

Bruny House

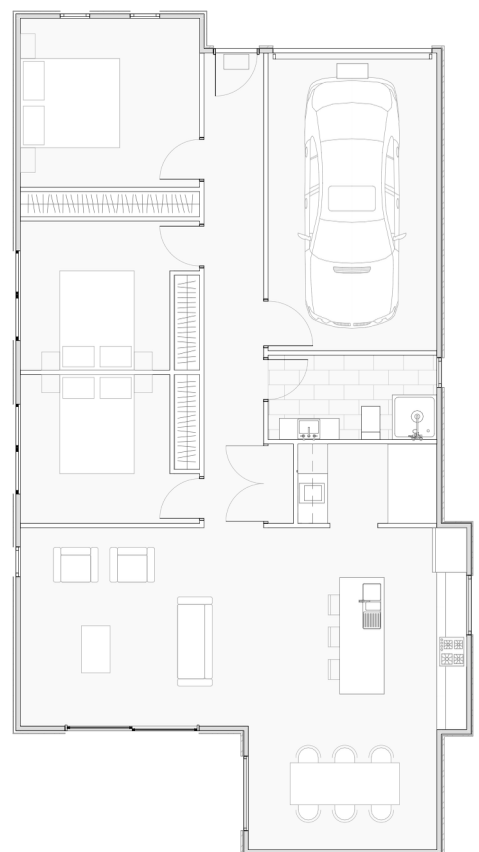
3 Bed | 1 Bath | Area 128.31m²

Buildwise.
HOBART



The Bruny is a fresh take on the Huon, now featuring a single-car garage. It combines modern claddings with classic design, featuring cypress pine shiplap on the front façade, brushed concrete cladding, and board-and-batten detailing.

With timeless lines that won't date, this home stands confidently on its own while fitting seamlessly into a modern streetscape.



Standard Inclusions Bruny House

SITE WORKS & EXTERNAL

- Fully engineered Pier and beam slab on ground to engineers design.
- (90x35) MGP10 Pine frame to comply with the Australian Building Code.
- Treated pine Drainage cavity batten to all cladding in accordance with the national construction code.
- Double glazed aluminium windows and doors.
- Hume Timber finish Entrance Door, SPM Vaucluse Premier XV18 or equivalent within aluminium frame. Entry door fitted with Gainsborough Trilock Contemporary series.
- The home features a contemporary Cypress pine shiplap entry nook that wraps seamlessly over the garage door and continues through to the kitchen step-out. The front façade and external bedroom walls are finished in James Hardie's Brushed Concrete cladding, complemented by a modern board-and-batten profile, similar to the look showcased on The Block.
- Standard concrete slabs to entry patio and alfresco, brush or plate finish.
- 30m2 of Concrete Driveway, plate finish
- Landscaping package to include seeded loam to create lawn, Mulched garden beds and a selection of smaller bushes and grasses to finish.
- 29 lineal meters of standard 1500 high paling fence.
- 92 x 18mm Square Dressed MDF Skirting Boards and 67 x 18mm Square Dressed MDF Architraves, paint finish.
- Full height Hafele soft close Robe doors in Colourpyne standard range colour choice with white melamine cabinetry one full height hanging rail with one 600mm wide set of seven open adjustable shelves with 1800mm high shelf above to each bedroom. Note, Master bedrooms have 2 sets of 600mm wide stack of adjustable shelves.
- Select carpet from our Sibella carpet range on 10mm Dunlop underlay to bedrooms. Keeta Engineered laminate floor to Kitchen, Dining, Living and Hallway/Laundry.
- 600mm x 300mm Tiles to bathroom floors and Skirting tiles including wall tiles to shower up to 2100mm above floor. Tiles to \$50.00 a square meter.
- Subway tiled splashback to the kitchen and laundry.
- 900mm square tiled shower base with frameless glass shower screen.
- Wave 1200mm wall Hung Vanity with white stone top, Eden bench mount basin (Gloss White) With Spin Tall basin mixer.
- Bosch appliance package (Dishwasher, 600mm Oven, 600mm electric cooktop and 600mm built in Rangehood).
- Kitchen, 20mm stone benchtop to kitchen and Polytec laminate 40mm thick with tight form edge pantry benchtop with Colourpyne board doors and draw fronts with softclose draws and door hardware. Colours TBC.
- Laundry in Colourpyne board with Polytec laminate 40mm thick benchtop with tight form edge. Colours TBC.

INTERNAL

- Standard 10mm plasterboard to all internal walls, wet area plasterboard to bathroom and Laundry with 55mm Cornice throughout.
- 2400mm high internal ceiling height throughout.
- R5.0 insulation to ceilings, High density R2.5 Batts to all external walls.
- Redicote internal doors (Paint finish).
- Gainsborough G4 Series Amelia Passage lever sets to doors with privacy locks to bathrooms and toilets.

OPTIONAL

- Ensuite, ask our design team for upgrades.