

Appliances, Fixtures and Fittings Schedule

Revision B

Date: 11.04.25

Address: 17 Capella St, Balwyn North

Job No: 17CAPBN23

Kitchen & Bulters						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
SM1	Sink Mixer	Grohe	Product: Essence New Pull Out Sink Mixer Tap with Dual Spray Code: 30371000 Finish: Chrome			
S1	Topmount Sink	Franke	Product: Sirius Code: SID 611 PW Finish: Polar White	W: 1000mm D: 410mm		
S2	Topmount Sink	Franke	Product: Aton Single Bowl Sink R/H Drainer Code: ANX211LHD Finish: Stainless Steel	W: 480mm D: 400mm H: 190mm		
	Food Waste Disposal	InSinkErator	Product: Evolution 250 Food Waster Disposer & Button Code: 78204K Finish: Chrome		Note: A food waste disposal unit will be installed in both the kitchen and butler's sink.	
CT1	Gas Cooktop	Gaggenau	Product: 200 Series Gastop 90cm Code: VG295250AU Finish: Stainless Steel	W: 914mm D: 510mm		
CT2	Gas Cooktop	Miele	Product: 600mm Wide Gas Cooktop Code: KM2312 Finish: Stainless Steel	W: 600mm D: 508mm H: 75mm		

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Kitchen & Bulters [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
GR	Electric Grill	Gaggenau	Product: 200 Series Vario Electric Grill 28cm Code: VR230120 Finish: Stainless Steel	W: 288mm D: 512mm H: 125mm		
RH	Rangehood	Sirius	Product: Sirius 850mm Undermount Rangehood Code: SL906XDTM85 Motor: Twin Motor	W: 850mm D: 380mm H: 322mm	Note: Assembled kit as required	
OV1	Wall Oven	Gaggenau	Product: Oven 400 Series Code: B048112 Finish:	W:752mm D: 547mm H: 670mm		
OV2	Wall Oven	Miele	Product: Pureline CleanSteel Pyrolytic Oven Code: H7264BPCLST Finish: Stainless Steel	W: 596mm D: 572mm H: 597mm		
DW	Semi - Integrated Dishwasher	Miele	Product: Miele Integrated Dishwasher XXL Code: G 7719 Sci XXL AutoDos Finish: Obsidian Black Fascia	W: 598mm D: 570mm H: 845mm		

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Kitchen & Bulters [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
REF1	Refridgerator	Liebherr	Product: Side by Side 662L Fridge Code: XRFSDH5265 Finish: Stainless Steel	W: 1204mm D: 675mm H: 1855mm		
WF	Wine Fridge	Vintec	Product: 50 Bottle Wine Storage Cabinet Code: VWS050SSB Finish: Stainless Steel	W: 595mm D: 563mm H: 820mm		
	Salsa Cutlery & Spice Tray	Hafele	Product: Salsa Cutlery & Spice Tay Code: 556. 63. 353 Finish: Anthracite	W: 350-390mm D: 490mm H: 50mm		
	Utensil Tray Classico Multi Utensil Tray	Hafele	Product: Utensil Tray, Classico - Multi Utensil Tray Code: Finish: White			

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Kitchen & Bulters [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
	Internal Pull Out	Hafele	Product: Internal Pull Out, Kessebohmer Conero Code: Finish: Steel, Platic & Glass			
	Corner Unit	Hafele	Product: Carousel 270 Corner Unit, Arena Style Code: 542.31.640 Finish: Anti-slip Coatin			
	Pull Out Bin	Hafele	Product: Waste Bin, Hailo Euro Cargo ST45 Code: 503. 70. 332 Finish: Dark Grey	450mm		

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Laundry [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
T	Topmount Sink	Franke	Product: Maris Single Bowl Sink Code: MRX210-45 Finish: Stainless Steel	W: 490mm D: 440mm H: 180mm		
SM2	Sink Mixer	Grohe	Product: Concetto Gooseneck Pull Out Sink Mixer Tap Code: 31117003 Finish: Chrome			
WM	Washing Machine	Maytag	Product: Maytag Commercial Top Loading Washing Machine 8.5kg Code: MAT20MN Finish: White	W: 686mm D: 660mm H: 1080mm		
DR	Dryer	Miele	Product: Miele 8kg Heat Pump Dryer Code: TWD660WP Finish: White	W: 596mm D: 643mm H: 850mm		




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Laundry						
Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
	Wall Shoes Rack	Hefele	Product: Wall Rail for shoe rack Code: 892.12.990 Finish: Silver	W: 31.5mm D: 14mm L: 1120mm		
	Ironing Board	Hafele	Product: Ironfix Drawer Mounted Ironing Board Code: 568.60.710 Finish: Powder-coated white, white and grey striped cover	L: 950mm W: 300mm		
	Pull out Hamper	Hafele	Product: Hailo Laundry Carrier 60 Code: 502.72.724 Finish:			

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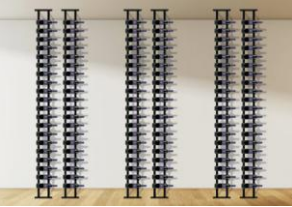
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Living & Lounge

Code	Item	Manufacturer	Description	Dimensions	Notes	Sample Image
F/P-1	Fire Place	Heat & Glo	Product: 6KL Code: 6KL Gas Fireplace		TBC Electric substitute may be required	
F/P-2	Fire Place	Heat & Glo	Product: Mezzo Linear 36" Gas Fireplace		TBC Electric substitute may be required	

Wine Display

	Wine Racks	Kings Bottles	Product: Floor to Ceiling Mounted Wine Rack Code: FTC2540S-21 Depth: 1 Sided 1 Bottle Depth Finish: Metal Rails + Wine Pegs			
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Alfresco						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
BBQ	Built In BBQ	Beef Eater	Product: Beef Eater 1600 Series - 5 Burner Build In BBQ Code: BBG1650SA Finish: Stainless Steel Vaporiers	W: 975mm D: 555mm H: 903mm		
SM2	Sink Mixer	Grohe	Product: Concetto Gooseneck Pull Out Sink Mixer Tap Code: 31117003 Finish: Chrome			
S3	Topmount Sink	Franke	Product: Maris Single Bowl Sink Code: MRX210-45 Finish: Stainless Steel	W: 490mm D: 440mm H: 180mm		
AF	BBQ Fridge	Husky	Product: Husky 118L Outdoor Beverage Centre Code: ALFC1840 Finish: Stainless Steel	W: 550mm D: 495mm H: 840mm		
	Pull Out Bin	Hafele	Product: Waste Bin, Hailo Euro Cargo ST45 Code: 503. 70. 332 Finish: Dark Grey	450mm		
	Fan	Lucci Air (Beacon)	Product: Louisville 157cm DC fan with Light in White with White Wash Blades Code: 213176 Finish: Bronze, Natural, White			
	Outdoor Heater	Heating Outdoors	Product: Architectural Series 316 Marine Grade Outdoor Radiant Heater - 2kw Finish: Bronze, Natural, White	W: 75mm L: 1080mm H: 205mm		

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Powder Room						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
WO	Wall Basin Mixer	Grohe	Product: Eurosmart New Wall Basin Kit Chrome Plated Code: 2265134 Finish: Chrome	211mm Reach		
VB1	Basin	Kohler	Product: Kohler Veil Square Vessel Basin Code: 26407A-0 Finish: White	W: 425mm D: 425mm H: 175mm		
P	Toilet	Kohler	Product: Modernlife Back to Wall Toilet Suite Code: NR2586BN Finish: White			
TRH	Toilet Roll Holder	Grohe	Product: Essentials Toilet Paper Holder Code: 9506957 Finish: Chrome			
HTR	Towel Ring	Grohe	Product: Essentials Towel Ring Code: 9506970 Finish: Chrome			
TBH	Toilet Brush Holder	Grohe	Product: Essentials Toilet Brush Set Code: 9506965 Finish: Chrome			
STP	Toilet Paper Holder	Grohe	Product: Essentials Reserve Toilet Paper Holder Code: 40385001 Finish: Chrome			

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Ensuite 1 , 2 & 3

Code	Item	Manufacturer	Description	Dimensions	Notes	Image
BM	Basin Mixer	Grohe	Product: Eurosmart New Basin Mixer Code: 9506732 Finish: Chrome			
VB2	Basin	Caroma	Product: Contura II 530mm Inset Basin with Tap Landing (1Tap Hole) Code: 853410W Finish: White			
P	Toilet	Kohler	Product: Modernlife Back to Wall Toilet Suite Code: NR2586BN Finish: White			
TRH	Toilet Roll Holder	Grohe	Product: Essentials Toilet Paper Holder Code: 9506957 Finish: Chrome			
HT	Towel Ring	Grohe	Product: Essentials Towel Ring Code: 9506970 Finish: Chrome			

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Ensuite 1 , 2 & 3 [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
TBH	Toilet Brush Holder	Grohe	Product: Essentials Toilet Brush Set Code: 9506965 Finish: Chrome			
SH1	Twin Shower Head	Grohe	Product: Retrofit System 210 Shower System Code: 26612000 Finish: Chrome			
SHM	Shower Mixer	Grohe	Product: Eurosmart New Shower/Bath Mixer Kit Code: 2265132 Finish: Chrome			
TR	Towel Rail	Grohe	Product: Essential Double Towel Rail Code: 9506969 Finish: Chrome	654mm		
B1	Freestanding Bath	Posh	Product: Posh Solus Back to Corner Freestanding Bath 1500mm Right Corner Code: 1722002 Finish: White	1500mm		
WO	Single Lever Bath/ Shower Mixer	Grohe	Product: Eurosmart Cosmopolitan Single-Lever Bath/Shower Mixer Code: 32832000 Finish: Chrome			

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Ensuite 1 , 2 & 3 [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
H	Robe Hook	Grohe	Product: Essentials Robe Hook Code: 40364001 Finish: Chrome			
TH	Glass Tumbler Holder	Grohe	Product: Essential Accessories Tumbler Holder Code: 9506961 Finish: Chrome			
MTR	Multi-Towel Rack	Grohe	Product: Essential Accessories Multi-Towel Rack - 550mm Code: 40800001 Finish: Chrome	W: 604mm H: 111mm		
STP	Toilet Paper Holder	Grohe	Product: Essentials Reserve Toilet Paper Holder Code: 40385001 Finish: Chrome			






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Master Bed Ensuite						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
BM	Basin Mixer	Grohe	Product: Eurosmart New Basin Mixer Code: 9506732 Finish: Chrome			
VB2	Basin	Caroma	Product: Contura II 530mm Inset Basin with Tap Landing (1Tap Hole) Code: 853410W Finish: White			
P	Toilet	Kohler	Product: Modernlife Back to Wall Toilet Suite Code: NR2586BN Finish: White			
TRH	Toilet Roll Holder	Grohe	Product: Essentials Toilet Paper Holder Code: 9506957 Finish: Chrome			
HT	Towel Ring	Grohe	Product: Essentials Towel Ring Code: 40365001 Finish: Chrome			






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Master Bed Ensuite [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
TBH	Toilet Brush Holder	Nero Tapware	Product: Essentials Toilet Brush Set Code: 40374001 Finish: Chrome			
STP	Toilet Paper Holder	Grohe	Product: Essentials Reserve Toilet Paper Holder Code: 40385001 Finish: Chrome			
SH1	Twin Shower Head	Grohe	Product: Retrofit System 210 Shower System Code: 26612000 Finish: Chrome			
TH	Glass Tumbler Holder	Grohe	Product: Essential Accessories Tumbler Holder Code: 9506961 Finish: Chrome			
SSM	Thermostat	Grohe	Product: Smart Control Thermostat 2B Round Chrome Code: 9510722 Finish: Chrome			

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Master Bed Ensuite [Continued]						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
H	Robe Hook	Grohe	Product: Essentials Robe Hook Code: 40364001 Finish: Chrome			
THR	Heated Towel Rail	Posh Solus MK2	Product: Heated Towel Rail Code: 2007020 Finish: Polished Stainless Steel	W: 500mm D: 112mm H: 700mm		
B2	Bath	Kado	Product: Kado Lux Oval Freestanding Bath - 1750mm Code: 9507795 Finish: White	W: 1750mm D: 800mm H: 600mm		
FM	Floor Mounted Mixer Tap	Grohe	Product: Lineare Single - Level Bath Mixer Floor Mounted Code: 23792001 Finish: Chrome	H: 1000mm H: 872mm		

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First Floor Bar						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
BF	Bar Fridge	Vintec	Product: 100 Bottle Beverage Centre Code: VBS050SSB Finish: Stainless Steel	W:595mm D: 563mm H: 820mm		
SM2	Sink Mixer	Grohe	Product: Concetto Gooseneck Pull Out Sink Mixer Tap Code: 31117003 Finish: Chrome			
S4	Topmount Sink	Franke	Product: Maris Single Bowl Sink Code: MRX210-34 Finish: Stainless Steel	W: 380mm D: 440mm H: 180mm		


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Wardrobe Inserts & Accessories						
Code	Item	Manufacturer	Description	Dimensions	Notes	Image
	Tie Rack	Hafele	Product: Tie Rack 20 Hook Code: 807.54.233 Finish: Polished Chrome		Note: Located in Master WIR	
	Pants Rack Pull-Out	Hafele	Product: Hanger Pants Rack Pull-Out Code: 805.58.235 Finish: Polished Chrome		Note: Located in Master WIR	
	Pull-Out Shoe Rack	Hafele	Product: Starax Pull-out Shoe Rack Code: 806.38.242 Finish: Polished Chrome		Note: Located in Master WIR	
	Shoe Rack	Hafele	Product: Shoe Rack, Continuously Adjustable Code: 892.11.300 Finish: Aluminium Rail w/ Plastic Rails		Note: Located in Bed 2 Robe & Bed 3 WIR	
	Handles	Designer Doorware	Product: Niki Cabinet Knobs Code: 2820-70 Finish: Chrome		Note: Ensuites and all robe joinery	
	Handles	Stegbar	Product: Cupboard Handles Code: E01 Finish: Polished Chrome	L: 168mm	Note: Cupboard Handles for all Bedroom	
	Shower Screen Handles		Product: Round Long Handles Code: Finish: Chrome		Note: Handles to both sides of the shower screen	

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Code	Item Description	Item Location	Manufacturer	Product/Colour	Notes
Rock Wall					
CS01	Rock Feature Wall	Wine Store	Ecooutdoor	Freeform - Bokara	Colour TBC
Tiles					
TL01	Selected Porcelain Tiles - TBC	Floor Tiles			Allowance of \$100 per sqm2 [Supply only]
TL02	Selected Porcelain Tiles - TBC	Wall Tiles			Allowance of \$100 per sqm2 [Supply only]
TL03	Selected Outdoor Tiles - TBC	Outdoor Tiles			Allowance of \$100 per sqm2 [Supply only]
Carpet					
CA01	TBC	All bedrooms & WIR's			Allowance of \$250 per sqm2 [Supply & Install]
CA02	TBC	First Floor			Allowance of \$250 per sqm2 [Supply & Install]
Paint Finish					
PA01	Wall Paint	Internal Walls			Colour TBC
PA02	2 Pac Paint - High Gloss	Internal Doors			Colour TBC
	Ceiling Paint	Internal Ceilings			
Stone					
ST01	Selected Calacatta Stone	Refer to drawings			Colour TBC
ST02	Selected Calacatta Stone	Refer to drawings			Colour TBC
Polytec Laminate					
L1	Selected Polytec Laminate	Refer to drawings	Polytec	Laminate Prime Oak Matt	Colour/Finish TBC
Lift					
	Passenger Lift	Ground & First Floor	Lift Shop		PC Sum Allowance \$60,000 [Supply & Install]

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General Builder Inclusions

- Construction of Front Fence & Associated Gates
- Alarm System [Motion Detection]
- Video Intercom System [Bell at Front Pedestrian Gate & Front Door Entry][Receiver/Monitor in Kitchen & Master Bedroom]
- Retractable Hose Ducted Vacuum System to service Ground & First Floor
- Hydronic Floor Heating to entire Ground Floor [excluding Garage, Alfresco & Guest Ensuite]
- Reverse cycle Air Conditioning/Heating to entire dwelling
- Hot Water Service/System
- All door hardware to be chrome
- All electrical switches & power points [Clipsal Saturn - White]
- Electrical Power Supply Underground Pit
- Alfresco Outdoor Heaters
- Square Set Plastering to Ceiling and Windows
- All internal Doors to be Corinthian Flush
- Flyscreens

General Builder Exclusions

- Underground Power Pit & Connection	- Front Entry Doors [Supply Only]
- Building Surveyor Fees	- Any Contribution Fees to council or authorities
- Bournday Fencing other than Front Fence	- Asset Protection Bond & Fees
- Traffic Management	- Window Coverings
- Rock Removal During Excavation	
- Any Contribution Fees to council or authorities	