

INCLUSIONS

AVAILABLE INCLUSIONS

EXTERNAL

FOUNDATION : M class waffle pod concrete slab to Engineering specification.

ROOF : Cement roof tiles. Metal roof available depending on the final house design.

BRICK : From the builders specification.

EAVES, FASIA & GUTTER : Colorbond fascia and gutters. Eaves as per house design.

WATER HEATER : Instantaneous hot water system, 6 star rated.

GARAGE DOOR : Colorbond garage door with handsets.

TERMITE PROTECTION : Installed to perimeter of concrete slab and approved collars to the internal pipes.

GAS POINTS : Provide 3 gas points – depending on house design.

FRAMING

FRAME & BEAM : Structural grade pine timber frame and trusses. Structural steel beam as per engineering specification.

STUD SPACING : 600mm stud spacing to external walls.

LANDSCAPING

DRIVEWAY : Concrete driveway and concrete footpath in accordance to council regulations and Building Code Australia (BCA).

LANDSCAPE : Turf to front and rear yard, with letter box and clothesline. Two external garden taps to main supply and recycle water or water tank as per BASIX.

FENCING : Colorbond fencing

RAINWATER TANK : Rainwater tank and pump as per BASIX or recycled water connection.

INTERNAL

ARCHITRAVES & SKIRTING : Pine timber.

PAINT : Paint to all walls and ceiling – 1 sealer coat and 2 finish coats of paint.

LINING & CORNICE : Plasterboard to ceiling and walls with cove cornice finish.

INSULATION : Insulation as per BASIX requirements.

WARDROBE : Built in or melamine shelved wardrobes to all bedrooms.

STAIR CASE : From the builders specification.

TILES : Entrance, Alfresco, Porch & Wet Areas.

CARPET : Carpet to un-tiled areas.

DOORS & WINDOWS

INTERNAL DOORS : Pine doors throughout.

EXTERNAL SLIDING DOOR : Aluminium sliding door –blinds to all windows and sliding doors.

WINDOWS : Aluminium frame window. Fly-screen to all windows and sliding door.

ELECTRICAL

LED DOWN LIGHTS : To whole house.

DOUBLE POWER POINT : To all rooms.

TV POINT : Master Bed & Living Room.

TELEPHONE POINT : Living Room.

SMOKE DETECTOR : As per Australian Standards.

SECURITY ALARM SYSTEM : Remote handset included.

DUCTED A/C

KITCHEN APPLIANCES

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BENCH TOP : 20mm Quantum Quartz bench top – from builders specification.

CUPBOARDS/DRAWERS : Laminated cupboard doors and drawers – With soft close hinges.

SINK & MIXER : Double bowl stainless steel sink with chrome mixer.

COOK TOP – OVEN : Freestanding stainless steel oven with gas cook top and 5 burners.

RANGE HOOD : Wall hung range hood – square edge look stainless steel freestanding.

DISHWASHER : Stainless steel freestanding dishwasher.

TILES : Tiles used for splash back and floor.

MICROWAVE SHELF : Depending on house design.

BATHROOM

VANITIES : 600mm – 1500mm Wall hung vanity. 400mm floor vanity in WC.

SHOWER SCREEN : Frame less/ semi frame less shower screen with chrome hinges.

TAP WARE / TOWEL RAILS : Chrome mixer to vanity, shower & bathtub, chrome towel rail.

TOILETS : Back to wall faced toilet suite & 3 star rated China bowl cistern.

BATH : Freestanding bathtub.

MIRRORS : Polished edge mirrors to bathrooms.

BASINS : Comet above the counter.

TILES : From the builders specification to the Kitchen, Bathroom, En-suite, Powder Room, separate W/C & Laundry.

FLOOR WASTE : Floor waste with chrome metal square design.

EXHAUST FANS : Exhaust fans to bathroom, en-suite & WC.

