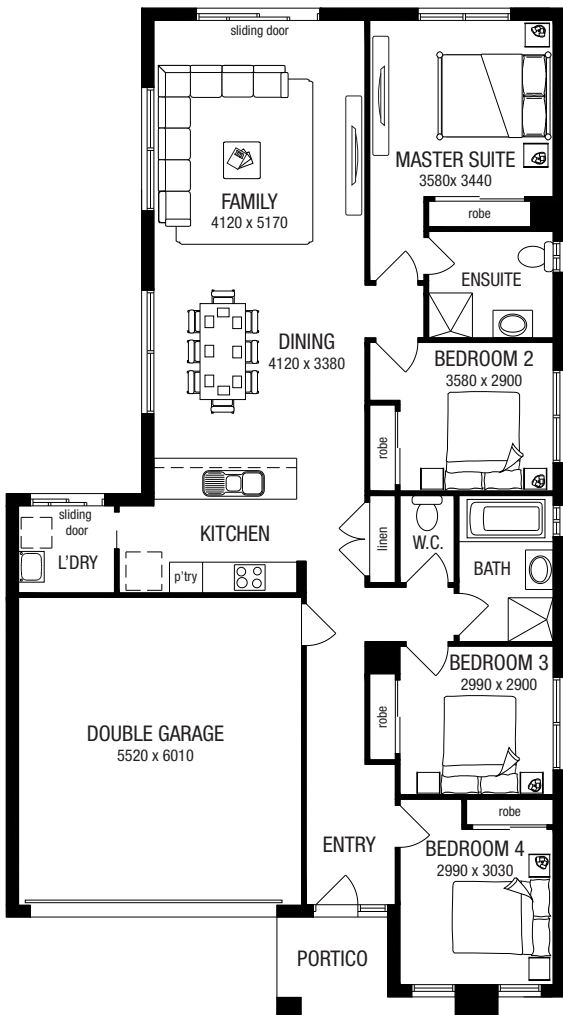


**Melton West**  
 Arnolds Creek state  
**\$545,000 \***

**MetInvest** **m**  
 metricon

**Lot 1000 Oakpark Drive**



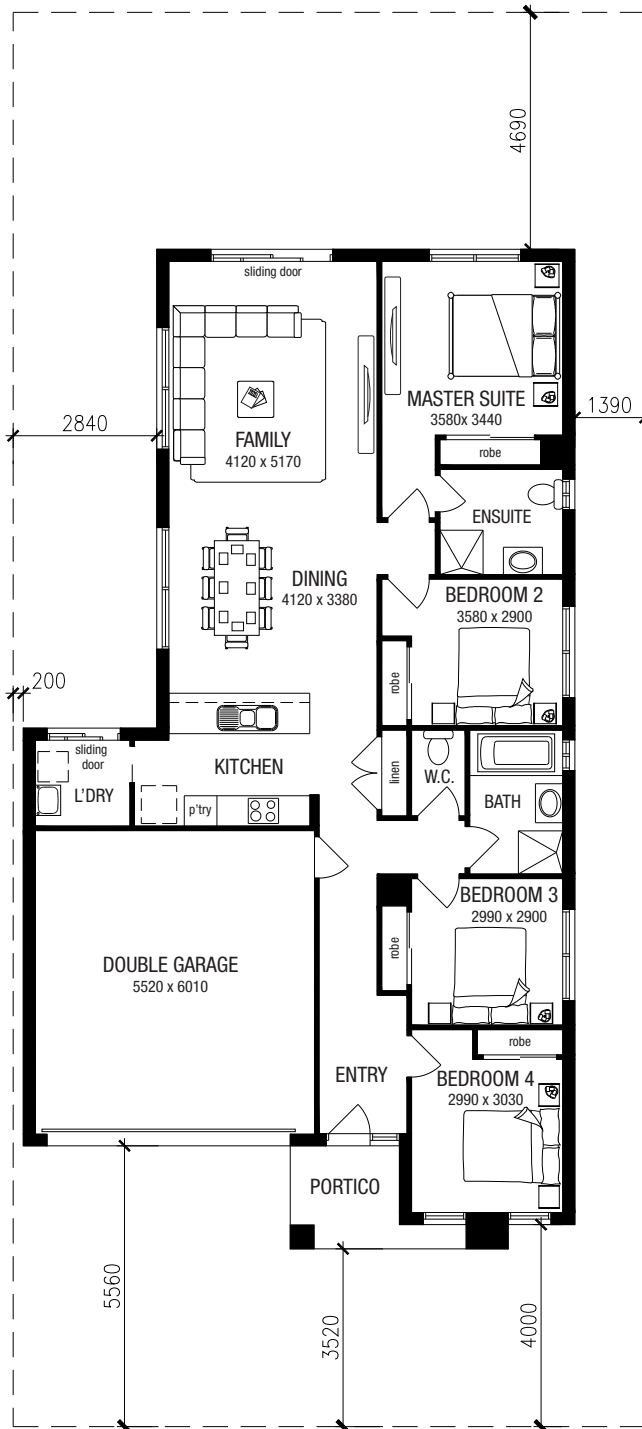
<b>Property Type</b>	House & Land
<b>Contract Type</b>	2 Part Contract
<b>Title Type</b>	Torrens
<b>Titled</b>	Yes
<b>Est. Title Date</b>	
<b>Land Price</b>	\$290,000
<b>House Price</b>	\$255,000
<b>House Design</b>	Acland 179
<b>Study</b>	No
<b>Outdoor Room</b>	No
<b>House Width</b>	10.91m
<b>House Length</b>	19.79m
<b>Living Area</b>	138m <sup>2</sup> (14.87 Squares)
<b>Total Area</b>	179m <sup>2</sup> (19.32 Squares)
<b>Land Area</b>	560m <sup>2</sup>



Whilst reasonable effort has been made to ensure accuracy, pictures, photographs and floor plans are illustrative and there may be some variations between this depiction and the detailed plans. Pictures and photographs may include items not included in the MetInvest Specifications. See your sales agent for detailed home and landscape plans and inclusions. \*House and land package price is correct at time of printing though is subject to change without notice. Stamp duty on land, legal fees, titles and property reports are not included in price. Total square metres and square size measurements of this house is calculated by measuring from the external side of external walls. Where no external walls exist, for the purpose of measuring building area (such as porticos, balconies or outdoor rooms) MetInvest by Metricon assumed a straight line between the exterior of walls or columns. If this is a National Rental Affordability Scheme approved property, see fhacsa.gov.au for details. MetInvest is a division of Metricon Homes Pty Ltd (ACN 005 108 752).



# Acland 179



House Area:	138.10 m <sup>2</sup> (14.87 squares)
Garage Area:	35.94 m <sup>2</sup> (3.87 squares)
Porch Area:	5.44m <sup>2</sup> (0.59 squares)
Total Area:	179.48 m <sup>2</sup> (19.32 squares)
Min. Block Width:	12.50 m
Total Length:	19.79 m
Total Width:	10.91 m

Note:  
This product fits on a 12.5m wide x 28m deep allotment.

# Proposed siting of your Metricon home.

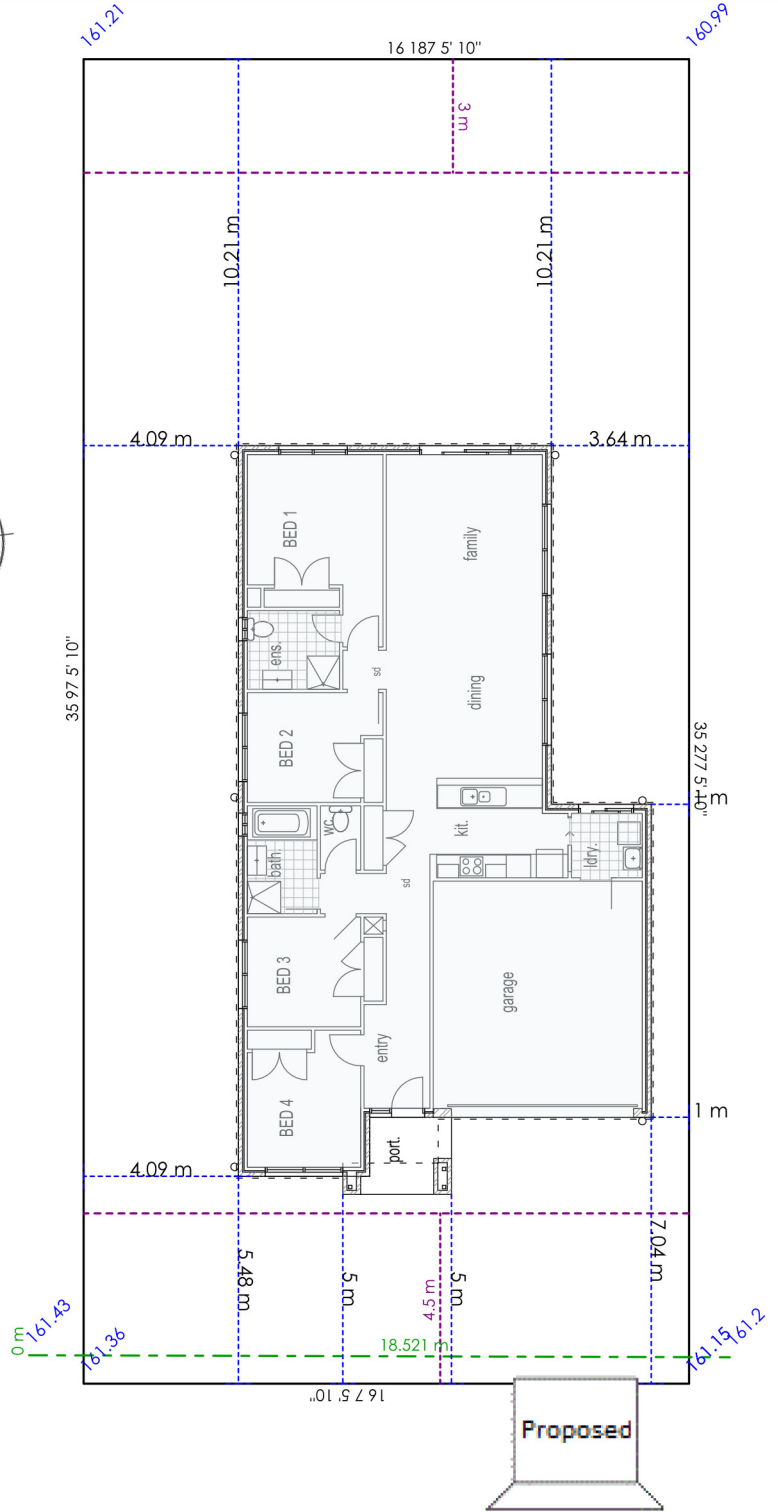


Metricon Homes Pty Ltd | 501 Blackburn Road Mt Waverley Victoria 3149 | Phone: 03 9915 5555 | www.metricon.com.au

Customer:  
 Site Address: Lot 1000 Oakpark Drive  
 Locality: MELTON WEST  
 Home Design: Acland 179 Modern

Date: 03/07/2018  
 Estate: Arnolds Creek  
 State: VIC  
 Email / Phone: (ph:)

Incomplete Sub:	Yes
Current Fencing:	None
Ceiling Height:	2.4m
Site Coverage:	31.3%
Site Area:	560 m2
Build Area:	175.28 m2



**Note:** This is a preliminary siting and is subject to a clear copy of title and approval of the builder.  
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Consultant: Vivian Ye

Email: [VivianYe@metricon.com.au](mailto:VivianYe@metricon.com.au)

Scale: 1:200 @ A4

Signature (1) ..... (2) ..... Date .....

© GeoSite IT Pty Ltd

(Geo Plan ID: 366859)

## HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

### EXTERNAL FEATURES

<b>BRICKWORK</b>	Clay bricks. Pre-selected from builder's MetInvest colour schemes
<b>MORTAR JOINTS</b>	Natural colour, raked joints
<b>ROOF TILES</b>	Concrete roof tiles. Pre-selected from builder's standard range
<b>ROOF PLUMBING</b>	Colorbond® or Colorcote metal fascia and barge, quad gutter with rectangular downpipes
<b>EXTERNAL RENDER</b>	Acrylic texture coating render. Pre-selected from builder's standard range (facade specific, refer working drawings for extent of cover)
<b>LIGHTWEIGHT CLADDING</b>	Fibre cement products to areas as per standard working drawings (product specific)
<b>ENTRY DOOR</b>	<b>Front Door:</b> Pre-selected from builder's standard range - 2040 x 820 mm BAL 12.5 compliant
<b>LAUNDRY DOOR</b>	<b>Hinged Door Only.</b> Paint finished, flush panel, 2040mm high with clear glass panel to top section (product specific)
<b>DOOR FURNITURE</b>	<b>Front Door:</b> Entry set and deadbolt <b>External Hinged Door:</b> Entry set keyed alike to front door
<b>DOOR FRAMES</b>	<b>Front Door:</b> Aluminium, powder coat finish, clear glazed sidelights (product specific) <b>Laundry (Sliding Door):</b> Aluminium, powder coat finish
<b>WINDOWS</b>	Aluminium sliding, powder coat finish. Feature windows to front facade (product specific) Keyed locks to openable windows
<b>INSECT SCREENS</b>	<b>Windows:</b> Aluminium framed, powder coat finished to match windows with fibreglass mesh fitted to all openable windows of house only <b>Sliding Doors:</b> Aluminium framed, powder coat finished to matched doors with grilled barrier and fibreglass mesh fitted to all sliding doors <b>Hinged Doors:</b> Aluminium framed, powder coat finished, with grilled barrier and fibreglass mesh fitted to hinged laundry doors only
<b>INFILLS OVER WINDOWS (SINGLE STOREY)</b>	<b>Front Elevation:</b> Brickwork infills <b>Side and Rear Elevation:</b> Fibre cement sheets
<b>FRAMING</b>	
<b>WALLS</b>	Stabilised timber framing throughout 90mm external and internal walls
<b>ROOF</b>	Stabilised timber roof trusses

### INSULATION

<b>CEILING</b>	R4.0 glasswool batts to house only
<b>EXTERNAL WALLS</b>	R2.0 glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed

### PAINTWORK

<b>COLOUR</b>	All paint colours to be selected from builder's standard selection Category 1
<b>EXTERNAL</b>	<b>Front Door:</b> Sealer undercoat with enamel gloss top coats
<b>INTERNAL</b>	<b>Woodwork and Doors:</b> Sealer undercoat with satin acrylic top coats (doors, skirting and architraves to be one colour) <b>Ceilings:</b> Flat acrylic (one colour throughout) <b>Walls:</b> Two tinted coats low sheen acrylic (one colour throughout)

### INTERNAL FEATURES

<b>CEILING HEIGHT</b>	<b>Single Storey:</b> 2400mm throughout <b>Double Storey:</b> 2400mm throughout to ground floor and 2400mm to first floor
<b>ROOM DOORS</b>	Flush panel 2040mm high
<b>ROOM DOOR FURNITURE</b>	Pre-selected from builder's Category 1
<b>MOULDINGS</b>	<b>Skirtings:</b> 67mm high <b>Architraves:</b> 67mm wide
<b>HEATING</b>	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific – refer to working drawings
<b>COOLING</b>	Inverter high wall split system air conditioning unit with manual controller to family/dining area (product specific)
<b>WINDOW FURNISHINGS</b>	<b>Roller blinds:</b> To all windows. Colour pre-selected from builder's standard range <b>Vertical blinds:</b> To all sliding aluminium doors. Colour pre-selected from builder's standard range
<b>STAIRS (DOUBLE STOREY HOMES)</b>	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

## HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

### APPLIANCES

<b>HOT PLATE</b>	Stainless steel, gas, 600mm wide
<b>RANGEHOOD</b>	Stainless steel, 600mm wide canopy rangehood, with 4-speed recirculating fan
<b>DISHWASHER</b>	Stainless steel dishwasher including single powerpoint and water point
<b>OVEN</b>	Stainless steel electric, 600mm

### CABINETRY

<b>CUPBOARDS</b>	Fully lined modular cabinets
<b>OVERHEAD CUPBOARDS</b>	Up to 600mm high x 300mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
<b>DOORS/DRAWERS</b>	Standard laminate pre-selected from builder's standard colour schemes
<b>CABINETRY HANDLES</b>	From builder's standard colour schemes

### KITCHEN

<b>SINK</b>	Stainless steel 1200mm with 1¼ bowl
<b>TAP</b>	Bristol sink mixer
<b>MICROWAVE PROVISION</b>	600w incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all homes, refer working drawings for standard inclusions)
<b>BENCH TOPS</b>	Standard laminate benchtop from builder's standard colour schemes

### BATHROOM / ENSUITE

<b>MIRRORS</b>	Silver backed, polished edge or aluminium framed, seated on vanity
<b>BASINS</b>	Base oval vanity with white acrylic waste
<b>BATH</b>	White acrylic with matching waste
<b>SHOWER BASES</b>	White polymarble with matching waste
<b>SHOWER SCREENS</b>	Semi-frameless with pivot door and clear, laminated glass
<b>TAP AND OUTLETS</b>	<b>Bath:</b> Mixer lever and spout <b>Basin:</b> Mixer lever <b>Shower:</b> Mixer lever with all-directional shower head on slide rail
<b>TOILET SUITE</b>	Toilet pan with white acrylic cistern and seat and chrome mini cistern stop
<b>TOWEL RAILS/ TOILET ROLL HOLDERS</b>	Metal double towel rails to bathroom and ensuite Toilet roll holders to ensuite and WC (product specific)

### SUSTAINABLE ENERGY

<b>SOLAR HOT WATER</b>	Gas mains pressure hot water unit with one solar collector, 200 litres storage
<b>DRAFT EXCLUSIONS</b>	<b>Exhaust Fans:</b> Backdraft shutter incorporated in exhaust fan <b>Entry frames:</b> Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

### LANDSCAPING

<b>PAVING</b>	Up to 36m <sup>2</sup> of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
<b>LANDSCAPING</b>	Low maintenance landscaping package pre-selected from builder's standard range
<b>LETTERBOX</b>	Metricon model 1 pre-formed concrete letterbox with street number
<b>CLOTHESLINE</b>	Single folding frame wall mounted clothesline with optional post kit
<b>FENCING</b>	1900mm high treated pine timber paling fencing, tapered to 900mm at front boundary Single paling gate with latch on metal frame

### LAUNDRY

<b>TROUGH &amp; CABINET</b>	Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
<b>TAP TO TROUGH</b>	Mixer lever set (over trough only)

### STORAGE

(PRODUCT SPECIFIC)

<b>SHELVING</b>	<b>Robes:</b> One white melamine shelf and hanging rail <b>Walk in Robe:</b> One white melamine shelf and hanging rail <b>Pantry/Linen:</b> Four white melamine shelves <b>Broom:</b> One white melamine shelf
<b>DOORS</b>	<b>Robes:</b> 2065mm high, vinyl clad finish, frame and vinyl colour selected from builder's selection Category 1 <b>Walk in Robe: No Doors:</b> Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion) <b>Built in Robe: With Doors:</b> Hinged doors. Product specific, refer to working drawings for standard inclusion <b>Pantry, Linen, Broom:</b> Flush panel, 2040mm high hinged doors
<b>STORAGE HANDLE</b>	Same as cabinetry handle

## HOME INCLUSIONS

MetInvest by Metricon Complete effective 1 June 2015

### ELECTRICAL

<b>POWER POINTS</b>	Double outlets throughout excluding dishwasher, microwave provision and refrigerator (product specific, refer to working drawings)
<b>INTERNAL LIGHT POINTS</b>	Fixed batten holder with Gail light fitting to all light points. LED downlights to living areas and entry
<b>EXTERNAL LIGHT POINTS</b>	LED to entry and weather proof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
<b>SWITCH PLATES</b>	Slimline coloured bakelite (wall mounted where practical)
<b>LIGHT SWITCHES</b>	Clipsal Impress push button
<b>SMOKE DETECTOR</b>	Hardwired with battery backup
<b>EXHAUST FANS</b>	Above showers and toilets not opening to outside air
<b>TV POINTS</b>	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
<b>TELEPHONE POINT</b>	Two points with wall plate and trenching Underground connection to supply pit is included with maximum 20 metres
<b>SAFETY SWITCH</b>	RCD safety switch and circuit breakers to meter box
<b>ANTENNA</b>	Metro antenna package

### FLOORING

<b>WALL TILES AND BATH HOB</b>	Ceramic wall tiles to areas as per standard working drawings. Pre-selected from builder's standard range  Plain aluminium 'L-shape' angle trim to bath hob/riser junction
<b>FLOOR TILES</b>	Ceramic floor tiles to areas as per standard working drawings. Pre-selected from builder's standard range  Aluminium metal trim to doorways/openings abutting alternative floor covering
<b>SKIRTING TILES</b>	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite and toilet/s as per standard working drawings. Pre-selected from builder's standard range

<b>FLOORING</b>	Ceramic tiling to laundry, bathroom, ensuite, powder room (S) and water closets as per standard working drawing selected from builder's selection Category 1
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<b>LAMINATE FLOORING</b>	Laminate 3 strip floating floor, moisture resistant underlay to entry through to kitchen, including pantry, family and dining
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<b>CARPET</b>	Carpet to all bedrooms, rear hallway, sitting, rumpus (product specific). Excludes wet areas, entry (through to kitchen), kitchen, pantry, dining and family. Pre-selected from builder's standard range
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### GARAGE

<b>GENERAL</b>	Brick garage with tiled hip roof including Colorbond® sectional overhead door to front, plaster ceiling, concrete floor, brickwork over front door, with brickwork over (product specific - refer to working drawings for garage size and front door width)
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<b>EXTERNAL WALLS</b>	Brick veneer
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<b>GARAGE DOOR</b>	Remote control unit to front garage door with three transmitter units  Ember seals to Colorbond® sectional door
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<b>EXTERNAL PEDESTRIAN DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)  <b>Door:</b> 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in  <b>Door Furniture:</b> Entry set keyed alike to front door
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<b>INTERNAL ACCESS DOOR</b>	<b>Door Frame:</b> Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific)  <b>Door:</b> Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home  <b>Door Furniture:</b> Entry set keyed alike to front door
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### GENERAL ALLOWANCES

Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of MetInvest by Metricon). Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area



All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.\*

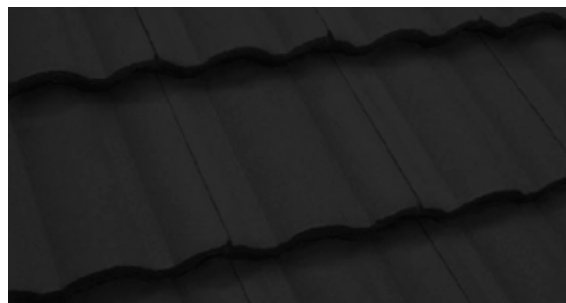
MetInvest by Metricon's standard specification is subject to change without notice and MetInvest by Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. \*Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, including timber floor construction, or if the developer dictates design controls over the home. The MetInvest by Metricon specification excludes HomeSolution, Freedom, Designer and Signature ranges and only applies in the Melbourne Metro and Regional Victoria building regions, see [www.metricon.com.au/build-regions](http://www.metricon.com.au/build-regions). NSW Contractor's Licence: 174699C; SA Builder's Licence: BLD231776. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC Licence 40992) and in NSW (Contractor's Licence: 36654C). MetInvest is a division of Metricon Homes Pty Ltd (ACN 005108752). Current as of 1 June 2015. JUN2015 MET2881

# COMPLETE EXTERNAL SCHEME 1

Victoria



**BRICKWORK**  
SELKIRK Copperstone  
Natural rolled mortar



**ROOF**  
ALICE Coal Dust  
Stuart profile



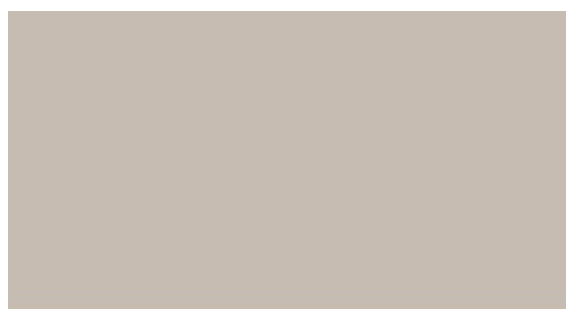
**GARAGE DOOR, WINDOWS & DOORS**  
Woodland Grey



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



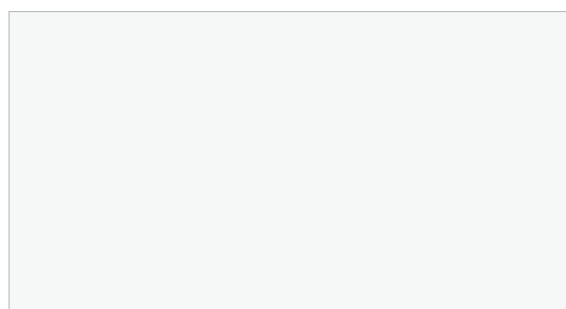
**GUTTER, FASCIA & DOWNPIPES**  
Woodland Grey



**RENDER**  
DULUX Heifer



**CLADDING & EXTERNAL PAINTED AREAS**  
DULUX Mud Pack



**CEILING LININGS**  
DULUX Lexicon Quarter



## COMPLETE EXTERNAL SCHEME 2

Victoria



**BRICKWORK**  
SELKIRK Goldfield Haze  
Natural rolled mortar



**ROOF**  
ALICE Coal Dust  
Stuart profile



**GUTTER & FASCIA**  
COLORBOND Monument



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



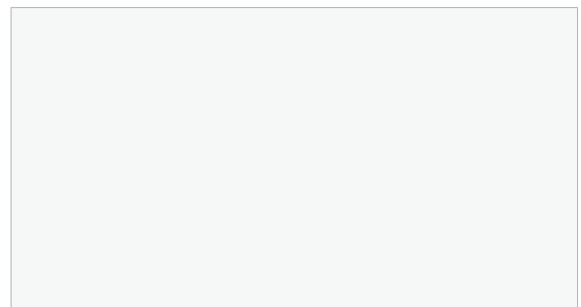
**WINDOWS & DOORS, DOWNPIPES & GARAGE DOOR**  
Evening Haze



**EXTERNAL PAINTED AREAS & CLADDING**  
DULUX Linseed



**RENDER & FRONT ENTRY DOOR**  
DULUX Rogue



**CEILING LININGS**  
DULUX Lexicon Quarter

# COMPLETE EXTERNAL SCHEME 3

Victoria



**BRICKWORK**  
SELKIRK Musket Haze  
Natural rolled mortar



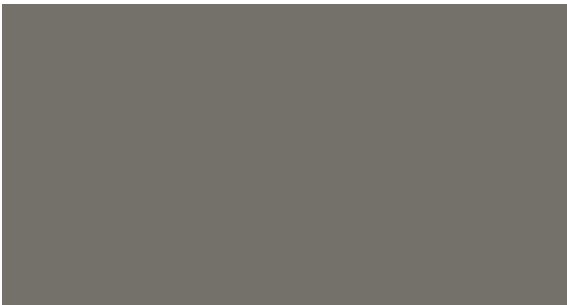
**ROOF**  
ALICE Coal Dust  
Stuart profile



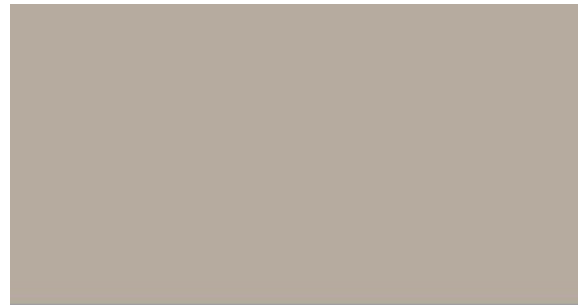
**GUTTER, FASCIA & DOWNPIPES**  
COLORBOND Monument



**CONCRETE DRIVEWAY**  
Gunmetal  
Stippled finish



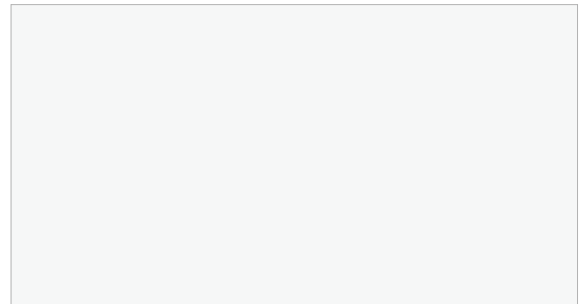
**FRONT ENTRY DOOR, CLADDING  
& EXTERNAL PAINTED AREAS**  
DULUX Homebush



**RENDER**  
DULUX Calf Skin



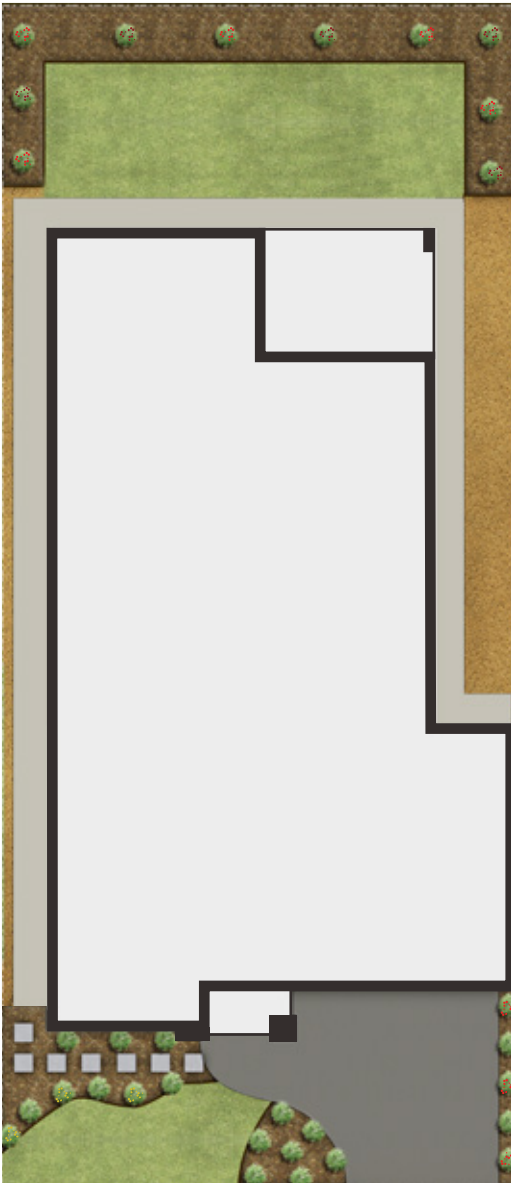
**WINDOWS, DOORS & GARAGE DOOR**  
COLORBOND Monument



**CEILING LININGS**  
DULUX Lexicon Quarter

# EUCALYPT LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep) to front & rear

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

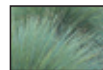
Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

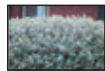
20 SHRUBS OR GROUND COVER IN  
150mm POTS TO FRONT (5 OF EACH)



Westringia fruticosa



Lomandra Seascape



Correa Alba



Nandina Domestica

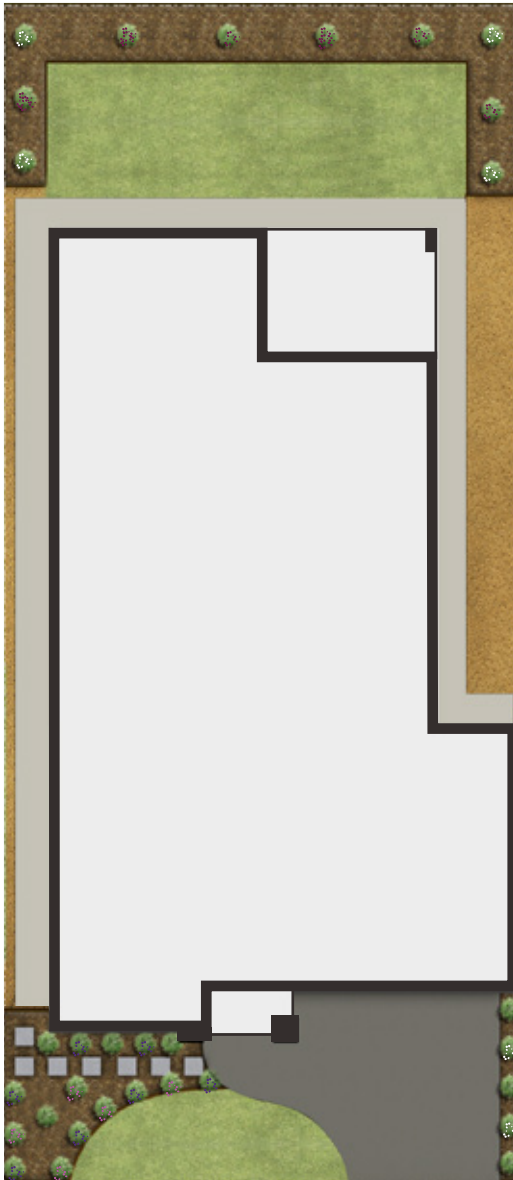
10 SHRUBS OR GROUND COVER IN  
150mm POTS TO REAR (5 OF EACH)



Grevillea

# LAVANDULA LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep) to front & rear

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

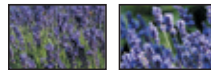
Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

## 20 SHRUBS OR GROUND COVER IN 150mm POTS TO FRONT (5 OF EACH)



Hebe Inspiration



Lavandula angustifolia



Convolvulus sabatias



Erigeron karvinskianus

## 10 SHRUBS OR GROUND COVER IN 150mm POTS TO REAR (5 OF EACH)



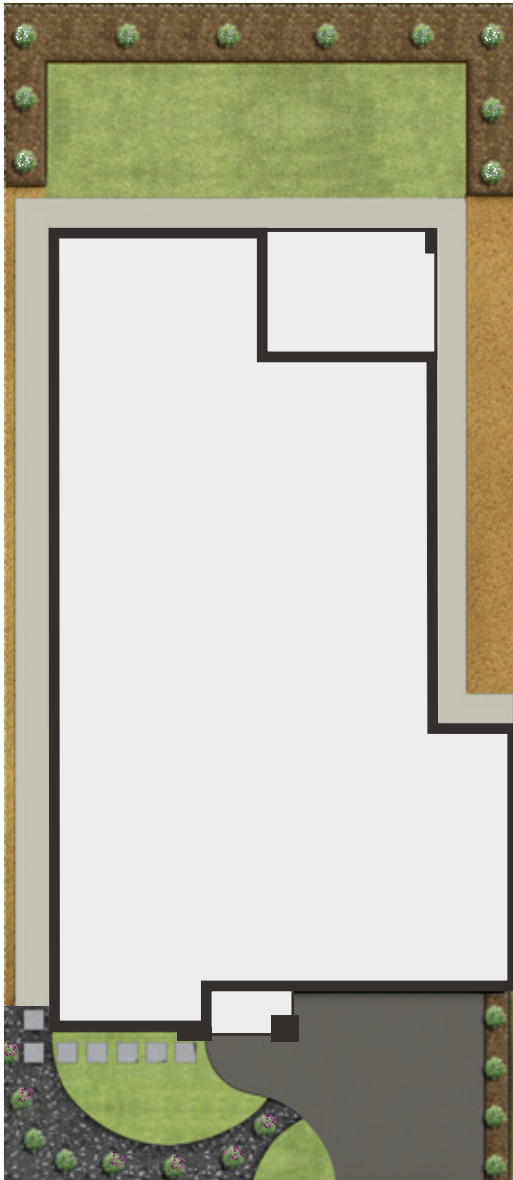
Lavandula angustifolia



Coastal Rosemary

# ROSEMARY LANDSCAPING SCHEME

Victoria



All images are for illustrative purposes only. Actual landscaping may vary.

Rolled turf to front and rear

Charcoal I Brown Pebble (50mm deep) to front

Toppings I Lilydale or Tuscan (60mm deep) to sides

Imported top soil (50mm deep)

Fine pine mulch to garden beds (50mm deep)

Timber edging

Manual drip line including timer to front landscaping

Timber paling fencing (up to 70 linear metres) with single gate to front

Up to 36 sqm of coloured concrete driveway & front path

Up to 12 sqm of grey concrete to rear patio area (product specific) or concrete slab to outdoor room (where included)

Stepping stone concrete pavers to front garden

## 20 SHRUBS OR GROUND COVER IN 150mm POTS TO FRONT (5 OF EACH)



Hebe 'Inspiration'



Lavandula Augustifolia

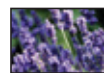


Convolvulus Sabatias



Erigeron Karvinskianus

## 10 SHRUBS OR GROUND COVER IN 150mm POTS TO REAR (5 OF EACH)



Lavandula Augustifolia



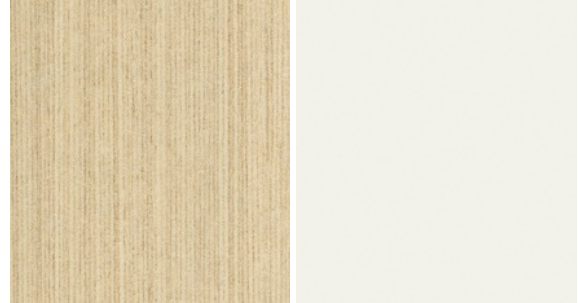
Coastal Rosemary

# COMPLETE INTERNAL SCHEME 1

Victoria

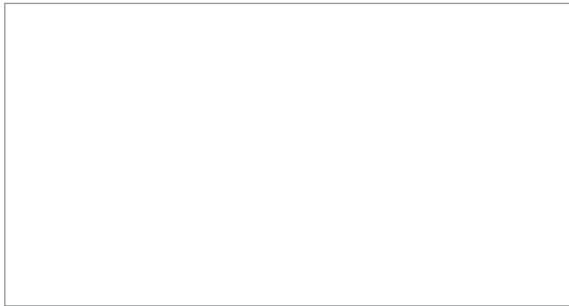


**BENCHTOP THROUGHOUT**  
FORMICA Finesse Sand

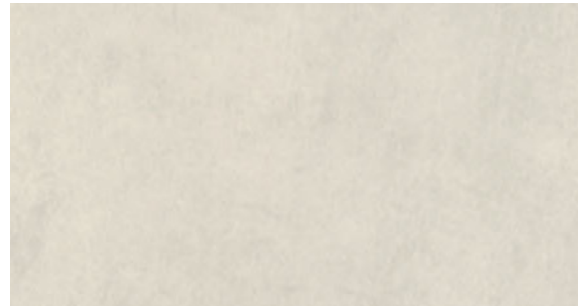


**CABINETS & KICKERS THROUGHOUT**  
FORMICA Fini Blonde

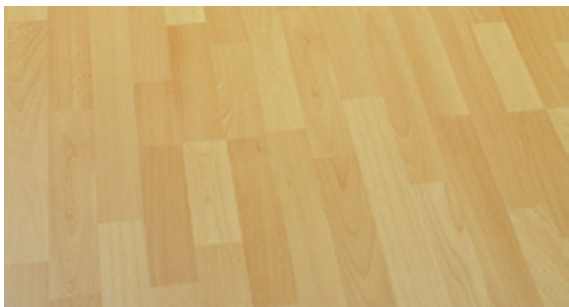
**KITCHEN OVERHEAD CABINETS**  
FORMICA Malibu



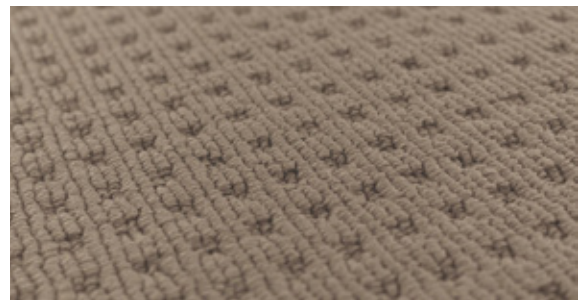
**WALL TILES THROUGHOUT**  
BEAUMONT TILES Impress White Gloss 200 x 398



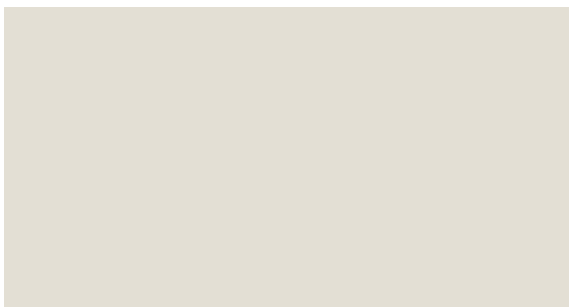
**FLOOR TILES (wet areas only)**  
BEAUMONT TILES Speckle Beige 400 x 400



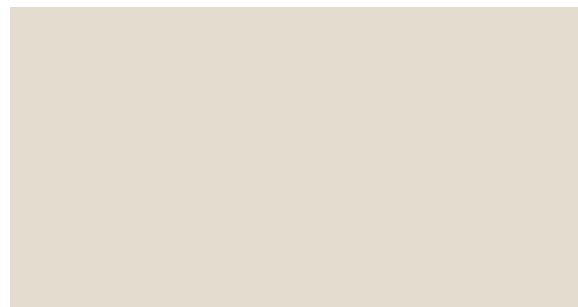
**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Old Beech



**CARPET**  
WEAVE SCAPE Natural Oak



**INTERNAL WALL PAINT COLOUR**  
DULUX Natural White



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Cashmere  
Niagara range (Blockout)

## COMPLETE INTERNAL SCHEME 2

Victoria



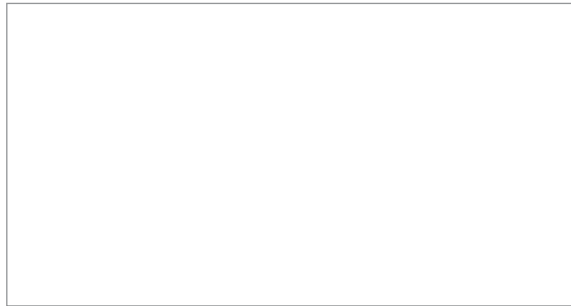
**BENCHTOP THROUGHOUT**  
FORMICA Finesse Taupe



**CABINERY & KICKERS THROUGHOUT**  
FORMICA Graphite



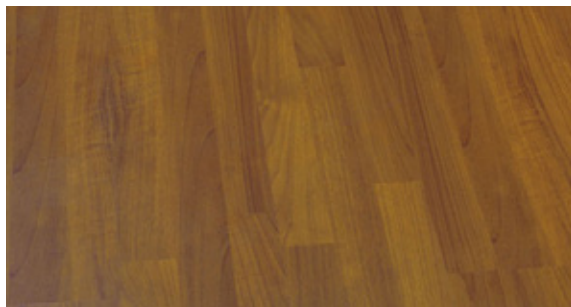
**KITCHEN OVERHEAD CABINERY**  
FORMICA Vicenza Walnut



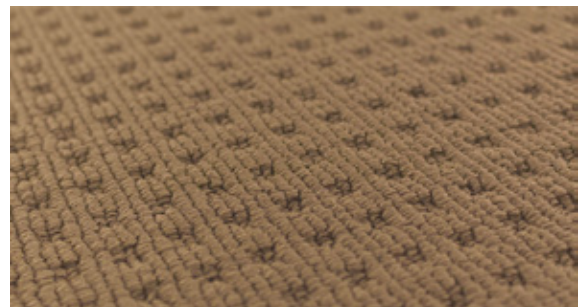
**WALL TILES THROUGHOUT**  
BEAUMONT TILES Impress White Gloss 200 x 398



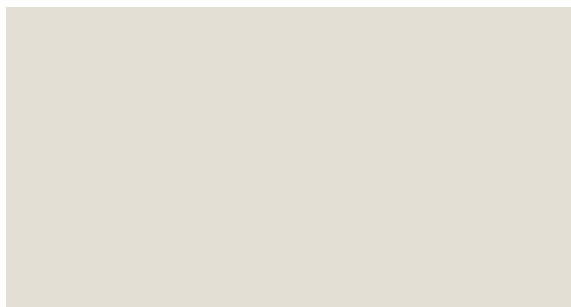
**FLOOR TILES (wet areas only)**  
BEAUMONT TILES Speckle Beige 400 x 400



**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Antic Walnut



**CARPET**  
WEAVE SCAPE Sand Dune



**INTERNAL WALL PAINT COLOUR**  
DULUX Natural White



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Mario  
Niagara range (Blockout)

## COMPLETE INTERNAL SCHEME 3

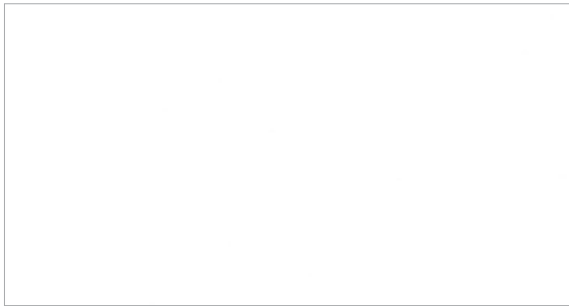
Victoria



**BENCHTOP THROUGHOUT**  
FORMICA Finesse Stone



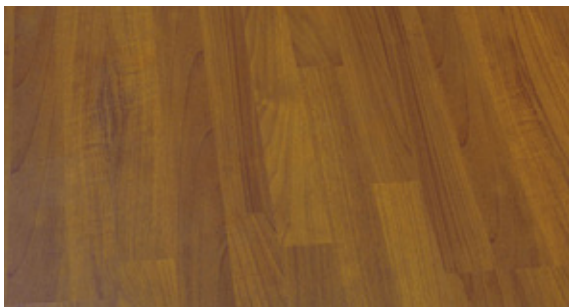
**CABINETS THROUGHOUT**  
FORMICA Graphite



**WALL TILES THROUGHOUT (excluding Laundry tiles)**  
BEAUMONT TILES Imperial Gloss White 200 x 398



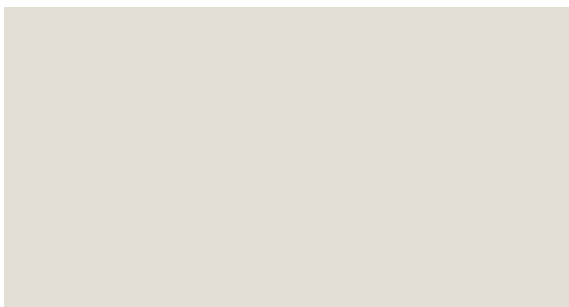
**FLOOR TILES (wet areas only)**  
BEAUMONT TILES Speckle Grey 400 x 400



**LAMINATE FLOORING**  
PERFECT TIMBER FLOORS Antic Walnut



**CARPET**  
WEAVE SCAPE Mineral



**INTERNAL WALL PAINT COLOUR**  
DULUX Natural White



**ROLLER & VERTICAL BLINDS**  
LOVELIGHT Zen Mario  
Niagara range (Blockout)