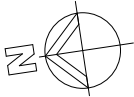
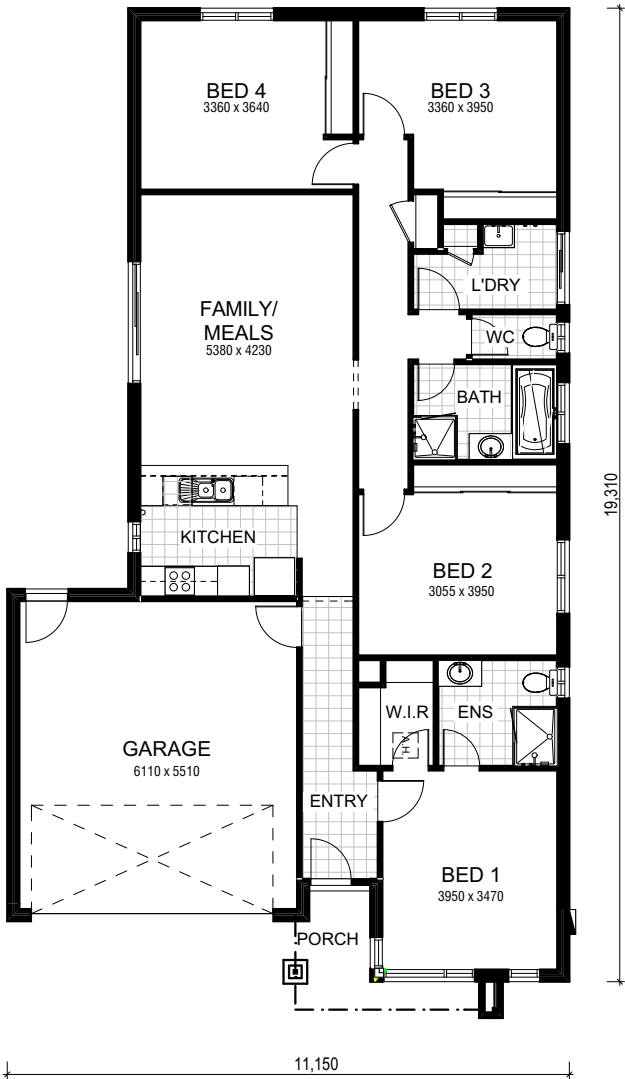




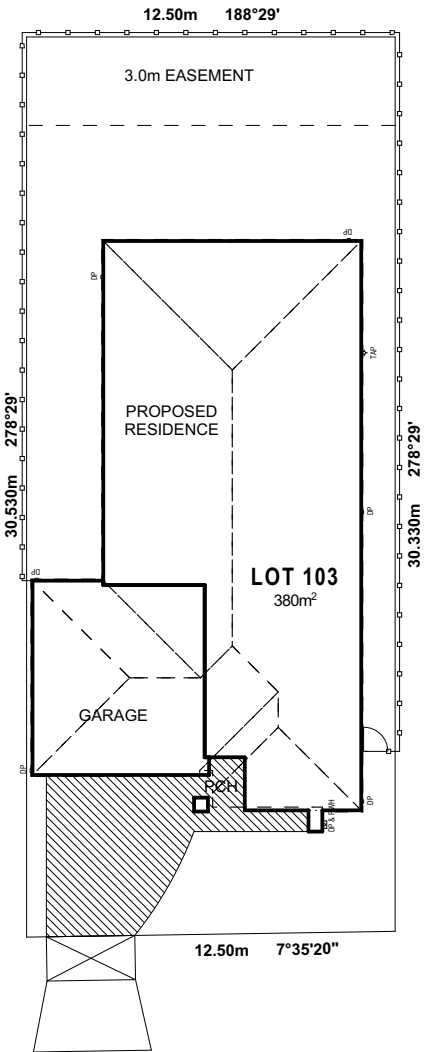
Plans override the source image as these are an artist impression only

Morley Facade



WYNYARD 181

TOTAL HOUSE AREA	
181.32m <sup>2</sup> (19.52sq.) approx.	
Dwelling	140.23m <sup>2</sup>
Garage	38.06m <sup>2</sup>
Porch	3.03m <sup>2</sup>



ROAD NAME

# TURNKEY INCLUSIONS

## Blueways Estate, Cranbourne



### PRELIMINARY WORKS

- ✓ Survey, soil test and site inspections
- ✓ Building permit application fees
- ✓ Drafting of standard customer plans
- ✓ Temporary fencing & scaffolding during construction as required
- ✓ Geo-fabric sediment control & waste receptacle as required by local council during construction

### SITE WORKS

- ✓ Earthworks including levelling of building platform over home area and rock excavation where required
- ✓ Retaining walls to base of site cut/fill if required
- ✓ Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- ✓ Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- ✓ Connection of underground gas and water supply including metering

### EXTERNAL WORKS

- ✓ Fencing to rear & side boundaries with return panels to side of home and one hinged single gate as per estate covenants and/or guidelines
- ✓ Coloured concrete driveway, front entry porch & path
- ✓ Concrete landing to laundry external door and clothesline in natural finish
- ✓ Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (plant species is season dependant)
- ✓ Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house.
- ✓ Letterbox with street number
- ✓ Wall or ground mounted folding clothesline
- ✓ Two external garden taps
- ✓ Termite treatment system to the perimeter of the concrete slab & all slab penetrations if required by local council

### ELECTRICAL

- ✓ Earth leakage electrical safety switch to lights and power points
- ✓ Smoke detectors as required by authorities
- ✓ Double power points throughout
- ✓ Two free to air TV Points with quad shield coaxial cable connected to TV Antenna
- ✓ One pay TV point with cabling bundled in roof space for connection to service by purchaser
- ✓ Three data points & one telephone point ready for connection to the National Broadband Network (NBN) by the purchaser
- ✓ Ceiling exhaust fans to bathroom and ensuite
- ✓ LED downlights throughout internally and to front porch
- ✓ 1200mm long fluorescent light point to garage ceiling

### JOINERY & FINISHES

- ✓ Feature front door and timber entry door frame
- ✓ Deadlocks to all external hinged doors & garage/house internal hinged access door
- ✓ Flush panel & gloss painted internal doors
- ✓ Chrome lever style internal door furniture
- ✓ Cushion door stops to all hinged doors
- ✓ Built in linen cupboard with four melamine, easy clean shelves
- ✓ 67 x 12mm splayed profile gloss painted skirting & architrave
- ✓ WIR to bedroom one and built in robes with sliding vinyl finish doors to all other bedrooms
- ✓ 75mm cove cornice throughout
- ✓ Quality acrylic paint to all walls and ceilings (industry standard two coat system)
- ✓ Ceramic floor tiles to wet areas, entry foyer & kitchen
- ✓ First quality carpet with underlay to non tiled areas including aluminium edge strip to carpet/tiled junctions

# TURNKEY INCLUSIONS

## Blueways Estate, Cranbourne



### KITCHEN, BATHROOMS & LAUNDRY

- ✓ Fully laminated kitchen cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcasses
- ✓ Reconstituted stone, square edged bench tops to kitchen
- ✓ Stainless steel 1 ½ bowl sink
- ✓ Chrome lever mixer tap to kitchen sink
- ✓ Stainless steel 600mm gas cook top
- ✓ Stainless steel 600mm fan forced electric oven
- ✓ Stainless steel 600mm fully retractable rangehood
- ✓ Stainless steel dishwasher
- ✓ 45 litre stainless steel laundry trough with cabinet
- ✓ WELS 3 star rated dual flush toilet suites
- ✓ Acrylic bath in tiled podium
- ✓ Semi frameless, clear safety glass 'pivot' shower screens
- ✓ Fully laminated vanity unit with square edged bench top & vitreous china basin to ensuite & bathroom
- ✓ Polished edge & frameless mirror over vanity units
- ✓ Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms and toilets
- ✓ Chrome finish tapware throughout

### FIXTURES & FEATURES

- ✓ 2400mm (nominal) ceiling height to ground & first floors
- ✓ NCC / BCA compliant energy rating
- ✓ Professionally prepared interior and exterior colour schemes
- ✓ Three months maintenance warranty
- ✓ Engineer certified concrete slab
- ✓ Prefabricated wall frames and engineer designed roof trusses
- ✓ Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external patio sliding doors
- ✓ Obscure glazing to bathroom, ensuite & WC windows
- ✓ Colorbond® valleys, fascia, guttering and downpipes
- ✓ Concrete roof tiles, standard roof pitch 22°
- ✓ Colorbond® sectional garage door with auto opener & three hand held transmitters
- ✓ External wall insulation minimum R1.5 (includes sisalation and wall batts)
- ✓ Ceiling insulation to living areas (excludes garage, verandahs, porch, etc.) minimum R2.5 batts
- ✓ Flyscreens to all opening windows
- ✓ Energy efficient, gas boosted solar hot water unit
- ✓ Gas ducted heating to all bedrooms and living areas (wet areas excluded)
- ✓ Roller blinds to bedrooms, living areas and kitchen

*Note: These inclusions may be amended without notice due to unavailability of nominated items. Items may be replaced with similar available items of similar quality*