

# Woodward Estate

## Townhouse Custom Inclusions

### Preliminary Inclusions

- Site costs and connections

### Foundations

- Engineer designed "H1" concrete slab
- All town services connected
- Excludes electricity and telephone account opening fees

### Framing

- Pre-fabricated timber framing and roof trusses

### Brickwork

- Brickwork and facade features

### Facade Features

- Feature render to front facade (product specific)

### Roofing

- Colorbond Roofing
- Colorbond fascia, Quad gutters & rectangular downpipes

### Insulation

- Insulation to external walls of house
- Ceiling insulation compliant with 6 star energy requirements up to R 4.0
- External wall insulation to comply with 6 star energy requirements up to R 2.5

### Blinds & Curtains

- Blockout Holland blinds to all windows & sliding doors

### Internal Features

- 2400mm Ceiling heights throughout
- 55mm cove cornice
- 67mm half splayed Skirting & Architraves (Tile skirting to wet areas)

### Tiles

- Langdon Custom range

### Doors

- Entrance: 2040mm high x 820mm wide Hume Clear Glazed BAL 12.5 rated doors
- External: 2040mm high x 820 wide external grade rear doors (product specific)
- Internal: 2040mm high x 820mm wide Hume flush panel doors
- Chrome hinges, latches & striker plates
- Lockwood Knob and Deadlock to front entrance door

### Robes, Linen & Pantry

- Quick slide flush panel doors
- 1 white melamine shelf with hanging rail to robes
- 1 white melamine shelf to broom cupboard
- 4 white melamine shelves to pantry & linen

### Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations
- Window locks
- Flyscreens to openable windows

# Woodward Estate

## Townhouse Custom Inclusions

### WC

- Toledo close coupled toilet suite
- Chrome toilet roll holder

### Bathroom & Ensuite

- Joinery built vanity
- Laminate benchtop
- Oval basin
- Mixer tap
- 900 X 900 poly marble shower base
- Shower mixer & rose
- 2 globe fan/light/heater unit
- Full height mirror above vanity
- Single towel rail

### Bathroom only

- 1675mm white bath
- Bath mixer & spout

### Kitchen

- Radiant 1 & 3/4 bowl stainless steel sink
- Ceaser stone bench tops
- Overhead cupboards
- Flick mixer
- Dishwasher space & connections

### Laundry

- 45ltr stainless steel trough & cabinet
- Flick mixer

### Hot Water Service

- Rinnai Sunmaster gas boosted solar system with 1 panel

### Heating & Cooling

- Braemar gas ducted heating and ducted air-conditioning

### Appliances

- Stainless steel Tisira 600mm oven
- Stainless steel Tisira 600mm cooktop
- Stainless steel 600mm pull out rangehood
- Stainless steel Tisira 600mm dishwasher

### Electrical

- Standard batten light points
- energy efficient globes
- LED downlights to kitchen & passage as per plan
- 1 x phone point
- TV antenna
- Clipsal white classic range cover plates & switches
- 1 x external bunker light
- Double power points as per plan

### Painting

- 3 coat paint system to all internal walls
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

### Garage

- Panel lift garage door with remote control

### Concrete paving

- To driveway, crossover, portico, laundry & alfresco (product specific)

### Fencing

- Colorbond fencing (site specific)
- Single gate & wing fence (site specific)

### External features

- Basic landscaping
- Chrome letterbox & street numbers
- Folding frame clothes line wall mounted