

INCLUSIONS

KITCHEN

Rangehood	Westinghouse R/H 90CM CAN SS LED
Cooktop & Oven	Westinghouse cooktop (W/H CT 90CM 4B + W FFD SS) Westinghouse Oven (W/H SOV 60CM M/F (5) SS)
Dishwasher	Westinghouse Dishwasher (W/H DW 15PL SS)
Benchtop	40 mm stone waterfall edge Kitchen island benchtop, in choice of colours from standard nominated range
Splashback	Glass splashback between benchtop and overhead cupboards on back wall
Handles	Door and handles from standard nominated range
Drawers & Doors	Polyurethane finish on doors and drawers
Tapware	Pull out Sink Mixer from standard range
Sink	Double Bowl Stainless Steel Sink
Included	Kitchen layout Provision for microwave power connection

BATHROOM, ENSUITE & POWDER ROOM

Tapware	Hellycar Elegant High Basin, Wall mixer, Dual 2 in 1 shower Hellycar Eric
Vanity	1200mm Wall Hung (Ensuite) & 1500mm Wall Hung (Main), with above counter Basin
Benchtop	20 mm stone benchtop (standard range)
Cabinetry	Polyurethane finish
Shower	Frameless Shower screen
Bath	Free standing Bath from standard range (Main)
Mirrors	Frameless polished edge vanity mirror
Tiles	Wall tiles from floor to ceiling height on all walls of bathroom. Floor tiles from standard range
Toilet	Poseidon Box Rim
Accessories	Double Towel rail, toilet roll holder and towel ring.
Floor Waste	Smart waste

INTERIOR

Internal Doors	2040mm Hume doors (Oakfield Internal Door) with chrome hinges. Gainsborough Contractor Amelia Satin Chrome Privacy lever to all internal doors.
Sliding Doors	Aluminium sliding doors
Architrave & Skirting	65mm architraves & skirting suitable for paint finish from standard nominated range
Staircase	Staircase with closed treads and risers (suitable for carpet finish only). With timber post, balustrades and handrail. All timber in painted finish
Ceiling	2700mm ceiling height to Ground floor and first floor
Cornice	90mm cove cornice or shadow line.
Paint	Paint finish to all internal wall and woodwork with Taubman paint (2 coat application)
Wardrobe	Wardrobe with sliding glass doors
Included	Cushioned door stops to all internal doors

LAUNDRY & STORAGE

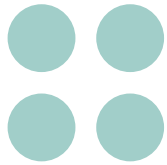
Wall & Floor Tiles	Wall and floor tiles from standard nominated range. Skirt tile to parameter with a tiled splashback.
Tapware	Sink Mixer from standard range
Sink	Everhard Project 45L and white coated metal cabinet with single rinse bypass.
Linen cupboard	Linen cupboard with sliding frosted glass door and 4 shelves inside.
External Door	Hume Door & Timber, 2040X820X40mm Lincoln Entrance Door.
Wardrobes	Walk-in wardrobe to master bedroom, sliding glass doors to built-in wardrobes for remaining bedrooms.
Floor waste	Smart floor waste

EXTERIOR & GARAGE

Windows & Sliding Doors	Quality powder coated aluminium windows (choice of colour) from standard nominated range and sliding aluminium doors. Keyed locks to external aluminium sliding doors and all opening windows.
Roof	Colourbond roof.
Entry Door	Hume Door and Timber, Illusion Entrance Door with Frosted Glass. Gainsborough 450mm Matt Black Square Pull Handle Entrance Set.
Insulation	Insulation as per Basix requirements
Garage	Sectional overhead door smooth action in a choice of colours from standard range. Stepdown included between house and garage.
Facade	Standard Face brick or Rendered finish
Framing	90mm Timber stud framing to AS 1684
Bricks	Face bricks from standard range
Included	Tiled finish from nominated range to front entry porch and alfresco. Garden taps to front and rear.

INCLUSIONS

Electricity & Gas	<p>Gas connection (subject to availability)</p> <p>Continuous flow gas hot water system</p> <p>Light points including downlights to all rooms and common area.</p> <p>Smoke Detector provided</p> <p>TV points to all rooms and common areas and 2 x Phone points</p>
Special Inclusions	<p>Pest control certification</p> <p>Basic scaffolding as per OH&S requirements</p> <p>Site security fencing as per OH&S requirements</p>
Your Tender Includes	<p>Construction insurance premium (Home owner's warranty)</p> <p>Water authority fee (Regular connections only)</p> <p>Engineer's fee</p> <p>Identification survey</p> <p>Sediment control fencing as required by Council</p> <p>Construction certificate fee</p>



	<p>Floor covering to designated areas- Timber-look floating laminate/tiles to living, kitchen, lounge, study, home theatre, tiles in bathrooms, ensuites, laundry and powder, glazed porcelain or ceramic tiles from standard range (Common Area).Carpet to rooms and walk in wardrobes.</p> <p>Fly screens to opening windows and sliding doors.</p> <p>CLASS “M” or “H1” Australian standard engineered slab.</p> <p>Standard Basix requirement with up to 3000L slimline water tank.</p> <p>Earthwork: Provide balanced cut and fill up to 1m.</p> <p>Piering allowance up to 1m.</p> <p>Concrete pump</p> <p>Sewer connection to junction at front/rear within boundary</p> <p>Provide 100mm stormwater connection to street/easement.</p> <p>Underground power connection.</p> <p>Waste management plan</p> <p>Sediment control plan</p>
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*TERMS AND CONDITIONS APPLY