

FEATURES AND INCLUSIONS - STAGE 17 2B

KITCHEN FEATURES

- ▶ 20mm Smartstone benchtops
- ▶ Cupboards with chrome handles (Hafele lip handles)
- ▶ Stainless steel sink with Grohe mixer tapware
- ▶ Omega stainless steel electric multifunction oven and re-circulating rangehood
- ▶ Omega induction cooktop
- ▶ Omega integrated dishwasher

BATHROOM AND ENSUITE FEATURES

- ▶ Tiled bathrooms and ensuites (half height wall tiled)
- ▶ Showers tiled to 2100mm high
- ▶ Ceramic vanity basin
- ▶ Chrome towel rail and toilet roll holder
- ▶ Micro Framed mirror to bathroom, ensuite & powder room
- ▶ Grohe tapware in chrome

GENERAL INTERNAL INCLUSIONS

- ▶ Instantaneous electric hot water heater
- ▶ Daikin reverse cycle split system to living and to bedroom
- ▶ Satin chrome door handles
- ▶ Tiles to living, laundry and powder rooms
- ▶ Cut pile nylon Resistain® Tuscan sun carpet to stairs, first floor including bedrooms and hallways
- ▶ Ceiling fans to all bedrooms
- ▶ 3 coat paint system to interior walls
- ▶ Anticon insulation to Colorbond® roof to achieve 6 star energy rating

GENERAL EXTERNAL INCLUSIONS

- ▶ Modern external wall finish with cladding and rendered finishes
- ▶ Colorbond® Trimdek roof
- ▶ Aluminium powder coated windows and doors with key lock
- ▶ Corinthian front entry door with Gainsborough Smartcode Digital Entrance Set
- ▶ Stoddarts Panelmasta remote control garage door
- ▶ Exposed aggregate concrete finish driveway
- ▶ Letterbox bank
- ▶ Low maintenance landscaping
- ▶ Sunni 2400 fold down clothes line
- ▶ Timber fencing to side and rear boundaries
- ▶ A&L Bella screens to all opening doors and windows

SAFETY AND ELECTRICAL

- ▶ Smoke detectors (hard wired with battery back up)
- ▶ Prewire for broadband / cable TV in roof space for future connection
- ▶ TV antennae installed with TV point for free to air broadcasts
- ▶ Telephone point installed in bedroom 1 and living
- ▶ Double power points to all bedrooms

FURTHER INCLUSIONS

- ▶ Pre settlement inspection
- ▶ Pre handover house clean
- ▶ New home compendium
- ▶ 6-month maintenance warranty
- ▶ After sales customer support

INTERNAL COLOUR SCHEME

- Sandstone (Light)
- Pumice (Dark)