

# Finishes & inclusions\*

## The Ambrose Collection

### GENERAL

- High quality front and internal doors with chrome or stainless steel finished door hardware
- 2.7m high ceilings to ground floor living areas in nominated home types
- 2.4m high ceilings to first floor
- Painted skirtings and architraves
- Under stair storage in nominated homes
- Painted timber internal doors throughout
- LED lighting/fluorescent to nominated locations
- Insulation to ceiling and external walls
- Fully ducted reverse cycle day-night air-conditioning throughout
- Recessed LED downlights to living areas
- Painted finish to entry doors
- Floor tiles to living areas

### KITCHEN

The expansive designer kitchens are a blend of polyurethane and feature laminate cabinetry, contemporary tiled splashbacks, and 20mm edge reconstituted stone kitchen benchtops. They also feature a family sized stainless steel sink, chrome finished tapware and include quality SMEG stainless steel cooktop, oven and rangehood. Modern large format tiled floors ensure a functional living and dining experience, that flows into the outdoor areas.

- Smeg cooking appliances
- Omega stainless steel dishwasher
- Reconstituted stone benchtops
- Tile splashbacks to selected location
- Overmount stainless steel sink with mixer tapware
- Combination of polyurethane and feature laminate to cupboard doors and drawers
- Microwave and fridge provision only (including water connection point)

### BEDROOMS, RETREAT & MEDIA ROOM

Your home will be carpeted throughout all the bedrooms and upstairs living areas. Carpet provided to the ground floor in nominated locations. Built-in linen storage is standard, and large robes in most bedrooms mean there will be ample storage in your home.

- Painted walls throughout
- Feature wall paint in nominated locations
- Built-in wardrobes with mirrored sliding doors to most bedrooms
- Ensuite and walk-in robe to master bedrooms in nominated homes
- Carpet to floors in bedrooms

### BATHROOM

The contemporary styled bathrooms also have feature cabinetry, with large mirrors for a light, bright and luxurious feel. Chrome finished tapware sets off the cabinetry, along with the designer inset basins and expansive tiling.

- Wall hung vanity with reconstituted stone benchtops in selected homes
- Vanity mirror cupboards in nominated locations
- White square vitreous china basins
- Vitreous china toilets with soft close seats
- Mixer tapware
- Semi-frameless shower screen
- Free standing bath in nominated homes
- Tiles to floors
- Floor-to-ceiling wall tiles to selected walls

### LAUNDRY

- Tiles to floors
- Polyurethane cupboards in nominated locations
- Stainless steel tub and cabinet
- Provisions only for washing machine and dryer

### EXTERNAL

- Completed landscaping to front and rear
- Sliding aluminium framed doors, aluminium windows and sunhoods in nominated locations
- Powder-coated steel garage door with remote in selected homes
- Balconies to selected homes
- Colorbond roofing
- Front entry porch and rear alfrescos
- Front pathways
- Concrete driveway
- Continuous flow gas hot water heater
- Gas bayonet points to the main living area and external patio
- Side and rear fencing. Front fencing where nominated
- Covered alfresco roof
- Clothesline
- External taps to front and rear yards
- External power point to alfresco area
- Rainwater system plumbed to laundry
- Sunhoods to selected windows
- Motion sensor light to front porches

### SERVICES

- Provision for NBN
- Free to air antenna outlets to living area and master bedroom
- Telephone outlets to living area or kitchen and master bedroom

Disclaimer: \*Building Code of Australia provides energy efficiency requirements for residential buildings. A NatHERS (Nationwide House Energy Rating Scheme) Star Rating is used by the BCA as a measure of energy efficiency. The NatHERS Star Ratings shown on this price list are taken from certified energy efficiency assessments required for each individual lot in the development as part of obtaining BASIX certification. BASIX prescribes building efficiency standards in NSW for residential buildings in terms of water, energy saving and thermal comfort. Please note that while reasonable care is taken to ensure that the contents in this inclusions list are correct, this information is to be used as a guide only. Changes may be made during the development process and dimensions, specifications and fittings may vary for reasons outside of the sellers' control. Purchasers must rely on their own enquiries and the Contract for Sale. This finishes and inclusions schedule applies to Stage 54 - The Ambrose Collection, 18 December 2019.