

VICTORIA

TURNKEY INCLUSIONS

A HOME IS A HOUSE MADE FOR YOU—WITH OUR EXPANSIVE TURNKEY INCLUSIONS **APLACE BY GLENVILL** ENSURES YOU HAVE EVERYTHING YOU NEED IN OUR MOVE-IN READY HOMES.



TURNKEY INCLUSIONS

HOME AND LAND

GENERAL

Member of MBA & HIA
Member of Glenvill Group of Companies
Insurance with home owners warranty
6 year structural guarantee

PRELIMINARIES

6 star energy rating report
Plans & specifications
Engineering drawings & building permit
Bushfire compliance upgrade (where applicable)

SITE WORKS

Concrete waffle slab & pump allowance
Allowance for balanced cut/fill up to 300mm
Termite treatment (Part A & B)
Temporary fencing
Roof guard rail/fall protection
Crushed rock access drive

CONNECTIONS

Stormwater, sewer & underground power included
Telephone & electricity standard connection fees by owner

FRAMING

Prefabricated pine wall frames
Prefabricated pine roof trusses

CEILING HEIGHT

2440mm (8") high to all single storey & first floor of double storey
2590mm high to ground floor on all double storey

PLUMBING

Concealed plumbing
Colorbond fascias, gutters & downpipes

BRICKWORK

Bricks from builders' standard range with rendered features to front elevation

ROOFING

Concrete roof tiles from builders' standard range

WINDOWS

Feature windows to front of home & aluminum sliding windows to balance
Window seals
Locks to all openable windows
Flyscreens to all openable windows

WINDOW COVERINGS

Holland blinds to all windows & sliding doors (excluding front door sidelights)
Venetians to bathrooms

INSULATION

R2.0 batts & siliation to external walls
R3.5 batts to roof space (excluding garage)

HOT WATER SERVICE

160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

HEATING AND COOLING

Gas ducted heating to all living rooms & bedrooms
Split cycle cooling unit to family

PLASTERWORK

75mm cove cornice throughout

ARCHITRAVES AND SKIRTINGS

67mm MDF skirtings
67mm MDF architraves

CUPBOARDS

Robes with melamine shelf & hanging rail
Linen cupboard with 4 melamine shelves
Broom cupboard with melamine shelf
Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

Feature solid door to front entry
Glazed sliding external door to laundry, family & rumpus (house specific)
Flush panel internal doors
Flyscreen doors to laundry, family & rumpus (house specific)

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DOOR FURNITURE

Chrome entrance set to front door & rear garage door
Deadbolt to front door & garage internal access door
Chrome levers to room doors
Chrome bar pulls to all cupboard doors
Weatherstrip to front door & internal access door to garage door stops

TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry.
Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

CARPETS

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

Solagard low sheen to exterior garage timber door (2 coats)
Gloss enamel to front door (2 coats)
Low sheen acrylic to interior walls & ceiling (2 coats)
Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

Double power points throughout
LED downlights throughout (batten point to garage)
External parafloods (x2)
TV point to family room, bedroom 1 & living (if applicable)
UHF/VHF digital ready TV antenna
Telephone point to kitchen & bedroom 1
Self closing exhaust fans above showers (x2)
Safety switches (residual current devices)
Smoke detectors (direct wired with battery back up)

KITCHEN

Reconstituted stone benchtops with 20mm square edge
Pantry with 4 melamine shelves
600mm multifunction electric oven (stainless steel)
600mm gas cooktop (stainless steel)
600mm canopy rangehood (stainless steel)
Dishwasher (stainless steel)
Double bowl sink & drainer
Gooseneck chrome mixer tap

LAUNDRY

Stainless steel trough & white acrylic cabinet
Hot & cold washing machine connections
Gooseneck chrome mixer tap

BATHROOM AND ENSUITE

Reconstituted stone benchtops with 20mm square edge
Polished edge mirror to full width of vanities
Square feature basins (white with chrome waste & overflow)
Toilet suites (white with chrome flush button)
1675mm bath (white) to bathroom
Tiled shower base & semi framed glass pivot door with polished silver frame
Chrome mixer taps
Double towel rail, toilet roll holder & soap dish

GARAGE

Concrete waffle slab floor
Plaster lined ceiling & walls with cornice
Colorbond panel lift door with brickwork over
Remote control to garage door (includes 2 no. handsets)
Internal access door
Single weather proof ply rear door

PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

LANDSCAPING

Drought resistant garden & plants to front & rear
instant lawn to front & rear

FENCING

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

PAVING

Coloured concrete driveway, front path & rear outdoor living area

LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours
Colorbond fold out clothesline to rear yard

NOTE: APlace by Glenvill reserves the right to vary or substitute items or brand names according to availability.