

DESIGN | CUSTOM



Residence 2, 4 Hurst Road, Gawler East, SA 5118

*image for illustration purpose only.

FIXED PRICE CONTRACT

\$849,990



Land size: 252.26 sqm

House size: 137.25 sqm

Yeild:

4.5%

Rent P/W:

\$650-\$680

TURKEY INCLUSIONS

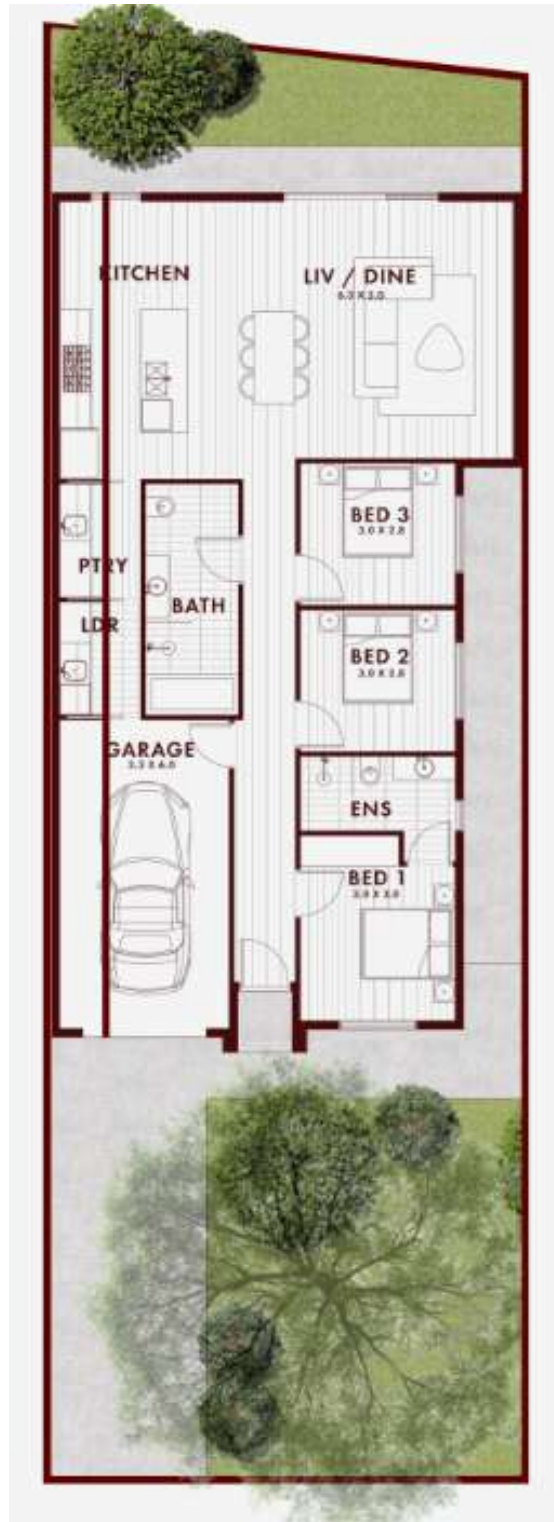
INTERNAL FEATURES

- Flooring
- Carpets with underlay
- Blinds
- Ample lighting and power points
- Caroma tapware
- Stainless steel appliances
- Stone benchtops *excludes laundry
- Split system airconditioning*
- 450 x 450mm tiles
- Internal wall painting
- LED's
- Digital antenna
- Dishwasher
- Venetian blinds

EXTERNAL FEATURES

- Full Landscaping Front and Rear
- 20m2 of additional paving
- Boundary fencing
- 1 access gate provided
- Clothesline

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INTERNAL COLOUR SELECTION

TEXTURES & FINISHES - LOT 2 [WARM]



Cabinetry

Polytec Moss Grey Matt
Featured in Kitchen Lower Cabinets,
Island Cabinets, Laundry Cabinets,
Linen Cupboard & Ensuite Cabinets



Cabinetry

Polytec Natural Oak Matt
Kitchen Overhead Cabinets &
Powder Room Cabinet



Bench Tops

Polytec Blanco Marquina Matt
Bench Top, Kitchen, Kitchen Island
Laundry, Powder Room & Ensuite



Wet Area Tile

National Tiles Atlas Ash Matt
Floor Tile, Bathroom, Powder,
Ensuite, Laundry & WC



Timber Flooring

Choices Flooring White Oak Laminate,
Timber Flooring, Study/ Living,
Kitchen, Meals & Living

TEXTURES & FINISHES - LOT 2 [WARM]





SPECIFICATIONS & INCLUSIONS



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Inclusions – Lot 2 [warm]

Exterior & Structure

- Render finish in Haymes Cement 5
- Roof, gutter, fascia and rainwater tank in Colorbond Monument
- Axon cladding painted Haymes Phantom
- Windows in Colorbond Nightsky
- Entry door in timber oak clear stain
- Garage door in Gliderol Madison sectional, Colorbond Monument
- Grey concrete driveway and pathways
- Instant turf lawn and Colorbond Wallaby fencing
- Northcote Pottery Metro pillar letterbox

Interiors & Paint

- Internal walls in Haymes Soft Feathers
- Ceilings in Haymes Ceiling White
- Skirtings, architraves and internal doors in Haymes Soft Feathers
- Corinthian Blonde Oak entry door with glass insert
- Flush interior doors throughout
- Gainsborough hardware: matte black (front) and satin chrome (internal)

Flooring

- Bedrooms, study, kitchen, meals and living in Choices Flooring White Oak laminate

Joinery & Finishes

- Kitchen, island, laundry, linen and ensuite cabinetry in Polytec Moss Grey Matt
- Kitchen overheads and powder cabinetry in Polytec Natural Oak Matt
- Benchtops throughout in Polytec Blanco Marquina Matt (20mm)
- Brushed satin nickel handles

Tiles & Wet Areas

- Bathrooms, ensuite, powder, laundry and WC floors in Atlas Ash Matt tiles
- Walls in rectified white gloss, splashbacks in Whoosh White Gloss tiles
- Portico in Ceppo Australis Grey external tile
- Coordinated grout finishes for all tiled areas

Appliances

- 60cm built-in Euro oven in stainless steel/black
- 60cm 4-burner Euro gas cooktop in stainless steel
- 60cm slide-out Euro rangehood in stainless steel
- 60cm Euro dishwasher, 4-cycle stainless steel
- Ducted Air-conditioning

Sanitary-ware & Tap-ware

- Kitchen: Franke double-bowl sink, Mizu Drift gooseneck mixer in chrome
- Laundry: Posh Solus trough with chrome mixer
- Bathrooms: Posh Solus freestanding bath, semi-inset basins, Posh Domaine toilets, Mizu Drift shower rail, mixers and chrome accessories (towel rails, holders, etc.)
- Thermann 26R natural gas continuous flow hot water system

Other Features

- Semi-frameless shower screens with pivot doors, clear glass and chrome fixtures
- Sliding door wardrobes to bedrooms
- Semi-inset basins and polished edge mirrors

1/12/2025

To Whom It May Concern,

RE: RESIDENCE 2 - 4 HURST RD, GAWLER EAST

In our opinion, the above-mentioned property in its current condition and in today's market would achieve a rental income of \$650-\$680 per week.

As you are aware these prices are only indicative to the potential in the area. Harcourts Gawler accepts no responsibility for rent predictions not being met.

Should you have any questions or concern regarding this matter please do not hesitate to contact me on 8523 3319.

Assuring you of the highest quality service at all times.

Yours sincerely,



Julie Thring
Business Owner