

WISDOM “BARDIA TERRACE” INCLUSIONS

BONUS INCLUSIONS

- Reverse Cycle Ducted 2 Zone Air-Conditioning from Actron with boxed in droppers and three phase power.
- 20 LED Down Lights in areas you nominate
- 2590mm High Ceilings to the Ground Floor and 2440mm High Ceilings to the First Floor in lieu of standard.

KITCHEN INCLUSIONS

- 20mm Caesarstone benchtop to Kitchen
- Tiled Splash Back to Kitchen \$25m2 tile allowance
- Laminated overhead Kitchen cupboards to both sides of rangehood includes bulkhead over
- Laminated overhead cupboard above fridge space

APPLIANCES INCLUSIONS

- ILVE 900mm stainless steel freestanding cooker (Model JV90CSVPI)
- ILVE 900mm wide stainless steel rangehood (Model IVG901X)
- ILVE stainless steel dishwasher (Model IVFSD61)

BATHROOM INCLUSIONS

- Semi-frameless ‘Mirage’ shower screens to showers
- Ceiling Mounted Shower Rose to Master Suite Ensuite Only
- Tiling allowance to \$25m2
- Designer floating vanity units with semi inset vanity basin
- Posh Solus freestanding bath (if applicable)
- 3 in 1 fan light heater to Main Bathroom and Main Ensuite

ROBES INCLUSIONS

- Melamine shelving to Pantry and Wire shelving to Linen and Robes

INTERNAL INCLUSIONS

- Decorative half splayed 90mm high skirting boards and 67mm wide architraves
- Decorative ‘3 Step’ cornice to Ground Floor living areas, Master Suite and Ensuite Only, 90mm Cove Cornice to Balance of Home

PAINT INCLUSIONS

- Taubmans ‘Easy Coat’ three coat paint system to walls throughout

FLOORING INCLUSIONS

- Ceramic Tiles to Entry, Foyer, Kitchen, Dining and Leisure Rooms including \$25m2 tile allowance
- 50/50 Woolblend Carpet to remainder of Home

STAIRS INCLUSIONS (if applicable)

- Stainless steel bar balusters and squared handrail with 50/50 Wool blend carpet over treads and risers

ELECTRICAL INCLUSIONS

- Clipsal double powerpoints and switches throughout
- 2 x Television points to your preferred location
- 2 x Telephone points to your preferred location

EXTERNAL INCLUSIONS

- Blue Hyne T2 termite resistant timber frames
- Reticulated termite treatment system to the perimeter of the home
- Keyed window and external door locks throughout
- Off white mortar to brickwork
- Concrete to front Porch including ceramic tiles over (\$25m2 tile allowance)
- Brickwork above Garage door

ALFRESCO INCLUSIONS (if applicable)

- Concrete to the Outdoor Leisure Area incorporated with main house slab (selected designs) under the main roof with lined ceiling, set joints and cornices (Excludes tiles over)

GARAGE INCLUSIONS

- Plasterboard lined interior to Garage
- Auto garage door opener including 2No. transmitter Units and wall Switch to double width door only
- Sectional overhead double width Garage Door, available in standard Colorbond colours

OTHER INCLUSIONS

- Fire retardant sarking to underside of roof tiles
- Decorative slimline corrugated steel above ground 3000 litre rain water tank
- Ceiling Insulation R3.5 and Wall Insulation R2.0
- 1No. Whirlybird roof ventilator for better cooling and efficiency
- 1No. Gas bayonet point to living area
- 6 Star rated gas Continuous Flow Rheem hot water