



ORLERIA CABIN

Standard Inclusions - Orleria 6.0m

General Inclusions

- Full set of working drawings
- Engineered steel skid and subfloor
- Engineered lifting points
- N3 wind load rating on all windows and structural tie down
- Fully welded steel portal frames as per engineered specifications
- MGP12 timber frame built to AS-1684 and engineered specifications
- All ceilings to meet AS height
- 6 Star energy rating – pre-site install

Living Room/Bedroom Features

- Suitable for Double Bed
- Custom Made Bed Base With 2 x 1200L Drawers
- Custom Made Book/storage shelf
- Fold Down Table
- Windows and Doors
- 2 x Sliding Entry Door 2100H X 1800W

Electrical

- 4 x Led Dimmable Ceiling Downlight
- 3x Double Power Point
- HDMI – HDMI port
- TV arial ready
- Reverse Cycle 2.5kw air-conditioning

Kitchenette Features

- Timber Kitchen Benchtop
- Fold Down Table
- Timber Shelf
- Tiled Splashback
- Windows and Doors
- 1x Sliding Window 600H X 900W
- Fittings
- Pull out kitchen mixer Matt Black
- Granite kitchen sink Black

Electrical

- 2x Double Power Points

Cabinetry

- Kitchen Cabinets

Bathroom

Windows and Doors

- Double Hung Window 2100H X 600W
- Sliding Window 600H X 600W
- 1x Cavity Sliding Door 2040H x 720W with Privacy Lock Fittings
- Combination Shower Head Matt Black
- Shower Mixer Matt Black
- Wall Spout with Cross Taps Matt Black
- Round Above counter Bathroom Sink

Electrical

- 1x Led Ceiling Downlight
- 1x Double Power Point
- Extractor Fan With LED Light
- Toilet / Shower
- Standard Flush Toilet
- Shower 900X1200MM
- Other Features Included
- Shaving cabinet 900W x 620H
- Towel rails x 2
- Hand towel hook
- Storage shelves

Internal / Structure

- Engineered OAK Timber Floor Boards
- Insulation Batts Earthwool R 2.5
- Insulated Ceiling R 1.4
- Steel Chassis
- Timber Frame – engineered and built to Australian standards
- Fully Painted - 1x colour option

Exterior

- WeatherTex Cladding
- Planter and Storage Box
- Safety Switch Board
- 1x External Double Power Point
- Power Inlet 15 AMP
- Solar ready
- Colorbond Steel Roof and Gutters
- External LED entrance Lights
- External LED side entrance Lights
- Water Inlet
- Gas Hot Water System with Gas Regulator