

Specifications

EXTERNAL FINISHES

- Colorbond roof
- Colorbond fascia & gutter
- Render to ground floor with Axon/Linea cladding to first floor
- Ceiling height to Ground Floor 2,590mm. First Floor 2,440mm
- Corinthian Madison 104 external timber 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 FINISHES

- 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

KITCHENS

- 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
- Stainless steel dishwasher
- Omega 900mm Slideout Rangehood
- Omega Electric 900mm Ceramic Cooktop
- Arcisan Axus chrome gooseneck sink mixer square handle
- Ceramic tile splashbacks
- Water tap to fridges
- Double bowl undermount sink

LAUNDRY

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

ELECTRICAL

- LED down lights throughout home excluding garage
- 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 upgraded wall-mounted tapware
- Mirrored cabinets 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

FLOOR COVERINGS

- Polaris Vinyl flooring to kitchen, living, meals, entry, hallways and wet area wall/ floor tiling
- Balance of Terrace area including staircase to be upgraded Regal cutpile carpet and underlay
- Garage floor to be plain trowelled concrete

WINDOW TREATMENTS

- Roller blinds to all windows and vertical blinds to all doors throughout house excluding garage 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 to rear yard, which will be pavers, pebble and landscaping.
- Exposed aggregate driveway/ alfresco and tiled porch.
- Fencing in front yard in between dwellings to match in with style of front fencing provided by developer.
- Treated timber rail and paling fence sufficient to complete rest of property with access gates as shown.

ENERGY EFFICIENCY

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

MISCELLANEOUS

- Television antenna for 2 hardwired points
- Wall mounted clothesline