

# Venture Series Inclusions.



Welcome **home.**

G.J. Gardner. **HOMES**

## Kitchen

1. Fully laminated Kitchen cabinets with laminated bench tops	✓
2. Set of 4 drawers to Kitchen cabinets	✓
3. Laminex handles on kitchen cabinets	✓
4. Base double bowl stainless steel sink	✓
5. Base mixer to kitchen sink	✓
6. Ceramic tile splashback tiles to 600mm high from bench top	✓
7. Chef 600mm stainless steel canopy rangehood (CS602S)	✓
8. Westinghouse WHG64oSB Sqr Metal 4B Gas C/Top SS	✓
9. Westinghouse Wve613s Elec F/F Wall/Ub Oven SS	✓
10. Kitchen pantry with 4 shelves	✓
11. Dishlex DSF6106X Dishwasher	

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## Laundry

1. Base laundry trough and cabinet	✓
2. Base Sink Mixer	✓
3. Washing machine stops	✓
4. Ceramic tiles to floor, skirting, splash back to tub to 400mm high	✓

## Bathroom

5. Custom made fully laminated vanities with laminate bench tops	✓
6. Pivot Glass Shower Screens with clear glass	✓
7. Polished edge 900mm high mirrors to vanities	✓
8. White acrylic shower bases to showers	✓
9. Base White Toilet Suite	✓
10. Base Vanity basin and Plug	✓
11. Base Basin Mixer	✓
12. Standard Shower Arm & Rose	✓
13. Base Acrylic Bath.	✓
14. Base single towel rail	✓
15. Base toilet roll holders	✓
16. Base soap dish	✓
17. Posh Bristol Bath Outlet	✓
18. Base shower mixer	✓
19. Ceramic tiles to floor, skirting, shower walls and bath	✓





## External

+ Colorbond® Fascia & Guttering	✓
+ Concrete Roof Tile from Standard Range or Colorbond roofing (area dependant)	✓
+ 450mm wide eaves	✓
+ Powder coated aluminium windows and sliding doors.	✓
+ Austral Bricks Express Range with Natural Mortar.	✓
+ R2.0 Wall Batts, Enviroseal Wall Wrap and R5.0 Ceiling Batts.	✓
+ Corinthian PMDAD 104 front entry door with Lane Caletta lock set	✓
+ Two external garden taps	✓
+ Concrete pumping included (if required)	✓
+ Colourbond/Timber Fencing (subject to developer guidelines)	✓
+ Steel Letterbox	✓
+ Concrete Driveway to road. Up to 6m setback	✓
+ Basic landscaping to front yard *(Provision) As per developer guidelines, agents requirements & site plan	✓
+ Clothesline	✓
+ B&D Sectional Garage Door with 2 controllers	✓

## General

+ Concrete under Portico/Alfresco	✓
+ Site Costs: Engineered design slab up to Class 'H2'	✓
+ Connections to Services*	✓
+ Flyscreens & Locks to Windows and Glass Sliding Doors	✓
+ Six Star Energy Rating^ and BAL 12.5 Bushfire Rating	✓
+ Rinnai Hotflo Gas 135 litre HWS	✓
+ Site left clean and all construction debris removed (dump fees included)	✓
+ Soil Report, Contour Survey & Site Assessment	✓
+ 2100 litre Slimline Water Tank Flushing to toilets.	✓

\* An Allowance for a typical block of approx. 600m<sup>2</sup>

^ Subject to Site Orientation

## Internal

+ Boral plasterboard walls & ceilings	✓
+ 75mm plaster cornice	✓
+ Metal ceiling battens complying to Australian standards	✓
+ Corinthian Flush panel internal doors including air cushion door stops	✓
+ 67mm x 18mm architraves and skirtings	✓
+ Wardrobes including Corinthian Flush panel hinged doors with one shelf and hanging rail (Area dependant)	✓
+ Lane Badia passage sets with privacy sets to bathroom, ensuite and WC	✓
+ Smoke detectors as per building code	✓
+ Fully painted with Ultra Premium quality Haymes 2 coat paint systems	✓
+ 1 Clipsal double power point per room and 3 to the kitchen	✓
+ 1 Clipsal light point per room and 2 external light points	✓
+ Exhaust fans to bathroom and ensuite	✓
+ 1 phone point and 1 television point	✓
+ Window Furnishings to standard range Roller Blinds	✓
+ Ceramic tiles to wet areas, kitchen, dining and main living area	✓
+ Carpet Cat 1 to Bedrooms, Hallways & to any additional spaces as show on floor plan	✓
+ Reverse Cycle Wall Mount Split System to main living area	✓
+ Gas ducted heating to whole home (Area dependant)	✓
+ Bathroom Privacy Locks, Toilet Roll Holders, Towel Rails	✓