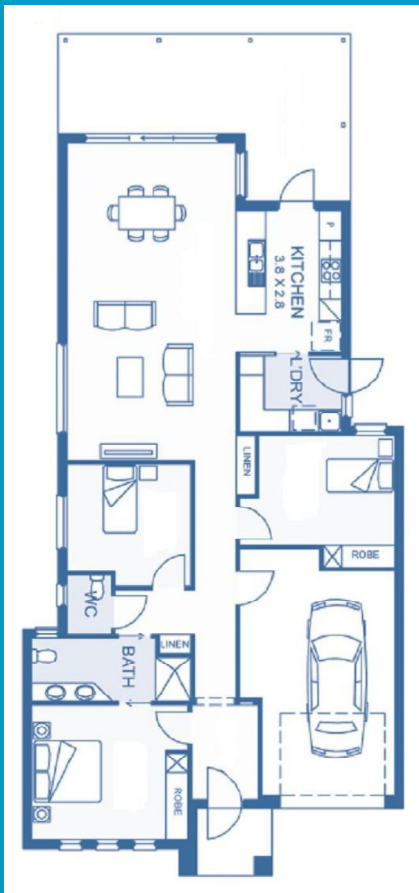
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PRICE LIST

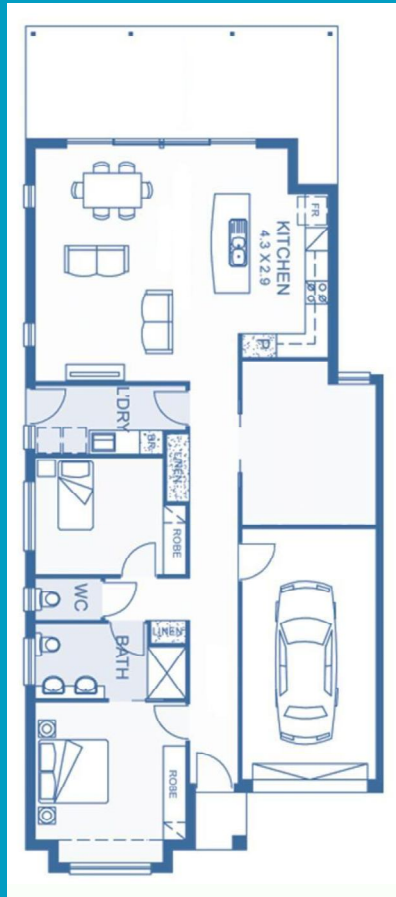
House Number	Design	Total Size (sqm)	Price
2	Laurel 1	190	\$310,000
6	Laurel 2	207	\$359,000
15	Loxton 1	183	\$279,000
18	Avoca 1	185	\$279,000
21	Loxton 1	183	\$283,000

Prices may be subject to change without prior notice.

Laurel 1



Loxton 1



Avoca 1

