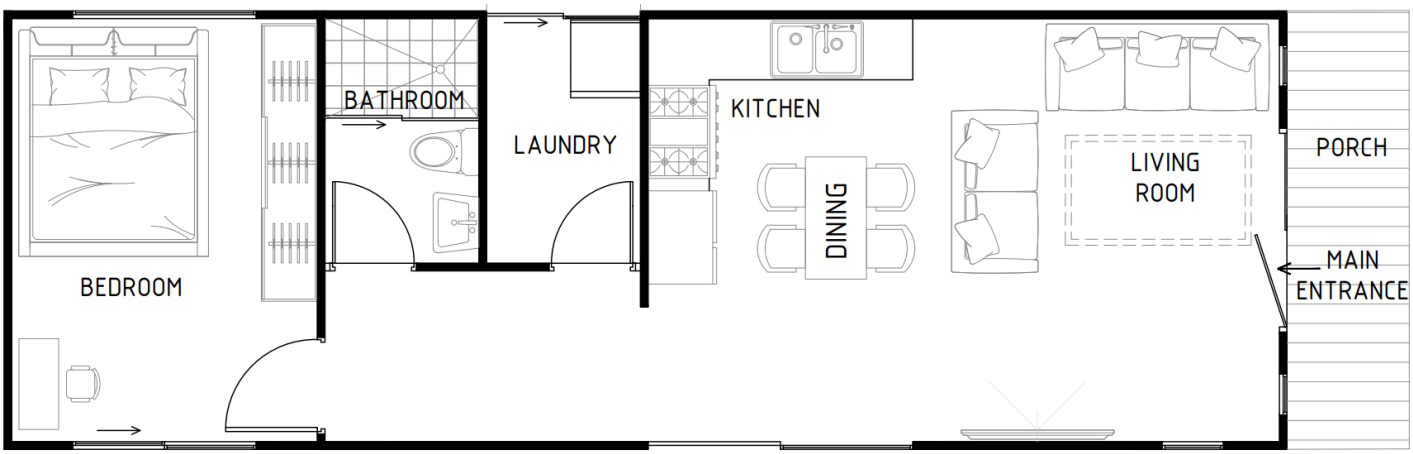
NORD HYGGE

WALLS AND SPACES

NORD HYGGE

1 BED | 1 BATH | KITCHEN | DINING | LIVING | LAUNDRY



Experience the warmth of Scandinavian simplicity with Nord Hygge, a cozy retreat that captures the essence of Nordic living. Designed with clean lines, natural light, and soothing neutral tones, this home is a sanctuary of calm. Perfect for those who value minimalist elegance and a harmonious connection with nature, Nord Hygge invites you to embrace comfort, functionality, and timeless beauty in every corner.

STOREY:	SINGLE
CEILING HEIGHT:	4.4m
OVERALL WIDTH :	4.3m
OVERALL LENGTH:	13.8m
TOTAL AREA:	59.34m²

Floor plans are for illustrative purposes only. Final dimensions, specifications, and materials will be confirmed during your consultation with Walls and Spaces and documented in your finalised plans and agreements.

SPECIFICATION

Ceiling Height	4.4m	Overall Width:	4.3m	Overall Length	13.8m	Total Area	59.34m²

GENERAL

- ✓ Quadforce Modular Steel Framing
- ✓ Electrical and plumbing system
- ✓ BAL 12.5 compliant construction (bushfire protection, if required)
- ✓ 25-year structural warranty, 1-year non-structural warranty
- ✓ Architectural and structural engineering drawings included
- ✓ Site-specific soil testing and wind classification report included
- ✓ Optional solar-ready electrical upgrade available
- ✓ Post-handover inspection and defect correction service (6 months)

EXTERNAL

- ✓ Modern Scandinavian-inspired facade with mixed cladding: grooved cement panels and standing seam metal highlights
- ✓ UV-resistant, pre-finished timber-look aluminium battens to key elevations
- ✓ Wide-format fiber cement weatherboards for a clean, horizontal aesthetic
- ✓ Corrugated Colorbond® roofing with concealed box gutter system in a flat roof style
- ✓ Colorbond® gutters, downpipes, and flashings in matching finish
- ✓ R2.7 polyester wall batts with integrated moisture barrier wrap
- ✓ Low-E double glazed windows with thermally broken uPVC frames
- ✓ Engineered anti-slip composite deck on galvanised steel substructure
- ✓ Exterior finished in weather-resistant, low-VOC mineral silicate paints
- ✓ Continuous stainless steel mesh termite barrier installed beneath wall frames

INTERNAL

- ✓ Hybrid SPC flooring (stone-polymer composite) throughout entire interior for water resistance and durability
- ✓ Satin-finish internal walls with washable low-VOC paint
- ✓ Shadowline plasterboard ceiling with 2550mm internal height and acoustic insulation
- ✓ Built-in robes with matte white laminate doors and soft-close mechanisms
- ✓ Internal sliding doors with concealed tracks to maximise space
- ✓ Square set cornices and recessed skirting boards for minimalist look
- ✓ Acoustic insulation between bathroom/living and bedroom walls (R2.5)

KITCHEN

- ✓ Engineered quartz benchtops in matte white with waterfall edge on island (if layout permits)
- ✓ Custom-built, full-height joinery with push-to-open upper cabinets and recessed LED lighting strip
- ✓ Premium 600mm electric oven with 3-function fan and ceramic induction cooktop
- ✓ Fully integrated slide-out rangehood vented externally
- ✓ Single-bowl granite composite sink with pull-out mixer tap
- ✓ Splashback in large-format porcelain tile (seamless grout lines)
- ✓ Built-in microwave space and under-bench drawer system for utensils
- ✓ Soft-close cabinetry hardware with anti-fingerprint matte laminate finish
- ✓ Provision for underbench dishwasher with integrated door panel
- ✓ Waste separation drawer with dual bin system

LAUNDRY

- ✓ European-style hidden laundry cupboard with bi-fold doors
- ✓ Benchtop with undermount stainless steel trough and mixer tap
- ✓ Overhead open shelving and broom cabinet with adjustable shelves
- ✓ Space for front-load washer and condenser dryer (stacked option)
- ✓ Tiled splashback and floor with drainage fall

BATHROOM

- ✓ Full-height rectified porcelain wall tiles and anti-slip ceramic floor tiles
- ✓ Wall-hung vanity with engineered stone top and soft-close drawers
- ✓ Frameless glass shower screen with chrome hinges
- ✓ Rain-style overhead shower and secondary hand-held outlet on rail
- ✓ Wall-faced back-to-wall toilet with rimless flush and soft-close seat
- ✓ Polished-edge mirror with integrated shelf storage
- ✓ Inbuilt dual-exhaust system with motion sensor and humidity control
- ✓ Heated towel rail and chrome robe hook
- ✓ Concealed floor waste with tile inserts for seamless floor finish

All specifications are subject to change without notice and may differ depending on client preferences or specific project conditions.