

INCLUSIONS

FOUNDATIONS/GENERAL

- Quoted as per supplied engineering/plans up to P-Class Concrete Slab (No piers or Suspended slab allowed) Site Cost Allowance of up to 500mm Fall and
- 5m of the maximum setback to the house. If fill shown on the allotment, lot-specific level 1 compaction report required, or extra charge may apply. Home
- to be minimum 1 meters off from the easement. (if site closer then an additional charge may apply to build angle of repose). Allowance of rock excavation
- and removal up to 5m³ (if explosive and core drilling required, an extra charge will apply)
- Framing
- Engineered pine wall frame and roof trusses.

SERVICES/ CONNECTIONS

- Connections to water, sewer, gas and stormwater (6 Meter Allowance). Does not include electricity and telephone consumer account opening fees. NBN
- basic, including enclosure, cable, telephone points / 1 of the data point, NBN conduit and connection point. Termite protection if required Crossover
- protection Temporary fencing

EXTERIOR

- Brick veneer construction
- Roof pitch 22.5 degrees
- 10mm Plasterboard to Ceiling and wall, water-resistant plasterboard to ensuite and bathroom
- Concrete roof tiles
- Panel lift garage door with 2No. remote controls
- Windows As per 6 Star Energy Report
- Locks to all openable window
- Colour render to front façade (10 M²)
- Colourbond gutters, fascia, and downpipes
- Aluminium powder coated sliding windows with locks
- Obscure glass to the toilet, bathroom and ensuite windows
- Door and weather seals to all external doors excluding garage
- Entrance Lock furniture Tradepro lever
- 2 x external garden taps
- Solar hot water system with gas boost back (design specific) Note Panel and storage tank will be positioned at the builder Discretion

ENSUITE & BATHROOM

- 450mm x 450mm Ceramic tiles from builders' designer range
- Tiled shower base 900mm x 900mm
- White acrylic bathtub to bathroom from builder's designer range (1675mm)
- Semi Framed shower screen
- Laminated single vanity fully lined with melamine shelves and handles from the builder's designer range
- Mirror above vanity (4mm)
- Mixer taps throughout from builders' designer range
- Dual flush toilet builder's designer range
- Chrome toilet roll holder and single towel rail builder's designer range design specific

LAUNDRY

- Ceramic tiles above trough and skirting tiles from builders' designer range
- Stainless-steel trough with cabinet
- Mixer tap



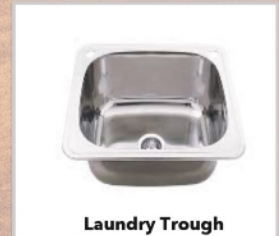
Kitchen Sink Mixer



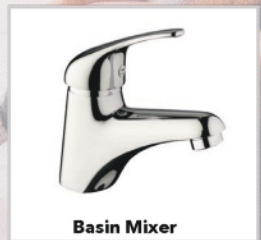
Kitchen Sink - Stainless Steel



Laundry Sink Mixer



Laundry Trough



Basin Mixer



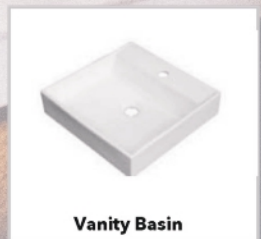
Bath Mixer & Bath Spout



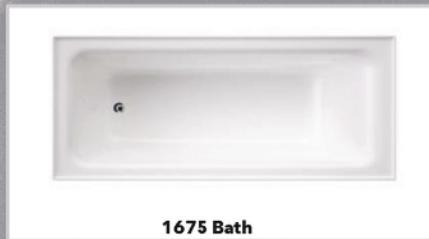
Shower Mixer



Shower Rail



Vanity Basin



1675 Bath



Toilet



Feels
Good

INCLUSIONS

MAINTENANCE & WARRANTY

- Three months of Maintenance Period Seven Years of Structural Guarantee

INSULATION

- Insulation as required to comply with 6-star energy assessment. Including wall batts to living areas, roof batts and insulation foil attached to outside of
- living area frame R1.5Walls/R2.0 Ceiling
- 2440mm (nominal) height throughout

ELECTRICAL

- Led Downlights 10 No. to Family, meals, Kitchen, hallway and entry
- Batton light point to all Bedrooms, ensuite, bathroom, WIR, porch and garage
- Batton light point to rare of garage and rear of house
- Antenna with 4-way splitter
- Electrical provision for Dishwasher
- Double GPO to roof with light
- Weather Double GPO to HWS
- Double GPO 13 No. inside the house
- Two TV points (One in living and One in master)
- Two phone point (one in kitchen)
- Exhaust fan installed above showers
- Smoke detectors hard wired with battery backup Circuit breakers and safety switched to meter box
- NBN provision ready to connect
- Venini 600mm stainless steel Gas cooktop with 4 burners
- Venini 600mm stainless steel Oven
- Dishwasher provision

FLOOR COVERINGS & TILES

- 400 x 400 Ceramic Tiles from builder's range or 8mm Laminate Timber from builder's designer
- Carpet to non-tiled areas

INTERIOR

- 2440 mm Ceiling height
- Cornice Scotia 75mm to living 90mm to Garage
- Architraves and skirtings 67mm x 12mm builders' designer range

- Flush panel 2040mm internal doors with lever door handle builder's range
- Flush panel Robe doors
- White cushion door stops
- Built-in robes and walk in robe with 450mm wide, single shelf & single hanging rod Linen cupboard and pantry with 4 made to measure shelves

KITCHEN

- Laminated cabinets fully lined with melamine shelves
- Laminated overhead cupboards fully lined with melamine shelves,
- Laminated doors with handles from the builder's designer range
- Laminate benchtops to Kitchen and Island Bench
- 1 1/2 stainless steel sink from builder's designer range
- Flick mixers tap on sink from builder's designer range
- Dishwasher space with connections
- Tiles splashback builder's standard range

KITCHEN APPLIANCES

- 600mm stainless steel oven from builder's designer range
- 600mm stainless steel gas cooktop from builder's designer range
- 600mm stainless steel standalone canopy from builder's designer range



Oven 600

**Looks
Good**



Cooktop 600



Canopy 600



UPGRADE Dishwasher

**Cooks
Good**