

Finishes & inclusions*

FAIRWATER

GENERAL

- High quality front and internal doors with brushed and polished chrome finishes
- 2.7m high ceilings to ground floor living areas in nominated home types
- 2.4m high ceilings to first floor
- Painted skirtings and architraves
- Under stair storage in nominated homes
- Painted timber internal doors throughout
- LED lighting/fluorescent to nominated locations
- Insulation to ceiling and external walls
- Fully ducted reverse cycle air-conditioning 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
- Tile splashbacks
- Feature pendant light above island bench
- Overmount stainless steel sink with mixer tapware
- Combination of polyurethane and feature laminate to cupboard doors, drawers and barbacks
- Microwave and fridge provision only (including water connection point)

BEDROOMS, RETREAT & 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

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

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

EXTERNAL

- 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 power point to alfresco area
- Concealed rainwater system plumbed to laundry and toilets
- Sunhoods to some windows
- Motion sensor light to front porches

BRILLIANT BY NATURE

Finishes & inclusions*

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 studios and lofts.

SERVICES

- Provision for NBN
- Free to air antenna outlets to living area and master bedroom
- Telephone outlets to living area, kitchen and master bedroom

LIVEABILITY & COMFORT DESIGN FEATURES

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.

FAIRWATER

BRILLIANT BY NATURE

How Geothermal works

Geothermal units send refrigerant underground and use the constant 20 degrees temperature of the Earth to heat and cool your home. The technology is not affected by outside temperatures making it a far more efficient and sustainable option, with lower running costs due to lower energy consumption.

Step 1.

Water circulates through pipes down into the earth.

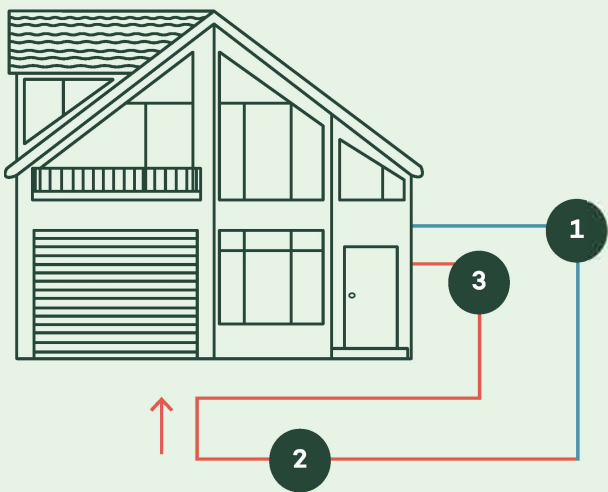
Step 2.

This water is heated or cooled to the year-round constant ground temperature of 20°C.

Step 3.

The warm or cooled liquid is then pumped back through your GeoAir pump and converted to either cool or heat your home, and provide hot water.

Geothermal Heat Pump



Disclaimer: *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 energy efficiency. The NatHERS Star Ratings shown on this pricelist are taken from certified energy efficiency assessments required 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. Finishes and inclusions for Release 1-3 of Stage 51/57, The Green and Release 1 and 2 of Stage 43, The Woods Collection. September 2018.