



External Finishes

- Colorbond roof
- Colorbond fascia & gutter
- Rendered facade to ground floor with Axon/Linea cladding to the first floor
- Ceiling height to Ground Floor 2590mm, First Floor 2440mm
- Corinthian Madison 104 external door with security screens
- Whitco Bevel Lever Set with Deadlock
- Panel lift garage door - 2 remotes
- PVC downpipes
- Aluminium powder coated windows & sliding doors fitted with security screens

Internal Fixings

- Corinthian Motive internal swing doors - with 2 coats of gloss paint
- Mirrored sliding robe doors
- Whitco Bevel lever internal door handles
- Pencil round skirting and architrave - with 2 coats of gloss paint
- 10mm plasterboard throughout, 6mm villaboard to wet areas, 90mm cornice - with 3 coats of matt paint

Kitchen

- 20mm engineered stone bench tops with waterfall ends
- Matt cupboard doors, overheads, and drawers with PVC edging
- Kitchen height 2.2m with cabinetmaker bulkhead (paint quality)
- Omega 900mm multifunction oven
- Omega electric 900mm ceramic cooktop
- Omega 900mm slide-out range hood
- Stainless steel dishwasher
- Arcisan Axus chrome gooseneck sink mixer square handle
- Double bowl undermount sink
- Ceramic tile splashbacks
- Water tap for fridges

Floor Coverings

- Polaris Vinyl flooring in kitchen, living, meals, entry & hallways to ground floor
- Tiles to all wet areas
- Balance of villa to be Regal cut pile carpet and underlay including staircase
- Carport floor to be plain trowelled concrete

Laundry

- Steel stand-alone laundry cabinetry with stainless steel tub
- Ceramic tile splashback

Electrical

- LED down lights throughout home excluding carport
- Ceiling fans in bedrooms, family and living rooms
- 3 in 1 exhaust fans in bathroom and ensuite
- External double spotlight near laundry drying area
- Ducted air-conditioning
- Electric heat pump 170L

Bathrooms, Ensuites, and Water Closets

- Vanities with 20mm engineered stone bench tops and laminate cupboard doors/drawers with PVC edging
- Recessed wall mount vanity, bench mount basin with wall mounted tapware
- Micro framed mirror to ensuite
- Mirrored cabinet to main bathroom
- Chrome shower, bath, and basin mixers
- Chrome bath spout
- Flexispray shower rails
- Arcisan Axus back to wall toilet suite dual inlet with soft close seat
- Chrome double towel rails and toilet roll holders
- Semi-framed glass shower screens with pivot door
- Acrylic moulded bath
- Ceramic tile splashbacks, skirting and shower recesses
- Ceramic feature tile in showers

Window Treatments

- Roller blinds to all windows and vertical blinds to all doors throughout house excluding carport and wet areas
- Safety screens to all windows, and sliding doors

Landscaping

- Landscaping throughout site to be a mixture of mature trees, shrubs, ground covers, and decorative pebble
- Turf and landscaping to rear yard
- Exposed aggregate driveway and alfresco. Tiles to porch.
- Front fencing in between dwellings to be good neighbour timber fence tapered from 1500H to 1800H.
- Front fencing & side fencing (to end terraces) provided by Developer
- Treated timber rail and paling fence sufficient to complete property with access gates as shown

Energy Efficiency

- Foil face insulation to roof (under roof sheeting)
- Ceiling insulation to main roof area excluding carport, alfresco, and porch
- Sisalation® wrap to external walls
- 6 star energy rating

Miscellaneous

- Television antenna for 2 hardwired points
- Wall mounted clothesline