



Finishes & inclusions

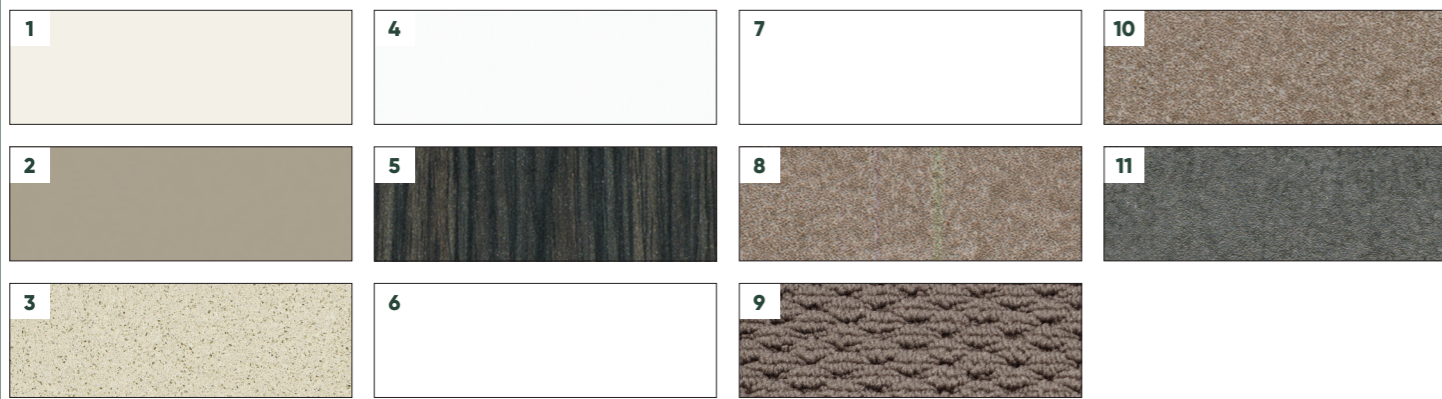
fairwater
BRILLIANT BY NATURE

Superbly designed with you in mind.

While every finish at Fairwater has been selected with quality in mind, the design also respects nature, with a focus on sustainability. Fairwater has been awarded a 6 Star Green Star Community rating, with all homes including initiatives to reduce energy and water, improve comfort and liveability — and reduce running costs.

Luxurious finishes and fixtures like large-format floor tiles, soft close drawers and LED lights make living at Fairwater even more of a pleasure — while different colour schemes allow you to personally curate your living spaces.

DOMAIN



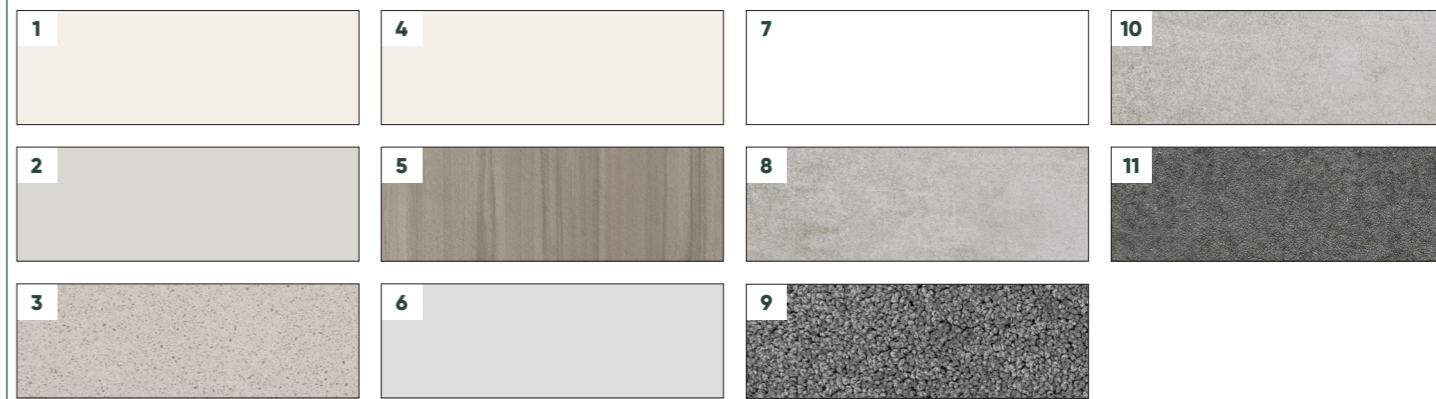
- 1 General paint colour to walls and ceiling
- 2 Feature wall paint colour
- 3 Kitchen and bathroom benchtop
- 4 Kitchen joinery
- 5 Kitchen feature joinery and bathroom vanity
- 6 Kitchen splashback
- 7 Bathroom wall tile
- 8 Bathroom floor tile
- 9 General carpet
- 10 General floor tile
- 11 External floor tile

SLATE



- 1 General paint colour to walls and ceiling
- 2 Feature wall paint colour
- 3 Kitchen and bathroom benchtop
- 4 Kitchen joinery
- 5 Kitchen feature joinery and bathroom vanity
- 6 Kitchen splashback
- 7 Bathroom wall tile
- 8 Bathroom floor tile
- 9 General carpet
- 10 General floor tile
- 11 External floor tile

BELLPORT



- 1 General paint colour to walls and ceiling
- 2 Feature wall paint colour
- 3 Kitchen and bathroom benchtop
- 4 Kitchen joinery
- 5 Kitchen feature joinery and bathroom vanity
- 6 Kitchen splashback
- 7 Bathroom wall tile
- 8 Bathroom floor tile
- 9 General carpet
- 10 General floor tile
- 11 External floor tile

HAMPTON



- 1 General paint colour to walls and ceiling
- 2 Feature wall paint colour
- 3 Kitchen and bathroom benchtop
- 4 Kitchen joinery and paint colour to skirtings and architraves
- 5 Kitchen feature joinery and bathroom vanity
- 6 Kitchen splashback
- 7 Bathroom wall tile
- 8 Bathroom floor tile
- 9 General carpet
- 10 General floor tile
- 11 External floor tile

REED



- 1 General paint colour to walls and ceiling
- 2 Feature wall paint colour
- 3 Kitchen and bathroom benchtop
- 4 Kitchen joinery
- 5 Kitchen feature joinery and bathroom vanity
- 6 Kitchen splashback
- 7 Bathroom wall tile
- 8 Bathroom floor tile
- 9 General carpet
- 10 General floor tile
- 11 External floor tile

Finishes & inclusions*

GENERAL

- High quality front and internal doors with brushed and polished chrome finishes
- 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
- Timber veneer/painted finish to entry doors in nominated homes
- 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 a quality stainless steel cooktop, oven, rangehood and dishwasher. Modern large format tiled floors ensure a functional living and dining experience, that flows into the outdoor areas.

- Smeg cooking appliances
- Reconstituted stone benchtops
- Tile splashbacks
- Feature pendant light above island bench
- Overmount stainless steel sink with mixer tapware
- Combination of polyurethane and feature laminate to cupboard doors, drawers and barbacks
- 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
- Vanity mirror cupboards in nominated locations
- White square vitreous china inset basins
- Vitreous china toilets with soft close seats
- Mixer tapware
- Semi-frameless shower screen
- Free standing bath in nominated homes
- Ceramic tiles to floors
- Floor-to-ceiling wall tiles
- 3 in 1 ceiling fan/heater

LAUNDRY

- Ceramic tiles to floors
- Polyurethane cupboards in nominated locations
- 26, 30 or 42 litre 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
- Balconies to selected homes
- Colorbond roofing
- Tiles to front entry porch and rear alfrescos
- Pavers to 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
- 3 and 4 bedroom homes with covered alfresco roof with down lights
- 2 bedroom homes with feature pergola and wall light
- Clothesline
- External taps to front and rear yards
- External power point to alfresco area
- Concealed rainwater system plumbed to laundry and toilets
- Sunhoods to some windows
- Motion sensor light to front porches

Finishes & inclusions*

STUDIO LOFT (IF APPLICABLE)

- Electric cooktop
- Provision only for fridge, washing machine and dryer
- Gas bayonet points not included
- Air-conditioning not provided
- Stainless steel laundry tub

Note: GeoAir geothermal fully ducted reverse cycle day-night air-conditioning system is provided in all homes excluding studios and lofts.

SERVICES

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

LIVEABILITY & COMFORT DESIGN FEATURES

Each home will achieve a minimum 4 to 6.5 star NatHERS energy efficiency Star Rating including GeoAir geothermal fully ducted reverse cycle day-night air-conditioning systems. GeoAir is an innovative energy efficient air-conditioning technology that could save residents up to 60% on their air-conditioning energy costs compared to a standard air-conditioned home, based on equivalent house size and power usage. A typical 4 person household might expect to save up to \$600 per year based on current electricity prices.

How Geothermal works

A conventional cooling and heating system would reject heat to the outside, instead a geothermal system rejects heat into the ground where it is a constant temperature. This enables the air conditioning system to run more efficiently over conventional systems; converting directly into cost savings.

Step 1.

GeoAir circulates a refrigerant vapour through pipes down into the earth to absorb the heat in the naturally cooler, and stable, sub surface temperatures.

Step 2.

With excess heat removed, the cooled refrigerant condenses into a liquid. This liquid expands through an expansion device, lowers the pressure, and causes the temperature to reduce even further.

Step 3.

The cooled refrigerant is then circulated through the fan coil unit, cooling your home and absorbing the excessive heat from the interior air. This causes the refrigerant to expand back into a vapour. The cycle repeats.

Geothermal Heat Pump

