

ROY



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Relax and enjoy the flow of the Roy.



Artist's Impression only.

FAÇADE: LILY **EXTERNAL COLOUR: RATTAN**



Artist's Impression only.

FAÇADE: BIRCH **EXTERNAL COLOUR: PUMICE**



Artist's Impression only.

FAÇADE: CEDAR **EXTERNAL COLOUR: LINEN**



Artist's Impression only.

FAÇADE: GEM **EXTERNAL COLOUR: MIST**



ROY

STANDARD SPECIFICATIONS

- ✓ Durable vinyl floorboards throughout the open-plan living areas and high-quality wool carpet to the bedrooms
- ✓ Stainless steel appliances including 900mm stove cooktop and freestanding dishwasher complemented by sleek stone benchtops, soft close drawers and a stylish subway tile splashback
- ✓ Complimentary 40mm thick edge kitchen island benchtop with waterfall end panels. Plus, LED strip lighting to underside of overhead cupboards and 40mm thick stone to cooktop benchtop and walk through pantry
- ✓ Spacious master bedroom with a walk-in robe and ensuite
- ✓ Semi-frameless shower screen, floor-to-ceiling tiles, fully tiled shower ledge and floating cabinet with LED strip lighting
- ✓ Your choice of matt black, brushed gold or brushed nickel tapware throughout
- ✓ Semi European laundry with 20mm stone benchtop and undermount sink.
- ✓ Lockable mesh security front door
- ✓ Rear sliding doors and windows capable of being opened throughout with flyscreens
- ✓ Rendered or weatherboard finish to pre determined facades
- ✓ Dulux EnvirO2 paint with a Global Greentag certification
- ✓ Plantation shutters to the façade windows
- ✓ Front verandah (size subject to facade type)
- ✓ Electric ducted heating and cooling
- ✓ Modern composite decking

The Roy will make the perfect home for large blocks.

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LIVING	100.10M ²	10.77SQ
CARPORT	22.75M ²	2.45SQ
VERANDAH	4.35M ²	0.47SQ
TOTAL	124.40M²	13.39SQ

