

# INCLUSIONS

## OUTDOOR

- Brick – Feature brick external finish to ground level
- Cladding – painted PrimeLine cladding to upper level
- Roof – Colorbond roof sheeting
- Framing – Timber frame & roof trusses
- Garage – Sectional overhead door with Colorbond finish and remote-control unit
- Windows & Sliding Doors – Powder-coated aluminium with barrier screens to ground level only
- Termite Protection – Termite Protectant Barrier System
- Hot Water System – Electric storage unit
- Clothesline – Wall mounted
- Driveways – Exposed aggregate concrete
- Unit Courtyard – Private fully fenced
- Parking – Visitor carpark throughout
- Landscaping to townhouses and communal areas
- Amenities – Communal open space
- Internal Roads - Asphalt
- TV Antenna
- Internet – All units are NBN Ready

## INDOOR

- Air-Conditioning – Split System to living area and Master Bedroom
- Ceiling Fans to all Bedrooms
- Electrical – Telephone, Data & TV points, smoke detectors to all rooms and living area, LED lighting, and power points
- Insulation – Ceiling batts & wall sisalation
- Paint – British Paints to walls and ceiling
- Doors – Painted pre-hung flush panel doors with modern door furniture
- Robes to all rooms with Mirror sliding doors
- Stairs – Carpeted, balustrade & rails
- Blinds – Vertical blinds throughout
- Flooring – Ceramic tiles & carpet

## BATHROOM & LAUNDRY

- Showers – Glass shower with pivot doors, tapware and shower head
- Bath – Acrylic or similar with mixer tapware
- Vanities – Manufactured stone top (squared edge), laminate doors, semi-recessed basin with mixer tapware
- Toilets – Water saving dual-flush cisterns
- Laundry – Slimline tub or similar with unit and mixer tapware
- Towel rails and toilet roll holders included



## KITCHEN

- Bench Top – Manufactured stone top (squared edge)
- Cupboards & Doors – Gloss laminate
- Splashback – Feature tiles
- Kitchen Sink – 1 ½ bowl S/S flushline sink with draining board & mixer tapware
- Appliances – Multifunction electric oven, ceramic cooktop, slide-out rangehood, and freestanding S/S dishwasher