



**SPERRYWAY  
HOMES**

custom designers and builders

# SPERRYWAY MANORS

275-277 JELLS ROAD WHEELERS HILL

UNIT 4





- Modern Georgian Inspired Home
- 4x large sized bedrooms
- 2x spacious living areas (living & retreat)
- 2x ensuites, 1x bathroom, 1x powder room and 1x WC
- Double car garage with panel lift timber look garage door.
- 2.7m high ceilings and 2340mm high doors to ground floor
- 2.5m high ceilings and 2040mm high doors to first floor.
- Hardwood Timber stained stairs with timber handrail & balustrades.
- Hardwood Timber windows to front façade with locks & flyscreens.
- Semi commercial aluminium windows 300 series with locks & flyscreens.
- Category 5 Bricks from Austral range.
- 75mm foam cladding to 1st floor with 3 coats of render.
- Moulding to parapets and windows as per plans.
- Quality designer range concrete roof tiles from Bristle roofing.
- Designer entry door with Gainsborough tri-lock entrance set.
- Rinnai solar hot water & additional Rinnai instantaneous hot water system.
- Custom made 2pac cabinetry to kitchen, laundry and vanities with soft close mechanism.
- 40mm Cesar stone benchtops to kitchen & Master E/S, 20mm benchtop to laundry & all vanities.
- Bosch 900mm appliances and 600mm Bosch dishwasher.
- Generous LV downlights and slimline double GPO's throughout.
- Breamer ducted heating 4.7 stars & Lennox ducted refrigerated cooling to whole home.
- Quality category 5 carpet with 10mm premium underlay.
- Quality designer fixtures throughout.
- Designer range free standing bath.
- Semi solid internal hinged doors throughout.
- Built in wardrobes with white melamine shelving, tower and chrome hanging rails.
- Master bedroom shelving in premium Shannon Oak finish.
- Vinyl & framed mirror sliding robe doors to bedrooms.
- Full height tiling in wet areas, 600 x 600mm polished porcelain tiles.
- Premium category 5 carpet and 10mm underlay
- Quality designer chrome tapware throughout.
- Kohler above counter basins throughout.
- Semi frameless & frameless shower screens throughout.
- Stamped 150mm coloured driveway
- Landscaping throughout
- Wrought Iron front fences &
- Remote controlled main gates for extra security (automatically open at 6am and close at 12 midnight)

