

Bedrooms, retreat and media room

Your home will be carpeted throughout all the bedrooms and upstairs living areas. Carpet provided to the ground floor in nominated locations. Built-in linen storage is standard, and large robes in most bedrooms mean there will be ample storage in your home.

- ▶ Painted walls throughout
- ▶ Feature wall paint in nominated locations
- ▶ Built-in wardrobes with mirrored sliding doors to most bedrooms
- ▶ Ensuite and walk in robe to master bedrooms in nominated homes
- ▶ Carpet to floors in bedrooms

Laundry

- ▶ Ceramic tiles to floors
- ▶ Polyurethane cupboards in nominated locations
- ▶ 26,30 or 42 litre stainless steel tub and cabinet
- ▶ Provisions only for washing machine and dryer

Bathroom

The contemporary styled bathrooms also have feature cabinetry, with large mirrors for a light, bright and luxurious feel. Chrome finished tapware sets off the cabinetry, along with the designer inset basins and expansive tiling.

- ▶ Wall hung vanity with reconstituted stone benchtops
- ▶ Vanity mirror cupboards in nominated locations
- ▶ White square vitreous china inset basins
- ▶ Vitreous china toilets with soft close seats
- ▶ Mixer tapware
- ▶ Semi frameless shower screen
- ▶ Free standing bath in nominated homes
- ▶ Ceramic tiles to floors
- ▶ Floor to ceiling wall tiles
- ▶ 3 in 1 ceiling fan/heater

Liveability and Comfort Design features

The Fairwater community has been awarded a 6 Star Green Star Communities rating and includes a range of features that make it one of Australia’s most liveable and sustainable communities. All homes at Fairwater include initiatives to reduce energy and water improve comfort and liveability, and reduce running costs.

Each home will achieve a minimum 4 to 6.5 star NatHERS energy efficiency Star Rating including GeoAir geothermal fully ducted reverse cycle air-conditioning systems. GeoAir is an innovative energy efficient air-conditioning technology that could save residents up to 60% on their air-conditioning energy costs compared to a standard air-conditioned home, based on equivalent house size and power usage. A typical 4 person household might expect to save up to \$600 per year based on current electricity prices.

- ▶ LED lighting / fluorescent to nominated locations
- ▶ Concealed rainwater system plumbed to laundry and toilets
- ▶ Sun hoods to some windows
- ▶ Insulation to ceiling and external walls
- ▶ Motion sensor light to front porches

Services

- ▶ Provision for NBN
- ▶ Free to air antenna outlets to living area and master bedroom
- ▶ Telephone outlets to living area, kitchen and master bedroom
- ▶ Fully ducted reverse cycle air-conditioning throughout

External

The entry porch and alfrescos will be tiled in modern large format vitrified tiles to match your colour scheme. The concealed rainwater system will allow you to harvest rainwater to ensure your landscaped gardens are always looking their best. Designer porch lighting and large front doors will make an impressive entry statement. The contemporary landscaping makes your garden a feature, with broad leaf plants and a designer letterbox. The modern driveway and pathway finishes create the perfect entrance for your new home.

- ▶ Completed landscaping to front and rear
- ▶ Sliding aluminium framed doors, aluminium windows and sunhoods in nominated locations
- ▶ Powder coated steel garage door with remote
- ▶ Balconies to selected homes
- ▶ Colorbond roofing
- ▶ Tiles to front entry porch and rear alfrescos
- ▶ Pavers to front pathways
- ▶ Concrete driveway
- ▶ Continuous flow gas hot water heater
- ▶ Gas bayonet points to the main living area and external patio
- ▶ Side and rear fencing. Front fencing where nominated
- ▶ 3 and 4 bedroom homes with covered alfresco roof with down lights
- ▶ 2 bedroom homes with feature pergola and wall light
- ▶ Clothesline
- ▶ External taps to front and rear yards
- ▶ External powerpoint to alfresco area

Studio Loft (if applicable)

- ▶ Electric cooktop
- ▶ Provision only for fridge, washing machine and dryer
- ▶ Gas bayonet points not included
- ▶ Air-conditioning not provided
- ▶ Stainless steel laundry tub

Note: GeoAir geothermal fully ducted reverse cycle air-conditioning system is provided in all homes excluding studio’s and fonzies.



Finishes & inclusions

Disclaimers:

\*Building Code of Australia provides energy efficiency requirements for residential buildings. A NatHERS (Nationwide House Energy Rating Scheme) Star Rating is used by the BCA as a measure of energyefficiency. The NatHERS Star Ratings shown on this pricelist are taken from certified energy efficiency assessments equired for each individual lot in the development as part of obtaining BASIX certification. BASIX prescribes building efficiency standards in NSW for residential buildings in terms of water, energy saving and thermal comfort.Please note that while reasonable care is taken to ensure that the contents in this inclusions list are correct, this information is to be used as a guide only. Changes may be made during the development process and dimensions, specifications and fittings may vary for reasons outside of the sellers' control. Purchasers must rely on their own enquiries and the Contract for Sale. July 2018.

# Fairwater colour schemes

BELL PORT

1

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11

1. General paint colour to walls and ceiling

2. Feature wall paint colour

3. Kitchen and bathroom benchtop

4. Kitchen joinery

5. Kitchen feature joinery and bathroom vanity

6. Kitchen splashback

7. Bathroom wall tile

8. Bathroom floor tile

9. General carpet

10. General floor tile

11. External floor tile

HAMPTON

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1. General paint colour to walls and ceiling

2. Feature wall paint colour

3. Kitchen and bathroom benchtop

4. Kitchen joinery and paint colour to skirtings and architraves

5. Kitchen feature joinery and bathroom vanity

6. Kitchen splashback

7. Bathroom wall tile

8. Bathroom floor tile

9. General carpet

10. General floor tile

11. External floor tile

REED

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1. General paint colour to walls and ceiling

2. Feature wall paint colour

3. Kitchen and bathroom benchtop

4. Kitchen joinery

5. Kitchen feature joinery and bathroom vanity

6. Kitchen splashback

7. Bathroom wall tile

8. Bathroom floor tile

9. General carpet

10. General floor tile

11. External floor tile

DOMAIN

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1. General paint colour to walls and ceiling

2. Feature wall paint colour

3. Kitchen and bathroom benchtop

4. Kitchen and bathroom joinery insert

5. Kitchen joinery

6. Kitchen feature joinery and bathroom vanity

7. Kitchen splashback

8. Bathroom wall tile

9. Bathroom floor tile

10. General carpet

11. General floor tile

12. External floor tile

SLATE

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1. General paint colour to walls and ceiling

2. Feature wall paint colour

3. Kitchen and bathroom benchtop

4. Kitchen and bathroom joinery insert

5. Kitchen joinery

6. Kitchen feature joinery and bathroom vanity

7. Kitchen splashback

8. Bathroom wall tile

9. Bathroom floor tile

10. General carpet

11. General floor tile

12. External floor tile

## General

High quality front and internal doors with brushed and polished chrome finishes.

- ▶ 2.7m high ceilings to ground floor living areas

▶ 2.4m high ceilings to first floor

▶ Painted skirtings and architraves

▶ Under stair storage in nominated homes

▶ Painted timber internal doors throughout

▶ Recessed LED downlights to living areas

▶ Timber veneer / painted finish to entry doors in nominated homes

▶ Floor tiles to living areas

## Kitchen

The expansive designer kitchens are a blend of polyurethane and feature laminate cabinetry, contemporary tiled splashbacks, and 20mm edge reconstituted stone kitchen benchtops. They also feature a family sized stainless steel sink, chrome finished tapware and include a quality stainless steel cooktop, oven, rangehood and dishwasher. Modern large format tiled floors ensure a functional living and dining experience, that flows into the outdoor areas.

- ▶ Smeg cooking appliances

▶ Reconstituted stone benchtops

▶ Feature pendant light above island bench

▶ Tile splashbacks

▶ Overmount stainless steel sink with mixer tapware

▶ Combination of polyurathane and feature laminate to cupboard doors, drawers and barbacks

▶ Microwave and fridge provision only (including water connection point)