

EXTERIOR / STRUCTURE

- Engineer designed concrete ground slab
- Preassembled timber wall frame & roof trusses
- Preselected face brick, bagged brickwork and/or weatherboard cladding as per approved architectural drawings
- Preselected concrete tile roofing
- Colourbond fascia and gutter, metal or PVC downpipes
- Premium external paint finish as required
- Preselected aluminium window and patio door, complete with flyscreen and single locking sliding screen respectively

MAIN ENTRY

- Preselected quality front entry door set in solid timber frame, paint finish, complete with hinged single-locking barrier screen
- Preselected quality door furniture
- Preselected ceramic floor tile to porch and entry foyer

INTERIOR

- Internal doors, flush or cavity sliding door, paint finish
- Walk-in robe to the main bedroom (if shown on plan)
- Built-in robe in the main bedroom, fitted with aluminium frame sliding mirror door, other built-in robes to be fitted with aluminium framed vinyl doors
- 3 tiers of melamine shelving to linen cupboards
- Preselected quality door furniture
- Plasterboard/Villaboard internal wall and ceiling linings
- 90mm cove cornice generally, 55mm cove inside robes
- Pencil round skirting & architrave, paint finish
- Preselected colour to internal walls and ceilings, premium washable paint, two coats
- Vertical blinds to all clear glass windows and patio doors
- Carpet to bedrooms and living areas as per plan

KITCHEN

- Benchtop, preselected laminate finish
- Cupboard doors with 1mm PVC edge
- Pantry, corner cupboard if shown on plan
- Extensive overhead cupboard with shelving (no bulkheads)
- Preselected stainless steel electric cooktop, electric underbench oven, built-in re-circulating rangehood, and underbench dishwasher
- 1 ½ bowl stainless steel sink
- Water conserving chrome mixer tap
- One cutlery tray, metal drawer runners
- Preselected ceramic floor tile, and tiled splashback

LAUNDRY

- 40/45 litre laundry tub and cabinet
- Preselected water conserving tapware
- Preselected quality floor tiling, tiled skirting and splashback

BATHROOM

- Stylish vanity cupboard, moulded top and basin, gloss white
- Shower on upper floor (if shown on plan), fitted with polymer marble shower base, white
- Shower on ground floor, ceramic tile on floor
- Aluminium frame shower screen, with safety glazing
- Bath if shown on plan, acrylic bath tub, white
- Water conserving dual flush cistern and pan, white
- Quality water conserving mixer tap
- Ceramic floor and wall tile as per approved drawing
- Towel rail (single), towel ring and toilet roll holder, chrome
- Mirror over vanity

GARAGE

- Automatic panel lift door each with 2 remote controls
- Access door as per approved drawing

ELECTRICAL / SAFETY

- Single phase supply, connection fee paid
- Automatic circuit breakers with safety switch
- Light switch adjacent to doorway, white
- Generous amount of double power points, white
- Builder's package internal & external light fittings
- Hard-wired smoke detector with battery backup
- Exhaust fan as required
- One pre-wired TV point, shared TV aerial
- Two telephone points included

LANDSCAPING

- Colorbond/Timber fencing
- Concrete driveway and footpath, natural colour
- Soft landscaping as per approved landscape plan
- Aluminium letterbox
- Garden tap
- Clotheslines as required by Council

GENERAL

- 6 year structural guarantee to protect capital investment
- Home Warranty Insurance
- All building products carry full Manufacturer's warranty
- Pest control treatment according to Australian Standard
- Energy conservation to comply with the BASIX certificate
- Instantaneous gas hot water system
- Single-phase reverse cycle air conditioning to lounge & main bed
- Rainwater tank if required according to BASIX Certificate
- Wall & ceiling insulations to comply with BASIX Certificate