



Inclusions

Site external

- Fixed site costs including all earthworks
- Building permit and all relevant fees
- Home owners warranty insurance and public liability insurance
- Minimum 6 star energy rating assessment and report
- Minimum of 2 external taps, one in the front and one to the rear

External finishes and roofing

- A combination of hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balcony's
- Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings

Windows and external doors

- Timber entry door and frame, with Trilock
- Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows
- Slimline aluminium panel lift remote controlled garage door (2 x remotes)

Kitchen

- Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside
- Artusi 600mm stainless steel free standing dishwasher
- Stainless steel single bowl sink and drip tray
- Gooseneck sidelever sink mixer
- 20mm quartz stone benchtop
- 75mm x 300mm vertically laid wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (*colours and finish as per individual selection*)
- Water point to fridge

Internal finishes general

- Haymes 2 coat paint system to all plastered walls (*minimalist 2*) and ceilings (*flat white*)

- Square set cornices to all livings areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- Hume flush panel internal doors with stops and chrome hinges
- Gainsborough Liana or similar lever passage sets to all pull handles
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail
- Carpet to bedrooms and upstairs passages
- Engineered oak floating timber floors to living areas

Bathroom & ensuite

- Pin lever basin mixer to surface mounted vanity basin
- Duel flush soft close Vitreous toilet
- Pin lever shower/bath mixer, dumper style showerhead (*ensuite*), curved bath spout and shower rail (*bathroom*)
- Chrome double towel rail and toilet roll holders
- Laminate finish to cabinetry (*colours and finish as per individual selection*)
- 20mm quartz stone benchtop
- Polished edge mirrors above vanities
- Decina acrylic bath set into tiled podium
- Fully tiled shower base
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and wall tiles (*tile layout as per contract drawings*)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers



Inclusions

Laundry

- 45 Litre stainless steel laundry tub in metal cabinet
- Chrome sink mixer
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (*tile layout as per contract drawings*)

Landscaping & fencing

- Exposed aggregate concrete driveways and entry paths
- Plain concrete to rear courtyard (where applicable)
- Daytek aluminium fold down clothesline
- Northcote Pottery or similar freestanding letterbox
- Garden beds with soil, mulch and planting as per contract drawings
- Combination of timber picket fencing and timber paling fencing

Electrical & heating

- Clipsal double power points and light switches (*white*) with downlights (*as per standard electrical layout in contract drawings*)
- RCD safety switches (*earth leakage detector*)
- Smoke detectors interlinked to comply with AS3786
- 2 x Free to Air TV points and 2/3 data/phone points
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC
- Double fluorescent light to garage
- External up/down light fittings to external
- Downlights to balcony
- ~~• Gas ducted heating to living areas and bedrooms~~
- Rinnai 26L gas instantaneous hot water system

Upgrades

Cooling Upgrades

- Ceiling fans to bedrooms
- Ducted cooling

Kitchen Upgrades

- ILVE Kitchen appliances upgrade
 - 720mm in-built cooktop
 - 600mm electric oven
 - 600mm concealed externally ducted rangehood
 - 600mm freestanding dishwasher
- Mirrored glass splashback with 200mm stone splashback skirt
- Stainless Steel undermount kitchen sink with gunmetal or black tap

Bedroom Robe Upgrade

- Wardrobe door mirror finish in lieu of vinyl (*per door*)

Bathroom Upgrades

- Feature mosaic wall tile to ensuite
- 1500mm Freestanding bath
- Black tapware to bathroom
- Gunmetal tapware to bathroom
- Shaving cabinet with mirror to bathroom

Move-In Options

- Roller blinds to all windows and doors + TV antenna
- Double roller blinds to all windows and doors + TV antenna
- Flywire screen doors to sliding door to courtyard
- Digital front door lock upgrade (*unlock with phone or pinpad*)
- Security alarm