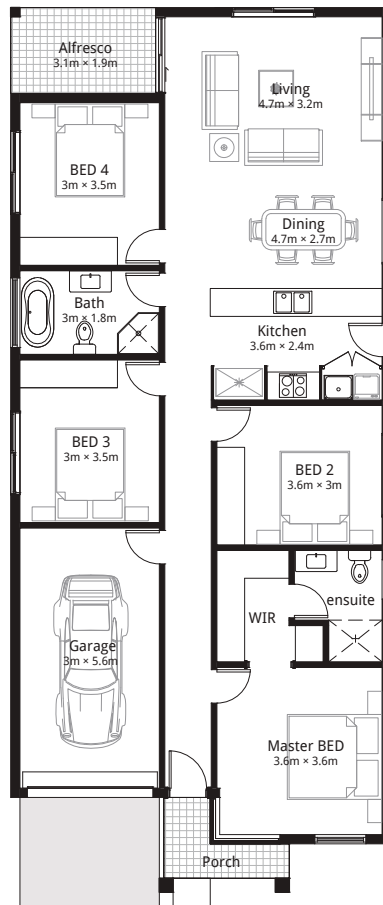


S-135S



Min Land Width = 10m



Ground Floor	109.4 m ²
Garage	16.8 m ²
Porch	3.0 m ²
Alfresco	5.8 m ²
Total	135 m ²



Inclusions

For more sustainable homes

Common price with Uncommon Inclusion

- ▶ Quality Face Brick
- ▶ H2 Treated pine framing
- ▶ Concrete tiled roof
- ▶ Colorbond panel lift garage door, roof, fence, fascia and gutter
- ▶ Reinforced plain concrete cross over driveway
- ▶ Full tiles to all bathrooms
- ▶ Roller Blinds to windows from builders range



Common price with Uncommon Inclusion

- ▶ Kitchen Appliances
- ▶ Free standing stainless steel dishwasher
- ▶ Free standing acrylic Bath tub
- ▶ Ducted Air Conditioning
- ▶ Rainwater tank to suit BASIX requirements
- ▶ 3 in 1 Bathroom Heater with exhaust fan to all bath room



Kitchen

- Kleenmaid 600mm stainless steel slide out range hood
- Kleenmaid 600mm stainless steel gas cooktop(subject to availability of natural gas)
- Kleenmaid 600mm 75liter multifunction oven
- Free standing stainless steel dishwasher



Bathroom

- Free standing acrylic bath to suit bathroom layout from standard builder's range. Full tiles to all bathrooms
- Semi Frameless Shower screen
- 3 in 1 bathroom heater with exhaust fan to all bathroom
- White acrylic top with one tap hole to vanity
- Selected chrome finish tapware & accessories from standard builder's range (single towel rail, toilet roll holder, soap holder, towel ring)
- Frameless mirror with polished edge over vanity



Kitchen

- 20mm stone benchtop (40mm for upgrade)
- Stainless steel double bowl sink
- Chrome sink mixer from standard builder's range
- Top drawer with cutlery tray



Living Finishes

- 2500mm ceiling height to the ground floor and first floor (2700mm for upgrade)
- Roller blinds to windows from standard builder's range
- Internal staircase with carpet grade treads & risers, painted finished newel posts and handrails



Living Finishes

- Full tiles to all bathrooms and skirting to toilet and laundry
- Quality carpet to all bedrooms area
- Laminated timber floor to ground floor
- 600mm high splashback tiling over kitchen benchtop



Laundry & Utilities

- Ducted Air Conditioning, position of vents will be determined on site due to design constraints
- 45L stainless steel classic laundry unit with chrome mixer
- Washing machine tapware set wall mounted to laundry
- 20L hot water gas system (subject to availability of natural gas)



Electrical

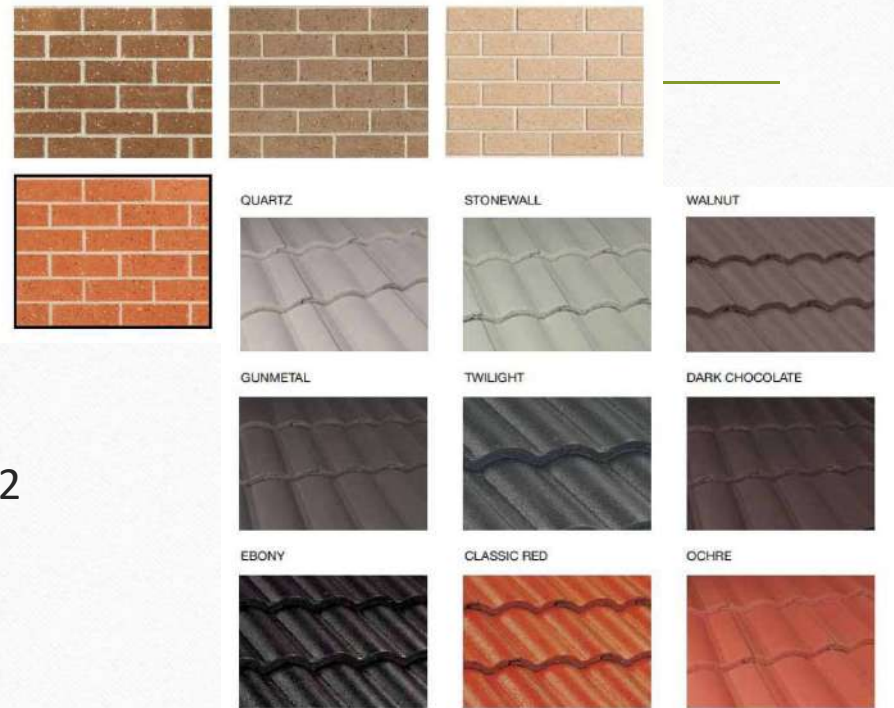
- 10 LED Lights to Living Area only
- One “two way” light switch for 2 storey homes
- 1 x Waterproof External Power Point to be nominated on the Electrical Plan
- One Oyster light per room
- Double power points to bedrooms and living (one per room)
- with single points to dedicated appliances

Electrical

- One television outlet to living room
- One telephone outlet to kitchen
- Hard wired smoke detectors with battery backup as required.
- External lights to Porch, Alfresco
- RCD safety switch in meter box
- Standard Security Alarm system

External Finishes

- Engineer designed concrete slab to suit M classification
- H2 treated pine framing
- Quality face brick external wall
- Colorbond auto open panel lift garage door with 2 remote controllers, Colorbond roof, fence, fascia and gutter
- Reinforced plain concrete cross over Driveway



External Finishes

- Aluminium windows with keyed locks throughout (Window fly screen provided)
- Rainwater tank to meet BASIX requirements
- Two external mains water taps (one front and one rear)
- Garden Turf to front & rear yard to suite design
- Free standing letter Box (street number by Owner)
- Clothes Line from standard builders range



Warranty & Certificates

- 90 days maintenance period
- Construction, public liability and home owners' warranty insurance premiums
- BASIX certificate
- Compliance certificates for slab, frames, trusses, beams, waterproofing, glazing and smoke detectors
- Home owners user manuals for appliances, selected fixtures and fittings, compliance certificates and warranties
- Obtain final occupational certificate