

## Kitchen inclusions

- ① **Joinery** High quality 2-pack polyurethane doors or various woodgrain finishes, drawers and end panels, available in a range of colours, truly bespoke design.
- ② **Soft close doors & drawers** Soft close doors with modern handle-less/fingerpull doors and drawers.
- ③ **Stone benchtops** 40mm edge stone benchtops in your kitchen in a variety of colours.
- ④ **Undermount sink** Double bowl undermount stainless steel sink, including polished edge stone to sink perimeter.
- ⑤ **Tapware** Pull out solid brass gooseneck kitchen sink mixer, available in chrome or matte black finish.
- ⑥ **Waterpoint for fridge** Fridge water point for you to conveniently connect your own fridge.
- ⑦ **Bulkhead above kitchen** Bulkhead above overhead cupboards for a clean finish.
- ⑧ **Cutlery drawer** An organised space for cutlery included in the first drawer of your kitchen.
- ⑨ **Pantry** Walk in pantry with 300mm shelving on selected designs.
- ⑩ **Expert Kitchen Consultation** Design consultation with Kitchen expert who offer expert advice on styles, finishes and colours.



## Appliance inclusions

- ① **Cooktop** Smeg 90cm gas cooktop
- ② **Rangehood** Smeg 90cm rangehood
- ③ **Oven** Smeg 60cm built-in oven.
- ④ **Dishwasher** Smeg 60cm fully integrated dishwasher.
- ⑤ **Hot water system** Rinnai continuous flow gas hot water system
- ⑥ **Air conditioning** Daikin ducted system with multi zones



## Bathroom inclusions



**① Tiles:** Large range of quality floor tiles from SUNS tile supply partners. Set down structural floor level in wet areas for flush tile finish.

**② Floor to ceiling tiling** Floor to ceiling tiling in ensuite and main bathroom to achieve a fresh, modern and luxurious look.

**③ Vanities** Wall mounted vanities in 2-pack polyurethane colours or various woodgrain finishes, with soft-close mechanism and fingerpulls to doors/drawers.

**④ Stone vanity top** 40mm stone vanity top, with choice of a variety of colours.

**⑤ Basin** Above counter ceramic basin available in a range of colours or shapes

**⑥ Basin tapware** Stylish slimline tower mixer to above counter basin.

**⑦ Mirror** Frameless polished edge mirrors with LED lighting.

**⑧ Bath** Freestanding bath to main bathroom.

**⑨ Showerhead** A stylish and modern twin shower.

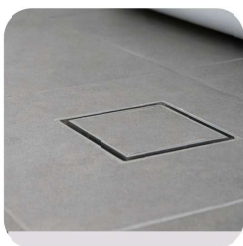
**⑩ Frameless shower screen** Frameless glass shower screen, pivot door with return panel 10mm glass 2000mm height to showers.

**⑪ Tiled shower recess** Tiled wall recess feature in showers.

**⑫ Toilet** Geberit Sigma8 Inwall concealed cistern and rimless wall faced toilet pan with push button

**⑬ Exhaust fans** Ducted exhaust fan supplied and fitted to all shower rooms and any internal wet area with no natural ventilation.

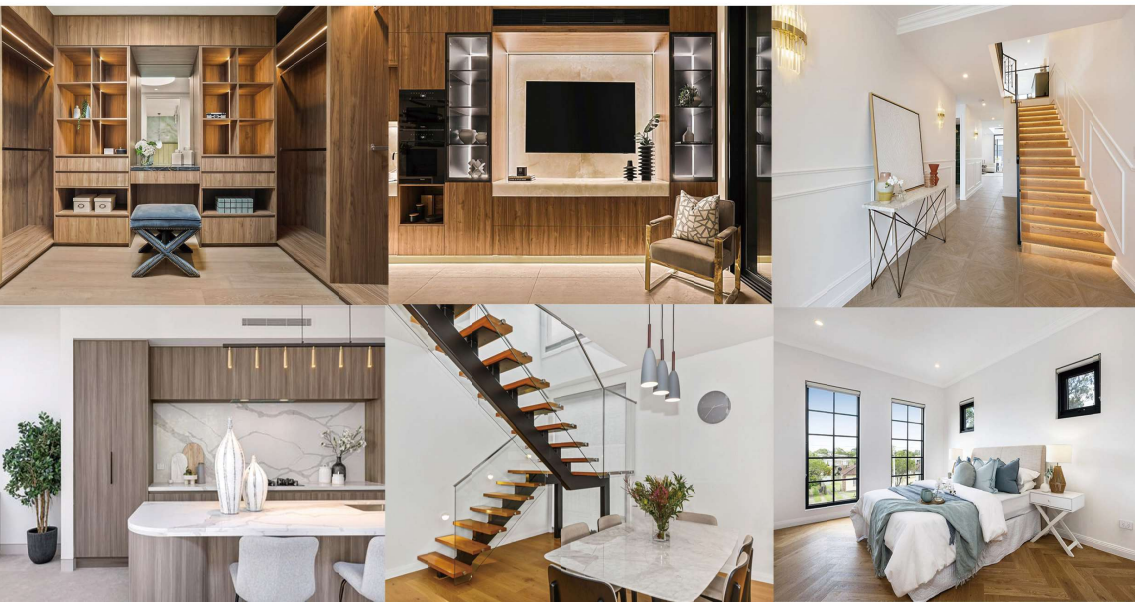
Caroma Villeroy & Boch KOHLER AQUAPERLA YT BATHROOM GEBERIT TFO TILEMALL





## Interior inclusions

- ① **Ceiling** A clean shadow line ceiling finish to provide a minimalist and modern aesthetic to your family, meals, and kitchen areas.
- ② **Insulation** Insulation to both external and internal walls, roof and ceiling
- ③ **Tile flooring** Wide range of ceramic/porcelain tiles to entry, foyer, kitchen, dining and leisure rooms
- ④ **Timber flooring** Large range of quality flooring timbers from SUNS timber floor supply partners, laminate/Hybrid/engineered timbers
- ⑤ **Expert electrical planning** Consultation, planning, and selections of your entire electrical and lighting system with an electrical expert.
- ⑥ **Downlights throughout** Clipsal Iconic PowerPoints, switches, 90mm downlights throughout home, pedant lights in living/island/dining/stair
- ⑦ **LED strips** Under kitchen wall cabinet LED strip lighting
- ⑧ **Video intercom** add an additional layer of security to your home
- ⑨ **Internal doors** Wide range of stylish internal Hume doors.
- ⑩ **Timber mouldings** Decorative half splayed/pencil round/colonial 90mm high skirting boards and 67mm wide architraves.
- ⑪ **Internal handles** nBat hardware internal door handles in a choice of selected styles
- ⑫ **Internal painting** Dulux three coat paint system to internal walls ,ceilings, woodwork



**CLIPSAL**

Best Buy LIGHTING

**Bradford**  
Insulation

**TOPDECK FLOORING**

**ahua**  
TECHNOLOGY



**Dulux**

**GYPROCK**

**MARLET FLOORING**



## Exterior inclusions

- ① **Porch** Concrete to front porch including ceramic tiles over
- ② **Digital front door lock** Samsung digital door furniture with keyless entry
- ③ **Entry door** Wide range of stylish Hume external doors with clear glass sidelights.
- ④ **Bricks** Wide range of face bricks from our Austral and PGH ranges.
- ⑤ **Fascia & gutter** Colorbond Fascia and Gutter/ PVC downpipe.
- ⑥ **Roof** Tiled roof Bristle/Boral/Monier concrete tiles in a wide choice of colours and profiles. Or Colorbond custom orb roof sheeting in a large variety of colours.
- ⑦ **Framing timber** Termite resistant T2 Blue seasoned pine timber wall frames and roof trusses.
- ⑧ **Termite control** Termite Shield/moisture barrier acting as both chemical and physical barrier to perimeter of slab area
- ⑨ **Aluminium windows and doors** Aluminium windows and doors in pre-selected colours with sash locks. Keyed deadlocks to all aluminium sliding doors. Fall prevention device fitted to windows where required.
- ⑩ **Flyscreens** Flyscreens to all windows and aluminium sliding doors.
- ⑪ **Automatic garage door** Automatic colorbond panelift garage door to in a choice of selected contemporary style, includes motor and remote.
- ⑫ **Colour coating concrete driveway** with anti slip cove finish

