PINNACLE

WALLS AND SPACES

PINNACLE

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

The Pinnacle is a modern two-bedroom, one-bathroom home that makes the most of every square metre. Designed for comfort and practicality, it features an open-plan living and dining area, a full kitchen, dedicated laundry room, and a spacious front veranda—perfect for entertaining or relaxing in nature. Its clean architectural lines and full-height windows bring in natural light while offering a contemporary aesthetic that stands out in any environment.

STOREY:	SINGLE
CEILING HEIGHT:	2.7m
OVERALL WIDTH :	9.6m
OVERALL LENGTH:	9.4m
TOTAL AREA:	90.24 m^2 (including veranda)

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	2..7m	Overall Width:	9.6m	Overall Length	9.4m	Total Area	90.24m²

GENERAL

- ✓ Quadforce Modular Steel Framing
- ✓ Electrical and plumbing system
- ✓ 25-year structural warranty backed by certified engineering
- ✓ 6-month post-handover service period for added peace of mind
- ✓ Free site review including contour check and soil classification
- ✓ Certified structural design for building approval
- ✓ Personalised colour and materials consultation with design expert

EXTERNAL

- ✓ Contemporary front façade design with modern feature elements
- ✓ Durable fibre cement cladding to all external walls
- ✓ Low-maintenance composite decking to outdoor living areas (e.g. ModWood)
- ✓ Vertical timber-look composite feature battens for added warmth and style
- ✓ Double glazed windows in powder-coated aluminium or SHS steel frames
- ✓ Corrugated Colorbond® roofing with concealed box gutter system
- ✓ Colorbond® gutters, downpipes, and flashings in matching finish
- ✓ R2.5 wall insulation to enhance energy efficiency
- ✓ Integrated termite protection to all external walls
- ✓ Painted fibre cement lining to eaves and verandah ceilings
- ✓ Solid timber veneer hinged main entry and side doors
- ✓ Obscure glazing to bathroom and toilet windows for privacy
- ✓ Full external painting and finishing
- ✓ Gas instantaneous hot water system for reliable performance

INTERNAL

- ✓ Vinyl plank flooring to living areas and hallways
- ✓ Carpeted bedrooms with quality underlay
- ✓ Full internal paint in premium selected colours
- ✓ Built-in robes with mirrored sliding doors and shelving
- ✓ Linen cupboard with adjustable shelves
- ✓ Flush panel doors with stylish lever handles
- ✓ Steel door frames with timber architraves
- ✓ Plasterboard walls with timber skirting
- ✓ 2700mm high ceilings with R4 insulation and cornices

KITCHEN

- ✓ Laminate benchtops with square-edge profile in selected finish
- ✓ Custom-designed cabinetry with soft-close doors and drawers
- ✓ Overhead storage cupboards and full-length pantry for practical use
- ✓ Euromaid 600mm stainless steel oven, cooktop, and rangehood package
- ✓ Ceramic tile splashback installed behind benchtop and under overheads
- ✓ Double bowl stainless steel sink with side drainer
- ✓ Stylish chrome or black mixer tap (builder's range)
- ✓ Space and services for dishwasher with water connection and GPO

LAUNDRY

- ✓ Deep stainless steel laundry tub
- ✓ Moisture-resistant laminate work surface
- ✓ Basic storage cabinet with soft-close doors
- ✓ Standard chrome sink mixer
- ✓ Dual taps for washing machine connection
- ✓ Simple chrome waste outlet

BATHROOM

- ✓ Durable laminate vanity top with moisture-resistant finish
- ✓ Soft-close cabinet doors with practical storage
- ✓ Ceramic inset basin
- ✓ Acrylic bath (if included in layout)
- ✓ Tiled flooring and wall skirting to wet areas
- ✓ Semi-framed shower screen with pivot door
- ✓ Dual-flush toilet suite with soft-close lid
- ✓ Polished-edge mirror above vanity
- ✓ Ceiling-mounted exhaust fan
- ✓ Chrome fixtures to shower, basin, and bath
- ✓ Standard fixed shower head
- ✓ Chrome floor waste

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